



City of Beaver Dam, Wisconsin
Common Council Meeting

205 S. Lincoln Ave; Council Chambers
Monday, May 18, 2026 at 7:30 PM

[YouTube Link](#)

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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 Comment
 - c) Announcements
 - d) Disposition of Minutes of the Common Council Meeting May 4, 2026, and Disposition of Minutes of the Common Council Special Meeting May 12, 2026
- 2) Presentations & Reports
 - a) City Administrator Report
 - b) Communications
 - c) Approval of bills between May 01, and May 14, 2026 in the amount of \$465,473.02
 - d) Presentation by Harry Allen, Ehlers Public Finance Advisors regarding the status of Tax Increment Districts in the City of Beaver Dam.
 - e) Presentation by Sonja Kruesel of Vandewalle & Associates Inc. on what Impact Fees are and how they work.
- 3) Ordinances
- 4) Resolutions
 - a) **RESOLUTION NO. 36-2026** A Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703(4) Wisconsin Statutes
 - b) **RESOLUTION NO. 37-2026** A Resolution Authorizing the Purchase of 4.5 Acres +/- of Vacant Land by the Water Utility
 - c) **RESOLUTION NO. 38-2026** A Resolution Approving a Vacant Land Offer to Purchase from Rotary Club of Beaver Dam, Wisconsin, Inc.
 - d) **RESOLUTION NO. 39-2026** A Resolution Approving a Development Agreement for the NG Land Development Company, LLC (Eagle's View) Project
 - e) **RESOLUTION NO. 40-2026** A Resolution Approving the Final Plat of Eagle's View Addition 3
- 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: 5/15/26 by Tracey Ferron, City Clerk at 8:00 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.



1) Call to Order – Roll Call

The meeting of the Common Council was called to order at 7:35 p.m. by Mayor Marck. Present: Jeff Bierman, Kevin Burnett, Mick Fischer, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke 13. Absent: Frank Ferree, 1.

- a) Pledge - Silent Deliberation
- b) Informal Public Comment

Members of the public appeared to speak on possible public comment changes changes, data centers, and land purchases. A complete list of speakers is on file in the City Clerk's office.

- c) Announcements

The first Farmer's Market was held last Saturday from 8 a.m. to Noon, and will be held every Saturday in the same location. On Thursday, May 7th, there will be the opening art exhibit at Dodge County Center of the Arts from 1 p.m. to 4 p.m. On May 16th there will be an Archeological Dig at Swan Park from 9 a.m. to Noon.

- d) Disposition of Minutes of the Common Council Meeting April 20, 2026, and April 21, 2026

Motion by Mick Fischer, second by Kevin Burnett, to approve both April 20 and April 21 minutes. Motion carried by acclamation with Jennifer Hiley abstaining.

2) Presentations & Reports

- a) City Administrator Report

Bierke reported that the special Common Council meeting will be held on May 12, 2026, at 6:30 p.m. at DPW Department for education and best practices for the Council members.

- b) Communications

There were no communications this evening.

- c) Approval of bills between Apr 17, and Apr 30, 2026 in the amount of \$1,090,577.72

Motion by Zach Zopp, second by Chris Ganske, to approve. Motion carried by acclamation.

3) Ordinances

- a) **ORDINANCE NO. 9-2026** An Ordinance Amending Section 62-47, Stop at Railroad Crossings, of the City of Beaver Dam Municipal Code - First and Second Readings

Motion by Jennifer Hiley, second by Jeff Bierman, to approve. Janssen gave a brief description of the proposed Ordinance No. 9-2026. Mayor Marck opened up the Public Hearing. No one appeared. Mayor Marck closed the Public Hearing. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Mick Fischer, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp,

Julie Wendt, Bart Radke, 13. Noes: 0.

4) Resolutions

- a) **RESOLUTION NO. 33-2026** A Resolution Approving The Revised Municipal Court Bond Schedule

Motion by Zach Zopp, second by Chris Ganske, to approve. Zopp gave a brief description of the proposed resolution from the discussion at the Administrative Committee. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Mick Fischer, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 13. Noes: 0.

- b) **RESOLUTION NO. 34-2026** A Resolution Approving Land Division of City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003

Motion by Nancy Wild, second by Monica Keel, to approve. Janssen gave a brief description of the proposed resolution. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Mick Fischer, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 13. Noes: 0.

- c) **RESOLUTION NO. 35-2026** A Resolution Authorizing the Complete and Final Report on Estimated Special Assessments for the Madison Street Reconstruction Project

Motion by Jennifer Hiley, second by Jeff Bierman, to approve. Janssen gave a brief description of the proposed resolution. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Mick Fischer, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 13. Noes: 0.

5) Adjourn

Motion by Kevin Burnett, second by Jennifer Hiley, to adjourn. The mayor adjourned the meeting at 8:08 p.m.



City of Beaver Dam, Wisconsin
Common Council Meeting Minutes
238 Commercial Drive (DPW Building)
Tuesday, May 12, 2026
6:30 PM

1) Call to Order

The meeting of the Common Council was called to order at 6:30 p.m. Present: Jeff Bierman, Kevin Burnett, Frank Ferree, Jennifer Hiley, Monica Keel, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, Chris Ganske, 11. Absent: Mick Fischer, Cris Olson, Andrew Perkins, 3.

a) Brief Survey for Alderpersons

Bierke asked the City Council members to complete a brief survey.

2) Training & Planning

a) Alderpersons Best Practices Training

Bill Oemichen gave a presentation on Best Practices for Alderpersons.

b) Establishing priorities for 2026--2027 election cycle

Bierke went over the results of the survey. The City Council established priorities for the next year, which were: one to encourage additional housing development, and two, Bierke was asked to provide educational opportunities on housing development financing, and the difference between at large and district representation.

3) Adjourn

Motion by Kevin Burnett, second by Nancy Wild, to adjourn. The meeting adjourned at 8:36 p.m.

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0000-144150 DUE FROM COMMUNITY FIRE DEPT							
KWIK TRIP INC.	50854	KWIK TRIP INC.	14669 043026	FUEL (RURAL) APRIL	04/30/2026	53.85	
RENNERT'S FIRE EQUIP SER	74000	RENNERT'S FIRE EQUIP SERVICE	6014	ANNUAL DOT INSPECTION 1281	05/11/2026	125.00	
01-0000-162200 PREPAID INSURANCE EXPENSE							
DELTA DENTAL OF WISCO	102806	DELTA DENTAL OF WISCONSIN	2542986	VISION	05/01/2026	823.28	
SECURIAN FINANCIAL GR	57427	SECURIAN FINANCIAL GROUP	2832L 0626	LIFE INSURANCE PREMIUMS	06/01/2026	3,995.85	
01-0000-219000 SUNDRY ACCOUNTS PAYABLE							
US BANK CREDIT CARD	98655	SPECTRUM	171130101032126	VOICE/INTERNET	03/21/2026	296.70	426
01-0000-219100 POLICE & FIRE UNIFORM FUND							
BAU, CHARLES	99078	BAU, CHARLES	051026 CLOTHING	CLOTHING ALLOWANCE (BAU)	05/10/2026	290.00	
RIEL, MATT	55114	RIEL, MATT	050826 CLOTHING	UNIFORM ALLOWANCE - RIEL	05/08/2026	15.16	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18532	UNIFORM ALLOWANCE - LINZEN	03/18/2026	1,038.79	
TOP PACK DEFENSE LLC	101757	TOP PACK DEFENSE LLC	18792	UNIFORM ALLOWANCE - KREUZI	03/02/2026	369.69	
US BANK CREDIT CARD	103906	SP BOX31 LEATHER	23367	CLOTHING ALLOWANCE (N.SMIT	04/06/2026	264.31	426
US BANK CREDIT CARD	30240	GALLS LLC	34320500	CLOTHING ALLOWANCE (BRAUN	03/06/2026	108.04	426
US BANK CREDIT CARD	30240	GALLS LLC	34320502	CLOTHING ALLOWANCE (KUENZI	03/06/2026	125.48	426
US BANK CREDIT CARD	30240	GALLS LLC	34504029	CLOTHING ALLOWANCE (ALVAR	03/23/2026	220.83	426
US BANK CREDIT CARD	30240	GALLS LLC	34518784	CLOTHING ALLOWANCE (JATCZA	03/24/2026	7.99	426
US BANK CREDIT CARD	30240	GALLS LLC	34541811	CLOTHING ALLOWANCE (NEUMA	03/26/2026	91.40	426
US BANK CREDIT CARD	30240	GALLS LLC	34584109	CLOTHING ALLOWANCE (NEUMA	03/30/2026	54.37	426
US BANK CREDIT CARD	30240	GALLS LLC	34615080	CLOTHING ALLOWANCE (NEUMA	04/01/2026	90.22	426
US BANK CREDIT CARD	30240	GALLS LLC	34634405	CLOTHING ALLOWANCE (T.THOM	04/03/2026	94.41	426
US BANK CREDIT CARD	30240	GALLS LLC	34665858	CLASS A UNIFORM ORDER	04/07/2026	617.41	426
US BANK CREDIT CARD	103905	JP CUSTOM LEATHERWORKS	52412	CLOTHING ALLOWANCE (RASH)	04/06/2026	279.79	426
US BANK CREDIT CARD	103905	JP CUSTOM LEATHERWORKS	52413	CLOTHING ALLOWANCE (JATCZA	04/06/2026	171.39	426
US BANK CREDIT CARD	103926	FIRE INNOVATIONS	8032 42526	LADDER BELT/CARABINEER (WOL	04/25/2026	337.17	426
ZEMLICKA-RETZLAFF, JAK	101516	ZEMLICKA-RETZLAFF, JAKE	050126 CLOTHING	CLOTHING ALLOWANCE (ZEMLIC	05/01/2026	245.11	
01-0000-239200 B D LAKE DEVELOPMENT							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4465000000 031026	GAS/ELECTRIC	03/10/2026	33.77	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4465000000 040926	GAS/ELECTRIC	04/09/2026	36.19	426
01-0000-239230 BOAT LAUNCH FUNDS							
VENTEK INTERNATIONAL	103332	VENTEK INTERNATIONAL	154083	BOAT LAUNCH SYSTEM	05/01/2026	3,420.00	
01-0000-239233 JAM BY THE DAM							
FRANK CHILDRESS	103660	FRANK CHILDRESS	062626	JUNE 26 CONCERT	05/12/2026	1,600.00	
01-0000-239241 K9 PROGRAM							
US BANK CREDIT CARD	103901	US DOD COINS	838243 33026	CHALLENGE COINS - CANINE UNI	03/30/2026	993.00	426
US BANK CREDIT CARD	103913	SP IMPACT CANOPIES USA	FCCDUIFUA	CANOPY FOR CANINE UNIT	04/09/2026	870.40	426
01-0000-239246 PICKLEBALL COURTS							
US BANK CREDIT CARD	103920	RESTAURANT FURNITURE	412349 32526	PICKLEBALL UMBRELLAS	03/25/2026	4,325.00	426
01-0000-239250 FIRE COMMUNITY FOUNDATION							
APHE WISCONSIN LLC	103168	APHE WISCONSIN LLC	6078	CPR CARDS FOR BD HIGH SCHOOL	04/30/2026	326.00	
US BANK CREDIT CARD	100878	AMAZON.COM	113-4557961-6922640	EASTER BUNNY COSTUME FOR CA	03/27/2026	45.98	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	100878	AMAZON.COM	113-6089276-4438660	SUPPLIES FOR PANCAKE BKFST (C	03/30/2026	239.88	426
US BANK CREDIT CARD	101684	FACEBOOK	2NSM9HZD92	FACEBOOK AD FOR BD CADETS PA	03/27/2026	55.73	426
US BANK CREDIT CARD	100826	STAPLES	33585 40326	SUPPLIES FOR CADET PANCAKE B	04/03/2026	28.97	426
US BANK CREDIT CARD	28583	GORDON FLESCH COMPANY INC.	46390 40326	CADET PANCAKE BKFST	04/03/2026	303.79	426
US BANK CREDIT CARD	100890	WALMART	4689 40226	SUPPLIES FOR CADETS PANCAKE	04/02/2026	27.00	426
US BANK CREDIT CARD	100826	STAPLES	48159 40326	SUPPLIES FOR CADET PANCAKE B	04/03/2026	29.99	426
US BANK CREDIT CARD	100862	WITMER PUBLIC SAFETY GROUP	POS2093	FIREPRO300 TIC	04/24/2026	1,427.88	426
01-0000-239252 STATE EMS TRAINING FUNDS							
US BANK CREDIT CARD	103174	PLATINUM EDUCATION GROUP	421261255	PLATINUM PLANNER FOR PARAM	04/21/2026	95.00	426
US BANK CREDIT CARD	103174	PLATINUM EDUCATION GROUP	42126954	STUDENT EMS TESTING FOR PARA	04/21/2026	105.00	426
US BANK CREDIT CARD	103918	FISDAP	423730 42126	TESTING FEES FOR PARAMEDIC C	04/21/2026	31.25	426
US BANK CREDIT CARD	103300	WCTC ONLINE BOOKSTORE	50525-2	IPAD RENTAL THROUGH WTC FO	04/21/2026	180.00	426
01-0000-239254 SENIOR PROJECT ACCOUNT							
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	97	#18 CHAIR YOGA APRIL (TUES)	05/04/2026	144.00	
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	97	#18 CHAIR YOGA APRIL (THURS)	05/04/2026	240.00	
US BANK CREDIT CARD	100890	WALMART	2000148-98902001	#31 WALMART-JUICE	03/31/2026	96.74	426
US BANK CREDIT CARD	100890	WALMART	2135 41526	#31 WALMART-SNACKS	04/15/2026	46.92	426
US BANK CREDIT CARD	103914	GOOD CALL LLC	25342 40926	#31 GOOD CALL CATERING-FOOD	04/09/2026	1,416.00	426
US BANK CREDIT CARD	103109	PIZZA RANCH	46796334	#17 PIZZA RANCH-LUNCHEON	03/27/2026	492.08	426
US BANK CREDIT CARD	103109	PIZZA RANCH	47758862	#01 PIZZA RANCH-LUNCHEON	04/20/2026	175.74	426
US BANK CREDIT CARD	8637	GENE'S BEAVER FLORAL	6 41426	#31 GENE'S FLORAL-FLOWERS	04/14/2026	144.20	426
US BANK CREDIT CARD	100304	ORIENTAL TRADING CO	741802841	#31 ORIENTAL TRADING-BAGS	04/03/2026	105.07	426
US BANK CREDIT CARD	103123	CANTEEN VENDING CAFE	MSN100382	CANTEEN #05 COFFEE	03/24/2026	50.00	426
01-0000-431100 LIQUOR & MALT BEVERAGE LICENSE							
WIS DEPT OF JUSTICE	101900	WIS DEPT OF JUSTICE	G2609 043026	WORCS TRANSACTIONS	04/30/2026	518.00	
01-0000-441100 COURT PENALTIES & COSTS							
CITY OF WAUPUN	102071	CITY OF WAUPUN	APR 2026	WAUPUN FORFEITURES	04/30/2026	2,920.58	
DODGE COUNTY FINANCE	18819	DODGE COUNTY FINANCE	APR 2026	DODGE COUNTY	04/30/2026	2,608.20	
FOND DU LAC COUNTY	102072	FOND DU LAC COUNTY	APR 2026	FDL COUNTY FEES	04/30/2026	264.48	
MAYVILLE TREASURER	102319	MAYVILLE TREASURER	APR 2026	MAYVILLE FORFEITURE	04/30/2026	2,461.40	
NEOSHO POLICE DEPART	100747	NEOSHO POLICE DEPARTMENT	APR 2026	NEOSHO SHARE OF COURT FEES	04/30/2026	704.20	
TOWN OF BEAVER DAM	85124	TOWN OF BEAVER DAM	APR 2026	TOWN BD FORFEITURES	04/30/2026	435.00	
Total :						36,713.68	

CITY COUNCIL**01-0102-530001 PUBLISHING**

US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0128	COLUMN	03/06/2026	26.48	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0132	COLUMN	03/17/2026	139.39	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0133	COLUMN	03/17/2026	50.82	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0141	COLUMN	04/10/2026	41.09	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0142	COLUMN	04/10/2026	41.09	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0143	COLUMN	04/10/2026	129.66	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period	
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0144	COLUMN	04/10/2026	32.33	426	
01-0102-530010 SUPPLIES & OTHER EXPENSES								
MICK FISCHER TROPHY &	103161	MICK FISCHER TROPHY & ENGRA	6169	MICK FISCHER TROPHY	04/21/2026	42.50		
01-0102-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	COUNCIL LAPTOPS	04/01/2026	361.20	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	200.00	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	HARDWARE AS SERVICE - WORKS	04/01/2026	41.95	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	60.95	426	
US BANK CREDIT CARD	102370	ZOOM	INV347720222	ZOOM	03/29/2026	113.96	426	
Total CITY COUNCIL:						1,281.42		
MUNICIPAL COURT								
01-0103-530010 SUPPLIES & OTHER EXPENSES								
MICK FISCHER TROPHY &	103161	MICK FISCHER TROPHY & ENGRA	6191	NAME PLATE	05/01/2026	85.00		
01-0103-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	26.00	426	
Total MUNICIPAL COURT:						111.00		
MAYOR								
01-0104-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	22.00	426	
Total MAYOR:						22.00		
CITY ADMINISTRATOR								
01-0105-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	44.00	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	65.90	426	
Total CITY ADMINISTRATOR:						109.90		
HUMAN RESOURCES								
01-0107-530010 SUPPLIES & OTHER EXPENSES								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105579	INTERQUEST	03/09/2026	149.95	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105580	INTERQUEST	03/09/2026	112.47	426	
01-0107-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	22.00	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	65.90	426	
Total HUMAN RESOURCES:						350.32		

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
CLERK							
01-0108-530002 LICENSE PUBLISHING							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0129	COLUMN	03/12/2026	105.10	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0135	COLUMN	03/18/2026	97.58	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0137	COLUMN	03/30/2026	97.58	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0139	COLUMN	04/09/2026	97.58	426
01-0108-530170 FRINGE EXPENSES							
LOHRY, CHERYL	102404	LOHRY, CHERYL	050126	2026 H.S.A. Distribution	05/01/2026	933.34	526
01-0108-533000 DATA PROCESSING SERVICE & EXP.							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	38.00	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	70.85	426
Total CLERK:						1,440.03	
ELECTIONS							
01-0110-530001 PUBLISHING							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0134	COLUMN	03/18/2026	64.45	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0136	COLUMN	03/24/2026	15.78	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0138	COLUMN	04/07/2026	20.64	426
01-0110-530010 SUPPLIES & OTHER EXPENSES							
THE MARKET	103574	THE MARKET	40008874600 040726	THE MARKET	04/07/2026	473.02	
01-0110-530170 FRINGE EXPENSES							
LOHRY, CHERYL	102404	LOHRY, CHERYL	050126	2026 H.S.A. Distribution	05/01/2026	233.33	526
01-0110-533000 DATA PROCESSING SERVICE & EXP.							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	60.95	426
Total ELECTIONS:						868.17	
FINANCE							
01-0112-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	100878	AMAZON.COM	113-1739062-2147469	OFFICE SUPPLIES	04/09/2026	21.96	426
US BANK CREDIT CARD	101358	HOBBY LOBBY	4417 040426	OFFICE SUPPLIES	04/04/2026	16.26	426
US BANK CREDIT CARD	101358	HOBBY LOBBY	9670 42126	OFFICE SUPPLIES	04/21/2026	40.93	426
01-0112-530030 TRANSPORTATION & TRAVEL							
US BANK CREDIT CARD	102373	UW LOCAL GOV EDUCATION	4522	WEBINAR	04/06/2026	20.00	426
US BANK CREDIT CARD	99961	MTAW	6990 050126	MEMBERSHIP	05/01/2026	70.00	426
01-0112-533000 DATA PROCESSING SERVICE & EXP.							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	DARK WEB MONITORING	04/01/2026	199.90	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	114.00	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL PRORATES	04/01/2026	1.81	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	HARDWARE AS SERVICE - SERVER	04/01/2026	154.95	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	HARDWARE AS SERVICE - SIT-STA	04/01/2026	11.95	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - ACCESS	04/01/2026	149.70	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - ROUTER	04/01/2026	49.97	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - SERVER	04/01/2026	181.75	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	CLOUD BACKUP - SERVER	04/01/2026	429.90	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - BACKUP	04/01/2026	49.95	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	400.35	426
Total FINANCE:						1,913.38	
ASSESSMENT OF PROPERTY							
01-0114-530050 BOARD OF REVIEW							
US BANK CREDIT CARD	102373	UW LOCAL GOV EDUCATION	4622 41326	WI DOR	04/13/2026	110.00	426
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0130	COLUMN	03/12/2026	132.58	426
Total ASSESSMENT OF PROPERTY:						242.58	
MUNICIPAL BUILDING							
01-0118-520010 TELEPHONE							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105962	VOIP	04/06/2026	3,587.69	426
US BANK CREDIT CARD	98655	SPECTRUM	263842031026	PHONE	03/10/2026	39.99	426
US BANK CREDIT CARD	100464	LUMEN	776270896	TELEPHONE	03/31/2026	.09	426
01-0118-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	100890	WALMART	346092091925892 04	MICROWAVE	04/01/2026	90.00	426
01-0118-530012 CUSTODIAL SUPPLIES - POLICE							
SUPERIOR CHEMICAL LLC	82244	SUPERIOR CHEMICAL LLC	437824	CUSTODIAL SUPPLIES PD	03/23/2026	249.26	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426 3	ANNUAL PEST CONTROL	05/04/2026	504.00	
01-0118-530013 CUSTODIAL SUPPLIES - LIBRARY							
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	1297 41726	CUSTODIAL SUPPLIES	04/17/2026	44.47	426
US BANK CREDIT CARD	103919	SUNBELT RENTALS	182405784-0001	VACCUM RENTAL	04/13/2026	37.46	426
US BANK CREDIT CARD	103919	SUNBELT RENTALS	182405784-0002	CUSTODIAL SUPPLIES LIBRARY	04/16/2026	5.81-	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	22065 040726	CUSTODIAL SUPPLIES	04/07/2026	49.06	426
US BANK CREDIT CARD	85280	TRI-COUNTY MAINTENANCE SUP	35159	CUSTODIAL SUPPLIES	04/08/2026	31.15	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	4951 42426	CUSTODIAL SUPPLIES	04/24/2026	1.68	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	56766 033126	CUSTODIAL SUPPLIES	03/31/2026	153.88	426
US BANK CREDIT CARD	100854	FLEET FARM	9955	CUSTODIAL SUPPLIES	04/07/2026	8.99	426
01-0118-530014 CUSTODIAL SUPPLIES - WATERMARK							
SUPERIOR CHEMICAL LLC	82244	SUPERIOR CHEMICAL LLC	437825	CUSTODIAL SUPPLIES WM	03/23/2026	159.16	
01-0118-530090 POSTAGE/COPIER/INTERNET SERV.							
US BANK CREDIT CARD	98655	SPECTRUM	171124001032126	INTERNET	03/21/2026	180.00	426
US BANK CREDIT CARD	98655	SPECTRUM	263842031026	INTERNET	03/10/2026	93.56	426
US BANK CREDIT CARD	100015	PITNEY BOWES GLOBAL FINANCI	3322232204	POSTAGE MACHINE LEASE	03/12/2026	404.61	426
01-0118-530100 BUILDING REPAIR - CITY HALL							
HAMMES FIRE & SAFETY L	34195	HAMMES FIRE & SAFETY LLC	45526	PULL STATION	04/20/2026	122.50	
HAMMES FIRE & SAFETY L	34195	HAMMES FIRE & SAFETY LLC	45527	HEAT DETECTOR	04/20/2026	82.50	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0118-530103 BUILDING REPAIR - WATERMARK							
JWC BUILDING SPECIALTIE	101996	JWC BUILDING SPECIALTIES INC	226296-IN	HUFCOR PANEL INSPECTION-AN	04/28/2026	995.11	
TONN PEST CONTROL	85010	TONN PEST CONTROL	051226	ANNUAL PEST CONTROL	05/12/2026	576.00	
01-0118-530110 UTILITIES - CITY HALL/FIRE DEP							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4901420000 031126	GAS/ELECTRIC	03/11/2026	2,745.91	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	4901420000 040926	GAS/ELECTRIC	04/09/2026	2,376.14	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6989150000 031026	GAS/ELECTRIC	03/10/2026	1,904.09	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6989150000 040726	GAS/ELECTRIC	04/07/2026	1,548.49	426
01-0118-530111 UTILITIES - POLICE DEPT							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	3638040000 32626	UTILITIES	03/26/2026	3,558.56	426
01-0118-530112 UTILITIES - DPW							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9377110000 32426	238 COMMERCIAL	03/24/2026	5,798.17	426
01-0118-530113 UTILITIES - PARKS							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	1749391434 030926	UTILITIES	03/09/2026	22.52	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	1749391434 040826	GAS/ELECTRIC	04/08/2026	24.12	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	291430000 40626	UTILITIES	04/06/2026	275.89	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	657020000 40626	UTILITIES	04/06/2026	159.75	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8238251576 32426	UTILITIES	03/24/2026	1,870.23	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9991897989 40626	UTILITIES	04/06/2026	511.60	426
01-0118-530114 UTILITIES - LIBRARY							
US BANK CREDIT CARD	98655	SPECTRUM	255164501040126	GAS & ELECTRIC	04/01/2026	169.98	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	7959104058 31226	GAS & ELECTRIC	03/12/2026	1,211.97	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9909800000 32426	GAS & ELECTRIC	03/24/2026	2,531.26	426
01-0118-530115 UTILITIES - CAS							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8467299863 32426	ALLIANT ENERGY	03/24/2026	2,477.74	426
Total MUNICIPAL BUILDING:						<u>34,591.77</u>	
POLICE DEPARTMENT							
01-0320-520010 TELEPHONE							
US BANK CREDIT CARD	98655	SPECTRUM	171122501040726	INTERNET	04/07/2026	754.00	426
01-0320-520020 EQUIPMENT REPAIR							
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32415	OIL CHANGE - SQ. 16	04/01/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32444	OIL CHANGE - 2020 CHARGER - ED	04/02/2026	44.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32617	OIL CHANGE, TIRE ROTATION - SC	04/13/2026	74.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32715	OIL CHANGE, TRANSMISSION FLU	04/20/2026	488.00	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32725	OIL CHANGE - 2019 JEEP	04/20/2026	63.50	
GENERAL COMMUNICATI	30745	GENERAL COMMUNICATIONS	354820	RADAR ANTENNA CABLE - SQ. 22	02/20/2026	235.00	
US BANK CREDIT CARD	100890	WALMART	3921 41526	WINDSHIELD WIPERS	04/15/2026	41.90	426
01-0320-530010 SUPPLIES & OTHER EXPENSES							
PROJECT LIFESAVER INC	102036	PROJECT LIFESAVER INC	S260027221	BANDS, TRANSMITTER CASES, BAT	05/06/2026	351.97	
US BANK CREDIT CARD	100878	AMAZON.COM	113-0338162-2828262	DRY ERASE MARKERS	03/30/2026	4.24	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-3631847-2510662	TONER, JEWEL CASES, USB SLPITTE	04/06/2026	169.78	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	102659	GREAT HARVEST BAKERY & CAFE	113976 32526	ITEMS FOR CHIEF'S MEETING	03/25/2026	40.00	426
US BANK CREDIT CARD	102659	GREAT HARVEST BAKERY & CAFE	115073 40126	ITEMS FOR DETECTIVE MEETING	04/01/2026	40.00	426
US BANK CREDIT CARD	100890	WALMART	1503 42626	9V BATTERIES	04/26/2026	13.94	426
US BANK CREDIT CARD	101019	HIGHER GROUNDS COFFEE SHOP	2016 40126	ITEMS FOR DETECTIVE MEETING	04/01/2026	24.00	426
US BANK CREDIT CARD	101019	HIGHER GROUNDS COFFEE SHOP	2039 32526	COFFEE FOR CHIEF'S MEETING	03/25/2026	12.00	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	27896502	REGISTRATION SUSPENSIONS	03/16/2026	15.30	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	28083564	REGISTRATION SUSPENSIONS	03/23/2026	9.18	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	28544754 40126	REGISTRATION SUSPENSIONS	04/01/2026	21.42	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	28600758 40226	REGISTRATION SUSPENSIONS	04/02/2026	18.36	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	28844990 40726	REGISTRATION SUSPENSIONS	04/07/2026	18.36	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	28993212	VEHICLE REGISTRATION SUSPENS	04/10/2026	3.06	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	29213812	VEHICLE REGISTRATION SUSPENS	04/14/2026	6.12	426
US BANK CREDIT CARD	103326	TRAFFIC VIOL REG PROG	29473722	VEHICLE REGISTRATION SUSPENS	04/20/2026	6.12	426
US BANK CREDIT CARD	103290	FOP LEGAL DEFENSE PLAN	3022026	LEGAL DEFENSE - FEUCHT	03/02/2026	84.00	426
US BANK CREDIT CARD	98601	BOUND TREE MEDICAL LLC	40513346	NITRILE GLOVES	03/24/2026	319.90	426
US BANK CREDIT CARD	100854	FLEET FARM	427 41526	WINDSHILD WIPER AND CAR WAS	04/15/2026	37.97	426
US BANK CREDIT CARD	103145	CITY OF MADISON PARKING	55317 42026	PARKING CITE - UC DRUG WORK	04/20/2026	25.69	426
US BANK CREDIT CARD	103290	FOP LEGAL DEFENSE PLAN	63809825 40226	LEGAL DEFENSE - RETZLAFF	04/02/2026	84.00	426
US BANK CREDIT CARD	103290	FOP LEGAL DEFENSE PLAN	63810471 40126	FOP LEGAL DEFENSE PLAN	04/01/2026	84.00	426
US BANK CREDIT CARD	101843	WISCONSIN ASSOCIATION FOR ID	792	WI ASSOC. FOR IDENTIFICATION	04/14/2026	20.00	426
01-0320-530014 K-9 EXPENSES							
ANIMAL CLINIC OF BEAVER DAM	103467	ANIMAL CLINIC OF BEAVER DAM	78486	URGENT CARE - BOOMER	04/27/2026	534.93	
ANIMAL CLINIC OF BEAVER DAM	103467	ANIMAL CLINIC OF BEAVER DAM	78487	LIBRELA INJECTION - BOOMER	04/27/2026	92.56	
US BANK CREDIT CARD	100878	AMAZON.COM	114-5854974-4553013	CANINE CALLOGEN	03/19/2026	33.25	426
US BANK CREDIT CARD	100878	AMAZON.COM	114-6508599-490641	MYOS MUSCLE FORMULA - K9	03/29/2026	72.18	426
01-0320-530015 SHOOTING RANGE MAINT & SUPPLY							
ADVANTAGE POLICE SUPPLY INC	100634	ADVANTAGE POLICE SUPPLY INC	26-0238	12 GA. SUPER-SOCK	05/11/2026	1,476.00	
US BANK CREDIT CARD	100878	AMAZON.COM	111-9167851-6347412	BATTERIES	03/29/2026	126.90	426
US BANK CREDIT CARD	99912	BROWNELLS INC.	3003584744	RIFLE PARTS	04/07/2026	230.77	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	7671 32526	STAPLERS FOR RANGE	03/25/2026	23.98	426
01-0320-530016 EMERGENCY RESPONSE EQUIPMENT							
ADVANTAGE POLICE SUPPLY INC	100634	ADVANTAGE POLICE SUPPLY INC	26-0239	ERT MUNITIONS	05/12/2026	1,657.47	
MARTENS ACE HARDWARE	102252	MARTENS ACE HARDWARE	250714	SILENCER - .30 CAL	05/01/2026	499.99	
US BANK CREDIT CARD	103585	EUROOPTIC	2469158	RIFLE, OPTICS, TRIPOD FOR ERT	02/02/2026	3,819.96	426
01-0320-530017 CITIZEN POLICE ACADEMY							
US BANK CREDIT CARD	100890	WALMART	1118 41626	SNACKS - CPA	04/16/2026	15.68	426
US BANK CREDIT CARD	50854	KWIK TRIP INC.	11403855 42326	GIFT CARD FOR CPA GUEST SPEAK	04/23/2026	60.00	426
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	24373 40826	CPA SUPPLIES - OWI NIGHT	04/08/2026	75.79	426
US BANK CREDIT CARD	101782	PALENQUE	25 40226	GIFT CARD FOR CPA PRESENTER	04/02/2026	61.80	426
US BANK CREDIT CARD	100890	WALMART	2537 40226	SNACKS - CPA	04/02/2026	23.52	426
US BANK CREDIT CARD	100890	WALMART	28283409 32526	SNACKS - CPA	03/25/2026	13.65	426
US BANK CREDIT CARD	100890	WALMART	4355 40826	CPA SNACKS	04/08/2026	11.46	426
US BANK CREDIT CARD	100890	WALMART	943 42326	SNACKS - CPA	04/23/2026	11.85	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0320-530018 OFFICER EQUIPMENT REPLACEMENT							
STOP STICK LTD	102021	STOP STICK LTD	42408-IN	PIRANHA KIT	04/24/2026	111.00	
US BANK CREDIT CARD	100878	AMAZON.COM	114-9896645-2769041	BEELINK MINI COMPUTER	03/23/2026	519.00	426
01-0320-530019 HIRING AND RECRUITMENT							
PRAIRIE RIDGE HEALTH	102838	PRAIRIE RIDGE HEALTH	285476 050626	APPLICANT MEDICAL AND DRUG	05/06/2026	123.00	
01-0320-530070 POSTAGE,COPIER,SUPPLIES & MISC							
METRO SALES INC	103445	METRO SALES INC	INV3075109	COPIER	04/27/2026	99.34	526
01-0320-530120 TRAINING & TRAVEL							
BORCHARDT, CHARLES	102224	BORCHARDT, CHARLES	042126 EXPENSE	MEAL EXPENSE - C. BORCHARDT	04/21/2026	41.50	
BORCHARDT, RYAN	101434	BORCHARDT, RYAN	042126 EXPENSE	MEAL EXPENSE - R. BORCHARDT	04/21/2026	47.00	
EBERT, RUSSEL	103095	EBERT, RUSSEL	042126 EXPENSE	MEAL EXPENSE - EBERT	04/21/2026	39.85	
EDWARDS, MATTHEW	102283	EDWARDS, MATTHEW	050826 EXPENSE	MEAL EXPENSE - EDWARDS	05/08/2026	77.26	
FOX VALLEY TECHNICAL	29101	FOX VALLEY TECHNICAL COLLEG	SPINV034319	SRO CONFERENCE - KAREL	04/22/2026	325.00	
HALL, KEVIN	99704	HALL, KEVIN	042026 EXPENSE	MEAL EXPENSE - HALL	04/20/2026	29.50	
KREUZIGER, JOHN	50519	KREUZIGER, JOHN	042226 EXPENSE	MEAL EXPENSE - KREUZIGER	04/22/2026	12.00	
LANING, JACE	102288	LANING, JACE	042126 EXPENSE	MEAL EXPENSE - LANING	04/21/2026	41.50	
LYNCH, TRINA	102100	LYNCH, TRINA	042426 EXPENSE	MEAL EXPENSE - LYNCH	04/24/2026	110.82	
MADISON COLLEGE	100485	MADISON COLLEGE	CORP-000000059085	INSTRUCTOR DEVELOPMENT COU	04/21/2026	135.00	
NORTHCENTRAL TECHNIC	103344	NORTHCENTRAL TECHNICAL CO	28177	BASIC SWAT - EDWARDS	04/29/2026	450.00	
RIEL, MATT	55114	RIEL, MATT	042126 EXPENSE	MEAL EXPENSE - RIEL	04/21/2026	24.00	
SALAZAR, JOSEPH	102930	SALAZAR, JOSEPH	042126 EXPENSE	MEAL EXPENSE - SALAZAR	04/21/2026	42.46	
SCHNEIDER, RYAN	102780	SCHNEIDER, RYAN	042126 EXPENSE	MEAL EXPENSE - SCHNEIDER	04/21/2026	39.85	
SHILTS, JESSE	101476	SHILTS, JESSE	042126 EXPENSE	MEAL EXPENSE - SHILTS	04/21/2026	10.49	
SMEDEMA, ERIK	99664	SMEDEMA, ERIK	042026 EXPENSE	MEAL EXPENSE - SMEDEMA	05/01/2026	12.00	
US BANK CREDIT CARD	14044	CHULA VISTA RESORT	2421530	HOTEL - EVIDENCE CONFERENCE	04/21/2026	202.00	426
US BANK CREDIT CARD	103640	WYNDHAM	2785 42126	HOTEL - ERT TRAINNG - FVTC	04/21/2026	99.00	426
US BANK CREDIT CARD	103640	WYNDHAM	2786 42126	HOTEL - ERT TRAINING - FVTC	04/21/2026	99.00	426
US BANK CREDIT CARD	103640	WYNDHAM	2787 42126	HOTEL - ERT TRAINING - FVTC	04/21/2026	99.00	426
US BANK CREDIT CARD	103640	WYNDHAM	2788 42126	HOTEL - ERT TRAINING - FVTC	04/21/2026	99.00	426
US BANK CREDIT CARD	101078	HILTON	3415033864	HOTEL - ICAC TRAINING	04/14/2026	202.00	426
US BANK CREDIT CARD	101129	GLACIER CANYON LODGE	B01483	HOTEL - TOGETHER FOR CHILDRE	04/08/2026	202.00	426
US BANK CREDIT CARD	100948	FORCE SCIENE INSTITUTE LTD	FSI-35296	FORCE ENCOUNTERS TRAINING	02/05/2026	495.00	426
WAUKESHA COUNTY TEC	92578	WAUKESHA COUNTY TECHNICAL	S0892169	TRAINING, K9 - BUBLITZ, VEHICLE	04/24/2026	255.00	
01-0320-530150 GASOLINE							
KWIK TRIP INC.	50854	KWIK TRIP INC.	14668 043026	GAS	04/30/2026	5,560.73	
01-0320-533000 DATA PROCESSING SERVICE & EXP.							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	994.50	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-4147399-6854666	HARD DRIVES X4	03/24/2026	197.36	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-4147399-6854666	REFUND - HARD DRIVE	03/26/2026	135.98-	426
01-0320-533001 SOFTWARE AND RELATED EXPENSES							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105780	MONTHLY SERVICES	04/01/2026	2,125.90	426
US BANK CREDIT CARD	102868	NORD	40826831	NORD VPN SUBSCRIPTION	04/08/2026	149.88	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total POLICE DEPARTMENT:						24,930.51	
TRAFFIC CONTROL							
01-0322-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	100878	AMAZON.COM	112-3529406-0499427	WARNING FLAGS	04/22/2026	53.99	426
US BANK CREDIT CARD	100854	FLEET FARM	9906 42226	SAFETY FLAGS	04/22/2026	6.99	426
01-0322-530110 HEAT,LIGHT,POWER & WATER							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	173610000 30926	TRAFFIC LIGHTS	03/09/2026	1,092.01	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	173610000 40826	TRAFFIC LIGHTS	04/08/2026	1,094.92	426
Total TRAFFIC CONTROL:						2,247.91	
FIRE DEPARTMENT							
01-0325-520020 EQUIPMENT REPAIR							
FERNO-WASHINGTON INC	103065	FERNO-WASHINGTON INC	970743	REPLACEMENT WHEEL FOR FERN	04/21/2026	112.95	
FISCHBACH TIRES LTD.	28340	FISCHBACH TIRES LTD.	32531	1283 OIL CHANGE/TIRE ROTATIO	04/08/2026	111.00	
JEFFERSON FIRE & SAFETY	45980	JEFFERSON FIRE & SAFETY INC.	IN339455	ANNUAL SCBA COMPRESSOR SER	04/23/2026	1,181.50	
RENNERT'S FIRE EQUIP SER	74000	RENNERT'S FIRE EQUIP SERVICE	5933	1261 FUEL VALVE CHECKS AND RE	04/29/2026	1,312.50	
SUMMIT FORD LLC	103358	SUMMIT FORD LLC	20945	NEW FUEL CAP FOR MED 54	05/01/2026	62.73	
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	1813 40726	DOOR HANDLE FOR TRAINING TO	04/07/2026	116.61	426
01-0325-530010 SUPPLIES & OTHER EXPENSES							
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	4543 42226	14 BAGS OF OIL DRY	04/22/2026	104.86	526
US BANK CREDIT CARD	100878	AMAZON.COM	113-9197490-8514629	NEW BED SHEETS & MOUSE PAD	03/30/2026	50.17	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	4543 4226	14 BAGS OF OIL DRY	04/22/2026	104.86	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	73862 41326	STATION SUPPLIES	04/13/2026	61.52	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	9381 33026	3V BATTERIES FOR 1280 KEY FOB	03/30/2026	4.19	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	9794 33126	KEY BOX FOR MAIN ENTRANCE	03/31/2026	36.97	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	9794 33126 CR	WALL LOCK FOR MAIN ENTRY DO	03/31/2026	36.97-	426
US BANK CREDIT CARD	101103	VISTAPRINT	VP_L1WZ74W2	BUSINESS CARDS (WESLE)	04/15/2026	37.96	426
01-0325-530011 TOOLS & WORK EQUIPMENT							
US BANK CREDIT CARD	100862	WITMER PUBLIC SAFETY GROUP	POS2093	FIREPRO300 TIC	04/24/2026	1,427.88	426
01-0325-530020 WATER RESCUE							
US BANK CREDIT CARD	100854	FLEET FARM	5191 40826	MEDIA CABLE FOR BOAT SONAR	04/08/2026	23.99	426
01-0325-530021 PAGERS AND RADIOS							
BAYCOM INC.	8431	BAYCOM INC.	SRVCE63898	REPAIR PAGER (VOLUME CONTRO	04/29/2026	98.00	
BAYCOM INC.	8431	BAYCOM INC.	SRVCE63899	REPAIR PAGER (VOLUME KNOB BR	04/29/2026	98.00	
BAYCOM INC.	8431	BAYCOM INC.	SRVCE63900	REPAIR PAGER (VOLUMBE KNOB S	04/29/2026	103.87	
BAYCOM INC.	8431	BAYCOM INC.	SRVCE63901	REPAIR PAGER (VOLUME CONTRO	04/29/2026	131.86	
MOTOROLA SOLUTIONS	102105	MOTOROLA SOLUTIONS	8282316935	BATTERIES FOR PORTABLE RADIO	04/20/2026	778.00	
US BANK CREDIT CARD	100826	STAPLES	34735 41426	SHIP PAGERS FOR REPAIRS	04/14/2026	14.95	426
01-0325-530022 TURNOUT GEAR							
JEFFERSON FIRE & SAFETY	45980	JEFFERSON FIRE & SAFETY INC.	IN339745	SCBA FACEPIECE STRAPS (20)	05/07/2026	574.96	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	20242	EAGLE ENGRAVING	2026-3092	ACCOUNTABILITY TAGS	04/02/2026	19.15	426
01-0325-530023 COMPUTER EQUIPMENT							
US BANK CREDIT CARD	100878	AMAZON.COM	112-6754846-9279428	IPAD SCREEN PROTECTOR FOR ME	04/20/2026	23.99	426
US BANK CREDIT CARD	100878	AMAZON.COM	112-8039471-2728252	4 PORT CHARGER FOR IPADS FOR	04/20/2026	78.10	426
01-0325-530120 TRAINING & TRAVEL							
CONNOR GEHRIG	103288	CONNOR GEHRIG	061026 EXPENSE	CONNOR GEHRIG (REGSITRATION	06/10/2026	500.00	
JEFFERSON FIRE & SAFETY	45980	JEFFERSON FIRE & SAFETY INC.	IN339731	REPAIR BROKEN SCBA PURGE VAL	05/06/2026	129.00	
US BANK CREDIT CARD	103654	STEAK-N-SHAKE	1040004 42226	LUNCH MEAL FOR FDIC X7 MEMB	04/22/2026	84.55	426
US BANK CREDIT CARD	103384	THE DISTRICT TAP	118 42326	LUNCH MEAL FOR FDIC X 7 MEMB	04/23/2026	202.12	426
US BANK CREDIT CARD	103907	NFSA	202333106523	MEBERSHIP FOR NATIONAL SPRIN	03/31/2026	50.00	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	2317 40926	2X2'S FOR FORCIBLE ENTRY TRAIN	04/09/2026	25.80	426
US BANK CREDIT CARD	103923	ALOFT INDIANAPOLIS	25186	FDIC HOTEL/PARKING (3 MEMBER	04/22/2026	1,767.69	426
US BANK CREDIT CARD	103923	ALOFT INDIANAPOLIS	25187	FDIC HOTEL (3 MEMBERS)	04/22/2026	1,587.69	426
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	2800 32726	TARPS FOR HOUSE BURN/LAUND	03/27/2026	62.98	426
US BANK CREDIT CARD	103194	LOVE'S	32401260 42526	BKFST MEAL FDIC	04/25/2026	11.38	426
US BANK CREDIT CARD	100826	STAPLES	34007 40826	SHIP D/O-P BOOKS TO EDGERTON	04/08/2026	16.93	426
US BANK CREDIT CARD	103925	WILD EGGS	42426 1013	MEAL EXPENSE FDIC X 7 MEMBERS	04/24/2026	139.90	426
US BANK CREDIT CARD	101872	GRAND GENEVA	53146703	HOTEL ROOM FOR DIVE CONFERE	04/01/2026	112.62	426
US BANK CREDIT CARD	101909	WISCONSIN STATE FIRE CHIEFS AS	CHIEF DUES 2026	WISCONSIN STATE FIRE CHIEFS AS	03/26/2025	110.00	426
US BANK CREDIT CARD	103924	PARKINDY	PB10266	PARKING FEE AT FDIC	04/24/2026	4.00	426
01-0325-530121 EMS SUPPLIES							
AIRGAS USA LLC	100409	AIRGAS USA LLC	5524019997	OXYGEN ORDER	04/30/2026	371.40	
AIRGAS USA LLC	100409	AIRGAS USA LLC	9171561889	OXYGEN ORDER	04/30/2026	476.65	
AIRGAS USA LLC	100409	AIRGAS USA LLC	9171561913	OXYGEN ORDER	04/30/2026	96.91	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86174215	PATIENT TRANSPORTER (2 CASES)	04/17/2026	327.80	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86194552	BVMS, IV CATHS, SANI WIPES, DEFI	05/05/2026	1,342.30	
BOUND TREE MEDICAL LL	98601	BOUND TREE MEDICAL LLC	86194553	GO-PAP WITH NEBULIZER, DEFIB P	05/05/2026	748.00	
01-0325-530150 GASOLINE							
KWIK TRIP INC.	50854	KWIK TRIP INC.	14669 043026	FUEL (CITY) APRIL	04/30/2026	3,993.75	
US BANK CREDIT CARD	99427	MENARDS - BEAVER DAM	3786 41526	FUEL FOR POWER SAWS	04/15/2026	44.91	426
US BANK CREDIT CARD	50854	KWIK TRIP INC.	42126 5103	FUEL FOR RENTAL VEHICLE FDIC	04/21/2026	24.83	426
US BANK CREDIT CARD	103922	MARATHON	9016590	FUEL FOR RENTAL VEHICLE FOR F	04/22/2026	65.67	426
01-0325-530170 FRINGE EXPENSES							
DONNA FUHRMAN	103053	DONNA FUHRMAN	050826 EXPENSE	DONNA FUHRMAN INSURANCE	05/08/2026	318.25	
01-0325-530173 RECRUITMENT & RETENTION							
MCHS OCCUPATIONAL HE	103055	MCHS OCCUPATIONAL HEALTH	3764-52332	NEW FULL TIME HIRE MED EXAM (04/29/2026	674.00	
ORGANIZATION DEVELOP	102752	ORGANIZATION DEVELOPMENT C	14460	PYSCH EXAM (OLP/ROY)	05/01/2026	1,590.00	
US BANK CREDIT CARD	103344	NORTHCENTRAL TECHNICAL CO	27125 40926	CPAT TEST (CHIUCHIOLO)	04/09/2026	160.00	426
US BANK CREDIT CARD	30240	GALLS LLC	342674249	NEW HIRE CLOTHING (CHUICHIL	03/02/2026	147.99	426
US BANK CREDIT CARD	30240	GALLS LLC	34320537	NEW HIRE CLASS B SHIRT (CHICHI	03/06/2026	123.17	426
US BANK CREDIT CARD	30240	GALLS LLC	34361559	NEW HIRE BADGES	03/10/2026	345.09	426
US BANK CREDIT CARD	30240	GALLS LLC	34641065	NEW HIRE EMS PANTS (ROY)	04/04/2026	147.99	426
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	4305 33126	CANDY FOR JOB FAIR AT FOX VAL	03/31/2026	17.92	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period	
US BANK CREDIT CARD	103574	THE MARKET	71854 42026	CUPCAKES/DOUGNUTS FOR BEN	04/20/2026	12.77	426	
US BANK CREDIT CARD	101002	DOJ EPAY	71DJRGHI	STATE OF WI BACKGROUND CHEC	04/21/2026	7.00	426	
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	86092 42026	ICE CREAM FOR BENS B--DAY	04/20/2026	8.98	426	
US BANK CREDIT CARD	103889	STICKERMULE	R440536312	BD FIRE DEPARTMENT STICKERS	03/27/2026	297.00	426	
01-0325-533000 DATA PROCESSING SERVICE & EXP.								
IMAGE TREND INC.	99759	IMAGE TREND INC.	PS-INV124621	FIELD SUPPORT QUARTERLY IMA	05/06/2026	300.00		
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105778	MONTHLY SPYWARE (APRIL)	04/01/2026	624.00	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	666.50	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - ACCESS	04/01/2026	149.70	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - ROUTER	04/01/2026	49.98	426	
Total FIRE DEPARTMENT:						24,570.82		
INSPECTION SERVICES								
01-0327-533000 DATA PROCESSING SERVICE & EXP.								
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	22.00	426	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	131.80	426	
Total INSPECTION SERVICES:						153.80		
EMERGENCY SERVICES								
01-0328-530110 HEAT,LIGHT,POWER & WATER								
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	1892060000 40726	TORNADO SIREN POWER	04/07/2026	6.94	426	
Total EMERGENCY SERVICES:						6.94		
PUBLIC WORKS MACHINERY								
01-0530-520020 EQUIPMENT REPAIR								
US BANK CREDIT CARD	101768	EBAY	27-14477-59772	#77 COOLANT BOTTLE	04/14/2026	34.00	426	
01-0530-520200 CDL DRUG SCREENING								
MCHS OCCUPATIONAL HE	103055	MCHS OCCUPATIONAL HEALTH	3764-52803	CDL TESTING	04/29/2026	72.00		
01-0530-530010 SUPPLIES & OTHER EXPENSES								
ALSCO	3670	ALSCO	IMIL2213204	TOWELS, UNIFORMS	04/29/2026	59.87		
ALSCO	3670	ALSCO	IMIL2215031	TOWELS, UNIFORMS	05/06/2026	59.87		
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94452	BIN, PAINT, TOOLCHEST	04/28/2026	144.85		
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94624	WIRE	05/01/2026	19.75		
TRUCK EQUIPMENT INC	101712	TRUCK EQUIPMENT INC	1197668-00	PIGGYBACK, CLEVIS	04/29/2026	292.69		
US BANK CREDIT CARD	100854	FLEET FARM	13 32626	PAINT	03/26/2026	15.80	426	
01-0530-530150 GASOLINE								
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000205 043026	NO LEAD	04/30/2026	1,501.04		
01-0530-530160 DIESEL FUEL								
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000205 043026	DIESEL	04/30/2026	1,631.72		
UNITED COOPERATIVE	88122	UNITED COOPERATIVE	913596	YARD DIESEL	05/08/2026	3,810.81		

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total PUBLIC WORKS MACHINERY:						7,642.40	
GARAGE							
01-0532-520010 TELEPHONE							
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6138441373	CELL PHONES	03/12/2026	117.60	426
01-0532-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	100878	AMAZON.COM	111-9164750-5411400	LENS WIPES	04/08/2026	57.47	426
01-0532-530100 BUILDING REPAIR							
ALSCO	3670	ALSCO	IMIL2213204	RUGS, ETC.	04/29/2026	132.35	
ALSCO	3670	ALSCO	IMIL2215031	RUGS, ETC.	05/06/2026	132.35	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050226	PEST CONTROL	05/02/2026	750.00	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050226 2	205 W SOUTH	05/02/2026	288.00	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426	SHAW HILL PEST CONTROL	05/04/2026	288.00	
US BANK CREDIT CARD	101768	EBAY	09-14265-72628CR	CANCELLED PURCHASE	02/20/2026	158.25-	426
US BANK CREDIT CARD	100878	AMAZON.COM	111-0014267-7109861	TOOLS	04/14/2026	2,077.48	426
US BANK CREDIT CARD	100878	AMAZON.COM	111-5480041-2205000	60V BATTERES	04/14/2026	239.99	426
US BANK CREDIT CARD	100854	FLEET FARM	4748 42426	FUEL TANK	04/24/2026	120.66	426
US BANK CREDIT CARD	101146	WDATCP	505255	SCALE LICENSE	01/08/2026	205.00	426
WESTPHAL	102861	WESTPHAL	77491	WALL SIGN, PICTURES	09/25/2025	1,030.00	526
01-0532-533000 DATA PROCESSING SERVICE & EXP.							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105777	OVERWATCH, STORAGE	04/01/2026	721.36	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	83.00	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	106035	CAMERA ACCESS	04/20/2026	224.93	426
US BANK CREDIT CARD	98655	SPECTRUM	147714032626	238 INTERNET	03/26/2026	143.80	426
Total GARAGE:						6,453.74	
DPW/CITY ENGINEER							
01-0534-530170 FRINGE EXPENSES							
LOHRY, CHERYL	102404	LOHRY, CHERYL	050126	2026 H.S.A. Distribution	05/01/2026	583.33	526
01-0534-533000 DATA PROCESSING SERVICE							
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	22.00	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	OVERWATCH/SUPPORT - WORKST	04/01/2026	65.90	426
Total DPW/CITY ENGINEER:						671.23	
STREET REPAIR							
01-0536-530010 SUPPLIES & OTHER EXPENSES							
ALSCO	3670	ALSCO	IMIL2213204	FIRST AID	04/29/2026	35.40	
ALSCO	3670	ALSCO	IMIL2215031	FIRST AID	05/06/2026	35.40	
FARRELL EQUIPMENT & SU	101466	FARRELL EQUIPMENT & SUPPLY C	307469	BLADE	04/30/2026	109.99	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94452	BIN, PAINT, TOOLCHEST	04/28/2026	59.12	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
MICHELS ROAD & STONE	102807	MICHELS ROAD & STONE	4510	CONCRETE DUMP	04/25/2026	50.00	
MICHELS ROAD & STONE	102807	MICHELS ROAD & STONE	4868	CONCRETE DUMP	05/02/2026	40.00	
US BANK CREDIT CARD	100878	AMAZON.COM	111-1317796-5983443	OTTERBOX, SCREEN PROTECTOR	04/09/2026	46.47	426
Total STREET REPAIR:						376.38	
STREET MAINT./PAVEMENT MARKING							
01-0537-530010 SUPPLIES & OTHER EXPENSES							
SHERWIN WILLIAMS CO.	78570	SHERWIN WILLIAMS CO.	12258104350426	STREET PAINT	04/30/2026	3,755.00	
Total STREET MAINT./PAVEMENT MARKING:						3,755.00	
TREE CONTROL							
01-0543-520130 CONTRACT WORK							
K & B TREE & LAWN CARE	48130	K & B TREE & LAWN CARE LLC	430845	STORM DAMAGE	04/08/2026	816.64	526
01-0543-530010 SUPPLIES & OTHER EXPENSES							
GREBEL, STEVE	103508	GREBEL, STEVE	042926 EXPENSE	GLASSES	04/29/2026	150.00	
Total TREE CONTROL:						966.64	
STREET LIGHTING							
01-0545-530010 SUPPLIES & OTHER EXPENSES							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 4 17801	LOCATE NOTIFICATION	04/30/2026	90.61	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,202.54	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94624	WINGGARD	05/01/2026	306.22	
01-0545-530110 HEAT,LIGHT,POWER & WATER							
ALLIANT ENERGY/WP&L	3471	ALLIANT ENERGY/WP&L	05122026	Alliant 051226 ACH	05/12/2026	11,800.63	526
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	160820000 21326	STREET LIGHTS	02/13/2026	10,000.00	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	26281390 030926	GAS/ELECTRIC	03/09/2026	38.47	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	26281390 040826	GAS/ELECTRIC	04/08/2026	39.38	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	8406762523 31326	UTILITIES	03/13/2026	184.55	426
Total STREET LIGHTING:						23,662.40	
COMMUNITY ACT & SERVICES							
01-0962-530001 PUBLISHING							
US BANK CREDIT CARD	100861	USPS	32726 0915	USPS-LPI BOOK BINDING POSTAGE	03/27/2026	11.09	426
01-0962-530070 SUPPLIES & MISC							
US BANK CREDIT CARD	100878	AMAZON.COM	111-2276006-5137802	AMAZON-SUPPLIES	04/13/2026	32.80	426
US BANK CREDIT CARD	100878	AMAZON.COM	112-5614381-2943468	AMAZON-SUPPLIES	03/31/2026	29.56	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-0171657-7628218	AMAZON-TONER	04/24/2026	419.99	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-1506832-5339418	AMAZON-SUPPLIES	04/02/2026	7.09	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-6111860-1066665	AMAZON-SUPPLIES	03/26/2026	14.24	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	100864	MADISON NEWSPAPERS	197713 41726	MADISON NEWSPAPERS	04/17/2026	19.99	426
US BANK CREDIT CARD	100861	USPS	40626 0913	USPS-POSTAGE STAMPS	04/06/2026	78.00	426
US BANK CREDIT CARD	101672	OFFICE SUPPLY .COM	6988968	OFFICE SUPPLY-PAPER	04/14/2026	74.13	426
01-0962-533000 TECHNOLOGY							
US BANK CREDIT CARD	102983	PANDORA MOOD MEDIA	1004102494	PANDORA-SUBSCRIPTION	04/13/2026	29.95	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105649	INTERQUEST-CAMERA FIRMWARE	03/16/2026	224.93	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105685	INTERQUEST-MAGGIE W ONBOAR	03/23/2026	449.87	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105759	INTERQUEST-B ROOM SPEAKERS	03/31/2026	524.83	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105759	INTERQUEST-DEVON'S EMAILS	03/31/2026	37.49	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105759	INTERQUEST-MS INDIV LICENSES	03/31/2026	569.85	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105760	INTERQUEST-PATTI EXTRA PC	03/31/2026	374.88	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	149.00	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105928	TECHNOLOGY	04/01/2026	1,398.60	426
US BANK CREDIT CARD	102358	CALENDARWIZ	107060-2604	CALENDARWIZ-ANNUAL FEE	04/09/2026	474.00	426
US BANK CREDIT CARD	98655	SPECTRUM	171123801032126	SPECTRUM	03/21/2026	341.65	426
US BANK CREDIT CARD	100945	FLIPDOCS.COM	70511 40726	FLIPDOCS-ANNUAL SUBSCRIPTIO	04/07/2026	350.00	426
US BANK CREDIT CARD	13416	US CELLULAR	795469231	US CELLULAR	03/10/2026	54.49	426
US BANK CREDIT CARD	101543	ADOBE	AD04711300496CUS	ADOBE-ANNUAL LICENSE	04/14/2026	1,151.52	426
Total COMMUNITY ACT & SERVICES:						6,817.95	
COMMUNITY ACT & SERV - PROGRMS							
01-0963-520140 YOGA							
SCHOMBER, LIVIA	100820	SCHOMBER, LIVIA	97	GRACEFUL YOGA APRIL	05/04/2026	385.00	
01-0963-530063 SOFTBALL							
US BANK CREDIT CARD	32063	GOPHER	IN505863	GOPHER-SOFTBALLS	04/02/2026	699.23	426
01-0963-530064 VOLLEYBALL							
US BANK CREDIT CARD	100826	STAPLES	34412 41326	STAPLES-VOLLEYBALL AWARDS	04/13/2026	279.70	426
01-0963-530065 BAND SHELL CONCERTS							
BEAVER DAM COMMUNIT	8613	BEAVER DAM COMMUNITY BAND	061726	JUN 17, JUL 15 & JUL 29 CONCERTS	05/12/2026	2,250.00	
MALAK, MARK	102665	MALAK, MARK	062426	JUNE 24 CONCERT	05/12/2026	450.00	
01-0963-530125 BIRD CITY							
US BANK CREDIT CARD	101514	BIRD CITY WISCONSIN	1921-0125	BIRD CITY-RENEWAL	03/30/2026	175.00	426
01-0963-530147 REC MISC							
US BANK CREDIT CARD	100878	AMAZON.COM	112-5890981-4052210	AMAZON-TALLY COUNTERS	04/01/2026	103.80	426
US BANK CREDIT CARD	101358	HOBBY LOBBY	6493 41426	HOBBY LOBBY-DECORATIONS	04/14/2026	108.02	426
US BANK CREDIT CARD	50854	KWIK TRIP INC.	7079543 41626	KWIK TRIP-SNACKS	04/16/2026	16.47	426
01-0963-530163 WATERCRAFT RENTALS							
US BANK CREDIT CARD	100878	AMAZON.COM	112-1552858-8543408	AMAZON-SUPPLIES	04/21/2026	8.99	426
01-0963-530223 STRENGTH & BALANCE							
US BANK CREDIT CARD	100878	AMAZON.COM	113-6907100-8129041	AMAZON-YOGA BLOCKS	03/26/2026	73.50	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total COMMUNITY ACT & SERV - PROGRMS:						4,549.71	
WEED CONTROL							
01-0966-520180 WEED CONTRACT CUTTING							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	XAAKAEAE-0001	GRASS, WEED RFP	04/09/2026	95.59	426
01-0966-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	103899	GREEN PRO SOLUTIONS	28156	HERBICIDE	04/06/2026	530.52	426
Total WEED CONTROL:						626.11	
PARKS							
01-0968-520010 TELEPHONE							
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6138441373	CELL PHONES	03/12/2026	76.40	426
01-0968-520020 EQUIPMENT REPAIR							
POMP'S TIRE SERVICE INC.	71316	POMP'S TIRE SERVICE INC.	1520086843	3720 TIRE	04/28/2026	225.00	
01-0968-530010 SUPPLIES & OTHER EXPENSES							
AIRGAS USA LLC	100409	AIRGAS USA LLC	5524020070	AIRGAS TANK RENTAL	04/30/2026	146.25	
ANCHOR POINT CRANES H	103635	ANCHOR POINT CRANES H4 LLC	APCH4	CRANE WORK FOR PIERS	05/08/2026	1,500.00	
SUPERIOR CHEMICAL LLC	82244	SUPERIOR CHEMICAL LLC	437824	CUSTODIAL SUPPLIES PARKS	03/23/2026	238.58	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050226	PEST CONTROL	05/02/2026	750.00	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050226 2	205 W SOUTH	05/02/2026	288.00	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426	SHAW HILL PEST CONTROL	05/04/2026	288.00	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105667	INTERQUEST	03/23/2026	37.49	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105779	INTER QUEST	04/01/2026	20.80	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	28.00	426
US BANK CREDIT CARD	100878	AMAZON.COM	111-7287075-5923431	SCREWS, BOLTS	04/07/2026	12.79	426
US BANK CREDIT CARD	60413	NEUMAN POOLS INC.	20260421MAIN0045	CPO TRAINING	04/21/2026	375.00	426
US BANK CREDIT CARD	98655	SPECTRUM	266027032026	SPLASH PAD PHONE	03/20/2026	43.05	426
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000310757	DUMPSTER	03/19/2026	251.18	426
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	UN0000161752	PORTABLE TOILETS	04/02/2026	694.89	426
01-0968-530155 FUEL							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000206 043026	FUEL	04/30/2026	756.34	
Total PARKS:						5,731.77	
GENERAL							
01-0199-510040 EMPLOYEE RECOGNITION							
US BANK CREDIT CARD	100890	WALMART	00175 40926	EMPLOYEE RECOGNITION	04/09/2026	582.78	426
US BANK CREDIT CARD	70775	PIGGLY WIGGLY	5106 41626	EMPLOYEE RECOGNITION	04/16/2026	69.99	426
US BANK CREDIT CARD	101234	ACTIVE OUTFITTERS	608	EMPLOYEE RECOGNITION	04/14/2026	1,707.00	426
01-0199-520045 PROFESSIONAL SERVICES							
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0140	PUBLICATION	04/09/2026	26.48	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
01-0199-520055 LEGAL SERVICES							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	12,536.30	426
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	655.50	426
US BANK CREDIT CARD	102204	QBS	3703008-0000 55	PROSECUTION FEES	03/13/2026	2,505.00	426
US BANK CREDIT CARD	102204	QBS	3703008-0000 56	PROSECUTION FEES	04/13/2026	2,918.50	426
01-0199-550009 UNEMPLOYMENT COMPENSATION EXP							
UNEMPLOYMENT INSURA	99524	UNEMPLOYMENT INSURANCE	14417312	UNEMPLOYMENT INSURANCE	05/05/2026	502.23	
Total GENERAL:						21,503.78	
TRANSFERS AND MISC EXPENSE							
01-1999-590020 BLDG MAINT-C OF C/HISTORICAL							
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426 1	ANNUAL PEST CONTROL	05/04/2026	540.00	
Total TRANSFERS AND MISC EXPENSE:						540.00	
CDBG PROGRAM COSTS							
20-0000-580015 WEDC GRANT REIMBURSEMENTS							
GANZ HOME AND SLEEP	103917	GANZ HOME AND SLEEP	SBDG25	WEDC SBDG	05/04/2026	5,000.00	
Total CDBG PROGRAM COSTS:						5,000.00	
LIBRARY - COUNTY FUNDING							
21-0961-520010 TELEPHONE							
US BANK CREDIT CARD	98655	SPECTRUM	171122301040726	ELEVATOR PHONE	04/07/2026	49.60	426
21-0961-520020 EQUIPMENT REPAIR							
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	IN15604221	PRINTER COPIER METERS	05/11/2026	224.07	
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	IN15604222	PRINTER COPIER METERS	05/11/2026	52.00	
GORDON FLESCH COMPA	28583	GORDON FLESCH COMPANY INC.	INV15604223	PRINTER COPIER METERS	05/11/2026	161.09	
GREAT AMERICA FINANCI	101801	GREAT AMERICA FINANCIAL SVC	41873249	COPIER LEASE	04/29/2026	459.00	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105356	MONTHLY IT CHGS	03/01/2026	3,603.52	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105630	IT BLOCK TIME	03/16/2026	6,247.50	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105665	FIREWALL EQUIP, FIREWALL & W	03/23/2026	18,224.10	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105776	MONTHLY IT CHGS	04/01/2026	3,608.68	426
21-0961-530030 TRANSPORTATION & TRAVEL							
US BANK CREDIT CARD	94801	WISCONSIN LIBRARY ASSOCIATIO	25470	DURNIL WLA MEMBERSHIP DUES	04/08/2026	190.94	426
US BANK CREDIT CARD	103909	THE ASSOC FOR RURAL & SMALL	79126	COURNOYER ARSL MEMBERSHIP	04/10/2026	100.00	426
US BANK CREDIT CARD	103177	UNIVERSITY OF WISCONSIN-MADI	IN-007638	SVETLY CE COURSE	04/14/2026	165.00	426
21-0961-530070 POSTAGE, SUPPLIES & MISC							
US BANK CREDIT CARD	100878	AMAZON.COM	112-5482076-5865002	STEP STOOLS FOR PUBLIC RESTRO	04/10/2026	25.99	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-31215482-644026	CARDSTOCK	03/30/2026	39.70	426
US BANK CREDIT CARD	100826	STAPLES	34652 41626	WIDE FORMAT SCANS	04/16/2026	3.96	426
US BANK CREDIT CARD	103298	LAKESHORE LEARNING	4035947	CALM ROOM SUPPLIES	04/08/2026	507.88	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
US BANK CREDIT CARD	103397	NAMEBADGES.COM	41242 42226	STAFF NAME BADGES - SUPPLIES	04/22/2026	54.47	426
US BANK CREDIT CARD	100826	STAPLES	7678040773	OFFICE SUPPLIES	04/01/2026	95.14	426
21-0961-530075 PROGRAMMING							
ANGELA THOMAS	103916	ANGELA THOMAS	063026	PRESENTER FEE	05/05/2026	150.00	
DIANE HOLLAND	101958	DIANE HOLLAND	061326	PRESENTER FEE	04/30/2026	150.00	
DIBOLL, NEIL	103927	DIBOLL, NEIL	061626	PRESENTER FEE	05/01/2026	500.00	
MICHAEL A SCHNEIDER	103106	MICHAEL A SCHNEIDER	071626	PRESENTER FEE	01/29/2026	400.00	
US BANK CREDIT CARD	103921	JAMES THE MAGICIAN	1400-8123	SUMMER PERFORMER FEE	04/22/2026	375.00	426
US BANK CREDIT CARD	101358	HOBBY LOBBY	151 32626	PROGRAM SUPPLIES	03/26/2026	105.96	426
US BANK CREDIT CARD	102137	ALDI STORE	19909 32526	PROGRAM SUPPLIES	03/25/2026	7.98	426
US BANK CREDIT CARD	101480	INTERSTATE BOOKS4SCHOOL	216164	READING PROGRAMS	04/21/2026	244.95	426
US BANK CREDIT CARD	101819	CANVA	4858-46569703	INVITATIONS	04/21/2026	166.10	426
WEGGELAND, KIMBERLY	102401	WEGGELAND, KIMBERLY	2894	PRESENTER FEE	12/01/2025	500.00	
WILLIAM E MUELLER	103928	WILLIAM E MUELLER	062426	PRESENTER FEE	04/30/2026	75.00	
21-0961-530080 BOOKS & PUBLICATIONS							
MIDWEST TAPE	98611	MIDWEST TAPE	508800243	HOOPLA DIGITAL INSTANT	04/30/2026	3,348.50	
OCLC INC	101833	OCLC INC	1000492015	DIGITAL CONTENT PPU	04/30/2026	66.17	
US BANK CREDIT CARD	98869	USA TODAY	040426	NEWSPAPER SUBSCRIPTION	04/04/2026	44.00	426
US BANK CREDIT CARD	100878	AMAZON.COM	112-8899157-5541006	KIT COMPONENTS	03/26/2026	14.99	426
US BANK CREDIT CARD	100878	AMAZON.COM	113-5328377-7446622	HOTSPOT CHARGER	04/14/2026	11.88	426
US BANK CREDIT CARD	103605	NETFLIX	2A73C-6F1CD-9F06	STREAMING SUBSCRIPTION	04/23/2026	26.36	426
US BANK CREDIT CARD	103908	ZOO MILWAUKEE	3452710	ADVENTURE PASSES	03/31/2026	1,000.00	426
US BANK CREDIT CARD	103606	DISNEY PLUS	APR26	STREAMING SUBSCRIPTION	04/23/2026	31.64	426
21-0961-530090 INTERNET							
US BANK CREDIT CARD	98655	SPECTRUM	171122401040126	INTERNET	04/01/2026	1,200.00	426
Total LIBRARY - COUNTY FUNDING:						42,231.17	
CIP PLAN PROJECTS							
40-0000-580301 MADISON ST - CHATHAM TO ROWELL							
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,780.25	
US BANK CREDIT CARD	103433	COLUMN SOFTWARE PBC	7740F7AB-0131	PUBLISHING	03/12/2026	56.66	426
Total CIP PLAN PROJECTS:						1,836.91	
FIRE DEPARTMENT							
40-0325-580038 COMPUTER AIDED DISPATCH (CAD)							
US BANK CREDIT CARD	100878	AMAZON.COM	113-5298951-6171422	STEEL CARABINER FOR KNOX BOX	03/18/2026	119.50	426
40-0325-580241 WATER/ICE RESCUE EQUIPMENT							
US BANK CREDIT CARD	100878	AMAZON.COM	113-4102523-2389062	GPS HEADING SENSOR FOR DIVE B	04/02/2026	237.16	426
Total FIRE DEPARTMENT:						356.66	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
PARKS							
40-0968-580036 SWAN PARK - SIDEWALKS							
WISCONSIN HISTORICAL S	99753	WISCONSIN HISTORICAL SOCIETY	245-0000001863	ARCHAEOLOGY SERVICES	04/10/2026	628.53	
Total PARKS:						628.53	
TID #7 PROJECT COSTS							
47-0000-530010 MISCELLANEOUS EXPENSE							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6081219568 030926	GAS/ELECTRIC	03/09/2026	238.20	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	6081219568 040926	GAS/ELECTRIC	04/09/2026	207.83	426
Total TID #7 PROJECT COSTS:						446.03	
TID #10 PROJECT COSTS							
50-0000-520130 PROFESSIONAL SERVICES							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	1,339.50	426
Total TID #10 PROJECT COSTS:						1,339.50	
SOLID WASTE MANAGEMENT							
61-1552-520190 DISPOSAL CONTRACT							
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000310757	GARBAGE SERVICE	03/19/2026	49,883.10	426
61-1552-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000310757	DUMPSTER	03/19/2026	251.18	426
Total SOLID WASTE MANAGEMENT:						50,134.28	
SOLID WASTE RECYCLING							
61-1553-520195 CONTRACT RECYCLABLES COLLECT							
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000310757	RECYCLE SERVICE	03/19/2026	20,181.24	426
61-1553-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	98655	SPECTRUM	239261601040126	205 CAMERAS	04/01/2026	149.99	426
US BANK CREDIT CARD	103911	LOWE'S	300902103263774840	BRUSH SITE DOOR	04/14/2026	602.05	426
Total SOLID WASTE RECYCLING:						20,933.28	
ADMINISTRATION							
62-3400-530010 SUPPLIES & OTHER EXPENSES							
METRO SALES INC	103445	METRO SALES INC	INV3075106	COPIER	04/27/2026	42.70	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	106.30	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105796	MONTHLY IT	04/01/2026	291.20	426
US BANK CREDIT CARD	98655	SPECTRUM	171120901032126	INTERNET	03/21/2026	194.80	426
US BANK CREDIT CARD	101543	ADOBE	3433388361	CREDIT	04/20/2026	13.19-	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
62-3400-530130 MISC. EXPENSES							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	228.00	426
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	637.50	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	5324696603	FIRST AID SUPPLIES	03/19/2026	56.94	426
WESTPHAL	102861	WESTPHAL	77939	UTILITIES TRUCK DECALS	10/30/2025	257.50	
WESTPHAL	102861	WESTPHAL	79454	UTILITIES TRUCK DECALS	02/24/2026	257.50	
Total ADMINISTRATION:						2,059.25	
PLANT MAINTENANCE							
62-2487-530010 SUPPLIES & OTHER EXPENSES							
BASSETT MECHANICAL	101716	BASSETT MECHANICAL	324580	HVAC MAINT	05/04/2026	1,364.00	
JENKINS LAWN CARE LLC	103616	JENKINS LAWN CARE LLC	1703	LAWN CARE	05/04/2026	480.00	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	93153	MISC SUPPLIES	04/03/2026	19.98	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	93603	PAINT SUPPLIES	04/13/2026	54.85	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426 4	ANNUAL PEST CONTROL	05/04/2026	1,700.00	
US BANK CREDIT CARD	100878	AMAZON.COM	113-5499940-6135412	INDICATOR LIGHTS	03/30/2026	75.72	426
Total PLANT MAINTENANCE:						3,694.55	
OPERATIONS - LABOR & EXPENSE							
62-2288-530010 SUPPLIES & OTHER EXPENSES							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	969550000 22026	GAS/ELECTRIC	02/20/2026	10,000.00	426
62-2288-530110 HEAT,LIGHT,POWER							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	969550000 32426	GAS/ELECTRIC	03/24/2026	9,995.03	426
62-2288-530111 FUEL							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000208 043026	FUEL	04/30/2026	946.47	
62-2488-530010 SUPPLIES & OTHER EXPENSES							
UNITED LIQUID WASTE RE	100247	UNITED LIQUID WASTE RECYCLIN	66107	LOADS LIME SLURRY/LAND	04/30/2026	5,400.00	
62-2488-530015 CHEMICALS							
AIR PRODUCTS AND CHEM	100759	AIR PRODUCTS AND CHEMICALS	435149840	CO2 - CHEMICAL	05/06/2026	7,216.66	
HAWKINS INC	35111	HAWKINS INC	7415856	FLUORIDE/CHLORINE	05/07/2026	2,175.39	
MISSISSIPPI LIME CO.	57488	MISSISSIPPI LIME CO.	CD197117	HYDRATED LIME	04/29/2026	8,511.36	
62-3288-530010 SUPPLIES & OTHER EXPENSES							
BADGER METER INC.	7512	BADGER METER INC.	80235986	BEACON FEE, CELL HOSTING	04/29/2026	525.14	
Total OPERATIONS - LABOR & EXPENSE:						44,770.05	
MAINT OF MAINS							
62-2893-530010 SUPPLIES & OTHER EXPENSES							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 4 17801	LOCATE NOTIFICATION	04/30/2026	90.61	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,202.54	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total MAINT OF MAINS:						1,293.15	
MAINT OF SERVICES							
62-2894-530010 SUPPLIES & OTHER EXPENSES							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 4 17801	LOCATE NOTIFICATION	04/30/2026	90.61	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,202.54	
Total MAINT OF SERVICES:						1,293.15	
CLEARING ACCOUNTS							
62-3498-530010 SUPPLIES & OTHER EXPENSES							
GENERAL COMMUNICATI	30745	GENERAL COMMUNICATIONS	357155	SAFETY LIGHTING - TRUCK	04/30/2026	2,660.71	
US BANK CREDIT CARD	100854	FLEET FARM	1933 33126	VEHICLE MAINT	03/31/2026	63.22	426
Total CLEARING ACCOUNTS:						2,723.93	
ADMINISTRATION							
63-3400-520055 LEGAL SERVICES							
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	342.00	426
US BANK CREDIT CARD	99845	STAFFORD ROSENBAUM LLP	203561	LEGAL SERVICES	03/20/2026	1,054.50	426
63-3400-530010 SUPPLIES & OTHER EXPENSES							
METRO SALES INC	103445	METRO SALES INC	INV3075106	COPIER	04/27/2026	4.09	
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	105795	EMAIL	04/01/2026	106.30	426
US BANK CREDIT CARD	42399	INTER-QUEST CORP.	106042	IT SUPPORT	04/20/2026	299.91	426
US BANK CREDIT CARD	100878	AMAZON.COM	114-2218384-0137857	OFFICE SUPPLIES	04/10/2026	56.80	426
US BANK CREDIT CARD	100878	AMAZON.COM	114-5740076-7414630	SUPPLIES	04/22/2026	40.14	426
US BANK CREDIT CARD	98655	SPECTRUM	171125601032126	INTERNET	03/21/2026	119.99	426
US BANK CREDIT CARD	98655	SPECTRUM	177307031726	INTERNET	03/17/2026	95.27	426
63-3400-530130 MISC. EXPENSES							
KLUG, JEREMY	100565	KLUG, JEREMY	041326 EXPENSE	MILEAGE, CERTIFICATION RENEW	04/13/2026	294.40	
US BANK CREDIT CARD	103769	AMAZON WEB SERVICES	2574504669	SEWER VIDEO STORAGE	04/01/2026	11.45	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	5324696601	FIRST AID SUPPLIES	03/19/2026	97.56	426
US BANK CREDIT CARD	103912	SPRINGHILL SUITES	95914 32726	HOTEL, SEMINAR	03/27/2026	138.58	426
Total ADMINISTRATION:						2,660.99	
GENERAL							
63-2600-530010 SUPPLIES & OTHER EXPENSES							
BADGER LABORATORIES I	102900	BADGER LABORATORIES INC	26-006963	SAMPLE ANALYSIS	04/30/2026	819.00	
BADGER LABORATORIES I	102900	BADGER LABORATORIES INC	26-008188	SAMPLE ANALYSIS	04/29/2026	403.00	
BADGER LABORATORIES I	102900	BADGER LABORATORIES INC	26-009004	SAMPLE ANALYSIS	05/04/2026	331.50	
NALCO COMPANY LLC	101647	NALCO COMPANY LLC	6660438075	DI WATER SYSTEM MAINT	04/29/2026	216.16	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
NCL OF WISCONSIN INC.	59615	NCL OF WISCONSIN INC.	534717	LAB SUPPLIES	04/21/2026	1,140.94	
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4263046633	UNIFORMS/CLEANING SERVICE	03/18/2026	149.00	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4263869211	UNIFORMS/CLEANING SERVICE	03/25/2026	598.59	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4264628914	UNIFORMS/CLEANING SERVICE	04/01/2026	149.00	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4265351562	UNIFORMS/CLEANING SERVICE	04/08/2026	309.62	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	4266126996	UNIFORMS/CLEANING SERVICE	04/15/2026	149.00	426
US BANK CREDIT CARD	99313	CINTAS CORPORATION	9357486061	UNIFORMS/CLEANING SERVICE	01/30/2026	305.54	426
US BANK CREDIT CARD	102520	GFL ENVIRONMENTAL	U90000308284	GARBAGE, RECYCLING	03/19/2026	1,161.51	426
63-2600-530016 CHLORINE							
HAWKINS INC	35111	HAWKINS INC	7415855	CHLORINE/SO2	05/07/2026	309.57	
63-2600-530109 LIFT STATIONS - UTILITIES							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9947100000 30926	GAS/ELECTRIC	03/09/2026	3,549.29	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	9947100000 40826	GAS/ELECTRIC	04/08/2026	3,765.46	426
63-2600-530110 HEAT,LIGHT,POWER & WATER							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	376466294 32426	GAS/ELECTRIC	03/24/2026	60.04	426
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	7498730000 40826	GAS/ELECTRIC	04/08/2026	10,000.00	426
63-2600-530111 FUEL							
KWIK TRIP INC.	50854	KWIK TRIP INC.	2000207 043026	FUEL	04/30/2026	1,135.47	
UNITED COOPERATIVE	88122	UNITED COOPERATIVE	913519	FUEL - DYED DIESEL	05/01/2026	1,509.53	
63-2600-530113 HIGH STRENGTH PRE-TREATMENT							
BASSETT MECHANICAL	101716	BASSETT MECHANICAL	324892	CHILLER MAINT, PRETREATMENT	05/08/2026	5,932.00	
Total GENERAL:						31,994.22	
PLANT MAINTENANCE							
63-3087-530010 SUPPLIES & OTHER EXPENSES							
BALLWEG IMPLEMENT CO.	7969	BALLWEG IMPLEMENT CO. INC.	P95222	CHAIN SAW PARTS	05/12/2026	17.99	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	93986	MISC SUPPLIES	04/20/2026	47.52	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94460	MISC SUPPLIES	04/28/2026	28.63	
TONN PEST CONTROL	85010	TONN PEST CONTROL	050426 5	ANNUAL PEST CONTROL	05/04/2026	504.00	
US BANK CREDIT CARD	100878	AMAZON.COM	114-3830219-8946645	SHOP SUPPLIES	04/10/2026	469.56	426
Total PLANT MAINTENANCE:						1,067.70	
MAINTENANCE OF EQUIPMENT							
63-3089-530010 SUPPLIES & OTHER EXPENSES							
BASSETT MECHANICAL	101716	BASSETT MECHANICAL	324893	HVAC MAINT	05/08/2026	594.00	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94568	ELEC SUPPLIES	04/30/2026	9.94	
SABEL MECHANICAL LLC	99978	SABEL MECHANICAL LLC	260389	PUMP MAINT	04/30/2026	1,696.91	
US BANK CREDIT CARD	100878	AMAZON.COM	114-5437769-0516267	VALVES	04/20/2026	163.64	426
US BANK CREDIT CARD	103896	FASTOOL INC	1579801-1	CREDIT	04/24/2026	32.45	426

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total MAINTENANCE OF EQUIPMENT:						2,432.04	
MAINT OF MAINS							
63-3093-530010 SUPPLIES & OTHER EXPENSES							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 4 17801	LOCATE NOTIFICATION	04/30/2026	90.61	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,296.76	
MACQUEEN EQUIPMENT	101391	MACQUEEN EQUIPMENT	W09362	VACTOR/JETTER MAINT	05/01/2026	8,392.72	
MC TOOLS AND REPAIR LL	102454	MC TOOLS AND REPAIR LLC	2038	VACTOR EQUIP, SUPPLIES	05/08/2026	1,538.43	
MENARDS - BEAVER DAM	99427	MENARDS - BEAVER DAM	94389	SAN - MISC SUPPLIES	04/27/2026	293.95	
WHITE PLUMBING LLC	102770	WHITE PLUMBING LLC	8990	SAN LAT TELEVISIONG, 114 ELM	04/30/2026	218.00	
Total MAINT OF MAINS:						11,830.47	
STREET REPAIR							
64-0536-530010 SUPPLIES & OTHER EXPENSES							
LYCON INC	102870	LYCON INC	1178966-IN	VERMONT ST	04/30/2026	821.35	
LYCON INC	102870	LYCON INC	1180073-IN	E BURNETT	05/10/2026	930.61	
LYCON INC	102870	LYCON INC	1180074-IN	LAKE SHORE	05/10/2026	793.71	
Total STREET REPAIR:						2,545.67	
STREET CLEANING							
64-0540-520020 EQUIPMENT REPAIR							
ZARNOTH BRUSH WORKS I	98330	ZARNOTH BRUSH WORKS INC.	206139-IN	#14 TOW BAR	04/24/2026	396.50	
ZARNOTH BRUSH WORKS I	98330	ZARNOTH BRUSH WORKS INC.	206140-IN	#14 PRO STRIP BROOM	04/24/2026	444.00	
Total STREET CLEANING:						840.50	
STORM SEWER MAINTENANCE							
64-0547-530010 SUPPLIES & OTHER EXPENSES							
DIGGERS HOTLINE INC	18472	DIGGERS HOTLINE INC	260 4 17801	LOCATE NOTIFICATION	04/30/2026	90.61	
GLS UTILITY LLC	99561	GLS UTILITY LLC	17849	LOCATES	04/30/2026	1,477.16	
NEW RESTORATION & REC	103202	NEW RESTORATION & RECOVERY	PSI-2020-226520	STM SWR TV	04/27/2026	3,318.75	
US BANK CREDIT CARD	99683	VERIZON WIRELESS	6138441373	TABLET	03/12/2026	40.01	426
Total STORM SEWER MAINTENANCE:						4,926.53	
STORM SYSTEM MASTER PLAN							
64-0550-520045 PROFESSIONAL SERVICES							
WISCONSIN LAKE & POND	99170	WISCONSIN LAKE & POND RESOU	INV-26-77939	POND MANAGEMENT	05/05/2026	795.00	

Vendor Name	Merchant #	Merchant Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Period
Total STORM SYSTEM MASTER PLAN:						795.00	
ENGINEERING							
64-0553-530170 FRINGE EXPENSES							
LOHRY, CHERYL	102404	LOHRY, CHERYL	050126	2026 H.S.A. Distribution	05/01/2026	583.33	526
Total ENGINEERING:						583.33	
STORM WATER GENERAL							
64-0599-530110 HEAT,LIGHT,POWER & WATER							
US BANK CREDIT CARD	3471	ALLIANT ENERGY/WP&L	113610000 40226	ELECTRIC SERVICE	04/02/2026	616.31	426
Total STORM WATER GENERAL:						616.31	
DENTAL							
70-0000-519300 DENTAL INSURANCE EXPENSE							
DELTA DENTAL OF WISCO	102806	DELTA DENTAL OF WISCONSIN	2546594	PREFUND SELF-FUNDED DENTAL	04/30/2026	13,588.48	
Total DENTAL:						13,588.48	
Grand Totals:						465,473.02	

TO THE COMMON COUNCIL OF THE CITY OF BEAVER DAM:

I submit the attached listing of invoices for your approval.

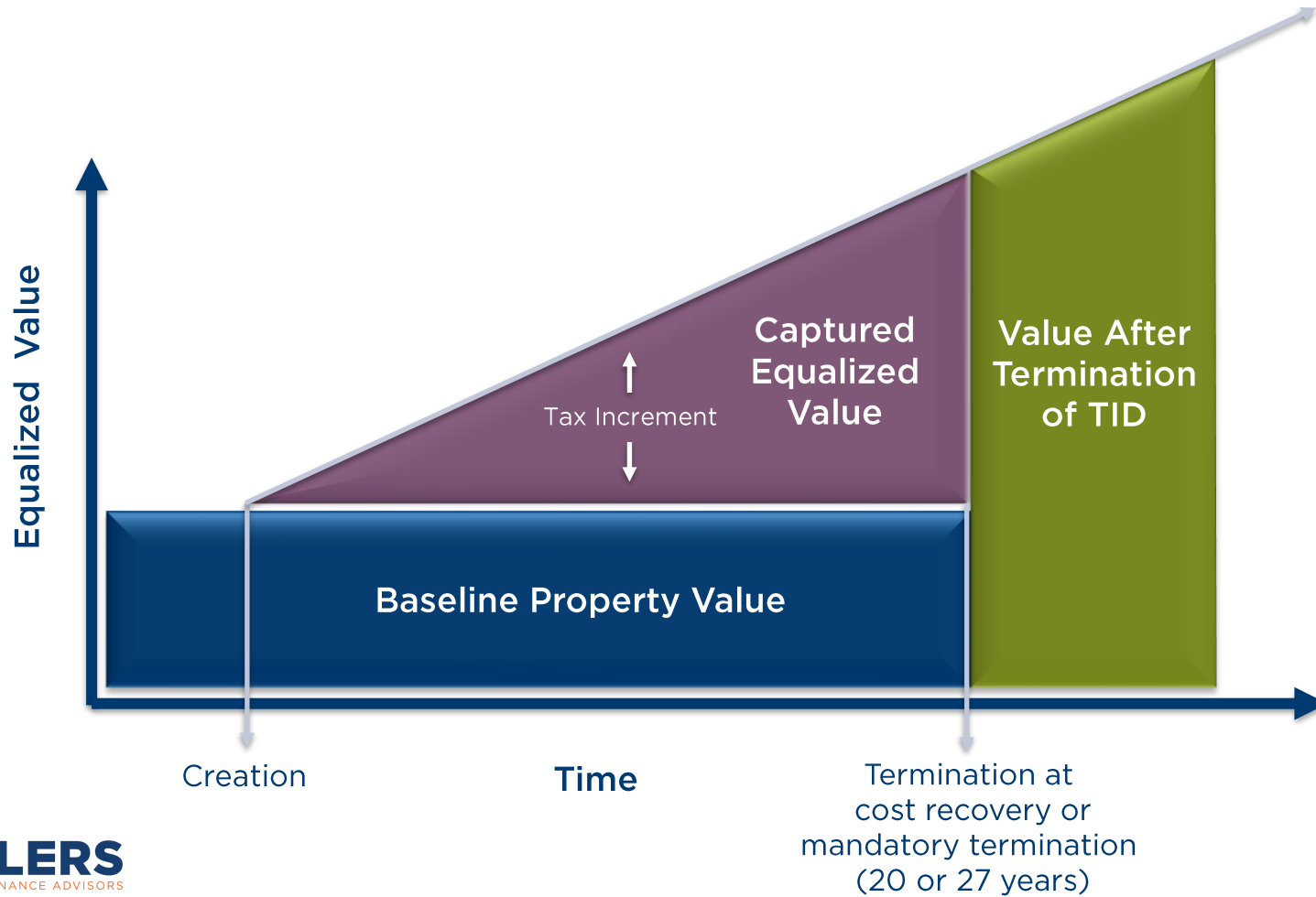
Kayla Larson
 Finance Director

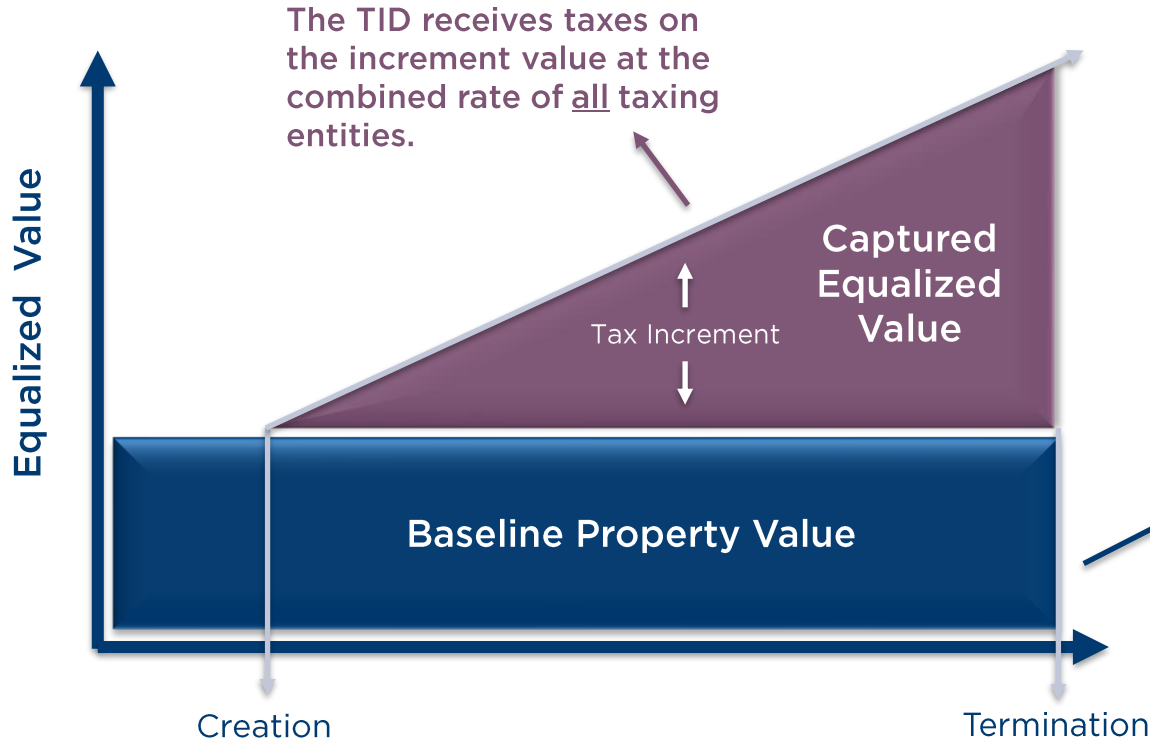


Tax Incremental Districts Update

City of Beaver Dam, WI

May 18, 2026





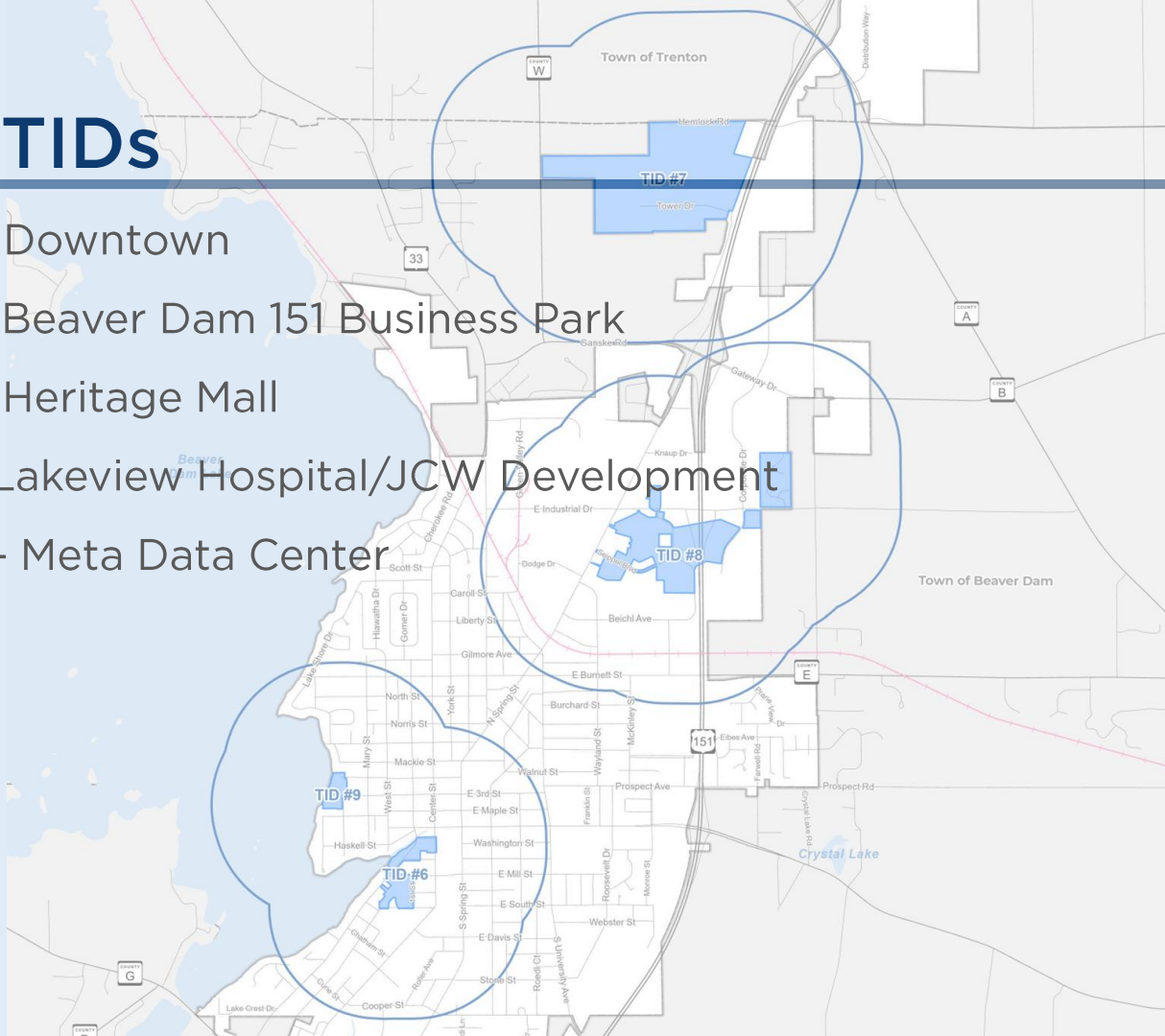
Jurisdiction	Mill Rate ¹
City of Beaver Dam	\$7.62
Dodge County	\$3.30
Beaver Dam Unified School District	\$6.91
Moraine Park Technical College	\$0.51
TOTAL	\$18.35

All taxing jurisdictions within TID boundary continue to receive their share of the tax levy on the base value of the TID.

1) Represents the 2025/26 TID Equalized Tax Rate per DOR Form PC-202.

Existing TIDs

- TID No. 6 – Downtown
- TID No. 7 – Beaver Dam 151 Business Park
- TID No. 8 – Heritage Mall
- TID No. 9 – Lakeview Hospital/JCW Development
- TID No. 10 – Meta Data Center



Overview of Assumptions

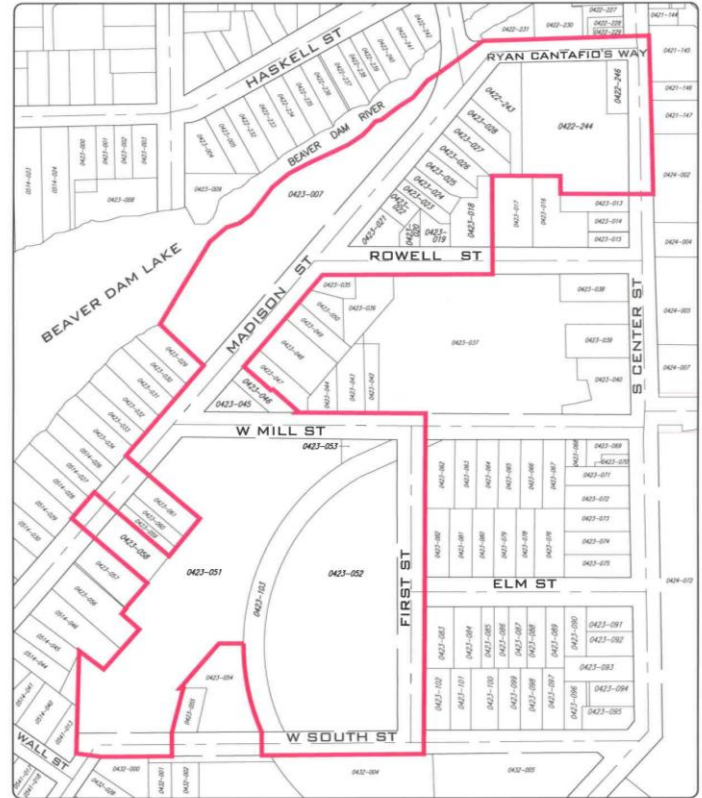
- Assumed incremental values stay flat outside of known projects
- Assumed a flat tax rate of \$18.35 (actual 2025/26 rate)
 - ✓ As district's close the value of the City supporting the general levy ("TID Out Value") will increase which may cause tax rates to decrease
- Two scenarios for most TIDs:
 - ✓ First – Shows recovery of current costs
 - ✓ Second – Shows recovery of current costs and potential future costs
- Future costs cash funded when available and any debt is modeled is at current market rates

Financial Status of Existing TIDs

- Overall incremental value increased from \$79,563,900 in 2024 to \$97,582,100 in 2025.
 - 4.52% of total City value in 2024
 - 5.07% of total City value in 2025
- The City has limited advances to TIDs and as of 2024 only had a \$350,000 General Fund advance to TID 9
- The City has TID debt with outstanding balances of:
 - \$4,235,000 in TID 7
 - \$125,000 in TID 8
 - \$1,710,000 in TID 9

TID No. 6 – Downtown - Key Facts

- Creation Date: 12/15/2008
- Type of TID: Blighted Area
- Projects: Beaver Dam Lofts, Rivers Row, etc.
- Max. Life: 27 Years - 12/15/2035
- Expenditure Period: 12/15/2030
- Amendments: None
- Existing Incremental Value: \$4,959,700

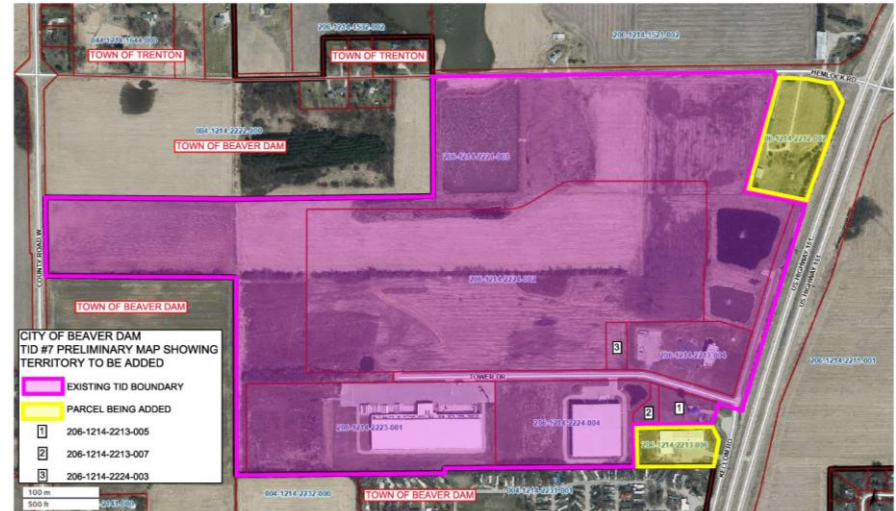


TID No. 6 – Downtown - Projections

- Completion of Rivers Row expected to add \$2.4M in incremental value for 1/1/2026
- Existing obligations include:
 - PAYGO to TCR Estates – Roughly \$3,000/year through 2033
 - Stormwater improvements along river - \$600,000 in 2026
 - Rivers Row incentive - \$170,000 in 2026
- Potential obligations:
 - Additional façade grants/loans - \$100,000 through 2027
- Projected termination
 - Existing obligations only - 2032 (4 years before mandatory termination)
 - Existing and potential obligations – 2033 (3 years before mandatory termination)

TID No. 7 – Beaver Dam 151 Business Park - Key Facts

- Creation Date: 5/16/2016
- Type of TID: Industrial
- Projects: Generac, Cold Storage, Oppidan, etc.
- Max. Life: 20 Years – 5/16/2036
- Expenditure Period: 5/16/2031
- Amendments: 4/6/2026 to add territory and amend project costs
- Existing Incremental Value: \$37,068,400



TID No. 7 – Beaver Dam 151 Business Park - Projections

- Completion of several projects expected to add \$103.7M in incremental value for 1/1/2028
 - Future industrial projects are likely. Values and associated project costs are not known at the time.
- Existing obligations include:
 - Infrastructure cash funded through Oppidan contribution - (i) \$5.50M for Hemlock Rd urbanization and (ii) \$1.00M for Kellom Rd extension to Hemlock Rd.
 - G.O. Debt - \$4,235,000 outstanding which funded site infrastructure
- Potential obligations:
 - Various infrastructure including: (i) \$5.0M for Tower Dr extension to CTH W, (ii) \$1.00M for regional storm water pond, (iii) \$500k for Kellom Rd resurfacing, and (iv) \$1.00M for storm water pond dredging
 - Portion of water treatment facility
- Projected termination
 - Existing obligations only - 2029 (8 years before mandatory termination)
 - Existing and potential obligations - 2033 (4 years before mandatory termination)

TID No. 8 – Heritage Mall - Key Facts

- Creation Date: 8/20/2018
- Type of TID: Mixed Use
- Projects: Various retail projects, Stoney Ridge subdivision, etc.
- Max. Life: 20 Years – 8/20/2038
- Expenditure Period: 8/20/2033
- Amendments: 2/7/2022 to add territory and amend project costs
- Existing Incremental Value: \$52,325,000



TID No. 8 – Heritage Mall - Projections

- Final assessment of Stoney Ridge expected to add \$5.8M in incremental value for 1/1/2026
 - Future residential and commercial projects are likely. Values and associated project costs are not known at the time.
- Existing obligations include:
 - PAYGO to Neumann Homes – 95% up to a cap of \$6.75M
 - G.O. Debt - \$125,000 outstanding
- Potential obligations:
 - Various infrastructure including: (i) \$2.00M for future lift station at the driving range, (ii) \$3.00M for Seippel Boulevard, (iii) \$2.00M for Mary Ann Road, (iv) \$1.50M for E Industrial Drive (N Spring St to Seippel Blvd), (v) \$1.50M for N Spring St (Seippel Blvd to Industrial Dr), (iv) \$1.00M for pond dredging, and (vii) \$5.00M for construction of multiuse trails.
- Projected termination
 - Existing obligations only - 2030 (9 years early)
 - Existing and potential obligations – Mandatory termination in 2039 – Can only fund \$9.5M of \$16M potential projects

TID No. 9 -Lakeview Hospital/JCW Development - Key Facts

- Creation Date: 12/17/2018
- Type of TID: Blighted Area
- Projects: Monarch Lakeview (JCW Development)
- Max. Life: 27 Years - 12/17/2046
- Expenditure Period: 12/17/2041
- Amendments: 12/17/2018 to add territory and amend project costs
- Existing Incremental Value: \$3,229,000
- Notes: Certain costs were added to TID with understanding TID may not be able to support them



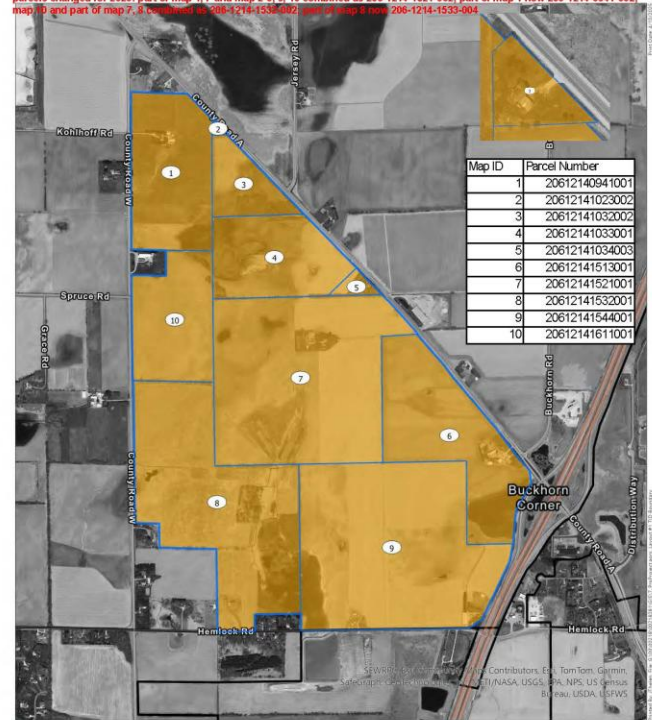
TID No. 9 –Lakeview Hospital/JCW Development - Projections

- Completion of announced projects expected to increase incremental value to \$19.47M by January 1, 2028
 - Additional phase(s) are expected but details are not yet available
- Existing obligations include:
 - PAYGO to JCW Development – City retains 100% on first \$4.0M of value. Anything above \$4.0M shared at 70% until cumulative retained by City hits \$750,000, then 95%. Capped at \$17,484,859
 - G.O. Debt - \$1,710,000 outstanding which funded Third Street and other site costs
- Potential obligations:
 - Nothing planned
- Projected termination
 - Additional development will be required to avoid deficits over life though current projects will recover all costs by 2047. District is also an eligible recipient district for donations.

TID No. 10 – Meta Data Center - Key Facts

- Creation Date: 11/4/2024
- Type of TID: Data Center (Wis. Stat. 66.1105(17)(i))
- Projects: Meta Data Center
- Max. Life: 20 Years - 11/4/2045
- Expenditure Period: 11/4/2040
- Amendments: None
- Existing Incremental Value: N/A – First value year is January 1, 2026
- Notes: Exempt from 12% test

parcels changed for 2026: part of map 1, 7 and map 2-6, 9, 10 combined as 206-1214-1521-002; part of map 1 now 206-1214-0941-001; map 10 and part of map 7, 8 combined as 206-1214-1533-002; part of map 9 now 206-1214-1533-004



Map ID	Parcel Number
1	20612140941001
2	20612141023002
3	20612141032002
4	20612141033001
5	20612141034003
6	20612141513001
7	20612141521001
8	20612141532001
9	20612141544001
10	20612141611001

Map No. 1: TID Boundary
Tax Increment Finance District No. 10

TID No. 10 – Meta Data Center - Projections

- Completion of Phase 1 expected to bring incremental value to \$681.2M by 1/1/2028
- Phase 2 initially modeled at \$600M by 1/1/2030 but details are yet to be announced
- Existing obligations include:
 - PAYGO for public infrastructure – 90% until \$10M cap is hit
 - PAYGO for Phase 1 – 80% of Phase 1 increment until \$50M cap is hit
 - PAYGO for Phase 2 - 80% of Phase 2 increment until \$50M cap is hit
- Potential obligations:
 - Project Plan included approximately \$18M of additional projects that could be funded by the City. All project costs must relate to data center per special legislation
- Projected termination w/o funding may potential obligations
 - Phase 1 only - 2033 (13 years before mandatory termination)
 - Phase 1 & Phase 2 – 2034 (12 years before mandatory termination)

TID Closure Percentage - "Old" Rule

Final TID Incremental Value	10,000,000
TID OUT Equalized Value (1/1/2025)	1,828,723,700
Final Value as Percent of TID OUT EV	0.547%
Multiplied by 50%	0.273%

- Adjustment made in year following last year an incremental value is certified – e.g., if last incremental value is 1-1-2026, adjustment reflected on 2026 worksheet for 2027 budget
- Adjustment also made on subtraction of territory from TID using incremental value of removed parcels

TID Closure Percentage: "New" Rule

- 2023 Act 12 impacts TID closure adjustment
 - ✓ Applies to TIDs created October 1, 2024 & later - IMPACTS TID 10
 - ✓ 10% of new construction occurring in the TID during its life applies vs. final incremental value (25% if closed within 75% of expected life)

New Construction During TID Life (Phase 1 Only)	683,726,000
TID OUT Equalized Value (1/1/2025)	1,828,723,700
New Construction as Percent of TID OUT EV	37.388%
Multiplied by 10%	3.739%

Questions?

Contact



Harry Allen
Senior Municipal Advisor
hallen@ehlers-inc.com
(262) 796-6182

City of Beaver Dam, Wisconsin

Tax Increment District No. 6

Development Assumptions

Construction Year		Actual	Rivers Row	Annual Total	Construction Year	
14	2022	(1,607,800)		(1,607,800)	2022	14
15	2023	391,400		391,400	2023	15
16	2024	(186,700)		(186,700)	2024	16
17	2025		2,394,900	2,394,900	2025	17
18	2026			0	2026	18
19	2027			0	2027	19
20	2028			0	2028	20
21	2029			0	2029	21
22	2030			0	2030	22
23	2031			0	2031	23
24	2032			0	2032	24
25	2033			0	2033	25
26	2034			0	2034	26
				0		
Totals						
(2022-2034)		(1,403,100)	2,394,900	991,800		

Notes:

1) Based on the January 1, 2026 assessed value of \$2,455,100 as compared to the January 1, 2025 assessed value of \$58,000 and converted to equalized value using the 2025 aggregate ratio of 96.36%.

City of Beaver Dam, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	806,300
District Creation Date	December 15, 2008		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2009	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.35
End of Expenditure Period	22	12/15/2030	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	26	2036		
Extension Eligibility/Years	Yes	6		
Eligible Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	
14	2022	(1,607,800)	2023	0	4,755,000	2024	\$20.44	97,171
15	2023	391,400	2024	0	5,146,400	2025	\$18.78	96,660
16	2024	(186,700)	2025	0	4,959,700	2026	\$18.35	91,019
17	2025	2,394,900	2026	0	7,354,600	2027	\$18.35	134,970
18	2026	0	2027	0	7,354,600	2028	\$18.35	134,970
19	2027	0	2028	0	7,354,600	2029	\$18.35	134,970
20	2028	0	2029	0	7,354,600	2030	\$18.35	134,970
21	2029	0	2030	0	7,354,600	2031	\$18.35	134,970
22	2030	0	2031	0	7,354,600	2032	\$18.35	134,970
23	2031	0	2032	0	7,354,600	2033	\$18.35	134,970
24	2032	0	2033	0	7,354,600	2034	\$18.35	134,970
25	2033	0	2034	0	7,354,600	2035	\$18.35	134,970
26	2034	0	2035	0	7,354,600	2036	\$18.35	134,970
Totals (2024-2036)		991,800		0		Future Value of Increment	1,634,549	

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Beaver Dam, Wisconsin

Tax Increment District No. 6

Cash Flow Projection - Current Existing Obligations Only

Year	Projected Revenues					Projected Expenditures							Balances			Year
	Tax Increments	Interest Earnings ¹	Intergov. Revenues	Grants	Total Revenues	MRO #1 2017 TCR Estates \$54,675	Capital Projects ²	Façade Program	Rivers Row	Transfers Out	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding (MRO, Capital Projects, Façade)	
2024	97,171	6,184	10	563,104	666,469	2,892	282,736				42,548	328,176	338,293	160,964	743,842	2024
2025	96,660	7,892	2,065		106,617	2,719	34,999	84,007		43,956	12,240	177,921	(71,304)	89,660	622,116	2025
2026	91,019	2,690	2,065		95,774	2,765	600,000		170,000		10,000	782,765	(686,990)	(597,330)	19,352	2026
2027	134,970	(17,920)	2,065		119,115	2,765					10,000	12,765	106,351	(490,979)	16,587	2027
2028	134,970	(14,729)	2,065		122,306	2,765					10,000	12,765	109,541	(381,438)	13,823	2028
2029	134,970	(11,443)	2,065		125,592	2,765					10,000	12,765	112,828	(268,610)	11,058	2029
2030	134,970	(8,058)	2,065		128,977	2,765					10,000	12,765	116,213	(152,398)	8,294	2030
2031	134,970	(4,572)	2,065		132,463	2,765					10,000	12,765	119,699	(32,699)	5,529	2031
2032	134,970	(981)	2,065		136,054	2,765					10,000	12,765	123,290	90,591	2,765	2032
2033	134,970	2,718	2,065		139,753	2,765					10,000	12,765	126,989	217,580	0	2033
2034	134,970	6,527	2,065		143,563						10,000	10,000	133,563	351,142	0	2034
2035	134,970	10,534	2,065		147,570						10,000	10,000	137,570	488,712	0	2035
2036	134,970	14,661	2,065		151,697						10,000	10,000	141,697	630,409	0	2036
															0	
Totals (2024 - 2036)	1,634,549	(6,497)	24,795	563,104	2,215,951	27,727	917,735	84,007	170,000	43,956	164,788	1,408,213				Totals (2024 - 2036)

Notes:
 1) Future years based on 3.00% of prior year ending fund balance.
 2) Includes \$500,000 of future projects.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD

City of Beaver Dam, Wisconsin

Tax Increment District No. 6

Cash Flow Projection - Existing and Potential Obligations

Year	Projected Revenues					Projected Expenditures							Balances			Year
	Tax Increments	Interest Earnings ¹	Intergov. Revenues	Grants	Total Revenues	MRO #1 2017 TCR Estates \$54,675	Capital Projects ²	Façade Program	Rivers Row	Transfers Out	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding (MRO, Capital Projects, Façade)	
2024	97,171	6,184	10	563,104	666,469	2,892	282,736				42,548	328,176	338,293	160,964	843,842	2024
2025	96,660	7,892	2,065		106,617	2,719	34,999	84,007		43,956	12,240	177,921	(71,304)	89,660	722,116	2025
2026	91,019	2,690	2,065		95,774	2,765	600,000	50,000	170,000		10,000	832,765	(736,990)	(647,330)	69,352	2026
2027	134,970	(19,420)	2,065		117,615	2,765		50,000			10,000	62,765	54,851	(592,479)	16,587	2027
2028	134,970	(17,774)	2,065		119,261	2,765					10,000	12,765	106,496	(485,983)	13,823	2028
2029	134,970	(14,579)	2,065		122,456	2,765					10,000	12,765	109,691	(376,292)	11,058	2029
2030	134,970	(11,289)	2,065		125,747	2,765					10,000	12,765	112,982	(263,309)	8,294	2030
2031	134,970	(7,899)	2,065		129,136	2,765					10,000	12,765	116,372	(146,938)	5,529	2031
2032	134,970	(4,408)	2,065		132,627	2,765					10,000	12,765	119,863	(27,075)	2,765	2032
2033	134,970	(812)	2,065		136,223	2,765					10,000	12,765	123,459	96,383	0	2033
2034	134,970	2,892	2,065		139,927						10,000	10,000	129,927	226,310	0	2034
2035	134,970	6,789	2,065		143,825						10,000	10,000	133,825	360,135	0	2035
2036	134,970	10,804	2,065		147,839						10,000	10,000	137,839	497,974	0	2036
															0	
Totals (2024 - 2036)	1,634,549	(38,931)	24,795	563,104	2,183,517	27,727	917,735	184,007	170,000	43,956	164,788	1,508,213				Totals (2024 - 2036)

Notes:
1) Future years based on 3.00% of prior year ending fund balance.

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

City of Beaver Dam, Wisconsin Tax Increment District No. 7 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			

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.

City of Beaver Dam, Wisconsin

Tax Increment District No. 7

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			
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

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).

City of Beaver Dam, Wisconsin

Tax Increment District No. 7

Cash Flow Projection - Existing Obligations Only

Year	Projected Revenues ¹									Projected Expenditures ¹								Balances			Year			
	Tax Increments	Interest Earnings ²	Intergov. Revenue	Misc Proceeds	Land Sale Proceeds	Debt Proceeds	Developer Shortfalls ³	Developer Contribution	Total Revenues	Existing Debt Service			MRO - Beaver Dam Cold Storage North, Inc.	Generac Developer Incentive	Capital Projects ⁴	Economic Develop- ment	Financing Costs	Payments to Town of Beaver Dam ⁵	Admin.	Total Expenditures		Annual	Cumulative	Principal Outstanding
										Principal	Interest	Total												
2021	640,024		(5,665)	8,067				642,426	285,000	20,292	305,292			9,216				10,308	324,816	317,610	868,467	770,686	2021	
2022	630,684		34	20,701				651,419	290,000	13,588	303,588			12,832	99,314			241,997	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			975,032		50,025		241,831	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			994,599				100,000	1,418,474	154,896	737,823	4,235,000	2026	
2027	1,261,223	22,135	1,768				6,500,000	7,785,126	744,529	254,105	998,634			6,500,000				2,503	7,601,137	183,989	921,812	3,490,471	2027	
2028	1,261,223	27,654	1,768					1,290,646	740,118	171,791	911,909							2,503	1,014,412	276,233	1,198,046	2,750,353	2028	
2029	2,582,551	35,941	1,768					2,620,261	781,392	134,268	915,659							2,503	1,018,162	1,602,098	2,800,144	1,968,961	2029	
2030	2,582,551	84,004	1,768					2,668,324	818,961	95,073	914,034							2,503	1,016,537	1,651,786	4,451,930	1,150,000	2030	
2031	2,582,551	133,558	1,768					2,717,877	140,000	54,000	194,000							2,503	296,503	2,421,374	6,873,305	1,010,000	2031	
2032	2,582,551	206,199	1,768					2,790,518	150,000	46,750	196,750							100,000	296,750	2,493,768	9,367,073	860,000	2032	
2033	2,582,551	281,012	1,768					2,865,331	155,000	39,125	194,125							100,000	294,125	2,571,206	11,938,279	705,000	2033	
2034	2,582,551	358,148	1,768					2,942,468	165,000	31,125	196,125							100,000	296,125	2,646,343	14,584,622	540,000	2034	
2035	2,582,551	437,539	1,768					3,021,858	170,000	22,750	192,750							100,000	292,750	2,729,108	17,313,730	370,000	2035	
2036	2,582,551	519,412	1,768					3,103,731	180,000	14,000	194,000							100,000	294,000	2,809,731	20,123,461	190,000	2036	
2037	2,582,551	603,704	1,768					3,188,023	190,000	4,750	194,750							100,000	294,750	2,893,273	23,016,734	0	2037	
Totals (2021- 2037)	29,457,591	2,981,093	17,424	49,418	403,000	4,621,199	470,842	6,500,000	44,500,567	5,475,000	1,119,057	6,594,057	80,686	4,500,000	8,644,581	99,314	50,025	12,514	2,053,514	22,034,690				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) Assumes the remaining 2024 debt proceeds are spent down in 2026. The future projects include; (i) \$5.50M for Hemlock Rd urbanization (street, sanitary sewer, storm sewer) and (ii) \$1.00M for Kellom Rd extension to Hemlock Rd (street, storm sewer).
- 5) 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.

City of Beaver Dam, Wisconsin

Tax Increment District No. 7

Cash Flow Projection - Existing and Potential Obligations

Year	Projected Revenues ¹									Projected Expenditures ¹										Balances			Year				
	Tax Increments	Interest Earnings ²	Intergov. Revenue	Misc Proceeds	Land Sale Proceeds	Debt Proceeds	Developer Shortfalls ³	Developer Contribution	Total Revenues	Existing Debt Service			Planned Debt Service			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	Annual	Cumulative	Principal Outstanding
										Principal	Interest	Total	2027 G.O. Promissory Notes 6,180,000	Dated Date: 06/01/27	Principal (3/1)												
2021	640,024		(5,665)	8,067				642,426	285,000	20,292	305,292										10,308	324,816	317,610	868,467	770,686	2021	
2022	630,684		34	20,701				651,419	290,000	13,588	303,588										241,997	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							182,521	392,990	274,507	1,136,662	325,000	2023	
2024	572,195	105,375	34	6,455				2,805,257	80,000	5,700	85,700										241,831	1,352,587	1,452,670	2,589,332	6,745,000	2024	
2025	574,533	84,173	1,768	5,963				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					994,599					100,000	1,418,474	154,896	737,823	10,415,000	2026	
2027	1,261,223	22,135	1,768				6,500,000	13,965,126	744,529	254,105	998,634					12,500,000		177,100	2,503	100,000	100,000	13,778,237	186,889	924,712	9,670,471	2027	
2028	1,261,223	27,741	1,768					1,290,733	740,118	171,791	911,909										100,000	1,199,027	91,705	1,016,418	8,930,353	2028	
2029	2,582,551	30,493	1,768					2,614,812	781,392	134,268	915,659	610,000	2.90%	175,770							100,000	1,803,932	810,880	1,827,297	7,538,961	2029	
2030	2,582,551	54,819	1,768					2,639,138	818,961	95,073	914,034	625,000	2.85%	158,019							100,000	1,799,556	839,582	2,666,879	6,095,000	2030	
2031	2,582,551	80,006	1,768					2,664,326	140,000	54,000	194,000	645,000	2.85%	139,921		1,500,000					100,000	2,581,424	82,902	2,749,781	5,310,000	2031	
2032	2,582,551	82,493	1,768					2,666,813	150,000	46,750	196,750	665,000	2.85%	121,254							100,000	1,083,004	1,583,809	4,333,590	4,495,000	2032	
2033	2,582,551	130,008	1,768					2,714,327	155,000	39,125	194,125	685,000	2.90%	101,845							100,000	1,080,970	1,633,357	5,966,947	3,655,000	2033	
2034	2,582,551	179,008	1,768					2,763,328	165,000	31,125	196,125	705,000	3.00%	81,338							100,000	1,082,463	1,680,865	7,647,812	2,785,000	2034	
2035	2,582,551	229,434	1,768					2,813,754	170,000	22,750	192,750	725,000	3.05%	59,706							100,000	1,077,456	1,736,297	9,384,109	1,890,000	2035	
2036	2,582,551	281,523	1,768					2,865,842	180,000	14,000	194,000	750,000	3.15%	36,838							100,000	1,080,838	1,785,005	11,169,114	960,000	2036	
2037	2,582,551	335,073	1,768					2,919,393	190,000	4,750	194,750	770,000	3.25%	12,513							100,000	1,077,263	1,842,130	13,011,244	0	2037	
Totals (2021- 2037)	29,457,591	1,724,521	17,424	49,418	403,000	10,801,199	470,842	6,500,000	49,423,995	5,475,000	1,119,057	6,594,057	6,180,000	1,071,818	80,686	4,500,000	16,144,581	99,314	227,125	12,514	2,053,514	36,963,608				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) \$1.0M 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.

City of Beaver Dam, Wisconsin

Tax Increment District No. 8

Development Assumptions

Construction Year	Actual	Neumann Homes ¹	Annual Total	Construction Year
1 2018	(192,900)		(192,900)	2018 1
2 2019	10,008,900		10,008,900	2019 2
3 2020	6,674,700		6,674,700	2020 3
4 2021	12,609,800		12,609,800	2021 4
5 2022	6,287,300		6,287,300	2022 5
6 2023	8,379,800		8,379,800	2023 6
7 2024	8,557,400		8,557,400	2024 7
8 2025		5,756,500	5,756,500	2025 8
9 2026			0	2026 9
10 2027			0	2027 10
11 2028			0	2028 11
12 2029			0	2029 12
13 2030			0	2030 13
14 2031			0	2031 14
15 2032			0	2032 15
16 2033			0	2033 16
17 2034			0	2034 17
18 2035			0	2035 18
19 2036			0	2036 19
20 2037			0	2037 20
Totals	52,325,000	5,756,500	58,081,500	

Notes:

1) Assumes all non-completed homes as of January 1, 2025 values were completed in 2025 for January 1, 2026 valuation. Assumes an assessed value of \$395,000 per home (lot value included).

City of Beaver Dam, Wisconsin

Tax Increment District No. 8

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	7,304,500
District Creation Date	August 20, 2018		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2018	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$18.35
End of Expenditure Period	15	8/20/2033	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2039		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2018	-192,900	2019	0	-192,900	2020	\$24.22	0
2	2019	10,008,900	2020	0	9,816,000	2021	\$24.02	235,746
3	2020	6,674,700	2021	0	16,490,700	2022	\$22.69	374,233
4	2021	12,609,800	2022	0	29,100,500	2023	\$21.20	616,961
5	2022	6,287,300	2023	0	35,387,800	2024	\$20.44	723,166
6	2023	8,379,800	2024	0	43,767,600	2025	\$18.78	822,045
7	2024	8,557,400	2025	0	52,325,000	2026	\$18.35	960,256
8	2025	5,756,500	2026	0	58,081,500	2027	\$18.35	1,065,898
9	2026	0	2027	0	58,081,500	2028	\$18.35	1,065,898
10	2027	0	2028	0	58,081,500	2029	\$18.35	1,065,898
11	2028	0	2029	0	58,081,500	2030	\$18.35	1,065,898
12	2029	0	2030	0	58,081,500	2031	\$18.35	1,065,898
13	2030	0	2031	0	58,081,500	2032	\$18.35	1,065,898
14	2031	0	2032	0	58,081,500	2033	\$18.35	1,065,898
15	2032	0	2033	0	58,081,500	2034	\$18.35	1,065,898
16	2033	0	2034	0	58,081,500	2035	\$18.35	1,065,898
17	2034	0	2035	0	58,081,500	2036	\$18.35	1,065,898
18	2035	0	2036	0	58,081,500	2037	\$18.35	1,065,898
19	2036	0	2037	0	58,081,500	2038	\$18.35	1,065,898
20	2037	0	2038	0	58,081,500	2039	\$18.35	1,065,898
Totals		58,081,500		0		Future Value of Increment		17,589,084

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Beaver Dam, Wisconsin

Tax Increment District No. 8

Cash Flow Projection - Existing Obligations Only

Year	Projected Revenues					Projected Expenditures										Balances			Year	
	Tax Increments	Interest Earnings ¹	Intergov. Revenues	Developer Guarantee/Other	Total Revenues	G.O. Notes, Series 2019A \$120,000			Taxable G.O. Notes, Series 2019B \$710,000			Forgivable Loans 2020 1645 N Spring St., LLC \$1,580,000	MRO #1 2021 Neumann Developments, Inc. ² \$6,750,000	Capital Projects	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative		Liabilities Outstanding
2024	723,166	31,661		10,024	764,851	25,000	2.00%	1,000	95,000	3.00%	11,925	180,000	30,362	76,467	72,754	492,508	272,343	507,345	6,225,777	2024
2025	822,045	41,583	68,311		931,938	25,000	3.00%	375	100,000	3.00%	9,000	0	172,862		62,288	369,525	562,413	1,069,758	5,918,540	2025
2026	960,256	32,093			992,349				125,000	3.00%	5,625		311,169		20,000	461,794	530,555	1,600,313	5,476,747	2026
2027	1,065,898	48,009			1,113,908				125,000	3.00%	1,875		411,529		20,000	558,404	555,504	2,155,817	4,938,343	2027
2028	1,065,898	64,675			1,130,573								411,529		20,000	431,529	699,044	2,854,862	4,526,814	2028
2029	1,065,898	85,646			1,151,544								411,529		20,000	431,529	720,015	3,574,877	4,115,286	2029
2030	1,065,898	107,246			1,173,145								411,529		20,000	431,529	741,616	4,316,493	3,703,757	2030
2031	1,065,898	129,495			1,195,393								411,529		20,000	431,529	763,864	5,080,357	3,292,229	2031
2032	1,065,898	152,411			1,218,309								411,529		20,000	431,529	786,780	5,867,138	2,880,700	2032
2033	1,065,898	176,014			1,241,912								411,529		20,000	431,529	810,384	6,677,521	2,469,171	2033
2034	1,065,898	200,326			1,266,224								411,529		20,000	431,529	834,695	7,512,217	2,057,643	2034
2035	1,065,898	225,367			1,291,265								411,529		20,000	431,529	859,736	8,371,953	1,646,114	2035
2036	1,065,898	251,159			1,317,057								411,529		20,000	431,529	885,528	9,257,481	1,234,586	2036
2037	1,065,898	277,724			1,343,623								411,529		20,000	431,529	912,094	10,169,575	823,057	2037
2038	1,065,898	305,087			1,370,985								411,529		20,000	431,529	939,457	11,109,032	411,529	2038
2039	1,065,898	333,271			1,399,169								411,529		20,000	431,529	967,641	12,076,673	0	2039
Totals	16,362,144	2,461,766	68,311	10,024	18,902,244	50,000		1,375	445,000		28,425	180,000	5,864,264	76,467	415,042	7,060,574				Totals

Notes:

- 1) Future years based on 3.00% of prior year ending fund balance.
- 2) Based on 95% of the project tax increment.

PROJECTED CLOSURE YEAR

LEGEND:

- CALLABLE MATURITIES
- END OF EXP. PERIOD

City of Beaver Dam, Wisconsin

Tax Increment District No. 8

Cash Flow Projection - Existing and Potential Obligations

Year	Projected Revenues						Projected Expenditures										Balances			Year					
	Tax Increments	Interest Earnings ¹	Intergov. Revenues	Debt Proceeds	Developer Guarantee/ Other	Total Revenues	G.O. Notes, Series 2019A \$120,000			Taxable G.O. Notes, Series 2019B \$710,000			G.O. Notes, Series 2033A \$3,320,000			Forgivable Loans 2020 1645 N Spring St., LLC \$1,580,000	MRO #1 2021 Neumann Developments, Inc. ² \$6,750,000	Capital Projects ³	Financing Costs		Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding
							Dated Date: Principal	01/01/24 Rate	Interest	Dated Date: Principal	01/01/24 Rate	Interest	Dated Date: Principal	08/01/33 Est. Rate	Interest										
2024	723,166	31,661			10,024	764,851	25,000	2.00%	1,000	95,000	3.00%	11,925		180,000		30,362	76,467		72,754	492,508	272,343	507,345	6,225,777	2024	
2025	822,045	41,583	68,311			931,938	25,000	3.00%	375	100,000	3.00%	9,000		0		172,862			62,288	369,525	562,413	1,069,758	5,918,540	2025	
2026	960,256	32,093				992,349				125,000	3.00%	5,625				311,169			20,000	461,794	530,555	1,600,313	5,476,747	2026	
2027	1,065,898	48,009				1,113,908				125,000	3.00%	1,875				411,529	555,504		20,000	1,113,908	0	1,600,313	4,938,343	2027	
2028	1,065,898	48,009				1,113,908										411,529	682,379		20,000	1,113,908	0	1,600,313	4,526,814	2028	
2029	1,065,898	48,009				1,113,908										411,529	682,379		20,000	1,113,908	0	1,600,313	4,115,286	2029	
2030	1,065,898	48,009				1,113,908										411,529	682,379		20,000	1,113,908	0	1,600,313	3,703,757	2030	
2031	1,065,898	48,009				1,113,908										411,529	682,379		20,000	1,113,908	0	1,600,313	3,292,229	2031	
2032	1,065,898	48,009				1,113,908										411,529	682,379		20,000	1,113,908	0	1,600,313	2,880,700	2032	
2033	1,065,898	48,009		3,320,000		4,433,908										411,529	5,537,692	65,000	20,000	6,034,221	(1,600,313)	0	5,789,171	2033	
2034	1,065,898	0				1,065,898							480,000	4.50%	151,050		411,529		20,000	1,062,579	3,320	3,320	4,897,643	2034	
2035	1,065,898	100				1,065,998							520,000	4.50%	116,100		411,529		20,000	1,067,629	(1,631)	1,689	3,966,114	2035	
2036	1,065,898	51				1,065,949							540,000	4.50%	92,250		411,529		20,000	1,063,779	2,170	3,859	3,014,586	2036	
2037	1,065,898	116				1,066,014							570,000	4.50%	67,275		411,529		20,000	1,068,804	(2,790)	1,070	2,033,057	2037	
2038	1,065,898	32				1,065,930							595,000	4.50%	41,063		411,529		20,000	1,067,591	(1,661)	(591)	1,026,529	2038	
2039	1,065,898	0				1,065,898							615,000	4.50%	13,838		411,529		20,000	1,060,366	5,532	4,941	0	2039	
Totals	16,362,144	441,700	68,311	3,320,000	10,024	20,202,179	50,000	1,375	445,000	28,425	3,320,000	481,575	180,000	5,864,264	9,581,559	65,000	415,042	20,432,240						Totals	

Notes:

- 1) Future years based on 3.00% of prior year ending fund balance.
- 2) Based on 95% of the project tax increment.
- 3) Future projects include (i) \$2.00M for future lift station at the driving range, (ii) \$3.00M for Seippel Boulevard (Street Reconstruction, no utilities), (iii) \$2.00M for Mary Ann Road (Street Reconstruction, no utilities), (iv) \$1.50M for E Industrial Drive (N Spring St to Seippel Blvd) (Street Reconstruction, no utilities), (v) \$1.50M for N Spring St (Seippel Blvd to Industrial Dr) (Street Reconstruction, no utilities), (iv) \$1.00M for pond dredging, and (vii) \$5.00M for construction of multiuse trails. Assumes the City cash funds projects until the end of the expenditure period.

Unfunded Capital Projects: **6,494,908**

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

City of Beaver Dam, Wisconsin

Tax Increment District No. 9

Development Assumptions

Construction Year	Actual	JCW Development ¹	Annual Total	Construction Year
1 2019	200		200	2019 1
2 2020	162,700		162,700	2020 2
3 2021	267,700		267,700	2021 3
4 2022	(323,200)		(323,200)	2022 4
5 2023	(47,000)		(47,000)	2023 5
6 2024	3,168,600		3,168,600	2024 6
7 2025		5,546,000	5,546,000	2025 7
8 2026		3,697,450	3,697,450	2026 8
9 2027		7,000,000	7,000,000	2027 9
10 2028			0	2028 10
11 2029			0	2029 11
12 2030			0	2030 12
13 2031			0	2031 13
14 2032			0	2032 14
15 2033			0	2033 15
16 2034			0	2034 16
17 2035			0	2035 17
18 2036			0	2036 18
19 2037			0	2037 19
20 2038			0	2038 20
21 2039			0	2039 21
22 2040			0	2040 22
23 2041			0	2041 23
24 2042			0	2042 24
25 2043			0	2043 25
26 2044			0	2044 26
27 2045			0	2045 27
Totals	3,229,000	16,243,450	19,472,450	

Notes:

1) 2025 based on the January 1, 2026 assessment of the project parcels of \$9,800,000 converted to equalized using the 2025 aggregate ratio of 96.36%. 2026 and 2027 are based on information from the developer of an estimated total value of \$13,867,250 by January 1, 2027 and an additional \$7.0M of future value from the construction of the 14 unit "apartment site."

City of Beaver Dam, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	1,394,800
District Creation Date	December 17, 2018		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2019	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.35
End of Expenditure Period	23	12/17/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27	2047		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2019	200	2020		200	2021	\$24.02	5
2	2020	162,700	2021		162,900	2022	\$22.69	3,697
3	2021	267,700	2022		430,600	2023	\$21.20	9,129
4	2022	(323,200)	2023		107,400	2024	\$20.44	2,195
5	2023	(47,000)	2024		60,400	2025	\$18.78	1,134
6	2024	3,168,600	2025		3,229,000	2026	\$18.35	59,258
7	2025	5,546,000	2026	0	8,775,000	2027	\$18.35	161,037
8	2026	3,697,450	2027	0	12,472,450	2028	\$18.35	228,892
9	2027	7,000,000	2028	0	19,472,450	2029	\$18.35	357,354
10	2028	0	2029	0	19,472,450	2030	\$18.35	357,354
11	2029	0	2030	0	19,472,450	2031	\$18.35	357,354
12	2030	0	2031	0	19,472,450	2032	\$18.35	357,354
13	2031	0	2032	0	19,472,450	2033	\$18.35	357,354
14	2032	0	2033	0	19,472,450	2034	\$18.35	357,354
15	2033	0	2034	0	19,472,450	2035	\$18.35	357,354
16	2034	0	2035	0	19,472,450	2036	\$18.35	357,354
17	2035	0	2036	0	19,472,450	2037	\$18.35	357,354
18	2036	0	2037	0	19,472,450	2038	\$18.35	357,354
19	2037	0	2038	0	19,472,450	2039	\$18.35	357,354
20	2038	0	2039	0	19,472,450	2040	\$18.35	357,354
21	2039	0	2040	0	19,472,450	2041	\$18.35	357,354
22	2040	0	2041	0	19,472,450	2042	\$18.35	357,354
23	2041	0	2042	0	19,472,450	2043	\$18.35	357,354
24	2042	0	2043	0	19,472,450	2044	\$18.35	357,354
25	2043	0	2044	0	19,472,450	2045	\$18.35	357,354
26	2044	0	2045	0	19,472,450	2046	\$18.35	357,354
27	2045	0	2046	0	19,472,450	2047	\$18.35	357,354
Totals		19,472,450		0		Future Value of Increment		7,255,070

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Beaver Dam, Wisconsin

Tax Increment District No. 9

Cash Flow Projection

Year	Projected Revenues				Projected Expenditures							Balances			Year		
	Tax Increments	Interest Earnings	Developer Guarantee	Total Revenues	Taxable G.O. Notes, Series 2019B \$1,320,000 Dated Date: 04/24/19			G.O. Ref Bonds, Series 2022A \$690,000 Dated Date: 04/28/22			MRO #1 2022 JCW Development, LLC \$17,484,859	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
2019				0									0	0	0	0	2019
2020				0									0	0	0	0	2020
2021	5			5									5	5	5	0	2021
2022	3,697			3,697									3,697	3,702	3,702	0	2022
2023	9,129			9,129									9,129	(76,173)	(76,173)	0	2023
2024	2,195	12,222	77,069	91,486	50,000	3.00%	37,500	25,000	5.00%	30,725		8,929	152,154	(60,668)	(136,841)	19,630,759	2024
2025	1,134	8,596	68,843	78,573	50,000	3.00%	36,000	25,000	5.00%	29,475		900	141,375	(62,802)	(199,643)	19,490,284	2025
2026	59,258		14,149	73,407	55,000	3.00%	34,425	50,000	5.00%	27,600		5,000	172,025	(98,618)	(298,261)	19,323,259	2026
2027	161,037		0	161,037	130,000	3.00%	31,650	50,000	5.00%	25,100	61,341	10,000	308,091	(147,054)	(445,315)	19,025,168	2027
2028	228,892			228,892	490,000	3.00%	22,350	50,000	5.00%	22,600	108,839	10,000	703,789	(474,898)	(920,213)	18,353,729	2028
2029	357,354			357,354	500,000	3.00%	7,500	50,000	5.00%	20,100	198,763	10,000	786,363	(429,009)	(1,349,222)	17,584,866	2029
2030	357,354			357,354				75,000	5.00%	16,975	198,763	10,000	300,738	56,616	(1,292,606)	17,294,129	2030
2031	357,354			357,354				125,000	5.00%	11,975	198,763	10,000	345,738	11,616	(1,280,989)	16,958,391	2031
2032	357,354			357,354				140,000	4.00%	6,050	198,763	10,000	354,813	2,541	(1,278,448)	16,619,628	2032
2033	357,354			357,354				100,000	3.25%	1,625	198,763	10,000	310,388	46,966	(1,231,482)	16,320,865	2033
2034	357,354			357,354							198,763	10,000	208,763	148,591	(1,082,891)	16,122,102	2034
2035	357,354			357,354							198,763	10,000	208,763	148,591	(934,300)	15,923,340	2035
2036	357,354			357,354							198,763	10,000	208,763	148,591	(785,709)	15,724,577	2036
2037	357,354			357,354							269,749	10,000	279,749	77,604	(708,104)	15,454,827	2037
2038	357,354			357,354							269,749	10,000	279,749	77,604	(630,500)	15,185,078	2038
2039	357,354			357,354							269,749	10,000	279,749	77,604	(552,896)	14,915,329	2039
2040	357,354			357,354							269,749	10,000	279,749	77,604	(475,291)	14,645,579	2040
2041	357,354			357,354							269,749	10,000	279,749	77,604	(397,687)	14,375,830	2041
2042	357,354			357,354							269,749	10,000	279,749	77,604	(320,082)	14,106,080	2042
2043	357,354			357,354							269,749	10,000	279,749	77,604	(242,478)	13,836,331	2043
2044	357,354			357,354							269,749	10,000	279,749	77,604	(164,874)	13,566,581	2044
2045	357,354			357,354							269,749	10,000	279,749	77,604	(87,269)	13,296,832	2045
2046	357,354			357,354							269,749	10,000	279,749	77,604	(9,665)	13,027,082	2046
2047	357,354			357,354							269,749	10,000	279,749	77,604	67,940	12,757,333	2047
(20__ - 20__)	7,242,239	20,818	160,061	7,423,118	1,275,000		169,425	690,000		192,225	4,727,526	224,829	7,279,005				(20__ - 20__)

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

City of Beaver Dam, Wisconsin

Tax Increment District No. 10

Development Assumptions

Construction Year		Meta Data Center ¹		Existing Base Value	Annual Total	Construction Year	
		Sq. Ft.	Total Value	Total Value			
Estimated Value per		\$1,000					
1	2025				0	2025	1
2	2026		273,490,400	(2,544,100)	270,946,300	2026	2
3	2027		410,235,600		410,235,600	2027	3
4	2028				0	2028	4
5	2029	600,000	600,000,000		600,000,000	2029	5
6	2030				0	2030	6
7	2031				0	2031	7
8	2032				0	2032	8
9	2033				0	2033	9
10	2034				0	2034	10
11	2035				0	2035	11
12	2036				0	2036	12
13	2037				0	2037	13
14	2038				0	2038	14
15	2039				0	2039	15
16	2040				0	2040	16
17	2041				0	2041	17
18	2042				0	2042	18
19	2043				0	2043	19
20	2044				0	2044	20
Totals		600,000	1,283,726,000	(2,544,100)	1,281,181,900		

Notes:

1) 2026 and 2027 values assume the project is 40% assessed for January 1, 2027 and 100% assessed for January 1, 2028. The estimated total improvement value is \$683,726,000 based on information from the assessor.

City of Beaver Dam, Wisconsin

Tax Increment District No. 10

Tax Increment Projection Worksheet - PHASE 1 & 2

Type of District ¹	Industrial		Base Value	2,544,100
District Creation Date	November 4, 2024		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2025	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate ²	\$18.35
End of Expenditure Period	16	11/4/2040	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2046		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	
1	2025	0	2026	0	2027	\$18.35	0	
2	2026	270,946,300	2027	0	270,946,300	2028	\$18.35	4,972,344
3	2027	410,235,600	2028	0	681,181,900	2029	\$18.35	12,500,892
4	2028	0	2029	0	681,181,900	2030	\$18.35	12,500,892
5	2029	600,000,000	2030	0	1,281,181,900	2031	\$18.35	23,511,953
6	2030	0	2031	0	1,281,181,900	2032	\$18.35	23,511,953
7	2031	0	2032	0	1,281,181,900	2033	\$18.35	23,511,953
8	2032	0	2033	0	1,281,181,900	2034	\$18.35	23,511,953
9	2033	0	2034	0	1,281,181,900	2035	\$18.35	23,511,953
10	2034	0	2035	0	1,281,181,900	2036	\$18.35	23,511,953
11	2035	0	2036	0	1,281,181,900	2037	\$18.35	23,511,953
12	2036	0	2037	0	1,281,181,900	2038	\$18.35	23,511,953
13	2037	0	2038	0	1,281,181,900	2039	\$18.35	23,511,953
14	2038	0	2039	0	1,281,181,900	2040	\$18.35	23,511,953
15	2039	0	2040	0	1,281,181,900	2041	\$18.35	23,511,953
16	2040	0	2041	0	1,281,181,900	2042	\$18.35	23,511,953
17	2041	0	2042	0	1,281,181,900	2043	\$18.35	23,511,953
18	2042	0	2043	0	1,281,181,900	2044	\$18.35	23,511,953
19	2043	0	2044	0	1,281,181,900	2045	\$18.35	23,511,953
20	2044	0	2045	0	1,281,181,900	2046	\$18.35	23,511,953
Totals	1,281,181,900		0		Future Value of Increment		406,165,376	

Notes:

- 1) The TID was created under Wis. Stat. 66.1105(17)(i) ("Data center district exemption").
- 2) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Beaver Dam, Wisconsin

Tax Increment District No. 10

Cash Flow Projection - PHASE 1 ONLY

Year	Projected Revenues		Projected Expenditures				Balances			Year		
	Tax Increments	Developer Deposit	Total Revenues	MRO #1 2026 Meta - Public Improvements ¹ \$10,000,000	MRO #2 2026 Meta - First Phase ² \$50,000,000	Installation of Public Improvements	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
2025			0				150,000	150,000	(150,000)	(150,000)	0	2025
2026		10,000,000	10,000,000			10,000,000	50,000	10,050,000	(50,000)	(200,000)	60,000,000	2026
2027	0		0				50,000	50,000	(50,000)	(250,000)	60,000,000	2027
2028	4,972,344		4,972,344	4,475,109			50,000	4,525,109	447,234	197,234	55,524,891	2028
2029	12,500,892		12,500,892	5,524,891			50,000	5,574,891	6,926,001	7,123,236	45,430,885	2029
2030	12,500,892		12,500,892	0	10,000,714		50,000	10,050,714	2,450,178	9,573,414	35,430,171	2030
2031	12,500,892		12,500,892		10,000,714		50,000	10,050,714	2,450,178	12,023,593	25,429,457	2031
2032	12,500,892		12,500,892		10,000,714		50,000	10,050,714	2,450,178	14,473,771	15,428,744	2032
2033	12,500,892		12,500,892		10,000,714		50,000	10,050,714	2,450,178	16,923,950	5,428,030	2033
2034	12,500,892		12,500,892		9,997,145		50,000	10,047,145	2,453,747	19,377,697	0	2034
2035	12,500,892		12,500,892		0		50,000	50,000	12,450,892	31,828,589	0	2035
2036	12,500,892		12,500,892				50,000	50,000	12,450,892	44,279,481	0	2036
2037	12,500,892		12,500,892				50,000	50,000	12,450,892	56,730,373	0	2037
2038	12,500,892		12,500,892				50,000	50,000	12,450,892	69,181,266	0	2038
2039	12,500,892		12,500,892				50,000	50,000	12,450,892	81,632,158	0	2039
2040	12,500,892		12,500,892				50,000	50,000	12,450,892	94,083,050	0	2040
2041	12,500,892		12,500,892				50,000	50,000	12,450,892	106,533,942	0	2041
2042	12,500,892		12,500,892				50,000	50,000	12,450,892	118,984,834	0	2042
2043	12,500,892		12,500,892				50,000	50,000	12,450,892	131,435,727	0	2043
2044	12,500,892		12,500,892				50,000	50,000	12,450,892	143,886,619	0	2044
2045	12,500,892		12,500,892				50,000	50,000	12,450,892	156,337,511	0	2045
2046	12,500,892		12,500,892				50,000	50,000	12,450,892	168,788,403	0	2046
Totals	229,988,403	10,000,000	239,988,403	10,000,000	50,000,000	10,000,000	1,200,000	71,200,000				Totals

Notes:

- 1) Based on 90% of the Available Tax Increment.
- 2) Based on 80% of the Phase 1 tax increment.

Note: The project plan contemplated additional City funded capital costs of (i) \$6.0M for water system improvements, (ii) \$1.50M for sanitary sewer system improvements, (iii) \$87,000 for drainage and storm water management improvements, (iv) \$75,000 for electric, natural gas, and other utility improvements, (v) \$10.0M for transportation and parking infrastructure improvements, (vi) \$150,000 for streetscaping, landscaping, and greenspace improvements, (vii) \$100,000 for site improvements, (viii) \$100,000 for environmental studies and remediation, and (ix) \$50,000 for real estate inspection, acquisition, vacating, and relocation.

PROJECTED CLOSURE YEAR

LEGEND:

- CALLABLE MATURITIES
- END OF EXP. PERIOD
- END OF INCENTIVE TERM

City of Beaver Dam, Wisconsin

Tax Increment District No. 10

Cash Flow Projection -PHASE 1 AND 2

Year	Projected Revenues		Projected Expenditures					Balances			Year		
	Tax Increments	Developer Deposit	Total Revenues	MRO #1 2026 Meta - Public Improvements ¹ \$10,000,000	MRO #2 2026 Meta - First Phase ² \$50,000,000	MRO #3 2029 Meta - Second Phase ³ \$50,000,000	Installation of Public Improvements	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
2025			0					150,000	150,000	(150,000)	(150,000)	0	2025
2026		10,000,000	10,000,000				10,000,000	50,000	10,050,000	(50,000)	(200,000)	60,000,000	2026
2027	0		0					50,000	50,000	(50,000)	(250,000)	110,000,000	2027
2028	4,972,344		4,972,344	4,475,109				50,000	4,525,109	447,234	197,234	105,524,891	2028
2029	12,500,892		12,500,892	5,524,891				50,000	5,574,891	6,926,001	7,123,236	95,430,885	2029
2030	12,500,892		12,500,892	0	10,000,714			50,000	10,050,714	2,450,178	9,573,414	85,430,171	2030
2031	23,511,953		23,511,953		10,000,714	8,808,849		50,000	18,859,562	4,652,391	14,225,805	66,620,609	2031
2032	23,511,953		23,511,953		10,000,714	8,808,849		50,000	18,859,562	4,652,391	18,878,195	47,811,046	2032
2033	23,511,953		23,511,953		10,000,714	8,808,849		50,000	18,859,562	4,652,391	23,530,586	29,001,484	2033
2034	23,511,953		23,511,953		9,997,145	8,808,849		50,000	18,855,994	4,655,959	28,186,545	14,764,605	2034
2035	23,511,953		23,511,953		0	8,808,849		50,000	8,858,849	14,653,104	42,839,650	5,955,757	2035
2036	23,511,953		23,511,953			5,955,757		50,000	6,005,757	17,506,196	60,345,846	0	2036
2037	23,511,953		23,511,953			0		50,000	50,000	23,461,953	83,807,799	0	2037
2038	23,511,953		23,511,953					50,000	50,000	23,461,953	107,269,752	0	2038
2039	23,511,953		23,511,953					50,000	50,000	23,461,953	130,731,705	0	2039
2040	23,511,953		23,511,953					50,000	50,000	23,461,953	154,193,658	0	2040
2041	23,511,953		23,511,953					50,000	50,000	23,461,953	177,655,611	0	2041
2042	23,511,953		23,511,953					50,000	50,000	23,461,953	201,117,564	0	2042
2043	23,511,953		23,511,953					50,000	50,000	23,461,953	224,579,517	0	2043
2044	23,511,953		23,511,953					50,000	50,000	23,461,953	248,041,470	0	2044
2045	23,511,953		23,511,953					50,000	50,000	23,461,953	271,503,423	0	2045
2046	23,511,953		23,511,953					50,000	50,000	23,461,953	294,965,376	0	2046
Totals	406,165,376	10,000,000	416,165,376	10,000,000	50,000,000	50,000,000	10,000,000	1,200,000	121,200,000				Totals

Notes:

- 1) Based on 90% of the Available Tax Increment.
- 2) Based on 80% of the Phase 1 tax increment.
- 3) Based on 80% of the Phase 2 tax increment.

Note: The project plan contemplated additional City funded capital costs of (i) \$6.0M for water system improvements, (ii) \$1.50M for sanitary sewer system improvements, (iii) \$87,000 for drainage and storm water management improvements, (iv) \$75,000 for electric, natural gas, and other utility improvements, (v) \$10.0M for transportation and parking infrastructure improvements, (vi) \$150,000 for streetscaping, landscaping, and greenspace improvements, (vii) \$100,000 for site improvements, (viii) \$100,000 for environmental studies and remediation, and (ix) \$50,000 for real estate inspection, acquisition, vacating, and relocation.

PROJECTED CLOSURE YEAR

LEGEND:

- CALLABLE MATURITIES
- END OF EXP. PERIOD
- END OF INCENTIVE TERM

City of Beaver Dam Impact Fee Presentation

City Council Meeting
May 18, 2026



What are impact fees?

How do impact fees support the community?

Which impact fees does the City have today?

How could this change?

What's next?

What Are Impact Fees?

Impact Fees

Fees only apply to new construction

Financial contributions (cash or land) from developers to municipalities to pay for capital improvements associated with new development



Enabled by state law (Wis. Stats. 66.0617)

Capital costs: construct, expand, or improve public facilities and land + 10% for legal, engineering, and design costs

Not included: noncapital costs like vehicles, equipment, maintenance, etc.

Example: New Fire Station vs. New Fire Truck

Impact Fees



There must be a sound basis of analysis to support fees

Identify need for public facilities to serve development



Must be proportionate share of capital costs to serve new development as compared to existing development

Total cost burden must be balanced



Level of service standard is defined by community's analysis

Quantity or quality of public facilities relative to the number of persons, parcels of land, or other appropriate measures

Ex. parkland acres per residents

Impact Fee Types



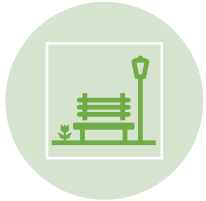
Highways,
transportation facilities,
traffic control devices



Sewage and water
treatment facilities



Water pumping,
storage, and
distribution systems



Parks, playgrounds, and
land for athletic fields



Solid waste and
recycling facilities



Fire, law enforcement,
and emergency
medical facilities



Libraries



Does not include:
schools, vehicles,
operations,
maintenance,
deficiencies, City Hall

Impact Fee Requirements



Must complete Needs Assessment to calculate fees needed



Must enact ordinance to establish and collect fees



Can impose different fees for different types of development or different areas of the community

Ex. parkland fees for residential vs. none for industrial

Ex. different sewer fees based on topography to serve area

Impact Fee Requirements

Fees must be reduced for:

- Special assessment or charges
- Land dedication or fee-in-lieu of land dedication
- Federal or state money used on capital project

Fees can be reduced for:

- Low-cost/affordable housing

Fees are paid when building permits are issued:

- If they exceed \$75,000, developer can defer payment over time
- City must tell developer what type of facility the funds will be used for
- City must return fees after 8 years if unspent (sewer has 10 years)
- City must put funds in separate account for specified capital project

How Do Impact Fees Support The Community?

Impact Fee Example

Typically, based on the number of units for residential and amount of improved space for industrial/commercial

- Sewer: Fees based new industrial/commercial space creating demand (\$X/1,000 sf)
- Parks: Fees based on number and type of new residential units creating demand (\$X/unit)

Impact Fee Example

Village of Hartland

- [Completed Needs Assessment](#) in 2023
- Identified need to expand DPW garage at a cost of \$548,800
 - Residential share: based on forecasted number of new units (\$944 per unit)
 - Nonresidential share: based on forecasted new gross building area (\$427 per 1,000 sf of new nonresidential space)



Impact Fee Pros and Cons

Pros	<ul style="list-style-type: none">• Pay as you go approach (per building permit)• More predictability, consistency, and understanding of planned growth• Cost burden placed on those receiving benefits• City gets funds needed to serve new demand
Cons	<ul style="list-style-type: none">• Increases the cost of new construction and development• Can be viewed as cost prohibitive or deterrent to new development in the community• City must spend funds or repay them, requires active planning and budgeting

Which Impact Fees Does The City Have Today?

Existing Impact Fees

Sewer Connections

Established in ordinance and fee schedule by meter size

Parks

Established in ordinance for parkland dedication or fee-in-lieu of parkland dedication by unit type

Public Facility Type	City's Existing Approach
Highways, transportation facilities, traffic control devices	Don't utilize today
Sewage and water treatment facilities	2017 Needs Assessment
Water pumping, storage, and distribution	Don't utilize today
Parks, playgrounds, and land for athletic fields	Unknown Needs Assessment
Solid waste and recycling facilities	Don't utilize today
Fire, law enforcement, and emergency medical facilities	Don't utilize today
Libraries	Don't utilize today

Use of Existing Impact Fees

Sewer Connection Fees

- Have \$33,949
- Base charges on meter size
- 5/8" meter = \$971 (lowest)
- 6" meter = \$48,585 (highest)

Park Fees

- Have \$77,252
- Base charges on unit type for land costs to buy more parkland
- SF/TF = \$250/unit
- MF =
 - 1-bed \$100/unit
 - 2-bed \$200/unit
 - 3-bed \$250/unit

Key Issues

Sewer Connections

Same 60-unit project

2019 = \$30,000

2025 = \$13,600*

*PCS requires one meter now and fees based on meter

Sewer Connection Fees

- Changes in state code for approach to connections = not appropriate way to collect fees any more
- Not in line with actual costs or what other communities are charging
- Based on 2017 needs assessment, which will no longer be valid after 10 years (2027)

Park Fees

- Not in line with actual costs or what other communities are charging (ex. \$50,000/acre)
- Fees are so low, no motivation to include parkland in new projects (ex. 12 units = \$3,000)
- No evidence of needs assessment to base collection on

How Could This Change?

Impact Fee Opportunities

Several big projects planned that could use impact fees to support investment (fire station, wastewater and water utilities, lift stations, etc.)

New development = support projects

Impact Fee Opportunities

Public Facility Type	Opportunity
Highways, transportation facilities, traffic control devices	Collect new fees to support transportation infrastructure
Sewage and water treatment facilities	Update fees to support sewer infrastructure
Water pumping, storage, and distribution	Collect new fees to support water infrastructure
Parks, playgrounds, and land for athletic fields	Update fees to support parkland and park improvements
Solid waste and recycling facilities	Collect new fees to support waste facilities
Fire, law enforcement, and emergency medical facilities	Collect new fees to support public safety facilities
Libraries	Collect new fees to support library facilities

Conduct Needs Assessment on impact fees



Needs Assessment includes:

Inventory facilities and deficiencies

Identify facility-based projects

Develop cost estimates for projects

Calculate impact of fees on affordable housing



Enact ordinance to codify standards

Collect fees

Park Fee Comparison

Municipality	2022 Population	Existing Parkland Dedication	Existing Fee In Lieu of Parkland Dedication	Existing Park Impact or Improvement Fee
City of Beaver Dam	16,727	<ul style="list-style-type: none"> 5% of land area 	<ul style="list-style-type: none"> \$250 per R1 lot, R2 unit, or three-bed multifamily unit \$200 per two-bedroom multifamily unit \$100 per one bedroom/efficiency multifamily unit 	<ul style="list-style-type: none"> None
City of Cambridge	1,708	<ul style="list-style-type: none"> 1,423 SF per unit 	<ul style="list-style-type: none"> \$733 per unit 	<ul style="list-style-type: none"> \$791 per unit
City of Columbus	5,530	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
City of Edgerton	5,997	<ul style="list-style-type: none"> 1,437 SF per unit 	<ul style="list-style-type: none"> \$1,040 per unit 	<ul style="list-style-type: none"> \$2,693 per unit
City of Elkhorn	10,317	<ul style="list-style-type: none"> 1,045 SF per unit 	<ul style="list-style-type: none"> \$535 per unit 	<ul style="list-style-type: none"> \$874 per single-family unit \$681 per multi-family unit
City of Fort Atkinson	12,583	<ul style="list-style-type: none"> 769 SF per single-family or two-family unit 577 SF per multi-family unit 307 SF per senior unit 	<ul style="list-style-type: none"> \$741 per single-family or two-family unit \$556 per multi-family unit \$296 per senior unit 	<ul style="list-style-type: none"> \$1,009 per single-family or two-family unit \$757 per multi-family unit \$404 per senior unit
City of Jefferson	7,747	<ul style="list-style-type: none"> 2,000 SF per unit, or a minimum of 2 acres in total 	<ul style="list-style-type: none"> Based on a contribution equivalent to the land requirement 	<ul style="list-style-type: none"> \$600 per institutional residential unit \$1,000 per all other dwelling units
Village of Johnson Creek	3,402	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> \$1,152 per unit
City of Lake Mills	6,452	<ul style="list-style-type: none"> 1,740 SF per unit 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
City of Milton	5,710	<ul style="list-style-type: none"> 5% of land area 	<ul style="list-style-type: none"> 3% equalized value of all land, less any land dedicated for parks 	<ul style="list-style-type: none"> None
Village of Mukwonago	8,384	<ul style="list-style-type: none"> 3,049 SF per unit 	<ul style="list-style-type: none"> \$942 per unit 	<ul style="list-style-type: none"> \$600 per 1-bedroom unit \$900 per 2-bedroom unit \$1,200 per 3+ bedroom and single-family unit
City of Stoughton	13,204	<ul style="list-style-type: none"> 1,468 SF per single family unit 1,019 SF per two-family or multifamily unit 528 SF per dwelling unit in group quarters 	<ul style="list-style-type: none"> \$2,674 per single family unit \$1,838 per two-family or multifamily unit \$952 per group quarters unit 	<ul style="list-style-type: none"> \$6,477 per single family unit \$4,497 per two-family or multi-family unit \$2,330 per group quarter unit
City of Watertown	14,758	<ul style="list-style-type: none"> 1,296 SF per residential unit 518 SF per institutional unit 	<ul style="list-style-type: none"> \$641 per unit \$256 per institutional unit 	<ul style="list-style-type: none"> \$1,264 per unit \$506 per institutional unit
Village of Waunakee	15,426	<ul style="list-style-type: none"> Land equal to ten percent of the total area proposed to be subdivided. 	<ul style="list-style-type: none"> \$475 per single-family unit \$315 per duplex or multi-family unit 	<ul style="list-style-type: none"> \$2,755.36 per single-family unit \$1,873.64 per multi-family unit
City of Whitewater	14,200	<ul style="list-style-type: none"> 1,047 SF per unit 	<ul style="list-style-type: none"> \$218 per unit (annually adjusted for inflation with a base year of 2002) 	<ul style="list-style-type: none"> \$514 per unit (annually adjusted for inflation with a base year of 2002)
Average of Comparable Communities		1,612 SF per unit	\$834 per unit	\$1,872 per unit

Sewer Fee Comparison

Municipality	Sewer Connection Fee
City of Beaver Dam	1" meter = \$2,429.28
City of Columbus	1" meter = \$2,500
City of Waupun	1" meter = none
City of Watertown	1" meter = none
City of Jefferson	1" meter = \$2,750
City of Fort Atkinson	1" meter = none

What's Next?

Optional Next Steps

Determine if the City wants to pursue changes to existing fees or potential establishment of new fees:

- **Option 1:**
 - Keep as-is (do nothing)
 - Collect sewer connection fees and parkland dedication fees
- **Option 2:**
 - Conduct Needs Assessment (typically consultant-led effort)
 - Revise Ordinances/Fee Schedules to reflect Needs Assessment
 - Begin collecting new impact fees and planning/budgeting for new capital projects

Questions?

Resources

- UW-Steven's Point Impact Fee Summary:
https://www.uwsp.edu/wp-content/uploads/2024/04/ImpactFees_rev.pdf
- Wisconsin State Statutes:
<https://docs.legis.wisconsin.gov/statutes/statutes/66/vi/0617>
- City of Beaver Dam Fee Schedule:
<https://www.ci.beaverdam.wi.gov/DocumentCenter/View/2171/City-of-Beaver-Dam-Fee-Schedule-PDF>



City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen, Jeremy Klug
SUBJECT: Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703(4) Wisconsin Statutes

The Issue:

Enclosed is the Preliminary Report on Estimated Special Assessments for the 2026 Sewer Lateral & Water Service Replacement Program project. Per current City policy, property owners in the 200 and 300 blocks of East Maple Avenue and East Third Street are being assessed for the following items:

- Non-compliant sidewalks associated with private sewer/water service replacement
- Driveway aprons associated with private sewer/water service replacement
- Non-compliant private water service replacement
- Non-compliant private sanitary lateral replacement

Considerations:

As part of the City's ongoing requirement to remove and replace all lead water service lines within city limits by 2037, noncompliant sewer laterals and water services will be removed and replaced in the 200 and 300 blocks of East Maple Avenue and East Third Street in 2026.

The following schedule can be anticipated for the 2026 Sewer Lateral & Water Service Replacement Program special assessment process:

- May 4, 2026 – Operations Committee considers/approves preliminary estimated special assessments. (COMPLETED)
- May 18, 2026 – Common Council considers/approves preliminary estimated special assessments.
- June 1, 2026 – Operations Committee holds public hearing for approved preliminary estimated special assessments.
- June 15, 2026 – Operations Committee considers/approves final estimated special assessments.
- July 6, 2026 – Common Council considers/approves final estimated special assessments.
- December 2026 – Final special assessment invoices sent to property owners.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommends approval of the Resolution and Preliminary Report on Estimated Special Assessments as presented.

Attachments:

1. Resolution No. 36-2026
2. Preliminary Report on Estimated Special Assessments

RESOLUTION NO. 36-2026

A PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER SECTION 66.0703 (4) WISCONSIN STATUTES

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Beaver Dam, Wisconsin, hereby declares its intention to exercise its police power under Section 66.0703 (4) Wisconsin Statutes, to levy special assessments upon properties within the following described area for benefits conferred upon such properties by the following improvements:

AREA TO BE IMPROVED AND NATURE OF IMPROVEMENTS

2026 SEWER LATERAL & WATER SERVICE REPLACEMENT PROGRAM AS FOLLOWS:

- I. E MAPLE AVE AND E THIRD ST (N LINCOLN AVE TO N UNIVERSITY AVE)
 - a. Improvements including replacement of noncompliant sewer laterals and water services, and concrete sidewalk/driveway aprons associated with such.
- II. The total amount assessed against such district shall not exceed the total cost of the improvements. The Common Council hereby determines that such improvements shall be made under the police power and the amount assessed against each parcel shall be based on assessments per City Ordinances existing at the time of the Public Hearing.
- III. The Director of Engineering is directed to prepare a report consisting of:
 - a. Preliminary plans and specifications for said improvements.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. Schedule of proposed estimated assessments.
 - d. A finding of whether the abutting properties are benefited by the proposed improvements.

Upon completing such report, the Director of Engineering is directed to file a copy thereof in the City Clerk's office for public inspection.

- IV. Upon receiving the Report of the Director of Engineering, the Clerk is directed to give a Class 1 Notice of Public Hearing, unless waived pursuant to 66.0703 (7) (b), on such report as specified in Sec 66.0703 (7) (a), Wisconsin Statutes.
- V. The assessments against any abutting parcel may be paid in cash or in the manner provided in accordance with said above referenced City Ordinances.

Presented by the Operations Committee

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

Adopted: May 18, 2026

Approved: May 18, 2026

Tracey M. Ferron
City Clerk

Roberta Marck
Mayor

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
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East Maple Avenue: North Lincoln Avenue to North University Avenue

KAYLA M KOHLS 204 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-039		0.00 \$0.00	45.00 \$405.00		41.00 \$1,238.00	41.00 \$4,565.00	\$6,208.00
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Notes:

MICHELLE L JOHNSON WILLIAM T JOHNSON 209 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-072		0.00 \$0.00	0.00 \$0.00		34.00 \$1,217.00	34.00 \$4,460.00	\$5,677.00
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Notes:

LOURDES LEMUS 211 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-073		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00
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Notes:

TERRY E HEIMAN 212-1/2 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-041		25.00 \$225.00	0.00 \$0.00		52.00 \$1,271.00	52.00 \$4,730.00	\$6,226.00
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Notes:

KENNETH R VAN BEEK 216 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-042		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
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Notes:

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
BEAVER DAM HOMES LLC 1819 SAINT ALBERT THE GREAT DR SUN PRAIRIE, WI 53590 (Property Address: 217 E MAPLE AVE)	206-1114-0412-075		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00
Notes:								
PATRICK D SCHULTZ KIMBERLY A SCHULTZ 218 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-043		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
Notes:								
JUSTMANN INVESTMENTS LLC 411 JEWEL ST JUNEAU, WI 53039 (Property Address: 220 E MAPLE AVE)	206-1114-0412-044		25.00 \$225.00	0.00 \$0.00		61.00 \$1,298.00	61.00 \$4,865.00	\$6,388.00
Notes:								
TONYA M MALDONADO DIANA K UHERKA 221 E MAPLE ST BEAVER DAM, WI 53916	206-1114-0412-076		25.00 \$225.00	0.00 \$0.00		27.00 \$1,196.00	27.00 \$4,355.00	\$5,776.00
Notes:								
LOUANN SCHMUCKI 226 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-046		0.00 \$0.00	0.00 \$0.00		32.00 \$1,211.00	32.00 \$4,430.00	\$5,641.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
CHRISTAL R DAVIDSON 230 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-047		0.00 \$0.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$5,857.00
Notes:								
GREGORY D ARMSTRONG KATHERINE M ARMSTRONG 304 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-068		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00
Notes:								
CHRISTOPHER HENNING 306 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-067		0.00 \$0.00	0.00 \$0.00		60.00 \$1,295.00	60.00 \$4,850.00	\$6,145.00
Notes:								
LESLIE R SMITH JR OR MARY M SMITH 756 FOREST DR MAYVILLE, WI 53050 (Property Address: 314 E MAPLE AVE)	206-1114-0412-065		25.00 \$225.00	0.00 \$0.00		51.00 \$1,268.00	51.00 \$4,715.00	\$6,208.00
Notes:								
DONALD O NEUMANN JEANETTE J NEUMANN 315 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-095		0.00 \$0.00	0.00 \$0.00		32.00 \$1,211.00	32.00 \$4,430.00	\$5,641.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
FATON AHMEDI 258 SOUTH ST JUNEAU, WI 53039 (Property Address: 317 E MAPLE AVE)	206-1114-0412-096		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00
Notes:								
JOANN E HEINBUCH 322 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-063		0.00 \$0.00	0.00 \$0.00		39.00 \$1,232.00	39.00 \$4,535.00	\$5,767.00
Notes:								
KRISTIN N FABISCH 327 E MAPLE AVE BEAVER DAM, WI 53916	206-1114-0412-099		25.00 \$225.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$6,082.00
Notes:								
JOHN C LONT 109 WILLIAMS ST RANDOLPH, WI 53956 (Property Address: 114 N UNIVERSITY AVE)	206-1114-0412-099		0.00 \$0.00	0.00 \$0.00		39.00 \$1,232.00	39.00 \$4,535.00	\$5,767.00
Notes:								
RICHARD J NEHMER 200 N UNIVERSITY AVE BEAVER DAM, WI 53916	206-1114-0412-062		0.00 \$0.00	0.00 \$0.00		53.00 \$1,274.00	53.00 \$4,745.00	\$6,019.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
East Third Street: North Lincoln Avenue to North University Avenue								
HANS A GOCHENAUR KRISTEN E GOCHENAUR 209 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-031		0.00 \$0.00	0.00 \$0.00		50.00 \$1,265.00	50.00 \$4,700.00	\$5,965.00
Notes:								
ELLEN M JAMES 942 STATE ROAD 19 MARSHALL, WI 53559 (Property Address: 215 E THIRD ST)	206-1114-0412-029		0.00 \$0.00	0.00 \$0.00		51.00 \$1,268.00	51.00 \$4,715.00	\$5,983.00
Notes:								
REED A OR SARAH C SPANG W10593 CASCADE MOUNTAIN RD PORTAGE, WI 53901 (Property Address: 216 E THIRD ST)	206-1114-0412-016		25.00 \$225.00	0.00 \$0.00		0.00 \$0.00	44.00 \$6,810.00	\$7,035.00
Notes:								
KIMBALL C MAHAL TERESSA R MAHAL 218 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-015		25.00 \$225.00	0.00 \$0.00		0.00 \$0.00	50.00 \$7,200.00	\$7,425.00
Notes:								
KATHERINE R MORITZ 220 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-014		25.00 \$225.00	0.00 \$0.00		49.00 \$1,262.00	49.00 \$4,685.00	\$6,172.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
TRAVIS A KLINE REBEKAH J KLINE 221 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-028		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								
BRIAN HARTL 223 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-027		0.00 \$0.00	0.00 \$0.00		41.00 \$1,238.00	41.00 \$4,565.00	\$5,803.00
Notes:								
NICOLE A LANGE 212 N VITA AVE BEAVER DAM, WI 53916	206-1114-0412-025		0.00 \$0.00	0.00 \$0.00		55.00 \$1,280.00	55.00 \$4,775.00	\$6,055.00
Notes:								
KORTNEY TABOR JEDIDIAH TABOR 303 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-050		0.00 \$0.00	0.00 \$0.00		55.00 \$1,280.00	55.00 \$4,775.00	\$6,055.00
Notes:								
BETH MARIE GEORGE 304 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-007		0.00 \$0.00	0.00 \$0.00		42.00 \$1,241.00	42.00 \$4,580.00	\$5,821.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
GEORGE C STONE ANTONIA S STONE 310 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-006		0.00 \$0.00	0.00 \$0.00		46.00 \$1,253.00	46.00 \$4,640.00	\$5,893.00
Notes:								
MARY GARRIS HAROLD GARRIS 311 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-053		0.00 \$0.00	0.00 \$0.00		56.00 \$1,283.00	56.00 \$4,790.00	\$6,073.00
Notes:								
JANEL C WISELL 312 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-005		0.00 \$0.00	0.00 \$0.00		34.00 \$1,217.00	34.00 \$4,460.00	\$5,677.00
Notes:								
JOHN L PALENO 318 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-003		0.00 \$0.00	0.00 \$0.00		43.00 \$1,244.00	43.00 \$4,595.00	\$5,839.00
Notes:								
SARAH V SOUTHWELL JOSEPH R HARRIS 319 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-055		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								

PRELIMINARY REPORT ON ESTIMATED SPECIAL ASSESSMENTS

For: Sidewalk (Non-Compliant), Driveway Aprons, Private Water Service, and Private Sanitary Lateral
 On: East Third Street and East Maple Avenue (200 & 300 Blocks)

PREPARED: April 29, 2026

REVISED: N/A

Preliminary Report: Reviewed by Operations Committee, May 4, 2026

Final Report: Reviewed by Operations Committee, tbd

PROPERTY OWNER AND ADDRESS	PARCEL NUMBER		NON-COMPLIANT CONCRETE SIDEWALK cost per S.F. \$9.00	NEW 6" CONCRETE DRIVEWAY APRON cost per S.Y. \$9.00		PRIVATE WATER SERVICE cost per L.F. \$3.00 \$1,115.00	PRIVATE SANITARY LATERAL cost per L.F. \$15.00 \$3,950.00 \$65.00	TOTAL ASSESSMENT ESTIMATED
DANIEL F RIES 321 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-056		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								
RAMON MEDINA MARIA I ESPINOZA 322 E THIRD ST BEAVER DAM, WI 53916	206-1114-0412-002		0.00 \$0.00	0.00 \$0.00		44.00 \$1,247.00	44.00 \$4,610.00	\$5,857.00
Notes:								
PAUL FAY 214 N UNIVERSITY AVE BEAVER DAM, WI 53916	206-1114-0412-057		0.00 \$0.00	0.00 \$0.00		45.00 \$1,250.00	45.00 \$4,625.00	\$5,875.00
Notes:								

ESTIMATED TOTALS		\$1,800.00	\$405.00		\$45,087.00	\$180,945.00	\$228,237.00
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Estimated Total Assessments	\$228,237.00	=	34.46%
Estimated Total Project Cost	\$662,342.30		



City of Beaver Dam, Wisconsin
Utilities Department

TO: Common Council
FROM: Jeremy Klug
SUBJECT:

The Issue:

At the January 5, 2026 Operations Meeting, committee members granted permission for appropriate City Staff to enter into negotiations for the purchase of property as a site for a future water treatment facility. A purchase offer has been drafted and ready for presentation and consideration.

Considerations:

The current water treatment facility was constructed in a residential neighborhood in the 1950's. Planning for long term water treatment began more than five years ago. Engineering studies support relocating to a larger property near the existing facility. This is due to the age and location of the existing treatment facility, no room for expansion on the current site, stricter regulations for lime disposal, and significant cost increases in lime treatment and lime disposal. Vacant properties near the existing treatment facility were identified and professional engineers recommended the most beneficial site. Raw Water (Well Supply) piping will need to be extended from the existing site to a future site. The closer the location, the less pipe to extend. Size and location of large distribution piping was also analyzed. The vacant land location on Green Valley Road is closest in proximity and was identified as the most advantageous location. Consideration has been given to current and potential future demands. 4.5 acres of land is available which will give adequate acreage for future expansion.

Does this item have a financial or budget impact?

Yes

4.5 acres at \$47,500 per acre = \$213,750.

Phase II environmental study = not to exceed \$25,000.

Recommendation:

Trent Campbell, Executive Vice President with the Beaver Dam Area Development Corporation negotiated with the property owner and broker for a purchase price of \$47,500.00 per acre for a 4.5 acre parcel located at the north-east corner of Green Valley Rd and Carroll St. Recent comparable transactions in the neighborhood sold for \$40,010.20 per acre and \$55,261.89 per acre. Larry Konopacki, City of Beaver Dam contracted attorney, drafted the purchase offer with contingencies including Common Council approval and an environmental study of the site. This resolution includes

authorizing a phase II environmental study not to exceed \$25,000. Staff recommend approving the resolution and forwarding to Common Council this evening.

Attachments:

- 1. Resolution No. 37-2026
- 2. Offer to Purchase

RESOLUTION NO. 37-2026

**A RESOLUTION AUTHORIZING THE PURCHASE OF 4.5 ACRES +/- OF
VACANT LAND BY THE WATER UTILITY**

WHEREAS, the City of Beaver Dam proposes to enter into the attached Vacant Land Offer to Purchase with WMFB, Inc., a Wisconsin Corporation for the City's purchase of 4.5 acres +/- of vacant land on Green Valley Road (Tax Parcel No. 206-1214-3311-020) in the City of Beaver Dam for a new water treatment facility.

WHEREAS, a current Phase I Environmental Study is being conducted. A contingency for a Phase II Environmental Study is included in the offer.

WHEREAS, funds for the purchase price of \$47,500.00 per acre and \$25,000 for a Phase II Environmental Study are on hand in the City's Water Utility Account.

NOW THEREFORE BE IT HEREBY RESOLVED, that the City of Beaver Dam approves the Vacant Land Offer to Purchase, authorizes the Director of Utilities, upon receipt and consideration of advice from the City's environmental consultant, to commission the Phase II Environmental Study and , authorizes the Director of Utilities to terminate the Vacant Land Offer to Purchase based on the results of the environmental studies, and authorizes the appropriate City officials to execute documents to close on the purchase.

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

Adopted: May 18, 2026

Tracey M. Ferron
City Clerk

Approved: May 18, 2026

Roberta Marck
Mayor

(Subject to Committee Approval)

Approved by Wisconsin Real Estate Examining Board
5-1-22(Optional Use Date) 7-1-22 (Mandatory Use Date)

MLG Commercial, LLC dba Newmark

WB-44 COUNTER-OFFER

Counter-Offer No. 1 by (Buyer/Seller) **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 04/27/2026 and signed by Buyer City of Beaver Dam
2 _____ for purchase of real estate at Portion of Parcel No. 206-1214-3311, Beaver
3 Dam, WI is rejected and the following Counter-Offer is hereby made.

4 **CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple**
5 **counter-proposal unless incorporated by reference.**

6 All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____

7 1) Line 666 - Add "Eric Baldwin, Curt Pitzen, Jan Haapala and Susan Baldwin"

8 2) Line 678 - Add "rogerduso@gmail.com, baldwineric31@gmail.com, jan.haapala@gmail.com,
9 amcllc2@gmail.com and curt.pitzen@nmrk.com"

10 3) Addendum, 2. - Seller shall pay for recording of the Certified Survey Map (CSM). Buyer shall order
11 and pay for the Certified Survey Map (CSM).

12 4) Addendum, 4. - Buyer shall pay Title Company for Title Commitment costs if Buyer terminates the
13 Offer to Purchase.

14 5) Addendum, 5. - Shall be deleted and shall read "This Offer is contingent upon a qualified
15 independent environmental consultant(s) of Buyer's choice conducting inspections, tests, analyses,
16 sampling, and evaluations, including but not limited to, geotechnical evaluations, soil borings, and
17 environmental site assessments (Phase I and Phase II Site Assessments), (collectively, the
18 "Environmental Diligence"), at Buyer's expense. Buyer shall have the right to access the Property to
19 perform the Environmental Diligence. Buyer shall not disclose the results of the Environmental
20 Diligence to the Seller or any party except for third-party professionals retained to assist the
21 buyer in connection with the prospective purchase of the property, unless required to do so by law.
22 Buyer may, in its sole discretion and without sharing any supporting information, terminate this
23 Offer under this contingency. This contingency shall be deemed satisfied unless Buyer, on or before
24 August 31, 2026, delivers a written notice to Seller terminating this Offer. If Buyer exercises its
25 right to terminate, this Offer shall immediately terminate and be null and void."

26 6) Addendum, 8. - Seller is represented by MLG Commercial, LLC dba Newmark. Seller shall pay broker
27 by its separate agreement.

28 The attached _____ is/are made part of this Counter-Offer.

29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.

30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party
31 making the Counter-Offer on or before May 6, 2026 (Time is of
32 the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase,
33 unless otherwise provided in this Counter-Offer.

34 **NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as**
35 **provided at lines 30-32.**

36 This Counter-Offer was drafted by Curt J. Pitzen / MLG Commercial, LLC on 05/04/2026
37 _____ Licensee and Firm _____ Date ▲

38 (x) [Signature] 5/6/26 (x) [Signature] 05/04/2026
39 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲
40 Print name ▶ City of Beaver Dam Print name ▶ Roger Dusso / WMFB, Inc.

41 (x) _____ (x) _____
42 Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲
43 Print name ▶ _____ Print name ▶ _____

44 This Counter-Offer was presented by _____ on _____
45 _____ Licensee and Firm ▲ Date ▲

46 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____

47 **NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or**
48 **incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-**
49 **Offer by specifying the number of the provision or the lines containing the provision. In transactions involving**
50 **more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**

ADDENDUM A TO WB-13 VACANT LAND OFFER TO PURCHASE

SELLER: WMFB, Inc., a Wisconsin Corporation

BUYER: City of Beaver Dam, Wisconsin

-
1. *Addendum.* This Addendum A to WB-13 Vacant Land Offer to Purchase (the “Addendum”) forms a part of the WB-13 Vacant Land Offer to Purchase (the “Form”) to which it is attached. In the event of a conflict between the terms and conditions of this Addendum and the terms and conditions of the Form, the terms and conditions of this Addendum shall govern and prevail. The Addendum and the Form are collectively referred to as the “Offer”.
 2. *Identification of Property.* As used herein, the term “**Property**” shall mean the vacant land located in the City of Beaver Dam, Dodge County, Wisconsin, that currently consists of a portion of Parcel No. 206-1214-3311-020, containing approximately 4.5 acres. The Property is described in the legal description and depicted as Lot 1 on the map attached hereto as Exhibit A. Prior to Closing, Seller shall record a certified survey map (“CSM”) with the Dodge County Register of Deeds at Seller’s sole cost and expense. Buyer and Seller agree that the legal description of the Property and the Parcel Number will be updated prior to Closing once the CSM is recorded.
 3. *Purchase Price.* The Purchase Price for the Property shall be forty-seven thousand five hundred dollars and no/100 (\$47,500.00) per acre identified as the total acreage of the Property in the CSM.
 4. *Closing.* Unless this transaction is terminated as allowed by the Offer, this transaction shall be closed thirty (30) days after the termination of the Environmental Diligence contingency in the following section at Guaranty Title Services, Inc. in Juneau, Wisconsin, unless otherwise agreed by Buyer and Seller in writing.
 5. *Environmental Inspections and Testing.* This Offer is contingent upon a qualified independent environmental consultant(s) of Buyer’s choice conducting inspections, tests, analyses, sampling, and evaluations, including but not limited to, geotechnical evaluations, soil borings, and environmental site assessments (Phase I and Phase II Site Assessments), (collectively, the “Environmental Diligence”), at Buyer’s expense, which discloses no defects or possible defects. A “defect” for purposes of this Section 4 is defined as: (a) a “Recognized Environmental Condition” as defined in any applicable ASTM Standard (the most recent edition); (b) a violation or possible violation of environmental laws; (c) a material contingent liability affecting the Property arising under any environmental laws; (d) the presence of an underground storage tank(s); (e) adverse soil conditions; or (f) the presence (or possible presence) of hazardous or toxic substances either on or under the Property or presenting a risk of

contaminating the Property due to future migration from other properties. Buyer shall have the right to access the Property in order to perform the Environmental Diligence.

This contingency shall be deemed satisfied unless Buyer, by August 31, 2026, delivers to Seller a copy of the environmental site assessments, reports, evaluations, and any environmental test results and a written notice listing the defect(s) or possible defect(s) to which Buyer objects, in Buyer's sole discretion. If Buyer delivers such notice to Seller, Buyer may terminate this Offer. If Buyer exercises its right to terminate, this Offer shall immediately terminate and be null and void.

6. *Due Diligence Materials.* In addition to the vacant land disclosure report contemplated by Section 8, within five (5) business days after the date on which this Offer is accepted, Seller shall provide to Buyer true and correct copies of the following documents to the extent such documents are in Seller's possession or control and have not already been provided to Buyer: (a) Seller's most current title insurance commitment or policy; (b) Seller's latest survey of the Property; (c) all soil, geotechnical or wetland reports or surveys; and (d) any plans or studies related to grading or stormwater detention or management. The documents referenced in the preceding sentence shall be collectively referred to in this Addendum as the "**Due Diligence Materials.**"
7. *Approval by City Council.* This Offer is contingent upon the City Council of the City of Beaver Dam adopting a resolution accepting the Offer and its terms. This contingency shall be satisfied by Buyer's delivery to Seller a copy of the resolution accepting the Offer no later than ten (10) days after the regular meeting of the City Council at which the resolution is adopted. If the City Council does not accept the terms of the Offer, the Offer shall terminate and be null and void.
8. *No Commission or Broker.* Seller represents and warrants that it is not represented by a real estate broker or agent for this transaction and no brokerage or real estate commission will be owed upon the consummation of this transaction. Buyer represents and warrants that it is not represented by a real estate broker or agent for this transaction and no real estate commissions will be owed upon the consummation of this transaction.
9. *Voluntary Sale; No Relocation Assistance.*
 - A. Seller acknowledges that this transaction is a voluntary sale and not an exercise of the power of eminent domain by the City of Beaver Dam. Seller has been advised that the City has made no determination that the acquisition of the Property by eminent domain is necessary, but rather, has determined that it would not acquire the Property in the absence of a voluntary agreement. Nothing in the Form or Addendum is intended by either party to give rise to the applicability of any of the provisions of Chapter 32 of the Wisconsin Statutes and the Seller acknowledges receipt of documentation regarding the rights of displaced persons as mandated for delivery by State of Wisconsin law.

B. Seller expressly waives any rights it may have to relocation assistance and other benefits under Chapter 32 of the Wisconsin Statutes and Chapter Adm 92 of the Wisconsin Administrative Code in connection with Buyer's purchase of the Property.

C. Seller expressly acknowledges that it is not a "Displaced person" as that term is defined by Section 32.19(2)(e) of the Wisconsin Statutes and Adm § 92.01(14) of the Wisconsin Administrative Code. Specifically, Adm § 92.01(14)(b)6. Applies to Seller:

(b) "Displaced person" does not include, among others:

6. An owner-occupant who voluntarily sells a property after being informed in writing that the agency will not acquire the property by condemnation if a mutually satisfactory agreement of sale is not attainable. In such cases, however, any tenants who occupy the property are displaced persons under this chapter.

10. *Consideration.* Buyer and Seller acknowledge that Buyer will expend material sums of money in connection with negotiating and executing this Offer, conducting the due diligence activities contemplated by this Offer and preparing for closing, and that Buyer would not have executed this Offer without the availability of the contingencies for due diligence activities described in this Offer. Buyer and Seller, therefore agree that adequate consideration exists to support each of the party's obligations under this Offer, and Seller and Buyer each waive any and all rights to challenge the enforceability of this Offer on the basis that any of the conditions or contingencies set forth herein are at Buyer's sole discretion or that any of the agreements contained herein are illusory.
11. *Counterparts.* This Offer may be executed simultaneously in two or more counterparts, including by electronic image (e.g., pdf), email, or by facsimile, each of which shall be deemed an original, but all of which shall constitute one and the same instrument, provided that all such counterparts, in the aggregate, shall contain the signatures of all parties hereto. To the fullest extent permitted by law, this Offer may be signed and transmitted electronically (such as DocuSign or other digital signature) and each document signed electronically shall be treated as an original and shall have the same binding effect as an original signature on an original document.
12. *Survival.* All of Seller's and Buyer's representations and warranties shall survive the closing of this transaction and the conveyance of the Property to Buyer. Any other terms or conditions stated to survive shall survive the closing of this transaction and the conveyance of the Property to Buyer.

[Signatures appear on the following page]

SELLER

WMFB Inc.

By _____
Print Name _____
Title _____

BUYER

City of Beaver Dam

By  _____
Print Name Jeremy Klug
Title Director of Utilities

Attachments:

- Exhibit A – Legal Description and Map of the Property
- Exhibit B – Vacant Land Disclosure Report

**EXHIBIT A TO ADDENDUM A
LEGAL DESCRIPTION AND MAP OF THE PROPERTY**

A part of Lot 2 of CSM #7796 and being located in part of the NW 1/4 of the NE 1/4 & the NE 1/4 of the NE 1/4 of Section 33, 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

BEGINNING at the NW corner of Lot 2 CSM #7796 also being the SW corner of Lot 1 CSM #7420 and a point of the easterly right of way line of Green Valley Rd., thence N 88°26'12" E, 417.28 feet along the north line of said Lot 2; thence N 42°24'36" E, 91.09 feet along the north line of said Lot 2; thence S 63°28'06" E, 311.09 feet along the north line of said Lot 2; thence S 35°03'00" W, 433.46 feet to a point on the south line of Lot 2 CSM #7796; thence N 47°14'37" W, 299.08 feet along the south line of said Lot 2; thence S 88°26'12" W, 245.05 feet along the south line of said Lot 2; thence N 65°29'52" W, 47.64 feet along the south line of said Lot 2 to the west line of said Lot 2 and the easterly right of way of Green Valley Rd.; thence N 00°00'46" W, 199.06 feet along the west line of said Lot 2 and the easterly right of way of Green Valley Rd. to the POINT OF BEGINNING.

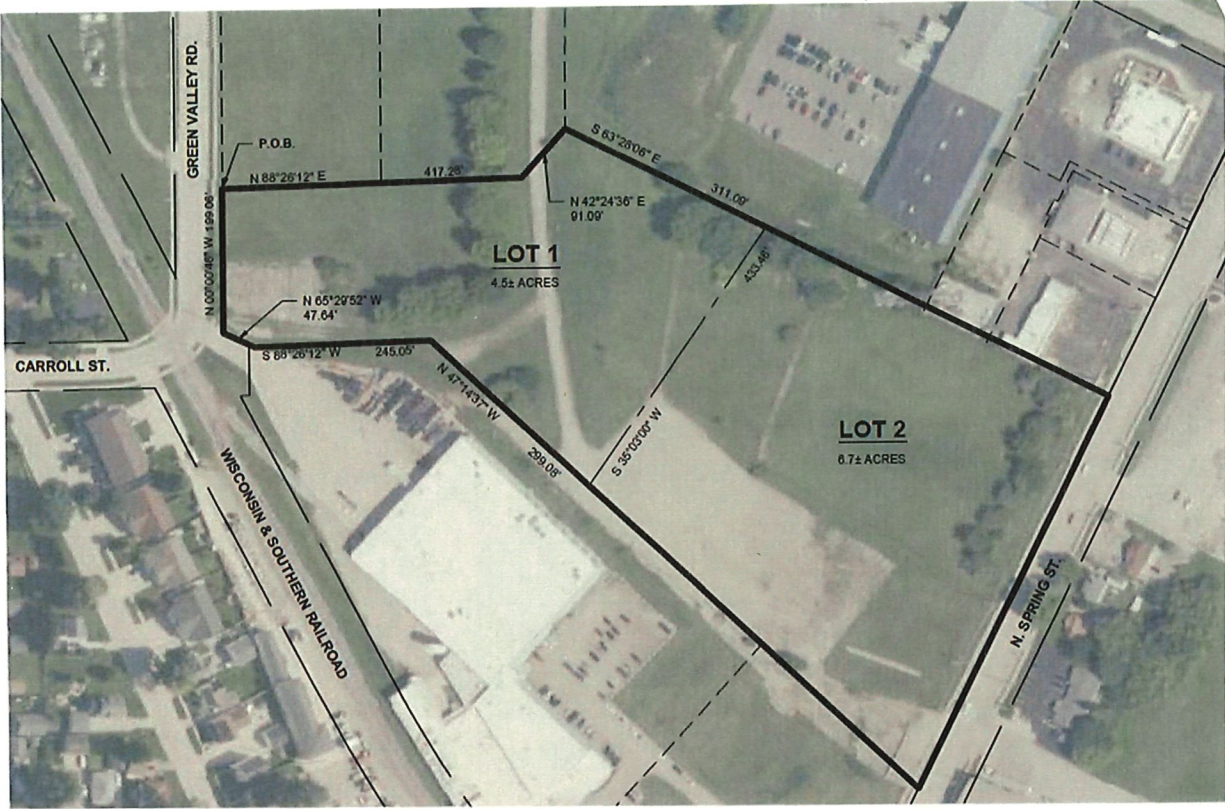


EXHIBIT B TO ADDENDUM A VACANT LAND DISCLOSURE REPORT

WISCONSIN REALTORS* ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Page 1 of 3

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

A. THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____ IN _____ (STREET ADDRESS) IN THE _____ (CITY) (VILLAGE) (TOWN) OF _____, COUNTY OF _____, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would adversely affect the use of the property.

B.2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes." *If a statement is instead answered by a third party expert's written information, check "See Expert's Report" and attach the information.*

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

PROPERTY CONDITION STATEMENTS*

	Yes	No	N/A	<i>See Expert's Report</i>
C.1. I am aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property.	_____	_____	_____	_____
C.2. I am aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition.	_____	_____	_____	_____
C.3. I am aware of a land division or subdivision for which required state or local approvals were not obtained.	_____	_____	_____	_____
C.4. I am aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state, or federal regulations.	_____	_____	_____	_____
C.5. I am aware that all or part of the property is subject to, or in violation of, an agricultural conservation easement or a farmland preservation agreement with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) (also see item D. 2.), or under a county farmland preservation plan or enrolled in, or in violation of, a forest cropland, managed forest land (also see item D. 2m.), conservation reserve, or other comparable program.	_____	_____	_____	_____
C.6. I am aware of a boundary or lot dispute, an encroachment, an encumbrance, a joint driveway, or a violation of the fence laws under ch. 90, Wis. stats.	_____	_____	_____	_____
C.7. I am aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property.	_____	_____	_____	_____
C.8. I am aware of any condition constituting a significant health risk or safety hazard for occupants of the property.	_____	_____	_____	_____
C.9. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	_____	_____	_____	_____
C.9m. I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	_____	_____	_____	_____

	Yes	No	N/A	See Expert's Report
C.10. I am aware of a defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the premises.	_____	_____	_____	_____
C.11. I am aware that methamphetamine or other hazardous or toxic substances have been manufactured on the property.	_____	_____	_____	_____
C.12. I am aware of high voltage electric (100 kilovolts or greater) or steel natural gas transmission lines located on, but not directly serving, the property.	_____	_____	_____	_____
C.13. I am aware of defects in any well, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.	_____	_____	_____	_____
C.14. I am aware of defects in any septic system or other sanitary disposal system on the property or any out-of-service septic system that is not closed or abandoned according to applicable regulations.	_____	_____	_____	_____
C.15. I am aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, or slides; or excessive rocks or rock formations.	_____	_____	_____	_____
C.16. I am aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial action program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.	_____	_____	_____	_____
C.17. I am aware that there is no legal access to the property by vehicle from public roads.	_____	_____	_____	_____
C.18. I am aware that the property is subject to any of the following: a homeowners' association; a common area shared or co-owned with another; a zoning violation or nonconforming use; a right-of-way; a restrictive covenant; an easement, including a conservation easement; an easement maintenance agreement; or use of a part of the property by a nonowner, other than a recorded utility easement.	_____	_____	_____	_____
C.19. I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district, that has the authority to impose assessments against real property located within the district.	_____	_____	_____	_____
C.20. I have received notice of a property tax increase, other than a normal annual increase, or am aware of a completed or pending property reassessment or a proposed or pending special assessment.	_____	_____	_____	_____
C.21. I am aware of burial sites, archeological artifacts, mineral rights, orchards, or endangered species on the property.	_____	_____	_____	_____
C.22. I am aware of flooding, standing water, drainage problems, or other water problems on or affecting the property.	_____	_____	_____	_____
C.23. I am aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.	_____	_____	_____	_____
C.24. I am aware of significant odor, noise, water intrusion, or other irritants emanating from neighboring property.	_____	_____	_____	_____
C.25. I am aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased trees; or substantial injuries or disease in livestock on the property or neighboring property.	_____	_____	_____	_____
C.26. I am aware of existing or abandoned manure storage facilities.	_____	_____	_____	_____
C.27. I am aware that the property is subject to a mitigation plan required under administrative rules of DNR related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.	_____	_____	_____	_____
C.28. I am aware that a pier attached to the property is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.	_____	_____	_____	_____
C.29. I am aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.	_____	_____	_____	_____
C.30. I am aware of other defects affecting the property.	_____	_____	_____	_____

ADDITIONAL INFORMATION

	Yes	No	N/A	See Expert's Report
D.1. Use-Value Assessments. The use-value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a nonagricultural use, such as residential or commercial development, that person may owe a conversion charge. To obtain more information about the use-value law or conversion charge, contact the Wisconsin Department of Revenue's (DOR's) equalization section at (608) 266-2149 or visit: http://www.revenue.wi.gov/faqs/slf/useassmt.html .				
a. I am aware that all or part of the land has been assessed as agricultural land under § 70.32(2r), Wis. stats.	_____	_____	_____	_____
b. I am aware that the owner has been assessed a use-value conversion charge under § 74.485(2), Wis. stats.	_____	_____	_____	_____
c. I am aware that the payment of a use-value conversion charge has been deferred under § 74.485(4), Wis. stats.	_____	_____	_____	_____
D.2. Farmland Preservation. Early termination of a farmland preservation agreement or removal of land from a farmland preservation agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. For more information, call (608) 224-4500 or visit: http://workinglands.wi.gov .				
a. I am aware that the property is subject to a farmland preservation agreement.	_____	_____	_____	_____
D.2m. Managed Forest Land. The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit: http://dnr.wi.gov/forestry .				
a. I am aware that all or part of the property is enrolled in the managed forest land program.	_____	_____	_____	_____
D.3. Utility Connections. I am aware that the property is connected to the following utilities on the property or at the lot line:				
a. Electricity.	_____	_____	_____	_____
b. Municipal water.	_____	_____	_____	_____
c. Telephone.	_____	_____	_____	_____
d. Cable television.	_____	_____	_____	_____
e. Natural gas.	_____	_____	_____	_____
f. Municipal sewer.	_____	_____	_____	_____
D.4. The owner has owned the property for _____ years.				
D.5. Explanation of "yes" responses. (See B.3.) _____				

NOTICE REGARDING SEX OFFENDER REGISTRY

E. The prospective buyer may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at (608) 240-5830 or by visiting <http://www.widocoffenders.org>.

OWNER'S CERTIFICATION

F. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date _____
 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

G. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

H. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS, OR WARRANTIES.

BUYER'S ACKNOWLEDGEMENT

I.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as floodplain status.

I.2. I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____

*NOTE: All information appearing in italics in this Vacant Land Disclosure Report is purely of a supplemental nature and is not required pursuant to Section 709.033 of the Wisconsin Statutes.
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 Drafted by: Attorney Debra Peterson Conrad
 No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

WB-13 VACANT LAND OFFER TO PURCHASE

1 ~~LICENSEE DRAFTING THIS OFFER ON _____ [DATE] IS (AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE~~

3 The Buyer, _____ The City of Beaver Dam, Wisconsin _____,
4 offers to purchase the Property known as See Addendum A

5 _____
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
7 as an addendum per line 682] in the _____ City _____ of _____ Beaver Dam _____, County
8 of _____ Dodge _____ Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is See Addendum A
10 _____ Dollars (\$ _____).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: _____

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

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at
17 lines 12-13) and the following: _____

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

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

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

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

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

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

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

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

36 **CLOSING** This transaction is to be closed on See Addendum A

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

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

44 **EARNEST MONEY**

45 ~~■ EARNEST MONEY of \$ _____ accompanies this Offer.~~

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

47 ~~■ EARNEST MONEY of \$ _____ will be mailed, or commercially, electronically~~

48 ~~or personally delivered within _____ days ("5" if left blank) after acceptance.~~

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

50 _____) **STRIKE THOSE NOT APPLICABLE**

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

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

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

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

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

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
 78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in
 79 this Offer except: _____

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

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

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

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

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

Property Address: _____

- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
118 lines located on but not directly serving the Property.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
120 substances on neighboring properties.
- 121 ~~h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
124 that are not closed or abandoned according to applicable regulations.~~
- 125 ~~i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
126 system serving the Property not closed or abandoned according to applicable regulations.~~
- 127 ~~j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
133 or not. Department regulations may require closure or removal of unused tanks.)~~
- 134 ~~k. Existing or abandoned manure storage facilities located on the property.~~
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 ~~m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
140 involving the Property without required state or local permits.~~
- 141 ~~n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
142 and there are common areas associated with the Property that are co-owned with others.~~
- 143 ~~o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
147 county.~~
- 148 ~~p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights of
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
155 other than recorded utility easements.~~
- 156 ~~q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.~~
- 158 ~~r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest-Crop
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.~~
- 160 ~~s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
162 similar group of which the Property owner is a member.~~
- 163 ~~t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.~~
- 168 ~~u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
169 existing condition.~~
- 170 ~~v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.~~
- 172 ~~w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.~~
- 173 ~~x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.~~
- 174 ~~y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.~~
- 176 ~~z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
177 Defect or material condition.~~

Property Address: _____

178 aa. ~~Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.~~
 179 bb. ~~Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).~~
 180 cc. ~~Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a~~
 181 ~~lease agreement or an extension of credit from an electric cooperative.~~

182 ~~**GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance~~
 183 ~~of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,~~
 184 ~~agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation~~
 185 ~~agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,~~
 186 ~~Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with~~
 187 ~~disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This~~
 188 ~~contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice~~
 189 ~~terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or~~
 190 ~~payback obligation.~~

191 ~~**CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**~~
 192 ~~**programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**~~
 193 ~~**such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**~~
 194 ~~**continued after sale. The Parties agree this provision survives closing.**~~

195 ~~**MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)~~
 196 ~~program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive~~
 197 ~~program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders~~
 198 ~~designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the~~
 199 ~~MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the~~
 200 ~~Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL~~
 201 ~~management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan~~
 202 ~~compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,~~
 203 ~~or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program~~
 204 ~~and may result in the assessment of penalties. For more information call the local DNR forester or visit~~
 205 ~~<https://dnr.wisconsin.gov/topic/forestry>.~~

206 ~~**USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that~~
 207 ~~would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural~~
 208 ~~land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.~~
 209 ~~To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's~~
 210 ~~Equalization Bureau or visit <http://www.revenue.wi.gov/>.~~

211 ~~**FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such~~
 212 ~~an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the~~
 213 ~~Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or~~
 214 ~~visit <http://www.datcp.state.wi.us/> for more information.~~

215 ~~**CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.~~
 216 ~~Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant~~
 217 ~~a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as~~
 218 ~~certain incentive payments and cost share assistance for establishing long term, resource conserving ground cover.~~
 219 ~~Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service~~
 220 ~~Agency office or visit <http://www.fsa.usda.gov/>.~~

221 ~~**SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with~~
 222 ~~Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000~~
 223 ~~feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards~~
 224 ~~for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that~~
 225 ~~may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must~~
 226 ~~conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.~~
 227 ~~Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland wetland~~
 228 ~~zoning restrictions, if any.~~

229 ~~**FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares~~
 230 ~~where one or both of the properties is used and occupied for farming or grazing purposes.~~

231 ~~**CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**~~
 232 ~~**occupied for farming or grazing purposes.**~~

233 ~~**PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,~~
 234 ~~there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely~~
 235 ~~responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning~~
 236 ~~ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses~~
 237 ~~and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,~~
 238 ~~estimates for utility hook up expenses, special assessments, changes for installation of roads or utilities, environmental~~
 239 ~~audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the~~
 240 ~~feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain~~
 241 ~~of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).~~

Property Address: _____

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these
243 contingencies:

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

251 ~~Proposed Use:~~ Buyer is purchasing the Property for the purpose of: _____

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

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

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

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

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

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

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

277 electricity _____; gas _____; sewer _____;

278 water _____; telephone _____; cable _____;

279 other _____

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

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

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

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

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

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

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

Property Address: _____

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

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

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

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

~~320 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-310).
321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date
322 on line 1 of this Offer that discloses no Defects.~~

~~323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an
324 inspection of _____
325 _____ (list any Property component(s)
326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.~~

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

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

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

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

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

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

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

~~343 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.~~

~~344 If Seller has the right to cure, Seller may satisfy this contingency by:~~

- ~~345 (1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects
346 stating Seller's election to cure Defects;~~
- ~~347 (2) curing the Defects in a good and workmanlike manner; and~~
- ~~348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.~~

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

- ~~350 (1) Seller does not have the right to cure; or~~
- ~~351 (2) Seller has the right to cure but:
352 (a) Seller delivers written notice that Seller will not cure; or
353 (b) Seller does not timely deliver the written notice of election to cure.~~

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

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

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

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

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

- 371 ~~**FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.~~
- 372 ~~**ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate
373 shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if
374 left blank) at the first adjustment and by not more than _____% ("4" if left blank) at each subsequent adjustment.
375 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if
376 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.~~

377 ~~■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer
378 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
379 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
380 (even if subject to conditions) that is:~~

- 381 ~~(1) signed by Buyer; or,~~
- 382 ~~(2) accompanied by Buyer's written direction for delivery.~~

383 ~~Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
384 this contingency.~~

385 ~~**CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
386 provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
387 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**~~

388 ~~■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357,
389 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
390 written loan commitment from Buyer.~~

391 ~~■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
394 unavailability.~~

395 ~~**SELLER FINANCING:** Seller shall have 10 days after the earlier of:~~

- 396 ~~(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or~~
- 397 ~~(2) the Deadline for delivery of the loan commitment on line 357,~~

398 ~~to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same
399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
400 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
402 worthiness for Seller financing.~~

403 ~~**IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after
404 acceptance, Buyer shall deliver to Seller either:~~

- 405 ~~(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at
406 the time of verification, sufficient funds to close; or~~
- 407 ~~(2) _____~~

408 ~~_____ [Specify documentation Buyer agrees to deliver to Seller].~~

409 ~~If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
410 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
411 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
412 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
413 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
414 access for an appraisal constitute a financing commitment contingency.~~

415 ~~**APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
418 the agreed upon purchase price.~~

419 ~~This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
421 to the appraised value.~~

422 ~~■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.~~

423 ~~If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
424 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal~~

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
428 appraisal report and:

- 429 (1) Seller does not have the right to cure; or
- 430 (2) Seller has the right to cure but:
 - 431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or
 - 432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
433 report.

434 ~~NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.~~
435 ~~CLOSING OF BUYER'S PROPERTY CONTINGENCY:~~ This Offer is contingent upon the closing of the sale of

436 Buyer's property located at _____
437 no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall
438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of
441 bridge loan shall not extend the closing date for this Offer.

442 ~~BUMP CLAUSE:~~ If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

- 445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
- 446 (2) Written waiver of _____
447 _____ (name other contingencies, if any); and
- 448 (3) Any of the following checked below:
 - 449 Proof of bridge loan financing.
 - 450 Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

452 Other: _____
453 _____
454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

455 ~~SECONDARY OFFER:~~ This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
461 Offer becomes primary.

462 **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may
463 be subject to periodic association fees after closing and one time fees resulting from transfer of the Property. Any one time
464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) ~~STRIKE ONE~~ ("Buyer" if neither is
465 stricken).

466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
468 association assessments, fuel and _____ None _____.

469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**
470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
471 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA**:

- 472 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE
474 APPLIES IF NO BOX IS CHECKED.
- 475 Current assessment times current mill rate (current means as of the date of closing).
- 476 Sale price, multiplied by the municipality area wide percent of fair market value used by the assessor in the prior
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).
- 478 _____

479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
480 **substantially different than the amount used for proration especially in transactions involving new construction,**
481 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
482 **assessor regarding possible tax changes.**

483 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro rata share. Buyer shall, within 5

~~485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post closing obligation
487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.~~

TITLE EVIDENCE

489 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
490 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
491 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and _____

495 _____
496 _____ (insert other allowable exceptions from title, if
497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute
498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
501 **making improvements to Property or a use other than the current use.**

502 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
505 lender and recording the deed or other conveyance.

506 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
507 ~~STRIKE ONE~~ ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
511 523).

512 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney
513 or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the Property as of a date no more
514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be
515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
517 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
518 such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
523 extinguish Seller's obligations to give merchantable title to Buyer.

524 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**
529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**
530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**
531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**
532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**
533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 ~~**LEASED PROPERTY:** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
536 (written) (oral) ~~STRIKE ONE~~ lease(s), if any, are _____~~

537 _____
538 _____ . Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

DEFINITIONS

540 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX () are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing ~~unless otherwise provided in~~
591 ~~this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased.~~ At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. ~~Occupancy shall be given subject to tenant's rights, if any.~~

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- 599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
600 damages.

601 If Seller defaults, Buyer may:

- 602 (1) sue for specific performance; or
- 603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability
605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party
606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the
608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**
610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**
611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**
612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**
613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>
619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)
621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign
624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**
627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**
628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a
630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers
631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified
633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's
634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,
635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this
636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the
638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding
639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**
647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
649 FIRPTA.

650 ~~**SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of~~
651 ~~_____ (c.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage~~
652 ~~fees at closing. Payment made under this provision represents an economic adjustment only and does not create any~~
653 ~~agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party~~
654 ~~beneficiary of this contract.~~

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** See Addendum A _____

656 _____
657 _____
658 _____
659 _____

660 _____
661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
663 664-679.

664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: Roger Dusso

667 Name of Buyer's recipient for delivery, if any: Jeremy Klug

668 (2) Fax: fax transmission of the document or written notice to the following number:

669 Seller: () Buyer: ()

670 (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
672 line 675 or 676.

673 (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: _____

676 Address for Buyer: _____

677 (5) Email: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: _____

679 Email Address for Buyer: _jklug@ci.beaverdam.wi.gov _____

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 **ADDENDA:** The attached Addendum A _____ is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Larry Konopacki, Attorney for Buyer _____

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

696 (x) _____
697 Buyer's Signature ▲ Print Name Here ► Date ▲

698 (x) _____
699 Buyer's Signature ▲ Print Name Here ► Date ▲

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
703 **COPY OF THIS OFFER.**

704 (x) _____
705 Seller's Signature ▲ Print Name Here ► Date ▲

706 (x) _____
707 Seller's Signature ▲ Print Name Here ► Date ▲

708 This Offer was presented to Seller by [Licensee and Firm] _____
709 _____ on _____ at _____ a.m./p.m.

710 This Offer is rejected _____ This Offer is countered [See attached counter] _____
711 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲



City of Beaver Dam, Wisconsin
City Administrator Office

TO: Common Council
FROM: Larry Bierke
SUBJECT:

The Issue:

Enclosed is the Vacant Land Offer to Purchase from the Rotary Club of Beaver Dam to purchase a 1.25 acre portion of City-owned Parcel No. 206-1214-2814-013.

The referenced parcel is located on Woodland Drive, and it's expected that the Rotary's use of such will be limited to indoor storage. Consequently, the proposed use will also serve as a nice buffer separating the Light Manufacturing use to the west from the residential use to the east.

Note that the Offer to Purchase grants the City of Beaver Dam a Right of First Refusal (ROFR) if the Rotary Club later decides to sell the property. The ROFR essentially allows the City to purchase the property back at a reduced cost in recognition of the value of land being donated.

Considerations:

The Beaver Dam Rotary Club has been using the shed building located on city-owned property at W8219 Hemlock Road for storage of the Beaver Dam Rotary Lights. The referenced building has recently been demolished in advance of the Oppidan Data Center Project. The Rotary Club has since started a fundraiser to build a new storage building and has asked the City to consider donating land for such.

This item was last discussed with the Operations Committee at their December 15, 2025 meeting, at which time the committee directed staff to further coordinate a land donation to Beaver Dam Rotary Club.

Subsequently, the City has spent the last several months working with the Rotary Club on their building and lot design, as well as fundraising activities.

Does this item have a financial or budget impact?

Yes

The value of the land is estimated at approximately \$37,500 (i.e., \$30,000 per acre). This land was originally purchased with funding from the Beaver Dam Development Corporation, so when other sites on Woodland Drive and/or Commercial Drive are sold,

it would be appropriate for the City to repay the Development Corporation for their investment.

Recommendation:

Staff recommend approval of the Offer to Purchase as presented.

Attachments:

1. Resolution No. 38-2026
2. Vacant Land Offer to Purchase
3. Parcel Map

RESOLUTION NO. 38-2026

A RESOLUTION APPROVING A VACANT LAND OFFER TO PURCHASE FROM ROTARY CLUB OF BEAVER DAM, WISCONSIN, INC.

WHEREAS, the City of Beaver Dam (Seller) proposes to enter into the attached Vacant Land Offer to Purchase with Rotary Club of Beaver Dam, Wisconsin, Inc. (Buyer) for the sale of 1.25 acres of vacant land on Woodland Dr (portion of Tax Parcel No. 206-1214-2814-013) in the City of Beaver Dam for the purpose of a new storage building; and

NOW, THEREFORE, BE IT RESOLVED that the City of Beaver Dam approves the Vacant Land Offer to Purchase 1.25 acres of vacant land for the sale price of \$1.00 for a new storage building and hereby authorizes the appropriate City officials to execute documents to close on the purchase.

Presented by the Operations Committee

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

Adopted: May 18, 2026

Tracey M. Ferron
City Clerk

Approved: May 18, 2026

Roberta Marck
Mayor

(Subject to Committee Approval)

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON _____ [DATE] IS ~~(AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/ LISTING FIRM) (AGENT OF BUYER AND SELLER)~~ **STRIKE THOSE NOT APPLICABLE**

3 The Buyer, Rotary Club of Beaver Dam, Wisconsin, Inc. _____,
4 offers to purchase the Property known as Portion of Parcel No. 206-1214-2814-013 shown as Lot 1 in Exhibit A

5 _____
6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach
7 as an addendum per line 682] in the City _____ of Beaver Dam _____, County
8 of Dodge _____ Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is One***** Dollars (\$ 1.00).

10 *****
11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: None.

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

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

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

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

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

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

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

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

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

36 **CLOSING** This transaction is to be closed on _____
37 _____

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

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

44 **EARNEST MONEY**

45 ~~■ EARNEST MONEY of \$ _____ accompanies this Offer.~~
46 ~~If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.~~

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

49 ~~All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as _____
50 _____) **STRIKE THOSE NOT APPLICABLE**~~

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

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

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

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

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

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

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

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

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

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

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

~~416 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other
417 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission
418 lines located on but not directly serving the Property.—~~

~~419 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
420 substances on neighboring properties.—~~

~~421 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the
422 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or
423 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but
424 that are not closed or abandoned according to applicable regulations.—~~

~~425 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic
426 system serving the Property not closed or abandoned according to applicable regulations.—~~

~~427 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or
428 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel
429 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may
430 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;
431 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department
432 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use
433 or not. Department regulations may require closure or removal of unused tanks.)—~~

~~434 k. Existing or abandoned manure storage facilities located on the property.—~~

~~435 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;
436 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special
437 purpose district, such as a drainage district, that has authority to impose assessments on the Property.—~~

~~438 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special
439 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division
440 involving the Property without required state or local permits.—~~

~~441 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit
442 and there are common areas associated with the Property that are co-owned with others.—~~

~~443 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,
444 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan
445 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that
446 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the
447 county.—~~

~~448 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning
449 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation
450 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated
451 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization
452 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or
453 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights of
454 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements
455 other than recorded utility easements.—~~

~~456 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment
457 conversion charge; or payment of a use-value assessment conversion charge has been deferred.—~~

~~458 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop
459 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.—~~

~~460 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will
461 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or
462 similar group of which the Property owner is a member.—~~

~~463 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint
464 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but
465 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,
466 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of
467 the Property or to the use of the Property such as a joint driveway, liens, and licenses.—~~

~~468 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an
469 existing condition.—~~

~~470 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting
471 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.—~~

~~472 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.—~~

~~473 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.—~~

~~474 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or
475 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.—~~

~~476 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other
477 Defect or material condition.—~~

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

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these
243 contingencies.

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

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: See Addendum A attached hereto and incorporated herein.

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

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

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

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

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

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

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

277 electricity _____; gas _____; sewer _____;
278 water _____; telephone _____; cable _____;
279 other _____.

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

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

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

287 **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **[STRIKE ONE]** ("Seller
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by
289 a registered land surveyor, within 10 _____ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) **[STRIKE ONE]**
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of 1.25 _____ acres, maximum of _____
291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the
292 Property, the location of improvements, if any, and: _____
293 _____.

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

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

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

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

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

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

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

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

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

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

325 _____ (list any Property component(s)
326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

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

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

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

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

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

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

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

343 ~~**■ RIGHT TO CURE:**~~ Seller (shall)(shall not) ~~**STRIKE ONE**~~ ("shall" if neither is stricken) have the right to cure the Defects.

344 If Seller has the right to cure, Seller may satisfy this contingency by:

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

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

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

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

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

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

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

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

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

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

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

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

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

371 ~~**FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.~~

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

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

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

381 ~~(1) signed by Buyer; or,~~

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

383 ~~Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
 384 this contingency.~~

385 ~~**CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
 386 provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
 387 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**~~

388 ~~■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357,
 389 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
 390 written loan commitment from Buyer.~~

391 ~~■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this
 392 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
 393 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
 394 unavailability.~~

395 ~~**SELLER FINANCING:** Seller shall have 10 days after the earlier of:~~

396 ~~(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or~~

397 ~~(2) the Deadline for delivery of the loan commitment on line 357,~~

398 ~~to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same
 399 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.~~

400 ~~If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
 401 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
 402 worthiness for Seller financing.~~

403 ~~**IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within _____ days ("7" if left blank) after
 404 acceptance, Buyer shall deliver to Seller either:~~

405 ~~(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at
 406 the time of verification, sufficient funds to close; or~~

407 ~~(2) _____
 408 _____ [Specify documentation Buyer agrees to deliver to Seller].~~

409 ~~If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
 410 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
 411 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
 412 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
 413 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
 414 access for an appraisal constitute a financing commitment contingency.~~

415 ~~**APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
 416 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
 417 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
 418 the agreed upon purchase price.~~

419 ~~This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy
 420 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
 421 to the appraised value.~~

422 ~~■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.~~

423 ~~If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
 424 price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal~~

~~425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.~~

~~427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
428 appraisal report and:~~

~~429 (1) Seller does not have the right to cure; or~~

~~430 (2) Seller has the right to cure but:~~

~~431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or~~

~~432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
433 report.~~

~~434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**~~

~~435 **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of
436 Buyer's property located at _____~~

~~437 no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall
438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close
440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of
441 bridge loan shall not extend the closing date for this Offer.~~

~~442 **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:~~

~~445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;~~

~~446 (2) Written waiver of _____
447 _____ (name other contingencies, if any); and~~

~~448 (3) Any of the following checked below:~~

~~449 Proof of bridge loan financing.~~

~~450 Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide
451 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.~~

~~452 Other: _____
453 _____~~

~~454 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]~~

~~455 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon
456 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
457 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
458 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
459 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7"
460 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
461 Offer becomes primary.~~

~~462 **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may
463 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time
464 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is
465 stricken).~~

~~466 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
467 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
468 association assessments, fuel and none other _____.~~

~~469 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**~~

~~470 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.~~

~~471 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA**:~~

~~472 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
473 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE
474 APPLIES IF NO BOX IS CHECKED.~~

~~475 Current assessment times current mill rate (current means as of the date of closing).~~

~~476 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
477 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).~~

~~478 _____~~
~~479 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be
480 substantially different than the amount used for proration especially in transactions involving new construction,
481 extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local
482 assessor regarding possible tax changes.**~~

~~483 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
484 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5~~

~~485 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
486 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
487 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.~~

TITLE EVIDENCE

489 **■ CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by **warranty deed**
490 **(trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as**
491 **provided herein)**, free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
492 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
493 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land
494 Disclosure Report and in this Offer, general taxes levied in the year of closing and quit claim deed.

495 _____
496 _____ (insert other allowable exceptions from title, if
497 any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute
498 the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

499 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
500 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
501 **making improvements to Property or a use other than the current use.**

502 **■ TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of
503 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall
504 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's
505 lender and recording the deed or other conveyance.

506 **■ GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
507 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
508 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance
509 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or
510 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-
511 523).

512 **■ DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney
513 or Buyer not more than 5 days after acceptance ("15" if left blank), showing title to the Property as of a date no more
514 than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be
515 paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

516 **■ TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
517 objections to title within 5 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
518 such event, Seller shall have 5 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
519 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
520 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
521 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
522 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
523 extinguish Seller's obligations to give merchantable title to Buyer.

524 **■ SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
525 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
526 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
527 describing the planned improvements and the assessment of benefits.

528 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**
529 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**
530 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**
531 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**
532 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**
533 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

534 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
535 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
536 (written) (oral) **STRIKE ONE** lease(s), if any, are N/A

537 _____
538 _____. Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

DEFINITIONS

540 **■ ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
541 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
542 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

543 **■ BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
544 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX () are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
600 damages.

601 If Seller defaults, Buyer may:

- 602 (1) sue for specific performance; or
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability
 605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party
 606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
 607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the
 608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**
 610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**
 611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**
 612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**
 613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
 615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
 616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
 618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>
 619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)
 621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the
 622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding
 623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign
 624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the
 625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**
 627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**
 628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a
 630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers
 631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified
 633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's
 634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,
 635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this
 636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the
 638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding
 639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,
 641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC
 642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall
 643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also
 644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,
 645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
 648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
 649 FIRPTA.

650 **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of
 651 _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage
 652 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any
 653 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party
 654 beneficiary of this contract.

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** See Addendum A attached hereto and incorporated herein.
 656 _____
 657 _____
 658 _____
 659 _____
 660 _____

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
 662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
 663 664-679.

664 (1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: Larry Bierke

667 Name of Buyer's recipient for delivery, if any: Shane Christopherson and Dale Schmidt

668 (2) Fax: fax transmission of the document or written notice to the following number:

669 Seller: () _____ Buyer: () _____

670 (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial
671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at
672 line 675 or 676.

673 (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: 205 S Lincoln Ave, Beaver Dam, WI 53916

676 Address for Buyer: PO Box 482, Beaver Dam, WI 53916

677 (5) Email: electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: lbierke@ci.beaverdam.wi.gov

679 Email Address for Buyer: schmidtdj@hotmail.com

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 **ADDENDA:** The attached _____ is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] _____

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

696 (x) _____
697 Buyer's Signature ▲ Print Name Here ► Shane Christopherson, President of Rotary Club of Beaver Dam Date ▲

698 (x) _____
699 Buyer's Signature ▲ Print Name Here ► _____ Date ▲

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
703 **COPY OF THIS OFFER.**

704 (x) _____
705 Seller's Signature ▲ Print Name Here ► Larry Bierke, City Administrator Date ▲

706 (x) _____
707 Seller's Signature ▲ Print Name Here ► _____ Date ▲

708 This Offer was presented to Seller by [Licensee and Firm] _____
709 _____ on _____ at _____ a.m./p.m.

710 This Offer is rejected _____ This Offer is countered [See attached counter] _____
711 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

ADDENDUM A

THIS **ADDENDUM A** (“Addendum A”) is attached and supplements the WB-13 Vacant Land Offer to Purchase date April 16, 2026 (the “Pre-Printed Form”), for the Property known as Parcel Number 206-1214-2814-013 located in the City of Beaver Dam, County of Dodge, Wisconsin (“Property”). This Addendum A and Pre-Printed Form shall be collectively referred to as the “Offer”. Should there be a conflict between the terms of this Addendum A and the Pre-Printed Form, the provisions of this Addendum A shall control.

Line 251 of the Pre-Printed Form is amended to insert the following:

“Buyer intends to construct a building on the Property to be used for Rotary business, including but not limited to storage as well as potentially renting storage space. Seller represents and warrants to Buyer that constructing the building on the Property and renting or leasing portions of the building to third-party storage tenants is permitted by City Code.”

Line 655 of the Pre-Printed Form shall read as follows:

“If this sale closes, Buyer grants Seller a right of first refusal to purchase the Property (the “ROFR”) if Buyer later decides to sell the Property. Notwithstanding the foregoing, the ROFR shall not apply to a conveyance of fee title by Buyer to a nonprofit organization that operates or manages the holiday lights display at Swan Park in Beaver Dam. If Buyer receives a bona fide, written offer from a third party to purchase the Property (the “Third-Party Offer”), Buyer shall deliver written notice to Seller (the “Offer Notice”) within five (5) business days of receipt of the Third-Party Offer. The Offer Notice shall include all material terms of the Third-Party Offer, including purchase price, contingencies, and proposed closing date. Seller shall have thirty (30) days from the date of delivery of the Offer Notice (the “Election Period”) to deliver written notice to Buyer (“Election Notice”) of Seller’s election to purchase the Property on the same terms of the Third-Party Offer, except that the purchase price shall be the price set forth in the Third-Party Offer, less \$37,500.00, in recognition of Seller’s prior conveyance of the Property to Buyer for nominal consideration and as a matter of good faith and fairness. Failure of Seller to deliver timely Election Notice to Buyer shall constitute a waiver of the ROFR for that sale. If Seller does not elect to purchase the Property within the Election Period, Buyer may sell the Property to the third party. All notices under this Section shall be in writing and delivered by certified mail or personal delivery to the City of Beaver Dam, Attn: City Clerk, 205 South Lincoln Avenue, Beaver Dam, WI 53916. Notices are deemed delivered upon receipt if delivered personally or upon confirmation of delivery if sent by certified mail. At closing, the Buyer and Seller shall execute a legal document giving affect to the ROFR and record such against the property with the Dodge County Register of Deeds.”

All other terms and conditions of the Offer shall remain unchanged and in full force and effect.

SELLER:

Dated: _____
City of Beaver Dam

BUYER:

Dated: _____
Rotary Club of Beaver Dam, Wisconsin, Inc.

BY: _____
Name: Larry Bierke, City Administrator

BY: _____
Name: Shane Christopherson, President

EXHIBIT A

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7483, RECORDED IN VOLUME 52 OF C.S.M.'S ON PAGES 006 AND 007 AS DOCUMENT NUMBER 1296620, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 12 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

OWNER

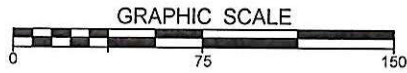
City of Beaver Dam
205 S Lincoln Street
Beaver Dam, WI 53916

TOTAL AREA

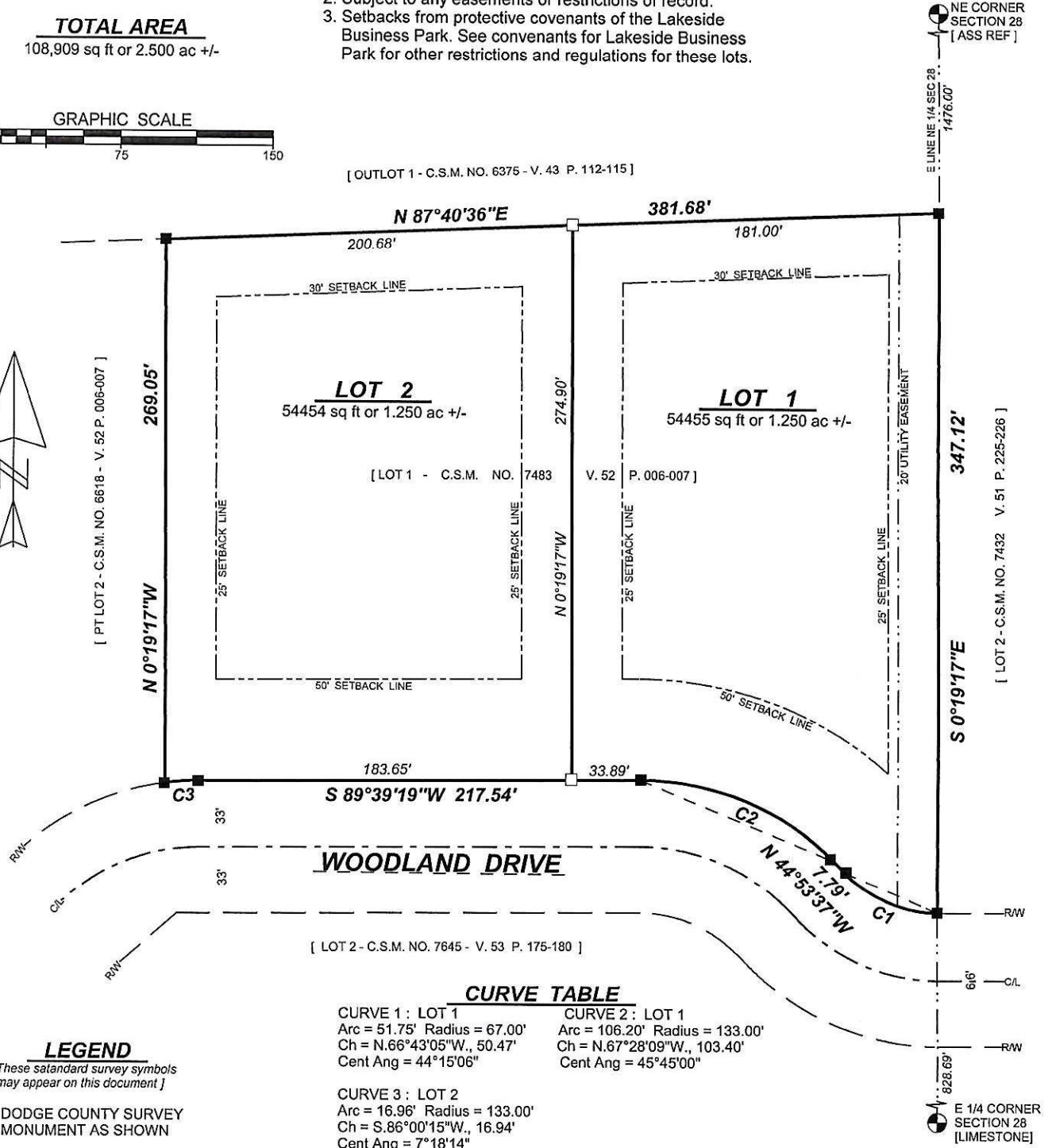
108,909 sq ft or 2.500 ac +/-

NOTES:

1. Property is Zoned - Light Manufacturing.
2. Subject to any easements or restrictions of record.
3. Setbacks from protective covenants of the Lakeside Business Park. See covenants for Lakeside Business Park for other restrictions and regulations for these lots.



NORTH POINT IS REFERENCED TO C.S.M. NO. 7483, EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28 BEARS S 0°19'17"E.



CURVE TABLE

CURVE 1: LOT 1 Arc = 51.75' Radius = 67.00' Ch = N.66°43'05"W., 50.47' Cent Ang = 44°15'06"	CURVE 2: LOT 1 Arc = 106.20' Radius = 133.00' Ch = N.67°28'09"W., 103.40' Cent Ang = 45°45'00"
CURVE 3: LOT 2 Arc = 16.96' Radius = 133.00' Ch = S.86°00'15"W., 16.94' Cent Ang = 7°18'14"	

LEGEND

[These standard survey symbols may appear on this document]

- DODGE COUNTY SURVEY MONUMENT AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1 1/4" REBAR
- CHISEL CROSS SET / FOUND
- SET 3/4"x18" IRON ROD WEIGHING 1.5 LBS/FT
- SET 1" X 18" IRON PIPE WEIGHING 1.13 LBS/FT
- (R) RECORD MEASUREMENTS

Dated this _____ day of _____, 2026

Mark R Tomashek WI RLS S-2340 at Beaver Dam, WI

New Frontier Land Surveying
P.O. Box 576 - Beaver Dam, WI 53916
p(920)296-3904 f(920)885-3905
email : newfrontier@powercom.net

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7483, RECORDED IN VOLUME 52 OF C.S.M.'S ON PAGE 006 AND 007 AS DOCUMENT NUMBER 1296620 , BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 28, TOWN 12 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Dale Schmidt, Beaver Dam Rotary Club, agent for the owner, of Lot 1 of Certified Survey Map Number 7483, recorded in Volume 52 of C.S.M.'s on Page 006 and 007 as Document Number 1296620, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Town 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin, being more particularly described as follows:

Lot 1 of Certified Survey Map Number 7483, as recorded in Volume 52 of C.S.M.'s on Page 006 and 007 as Document Number 1296620.

Said parcel contains 108,909 square feet or 2.500 acres more or less. Parcel subject to easements and restrictions of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance for the City of Beaver Dam, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this _____ day of _____, 2026

Mark R. Tomashek, WI RLS - 2340 at Beaver Dam, Wisconsin

CITY OF BEAVER DAM APPROVAL CERTIFICATE:

This Certified Survey Map is approved and the Lots are accepted by the City of Beaver Dam.

This _____ day of _____, 2026.

Authorized Representative

OWNER'S CERTIFICATE:

We, as Mayor and Clerk representing the City of Beaver Dam, owner of the land represented on this survey, we hereby certify that we caused the lands to be surveyed, divided mapped and the easements dedicated and described, in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Beaver Dam Subdivision Ordinance..

Mayor

City Clerk

State of Wisconsin)ss
Dodge County) ss

Personally came before me this _____ day of _____, 202__ the above named owners known to me to be the persons who executed the foregoing instrument and acknowledge the same.

My commission expires _____

Notary Public

⊕ **New Frontier Land Surveying llc.** ⊕
P.O. Box 576- Beaver Dam, Wisconsin 53916
P (920-296-3904) F (920-885-3905)
Email : newfrontier@powercom.net

Job No. 26-1619 Sheet 2 of 2 Sheets





City of Beaver Dam, Wisconsin
City Administrator Office

TO: Common Council
FROM: Larry Konopacki
SUBJECT: Development Agreement for the NG Land Development Company, LLC
(Eagle's View) Project

The Issue:

City staff has been working with NG Land Development Company, LLC for many months on their plan to develop a 16-lot single-family housing development called Eagle's View Addition 3. The attached development agreement is now ready for consideration by the City Council.

Considerations:

The City is offering a development incentive to NG Land Development Company, LLC for up to 50% of infrastructure costs, not to exceed \$350,000. This incentive funding is coming from a grant awarded by Dodge County to the City of Beaver Dam. In addition to the above, the City is using \$170,000 of the housing fund as a contribution toward public improvements.

NG Land Development Company, LLC is extending Wilderness Way and building 16 single-family lots. Each of those homes must be constructed and listed for sale before January 1, 2030.

Does this item have a financial or budget impact?

Yes

The City of Beaver Dam is investing funding from our housing fund to help facilitate this development. The City also received a \$350,000 grant from the County that will be used to cover a portion of the street and utility extension costs. Once built, the City will accept the public right of way and maintain the street for future years. The City and other taxing jurisdictions will also receive property taxes from the 16 single family homes.

Recommendation:

Please review and consider the attached development agreement.

Attachments:

1. Resolution No. 39-2026
2. Draft Development Agreement

RESOLUTION NO. 39-2026

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT
FOR NG LAND DEVELOPMENT COMPANY**

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

WHEREAS, NG Land Development Company, LLC (the “Developer”) proposes to develop the Property in accordance with the requirements of the Developer Agreement; and

WHEREAS, Dodge County granted the City of Beaver Dam \$350,000 for support toward the infrastructure needed to serve NG Land Development Company’s proposed residential subdivision; and

WHEREAS, The City of Beaver Dam is further incentivizing the development with a grant of \$170,000 from the housing fund; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council authorizes the execution of the draft Development Agreement between the City and the Developer.

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

Approved: May 18, 2026

Roberta Marck
Mayor

Attested: May 18, 2026

Tracey M. Ferron
City Clerk

**AGREEMENT TO UNDERTAKE DEVELOPMENT
NG Land Development Company, LLC (Eagle’s View) Project**

THIS AGREEMENT TO UNDERTAKE DEVELOPMENT 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 NG Land Development Company, LLC, a Wisconsin limited liability company (the “Developer”).

RECITALS

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

WHEREAS, Developer proposes to develop the real property described in Attachment A (the “Property”) in accordance with City ordinances; and

WHEREAS, the City finds and determines that unless the City provides the development incentives described in this Agreement, Developer will not develop the Property; 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, create new housing in the City, thereby serving public purposes in accordance with state and local law; and

WHEREAS, as an inducement to Developer to develop the Property and otherwise facilitate the development of the Property and to make the development financially feasible, the City finds it appropriate to provide development incentives for the development of the Property as described in and subject to the reservations contained in this Agreement; and

WHEREAS, Dodge County has awarded a grant (the “County Grant”) to the City to facilitate certain public improvements to serve the Project, subject to the terms and conditions contained in the Dodge County Community Development Grant Agreement between Dodge County and City of Beaver Dam dated March 30, 2026 (the “Grant Agreement”), included herein as Attachment B.

WHEREAS, the City and the Grant Agreement require 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. Project. Developer's completion of construction on the Property of a sixteen (16) unit single family housing subdivision extension to the Marsh Trail neighborhood with a project name of "Eagle's View Addition"

2. Term. The duration of this Agreement as stated in Section I.20 of this Agreement.

B. DEVELOPMENT INCENTIVES.

As an inducement to Developer to develop the Property and otherwise facilitate the development of the Property, and to make the Project financially feasible, the City and the County have found it to be appropriate to provide the following development incentives subject to the conditions and limitations in this Agreement and the Grant Agreement.

1. County Grant. The County has pledged up to a maximum of three hundred and fifty thousand dollars (\$350,000) or fifty percent (50%) of the cost, whichever is less, as a contribution to the costs of necessary infrastructure for the Project as specified in the City's application for the County Grant, including street, stormwater, water, and sanitary sewer improvements and related project-specific materials, labor, equipment, and services, including professional engineering expenses, associated with the Project scope (the "Public Improvements"), as provided in the Grant Agreement. For avoidance of doubt, funds received from the County Grant will be received by the City and used by the City to pay costs of the City's construction of the Public Improvements.

2. City Grant. The City has pledged one hundred and seventy thousand dollars (\$170,000) as a contribution to the Public Improvements (the "City Grant", and together with the County Grant, the "Development Incentive Grants"). For avoidance of doubt, City Grant funds will be retained by the City and used by the City to pay costs of the City's construction of the Public Improvements.

3. Collateral Assignment. The Developer may collaterally assign its interest under this Agreement, including, without limitation, all right and interest in the Development Incentive Grants, to any lender providing financing for the Project as security for such lender financing (a "Secured Lender"), provided, however, such assignment shall

not modify the terms of this Agreement, the assignee shall be bound by the terms of this Agreement, and that any actual transfer of the Developer's interest in this Agreement pursuant to the terms of the collateral assignment shall require the consent of the City. The City will not withhold consent to such transfer in the event the Secured Lender delivers the following to the City: (i) a true and correct copy of the instrument containing the collateral assignment, (ii) a statement that the Developer is in default beyond any applicable cure period under the terms of the collateral assignment instrument, and (iii) a statement that the Secured Lender is exercising its right to enforce its security interest in this Agreement pursuant to the terms of the collateral assignment instrument.

C. DEVELOPER OBLIGATIONS.

1. Timely Proceed with Development. Developer shall construct sixteen (16) single-family homes and list all such homes for sale by January 1, 2030. Developer shall begin construction of the single-family homes after the installation of the Public Improvements by the City so that reasonably priced homes may be listed for sale beginning June 1, 2028. However, if the City's installation of the Public Improvements is not completed by July 31, 2027 (through no fault of Developer), the City and the Developer shall work together to determine whether an extension to this requirement is necessary and, if so, endeavor to work with the County to implement such extension as this deadline relates to reimbursements under the County Grant.

2. Developer Work Prior to City Construction of Public Improvements. Developer shall perform mass grading and site preparation work prior to the vesting of the City's obligation to construct the Public Improvements. Such work to be conducted by Developer shall be in accordance with plans and specifications approved by the City Engineer.

3. Temporary Limited Easement. Developer shall execute and issue a temporary limited easement to the City, in a form acceptable to the City and Developer, allowing the City to stockpile material and for a lay down area as needed for the City to complete the Public Improvements. For avoidance of doubt, the City shall have no obligation to Developer to restore such area or to remove remaining material left in the temporary easement area.

4. Payment for Developer's Share of Public Improvements. Developer shall pay to the city, within fifteen (15) days of receipt of a reasonable request from the City for payment, Developer's share of the cost of the Public Improvements. Developer's share of the cost of the Public Improvements shall be equal to the total cost of the Public Improvements minus the City Grant and funds actually received by the City from the County Grant, unless the Development Incentive Grants or portions of same are recalled under Section C.7, in which case such recalled amounts shall be added to Developer's share of the cost of Public Improvements.

5. 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 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.

6. 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.

7. Development Incentive Grant Repayment. If Developer fails to timely proceed with development of the Project as required under Section C.1, and the County or the City choose to recall dispersed Development Incentive Grant funds, Developer shall make repayment of the requested amounts within ten (10) days after receipt from the City of a demand for such repayment. If not paid as required under this Section, the City may recoup the funds from the Financial Security Instrument. The City and County shall prorate the amount of Development Incentive Grant funding to be repaid under this Section based on the percentage of homes already constructed and listed for sale at the time of the repayment request, provided that at least eight (8) of the sixteen (16) homes have been constructed and listed for sale at that time.

8. 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.

9. 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.

10. Insurance. During construction of the Project, Developer shall maintain in effect (i) General Liability insurance in an amount not less than two million dollars (\$2,000,000.00) per occurrence, (ii) Automobile Liability insurance covering all licensed vehicles and equipment owned by the Developer and all drivers employed by the Developer in an amount not less than one million dollars (\$1,000,000.00) per occurrence, and (iii) Workers Compensation insurance with the statutory limits. The City shall be named as an additional insured on the policies for General Liability and Automobile Liability insurance. Prior to commencing construction of the Project, Developer shall furnish to the City a certificate of insurance that evidences the insurance coverages required by this Agreement.

D. FINANCIAL SECURITY INSTRUMENT.

1. Financial Security Instrument Requirement and Amount. The City and County obligations under this Agreement and the Grant Agreement shall not vest until Developer provides to the City a letter of credit, in a form reasonably acceptable to the City Attorney, to guarantee payment of all of the following: 1) Developer's share of the cost of the Public Improvements, 2) the amount of the City Grant and the anticipated amount of the County Grant, 3) the cost of any public infrastructure to be completed by Developer and not included in the Public Improvements to be completed by the City, and 4) ten percent (10%) of the total of items 1) through 3) for contingency. For purposes of determining Developer's share of the Cost of Public Improvements and the anticipated amount of the County Grant, and prior to Developer being required to provide the Financial Security Instrument under this Section, the City shall seek public bids for the construction of the Public Improvements, open and review said bids, identify the lowest responsible bidder, and attain City Council approval to award the bid to such lowest responsible bidder. The amount of the Financial Security Instrument will be determined based on such bid and Developer shall be required to provide the City with the Financial Security Instrument prior to the City executing the contract for the Public Improvements work. The Developer and the City anticipate that the Developer work under Section C.2 will be completed by August 1, 2026, and the bid packet issued by the City will designate August 5, 2026 as the earliest date upon which the contractor that successfully bids for the project may mobilize for the construction of the Public Improvements.

2. Financial Security Term. The Financial Security Instrument shall provide that it has an initial term of not less than twelve (12) months. The Financial Security Instrument (and any replacement Financial Security Instrument) shall provide that it may not expire unless the financial institution issuing the Financial Security Instrument provides written notice to the City of its expiration not less than sixty (60) days before its expiration. Any Financial Security Instrument shall be renewed at least thirty (30) days

before its expiration date, or any renewal date. If the Financial Security Instrument is not renewed at least thirty (30) days before its expiration date, the City may draw upon the entire Financial Security Instrument.

3. Payment Under Letters of Credit. The Financial Security Instrument shall be payable to the City at any time upon presentation of (1) a sight draft drawn on the issuing Bank in the amount to which the City is entitled to draw pursuant to the terms of this Agreement; (2) an affidavit executed by an authorized City official stating that the Developer is in default under this Agreement; and (3) the original letter of credit.

4. Accounting. The Developer may inspect the City records of payments made using a Financial Security Instrument upon request at reasonable times.

5. Limitation on Draws on Financial Security Instrument. No draw may be made on the Financial Security Instrument by the City unless Developer fails to make a payment required under this Agreement, and only in the amount that the Developer fails to pay.

6. Reductions and Release of Financial Security Instrument. Provided that the remaining amount of a renewal Financial Security Instrument is sufficient to secure the Developer's remaining obligations under this Agreement (including contingency), and upon written request from the Developer from time to time, and provided that the Developer is not in default under this Agreement beyond expiration of any applicable cure period, the City will approve reductions to the amount of any renewal of the Financial Security Instrument by (i) the amount of any funds paid by the Developer to the City, or deposited in escrow, for Developer's share of the cost of the Public Improvements, (ii) the amount attributed to the cost of any public infrastructure to be completed by Developer and not included in the Public Improvements to be completed by the City, after such public infrastructure has been completed by Developer and approved and accepted by the City, and/or (iii) the full amount attributed to the City Grant and the County Grant after recall rights under Section C.7 have lapsed or no longer apply due to the Developer's performance of its obligations under Section C.1 or, if applicable, any partial amount attributed to the City Grant and the County Grant that no longer remains subject to repayment after applying the proration under Section C.7 if at least eight (8) of the sixteen (16) homes have been constructed and listed for sale. The Financial Security Instrument shall be released and returned to the Developer when (a) Developer's obligations under this Agreement have been fully performed or (b) if the Financial Security Instrument is provided to the City prior to satisfaction of the conditions precedent under Section H and this Agreement becomes null and void under Section H.

E. PERMITS AND FEES; SPECIAL REQUIREMENTS.

1. Sewer and Water Impact Fees. In accordance with Chapter 20 of 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 and in the amount applicable at that time.

2. Sewer and Water Connection Fees. In accordance with Chapter 20 of 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 and in the amount applicable at that time.

3. Park Fees. In accordance with Section 42-241(30) of The City Ordinances, Developer shall pay the City park fees in lieu of land dedication. Developer shall pay these fees at the time of receipt of building permits for the Project and in the amount applicable at that time.

4. Building Permits. The City shall not issue building, occupancy, or other permits or approvals if Developer is in material breach of this Agreement.

5. Special Requirements for Issuance of Building Permits. The following special requirements shall be satisfied prior to or as a condition of the City's issuance of building permits for the Project:

Outlot 3 Requirements. A homeowners association entity (the "Association") shall be formed for the purpose of owning and maintaining "Outlot 3" of the Project, which shall be used exclusively for drainage and storm water purposes (Outlot 3 is referred to in the Association documents as the "Stormwater Management Facilities"). Developer shall cause the following documents to be executed and recorded with the Dodge County Register of Deeds: (i) *Declaration of Covenants, Conditions, Restrictions and Easements* (the "Declaration"), to be recorded against all lots within the Project, and (ii) *Restriction on Transfer* (the "Restriction on Transfer"), to be recorded against Outlot 3. Prior to execution of the foregoing documents, the form of the documents shall be provided to the City for its review and approval.

The Restriction on Transfer shall include the following provision, which shall not be removed or amended without the written consent of the City:

"Outlot 3 shall not be transferred or sold by the Association to any lot owner or other third party, under any circumstances whatsoever, without the written consent of the City."

The Declaration shall include the following provisions, which shall not be removed or amended without the written consent of the City:

“The Association is responsible for maintaining the Stormwater Management Facilities in compliance with all applicable laws and requirements of the City and the final master grading plan as approved by the City, including, without limitation, the performance of and payment of costs, fees, and expenses related to inspections, maintenance and other obligations relating to the Stormwater Management Facilities. If the Association fails to perform its obligations pertaining to the Stormwater Management Facilities, the City may perform corrective actions and charge the cost of such corrective action to the Association. If, in the event the Association is no longer imposing assessments hereunder and/or fails to pay for said costs of corrective action, the City may, as set forth in Wisconsin statutes, specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots.”

“All sidewalks located along or through Outlot 3 shall be maintained, including repairs and removal of snow and ice, by the Association. In the event such sidewalks are not maintained as required, the City of Beaver Dam shall have the right, but not the obligation, to perform the maintenance and, as set forth in Wisconsin statutes, the City may specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots.”

Side Yard Grade Construction Requirements. All side yard grades must be constructed pursuant to the final master grading plan as approved by the City, unless changes are subsequently approved by the City.

Basement Construction Requirements. Although all lots in the Project have been reviewed and approved for development with single family residential use in accordance with Chapter 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. The City recommends special engineering design of any basement or foundation where such groundwater and soil conditions exist. Basement floor surfaces shall be built a minimum of one (1) foot above the seasonal high water table elevation, and shall avoid hydric soils as much as possible. On sloped sites, basements shall be allowed partially below the highest groundwater table only on the up slope side for these sites, the one-foot groundwater separation will be enforced at the further down slope point of the basement.

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. City Construction of Public Improvements. The City shall construct the Public Improvements pursuant to the terms of this Agreement.

2. Temporary Limited Easement. If the Final Plat for the Project has been approved and recorded prior to the Developer conducting the work under Section C.2, the City shall grant to Developer a temporary limited easement to conduct such work in the areas dedicated to the City in the Final Plat, in a form acceptable to the City and Developer.

3. Cooperation. 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.

H. CONDITIONS PRECEDENT TO AGREEMENT OBLIGATIONS.

Upon the occurrence of all of the following (contemplated to occur in the order listed below), 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 for the Project.
3. The City shall complete the bid solicitation process contemplated in Section D.1 and provide to Developer the amount of the Financial Security Instrument.
4. Developer shall provide the City with the Financial Security Instrument required under Section D.; provided, however, if the amount of the Financial Security Instrument required by the City is not acceptable to Developer, then Developer shall have no requirement to provide the City with the Financial Security Instrument and the condition contained in this Section H.2 shall be deemed not satisfied.

5. Developer and the City shall grant the temporary limited easements under Sections C.3 and G.2, as applicable.

6. Developer shall complete the work under Section C.2.

If the parties have not satisfied all of the requirements in this Section H. by December 31, 2026, then this Agreement, any obligation of the parties under this Agreement shall be null and void. If this Agreement becomes null and void pursuant to this Section, the parties will execute and record a release of any instrument that was recorded pursuant to Section I.13 of this Agreement.

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.

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.

4. (Reserved)

5. Binding Effect / Assignment. The obligations of Developer and the City under this Agreement shall be binding on their respective successors and assigns. Developer may not assign its benefits or obligations under this Agreement without the express prior written approval of the City, and any unapproved assignment is void. No assignment of Developer's benefits consented to by the City in this Section shall constitute a release of Developer from the obligations and liabilities under this Agreement. Developer may, in its discretion, require by contract that any subsequent owner of all or part of the Property assume all or part of Developer's obligations. No such assumption, however, and no act of the City, shall release Developer from any obligation or liability under this Agreement, unless and to the extent that the City expressly agrees in writing to release Developer. The City shall have the sole discretion to release or not release Developer 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 to make a payment to the City as required under this Agreement, 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. This provision constitutes the Developer's acknowledgment of special benefit and the Developer's consent to, and waiver of notice and hearing on all proceedings imposing such special assessments or special charges. Notwithstanding the foregoing, the City's right to impose special assessments or special charges on the Property under this Section shall only apply to such portion of the Property owned by Developer at the time such assessment or charge is imposed by the City, and the City shall have no right under this Agreement to impose any such assessment or charge against any lot or other portion of the Property following the purchase thereof by a third-party purchaser.

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 or permitted by this Agreement shall be deemed effective given in writing and personally delivered or mailed by U.S. Mail, return receipt requested, as follows:

To Developer: NG Land Development Company, LLC
430 E Grand Avenue, Suite 103
Beloit, WI 53511
Attn: Zachary. R. Knutson

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. Upon Developer's request, upon satisfaction of Developer's obligations under this Agreement, the City shall provide a full or partial (as applicable) written release (in recordable form) of any instrument recorded pursuant to this Section.

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 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 completion of the Project by Developer, at which point this Agreement shall terminate and be of no further force or effect (the “Term”), except that Sections F.2. 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.

23. Third-Party Home Purchasers. The obligations and liabilities of Developer under this Agreement shall not apply or extend to, and shall not constitute obligations or liabilities of, (i) any third-party purchaser of a home constructed on the Property or (ii) any lot on which a home is constructed following the purchase thereof by a third-party purchaser.

[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:

NG LAND DEVELOPMENT COMPANY, LLC,
a Wisconsin limited liability company

By _____
Zachary R. Knutson
Member Manager

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me this _____ day of _____, 2026 the above
named Zachary R. Knutson 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 Wisconsin
Print Name: _____
My Commission: _____

ATTACHMENTS

A. Property Description

B. Grant Agreement

**ATTACHMENT A
DESCRIPTION OF PROPERTY**

Approximately 6.68 acres of land located in the southeast corner of the City of Beaver Dam as described in (add Plat number, recording date, etc.).

**ATTACHMENT B
GRANT AGREEMENT**



City of Beaver Dam, Wisconsin
Engineering Office

TO: Common Council
FROM: Todd Janssen
SUBJECT: Final Plat of Eagle's View Addition 3

The Issue:

Enclosed for your approval consideration is the Final Plat of Eagle's View Addition 3.

Considerations:

Eagle's View Addition 3 is a 6.664 acre, 16-lot single-family housing subdivision extension to Wilderness Way. The property is owned by Next Generation Construction LLC whose intent is to build market rate housing that directly addresses an identified need within the City's Comprehensive Plan. Next Generation Construction LLC has prepared a Final Plat of Eagle's View Addition 3. Staff have reviewed the said Final Plat and have determined that it complies with local ordinances, conforms with areawide water quality management plans, complies with Wisconsin shoreland management regulations, resolves possible problems with storm water runoff, fits the design to the topography, displays well designed lot and street layout, is served by public sewer systems, and includes service by necessary utilities.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommend approval of the Final Plat as presented herein, subject to approval by the Wisconsin Department of Administration, and compliance with the Municipal Code of the City of Beaver Dam and the Development Agreement.

Attachments:

1. Resolution No. 40-2026
2. Draft Final Plat
3. Future Land Use Map (2045 Comprehensive Plan)

RESOLUTION NO. 40-2026

A RESOLUTION APPROVING THE FINAL PLAT OF EAGLE’S VIEW ADDITION 3

WHEREAS, Eagle’s View Addition 3 is a 6.664 acre, 16-lot single-family housing subdivision extension to Wilderness Way; and,

WHEREAS, the property is owned by Next Generation Construction LLC whose intent is to build market rate housing that directly addresses an identified need within the City’s Comprehensive Plan; and,

WHEREAS, Next Generation Construction LLC has prepared a Final Plat of Eagle’s View Addition 3; and,

WHEREAS, the said Final Plat complies with local ordinances, conforms with areawide water quality management plans, complies with Wisconsin shoreland management regulations, resolves possible problems with storm water runoff, fits the design to the topography, displays well designed lot and street layout, is served by public sewer systems, and includes service by necessary utilities.

NOW, THEREFORE, BE IT RESOLVED that the Final Plat of Eagle’s View Addition 3, is hereby approved subject to approval by the Wisconsin Department of Administration, and compliance with the Municipal Code of the City of Beaver Dam and the Development Agreement.

Presented by the members of the Plan Commission.

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

Adopted: May 18, 2026

Tracey Ferron
City Clerk

Approved: May 18, 2026

Roberta Marck
Mayor

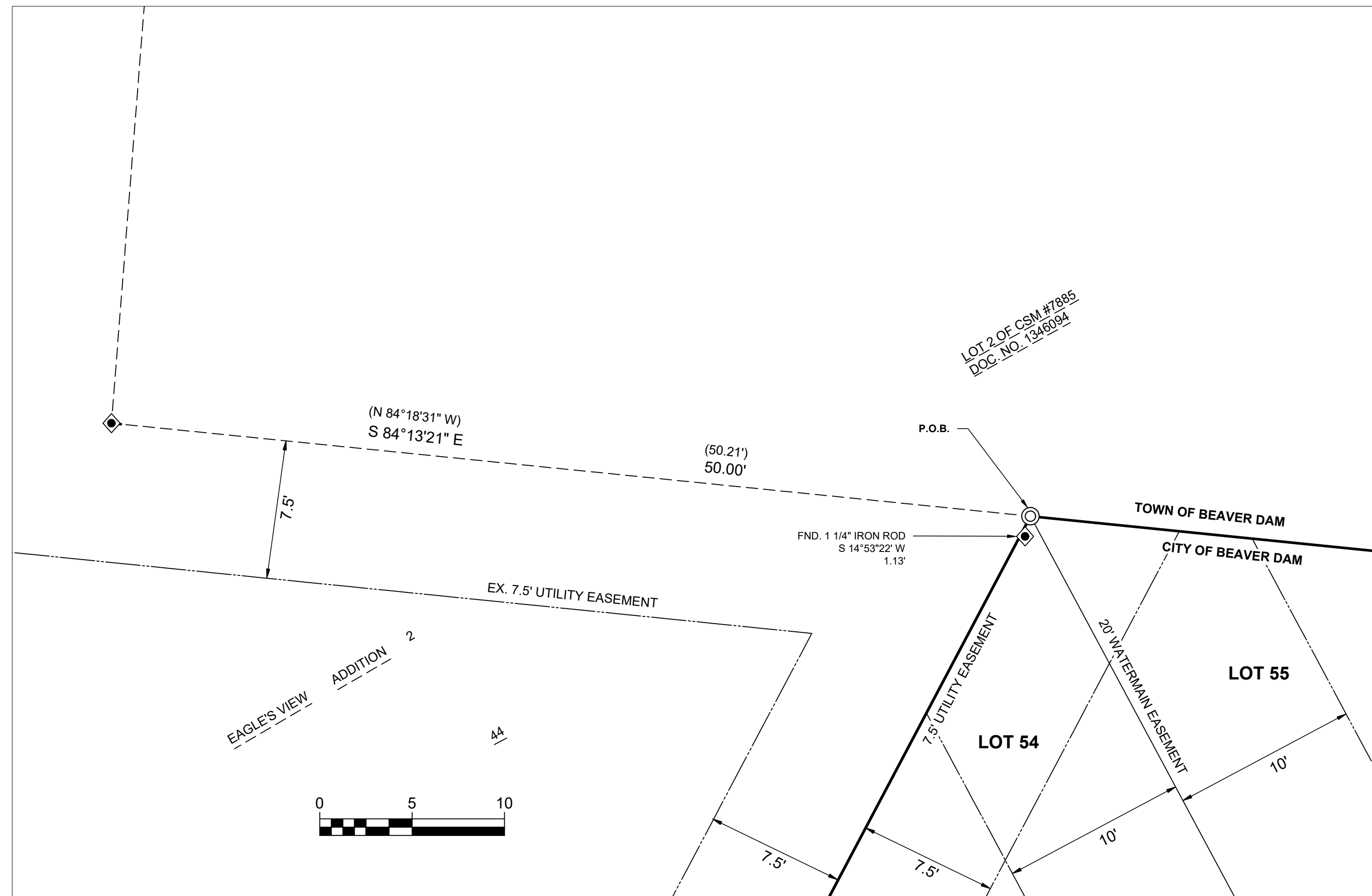
EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

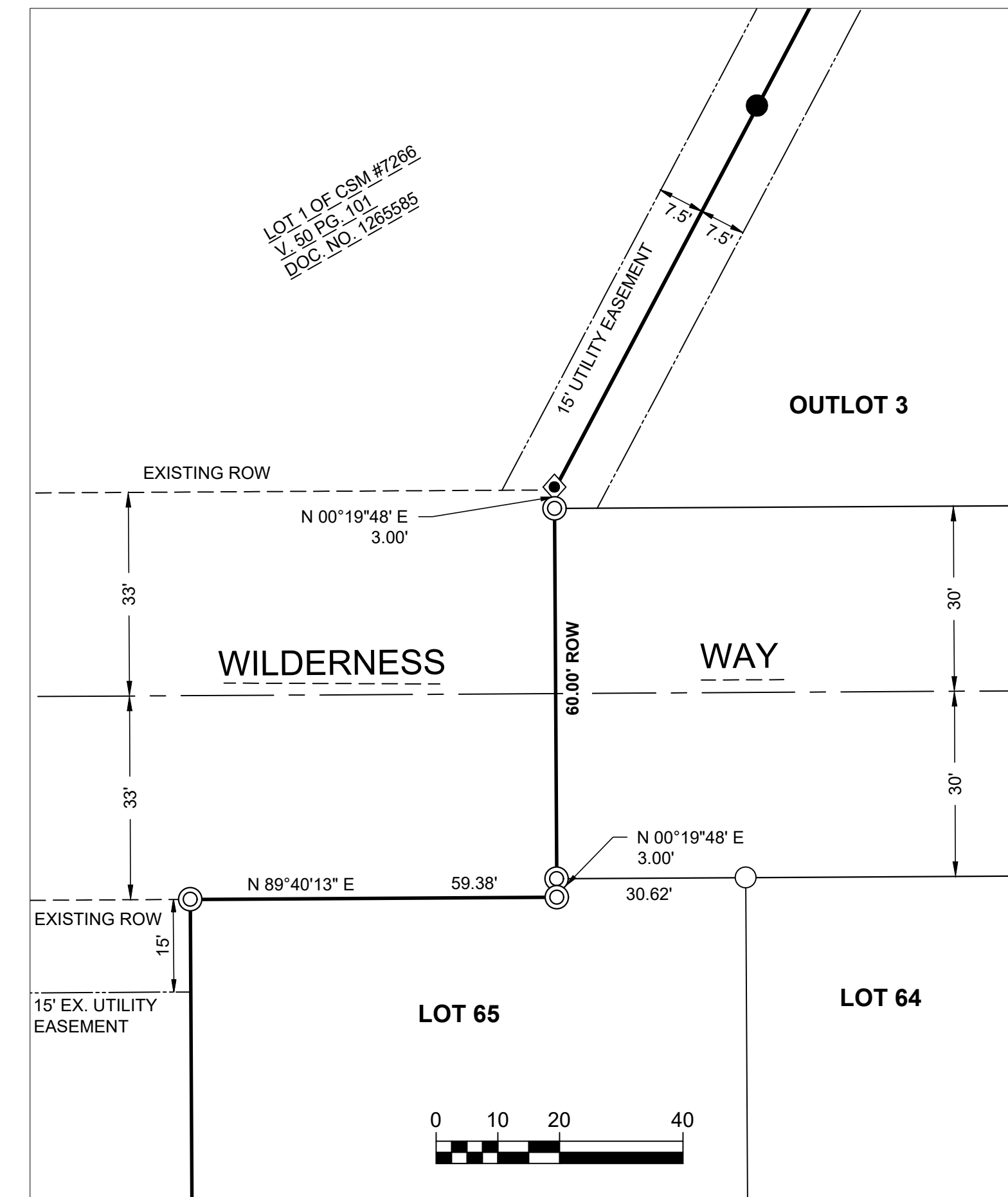


BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 9, TOWN 11 NORTH, RANGE 14 EAST, IN THE CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN WHICH BEARS N 89°43'27" E

DETAIL A



DETAIL B



LEGEND	
○	SET. 3/4" BY 18" IRON ROD 1.50 LBS./FT.
⊙	SET 1 1/4" X 18" IRON ROD 4.30 LBS./FT.
●	FD. 3/4" IRON ROD
◆	FD. 1 1/4" IRON ROD
()	RECORDED AS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

GENERAL NOTES

- The City of Beaver Dam shall not be liable for any fees or special assessments if the City takes ownership, for any reason or by any means, of any lot in the Plat, including any outlot.
- All lots are to be served by municipal sanitary sewer and water.
- The owner of a lot shall not change the grades of any side yards or permit any alteration to the grades of any side yards, pursuant to the requirements in the final master grading plan as approved by the City, unless changes are subsequently approved by the City in writing. The owner of a lot shall not cause any obstruction to the flow of water in side yards to be abated.
- All driveways installed in the Plat shall be pitched towards the street.
- All sidewalks located along or through Outlot 3 shall be maintained, including repairs and removal of snow and ice, by the owners of the lots or a homeowners association acting on their behalf. In the event such sidewalks are not maintained as required, the City of Beaver Dam shall have the right, but not the obligation, to perform the maintenance and, as set forth in Wisconsin statutes, the City may specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots.
- Water valve curb boxes shall not be located in a driveway or sidewalk.

STREET DEDICATION

- Wilderness Way, as depicted in the Plat, is hereby granted in fee by Next Generation Construction LLC, Grantor, to the City of Beaver Dam, Grantee. The total dedicated area for Wilderness Way within the project limits is 45,550 square feet; 1.046 acres.
- Such dedication is made for street and sidewalk purposes and related public purposes, and also for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public wastewater, water, stormwater, and other public and private utility or telecommunications facilities, and their related appurtenances and service connections, all in, over, under, across, along and upon such area.

PUBLIC UTILITY EASEMENT AREA PROVISIONS

- Every easement area designated in the Plat as "Public Utility Easement" is hereby granted by Next Generation Construction LLC, Grantor, to the City of Beaver Dam, Grantee, for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public wastewater, water, stormwater, and other public utility or telecommunications facilities, and their related appurtenances and service connections, all in, over, under, across, along and upon such easement areas.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement, by any person other than the City of Beaver Dam, of any structure, including decks, patios, fences, decorative landscaping, driveways, or other hard surfaces, and the changing of any grade is prohibited in a Public Utility Easement. The City of Beaver Dam shall have the right, but not the obligation, to remove any such structure and restore the lot grade and to charge the cost of such action to the respective property owner.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement or maintenance, by any person other than the City of Beaver Dam, of any tree or other vegetation other than ground cover vegetation is prohibited in a Public Utility Easement. The City of Beaver Dam shall have the right, but not the obligation, to trim or remove any such tree or other vegetation as may be reasonably necessary incident to the rights herein dedicated and to charge the cost of such action to the respective property owner, and shall not be responsible for replacement of any such tree or vegetation except the restoration of vegetative ground cover.

PRIVATE UTILITY EASEMENT AREA PROVISIONS

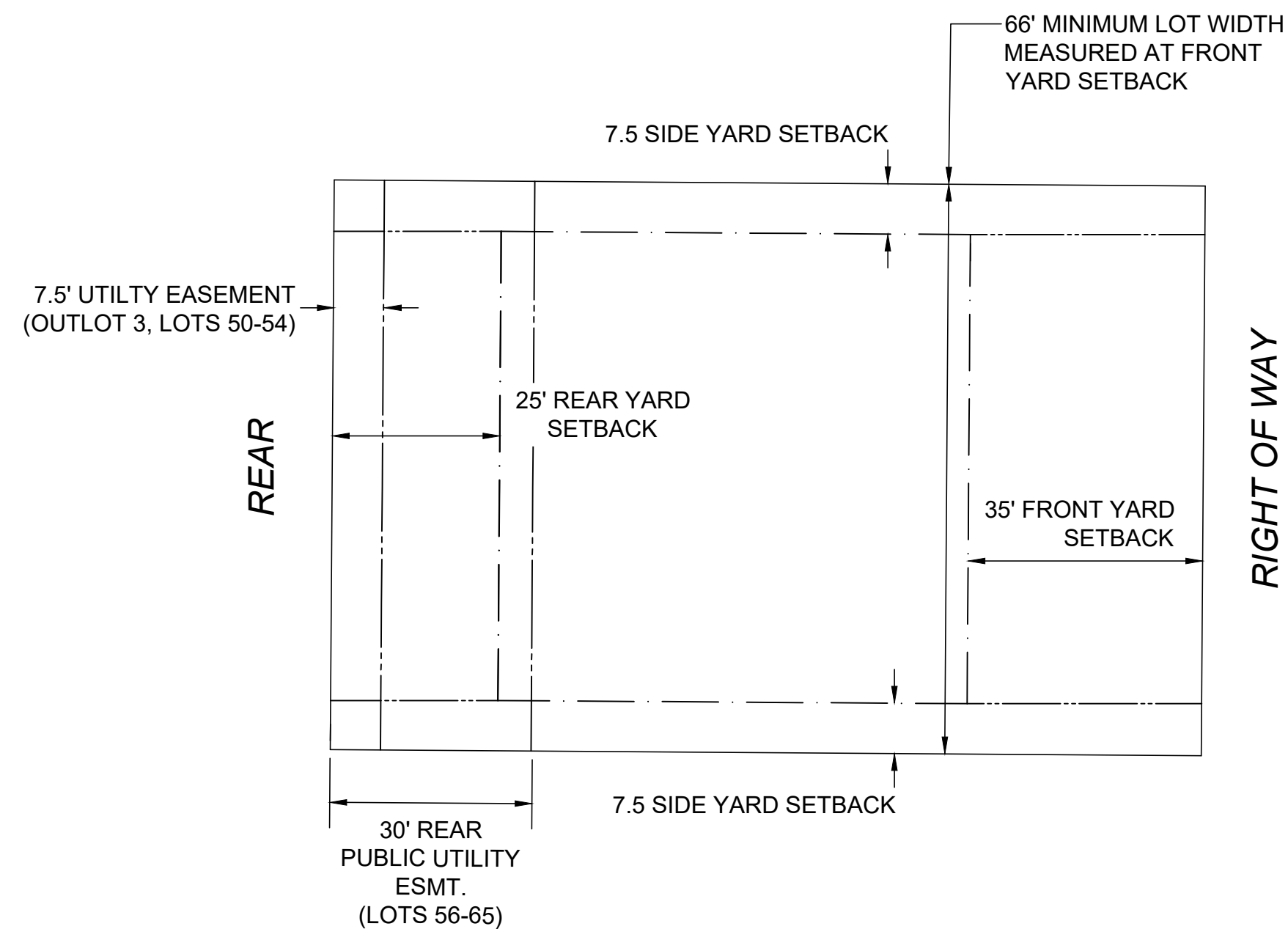
- An easement for electric, natural gas, and communications service is hereby granted by Next Generation Construction LLC, Grantor, to: (1) Alliant Energy LLC, Grantee, (2) Spectrum Mid-America, LLC by: Charter Communications Inc. It's manager, and (3) Wisconsin Bell, Inc. doing business as AT&T Wisconsin, A Wisconsin Corporation (collectively, the "Grantees" and each individually, a "Grantee"), and their respective successors and assigns, to construct, install, operate, repair, maintain or replace from time to time, facilities used in connection with overhead and underground transmission of electricity and electric energy, natural gas, telephone and cable television facilities for such purposes as the same in now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Private Utility Easement", together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots.
- A Grantee may trim or remove any tree or other vegetation in a Private Easement Area as may be reasonably necessary incident to the rights herein dedicated. The Grantee shall restore, or cause to have restored, any disturbance as nearly as is reasonably possible to the condition existing prior to such entry by the Grantee.
- No person other than a Grantee may place any structure in, upon, or over a Private Easement Area.
- The Grantees shall ensure that any activities they perform in the Private Easement Area do not change the grade of the Private Easement Area as required pursuant to the final master grading plan as approved by the City, as the Private Easement Area also serves as a key stormwater drainage area for the Plat.

STORM WATER MANAGEMENT NOTES

- Outlot 3 shall be used exclusively for drainage and storm water purposes.
- A homeowner's association entity shall be formed for the purpose of owning and maintaining Outlot 3.
- Next Generation Construction LLC, Grantor, hereby grants to the City of Beaver Dam, Grantee, for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public stormwater facilities and their related appurtenances and service connections, all in, over, under, across, along and upon such Outlot 3.
- Outlot 3 shall be maintained by the owners of the lots or a homeowners association acting on their behalf. The owners of the lots or the homeowners association are responsible for maintaining Outlot 3 in compliance with all applicable laws and requirements of the City and the final master grading plan as approved by the City, including, without limitation, the performance of and payment of costs, fees, and expenses related to inspections, maintenance and other obligations relating to stormwater management facilities and functions. In the event Outlot 3 is not maintained as required, the City of Beaver Dam shall have the right, but not the obligation, to perform maintenance of Outlot 3 and, as set forth in Wisconsin statutes, the City may specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement, by any person other than the City of Beaver Dam, of any structure, including decks, patios, fences, decorative landscaping, driveways, or other hard surfaces, and the changing of any grade is prohibited in Outlot 3. The City of Beaver Dam shall have the right, but not the obligation, to remove any such structure and restore the lot grade and, as set forth in Wisconsin statutes, the City may specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement or maintenance, by any person other than the City of Beaver Dam, of any tree or other vegetation other than ground cover vegetation is prohibited in Outlot 3. The City of Beaver Dam shall have the right, but not the obligation, to trim or remove any such tree or other vegetation as may be reasonably necessary incident to the rights herein dedicated and, as set forth in Wisconsin statutes, the city may specially assess or specially charge a proportionate share of the cost of such action to the respective owners of the lots. The City of Beaver Dam shall not be responsible for replacement of any such tree or vegetation except the restoration of vegetative ground cover.

LOT DETAIL (TYP.)

(NOT TO SCALE)



LOT WIDTH MEASURED AT FRONT YARD SETBACK

LOT #	WIDTH
OL 3	169.59'
50	85.00'
51	85.00'
52	85.00'
53	92.24'
54	85.47'
55	93.26'
56	95.00'
57	83.72'
58	97.24'
59	90.00'
60	90.00'
61	90.00'
62	104.73'
63	81.59'
64	90.01'
65	90.00'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Timothy B. Davis, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of the Next Generation Construction LLC (owner), I have surveyed, mapped, and divided for lands described in Document No. 1349042 as recorded in the Dodge County Register of Deeds Office being located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 9, T.11N., R14E., City of Beaver Dam, Dodge County, Wisconsin.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Beaver Dam Subdivision Ordinance in surveying and mapping the same to the best of my knowledge and belief.

Timothy B. Davis, S-4045

Dated: _____ day of _____, 20____

CITY OF BEAVER DAM - COMMON COUNCIL APPROVAL:

This Land Division is hereby approved by the City of Beaver Dam Common Council as being in conformance with the City's Subdivision Ordinance.

This _____ Day of _____, 20____

Roberta Marck, Mayor

Tracey Ferron, Clerk

CITY OF BEAVER DAM - PLAN COMMISSION APPROVAL:

This Land Division is hereby approved by the City of Beaver Dam Plan Commission as being in conformance with the City's Subdivision Ordinance.

This _____ Day of _____, 20____

Roberta Marck, Mayor

Tracey Ferron, Clerk

- CORPORATE OWNER'S CERTIFICATE OF DEDICATION-

NEXT GENERATION HOLDINGS, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

NEXT GENERATION HOLDINGS, LLC. does further certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- (1) Department of Administration - Plat Review
- (2) City of Beaver Dam, Dodge County, Wisconsin
- (3) Dodge County Land Resources and Parks Department

WITNESS the hand and seal of said owners this _____ day of _____, 20____.
In the presence of:

OWNER(S) _____
(PRINT NAME)

OWNER(S) _____
(SIGNATURE)

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

My commission expires by: _____
Notary Public

Print Name

Signature

- CERTIFICATE OF COUNTY TREASURER -

STATE OF WISCONSIN)
DODGE COUNTY) SS

I, Kris Keith, duly appointed, qualified and acting County Treasurer of Dodge County, do hereby certify that in accordance with the records in our office there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales

as of _____, _____ on any of the land included in this plat.

Date

Kris Keith, County Treasurer

- CERTIFICATE OF CITY FINANCE MANAGER -

STATE OF WISCONSIN)
DODGE COUNTY) SS

I, Kayla Larson, duly appointed, qualified and acting Finance Manager of the City of Beaver Dam, do hereby certify that in accordance with the records in our office there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales

as of _____, _____ on any of the land included in this plat.


Date

Kayla Larson, Finance Manager

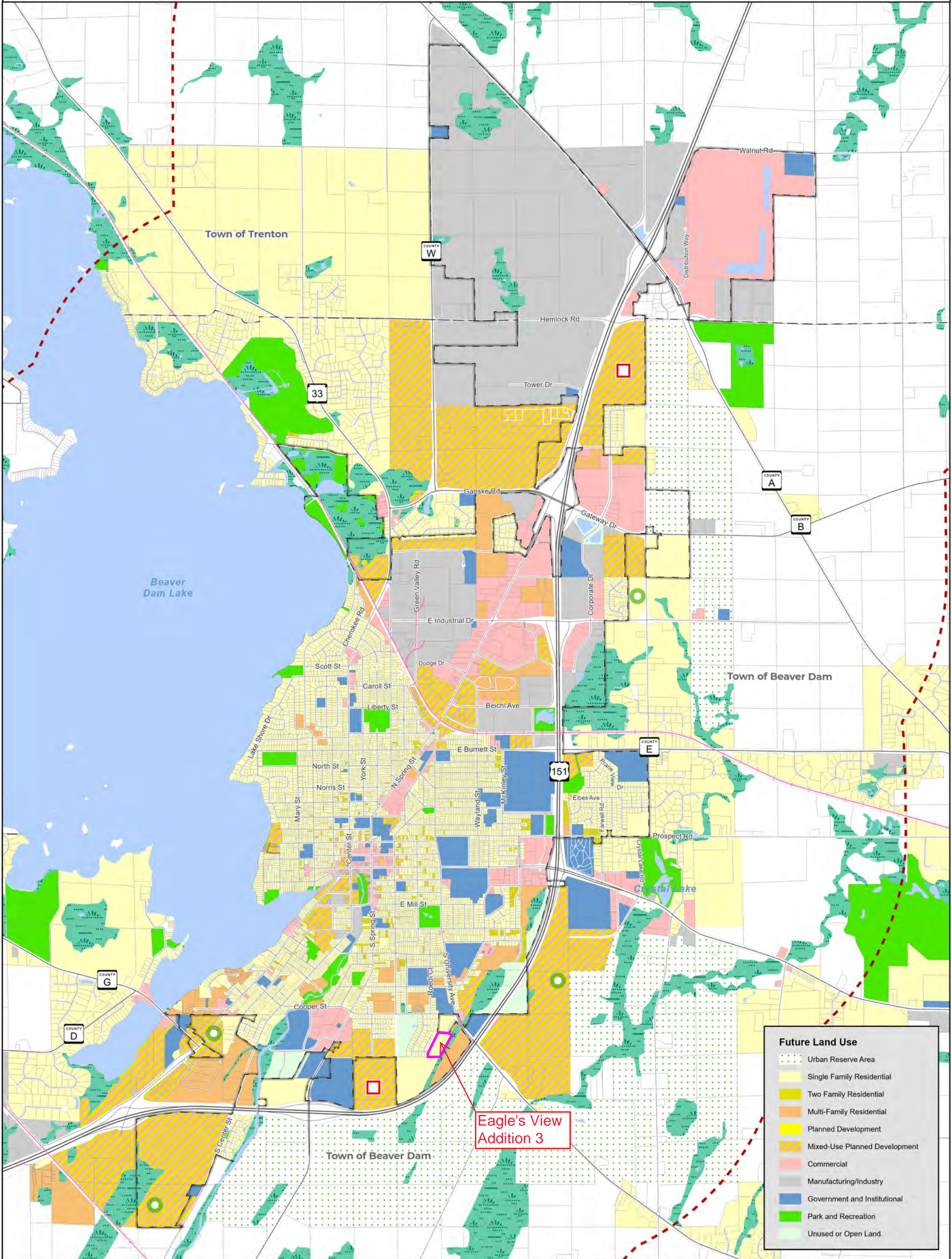


201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____

Department of Administration 

FUTURE LAND USE



Future Land Use

- Urban Reserve Area
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Planned Development
- Mixed-Use Planned Development
- Commercial
- Manufacturing/Industry
- Government and Institutional
- Park and Recreation
- Unused or Open Land

NORTH

City of Beaver Dam

Cedar
CORPORATION

Dodge County, Wisconsin

City of Beaver Dam
Dodge County, WI

Sources: Dodge County, 2024; WisDOT, 2023; Cedar Corporation, 2024
Disclaimer: This base map was created with data from Dodge County Land Information Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the City of Beaver Dam. Map Date: January 6, 2025.

Legend

- Conceptual Park
- Potential Sports Facility
- Railroad
- Wetlands
- Water
- 1.5 Mile ETJ
- Municipal Boundary
- Parcel Boundary
- Roads