



Meeting: Town Board of Supervisors
Place: 1293 Washington Avenue, Cedarburg
Date/Time: November 5, 2025 – 7:00 P.M.*
Web Page: www.townofcedarburgwi.gov
Posted: October 31, 2025
 This meeting is also available remotely online. For remote access, email sjacoby@townofcedarburgwi.gov for information.

Chairman	David Salvaggio	Town Administrator	Eric Ryer
Supervisor	Wayne Pipkorn	Director of Public Works	Adam Monticelli
Supervisor	Russ Lauer	Director of Parks & Recreation	Paul Jungbauer
Supervisor	Larry Lechner	Town Treasurer	Katie LeBlanc
Supervisor	Thomas Esser	Deputy Town Clerk	Julie Mett
Town Attorney	Brad Hoeft	Clerk/Asst. Administrator	Sara Jacoby
Town Constable	Samuel Peters	Planning Consultants	Ben Greenberg (Cedar Corporation)
Building Inspector	Paul Mortimer (SafeBuilt)		Amy Barrows (Planning & Zoning LLC)

GENERAL INFORMATION

The Town of Cedarburg Board of Supervisors hold their regular monthly meeting the first Wednesday of every month at 7:00 P.M. The meeting is held in the Town Board room located at 1293 Washington Avenue, Cedarburg, Wisconsin 53012. The Town Board room is handicapped accessible. Requests for disability related accommodations or services may be made to the Town Administrator's office by calling (262) 377-4509.

The Town Board agenda is divided into four main sections – Consent Agenda, Public Hearings, Business (both old & new) and Reports to be Received & Filed. Other sections on the agenda are considered routine items (i.e., Call to Order, Hearing of the People). Sometimes the Town Board may go into closed session pursuant to § 19.85 Wisc. Stats. A closed session normally would take place at the end of the agenda.

CONSENT AGENDA – Consent Agenda items typically include routine actions, such as approving meeting minutes, etc. However, if an elected official or member of the meeting audience has a question regarding a Consent Agenda item, that item must be discussed and voted on separately.

PUBLIC HEARINGS – Public Hearings are typically noticed in the Town's legal publication newspaper and/or sent to property owners who may live within a prescribed area. Public Hearings are for the public to comment on the item at hand, so when the Town Board is ready to consider the related action item, they will have advance knowledge of the public's input.

OLD/NEW BUSINESS – Old & New Business is business that requires action by the Town Board. Any business that was discussed at a prior Town Board meeting is considered "Old" business and any item that has not been discussed at a prior meeting is considered "New" business.

REPORTS TO BE RECEIVED & FILED – Town Staff will place agenda items that are either 1) not ready for action or 2) not necessary to vote on in the Reports section. Instead of having a generic report line item for Town Staff, this area allows the general public advance knowledge of items Town Staff may discuss for informational purposes.

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. ANNOUNCEMENTS

3. HEARING OF THE PEOPLE: *If you wish to address the Town Board on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached. If you wish to address the Board on an item not on the agenda, please do it during the Hearing of the People. Please note whenever you speak on any issue, the person chairing the meeting must recognize you, and then you may approach the microphone and give your name and address for the public record. Please note you will be limited to three (3) minutes.*

4. COMMUNICATIONS AND REQUESTS FOR HOLDING TANK AGREEMENTS AND OPERATOR LICENSES:

- a. Discussion and possible motion regarding new operator license applications for the 2025-2026 license period*

5. CONSENT AGENDA: *The Consent Agenda contains routine items and will be enacted by one motion without separate discussion unless someone requests an item to be removed for separate consideration and vote.*

- a. Approving October 1, 2025 Town Board Meeting Minutes
- b. Approving October 15, 2025 Special Town Board Meeting Minutes
- c. Accepting September 17, 2025 Plan Commission Meeting Minutes
- d. Accepting September 4, 2025 Joint Ad Hoc Bicycle & Pedestrian Committee Meeting Minutes
- e. Accepting October 1, 2025 Finance Committee Meeting Minutes

6. TREASURER'S REPORT

- a. Motion accepting the October 2025 Treasurer's Report*

7. PRESENTATION OF BILLS/PURCHASE ORDER/PAYROLL/AWARDS: *The bills presented for review have been paid from the Town treasury as authorized under Sec. 60.44(2), Stats., and Sec. 63-8 of the Code of Ordinances.*

- a. Presentation of Bills/Purchase Orders/Payroll/ Awards for October 1, 2025 to October 31, 2025 (Check #'s 40979-41065, V4629-V4674, EFT, and manual checks as shown)*

8. REPORTS TO BE RECEIVED/FILED (Non-action items)

- a. Report regarding local nuisance/code enforcement issues (Constable Samuel Peters)*
- b. Report on recreation finances (Director of Parks & Recreation Paul Jungbauer)*

9. PUBLIC HEARINGS

- a. Public hearing to take comment on an application to construct a 13.2-acre pond on parcels to be combined by a CSM and Joinder deed restriction agreement [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10]**
- b. Public hearing to take comment on an Ordinance to rezone portions of approximately 132.39 acres of land with tax keys 03-010-09-002.00, 03-010-08-002.00, and 03-010-08-001.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate (leaving C-1 lands unchanged) [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10]**
- c. Public hearing to take comment on a pond permit application to modify a pond totaling less than one acre in size on the 4.54 acre property located at 311 Huntington Drive [**Petitioner: Ryan Kudlata, zoned E-1 Estate Residential, NW ¼ of Section 32, owner William Johnson]**

10. OLD BUSINESS

- a. Discussion and possible motion regarding a lease to farm the 8.35 acre Town owned property on CTH NN across from Malone Meadows subdivision*
- b. Discussion and possible motion regarding a lease to farm approximately 17 acres of Town owned property at the southeast corner of Western Avenue and Granville Road*
- c. Discussion and possible motion on proposed ground signage located at 8611 STH 60 [**Owner: Project Sports LLC, Applicant Steve Becker, 8.649 acres, zoned M-2 Planned Industrial & Mixed Use District]***

11. NEW BUSINESS

- a. Discussion and possible action on an Ordinance to rezone portions of approximately 132.39 acres of land with tax keys 03-010-09-002.00, 03-010-08-002.00, and 03-010-08-001.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate (leaving C-1 lands unchanged) [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10]***

- b. Discussion and possible action on a Certified Survey Map consisting of five existing parcels totaling 132.39 acres owned by various Gauthier, LLCs in order combine parcels for the purpose of constructing a pond **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10]***
- c. Discussion and possible action on an application to construct a 13.2-acre pond on parcels to be combined by a CSM and Joinder deed restriction agreement **[Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10]***
- d. Discussion and possible motion on a pond permit application to modify a pond totaling less than one acre in size on the 4.54 acre property located at 311 Huntington Drive **[Petitioner: Ryan Kudlata, zoned E-1 Estate Residential, NW ¼ of Section 32, owner William Johnson]***
- e. Discussion and possible motion to approve the Official Town of Cedarburg Map*
- f. Discussion and possible direction on the 2026 Town of Cedarburg draft budget*
- g. Discussion and direction to staff on updating the Town's ordinance and process pertaining to temporary and offsite signage*

12. CLOSED SESSION

- a. The Town Board may go to closed session pursuant to:
 - i. Wisconsin Statutes Sec. 19.85(1)(e) to "Deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session," regarding the Town owned property located at 1267 Washington Avenue.
- b. Reconvene to open session and the regular order of business

13. Discussion and possible motion related to closed session business*

14. ADJOURNMENT

Note: A quorum of Plan Commission, Landmarks Commission, and/or Park & Recreation Committee may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Plan Commission, Landmarks Commission or Park & Recreation Committee will be taken at this meeting.

* At their discretion, the Town Board may take comment from the public.



Agenda Date: 11/5/2025 Agenda Item: # 4a

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board

MEMO FROM: Samuel Peters, Constable
Sara Jacoby, Assistant Administrator/Clerk

MEMO WRITTEN: October 30, 2025

MEMO SUBJECT: Item #4a: Discussion and possible motion regarding new operator license applications for the 2025-2026 license period*

BACKGROUND

The attached chart lists the individuals that have submitted applications for annual operator's licenses for Town Board consideration. The Constable has conducted background checks and recommends approval of the licenses. The applicants have provided the necessary alcohol serving awareness course certificates.

REQUESTED ACTION

Staff requests the Town Board review the operator license applications and consider a motion on the matter.

ATTACHMENT

- I. Operator license application list

ATTACHMENT I.

Name	Establishment	New	Renewal	Constable Rec.
Kristen O'Neal	Hamilton	X		Approve
John Spencer	Elbow Room 1221	X		Approve

**TOWN OF CEDARBURG
MEETING OF THE BOARD OF SUPERVISORS
October 1, 2025**

Present:

David Salvaggio, Chairman
Wayne Pipkorn, Supervisor Seat 1
Russ Lauer, Supervisor Seat 2
Larry Lechner, Supervisor Seat 3
Thomas Esser, Supervisor Seat 4

Eric Ryer, Administrator
Sara Jacoby, Clerk/Assistant Administrator
Paul Jungbauer, Director of Parks & Recreation
Adam Monticelli, Director of Public Works

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Salvaggio called the regular meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. ANNOUNCEMENTS

- a. Administrator Ryer spoke about the October 8th Preservation Award Open House happening at 5pm at Town Hall.

3. HEARING OF THE PEOPLE:

- a. None

4. COMMUNICATIONS AND REQUESTS FOR HOLDING TANK AGREEMENTS AND OPERATOR LICENSES:

- a. **Discussion and possible motion regarding a new operator license application for the 2025-2026 license period***

Supervisor Esser made a motion to approve the operator license application included in the report provided for Michael Ollenburg. Supervisor Lauer seconded, and the motion passed unanimously.

5. CONSENT AGENDA: *The Consent Agenda contains routine items and will be enacted by one motion without separate discussion unless someone requests an item to be removed for separate consideration and vote.*

- a. **Approving September 3, 2025 Town Board Meeting Minutes**
- b. **Accepting August 27, 2025 Special Plan Commission Meeting Minutes**
- c. **Accepting September 3, 2025 Special Plan Commission Meeting Minutes**

Supervisor Lauer made a motion to approve the consent agenda items. Supervisor Pipkorn seconded, and the motion passed unanimously.

6. TREASURER'S REPORT

- a. **Motion accepting the September 2025 Treasurer's Report***

Supervisor Esser made a motion to approve the August 2025 Treasurer's Report. Supervisor Pipkorn seconded, and the motion passed unanimously.

7. PRESENTATION OF BILLS/PURCHASE ORDER/PAYROLL/AWARDS: *The bills presented for review have been paid from the Town treasury as authorized under Sec. 60.44(2), Stats., and Sec. 63-8 of the Code of Ordinances.*

- a. **Presentation of Bills/Purchase Orders/Payroll/Awards for September 1, 2025 to September 30, 2025 (Check #'s 40939-40978, V4602-V4628, EFT, and manual checks as shown)***

After a question about the released road bond to Alesci Homes, Supervisor Lauer made a motion to accept all bills, purchase orders, payroll, and awards as presented. Supervisor Esser seconded, and the motion passed unanimously.

8. REPORTS TO BE RECEIVED/FILED (Non-action items)

- a. **Report regarding local nuisance/code enforcement issues (Constable Samuel Peters)***

Constable Peters' report included a background check for an operator.

b. **Report on recreation finances (Director of Parks & Recreation Paul Jungbauer)***

A report from Park and Recreation Director Jungbauer was shown listing the current positive balance of \$21,366 in the Recreation Fund for 2025.

9. **PUBLIC HEARINGS**

- a. None

10. **OLD BUSINESS**

- a. None

11. **NEW BUSINESS**

- a. **Discussion and possible motion on a signage variance request by Kohls Floor Covering located at 7676 STH 60 [Applicant: CKC Graphics on behalf of Steve Kohl, 2.16 acres, zoned B-3 Business District]***

CKC Graphic & Signs, on behalf of their client Kohls Floor Covering, has submitted a sign variance request for a replacement wall sign and panel replacement on a freestanding monument sign for the Kohls building located at 7676 STH 60 that is larger than allowed by Code and a different type than allowed by code.

Tom Berk from CKC Graphics was present for the meeting, explaining Kohl's is looking to swap out their existing sign and replace it with a conforming sign in terms of illumination. They are requesting reuse of the existing sign holder (larger than allowed by Code) on the building as converting it to a smaller size is quite costly and difficult.

The Town Board may, in its judgment, grant a variance to the provisions of this article where it would further the public interest and uphold the purpose of this article as put forth in § 320-77, below. Such variance may be based on, among other things, site-specific hardships such as topographic aberrations and visual encumbrances.

Supervisor Esser sought clarification that the sign would remain the same size that was currently erected on the building and was not seeking to make the sign larger. Mr. Berk responded that both signs would be slipped into preexisting framework.

Supervisor Esser made a motion to approve a signage variance for Kohls Floor Covering located at 7676 STH 60. Supervisor Lauer seconded, and the motion passed unanimously.

- b. **Discussion and possible motion on proposed ground and wall signage located at 8611 STH 60 [Owner: Project Sports LLC, Applicant Steve Becker, 8.649 acres, zoned M-2 Planned Industrial & Mixed Use District]***

Owner Steve Becker is proposing three updated signs at this time using the TCOD approval for flexibility from sign requirements: a ground sign, wall sign on the north side of the building, and wall sign on the south side of the building.

Mr. Becker explained the new application reflects a change from the prior approved signage for a different sponsor, to PWSB.

Supervisor Lauer made a motion to approve the proposed ground and wall signage located at 8611 STH 60 as presented with no additional approval needed for the minor changes to the Children's Hospital tenant signage. The motion was seconded by Supervisor Lauer and carried unanimously.

c. **Discussion and possible motion transferring an existing conditional use permit for the property located at 1221 Wauwatosa Road [NE ¼ Sec. 21, 3.09 acres, zoned B-2 Planned Business District]***

Seth Dehne, Jake Dehne and Robert Jude have submitted the attached letter on behalf of Elbow Room 1221 Cedarburg (1221 SC LLC) requesting the transfer of the existing conditional use permit for 1221 Wauwatosa Road from Galioto's Vintage Grille (David & Meg Galioto) to Elbow Room 1221 Cedarburg (1221 SC LLC) to continue operating a restaurant business at that location.

A typical CUP review contains an analysis of various issues to be considered. However, Town Code Section 320-9 allows for a CUP to survive a change of operator upon submittal to the Town Board of a letter stating that all conditions of the permit will be complied with. The individuals above have submitted the attached letter stating such. This will ensure that the new operation abides by all the current conditions found within the existing permits from 2004 and 2002 in order to smoothly transition ownership of the building.

The applicants have not indicated that they will be submitting an original CUP application at this time but have indicated a desire to complete some minor upkeep of the landscaping and parking lot as well as an update to the signage.

After brief discussion, Supervisor Lauer made a motion to transfer the existing conditional use permit for the property located at 1221 Wauwatosa Road from Galioto's Vintage Grille (David & Meg Galioto) to Elbow Room 1221 Cedarburg (1221 SC LLC) taking into account the findings below:

- (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
- (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

Supervisor Pipkorn seconded, and the motion passed unanimously.

d. **Discussion and possible motion on a license agreement with 1221 SC LLC for the use of Town property (1267 Washington Avenue) for sand volleyball***

Fifteen years ago, the Town purchased approximately 2 acres from Meg and David Galioto, which included their two northernmost volleyball courts. The Town Board approved license agreements each of the last fifteen years to allow Galioto's to use these volleyball courts. The property has now been sold to a new ownership group that plans to reopen Elbow Room 1221.

After discussion, Supervisor Lauer made a motion to approve the proposed licensing agreement with conditions as itemized in the agreement. Supervisor Esser seconded, and the motion passed unanimously.

- e. **Discussion and possible motion on Resolution 2025-6, “A Resolution designating Depositories and Authorizing Withdrawals and Signatures for the Town of Cedarburg”***
Resolution 2025-6 designates Port Washington State Bank (Cedarburg) and Horicon Bank (Grafton) as qualified public depositories under Ch. 34, Wis. Stats. It also designates signatories and the use of facsimile signatures. These two banks would then be used for tax collection purposes during this upcoming tax season, no longer using BMO bank as a collection point. Town Code Section 21-10 lays out that the Town Board has authority to designate one or more public depositories for depositing funds of the Town.

Supervisor Pipkorn made a motion to approve Resolution 2025-6. Supervisor Esser seconded, and the motion passed unanimously.

- f. **Discussion and possible motion to approve the renewal of the Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement***
The Town of Cedarburg and Project Sports, LLC have a seasonal parking lot license and maintenance agreement for use of the gravel parking lot at the Korb Sports Complex. Section 2 of the agreement states that the Town Board will consider renewing the agreement annually at the October Town Board meeting. At this time, it is the recommendation of staff to renew the agreement at the October Town Board meeting as currently written.

Supervisor Esser made a motion to approve the renewal of the Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement. Supervisor Lechner seconded, and the motion passed unanimously.

- g. **Discussion and possible motion regarding a lease to farm the 8.35 acre Town owned property on CTH NN across from Malone Meadows subdivision***
Graham Bentz seeks a lease renewal to farm the Town owned property located northwest of St. Francis Borgia school and across CTH NN from Malone Meadows. The Bentz family has farmed the property for many years and had a lease agreement with St. Francis Borgia prior to the Town’s acquisition of the property. The attached agreement would cover the period November 4, 2025 through November 4, 2026, and then renew automatically on an annual basis until November 4, 2030. The agreement would not require a rental payment due to the Town and removes Roger from the lease.

Supervisor Esser made a motion to table this item to allow for rent research. Supervisor Lechner seconded, and the motion passed unanimously.

- h. **Discussion and possible motion regarding a lease to farm approximately 17 acres of Town owned property at the southeast corner of Western Avenue and Granville Road***
Dale Lueders to farm approximately 17 of the 20 acres the Town owns adjacent to the Greystones subdivision. The proposed agreement is similar to the Bentz lease, and based off a prior version for Lueders for this property. The lease period would also be November 4, 2025 through November 4, 2026, and then renew automatically on an annual basis until November 4, 2030. The agreement would not require a rental payment due to the Town.

Supervisor Esser made a motion to table this item to allow for rent research. Supervisor Lechner seconded, and the motion passed unanimously.

i. **Discussion and possible motion to amend the 2025 Town of Cedarburg budget***

The proposed amended Special Revenue Fund still shows \$180,620 of revenues, with expenditures being revised upward to \$451,387 to reflect the \$55,387 adjustment to capital as seen on the attached budget summary, and \$54,000 in additional site investigation work for the Prochnow landfill anticipated to be approved at this October 1st meeting. The fund shows \$150,000 of revenue for future equipment purchases in keeping with the Equipment Plan.

Supervisor Esser made a motion to approve the amendment to the 2025 Town of Cedarburg budget. Supervisor Lauer seconded, and the motion passed unanimously.

j. **Discussion and possible direction on the 2026 Town of Cedarburg draft General Fund budget***

Administrator Ryer summarized the first draft of the 2026 Town General Fund line-item budget. Overall, it is anticipated that the tax rate will increase from \$2.34/\$1,000 to \$2.35/\$1,000 of assessed property value from 2025 to 2026. He also reviewed the expenditures including the operating accounts, Town contribution to Cedarburg Fire and EMS, and capital that will flow through the General Fund. All items have been recommended by the Finance Committee

Russ Lauer made a motion to approve the 2026 draft General Fund budget. Supervisor Lechner seconded, and the motion passed unanimously.

k. **Discussion and possible direction on the use of Town property adjacent to the Town Hall parking lot for community signage (discussion only, no staff report)***

After discussion about the use of Town property adjacent to the Town Hall parking lot for community signage no action on approval was taken.

l. **Discussion and possible motion regarding the designation of DPW items as surplus***

In accordance with policy, Staff identified Truck #30: (1997 International 4700 bucket truck) is on the replacement schedule with delivery expected in October 2025. Truck #30 could then be surplus. Truck #10: This truck was retrofitted with a 2000-gallon tank and spray equipment. Due to this retrofit, the Town has a spare dump body and hydraulic lift cylinder that was previously installed on Truck #10 cab and chassis. The dump body and hydraulic lift cylinder could then be surplus.

Supervisor Lechner made a motion to deem Truck #30 (1997 International 4700 bucket truck) and Spare dump body and hydraulic lift that was previously on Truck #10 to be surplus. Supervisor Lauer seconded, and the motion passed unanimously.

m. **Discussion and possible motion to approve Landmarks Commission Speaker Series***

The upcoming events for the 2025 season include an open house to celebrate the Landmarks Preservation Award Winner at Town Hall on October 8th at 5pm. Additionally, the Speakers Series plans to present a timeline of activities that led to the Turnhalle Restoration on November 12th at 5pm at the Ozaukee County Pavillion.

Supervisor Lauer made a motion approving the Landmarks Commission Speaker Series event to be held on November 12th at The Ozaukee County Pavillion and associated fees. Supervisor Lechner seconded, and the motion passed unanimously.

n. **Discussion and possible motion regarding a proposal to update the Town of Cedarburg website***

The Town website was last updated in 2019, and web development and maintenance continue to advance. Our current platform with TownWeb "WordPress" is being phased out in 2026 and upgraded to a new platform called "Juniper." That being the case, an upgrade is required.

Renewal with Town Web for a website update and three-year contract. Total cost for the annual program would be \$2,600 for three years, with the one-time upgrade cost being \$8,800, which includes a redesign in three years.

Supervisor Lechner made a motion approving the proposal with Town Web for a website update and three-year contract with the one-time upgrade and a redesign in three years. Supervisor Esser seconded, and the motion passed unanimously.

o. **Discussion and possible motion regarding a Ramboll proposal for additional N716 Site Investigation Activities for the former Prochnow Landfill site***

The Town continues to work with the City of Cedarburg and Mercury Marine on the future cleanup of the former Prochnow Landfill site. Ramboll has been the environmental consultant on the project and continues to submit information to the DNR on behalf of the group. Since the last approved proposal for remedial action options report work to the DNR on June 1, 2023, the WDNR has requested additional work to be done. Ramboll has provided a proposal to complete the work and has also requested an extension of the submittal of the Site Investigation Work Plan (SIWP) until September 10, 2024, so that both the City and the Town can approve the funding for the work to be done.

The City of Cedarburg approved the proposal at their meeting on August 26th. The cost to the Town is \$16,715.82 (20.46% of total cost).

There are ARPA funds available to fund part or all of this expense, and the Board can discuss obligating funds towards this or retaining for obligation by the end of this year. There are also funds in our special revenue fund to pay for this proposal.

Supervisor Lechner made a motion to approve the proposal from Ramboll. Supervisor Esser seconded, and the motion carried unanimously.

12. ADJOURNMENT

Supervisor Esser made a motion to adjourn the meeting at 8:03 pm. Supervisor Lauer seconded, the motion passed unanimously, and the meeting adjourned.

Respectfully Submitted,
Sara Jacoby
Assistant Administrator/Clerk

**TOWN OF CEDARBURG
SPECIAL MEETING OF THE BOARD OF SUPERVISORS
October 15, 2025**

Present:

David Salvaggio, Chairman
Wayne Pipkorn, Supervisor Seat 1
Russ Lauer, Supervisor Seat 2
Larry Lechner, Supervisor Seat 3
Thomas Esser, Supervisor Seat 4

Eric Ryer, Administrator
Sara Jacoby, Clerk/Assistant Administrator

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Salvaggio called the special meeting to order at 6:15 pm. The meeting began with the pledge of allegiance.

2. COMMUNICATIONS AND REQUESTS FOR HOLDING TANK AGREEMENTS AND OPERATOR LICENSES:

- a. **Discussion and possible motion approving a temporary Class “B” picnic fermented malt beverage license & Class “B” picnic wine license for the St. Francis Borgia Fundraiser – Harvest Festival***

Supervisor Pipkorn made a motion to approve the picnic license application for the Harvest Festival at St. Francis Borgia. Supervisor Lauer seconded, and the motion passed unanimously.

- b. **Discussion and possible motion approving a temporary Class “B” picnic fermented malt beverage license & Class “B” picnic wine license for the St. Francis Borgia Fundraiser – Spaghetti Dinner***

Supervisor Esser made a motion to approve the picnic license application for the Spaghetti Dinner at St. Francis Borgia. Supervisor Lauer seconded, and the motion passed unanimously.

- c. **Discussion and possible motion regarding a new operator license application for the 2025-2026 license period***

Supervisor Pipkorn made a motion to approve the operator license application included in the report provided for Brandon Hahn. Supervisor Lauer seconded, and the motion passed unanimously.

3. NEW BUSINESS

- a. **Discussion and possible motion approving a Class B Fermented Malt Beverage license and a Class B liquor license for 1221 SC LLC, DBA Elbow Room Twelve 21 Cedarburg, Seth Dehne, 1221 N. Wauwatosa Road***

The applicant ownership group was present for the meeting. Supervisor Lauer made a motion to approve the Class B Fermented Malt Beverage license and a Class B liquor license for 1221 SC LLC, DBA Elbow Room Twelve 21 Cedarburg contingent on the surrender of the licenses by Meg and David Galitoto. Supervisor Pipkorn seconded, and the motion passed unanimously.

- b. **Discussion and possible motion regarding a conditional use permit transfer to 1206 Hilltop Drive Real Estate LLC (dba Rote Oil) to operate a petroleum distribution center, office and warehouse located at 1206 Hilltop Drive (formerly Quality State Oil) [Petitioner: Dave Schwartz, 1.84 acres, zoned M-2, NW ¼ Sec.22]***

Rote Oil based out of Lake Geneva has purchased what was formerly known as Quality State Oil Company, Inc. located at 1206 Hilltop Drive. The purchase was completed in September of 2021; the change was realized as part of the records digitization project. The existing ground sign still advertises as Quality State Oil. A typical CUP review contains an analysis of various issues to be considered. However, Town Code Section 320-9 allows for a CUP to survive a change of operator upon submittal to the Town Board of a letter stating that all conditions of the permit will be complied with. A letter from Mr. Schwartz of Rote Oil was submitted stating as such.

Supervisor Esser made a motion to approve the CUP transfer to 1206 Hilltop Drive Real Estate LLC (dba Rote Oil) and new updated sign taking into account the findings below being present.

- (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
- (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

Supervisor Lechner seconded, the motion passed unanimously.

c. **Discussion and possible motion on a conditional use permit transfer request by Andrew Reahm (Storage Werks Cedarburg LLC) for the property located at 8545 STH 60 for self-storage units [Owner: Storage Werks Cedarburg LLC, NW ¼ Sec. 21, 10.94 acres, zoned M-2 Planned Industrial and Mixed-Use District & C-1 Conservancy]***

Storage Werks Cedarburg LLC has purchased the self-storage development located at 8545 STH 60 from Catalyst Construction. The purchase was completed in December 2022, which was realized as part of the records digitization project. A typical CUP review contains an analysis of various issues to be considered. However, Town Code Section 320-9 allows for a CUP to survive a change of operator upon submittal to the Town Board of a letter stating that all conditions of the permit will be complied with. A letter from Andrew Reahm (dba Storage Werks) stated they will operate as such.

Supervisor Lechner made a motion to approve the transfer of CUP to Storage Werks Cedarburg LLC taking into account the findings below being present.

- (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
- (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

Supervisor Esser seconded, the motion passed unanimously.

4. CLOSED SESSION

a. **The Town Board may go to closed session pursuant to:**

i. **Wisconsin Statutes Sec. 19.85(1)(e) to “Deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session,” regarding the former Prochnow Landfill and future potential site acquisition for redevelopment.**

At 6:23pm, Supervisor Esser made motion to go into closed session per the statute listed.

Supervisor Lauer seconded, and the motion passed unanimously via roll call.

b. **Reconvene to open session and the regular order of business**

At 6:46pm Supervisor Esser made a motion to go into open session. Supervisor Lechner seconded, and the motion passed unanimously.

5. Discussion and possible motion related to closed session business*

None taken.

6. ADJOURNMENT

Supervisor Esser made a motion to adjourn the special meeting at 6:47 pm. Supervisor Pipkorn seconded, the motion passed unanimously, and the meeting adjourned.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

**TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
September 17, 2025**

Present: Larry Lechner, Don Borgwardt, Tom Gaertig, Kerry Carmichael, and Anne Lewandowski
Excused: David Salvaggio and Steve Wolf
Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Commissioner Lechner (acting Chair) called the meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. MINUTES OF PREVIOUS MEETINGS

- a. **Approval of August 27, 2025 Special Plan Commission Meeting Minutes***
- b. **Approval of September 3, 2025 Special Plan Commission Meeting Minutes***

Commissioner Gaertig made a motion to approve the meeting minutes from August 27th and September 3rd. The motion was seconded by Commissioner Lewandowski and carried unanimously.

3. PUBLIC HEARING

- a. None

4. OLD BUSINESS

- a. **Verbal update on comprehensive amendments to the Zoning Code and updates to the Zoning Map***

Administrator Ryer explained the legal review timeline has been extended out due to unforeseen circumstances for legal staff, and will keep the Plan Commission apprised of timing.

5. NEW BUSINESS

- a. **Discussion and feedback regarding a concept plan for a major land division and possible Urban Reserve Overlay by New Life Church, Greg Welton, for property located at 4906 STH 60 [Owner: Hahm Group LLC, NE ¼ Sec. 23, 16.29 acres total, zoned A-1 Agricultural District and C-1 Conservancy District]***

The applicant representative Greg Welton summarized how the concept plan proposes to divide the property into residential lots and a Church site for a 750 to 1,000-person congregation. He referenced a similar previous project that he was involved with for the Vineyard Church in Grafton. He stated that in addition to building a church, they were interested in retaining and improving the existing home to use as pastoral housing and create five roughly one-acre lots, with land set aside for additional future lots.

Commissioner Lewandowski questioned the planned access points to the property. Mr. Welton stated that they prefer to have the Church entrance from Spring Street, a Village of Grafton road. The new residential development would use the existing driveway, or he would work with WisDOT to get a second access point. Depending on feedback, entrances would affect lot configurations.

Commissioner Borgwardt noted that because there is no other structure to be concerned with, the applicant could adjust the concept to include more acreage attached to the existing home and also address comments from Ozaukee County Land and Water. He also suggested the applicant extend the road to the undeveloped section of property at this time so that infrastructure is in place and the site is positioned for future development.

Commissioner Lechner reiterated the need to work with the Village of Grafton to connect to Spring Street.

Administrator Ryer explained this concept would require a major land division application. He also noted there are ongoing amendments to the Zoning Code, which will be followed up by a Comprehensive Plan amendment so the Zoning Code is consistent with the Comprehensive Plan. The applicant should be aware that the Zoning Code and Comprehensive Plan that are in place at the time of application are what applies.

Commissioner Lewandowski highlighted the Ozaukee County Land and Water request for a wetland delineation and commented about a holding Tank. Mr. Welton mentioned that he worked with a holding tank at his previous church project in Grafton.

The Plan Commission gave positive feedback, indicating support for development if he is able to secure WisDOT and Ozaukee County Land and Water approvals.

b. Discussion and possible recommendation on proposed ground and wall signage located at 8611 STH 60 [Owner: Project Sports LLC, Applicant Steve Becker, 8.649 acres, zoned M-2 Planned Industrial & Mixed Use District]*

Owner Steve Becker is proposing three updated signs at this time using the TCOD approval for flexibility from sign requirements: a ground sign, wall sign on the north side of the building, and wall sign on the south side of the building.

Mr. Becker explained the new application reflects a change from the prior approved signage for a different sponsor, to Port Washington State Bank.

Commissioner Borgwardt made a motion to recommend the Town Board approve the proposed ground and wall signage located at 8611 STH 60 as presented with no additional approval needed for the minor changes to the Children's Hospital tenant signage. The motion was seconded by Commissioner Gaertig and carried unanimously.

6. ADJOURNMENT

Commissioner Lewandowski made a motion to adjourn the meeting at 7:27 pm. The motion was seconded by Commissioner Borgwardt and carried unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

**CITY OF CEDARBURG/TOWN OF CEDARBURG
AD HOC JOINT BICYCLE & PEDESTRIAN COMMITTEE
APPROVED MEETING MINUTES
SEPTEMBER 4, 2025**

A regular meeting of the Ad Hoc Joint Bicycle & Pedestrian Committee of the City of Cedarburg and Town of Cedarburg, was held Thursday, September 4, 2025, at Cedarburg City Hall Council Chambers, W63 N645 Washington Avenue, Cedarburg, WI. and online utilizing the Zoom app.

The meeting was called to order by City Administrator Mikko Hilvo at 8:03 a.m.

Roll Call: Present – City of Cedarburg – Administrator Mikko Hilvo, Parks, Recreation & Forestry Director Danny Friess, and Todd Bugnacki
Non-voting members: Mike McMenimen and Kit Keller

Town of Cedarburg – Director of Public Works Adam Monticelli, Director of Parks & Recreation Paul Jungbauer, Sam Jack
Non-voting members: Brian Murphy and Don Salvaggio

Also Present - City Clerk Tracie Sette and interested citizens.

STATEMENT OF PUBLIC NOTICE

At Administrator Hilvo's request, Clerk Sette verified that notice of this meeting was posted in accordance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES - None

NEW BUSINESS

DISCUSSION ON PURPOSE AND GOALS OF THE COMMITTEE

Administrator Hilvo led a discussion on the purpose and goals of the committee highlighting the following:

- The need for a Bicycle and Pedestrian Plan for both the City and Town.
- The importance of collaboration between the City and Town of Cedarburg
- The draft Vision and Purpose statement
- Potential outcomes and deliverables

Kit Keller suggested the vision statement could be strengthened with two minor changes.

DISCUSSION ON COMMITTEE ROLES AND RESPONSIBILITIES

Administrator Hilvo reviewed the structure of the new committee which will include two (2) City staff members, two (2) Town staff members, and three (3) residents from each the City and Town for a total of 10 members, of which, six (6) are voting members. A discussion ensued about the roles of City and Town representatives, advisory members and public engagement expectations.

Ad Hoc Joint Bicycle & Pedestrian Committee
September 4, 2025

DISCUSSION ON EXISTING CONDITIONS AND BACKGROUND INFORMATION

Currently, the City of Cedarburg does not have a dedicated Bicycle and Pedestrian Plan. The City's Strategic Plan for 2026-2027 includes objectives to create and implement such a plan in collaboration with various community groups.

The Town of Cedarburg, in contrast, developed a Master Bicycle and Pedestrian Route Plan in 1999, which is detailed in the Comprehensive Park Plan (2009-2013), outlining existing and proposed bicycle routes, infrastructure recommendations, and strategies to promote cycling and walking within the Town.

Given the absence of a current plan for the City, and the age of the Town's plan, there is a recognized need for an updated and unified Bicycle and Pedestrian Plan that encompasses both the City and Town of Cedarburg.

DISCUSSION ON SCOPE OF WORK AND TIMELINE

A discussion ensued regarding the following draft timeline which will incorporate the four E's – Education, Enforce, Engineer, Encourage

Phase 1: Research and Data Collection (Months 1-3)

Phase 2: Public Engagement & Surveys (Months 3-6)

Phase 3: Drafting Recommendations (Months 6-9)

Phase 4: Review & Final Plan (Months 9-12)

DISCUSSION ON A PUBLIC ENGAGEMENT STRATEGY

Administrator Hilvo invited feedback on how to promote community engagement. The following ideas were offered:

- Surveys
- Workshops
- Public meetings
- City/Town websites
- Coordinate with local schools, School Board, PTO groups, Student Council
- Social Media
- Bike Federations
- Bike Shops
- Members of Bike clubs/groups
- Public awareness events
- Utilize AI

DISCUSSION AND POSSIBLE ACTION ON ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Ad Hoc Joint Bicycle & Pedestrian Committee
September 4, 2025

A motion was made by Mikko Hilvo, seconded by Adam Monticelli, to nominate Todd Bugnacki as Chairperson and Sam Jack as Vice-Chairperson. Both nominations were accepted. Motion carried without a negative vote.

DISCUSSION ON NEXT STEPS AND FUTURE ACTION ITEMS

The upcoming next steps may include:

October – How to approach data collection

November – How to integrate bikes and pedestrians into current pathways

December – New pathways and connections

January – Educate, enforce, engineer

End of 2026 – funding

Group bike rides – optional

A google document will be created for the committee to share information.

The committee agreed the first Thursday of each month at 8:00 a.m. is the best time to hold meetings. The meetings will alternate each month between the City Hall and Town Hall. The next meeting will be October 2nd at the Cedarburg Town Hall at 8:00 a.m.

PUBLIC COMMENTS - None

ADJOURNMENT

A motion was made by Paul Jungbauer, seconded by Danny Friess, to adjourn the meeting at 8:56 a.m. Motion carried without a negative vote.

Tracie Sette
City Clerk

**TOWN OF CEDARBURG
FINANCE COMMITTEE MEETING MINUTES
October 1, 2025**

Present: Wayne Pipkorn, Russ Lauer, Tom Esser
Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Paul Jungbauer,
Director of Parks & Recreation, Adam Monticelli, Director of Public Works

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Pipkorn called the meeting to order at 1:02 pm. The meeting began with the pledge of allegiance.

2. Discussion and possible motion approving minutes from the 7/25/25 Finance Committee meeting

Russ Lauer made a motion to approve the 7/25/25 Finance Committee meeting minutes. Tom Esser seconded, and the motion passed unanimously.

3. Discussion and possible recommendation to amend the 2025 Town of Cedarburg budget

Administrator Ryer summarized the proposed budget amendment including the changes that resulted from equipment delivery delays, WDNR required Cedar Creek bridge design contract change order amounts, additional site work required by WDNR at the former Prochnow landfill, and actual billing for the Town of Cedarburg portion of Cedar Sauk Road reconstruction completed by the Town of Saukville. None of the changes would affect the 2025 tax levy or fees.

Russ Lauer made a motion to recommend approval of the proposed amendment to the 2025 Town of Cedarburg budget. Tom Esser seconded, and the motion passed unanimously.

4. Discussion and possible direction on the 2026 Town of Cedarburg draft General Fund budget

Administrator Ryer summarized the first draft of the 2026 Town General Fund line-item budget. Overall, it is anticipated that the tax rate will increase from \$2.34/\$1,000 to \$2.35/\$1,000 of assessed property value from 2025 to 2026. He covered revenues including net new construction increases allowed under levy limit law minus personal property aid, state shared revenues, and state transportation aids. He also reviewed the expenditures including the operating accounts, Town contribution to Cedarburg Fire and EMS, and capital that will flow through the General Fund. Administrator Ryer then requested direction on budgeting place-holder amounts for one-time projects. The Finance Committee directed place holder amounts be gathered and included for: an update to the Park Plan last updated in 2018 and Bicycle & Pedestrian Plan from 1999 (what would become a Comprehensive Outdoor Recreation Plan); minor Comprehensive Plan update to make that consistent with the adopted Zoning Code update as required by state law; upgrade to the Town phone system, and potential additions to the Impact Fee Study update with Ehlers to account for needs assessment and other work. An amount will be shown for a 5 Corners Master Plan update, however, that is more likely to occur in 2027 to allow time for interviews and firm selection.

Russ Lauer made a motion to recommend the draft 2026 draft General Fund budget proceed. Tom Esser seconded, and the motion passed unanimously.

5. Review of the Draft Capital Plan 2025-2029

Administrator Ryer summarized changes to draft Capital Plan based on information provided during discussions about item #3. Russ Lauer made a recommendation to approve the Draft Capital Plan 2025-2029. The motion was seconded by Tom Esser, and the motion passed unanimously.

Administrator Ryer then sought direction from the Finance Committee regarding the current format of the Capital Plan. The Committee preferred the existing simple, transparent format.

6. Discussion on the next Finance Committee meeting

The next Finance Committee Meeting is scheduled for October 17th at 1 pm.

7. ADJOURNMENT

Tom Esser made a motion to adjourn at 1:44 pm. Russ Lauer seconded, and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

**Town of Cedarburg
Treasurer's Report
10/31/2025**

	<u>General Funds</u>	
Beginning Balance as of 9/30/25	\$ 4,944,408.00	
Received Revenues:	37,386.86	See below
Earned Interest - Money Market	7,941.67	
Earned Interest - Checking	110.86	
Earned Interest - PWSB CD	7,486.50	
Additions/Subtractions:		
Quarterly State Transportation Aid	62,258.34	
Transfer to Machinery Account	(170,775.44)	
Transfer from Environmental Account	478.76	
Transfer to Impact Fee Account	(7,580.00)	
Less : Monthly Disbursements	(522,553.32)	
Ending Balance as of 10/31/25	<u><u>\$ 4,359,162.23</u></u>	

Revenue Sources:

Additions/Subtractions:

Building Permit Fees	15,051.86
Plumbing, Electric & HVAC Permit Fees	6,109.45
Conditional Use	-
Recycling Fees - Special Pick Up	272.80
State Shared Revenue	-
Fire Insurance/Rebate	-
Impact Fees	-
Yard Waste Cards	840.00
Brush Chipping	1,740.00
Rezoning/Petition/Plat/Quarry	250.00
Bartender/Cigarette/Liquor Licenses	709.00
Culvert/Driveway Permit	250.00
Sign Permits	66.00
Miscellaneous	4,114.97
Cable Franchise Fee	-
Insurance Reimbursement	6,498.42
Special Assessment Letters	225.00
Telecommunications Tower	489.36
Fall Baseball Fees	-
Soccer Fees	-
Flag Football Fees	-
Little League Sponsorship	770.00
Little League Fees	-
Total Receipts for October	<u><u>\$ 37,386.86</u></u>

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of October 31, 2025

	<u>Machinery Account</u>	<u>Public Works Facility Acct.</u>	<u>Five Corners Town Center</u>	<u>Environmental Account</u>	<u>Total</u>
Beg Bal September 30, 2025	\$ 821,831.94	\$ 173,300.58	\$ 98,987.63	\$ 184,968.98	\$ 1,279,089.13
Receipts:					
Interest	3,178.73	555.34	317.21	591.21	\$ 4,642.48
					\$ -
Ramboll				(478.76)	\$ (478.76)
Sale of Equipment	\$ 20,775.44			-	\$ 20,775.44
Transfer in as budgeted	\$ 150,000.00				\$ 150,000.00
					\$ -
					\$ -
End Bal October 31, 2025	\$ 995,786.10	\$ 173,855.92	\$ 99,304.84	\$ 185,081.43	\$ 1,454,028.29

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of October 31, 2025

Account 200-00-11230	<u>Utility Bonds</u>	<u>Road Bonds</u>	<u>Holding Tank Bonds</u>	<u>Impact Fees</u>
Beginning Balance September 30, 2025	\$ 22,163.32	\$ 66,600.00	\$ 192,800.00	\$ 347,693.07
Receipts:				
Deposit				
Interest	1,006.52			1,247.76
Transfer	(1,006.52)	-		(1,000.00)
				3,790.00
				3,790.00
Ending Balance October 31. 2025	<u>\$ 22,163.32</u>	<u>\$ 66,600.00</u>	<u>\$ 192,800.00</u>	<u>\$ 355,520.83</u>

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of October 31, 2025

	<u>Escrow</u> <u>Accounts</u>	<u>Petty Cash</u>
Beginning Balance September 30, 2025	\$ 55,368.95	\$ 350.00
Receipts		
Earned Interest	101.01	
Fund Transfers		
Ending Balance October 31, 2025	<u>\$ 55,469.96</u>	<u>\$ 350.00</u>

<u>Escrows Held</u>	<u>Amount</u>
Prairie West	\$ 5,767.23
Greystones	<u>\$ 49,702.73</u>
Total	\$ 55,469.96

Town of Cedarburg
Monthly Summary of Cash & Invested Account Balances
As of October 31, 2025

General Funds	\$ 4,359,162.23
Machinery Account	995,786.10
Public Works Facility Account	173,855.92
Paving Escrow Accounts	55,469.96
Utility Permit Escrows	22,163.32
Road Bond Account	66,600.00
Holding Tank Account	192,800.00
Impact Fee Account	355,520.83
Environmental Account	185,081.43
Five Corners Town Center	99,304.84
Petty Cash	350.00
Total Balance	<u>\$ 6,506,094.63</u>
Less Cash & Invested Account Balances From Prior Month	<u>6,908,472.47</u>
Increase/(Decrease) in Invested Account Balances for the Month	<u>\$ (402,377.84)</u>

Katie LeBlanc
Treasurer

Town of Cedarburg
Detailed Impact Fee Allocations

**Town of Cedarburg
Impact Fees
As of September 26, 2025**

	9/26/2025			10/31/2025	
<u>Public Services</u>	<u>Beginning Balance</u>		<u>Additions</u>	<u>Subtractions</u>	<u>Current Balance</u>
Parks & Recreation	\$80,632.32	\$	2,656.21	\$ -	\$ 83,288.53
Municipal	\$13,911.53	\$	-	\$ -	\$ 13,911.53
Town Hall	\$65,722.13	\$	680.48	\$ -	\$ 66,402.61
Public Works Garage	\$59,859.81	\$	619.57	\$ -	\$ 60,479.38
Recycling Center	\$54,251.61	\$	572.28	\$ -	\$ 54,823.89
Highways & Traffic Control	\$57,699.99	\$	1,962.90	\$ -	\$ 59,662.89
Fire Department	\$15,428.31	\$	1,523.67	\$ -	\$ 16,951.98
Total of all Balances	\$347,505.71	\$	8,015.12	\$ -	\$ 355,520.83

Receipts - Fees & Interest **\$8,015.12** \$ -

	<u>Allocated %</u>	<u>Allocated Fee</u>
Parks & Recreation	33.14%	\$ 2,656.21
Municipal Buildings:		
Town Hall	8.49%	\$ 680.48
Public Works Garage	7.73%	\$ 619.57
Recycling Center	7.14%	\$ 572.28
Fire Department	24.49%	\$ 1,962.90
Highways & Traffic Control	19.01%	\$ 1,523.67

Impact Fees Collected:

Year	Number	Year	Number
1993	21	2010	7
1994	26	2011	11
1995	24	2012	17
1996	14	2013	20
1997	15	2014	12
1998	32	2015	11
1999	55	2016	17
2000	43	2017	15
2001	20	2018	13
2002	16	2019	8
2003	11	2020	10
2004	12	2021	11
2005	32	2022	9
2006	15	2023	7
2007	6	2024	6
2008	9	2025	9
2009	4		

Number of Impact Fees Paid 523

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	10/21/2025	EFTPS- ELECTRONIC FEDERAL TAX PAYMENT SYS	6,467.85
EFT	10/21/2025	EFTPS- ELECTRONIC FEDERAL TAX PAYMENT SYS	9,343.75
EFT	10/21/2025	Charter Communications (Spectrum)	60.00
EFT	10/21/2025	Elan Financial Services	1,829.95
EFT	10/21/2025	Great-West Retirement	180.00
EFT	10/21/2025	Great-West Retirement	180.00
EFT	10/21/2025	WM Corporate Services, Inc.	36,573.16
EFT	10/21/2025	WM Corporate Services, Inc.	360.00
EFT	10/21/2025	WISCONSIN EMPLOYEE TRUST FUND (ETF)	7,341.24
EFT	10/21/2025	Wisconsin Department of Revenue-3028	1,562.86
EFT	10/28/2025	EFTPS- ELECTRONIC FEDERAL TAX PAYMENT SYS	7,105.28
EFT	10/28/2025	Great-West Retirement	180.00
EFT	10/28/2025	Wisconsin Department of Revenue-3028	2,364.14
40979	10/03/2025	Draeger, Nolan	248.91
40980	10/03/2025	Emery, Logan	40.00
40981	10/03/2025	Hager, Brycen	101.58
40983	10/03/2025	Hajdu, Paul	441.89
40984	10/03/2025	Heitzkey, Luke	184.70
40985	10/03/2025	Helmeid, Mason	83.88
40986	10/03/2025	Lanser, Claire	182.18
40987	10/08/2025	ABT Mailcom	1,850.00
40988	10/08/2025	Amazon Capital Services	180.90
40989	10/08/2025	Antoine Hoeft & Eberhardt, S.C.	3,365.50
40990	10/08/2025	ARNOLD'S ENVIRONMENTAL SERVICES	450.00
40991	10/08/2025	BARTLEY, ANDREW	120.00
40992	10/08/2025	Bauer Built Tire	4,822.16
40993	10/08/2025	Catalis LLC	1,850.00
40994	10/08/2025	Cedar Corporation	604.20
40995	10/08/2025	Cleaning Authority	560.00
40996	10/08/2025	Conley Media	92.88
40997	10/08/2025	Culligan of West Bend	74.00
40998	10/08/2025	Emplify Health	84.00
40999	10/08/2025	EMPLOYEE BENEFITS CORP	1,731.72

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41000	10/08/2025	Fosticz, Daniel	1,000.00
41001	10/08/2025	GOLLNICK & SONS TREE SERVICE LLC	3,000.00
41002	10/08/2025	GUETZKE & ASSOC	413.00
41003	10/08/2025	Hi-Line Inc.	218.50
41004	10/08/2025	Home Depot Credit Services	710.59
41005	10/08/2025	LAKESIDE INTERNATIONAL, LLC	120.01
41006	10/08/2025	LANNON STONE PRODUCTS	626.47
41007	10/08/2025	MENARDS - WEST BEND	195.93
41008	10/08/2025	MID-STATE EQUIPMENT	153.46
41009	10/08/2025	MONROE TRUCK EQUIPMENT INC	51.16
41010	10/08/2025	MONTICELLI, ADAM	120.00
41011	10/08/2025	NAPA Auto Parts	427.20
41012	10/08/2025	Ontech Systems Inc.	397.00
41013	10/08/2025	PAYNE & DOLAN	472.82
41014	10/08/2025	Peters, Samuel	120.00
41015	10/08/2025	QUILL CORPORATION	83.58
41016	10/08/2025	RICOH USA, INC.	204.69
41017	10/08/2025	Rote Oil	2,518.69
41018	10/08/2025	Ryer, Eric	120.00
41019	10/08/2025	SAFEbuilt, LLC Lockbox #88135	13,251.55
41020	10/08/2025	Securian Financial Group, Inc.	334.08
41021	10/08/2025	SHERWIN INDUSTRIES	600.00
41022	10/08/2025	Tapco	57.45
41023	10/08/2025	TOWN OF SAUKVILLE	58,141.08
41024	10/08/2025	Town Web Design, LLC	8,800.00
41025	10/08/2025	TreviPay	1,126.22
41026	10/08/2025	Truck Country	2,998.22
41027	10/08/2025	WE ENERGIES	1,195.97
41028	10/08/2025	WI Department of Transportation-7366	1,851.42
41029	10/08/2025	WI DEPT OF JUSTICE	385.00
41030	10/08/2025	Wisconsin Department of Revenue-3028	462.03
41031	10/08/2025	WISCONSIN PUMP & SUMP	170.00
41032	10/17/2025	BORGWARDT, CAROL	21.72

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
41033	10/14/2025	Thunder Road LLC	44,200.00
41034	10/21/2025	Blain's Farm & Fleet	82.59
41035	10/21/2025	Cedar Corporation	1,532.50
41036	10/21/2025	CEDARBURG OVERHEAD DOOR	537.00
41037	10/21/2025	CITY OF CEDARBURG	12,660.27
41038	10/21/2025	Cleaning Authority	280.00
41039	10/21/2025	Community Insurance Corporation	3,369.00
41040	10/21/2025	EMPLOYEE BENEFITS CORP	1,189.00
41041	10/21/2025	LIBERTY TIRE RECYCLING LLC	306.66
41042	10/21/2025	LINCOLN CONTRACTORS SUPPLY	225.87
41043	10/21/2025	Lochen Equipment	17.08
41044	10/21/2025	Ontech Systems Inc.	128.00
41045	10/21/2025	OZAUKEE COUNTY HIGHWAY DEPT	15,886.94
41046	10/21/2025	Ozaukee County Treasurer	9.98
41047	10/21/2025	PAYNE & DOLAN	237.18
41048	10/21/2025	Planning & Zoning LLC	175.00
41049	10/21/2025	QUILL CORPORATION	241.64
41050	10/21/2025	Ramboll Americas Engineering Solutions Inc.	478.76
41051	10/21/2025	SAFETY-KLEEN SYSTEMS, INC.	825.00
41052	10/21/2025	Tapco	57.45
41053	10/21/2025	TOTAL ENERGY SYSTEMS	583.00
41054	10/21/2025	UHS Premium Billing	13,039.51
41055	10/21/2025	Utility Sales and Service Inc	159,814.00
41056	10/21/2025	WE ENERGIES	1,351.47
41057	10/31/2025	Carter, Christopher	319.39
41058	10/31/2025	Draeger, Nolan	106.20
41059	10/31/2025	Emery, Logan	60.00
41060	10/31/2025	Hager, Brycen	198.55
41061	10/31/2025	Hajdu, Paul	267.81
41062	10/31/2025	Heitzkey, Luke	129.29
41063	10/31/2025	Helmeid, Mason	27.70
41064	10/31/2025	Johnston, Jack	806.25
41065	10/31/2025	O'Leary, Hadley	73.88

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
V4629	10/03/2025	Bartley, Andrew	1,952.67
V4629	10/03/2025	Butschlick, Jamie	1,557.29
V4630	10/03/2025	Esser, Thomas	1,187.62
V4631	10/03/2025	Jacoby, Sara	1,920.89
V4632	10/03/2025	Jungbauer, Paul	1,922.70
V4633	10/03/2025	Lauer, Russell	1,135.64
V4634	10/03/2025	LeBlanc, Katie	4,261.83
V4635	10/03/2025	LECHNER, LAWRENCE	1,187.62
V4636	10/03/2025	Lindberg, Glenn	883.89
V4637	10/03/2025	Mett, Julie	501.17
V4638	10/03/2025	Monticelli, Adam	2,956.33
V4639	10/03/2025	Oberg, Heath	1,330.63
V4640	10/03/2025	Pautz, Peter	1,302.85
V4641	10/03/2025	Peters, Samuel	211.65
V4642	10/03/2025	Pipkorn, Wayne	1,187.62
V4643	10/03/2025	Ryer, Eric	3,645.91
V4644	10/03/2025	SALVAGGIO, DAVID M	2,189.85
V4645	10/03/2025	Stauss, Mitchel	1,504.07
V4646	10/03/2025	Vollmar, John	596.33
V4647	10/17/2025	Bartley, Andrew	1,952.67
V4648	10/17/2025	Boerner, Jeffrey	22.94
V4649	10/17/2025	Butschlick, Jamie	1,557.28
V4650	10/17/2025	Jacoby, Sara	1,920.89
V4651	10/17/2025	Jungbauer, Paul	1,922.70
V4652	10/17/2025	Lindberg, Glenn	818.97
V4653	10/17/2025	Mett, Julie	680.21
V4654	10/17/2025	Monticelli, Adam	2,956.33
V4655	10/17/2025	Oberg, Heath	1,330.63
V4656	10/17/2025	Pautz, Peter	1,302.85
V4657	10/17/2025	Peters, Samuel	211.65
V4658	10/17/2025	Ryer, Eric	3,645.91
V4659	10/17/2025	Stauss, Mitchel	1,504.07
V4660	10/17/2025	Vollmar, John	405.53

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
V4661	10/31/2025	Bartley, Andrew	2,089.91
V4662	10/31/2025	Butschlick, Jamie	1,709.86
V4663	10/31/2025	HINTZ, JOSEPH	22.16
V4664	10/31/2025	Jacoby, Sara	1,976.01
V4665	10/31/2025	Jungbauer, Paul	2,016.87
V4666	10/31/2025	Lindberg, Glenn	877.06
V4667	10/31/2025	Mett, Julie	669.77
V4668	10/31/2025	Monticelli, Adam	3,116.48
V4669	10/31/2025	Oberg, Heath	1,372.52
V4670	10/31/2025	Pautz, Peter	1,469.68
V4671	10/31/2025	Peters, Samuel	211.65
V4672	10/31/2025	Ryer, Eric	3,726.16
V4673	10/31/2025	Stauss, Mitchel	1,062.44
V4674	10/31/2025	Vollmar, John	382.02
Grand Total			522,553.32

Cash - PWSO - Commingled all funds

ALL Checks

Posted From: 10/01/2025 From Account:
Thru: 10/31/2025 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	440,158.97
Total Expenditure from Fund # 200 - SPECIAL REVENUE FUND	478.76
Total Expenditure from Fund # 205 - SPECIAL REVENUE FUND - ARPA	12,660.27
Total Expenditure from Fund # 300 - CAPITAL PROJECT FUND	59,492.50
Total Expenditure from Fund # 500 - RECREATION	9,762.82
Total Expenditure from all Funds	522,553.32



Meeting Date: 11/5/25
Agenda Items: # 9a,b, 11a,b,c

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board

FROM: Amy Barrows, Planner

MEMO WRITTEN: October 31, 2025

PETITIONER: Michael & Stacy Gauthier

SUBJECT: **Agenda Item # 9a:** Public hearing to take comment on an application to construct a 13.2-acre pond on parcels to be combined by a CSM and Joinder deed restriction agreement [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10**]
Agenda Item # 9b: Public hearing to take comment on an Ordinance to rezone portions of approximately 132.39 acres of land with tax keys 03-010-09-002.00, 03-010-08-002.00, and 03-010-08-001.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate (leaving C-1 lands unchanged) [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10**]
Agenda Item # 11a: Discussion and possible action on an Ordinance to rezone portions of approximately 132.39 acres of land with tax keys 03-010-09-002.00, 03-010-08-002.00, and 03-010-08-001.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate (leaving C-1 lands unchanged) [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10**]*
Agenda Item # 11b: Discussion and possible action on a Certified Survey Map consisting of five existing parcels totaling 132.39 acres owned by various Gauthier, LLCs in order combine parcels for the purpose of constructing a pond [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10**]*
Agenda Item # 11c: Discussion and possible action on an application to construct a 13.2-acre pond on parcels to be combined by a CSM and Joinder deed restriction agreement [**Petitioner: Michael and Stacy Gauthier, NW & SW ¼ Sec. 10**]*

PROPERTY: Part of the NW ¼ & SW ¼ Section 10, Tax Key #'s 03-010-05-003.00 & 03-010-05-004.00, 03-010-09-002.00, 03-010-08-002.00, 03-010-08-001.00
Part of the NW ¼ of Section 10, Tax Key # 03-010-06-016.00

BACKGROUND INFORMATION	
Project Name	Gauthier Rezone/CSM/Pond
Applicant Name	Michael & Stacy Gauthier
Property Owner	Gauthier Properties at Covered Bridge, LLC Gauthier Properties at Wildwood, LLC Gauthier Properties at Wildwood II, LLC
Consulting Planner and/or Engineer	Miller Engineers Scientists

Consulting Surveyor	Chaput Land Surveys
Size of Parcel	132.39 acres combined for all five (5) parcels included in CSM (based on CSM acreage), additional 1-acre lot on Wildwood Drive
Existing Zoning	E-1 Estate, A-1 Agricultural, A-2 Prime Agricultural, R-2 Single Family Residential, and C-1 Conservancy
Requested Zoning	E-1 Estate (C-1 Conservancy to remain unchanged)
Abbreviated Legal	Sec. 10
Comprehensive Plan Designation	Rural Neighborhood – Countryside: Allows for E-1

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential	R-2
South	Residential, Conservancy	R-2, C-1
East	Prime Agricultural, Residential	A-2, R-2
West	Residential, Agricultural, Conservancy	R-2, A-1, C-1

BACKGROUND

In 2021/2022, the applicants appeared before the Plan Commission several times with a request to construct a pond on acreage that they own. The applicant was required to combine several lots to comply with the code requirement that ponds not exceed 10% of a lot. The applicants also proposed to rezone the E-1 lands to A-1 because the pond straddled a lot line and the rezone provided consistent zoning. Initial questions raised included available water supply, intent of housing, berm construction, depth of pond, stormwater elements, and natural resource approvals from other agencies. Plan Commission initially recommended approval of both the rezoning and CSM, but tabled consideration of the pond, as well as the rezoning and CSM, to allow for various engineering comments to be addressed, including the impact on neighboring wells, easement verification (or lack thereof), and to gather information on the DNR review process. There was also discussion regarding a berm and whether the berm requirements of the zoning code needed to be met.

CURRENT PROPOSAL

At the August meeting, Plan Commission considered a revised request from the applicant for a rezone, CSM, and pond. The matter was tabled so that outstanding items could be addressed. The project now consists of the combination of five parcels currently zoned A-1, A-2, E-1, and C-1. Three of the parcels will be rezoned to E-1 so that the entire acreage is zoned E-1 Estate District with the C-1 Conservancy remaining unchanged. Staff felt that E-1 Estate District zoning was the most compatible district for the proposed use because noncommercial man-made recreation or wildlife ponds are a permitted accessory use with a special permit. The E-1 Estate District requires that a single-family dwelling be present as a principal use and that accessory uses are allowed provided a member of the family resides on the property. This would apply to the pond and existing barn. The applicant owns a 1-acre residential property on Wildwood Drive, west of the subject properties. Because a residence does not currently exist on the lots to be combined by CSM, the applicant is proposing that the Town accept a Joinder deed restriction agreement that would combine the Wildwood Drive parcel with the parcels being combined by CSM via a deed restriction rather than including the lot in the CSM. The restriction that effectively combines the parcels would automatically terminate upon the issuance of an Occupancy Permit by the Town upon construction of a new single-family residence on the CSM parcel.

The proposed pond is 13.2 acres and consists of less than 10% of the lot area being combined as part of the CSM. The location and details of construction are shown on the plans included in the packet.

EXECUTIVE REVIEW

1. Zoning/Rezoning

The Gauthier's currently own nine (9) parcels adjacent to each other with various zoning designations (R-2, A-1, A-2, E-1, and C-1). In an effort to combine five (5) of the existing parcels to create a 132.29-acre singular parcel for the construction of a pond, consistent zoning across all parcels is first required. The applicant is seeking to rezone three of the parcels from A-1 and A-2 to E-1. Four (4) of the parcels will remain as separate legal lots of record.

The E-1 District provides for single-family dwellings as a principal use. Agricultural uses and man-made recreation and wildlife ponds with a special permit are allowed as accessory uses by members of the family residing on the property. See above explanation that explains the applicant's request for a Joinder deed restriction agreement to establish residential use. E-1 lots are required to be a minimum of 4 acres in size and 200 ft. in width. The subject property is required to be much larger due to the size of the pond being proposed which can't exceed 10% of the lot area.

In 2021/2022, the applicant was proposing A-1 Zoning for all of the lots subject to the CSM. A-1 Zoning requires the construction of an agricultural outbuilding prior to the construction of a single-family residential structure and does not specifically allow recreational or wildlife ponds as an accessory use.

2. CSM

The CSM seeks to combine five (5) legal lots of record. The CSM will reduce the total number of parcels currently owned by the Gauthiers from nine to five. The applicant has addressed all of the Planner and raSmith's comments related to the CSM.

The proposed combined acreage of Lot 1 on the CSM complies with the zoning requirements, including minimum lot size and width, of the E-1 District.

3. Pond/Embankment

The larger part of these applications is the construction of a 13.2 recreational pond. Section 320-118 of the Town Code, at a minimum, requires certain site plan details and any other information that may help the Town evaluate the pond. This section also requires that newly created man-made ponds not cover more than 10% of the total parcel area and be located at least 25 ft. from any lot line. The construction of the pond requires the combined acreage of the CSM (10% of 132.39 acres is 13.239 acres). Any approvals of the pond shall be subject to the recording of the CSM inclusive of at least 132.39 acres.

It should be noted that the applicant will be drawing water from a privately installed well, not a high capacity well as originally proposed, to fill a portion of the pond. The applicant will also be diverting water from Cedar Creek. According to the applicant, neither of these activities will require approvals from the DNR. The applicant will be required to verify DNR permitting requirements and obtain any necessary permits.

raSmith Engineering Comments: The applications have been reviewed by the Town's consulting engineers from raSmith for review and comment. Their revised comments are included in a review letter dated October 9, 2025, included in the packet as separate correspondence. It is not uncommon

for there to be outstanding conditions as part of the Plan Commission/Town Board review. Any approvals should be subject to compliance with the October 9, 2025 letter. **The engineering comments should be reviewed at the meeting to ensure the Town Board is comfortable with the project as presented provided the conditions are met. The conditions are written to ensure long-term maintenance, pond stability, and protection of neighboring properties and wells.**

During the pond review in 2021/2022, there was discussion regarding noise related to potential boating. The applicant provided a report that addresses expected noise levels at different distances from the shore embankment related to boating activity. The report also identifies typical decibel limits for other uses such as typical agricultural and residential power equipment. The report is included in the meeting packet. There was also discussion regarding the construction of a berm. The updated design does not include the construction of a berm by definition. The grade around the pond acts more as an embankment to support the pond. The DNR has determined that the embankment is not classified as a regulated dam. However, in order to prevent downstream impacts, engineering staff has completed a detailed review of the engineering of the pond to ensure stability during large storm events. Engineering staff is requesting that a Pond Maintenance Agreement be reviewed and approved by the Town Attorney should the Board approve the application. An agreement has been drafted by the applicant and Town Attorney.

4. **Driveway Access**

The applicant is proposing to construct a temporary construction access route consisting of gravel to be utilized during construction of the pond. This access route will be constructed off of an existing driveway that is located on an adjacent 1-acre parcel owned by the applicants. After construction, the temporary construction access will be restored. The driveway will remain. An existing dirt drive that provides access to the pond area will remain and can be used by the fire department for emergency access purposes.

5. **Ozaukee County**

Barry Sullivan from Ozaukee County Land & Water reviewed the proposed Rezone and CSM and does not have any concerns. The Rezone and CSM will have to go before the Ozaukee County Natural Resource Committee (NRC) for approval; the applicant and their engineer should reach out to the County to begin that process; the contact for them is Andrew Struck at Ozaukee County Planning and Parks. The applicant had been informed that Shoreland Permit (s) will be required for any filling, grading, excavating, constructing, etc. within County Shoreland Zoning, prior to those activities commencing.

6. **Shoreland Zoning / Wetlands**

Barry Sullivan from Ozaukee County Land & Water also reviewed the proposed pond application. Other than the floodplain note mentioned above in the CSM section, Ozaukee County is also requiring a Shoreland Zoning Permit for any filling, grading, excavating, constructing, etc. within the County Shoreland Zoning area, prior to commencing any construction.

7. **Other External Agency Approvals**

It is the Town's understanding that the applicants have been working with the DNR to obtain all necessary permits. However, the plans have been recently updated. A copy of all permits required by the DNR and ACOE, if applicable, shall be submitted to the Town prior to issuance of the Pond Permit. Said permits shall reference the final plan dates approved by the Town.

8. Cedarburg Fire Department

Town staff provided the CSM and Pond Plans to Blake Karnitz from the Cedarburg Fire Department, with CFD comments attached in their letter. At a minimum, the Fire Department is requesting accessibility to the pond by a UTV for emergency purposes. The Fire Department has determined that they do not need the pond for water suppression purposes. The source is too far from the public road and there are other nearby sources to draw water from.

PLAN COMMISSION RECOMMENDATION (10/15/2025)

At their October meeting, Plan Commission made the following motions:

Rezone: Plan Commission recommended the Town Board approve the rezoning application and schedule the public hearing subject to the conditions found in this staff report. The motion carried with a 5-1-1 vote.

CSM: Plan Commission recommended the Town Board approve the CSM application subject to the conditions found in this staff report. The motion carried with a 5-1-1 vote.

Pond: Plan Commission unanimously recommended that the pond application proceed to the Town Board for Public Hearing and then return to the Plan Commission for further consideration.

ACTION REQUESTED

This project involves three parts: a rezoning, a CSM, and a pond application. Staff requests Town Board review this application as a whole but make motions separately. Particularly, some motions would have some contingencies as noted below. The Town Board has the ability to determine whether the pond application should be acted on following the public hearing with or without further review from Plan Commission taking into account the positive recommendations of the rezone and CSM.

Rezone:

1. The rezone is subject to the Joinder deed restriction agreement being reviewed and approved by the Town Attorney. The final Joinder deed restriction agreement shall be recorded with the Ozaukee County Register of Deeds prior to the rezoning being effective. The Joinder deed restriction agreement shall terminate upon the issuance of an Occupancy Permit of a new residence on the CSM lot.
2. The rezone is not effective until the CSM is recorded combining the five parcels described in this report.
3. The Rezone shall be reviewed and approved by Ozaukee County.

CSM:

1. The CSM shall reference the Joinder deed restriction agreement. The CSM can state that the Joinder deed restriction agreement is automatically terminated upon the issuance of an Occupancy Permit for a new single-family residence on the CSM lot.
2. The Joinder deed restriction agreement shall be approved by the Town Attorney and recorded simultaneously with the CSM.
3. The CSM shall be reviewed and approved by Ozaukee County.

Pond:

1. Issuance of an approved Pond Permit will not occur until the conditions of rezoning and CSM are complied with and the CSM is recorded with Ozaukee County. Recorded CSM to be submitted to the Town Clerk and Town's engineer. Construction shall not commence until the Pond Permit has been issued.
2. All conditions of the Town's engineer comments dated October 9, 2025, and any other supplemental Town's engineer comments or conditions shall be met to the satisfaction of the Town's engineer prior to Pond Permit issuance. Construction shall not commence until the Pond Permit has been issued. Documents are to be submitted directly to the Town's engineer so they can file a letter with the Town Clerk noting all comments/conditions have been met.
3. A Pond Maintenance Agreement shall be reviewed and approved by the Town Attorney and reviewed to his satisfaction before being recorded with the Ozaukee County Register of Deeds prior to Pond Permit issuance. Construction shall not commence until the Pond Permit has been issued. Recorded Pond Maintenance Agreement shall be submitted to the Town Attorney, Town Clerk and Town's engineer.
4. Other Review Authority Permits: The applicant shall submit a copy of all approvals or proof a permit not being required from Ozaukee County, DNR, and ACOE, if applicable, prior to recordation of the CSM, Pond Maintenance Agreement, and issuance of the Pond Permit. Documentation shall be provided that these approvals are based on the final plan sets approved by the Town and submitted to the Town's engineer and Town Clerk.
5. Access: The Board should decide if it is appropriate for the applicant to use a separate 1-acre parcel (Tax Key Parcel 03.010.10.006.00) that they own for temporary access from Covered Bridge Road that is not included in the CSM for construction of the pond. If access is provided through the separate lot, the Town may want to require a financial guarantee for the restoration of said access upon completion of the project.
6. Fire department review and approval of access.

ATTACHMENTS

- I. Zoning Map/Shoreland Map
- II. Applicant materials
- III. CFD/raSmith Engineer/Surveyor Comments
- IV. Working Draft Joinder Deed Restriction Agreement and Working Draft Pond Maintenance Agreements (Not final)
- V. Draft Rezoning Ordinance
- VI. Public comments requested to be in public packet

COPIES MAILED/E-MAILED TO

- I. Michael Gauthier: Michael.Gauthier@gauthierbiomedical.com
- II. Attorney Richard Donner: rdonner@reinhardtllaw.com
- III. Barry Sullivan, Ozaukee County: bsullivan@ozaukeecounty.gov
- IV. Andrew Struck, Ozaukee County: astruck@ozaukeecounty.gov

Action	Date	Status
Plan Commission Recommendation	8-27-2025 10-15-2025	Tabled Recommend Approve CSM and Rezone on 5-1-1 vote Advance Pond Application for public hearing on Unan. vote
Rezone/Pond Public Notice (News Graphic)	10-21 & 10-28-2025	Published
Rezone/Pond Post Cards	10-17-2025	Mailed
Rezone/Pond Public Hearing at Town Board Town Board Decision	11-5-2025	This Meeting

ATTACHMENT I.

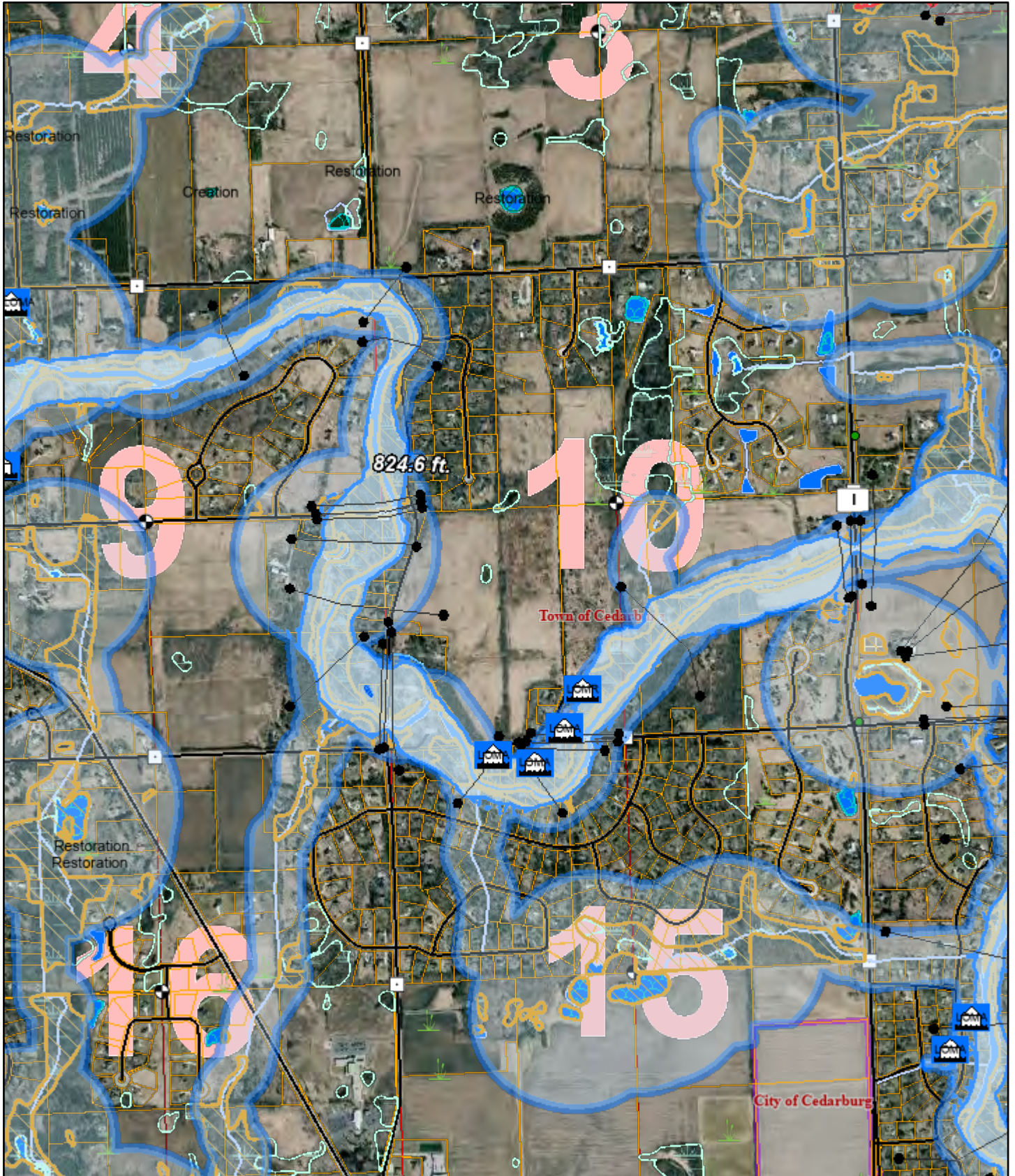
**Legend****Town of Cedarburg Zoning****Zoning_Class**

-  PUD Planned Unit Development
-  TCOD Town Center Overlay District
-  A-1 Agricultural 5 acres
-  A-2 Agricultural 35 acres
-  B-1 Neighborhood Business
-  B-2 Planned Business

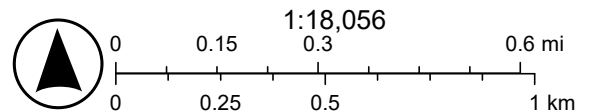
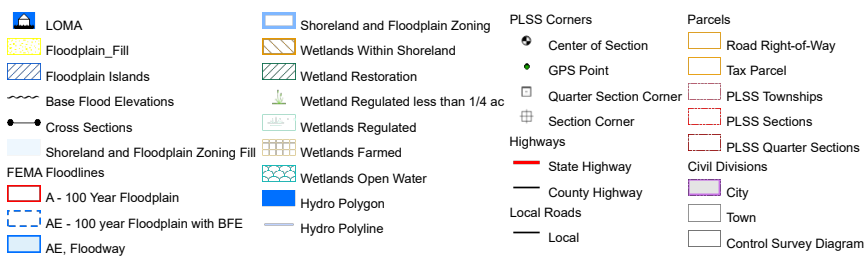
-  B-3 Business
-  C-1 Conservancy
-  CR-A Countryside Residential
-  CR-B Countryside Residential
-  E-1 Estate
-  R-1 Single Family Residential
-  R-2 Single Family Residential
-  R-3 Single Family Residential

-  TR Transitional Residential
-  TR-2 Transitional Residential 2
-  P-1 Park
-  M-1 Industrial
-  M-2 Planned Industrial and Mixed Use
-  M-3 Quarry
-  PDSP Planned Development for Specialized Purposes

Ozaukee County Shoreland Zoning



8/22/2025, 2:31:55 PM



CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

Owner:

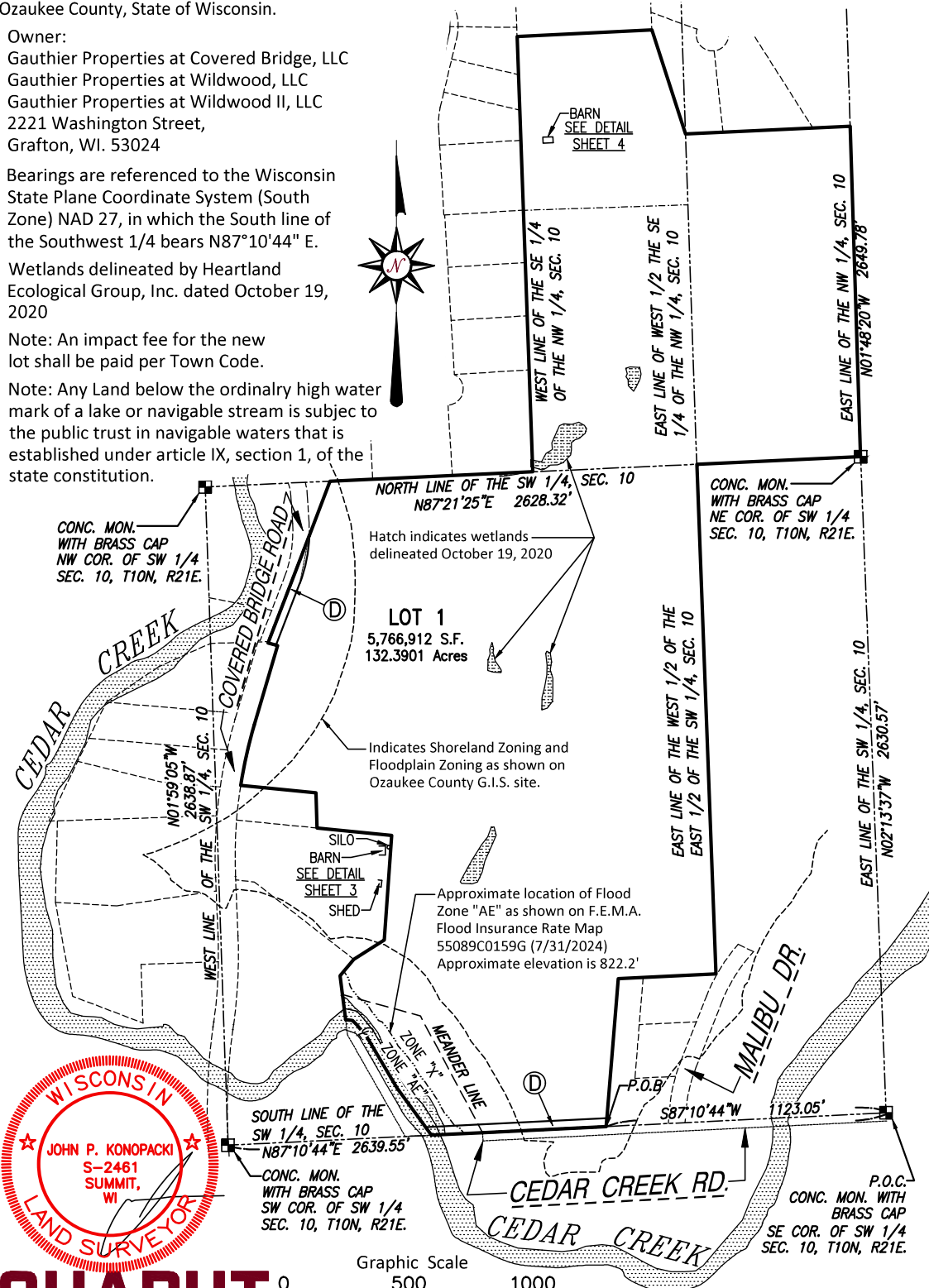
Gauthier Properties at Covered Bridge, LLC
Gauthier Properties at Wildwood, LLC
Gauthier Properties at Wildwood II, LLC
2221 Washington Street,
Grafton, WI. 53024

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 bears N87°10'44" E.

Wetlands delineated by Heartland Ecological Group, Inc. dated October 19, 2020

Note: An impact fee for the new lot shall be paid per Town Code.

Note: Any Land below the ordinalry high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

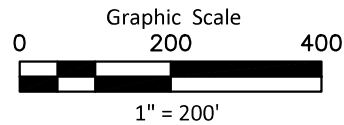
This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 1 OF 9 SHEETS

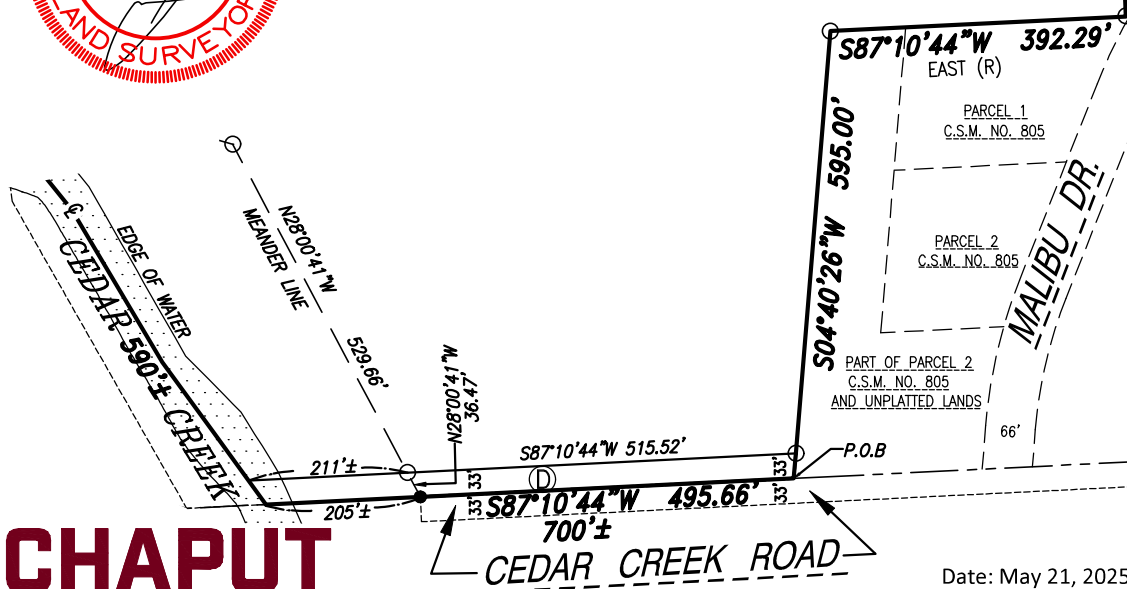
CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

- △ INDICATES FOUND MAG NAIL.
- INDICATES FOUND 1" OD IRON PIPE.
- INDICATES SET 3/4" X 18" OD IRON REBAR, 1.5 LBS./FT.
- (R) INDICATES "RECORDED AS"
- ① INDICATES DEDICATED TO THE PUBLIC FOR STREET PURPOSES.



LOT 1
5,766,912 S.F.
132.3901 Acres



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

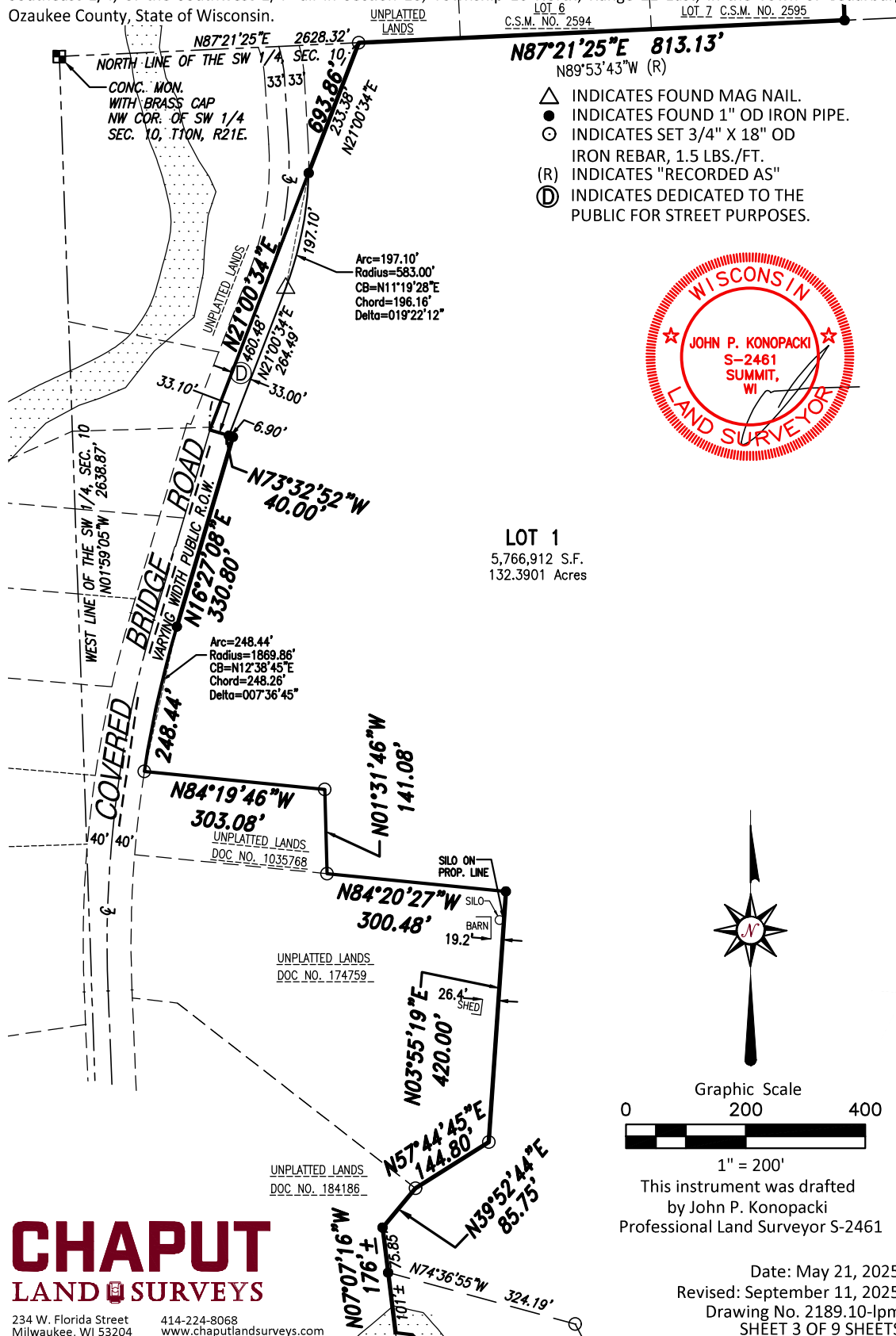
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 2 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

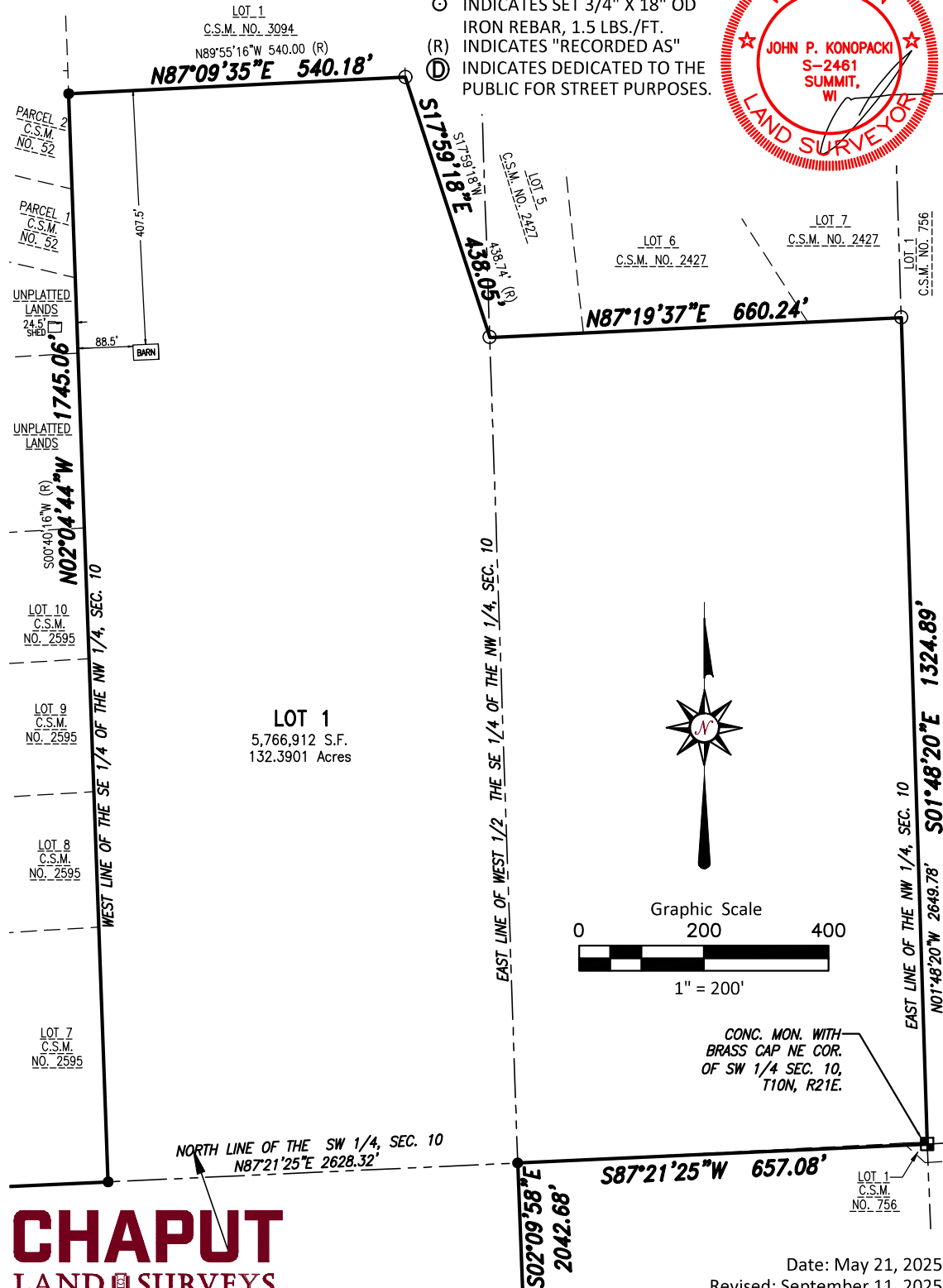
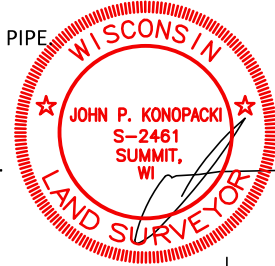
Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

- △ INDICATES FOUND MAG NAIL.
- INDICATES FOUND 1" OD IRON PIPE
- INDICATES SET 3/4" X 18" OD IRON REBAR, 1.5 LBS./FT.
- (R) INDICATES "RECORDED AS"
- ⊙ INDICATES DEDICATED TO THE PUBLIC FOR STREET PURPOSES.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 4 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
WAUKESHA COUNTY} :SS

I, John P. Konopacki, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin which is bounded and described as follows:

COMMENCING at the Southeast corner of the Southwest 1/4 of said Section 10; thence South 87°10'44" West along the South line of said 1/4 Section 1123.05 feet to the point of beginning of the lands hereinafter described; thence continuing South 87°10'44" West along said South line 495.66 feet to a meander corner, said corner being North 87°10'44" East 205 feet more or less from the centerline of Cedar Creek; thence North 28°00'41" West along said meander line 529.66 feet to a meander corner; thence North 74°36'55" West along said meander line 324.19 feet to a meander corner, said corner being on the East line of lands described in Doc. No. 184186 and North 07°07'16" West 101 feet more or less from the centerline of Cedar Creek; thence North 07°07'16" West along said East line 75.85 feet to a point; thence North 39°52'44" East along said East line 85.75 feet to a point on the East line of lands described in Document No. 174759; thence North 57°44'45" East along said East line 144.80 feet to a point; thence North 03°55'19" East along said East line 420.00 feet to a point on the North line of Document No. 174759; thence North 84°20'27" West along said North line 300.48 feet to a point on the East line of Document No. 1035768; thence North 01°31'46" West along said East line 141.08 feet to a point on the North line of Document No. 1035768; thence North 84°19'46" West along said North line 303.08 feet to a point on the East line of Covered Bridge Road and point of curvature; thence Northeasterly 248.44 feet along said East line and arc of a curve, whose center lies to the Southeast, whose radius is 1869.86 feet, and whose chord bears North 12°38'45" East 248.26 feet to a point; thence North 16°27'08" East along said East line 330.80 feet to a point; thence North 73°32'52" West 40.00 feet to a point on the centerline of Covered Bridge Road; thence North 21°00'34" East along said centerline 693.86 feet to a point on the North line of said Southwest 1/4 Section; thence North 87°21'25" East along said North line 813.13 feet to a point on the West line of the Southeast 1/4 of said Northwest 1/4 Section; thence North 02°04'44" West along said West line 1745.06 feet to a point on the South line of Lot 1 of Certified Survey Map No. 3094; thence North 87°09'35" East along said South line 540.18 feet to a point in the West line of Lot 5 of Certified Survey Map No. 2427; thence South 17°59'18" East along said West line 438.05 feet to a point on the South line of said Certified Survey Map; thence North 87°19'37" East along said South line and its extension 660.24 feet to a point on the East line of the Northwest 1/4 of said Section; thence South 01°48'20" East along said East line 1324.89 feet to a point on the North line of the Southwest 1/4 of said Section; thence South 87°21'25" West along said North line 657.08 feet to a point on the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section; thence South 02°09'58" East along said East line 2042.68 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 805; thence South 87°10'44" West along said North line and its extension 392.29 feet to a point; thence South 04°40'26" West 595.00 feet to the point of beginning.

Said lands together with lands lying between said meander line and the center of Cedar Creek, contain 5,766,912 square feet or 132.3901 acres of land.

THAT I have made this survey, land division and map by the direction of Gauthier Properties at Covered Bridge, LLC, Gauthier Properties at Wildwood, LLC, Gauthier Properties at Wildwood II, LLC, owner(s) of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division and Subdivision Ordinance of the Town of Cedarburg and the Land Division Ordinance of Ozaukee County in surveying, dividing and mapping the same.

DATE: May 21, 2025
Revised: September 11, 2025



JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, has caused these presents to be signed by the hand of _____, President, on this _____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC
By: MICHAEL T GAUTHIER, agent

MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this _____ day of _____, 2025, _____,
President of GAUTHIER PROPERTIES AT COVERED BRIDGE, LLC, to me known as the person who
executed the foregoing instrument and acknowledged that he executed the foregoing instrument as
such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 6 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT WILDWOOD, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT WILDWOOD, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT WILDWOOD, LLC, has caused these presents to be signed by the hand of _____, President, on this ____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT WILDWOOD, LLC
By: MICHAEL T GAUTHIER, agent

MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this ____ day of _____, 2025, _____,
President of GAUTHIER PROPERTIES AT WILDWOOD, LLC, to me known as the person who executed
the foregoing instrument and acknowledged that he executed the foregoing instrument as such
officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 7 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER'S CERTIFICATE

GAUTHIER PROPERTIES AT WILDWOOD II, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Cedarburg.

GAUTHIER PROPERTIES AT WILDWOOD II, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Cedarburg.

IN WITNESS WHEREOF, GAUTHIER PROPERTIES AT WILDWOOD II, LLC, has caused these presents to be signed by the hand of _____, President, on this ____ day of _____, 2025

In the presence of:

GAUTHIER PROPERTIES AT WILDWOOD II, LLC
By: MICHAEL T GAUTHIER, agent

MICHAEL T GAUTHIER, agent

STATE OF WISCONSIN}
:SS
OZAUKEE COUNTY}

Personally came before me this ____ day of _____, 2025, _____,
President of GAUTHIER PROPERTIES AT WILDWOOD II, LLC, to me known as the person who executed
the foregoing instrument and acknowledged that he executed the foregoing instrument as such
officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 8 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

Parcel 2 of Certified Survey Map No. 52, part of Parcel 2 of Certified Survey Map No. 805 and lands all in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

TOWN OF CEDARBURG PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by The Town of Cedarburg Plan Commission on this ____ day of _____, 2025.

David Salvaggio, Chairperson

Sara Jacoby, Town Clerk

TOWN OF CEDARBURG TOWN BOARD APPROVAL

This Certified Survey Map is hereby approved by The Town of Cedarburg Town Board on this ____ day of _____, 2025.

David Salvaggio, Chairperson

Sara Jacoby, Town Clerk

OZAUKEE COUNTY PLANNING AND PARKS DEPARTMENT APPROVAL

Resolved that the Certified Survey Map located in the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4, of the Southwest 1/4 all in Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg is approved by the Ozaukee County Natural Resources Committee on this _____ day of _____, 2025.

Rob Holyoke
Chairperson of the Natural Resources Committee



This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: May 21, 2025
Revised: September 11, 2025
Drawing No. 2189.10-lpm
SHEET 9 OF 9 SHEETS

Addendum to Rezone Application - Gauthier

Landowner of Record:

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
c/o Mike & Stacy Gauthier, 2221 Washington St., Grafton, WI

Properties to be rezoned to E-1:

- Parcel # 030100900200 (approximately 88.55 acres per GIS) – zoned A-1
- Parcel # 030100800200 (approximately 15.86 acres per GIS) – zoned A-1
- Parcel # 030100800100 (approximately 19.92 acres per GIS) – zoned A-2

Reasons for rezone:

Applicant is combining parcels to create homestead parcel for single family home and recreational pond.

REZONING EXHIBIT

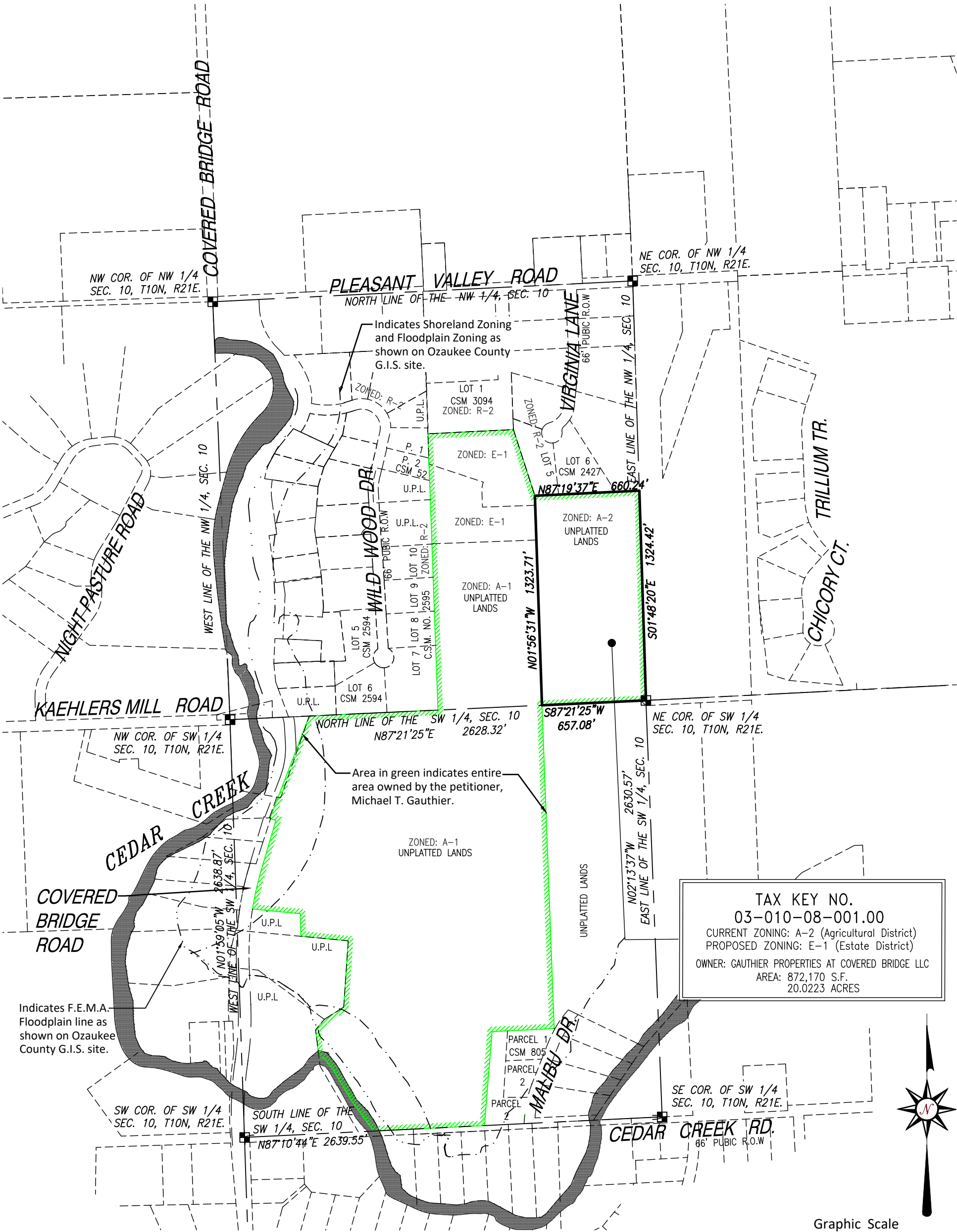
TAX KEY NO.: 03-010-08-001.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

Date: May 29, 2025



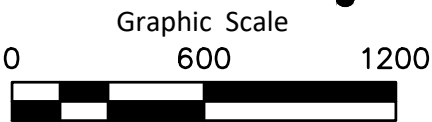
TAX KEY NO.
03-010-08-001.00
CURRENT ZONING: A-2 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 872,170 S.F.
20.0223 ACRES

Indicates F.E.M.A.
Floodplain line as
shown on Ozaukee
County G.I.S. site.

Area in green indicates entire
area owned by the petitioner,
Michael T. Gauthier.

ZONED: A-1
UNPLATTED LANDS

UNPLATTED LANDS



1" = 600'

Sheet 1 of 10
Drawing No. 2189-lpm

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

REZONING EXHIBIT

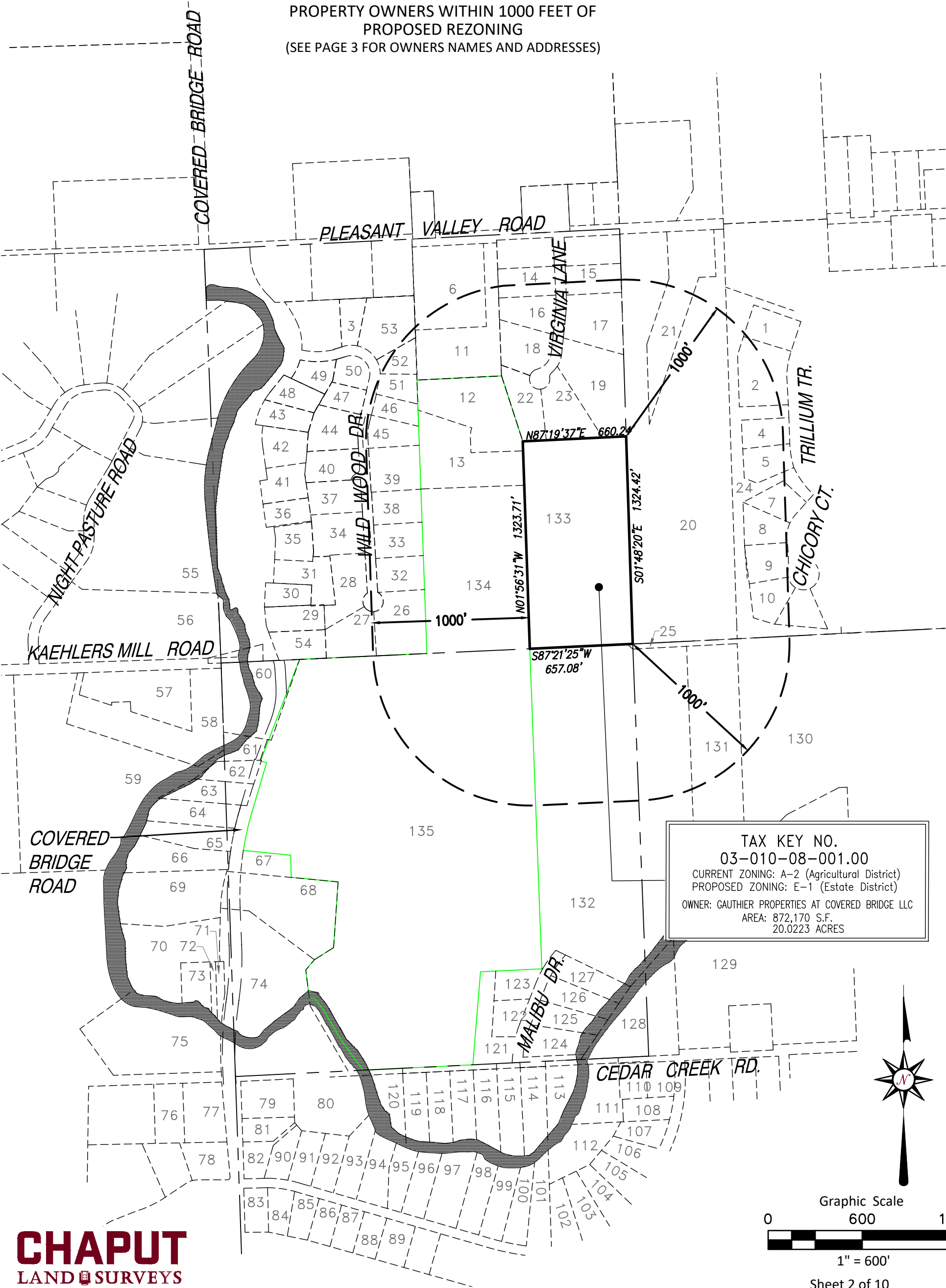
TAX KEY NO.: 03-010-08-001.00
LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North,
Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: DONALD C. CHAPUT

Date: May 29,2025

PROPERTY OWNERS WITHIN 1000 FEET OF
PROPOSED REZONING
(SEE PAGE 3 FOR OWNERS NAMES AND ADDRESSES)



TAX KEY NO.
03-010-08-001.00
CURRENT ZONING: A-2 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 872,170 S.F.
20.0223 ACRES

REZONING EXHIBIT

TAX KEY NO.: 03-010-08-001.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North,
Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC

PETITIONER: Michael T. Gauthier

LAND SURVEYOR: JOHN P. KONOPACKI

PROPERTY OWNERS WITHIN 1000
FEET OF PROPOSED REZONING

Date: May 29, 2025

- 1

ANTHONY JAMPOLE, JAMPOLE, TRACEY
2043 TRILLIUM TRAIL
GRAFTON, WI 53024
- 2

CHAD AND REGINA CURRAN 2015 REVOCABLE TRUST
2017 TRILLIUM TRAIL
GRAFTON, WI 53024
- 4

PAUL J ZWIEF, JENNIFER A ZWIEF
1999 TRILLIUM TRAIL
GRAFTON, WI 53024
- 5

RYAN CHANCE, LAUREN CHANCE
1991 TRILLIUM TRAIL
GRAFTON, WI 53024
- 6

LITTLE RED SCHOOL HOUSE CEDARBURG LLC,
ERIN PHILLIPS 7936 TOWN HALL ROAD
KEWASKUM, WI 53040-9401
- 7

GREGORY P BAXTER, BAXTER, KELLY A
6484 CHICORY COURT
GRAFTON, WI 53024
- 8

JAURON LIVING TRUST
6502 CHICORY COURT
GRAFTON, WI 53024
- 9

JON C BIELEFELD, BIELEFELD, JOYCE C
6506 CHICORY COURT
GRAFTON, WI 53024
- 10

THOMAS M AND KATHERINE A INGRASSIA 2018 REVOCABLE TRUST
6510 CHICORY COURT
GRAFTON, WI 53024
- 11

GREGORY A KRAFT,
7023 PLEASANT VALLEY RD
GRAFTON, WI 53024
- 12

GAUTHIER PROPERTIES AT WILDWOOD II LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024
- 13

GAUTHIER PROPERTIES AT WILDWOOD LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024-9506
- 14

BRIAN W LEMKE, LEMKE, JANE E
2077 VIRGINIA LN
GRAFTON, WI 53024
- 15

GARY G PRESTON, LAURIE J PRESTON
2076 VIRGINIA LN
GRAFTON, WI 53024
- 16

THEODORE C FELTMEYER, ANNE M FELTMEYER
2061 VIRGINIA LANE
GRAFTON, WI 53024
- 17

PAUL H SCHAUB AND SYLVIA L SCHAUB REVOCABLE TRUST,
2062 VIRGINIA LN
GRAFTON, WI 53024
- 18

XINQIANG GUO, NING MEI
2039 VIRGINIA LANE
CEDARBURG, WI 53024
- 19

FRANKLIN E LAIB AND CATHERINE J LAIB REVOCABLE TRUST,
2042 VIRGINIA LANE
GRAFTON, WI 53024
- 20

GARY W MAYWORM, JAYNE L MAYWORM
6755 PLEASANT VALLEY RD
GRAFTON, WI 53024
- 21

DENNIS A WOLFF
6625 PLEASANT VALLEY ROAD
GRAFTON, WI 53024
- 22

RICHARD J KEATING, MARY E KEATING
2025 VIRGINIA LN
GRAFTON, WI 53024
- 23

KYLE G FORTNEY, BECKY L FORTNEY
2030 VIRGINIA LN
GRAFTON, WI 53024
- 24

PLEASANT VALLEY PRESERVE LLC, C/O TERRACE REALTY
W61 N488 WASHINGTON AVE
CEDARBURG, WI 53012
- 25

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024
- 26

MICHAEL W LESTER, ANN M LESTER
1922 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 27

CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M
1921 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 32

DALE K WALDO, KATHLEEN M WALDO
1938 WILDWOOD DR
CEDARBURG, WI 53012
- 33

AARON T WETZEL, AMY WETZEL
1954 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 38

STEVEN G RUNGE, ALLISON M SCHMITZ
1970 WILDWOOD DR
CEDARBURG, WI 53012-8842
- 39

DAVID A CARR, CARR, ELIZABETH A
1992 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 45

GAUTHIER PROPERTIES AT WILDWOOD LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024-9506
- 46

ANDREW D STUCKE, SHEILA R STUCKE
2076 WILDWOOD DR
CEDARBURG, WI 53012
- 51

GAUTHIER PROPERTIES AT WILDWOOD II LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024
- 52

MADELINE N ROBB, DUNFEE, PAUL
2092 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 53

KRISTINE A ROMANS,
2100 WILDWOOD DRIVE
CEDARBURG, WI 53012
- 130

DARLENE SUKOWSKI
1873 COUNTY ROAD I
GRAFTON, WI 53024
- 131

RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012
- 132

RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012
- 134

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024
- 135

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

REZONING EXHIBIT

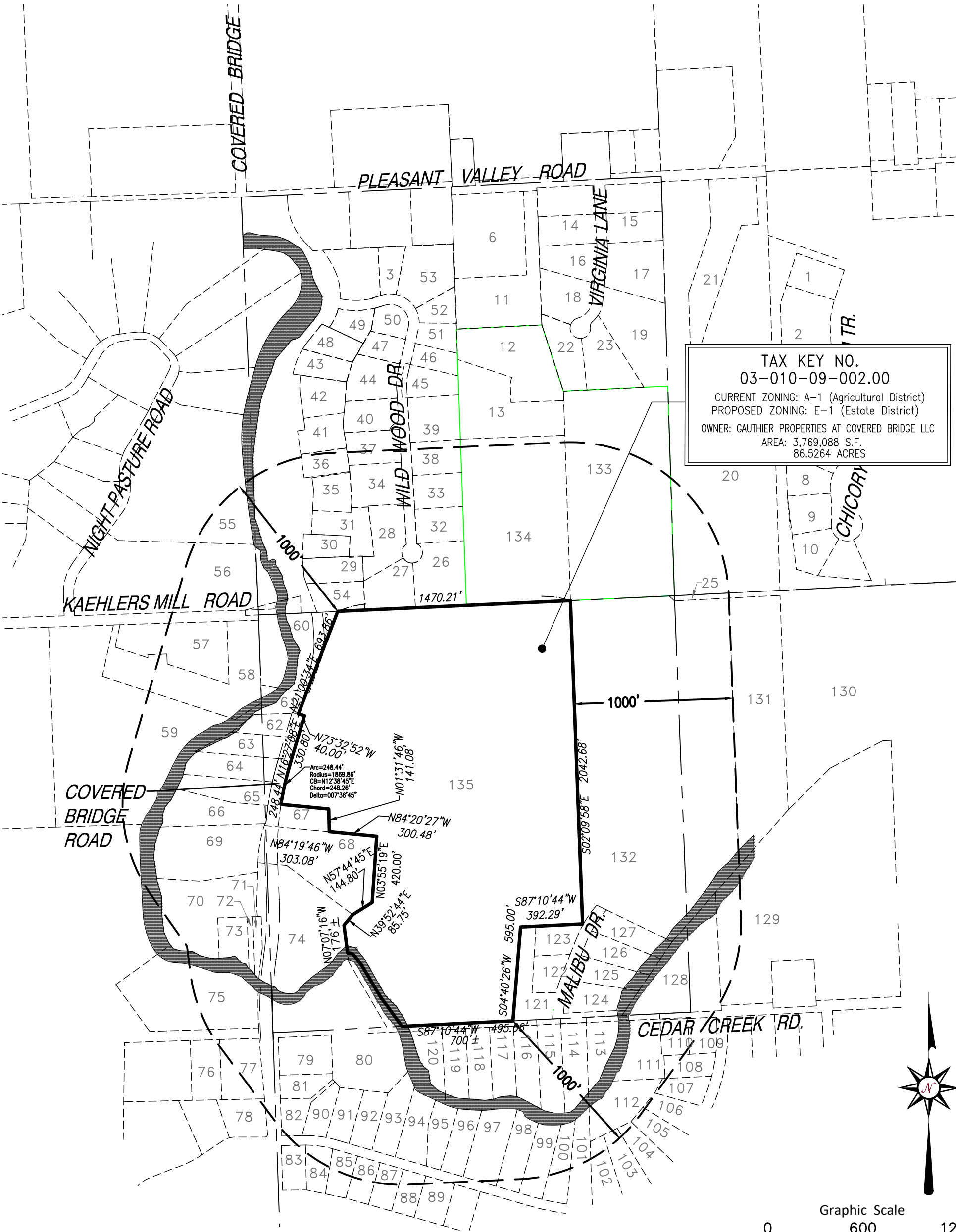
TAX KEY NO.: 03-010-09-002.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4, Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of Section 10,
Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

Date: May 29, 2025



TAX KEY NO.
03-010-09-002.00
CURRENT ZONING: A-1 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 3,769,088 S.F.
86.5264 ACRES

REZONING EXHIBIT

TAX KEY NO.: 03-010-09-002.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4, Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of Section 10,
Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

PROPERTY OWNERS WITHIN 1000
FEET OF PROPOSED REZONING

Date: May 29, 2025

20	GARY W MAYWORM, JAYNE L MAYWORM 6755 PLEASANT VALLEY RD GRAFTON, WI 53024	65	RICHARD R METT AND OR JULIE M METT LIVING TRUST 1815 COVERED BRIDGE ROAD CEDARBURG, WI 53012	88	KEVIN R GALL, LAWRENCE, EMILY K 7493 DEVONSHIRE DRIVE CEDARBURG, WI 53012
25	GAUTHIER PROPERTIES AT COVERED BRIDGE LLC 2221 WASHINGTON ST GRAFTON, WI 53024	66	LOREN A III AND KATHERINE A LIDDELL REVOCABLE TRUST 648 CREEKWOOD DRIVE WEST BEND, WI 53095	89	CHERYL R ANDERSON, ET AL. 7475 DEVONSHIRE DRIVE CEDARBURG, WI 53012
26	MICHAEL W LESTER, ANN M LESTER 1922 WILDWOOD DRIVE CEDARBURG, WI 53012	67	GAUTHIER PROPERTIES AT COVERED BRIDGE LLC 2221 WASHINGTON STREET GRAFTON, WI 53024	90	PRIVATE PO BOX 7188 3902 MILWAUKEE STREET #W156 MADISON, WI 53707
27	CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M 1921 WILDWOOD DRIVE CEDARBURG, WI 53012	68	WILLIAM C AND JEANNE L MACHATA TRUST 1784 COVERED BRIDGE ROAD CEDARBURG, WI 53012	91	MARK A SIMINAK, SIMINAK, TATYANA P 7550 DEVONSHIRE DRIVE CEDARBURG, WI 53012
28	SHAWN P MILES, CLAUSING, MELANIE L 1925 WILDWOOD DRIVE CEDARBURG, WI 53012	69	COVERED BRIDGE CREEKSIDE LLC 1654 12TH AVENUE GRAFTON, WI 53024	92	JOHN S HOFF TRUST AGREEMENT 7534 DEVONSHIRE DR CEDARBURG, WI 53012
29	PATRICK W GILL, HOPE GILL 1916 COVERED BRIDGE RD CEDARBURG, WI 53012	70	OZAUKEE COUNTY 121 W MAIN STREET PORT WASHINGTON, WI 53074	93	DALE H CONE, JUDITH F KERVIN 7520 DEVONSHIRE DRIVE CEDARBURG, WI 53012
30	JOEL E HOERCHNER, MARGARET K HOERCHNER 1930 COVERED BRIDGE ROAD CEDARBURG, WI 53012	71	DEBORHA KAY PEPIN 1735 COBERED BRIDGE ROAD CEDARBURG, WI 53012	94	JONATHAN KFOURY, ELENA HG KFOURY 7494 DEVONSHIRE DRIVE CEDARBURG, WI 53012
31	KENNETH L BUBLITZ AND SHIRLEY A BUBLITZ REVOCABLE TRUST, 1952 COVERED BRIDGE RD CEDARBURG, WI 53012	72	BRADLEY TINDAL, SARA TINDAL 1745 COVERED BRIDGE ROAD CEDARBURG, WI 53012	95	CURTISS A ULM, TRUDY K ULM 7482 DEVONSHIRE DRIVE CEDARBURG, WI 53012
32	DALE K WALDO, KATHLEEN M WALDO 1938 WILDWOOD DR CEDARBURG, WI 53012	73	JOSE LUIS ORTIZ, ERIN L ORTIZ 1753 COVERED BRIDGE ROAD CEDARBURG, WI 53012	96	CAROL RUDD-FREDENBERG 7460 DEVONSHIRE DRIVE CEDARBURG, WI 53012
33	AARON T WETZEL, AMY WETZEL 1954 WILDWOOD DRIVE CEDARBURG, WI 53012	74	OZAUKEE COUNTY COVERED BRIDGE PARK 121 W MAIN STREET PORT WASHINGTON, WI 53074	97	DANIEL J AND MARY K BOEHNLEIN 2023 REVOCABLE TRUST 7428 DEVONSHIRE DRIVE CEDARBURG, WI 53012
34	DOUGLAS R FERRELL, MARCI A FERRELL 1959 WILDWOOD DRIVE CEDARBURG, WI 53012	76	MICHELLE SOPKO, TRAVIS SOPKO 7731 CEDAR CREEK ROAD CEDARBURG, WI 53012	98	JOHN D KASTENHOLZ, KASTENHOLZ, MICHELLE M 7420 DEVONSHIRE DRIVE CEDARBURG, WI 53012
35	SHEILA M BAST U/D/T DATED 3/12/1996, EDWARD A CHERWINK 1962 COVERED BRIDGE RD CEDARBURG, WI 53012	77	RICHARD A POTOKAR AND PATRICIA J POTOKAR REVOCABLE TRUST 7635 CEDAR CREEK ROAD CEDARBURG, WI 53012	99	JEFFREY M SCHAE TZKE, SCHAE TZKE, SHEILA J 7408 DEVONSHIRE DRIVE CEDARBURG, WI 53012
36	DENA L JERSCHEFSKE, JON J JERSCHEFSKE 1972 COVERED BRIDGE ROAD CEDARBURG, WI 53012	78	MARK R WOGSLAND, WOGSLAND, HEATHER A 1651 FOX HOLLOW LN CEDARBURG, WI 53012	100	JEFFREY M SCHAE TZKE, SCHAE TZKE, SHEILA J 7408 DEVONSHIRE DRIVE CEDARBURG, WI 53012
37	JACK FUREY, BARBARA FUREY 1981 WILDWOOD DR CEDARBURG, WI 53012	79	ANDREW H FRIEND 7553 CEDAR CREEK RD CEDARBURG, WI 53012	101	NOAH M WISE, RASMUSSEN, MOLLI J 7372 DEVONSHIRE DRIVE CEDARBURG, WI 53012
38	STEVE G RUNGE, ALLISON M SCHMITZ 1970 WILDWOOD DR CEDARBURG, WI 53012-8842	80	CRAIG HOFF, ET AL. 7550 DEVONSHIRE DR CEDARBURG, WI 53012	102	JEREMY L PETERSON, PETERSON, JESSICA L 7318 W DEVONSHIRE DRIVE CEDARBURG, WI 53012
54	JENNIFER JONES 1902 COVERED BRIDGE ROAD CEDARBURG, WI 53012	81	ANDREW H FRIEND 7553 CEDAR CREEK RD CEDARBURG, WI 53012	103	KEVIN M TIMM, KIM M STEIN 1615 DEVONSHIRE DRIVE CEDARBURG, WI 53012
55	JAMES B PAPE, SANDRA PAPE 1990 NIGHT PASTURE ROAD CEDARBURG, WI 53012	82	BRET A MEYERS 7586 DEVONSHIRE DR CEDARBURG, WI 53012	104	LAUREL A BIRCH, BRIAN T BIRCH 1623 DEVONSHIRE DRIVE CEDARBURG, WI 53012
56	JOHN R HALE ET AL 1918 BLACKSMITH ROAD CEDARBURG, WI 53012	83	BRIAN J WETSTEN, WETSTEN, SARAH L 1636 COVERED BRIDGE ROAD CEDARBURG, WI 53012	105	MARK R QUIRK, QUIRK, JAN E D 1635 DEVONSHIRE DR CEDARBURG, WI 53012
57	CAROL LUEDTKE 7877 KAEHLERS MILL ROAD CEDARBURG, WI 53012	84	SCOTT G BURNS 7561 DEVONSHIRE DR CEDARBURG, WI 53012	106	GERALD A WILKINSON, WILKINSON, DARLENE R 1649 DEVONSHIRE DRIVE CEDARBURG, WI 53012
58	CAROLYN D BOETTCHER 7881 KAEHLERS MILL ROAD CEDARBURG, WI 53012	85	MICHAEL J CIBULKA, SUSAN M CIBULKA 7545 DEVONSHIRE DRIVE CEDARBURG, WI 53012	107	STEVEN N SMITH, LORETTA K SMITH 1661 DEVONSHIRE DR CEDARBURG, WI 53012
59	COLLEEN CLEVELAND 7925 KAEHLERS MILL ROAD CEDARBURG, WI 53012	86	THOMAS P LACKE, LACKE, JENNIFER K 7527 DEVONSHIRE DRIVE CEDARBURG, WI 53012	108	CATHERINE M PETERSEN 1675 DEVONSHIRE DRIVE CEDARBURG, WI 53012
60	CHERYL VUKELICH-GASSEL 7557 KAEHLERS MILL ROAD CEDARBURG, WI 53012	87	TRUST AGREEMENT OF ANTHONY AND TRACY CURRAN 1981 WILDWOOD DR CEDARBURG, WI 53012	109	SCOTT P BIRKHOLZ, MONICA A CARNE 1689 DEVONSHIRE DRIVE CEDARBURG, WI 53012
61	OZAUKEE WASHINGTON LAND TRUST INC. 1861 COVERED BRIDGE ROAD CEDARBURG, WI 53012			110	THOMAS SCHUMAKER, TRISHA SCHUMAKER 6833 CEDAR CREEK ROAD CEDARBURG, WI 53012
62	LUKE SCHAEFER, CHRISTIANA SCHAEFER 1847 COVER BRIDGE ROAD CEDARBURG, WI 53012			111	JEFFREY D SWANSON 6901 CEDAR CREEK ROAD CEDARBURG, WI 53012
63	DOUGLAS E CARTER, CARTER, CYNTHIA 1835 COVERED BRIDGE ROAD CERDARBURG, WI 53012			112	D M BUILDERS INC N82 W13502 FOND DU LAC MENOMONEE FALLS, WI 53051
64	ROBERT A CHESNEY, DEBORAH J CHESNEY 1827 COVERED BRIDGE ROAD CERDARBURG, WI 53012				

REZONING EXHIBIT

TAX KEY NO.: 03-010-09-002.00
LANDS TO BE ZONED: E-1 (Estate District)

Part of the Northeast 1/4, Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of Section 10,
Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
LAND SURVEYOR: JOHN P. KONOPACKI

PROPERTY OWNERS WITHIN 1000
FEET OF PROPOSED REZONING

Date: May 29, 2025

- 113 JADE REIHART, DEREK REIHART
7025 CEDAR CREEK ROAD
CEDARBURG, WI 53012
- 114 JADE REIHART, DEREK REIHART
7025 CEDAR CREEK ROAD
CEDARBURG, WI 53012
- 115 DUDLEY C AND JANET L BLANK
2016 REVOCABLE TRUST
7037 CEDAR CREEK RD
CEDARBURG, WI 53012
- 116 RAYMOND T BERLIN, MAUREEN A BERLIN
7053 CEDAR CREEK RD
CEDARBURG, WI 53012
- 117 ROBERT E HOLZRICHTER REVOCABLE
LIVING TRUST OF 2020
7520 DEVONSHIRE DRIVE
CEDARBURG, WI 53012
- 118 RICHARD F HEIDEN
7081 CEDAR CREEK RD
CEDARBURG, WI 53012
- 119 RICHARD J AMEEN
7095 CEDAR CREEK RD
CEDARBURG, WI 53012
- 120 7107 CEDAR CREEK ROAD LLC
833 E MICHIGAN STREET SUITE 1800
MILWAUKEE, WI 53202
- 121 GAUTHIER PROPERTIES AT
CEDAR CREEK LLC
2221 WASHINGTON STREET
GRAFTON, WI 53024
- 122 JOHN C WIRTH, HOLLY WIRTH
1723 MALIBU DRIVE
CEDARBURG, WI 53012
- 123 MATTHEW B KING, ERIN K HICKEY
1737 MALIBU DRIVE
CEDARBURG, WI 53012
- 124 CHRISTOPHER D POTTER, POTTER, MEGAN E
1710 MALIBU DRIVE
CEDARBURG, WI 53012
- 125 RAE A SHEEDY
1724 MALIBU DR
CEDARBURG, WI 53012
- 126 CHRISTOPHER I LESAR, VICKI L WENZEL-LESAR
1736 MALIBU DR
CEDARBURG, WI 53012
- 127 CHRISTOPHER SAALI, SAALI, STEPHANIE
1746 MALIBU DRIVE
CEDARBURG, WI 53012
- 128 BAUMANN REVOCABLE LIVING TRUST
LARRY BAUMANN, et al
7553 CEDAR CREEK RD
CEDARBURG, WI 53012
- 129 R SCOTT PICKER
6490 CEDAR CREEK RD
CEDARBURG, WI 53012
- 131 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012
- 132 RICHARD A KNOX JR, SUSAN J KNOX
1760 MALIBU DR
CEDARBURG, WI 53012
- 133 GAUTHIER PROPERTIES AT COVERED
BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024
- 134 GAUTHIER PROPERTIES AT COVERED
BRIDGE LLC
2221 WASHINGTON ST
GRAFTON, WI 53024

REZONING EXHIBIT

TAX KEY NO.: 03-010-08-002.00

LANDS TO BE ZONED: E-1 (Estate District)

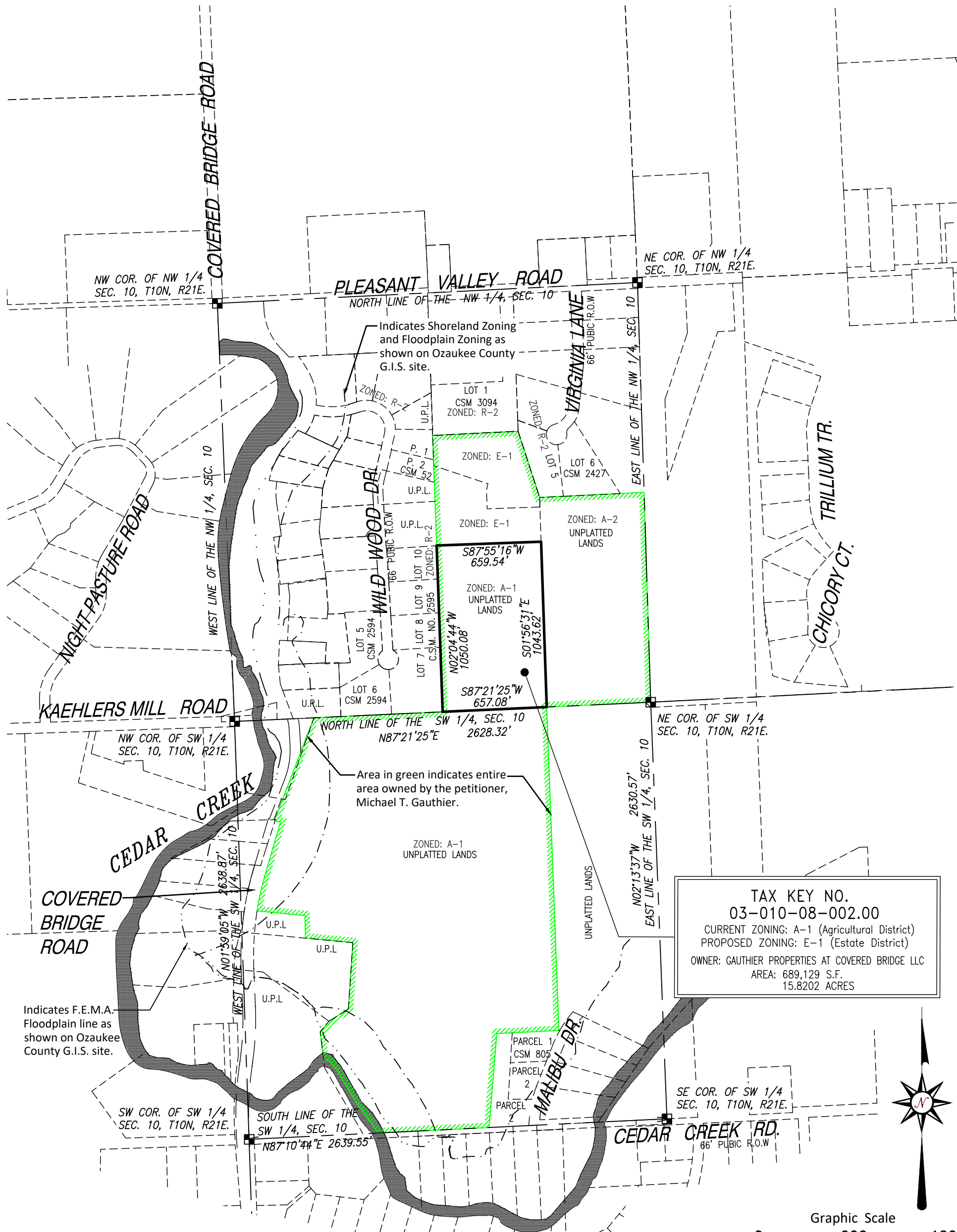
Part of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East,
in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC

PETITIONER: Michael T. Gauthier

LAND SURVEYOR: JOHN P. KONOPACKI

Date: May 29, 2025



CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

Graphic Scale

0 600 1200

$$1'' = 600'$$

Sheet 8 of 10

Drawing No. 2189-lpm

REZONING EXHIBIT

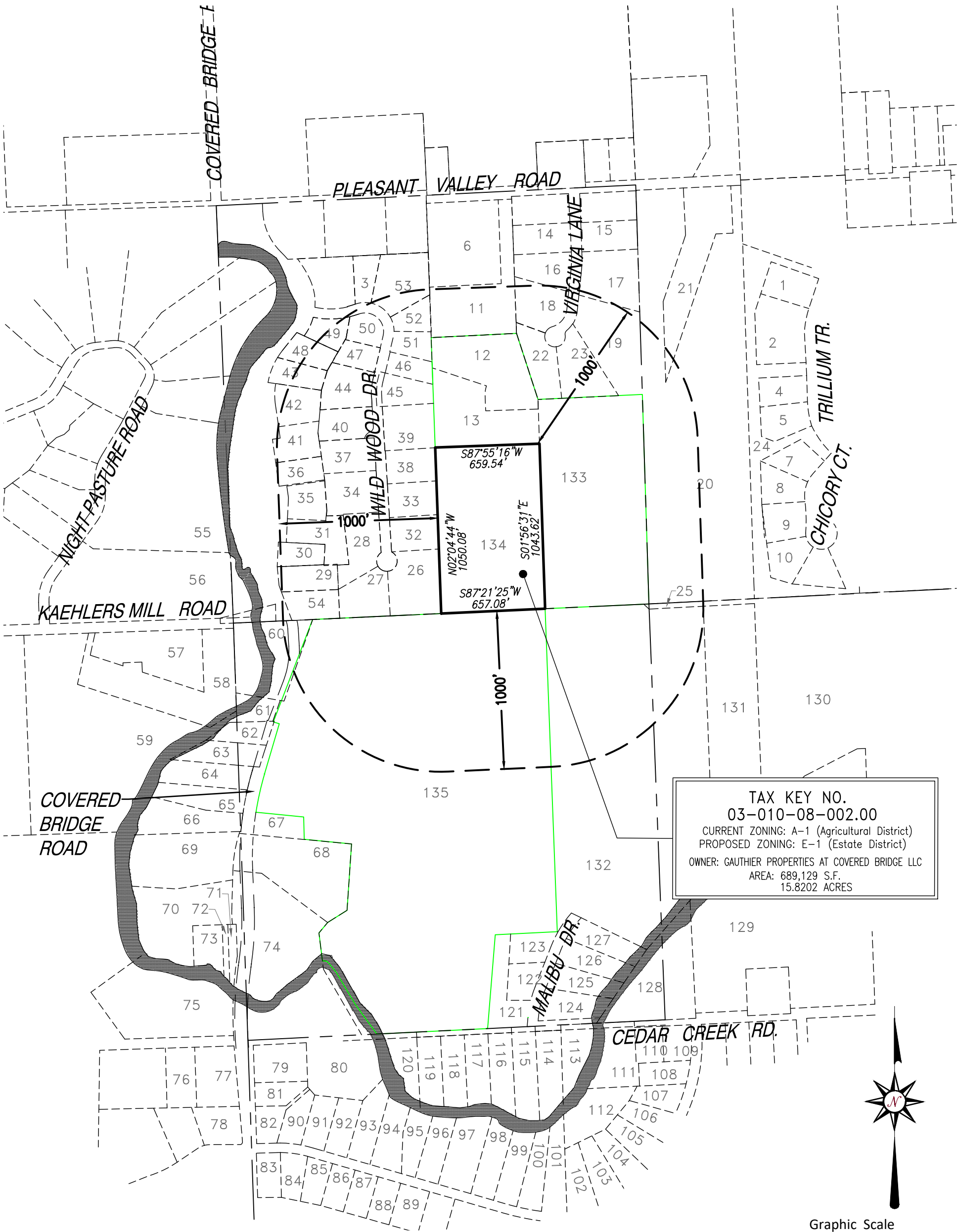
TAX KEY NO.: 03-010-08-002.00

LANDS TO BE ZONED: E-1 (Estate District)

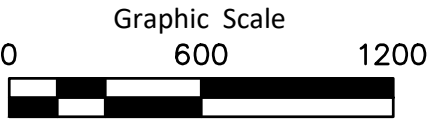
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OWNER: Gauthier Properties at Covered Bridge, LLC
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Date: May 29, 2025



TAX KEY NO.
03-010-08-002.00
CURRENT ZONING: A-1 (Agricultural District)
PROPOSED ZONING: E-1 (Estate District)
OWNER: GAUTHIER PROPERTIES AT COVERED BRIDGE LLC
AREA: 689,129 S.F.
15.8202 ACRES



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REZONING EXHIBIT

TAX KEY NO.: 03-010-08-002.00

LANDS TO BE ZONED: E-1 (Estate District)

Part of Southeast 1/4 of the Northwest 1/4 of Section 10, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, State of Wisconsin.

OWNER: Gauthier Properties at Covered Bridge, LLC
PETITIONER: Michael T. Gauthier
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Date: May 29, 2025

PROPERTY OWNERS WITHIN 1000
FEET OF PROPOSED REZONING

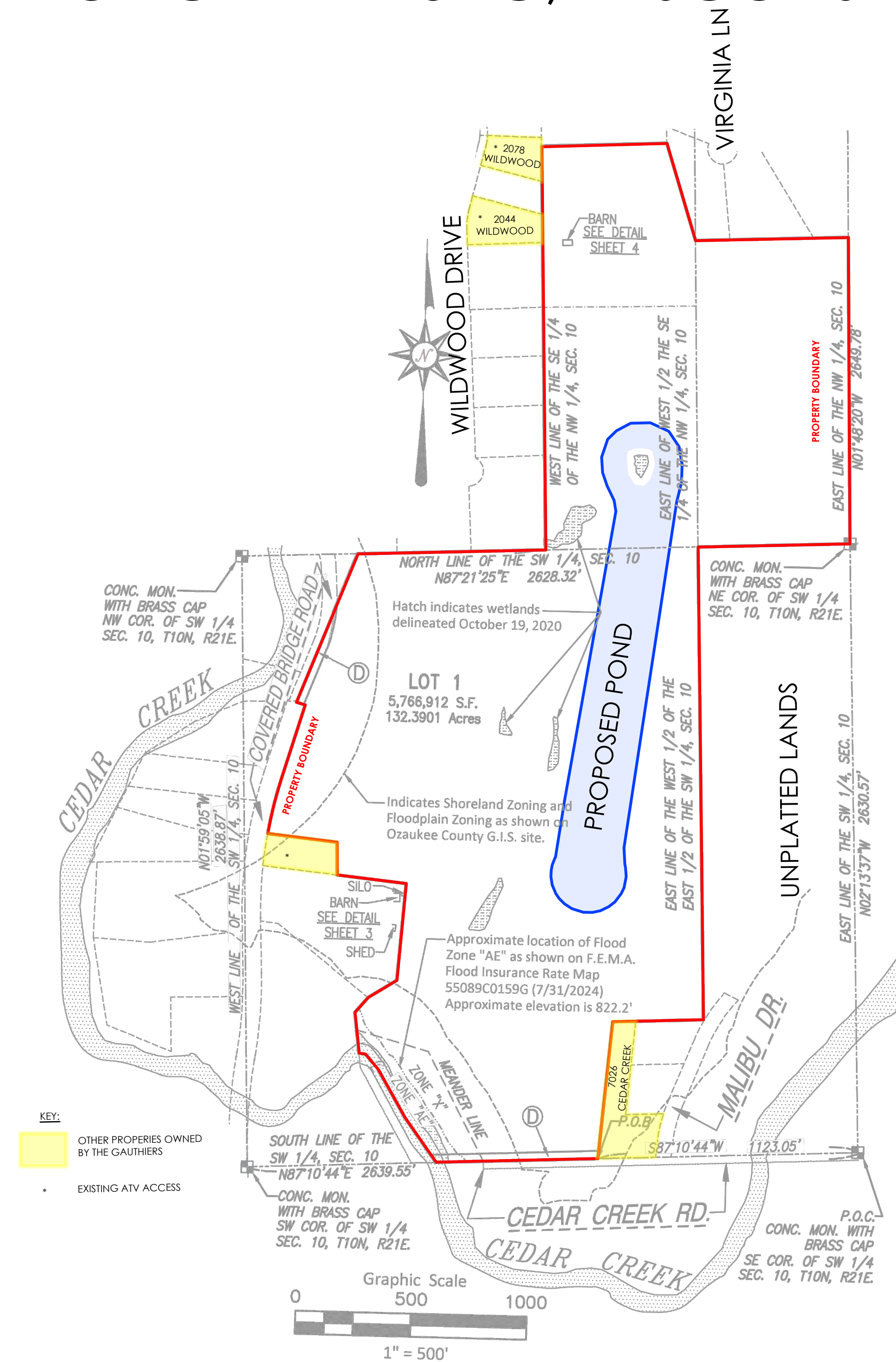
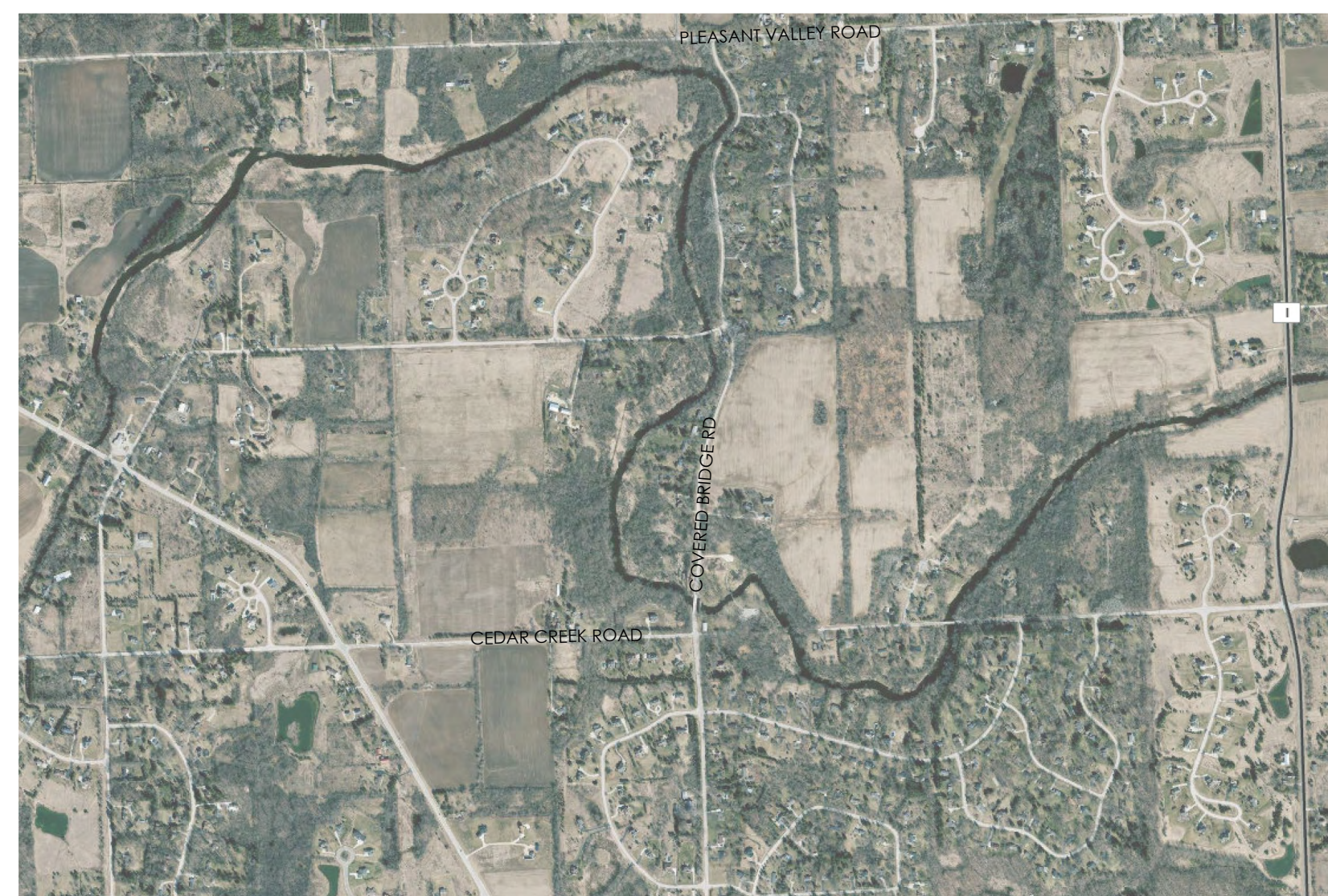
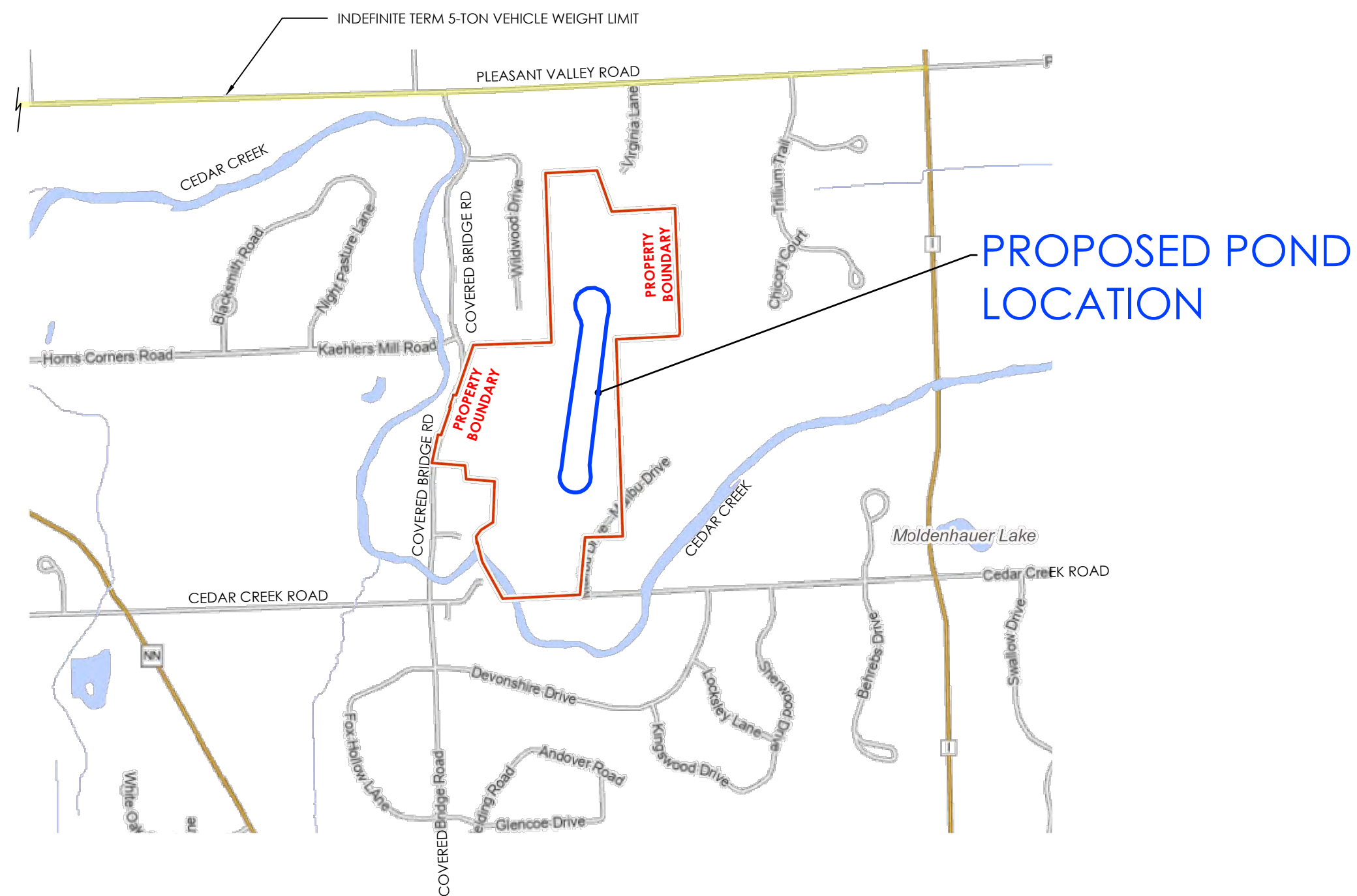
3	MATHEW A BRUCKNER 2116 WILDWOOD DR CEDARBURG, WI 53012	38	STEVE G RUNGE, ALLISON M SCHMITZ 1970 WILDWOOD DR CEDARBURG, WI 53012-8842
11	GREGORY A KRAFT, 7023 PLEASANT VALLEY RD GRAFTON, WI 53024	39	DAVID A CARR, CARR, ELIZABETH A 1992 WILDWOOD DRIVE CEDARBURG, WI 53012
12	GAUTHIER PROPERTIES AT WILDWOOD II LLC 2221 WASHINGTON STREET GRAFTON, WI 53024	40	JAMES G BOUGIE, BONNIE M BOUGIE 1995 WILDWOOD DRIVE CEDARBURG, WI 53012
13	GAUTHIER PROPERTIES AT WILDWOOD LLC 2221 WASHINGTON STREET GRAFTON, WI 53024	41	RYAN KELLEY, KELLEY, JODY 1982 COVERED BRIDGE ROAD CEDARBURG, WI 53012
16	THEODORE C FELTMEYER, ANNE M FELTMEYER 2061 VIRGINIA LANE GRAFTON, WI 53024	42	JAMES A FISTE SR AND AUDREY J FISTE TRUST, 2002 COVERED BRIDGE RD CEDARBURG, WI 53012
17	PAUL H SCHAUB AND SYLVIA L SCHAUB REVOCABLE TRUST, 2062 VIRGINIA LN GRAFTON, WI 53024	43	CORLISS ANN BREEN, PO BOX 704 CEDARBURG, WI 53012
18	XINQIANG GUO, NING MEI 2039 VIRGINIA LANE GRAFTON, WI 53024	44	JAMES R BIEFELD, TRUDI J BIEFELD 2003 WILDWOOD DR CEDARBURG, WI 53012
19	FRANKLIN E LAIB AND CATHERINE J LAIB REVOCABLE TRUST, 2042 VIRGINIA LANE GRAFTON, WI 53024	45	GAUTHIER PROPERTIES AT WILDWOOD LLC, 2221 WASHINGTON STREET GRAFTON, WI 53024-9506
20	GARY W MAYWORM, JAYNE L MAYWORM 6755 PLEASANT VALLEY RD GRAFTON, WI 53024	46	ANDREW D STUCKE, SHEILA R STUCKE 2076 WILDWOOD DR CEDARBURG, WI 53012
21	DENNIS A WOLFF 6625 PLEASANT VALLEY ROAD GRAFTON, WI 53024	47	GRANT P WAEGE, WAEGE, REBEKAH R 2075 WILDWOOD DRIVE CEDARBURG, WI 53012
22	RICHARD J KEATING, MARY E KEATING 2025 VIRGINIA LN GRAFTON, WI 53024	48	DANA L LUSK, et al. 2032 COVERED BRIDGE ROAD CEDARBURG, WI 53012
23	KYLE G FORTNEY, BECKY L FORTNEY 2030 VIRGINIA LN GRAFTON, WI 53024	49	DAVID K CAVIL 2041 WILDWOOD DRIVE CEDARBURG, WI 53012
25	GAUTHIER PROPERTIES AT COVERED BRIDGE LLC, 2221 WASHINGTON ST GRAFTON, WI 53024	50	ALAN L JOHNSON, JOHNSON, CHERYL H 2115 WILDWOOD DRIVE CEDARBURG, WI 53012
26	MICHAEL W LESTER, ANN M LESTER 1922 WILDWOOD DRIVE CEDARBURG, WI 53012	51	GAUTHIER PROPERTIES AT WILDWOOD II LLC, 2221 WASHINGTON STREET GRAFTON, WI 53024
27	CRAIG R BIRNSCHEIN, BIRNSCHEIN, SUE M 1921 WILDWOOD DRIVE CEDARBURG, WI 53012	52	MADELINE N ROBB, DUNFEE, PAUL 2092 WILDWOOD DRIVE CEDARBURG, WI 53012
28	SHAWN P MILES, CLAUSING, MELANIE L 1925 WILDWOOD DRIVE CEDARBURG, WI 53012	53	KRISTINE A ROMANS, 2100 WILDWOOD DRIVE CEDARBURG, WI 53012
29	PATRICK W GILL, HOPE GILL 1916 COVERED BRIDGE RD CEDARBURG, WI 53012	54	JENNIFER JONES 1902 COVERED BRIDGE ROAD CEDARBURG, WI 53012
30	JOEL E HOERCHNER, MARGARET K HOERCHNER 1930 COVERED BRIDGE ROAD CEDARBURG, WI 53012	55	JAMES B PAPE, SANDRA PAPE 1990 NIGHT PASTURE ROAD CEDARBURG, WI 53012
31	KENNETH L BUBLITZ AND SHIRLEY A BUBLITZ REVOCABLE TRUST, 1952 COVERED BRIDGE RD CEDARBURG, WI 53012	60	CHERYL VUKELICH-GASSEL 7557 KAEHLERS MILL ROAD CEDARBURG, WI 53012
32	DALE K WALDO, KATHLEEN M WALDO 1938 WILDWOOD DR CEDARBURG, WI 53012	131	RICHARD A KNOX JR, SUSAN J KNOX 1760 MALIBU DR CEDARBURG, WI 53012
33	AARON T WETZEL, AMY WETZEL 1954 WILDWOOD DRIVE CEDARBURG, WI 53012	132	RICHARD A KNOX JR, SUSAN J KNOX 1760 MALIBU DR CEDARBURG, WI 53012
34	DOUGLAS R FERRELL, MARCI A FERRELL 1959 WILDWOOD DRIVE CEDARBURG, WI 53012	133	GAUTHIER PROPERTIES AT COVERED BRIDGE LLC 2221 WASHINGTON ST GRAFTON, WI 53024
35	SHEILA M BAST, EDWARD A CHERWINK 1962 COVERED BRIDGE RD CEDARBURG, WI 53012	135	GAUTHIER PROPERTIES AT COVERED BRIDGE LLC 2221 WASHINGTON ST GRAFTON, WI 53024
36	DENA L JERSCHEFSKE, JON J JERSCHEFSKE 1972 COVERED BRIDGE ROAD CEDARBURG, WI 53012		
37	JACK FUREY, BARBARA FUREY 1981 WILDWOOD DR CEDARBURG, WI 53012		

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Engineering in Harmony with the Environment

PREPARED FOR
MICHAEL & STACY GAUTHIER
2221 WASHINGTON ST.
GRAFTON, WI 53024



DRAWING INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET, INDEX, AND LOCATION MAP
2	SITE & EROSION CONTROL PLAN
3	POND PLAN & PROFILES
4	TEMPORARY CREEK WATER WITHDRAWAL SYSTEM

DRAFT FOR REVIEW

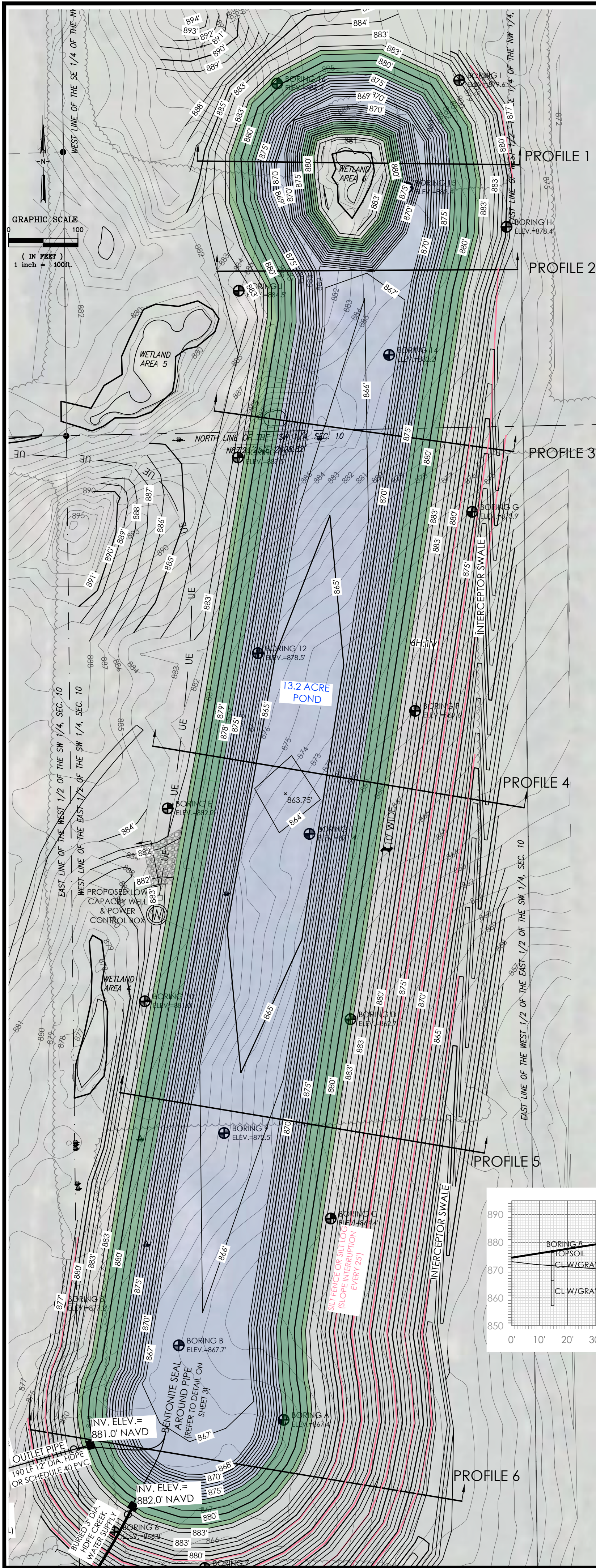
TITLE SHEET, INDEX, AND LOCATION MAP

[illegible]

GAUTHIER POND
MICHAEL & STACY GAUTHIER
2221 WASHINGTON STREET
GRAFTON, WI

SCALE	
HOR.	NA
VER.	NA
DATE	10/31/2025
JOB	20748-A
BY	EBB
CK	RGM

SHEET
1 4
OF



GRADING NOTES

1. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE EROSION CONTROL DEVICES SHOWN ON THE PLANS TO ENSURE THE INTEGRITY OF THE DESIGN. THIS INCLUDES PLACEMENT OF EROSION CONTROL MATTING OVER ALL DISTURBED GROUND AT THE COMPLETION OF EACH WORKDAY.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GRADING CONTRACTOR SHALL RELOCATE OR CLEAR, GRUB AND DISPOSE OF, AT THE DIRECTION OF THE OWNER, ALL TREES AND SHRUBS WHICH MAY INTERFERE WITH GRADING AND/OR UTILITY WORK.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE AND SHALL BE USED IN THE FINISH GRADING OF THE AREAS TO BE SEEDDED. AT THE COMPLETION OF GRADING, THE FINISH GRADE SHALL INCLUDE AT LEAST 6" OF TOPSOIL. THE TOPSOIL IS NOT TO BE USED AS COMPACTED FILL. ANY EXCESS TOPSOIL SHALL BE PLACED AT LOCATIONS AT THE DIRECTION OF THE OWNER.
4. IN THE GRAVEL DRIVE AREAS, REMOVE AND REPLACE ANY SOILS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC. REPLACE WITH COMPACTED CONTROLLED FILL.
5. BEFORE THE GRAVEL DRIVE BASE COURSE MATERIALS ARE PLACED, THE SUBGRADE SHALL BE INSPECTED BY THE ENGINEER TO LOCATE ANY UNDESIRABLE AREAS WHICH SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, THE OWNER SHALL CARRY THE COSTS OF THESE TESTS.
6. SUITABLE FILL MATERIAL SHALL BE IN LIFTS NOT EXCEEDING 8" THICKNESS AS COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
7. THE GRADING CONTRACTOR IS RESPONSIBLE FOR SEEDING, FERTILIZING AND MULCHING ALL TOPSOILED AREAS WITHIN THE GRADING LIMITS.
8. PROPOSED CONTOURS AND "SPOT" ELEVATIONS SHOWN HEREON INDICATE FINISH GRADE UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL MEET EXISTING GRADE AT THE LIMITS OF THE PROPOSED CONTOURS AS SHOWN ON THESE PLANS.
9. GRADING CONTRACTOR SHALL MAKE MINOR GRADING MODIFICATIONS AT THE DIRECTION OF THE ENGINEER TO ACHIEVE A CUT/FILL BALANCE ON SITE.

POND GRADING & LINER NOTES

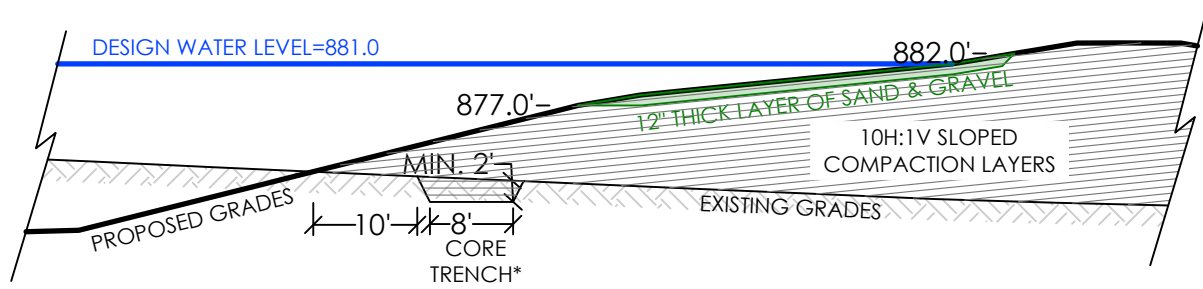
1. SURFICIAL LAYERS OF SAND AND SILT THAT ARE EXPOSED WITHIN THE FOOTPRINT OF THE POND AND UNDER ITS PERIMETER EMBANKMENTS SHALL BE REMOVED TO EXPOSE LEAN CLAY SUBGRADE. THE SILT AND SAND SHALL BE STOCKPILED FOR USE AS FILL OVER THE FINAL INBOARD POND SLOPES.
2. THE UPPER FOOT OF LEAN CLAY SUBGRADE EXPOSED UNDER THE BASE OF PERIMETER EMBANKMENTS SHALL BE DISKED OR SCARIFIED TO AT LEAST ONE FOOT DEPTH AND RECOMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
3. EMBANKMENTS SHALL CONSIST OF LEAN CLAY EXCAVATED FROM THE POND AREA THAT IS PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES THICKNESS AS COMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY USING A LUG FOOTED COMPACTOR.
4. THE POND LINER SHALL CONSIST OF AT LEAST TWO FEET THICKNESS OF ONSITE BORROW (FROM THE POND EXCAVATION) OF LEAN CLAY (UNIFIED SOIL CLASSIFICATION OF "CL") THAT HAS AN AVERAGE LIQUID LIMIT (ASTM D4318) OF AT LEAST 25, AVERAGE PLASTICITY INDEX OF AT LEAST 12, AND AT LEAST 50% OF THE MATERIAL BY WEIGHT PASSING THE #200 SIEVE. THE LEAN CLAY SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY USING A LUG-FOOTED COMPACTOR IN LIFTS NOT EXCEEDING EIGHT INCHES THICKNESS AS COMPACTED.
5. WHERE EXCAVATION WITHIN THE POND EXPOSES LEAN CLAY SOIL HAVING FEW THIN SILT SEAMS, THE LOWER FOOT OF LINER MAY CONSIST OF MATERIAL THAT IS DISKED OR SCARIFIED IN PLACE TO AT LEAST ONE FOOT DEPTH AND IS RECOMPACTED TO AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY, FOLLOWED BY PLACEMENT OF A LAYER OF SIMILARLY COMPACTED LEAN CLAY.
6. THE OWNER SHALL RETAIN THE ENGINEER TO PERIODICALLY OBSERVE THE SOILS EXPOSED ALONG THE SIDEWALLS AND BOTTOM OF THE BASIN DURING CONSTRUCTION AND PROVIDE SITE SPECIFIC RECOMMENDATIONS TO ADDRESS ANY EXPOSED SILT OR SAND SEAMS. THE ENGINEER SHALL BE NOTIFIED WHEREVER EXCAVATION WITHIN THE POND SIDE SLOPES OR BOTTOM EXPOSES SILT OR SAND SEAMS OR ANY SEEPING WATER TO DETERMINE WHERE INCREASED THICKNESS OF CLAY LINER OR DRAIN LINES MAY BE NEEDED.
7. THE REQUIRED EXCAVATIONS SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS.
8. DURING CONSTRUCTION, ACCUMULATED CLEAR WATER (AFTER SEDIMENT HAS SETTLED) WITHIN THE POND SHALL BE PUMPED OUT AND DISCHARGED INTO THE FILTRATION CHANNEL.

GRAVELLY SAND PERIMETER

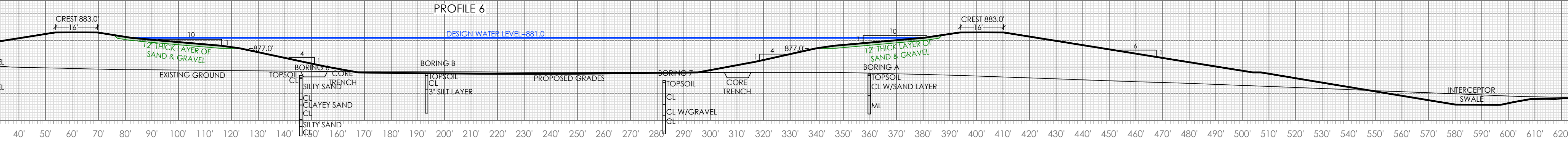
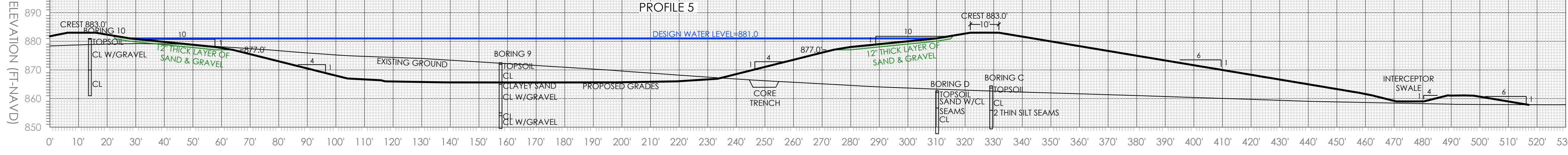
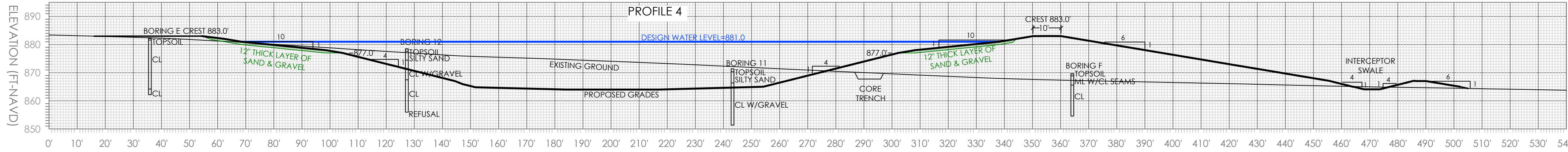
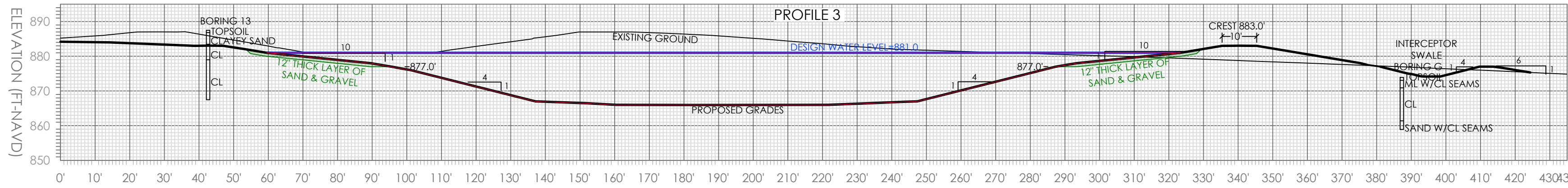
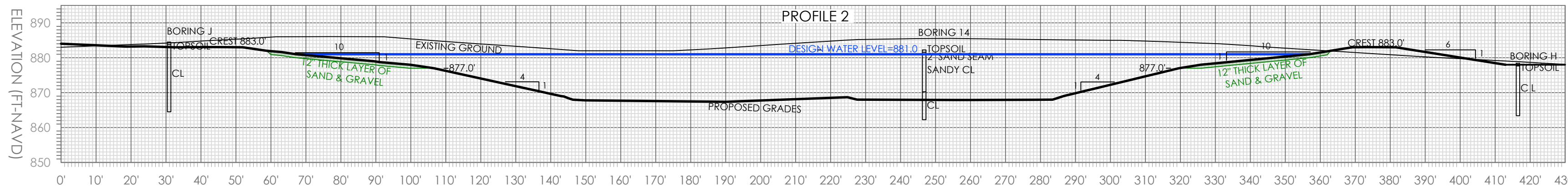
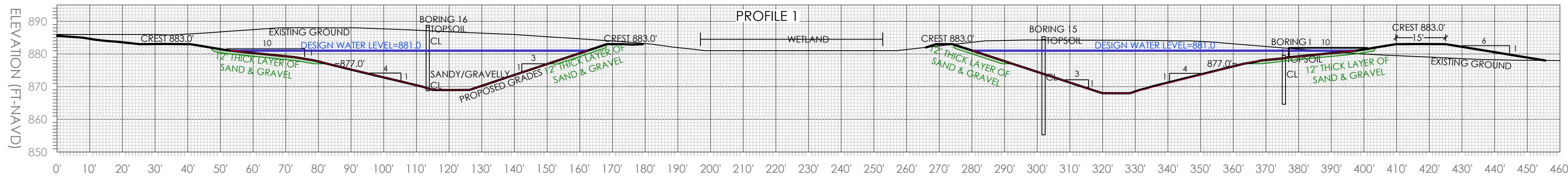
IN THE LOCATIONS SHOWN ON THE PLAN, GRAVELLY SAND SHALL BE PLACED TO MEET FINAL CONTOUR GRADES. THE LAYER OF FILL SHALL BE AT LEAST 12 INCHES THICK AND SHALL MEET THE GRADING BAND DEFINED BELOW. MATERIAL SHALL BE SCREENED (NOT CRUSHED GRAVEL).

GRAVELLY SAND PARTICLE SIZE GRADING BAND (ELEVATION 887-882)	
PARTICLE/SIEVE SIZE	PERCENT PASSING
2-1/2"	100
1-1/2"	90-100
3/4"	85-95
#4	75-90
#40	65-80
#60	15-75
#100	0-55
#200	0-4

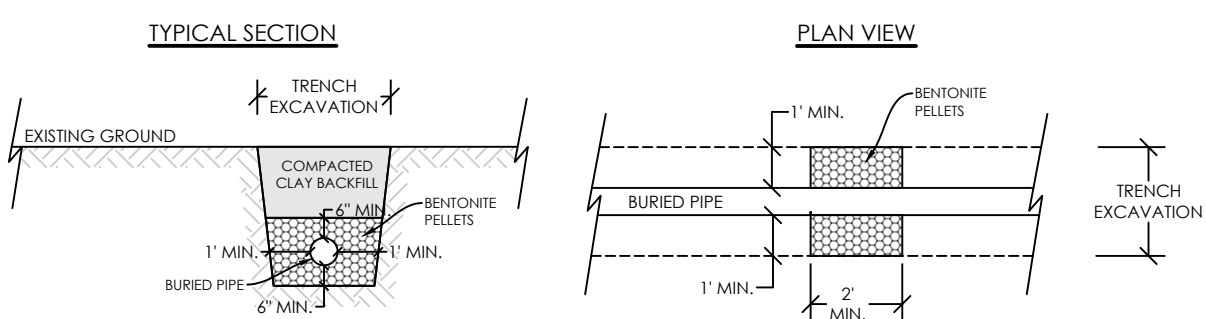
POND EMBANKMENT DETAIL



*CORE TRENCH TO BE INSTALLED WHEREVER THE INTERCEPT BETWEEN THE EXISTING GRADES AND THE PROPOSED EMBANKMENT SLOPES IS LOWER OR EQUAL IN ELEVATION TO 877'



BENTONITE SEAL DETAIL



DRAFT FOR REVIEW
POND PLAN & PROFILES

5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-4164
Fax: (920) 458-0349
www.stanwillmiller.com

MILLER
ENGINEERS
SCIENTISTS
Designing in Harmony with the Environment

NO.	DATE	DESCRIPTION	BY

GAUTHIER POND
MICHAEL & STACY GAUTHIER
2221 WASHINGTON STREET
GRATON, WI

SCALE
HOR. 1"=100'
VER. 1"=20'

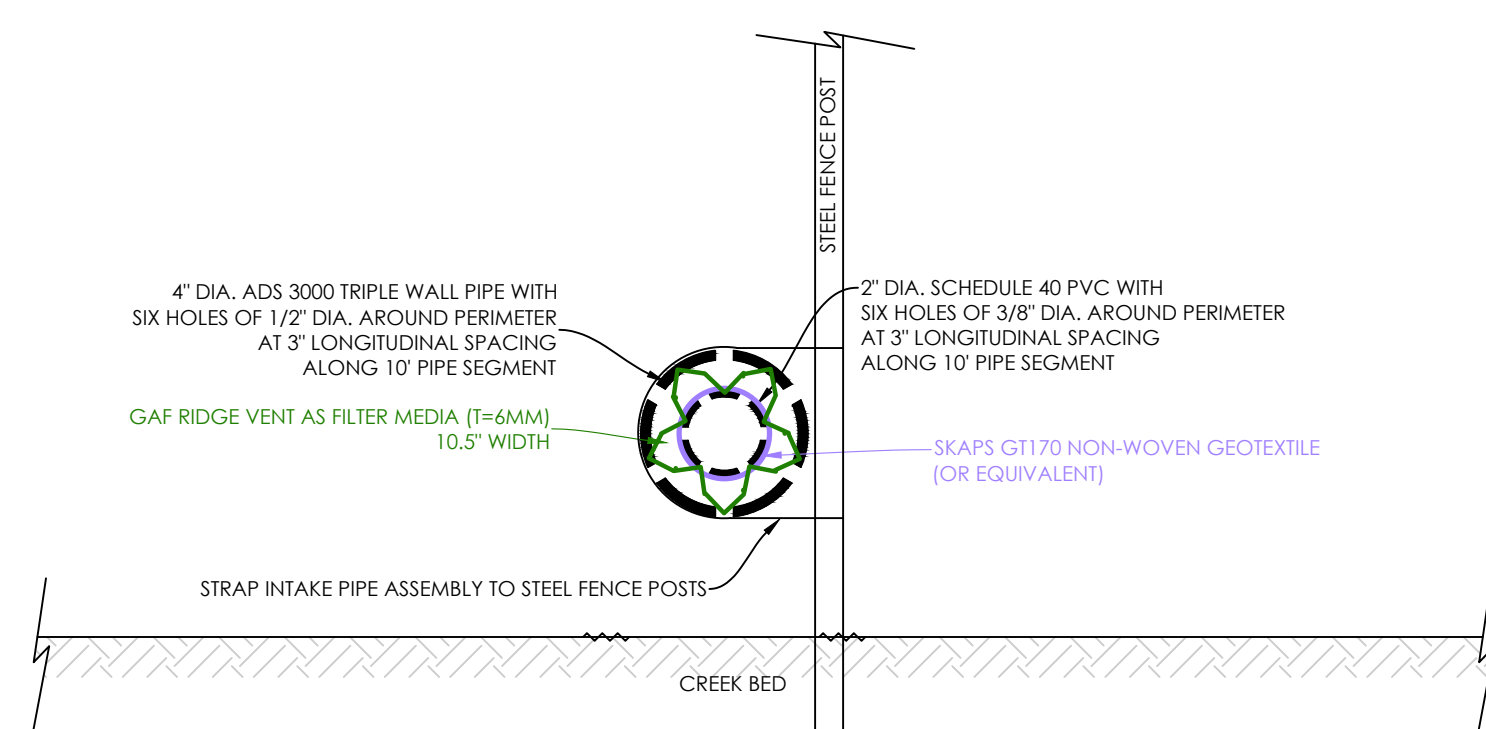
DATE
10/31/2025

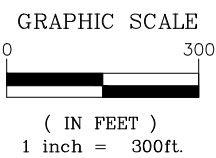
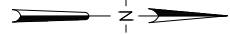
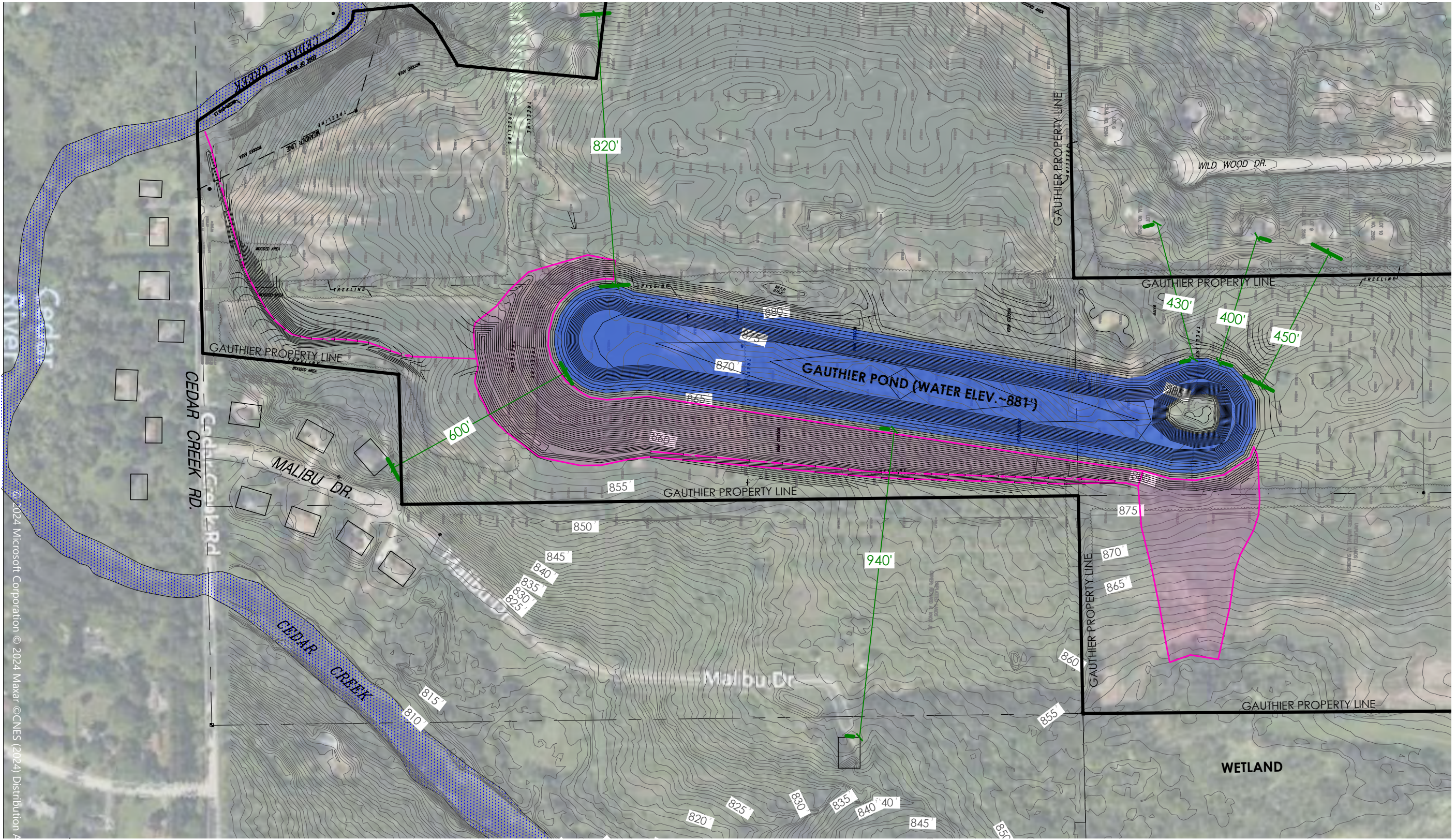
JOB
20748-A

BY
EBB

CK
RGM

SHEET
3 OF 4





WATER FLOW PATHS IN EVENT OF EMBANKMENT BREACH FROM ANY LOCATION

- DIFFUSE FLOW
- CHANNELIZED FLOW
(EXISTING GRADES DIVERT FLOW AWAY FROM AND AROUND EXISTING HOUSES)
- DISTANCE TO NEAREST NEIGHBOR

WATER FLOW PATH IN EVENT OF EMBANKMENT BREACH

GAUTHIER POND
GAUTHIER
COVERED BRIDGE ROAD
CEDARBURG, WISCONSIN

SCALE
HOR. 1"=300'
VER. 1"=300'
DATE
10/27/2025
JOB
20748-B
BY
EBB
CK
RGM

SHEET
1
OF
1

5308 S. 12th Street
Sheboygan, WI 53081-8099
Phone: (920) 458-6164
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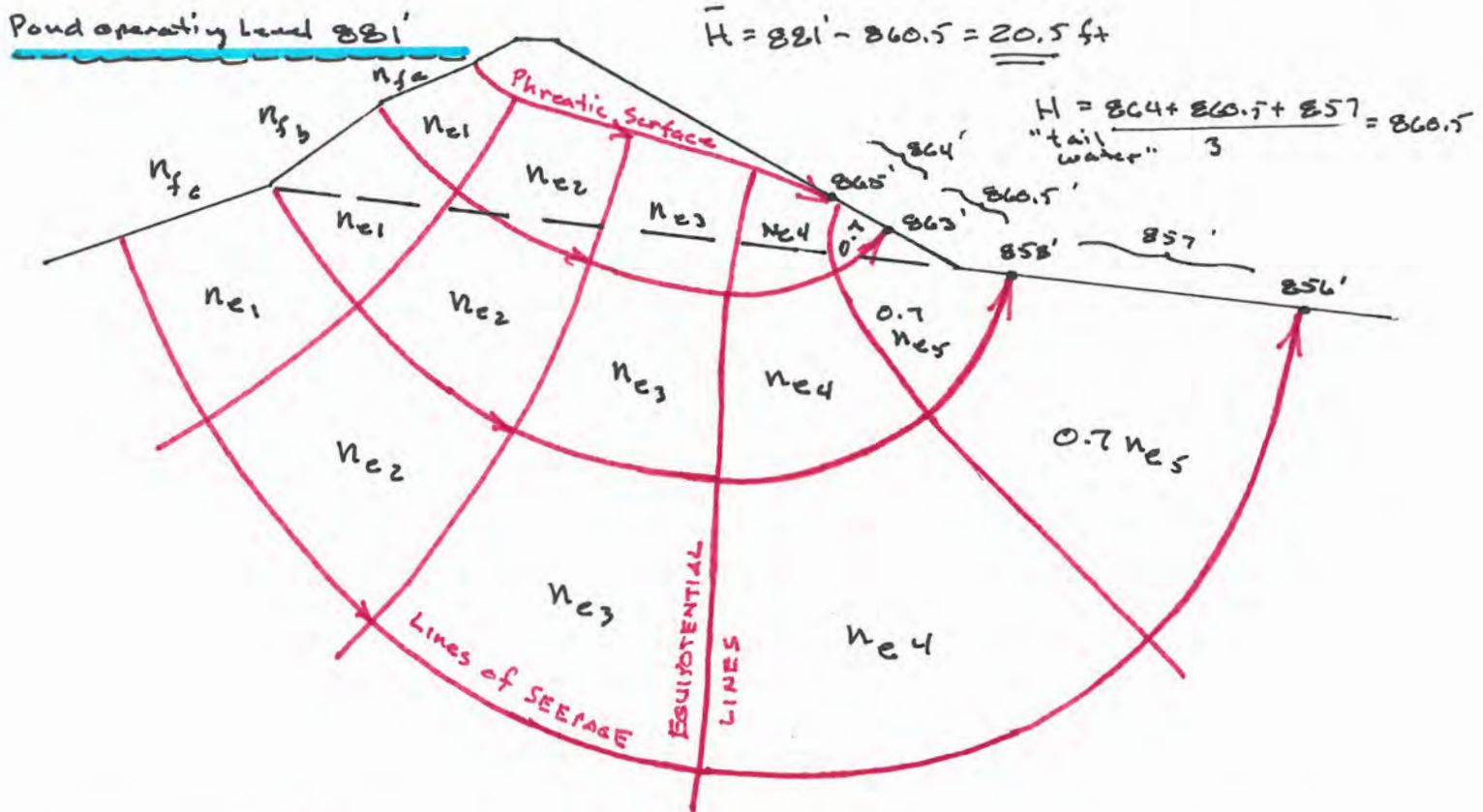
NO.	DATE	DESCRIPTION	BY

TRANSFORMED CROSS SECTION FOR HORIZONTAL PERMEABILITY (k_h) TO BE 10 TIMES VERTICAL (k_v)

DUE TO STRATA IN SUBGRADE & COMPACTED LIFTS

$$k_v = 1 \times 10^{-7} \text{ ft/min}, k_h = 1 \times 10^{-6} \text{ ft/min}$$

$$\text{TRANSFORMED PERMEABILITY } (\bar{k}) = \sqrt{k_v \cdot k_h} = \underline{\underline{3.17 \times 10^{-7} \text{ ft/min.}}}$$



TRANSFORMED SECTION FLOW PATHS (n_f) & EQUIPOTENTIAL DROPS (n_e),
FLOW (Q) = $\bar{k} \cdot \bar{H} (\sum n_f / \sum n_e)$ DERIVED FROM $Q = k \cdot i \cdot A$ (Darcy's Law').

$$Q = (3.17 \times 10^{-7} \text{ ft/min})(20.5 \text{ ft})(3/4.7) = 4.15 \times 10^{-6} \text{ ft}^3/\text{min PER LINEAL FOOT OF BARRICADE LENGTH}$$

$$\times (\sim 2500 \text{ L.F.}) \times (1440 \text{ min/day}) \times (7.48 \text{ gal/ft}^3)$$

$$Q \sim \underline{\underline{112 \text{ gpd ESTIMATED SEEPAGE}}}$$

LOSS OUT OF SOUTH END AND

EAST SIDE OF POND.

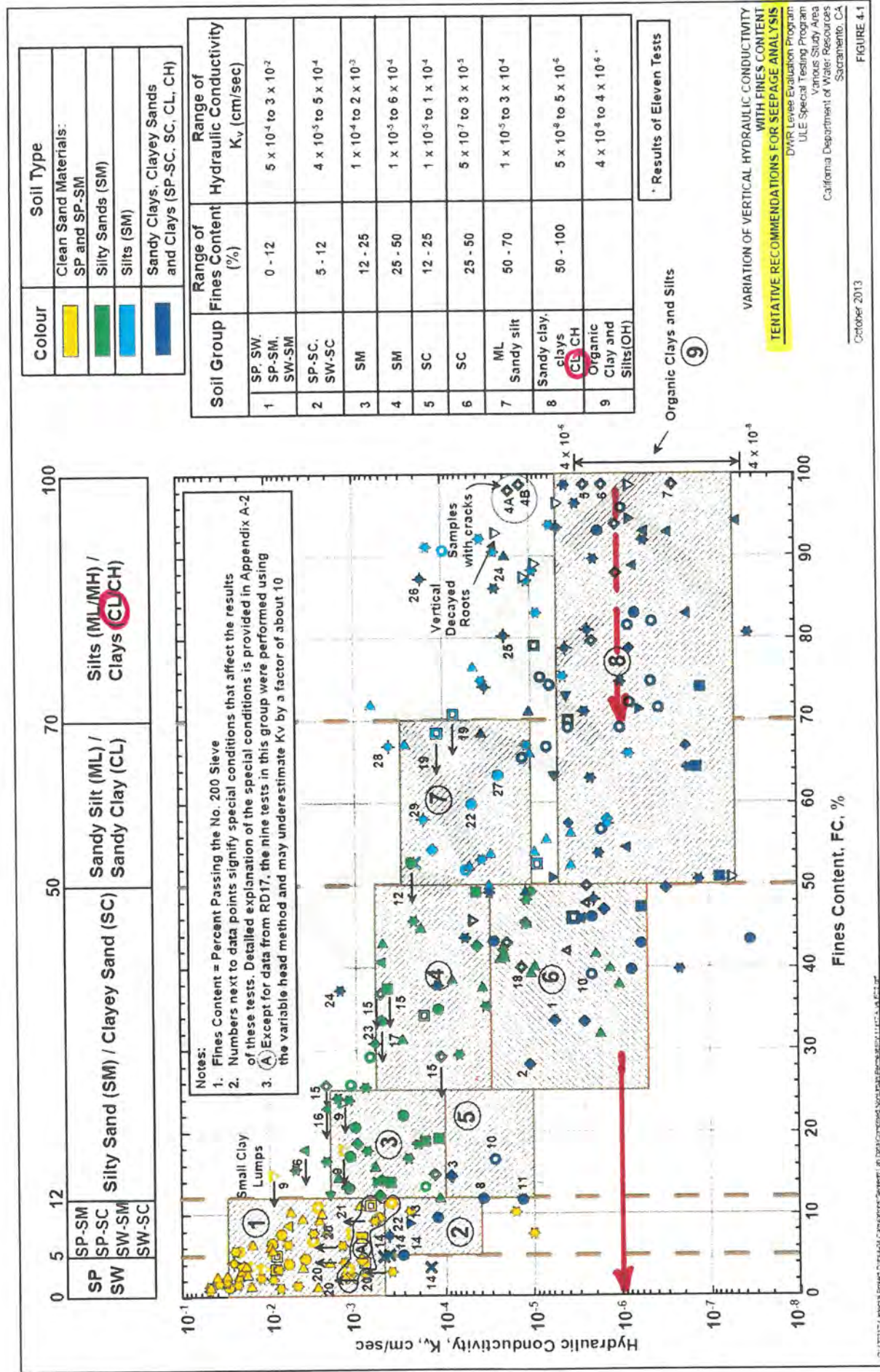
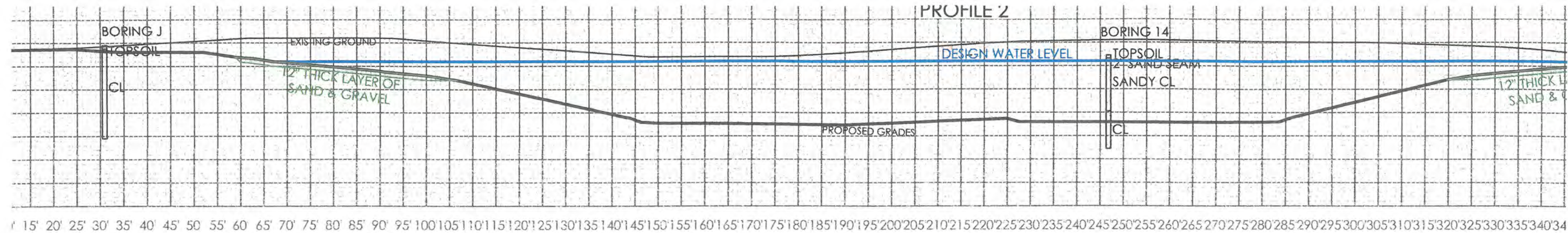
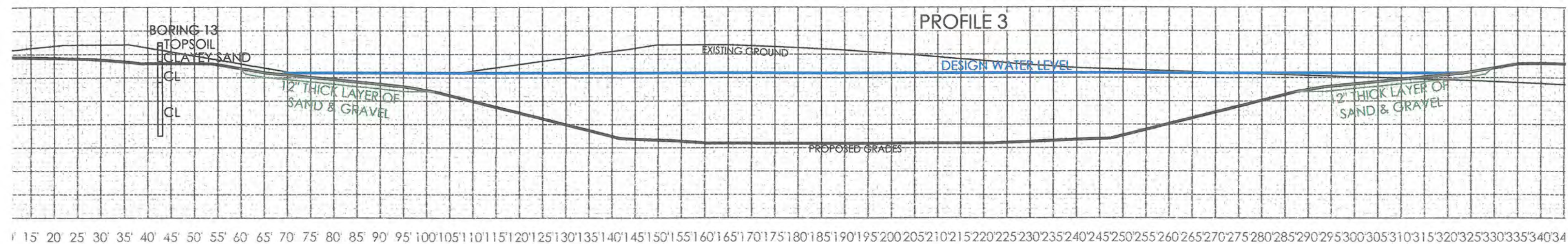


Figure 2-1. Variations of Vertical Hydraulic Conductivity Values with Fines Content (Tentative Ranges) Developed by CA DWR (URS 2015).

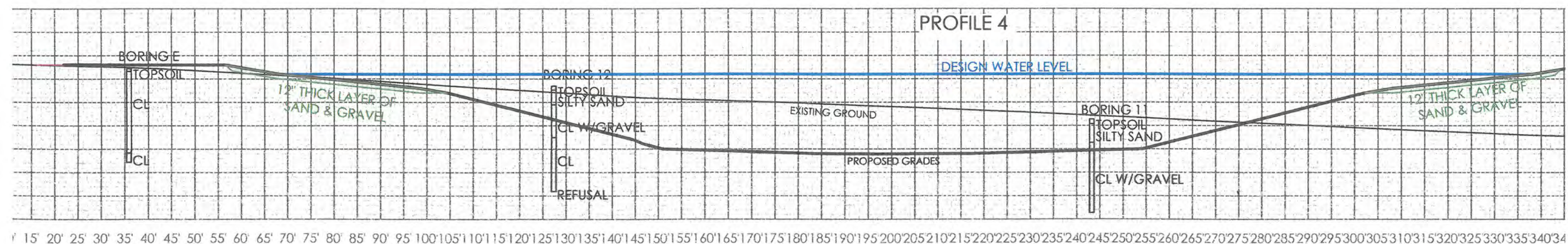
PROFILE 2



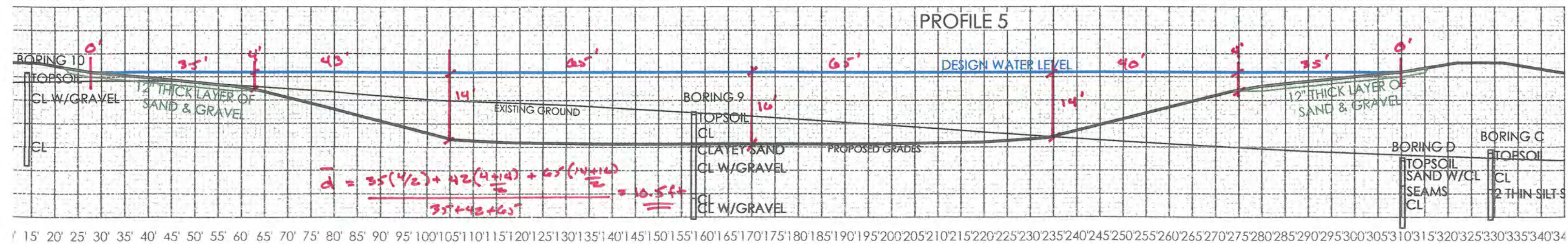
PROFILE 3



PROFILE 4



PROFILE 5



SOIL PROPERTIES OF THE CLAY TILL SUBGRADE

IN-SITU MOISTURE CONTENT (w) AVERAGES 15% @ SATURATION

$$G_s \sim 2.80 \therefore V_{sat} = \underline{\underline{141 \text{ PCF}}}$$

AVERAGE SPT(N) BLOW COUNTS

FROM BORING LOGS ~ 19 , DISCREETING THE HIGH GROUP OF DATA ("HARD")

LOWER $\frac{1}{3}$ SPT(N) = 18.5 $\approx$ "VERY STIFF" $\therefore S_u \approx \underline{\underline{2467 \text{ PSF}}}$
(PER ACOE BM 1110-2-1913 (12/23 draft))

COMPLETED CLAY TO BE USED IN CONSTRUCTION OF EMBANKMENTS

STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY ($\gamma_{d_{max}}$) = 116.8 PCF

$$w_{optimal} = 14.4\%$$

WITH A COMPACTION SPECIFICATION
OF "AT LEAST 98% OF STANDARD",

γ_d field WILL BE AT AN AVERAGE OF $\sim 102\%$

$$\therefore \gamma_{min} @ 100\% = 136 \text{ PCF}$$

COMPACTION

$\therefore$ AVERAGE BULK DENSITY OF COMPLETED

EMBANKMENT CLAY $\sim \underline{\underline{137 \text{ PCF TO USE FOR STABILITY ANALYSIS.}}}$

THE UNCONFINED COMPRESSIVE (q_u) STRENGTH OF THIS CLAY
COMPLETED WITH D698 EFFORT γ AT $w = 16.5\%$ TESTED AT 1947 PSF

$$\gamma_d = 113.0 \text{ PCF} = 96.7\%$$

AND REPRESENTS A LOWER 10%

OF EXPECTED AS BUILT STRENGTH

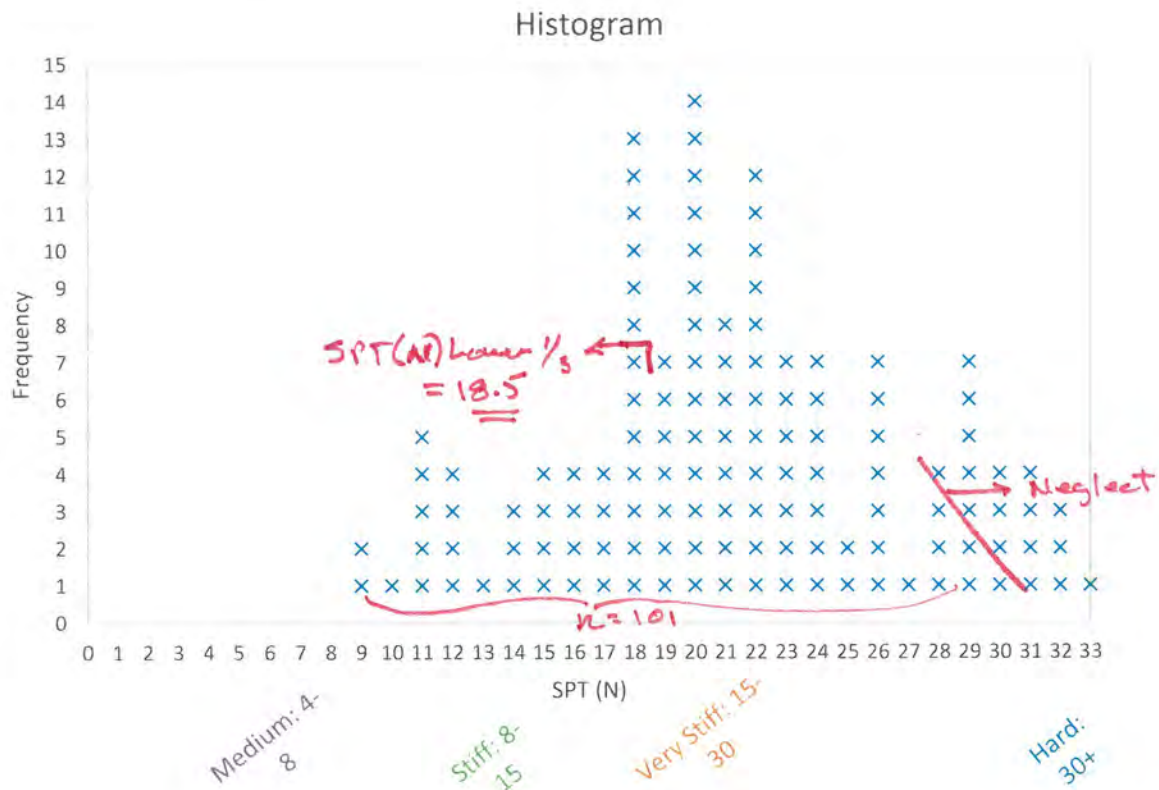
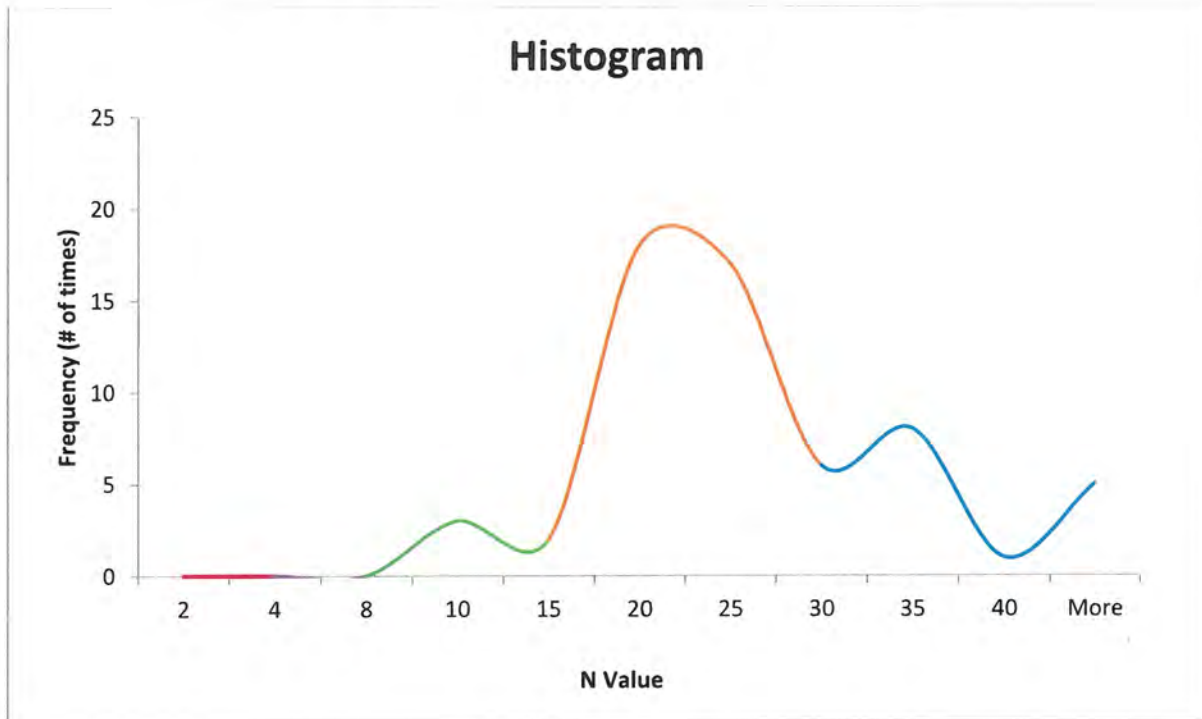
OF 974 PSF UNDRAINED SHEAR STRENGTH

TO BE USED IN CONSERVATIVE ANALYSIS AS

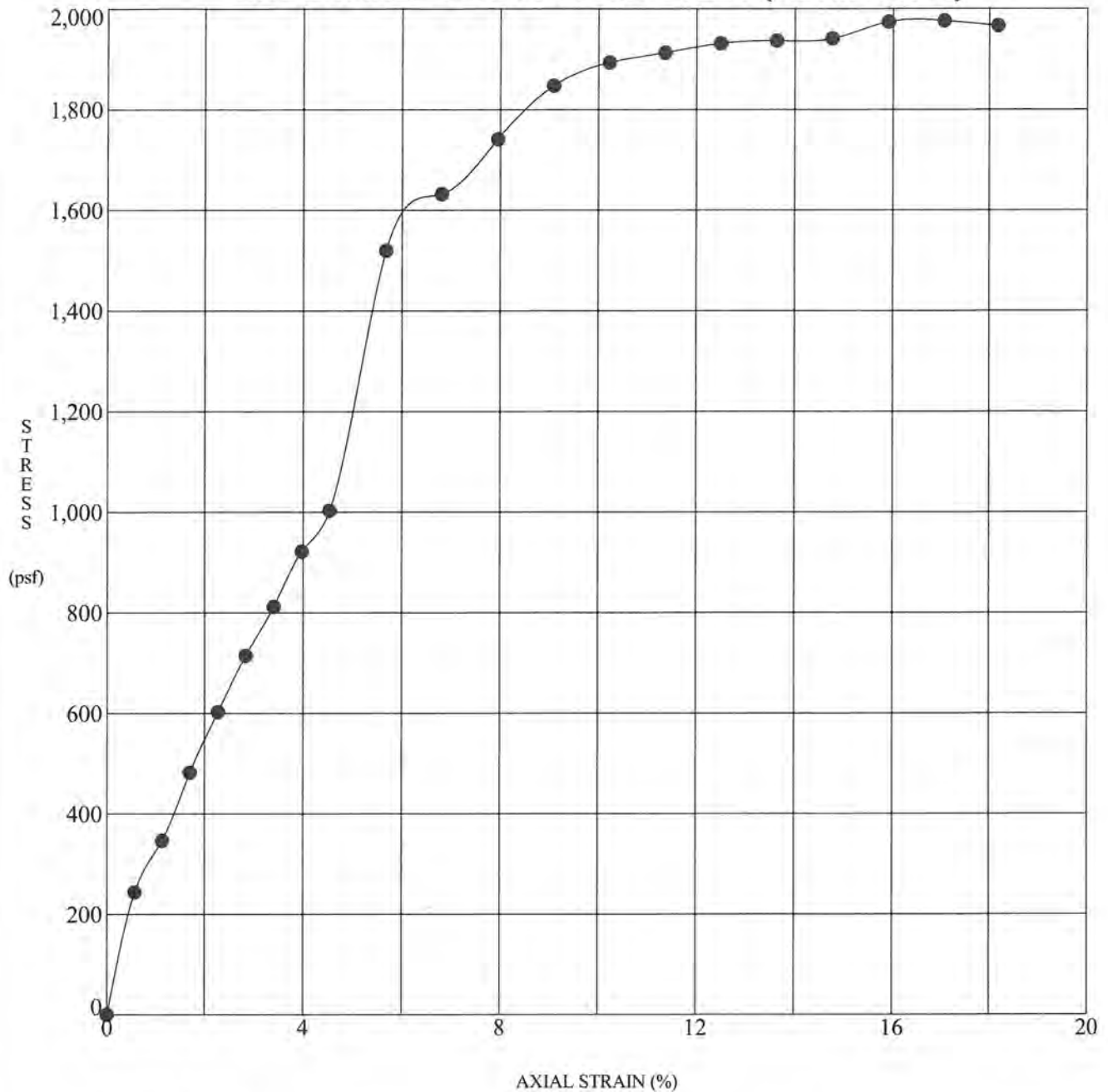
COMPARED TO EM 1110-2-1913 REQUIREMENT OF LOWER $\frac{1}{3}$.

IN-SITU CLAY TILL

SPT(N) STANDARD PENETRATION BLOW COUNTS



UNCONFINED COMPRESSION TEST (ASTM D2166)



Sample Name.:

Lab ID: **Composite**

Max. Compressive Strength (psf): **1947**

Strain at Max. Compressive Strength (%): **15.0**

Moisture (%): **16.5**

Specific Gravity:

Void Ratio:

Wet Density (pcf): **131.6**

Dry Density (pcf): **113.0**

$$S_u = \frac{1947}{2} = 974 \text{ psf}$$

CLIENT : **Gauthier Properties at Covered Bridge**
PROJECT: **Gauthier Pond**

JOB NO.: **20748-001**
TEST DATE:

MILLER
ENGINEERS
SCIENTISTS

TESTED BY:
REVIEWED BY:

LOG OF TEST BORING GENERAL NOTES

SYMBOLS

Descriptive Soil Classification

GRAIN SIZE TERMINOLOGY

Soil Fraction	Particle Size	U.S. Sieve Size
Boulders.....	Larger Than 12"	Larger Than 12"
Cobbles.....	3" to 12"	3" to 12"
Gravel: Coarse.....	3/4" to 3"	3/4" to 3"
Fine.....	4.76mm to 3/4"	#4 to 3/4"
Sand: Coarse.....	2.00mm to 4.76mm	#10 to #4
Medium.....	0.42mm to 2.00mm	#40 to #10
Fine.....	0.074mm to 0.42mm	#200 to #40
Fines.....	Less Than 0.074mm	Smaller Than #200
Silt.....	0.005mm to 0.074mm	Smaller Than #200
Clay.....	Smaller Than 0.005mm	

(Plasticity characteristics differentiate between silt and clay.)

COMPOSITION TERMINOLOGY (ASTM D2487)

Primary Constituent:

Gravel

with sand...>=15% sand
with silt.....5-12% silt
with clay.....5-12 clay
silty.....>12% silt
clayey.....>12% clay

Sand

with gravel.....>=15% gravel
with silt.....5-12% silt
with clay.....5-12% clay
silty.....>12% silt
clayey.....>12% clay

Fines (Silt or Clay)

with gravel...15-29% gravel
gravelly.....>=30% gravel
with sand.....15-29% sand
sandy.....>=30% sand

RELATIVE DENSITY COHESIONLESS SOILS

Term	"N" Value
Very Loose.....	0-4
Loose.....	4-10
Medium Dense.....	10-30
Dense.....	30-50
Very Dense.....	over 50

The penetration resistance, N, is the summation of the number of blows required to affect two successive 6" penetrations of the 2" split-barrel sampler. The sampler is driven with a 140 lb. weight falling 30" and is seated to a depth of 6" before commencing the standard penetration test (ASTM 1586).

CONSISTENCY COHESIVE SOILS

Term	pp (tons/sq. ft.)	"N" Value
Very Soft.....	0.00 to 0.25	<2
Soft.....	0.25 to 0.50	2-4
Medium.....	0.50 to 1.00	4-8
Stiff.....	1.00 to 2.00	8-15
Very Stiff.....	2.00 to 4.00	15-30
Hard.....	over 4.00	>30

PLASTICITY

Term	Plasticity Index
None to slight.....	0 to 4
Slight.....	5 to 7
Medium.....	8 to 22
High to Very High.....	over 22

DRILLING AND SAMPLING

CS—Continuous Sampling
RC—Rock Coring: Size AW, BW, NW, 2" W
RQD—Rock Quality Designator
RB—Rock Bit
FT—Fish Tail
DC—Drove Casing
C—Casing: Size 2 1/2", NW, 4", HW
CW—Clear Water
DM—Drilling Mud
HSA—Hollow Stem Auger
FA—Flight Auger
HA—Hand Auger
SS—2" Diameter Split-Barrel Sample
2ST—2" Diameter Thin-Walled Tube Sample
3ST—3" Diameter Thin-Walled Tube Sample
PT—3" Diameter Piston Tube Sample
AS—Auger Sample
PS—Pitcher Sample
NR—No Recovery
VS—Vane Shear Test

LABORATORY TESTS

pp—Penetrometer Reading, tons/sq.ft.
qu—Unconfined Strength, tons/sq. ft.
MC—Moisture Content, %
LL—Liquid Limit, %
PL—Plastic Limit, %
PI—Plasticity Index, %
SL—Shrinkage Limit, %
LI—Loss on Ignition, %
D—Dry Unit Weight, lbs./cu. ft.
pH—Measure of Soil Alkalinity or Acidity
FS—Free Swell, %
HNU—ppmv as Benzene
TLV—ppmv as Hexane
TPH—Total Petroleum Hydrocarbons, ppm

WATER LEVEL MEASUREMENTS

┆—Water Table Interpretation

Note: Water level measurements recorded in notes on the boring logs represent conditions at the time indicated and may not reflect static levels, especially in cohesive soils.

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SCIENTISTS

Lowest N Values

Neglecting N ≥ 35
N = 5.5

Depth (ft)	A	B	C	D	E	F	G	H	I	J	$\bar{X}$	σ
2	18	21	17	10	16	SM	SM	SM	17	18	16.7	3.1
4	31	20	18	21	30	18	23	22	9	31	22.3	6.6
7	9	11	22	23	30	65	20	26	23	31	23.0	6.4
9	42	16	17	20	34	41	24	32	35	38	22.2	6.5
12		27	18	22	23	28	34	22	22	24	24.4	4.4
14		29	67	35	24	18	24	19	22	18	22.0	3.7
17					22							
19					15							
$\bar{X}$	19.3	20.7	18.4	19.2	21.2	21.3	25.0	24.2	18.6	23.0	21.2	5.2
σ	9.0	6.1	1.9	4.7	5.9	4.7	4.7	4.5	5.2	5.4	5.2	

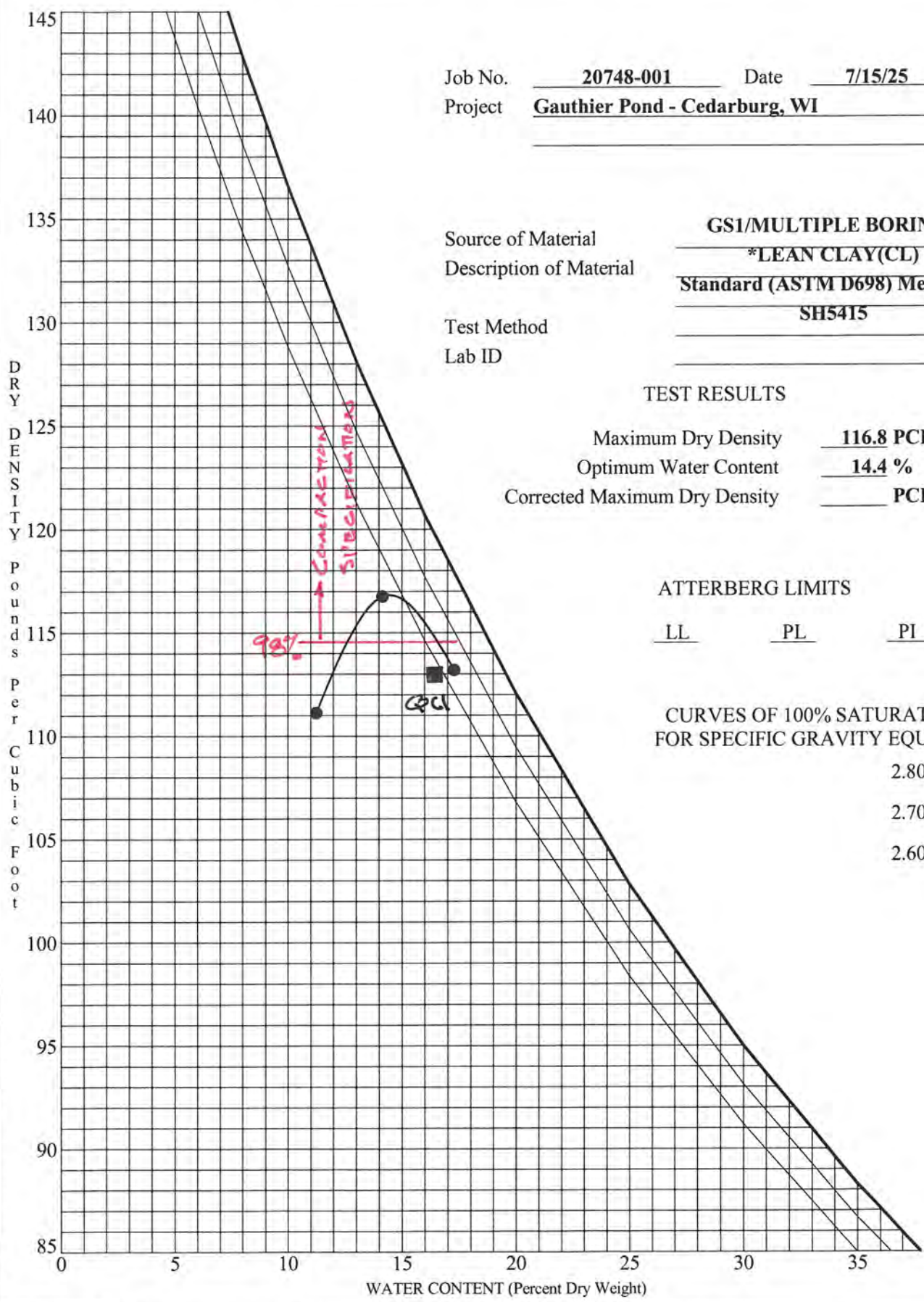
CONCLUSION:

$SPT(\bar{N}) = 21.2 \pm 5.2$

Lower 1/3 is @ 1.55

$N_{avg} \text{ per ACCE} = 13.2 \Rightarrow S_u \approx 1.79 \text{ TSF}$

Depth (ft)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	$\bar{X}$	σ
	(n=74)																	
2	SM	11	21	26	26	SM	11	25	19	31	SM	SM	SM	21	28	20	21.7	6.1
4	20	SM	12	34	26	SM	18	28	12	19	SM	12	21	29	22	29	21.7	6.9
7	21	40	15	34	35	22	37	42	14	24	19	43	23	14	35	20	20.6	5.7
9	22	53	14	26	26	32	32	29	11	40	16	12	20	22	42	30	22.5	7.2
12	18	75			29	40	67	24	34	20	21	11	35	22	56	17	21.8	6.4
14	20	40			23	18	57	61	13	18	50/6"	16	23	33	19	15	19.8	5.3
17	19	50/6"			29	53	39	34	18	18	40	35	21	20	38	15	21.8	6.0
19	29	50/6"			24	43		30	50/6"	26	25	28	20	20	40	20	24.5	3.9
25'																	21.8	5.9
30'																		
$\bar{X}$:	21.3	-	15.5	30.0	26.1	24.0	-	-	17.0	19.8	20.2	15.8	21.3	22.6	25	20.8	21.2	
σ :	3.4	-	3.3	4.0	2.1	5.9	-	-	7.9	2.2	3.3	6.3	1.2	5.5	-	5.4	4.2	



Job No. 20748-001 Date 7/15/25
Project Gauthier Pond - Cedarburg, WI

Source of Material GS1/MULTIPLE BORINGS
Description of Material *LEAN CLAY(CL)
Test Method Standard (ASTM D698) Method A
Lab ID SH5415

TEST RESULTS

Maximum Dry Density 116.8 PCF
Optimum Water Content 14.4 %
Corrected Maximum Dry Density PCF

ATTERBERG LIMITS

LL PL PI

CURVES OF 100% SATURATION
FOR SPECIFIC GRAVITY EQUAL TO:

2.80
2.70
2.60

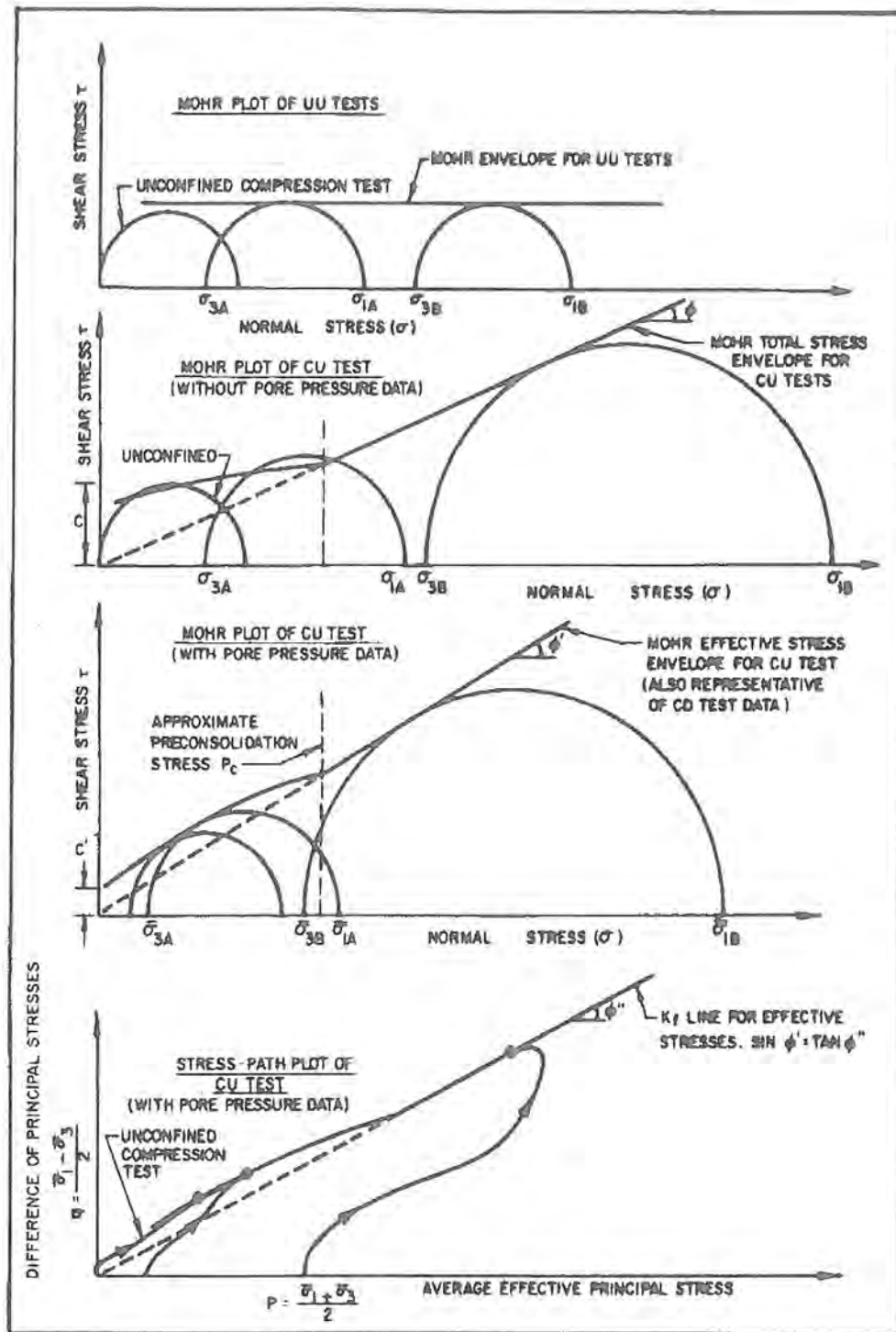


FIGURE 6
Triaxial Shear Test Relationships

STABILITY ANALYSIS

The clay till subgrade ranges from stiff to hard consistency. Neglecting the group of SPT(N) blow counts in the hard range, the lower 1/3 SPT(N) value is 18.5 (refer to attached histogram). This corresponds to an “undrained shear strength” of 2467 psf, which is substantially higher than the expected minimum shear strength of the compacted clay of 974 psf that will comprise the embankment (see Soil Properties Summary). Consequently, potential slip surfaces for analysis are confined above the relatively firm “base” (subgrade).

“Total stress” analysis for clay of low hydraulic conductivity (permeability) is appropriate to use in stability analysis because potential changes in loading will occur faster than excess pore pressures can dissipate. And because the effective stress of compaction will be more than the maximum principle stresses in the embankment, “undrained shear strength” is the appropriate characteristic strength parameter, neglecting “friction”.

The following stability analyses used the Janbu’s chart to approximate the critical slip circles for both the inside and outside slopes for which the “Method of Moments” was used to calculate hypothetical Factors of Safety (F). This was necessary because the quite flat slopes of this project extend off the upper end of the chart. The chart was used because it makes visually apparent the computational effects of the relevant parameters.

The US Army Corps of Engineers (ACOE) Engineering Manual 1110-2-1913 – Evaluation, Design, and Construction of Levees **advises a Safety (F) against slope failure of at least 1.3** for the post construction, design water level, and rapid drawdown conditions **using the lower 1/3 value of the range of soil strength**. The attached stability analyses provide the following Factors of Safety (F):

<u>Loading Condition</u>	<u>Inside Slope</u>	<u>Outside Slope</u>
Post Construction	at least 6.5	5.8
Pond Full	at least 11.6	5.8
Rapid Drawdown	at least 6.5	5.8

The analyzed Factors of Safety against potential slope failure are all at least four times that required by ACOE.

FILE 4

SIGN WATER LEVEL

BORING 1
TOPSOIL
SILTY SAND

CL W/GRAVEL

$X_0 = 41'$

$Y_0 = 37'$

89°

12" THICK LAYER OF
SAND & GRAVEL

INSIDE SLOPE

METHOD OF MOMENTS

BASED ON JANBU SLIP CIRCLE (from chart)

BORING F
TOPSOIL
ML W/CL SE
CL

METHOD OF MOMENTS BASED ON JANBU SLIP CIRCLE (from chart)

FILE 5

SIGN WATER LEVEL

INSIDE SLOPE

Chart
Slope

12" THICK LAYER OF
SAND & GRAVEL

$\gamma_{sat} = 137 \text{ pcf}$

$L = 60.6'$

$\Sigma M_R = .974(60.6)(34') = 2302 \text{ kip ft}$

BORING D

TOPSOIL
SAND W/CL
SEAMS
CL

BORING C

TOPSOIL
CL
2 THIN SILT SEAMS

$F = \frac{\Sigma M_R}{\Sigma M_O} = \frac{2302}{306} = 7.5$

(A) Moment			
Area	Area	Moment: $A \cdot MA - 7m$	
21	+27'	+78	kip ft
90	+20'	+247	
120	+10'	+164	
120	zero	-	
90	-10'	-123	
20	-22'	-60	
$\Sigma M_O = 306 \text{ kip ft}$			

Adjustment to moment needed
to chart: $(2.5)(17.5)(15 + 17.5)(.137) = -60 \text{ kip ft}$
 $(2.5)(10.2)(10)(.137) = -17$
 $\frac{-77}{306} = 25\%$

15'220'225'230'235'240'245'250'255'260'265'270'275'280'285'290'295'300'305'310'315'320'325'330'335'340'345'350'355'360'365'370'375'380'

INSIDE SLOPE, $\cot \beta = 4$

$H = 16.5'$

$C = 542.974 \text{ ksf}$

$\gamma_u = 137 \text{ pcf}$

$N_0 \geq 12$

$P_d \text{ empty} = 16.5(137)$
 $= 2260$

$F_{\text{empty}} \geq \frac{12(974)}{2260} \geq 5.2$

Not counting the flat
 10H:1V shore slope.

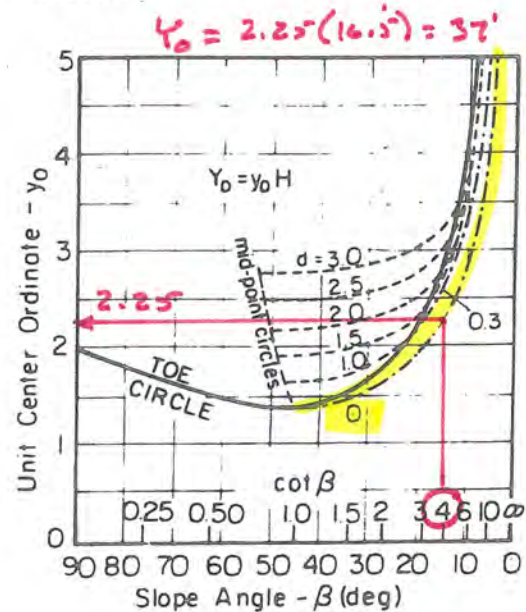
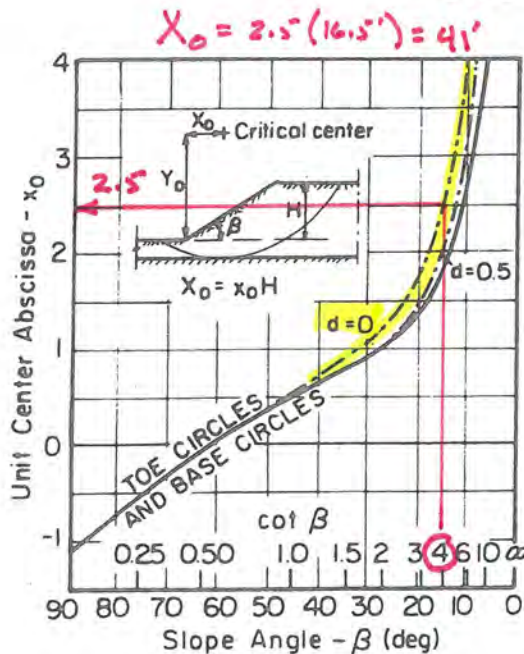
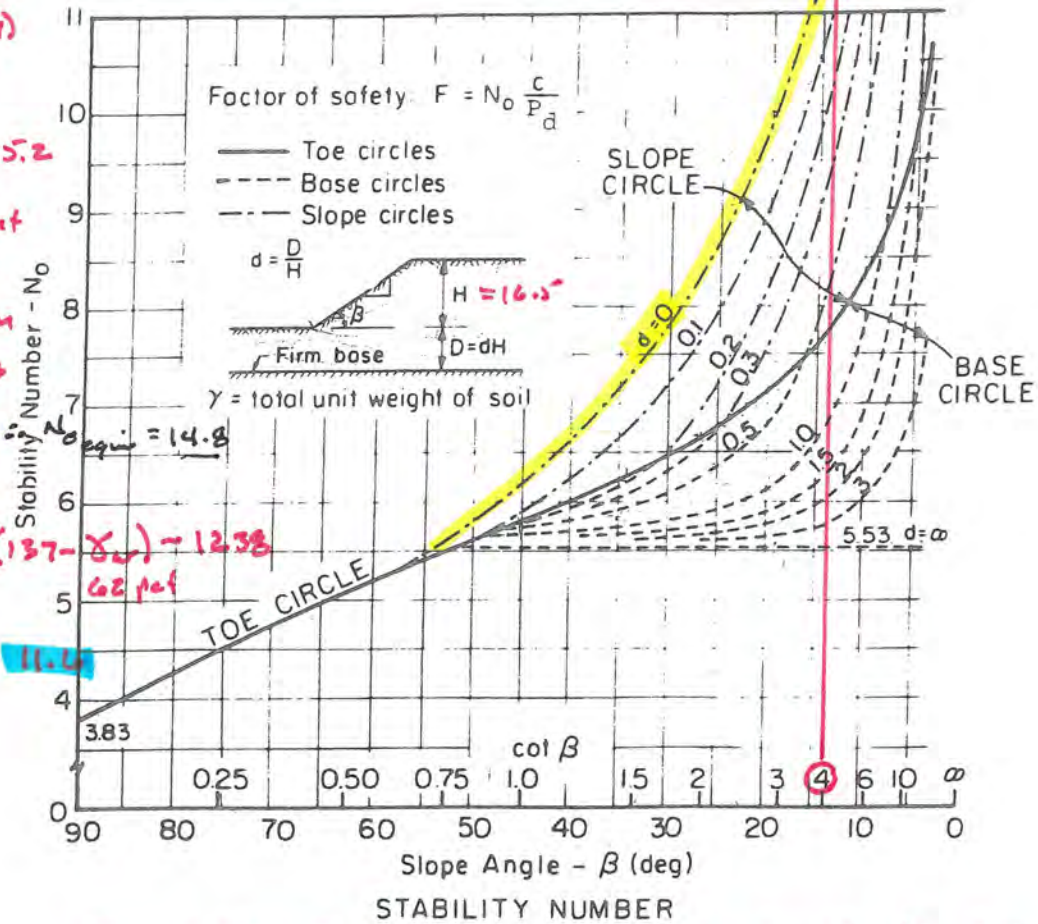
Adjusting for that from

Method of Moments

$F = 1.25(5.2) = 6.5$

$P_d \text{ pond full} = 16.5(137 - \gamma_w) = 1238$
 62 pcf

$F_{\text{Full}} \sim \frac{14.8(974)}{1238} = 11.6$



CENTER COORDINATES FOR CRITICAL CIRCLE

Fig. 6 SLOPE STABILITY CHARTS FOR $\phi = 0$ SOILS (after Janbu, 1968)

OUTSIDE SLOPE
METHOD OF MOMENTS
BASED ON JANBU SLIP CIRCLE (from chart)

2" THICK LAYER OF
SAND & GRAVEL

BORING F
TOPSOIL
ML W/CL SEAMS
CL

$X_0 = 88'$

$Y_0 = 61'$

74.5°

315' 320' 325' 330' 335' 340' 345' 350' 355' 360' 365' 370' 375' 380' 385' 390' 395' 400' 405' 410' 415' 420' 425' 430' 435' 440' 445' 450' 455' 460'

Slice	Area (ft ²)	Moment Area (ft ³)	Overturning Moment = A · MA · Y _m
1	45	+36	+222 kip ft
2	85	+28	+226
3	137	+18	+338
4	163	+8	+179
5	128	-2	-35
6	69	-12	-113
7	37	-20	-101
			$\Sigma = 816 \text{ kip ft} = M_0$

OUTSIDE SLOPE

BORING C
TOPSOIL
AND W/CL
SEAMS
CL
2 THIN SILT SEAMS

$H = 22'$

$H = 22'$

$L = 79'$

$\Sigma M_R = 61' \cdot 74 \cdot 79 = 4693 \text{ kip ft}$

$F = \frac{\Sigma M_R}{\Sigma M_0} = \frac{4693}{816} = 5.8$

1" = 10'

SCALE
HOR. 1" =
VER. 1" =

GAUTHIER POND
MICHAEL & STACY GAUTHIER

OUTSIDE SLOPE, $\cot \beta = 6$

$$H = 22'$$

$$\gamma_m = 137 \text{ PCF}$$

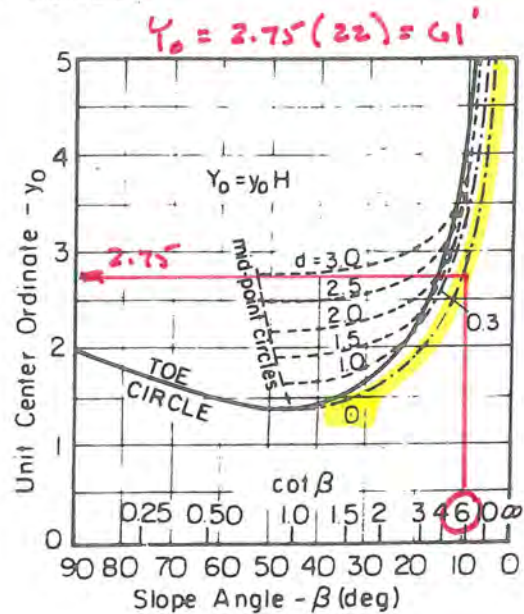
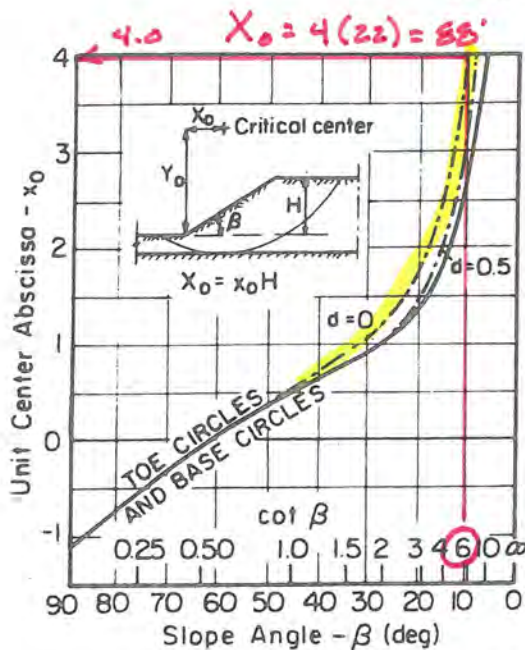
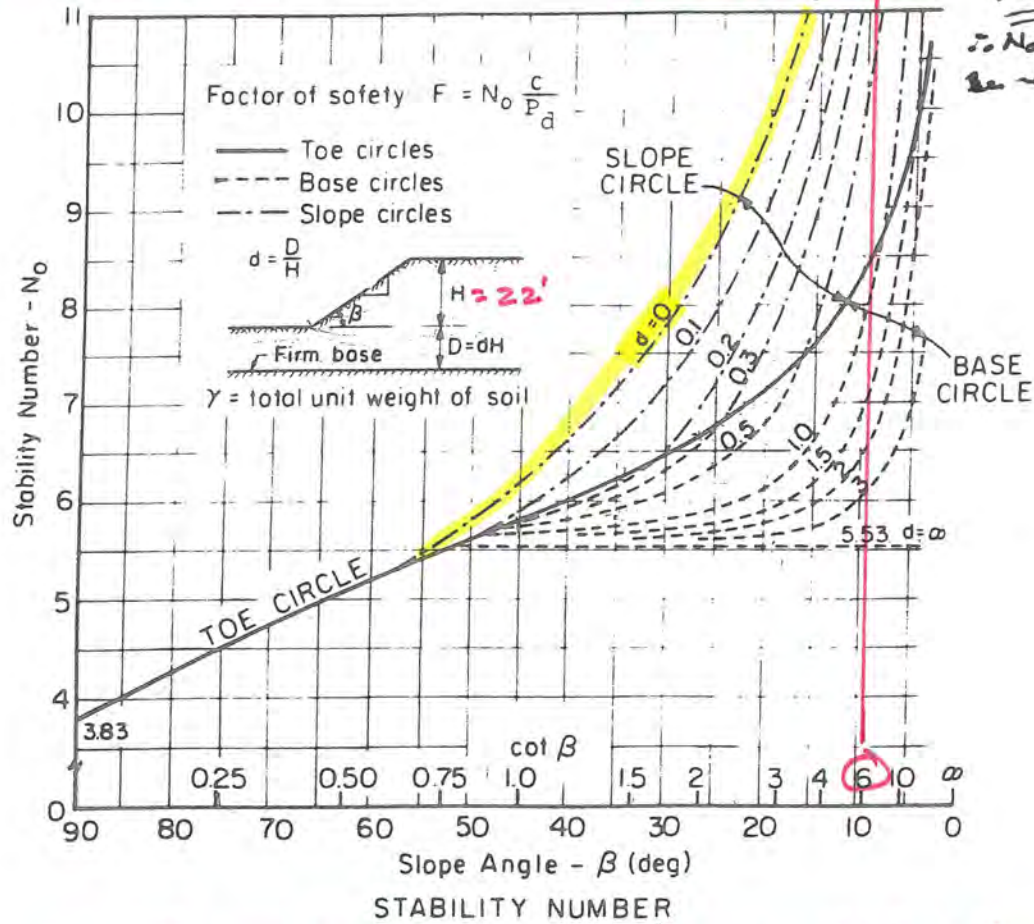
$$c = 528 \text{ PSF}$$

$$P_d = H \cdot \gamma_m = 22(137) = 3014$$

TOO FAR OR CHART
 $\therefore$ USE METHOD OF
 MOMENTS. SEE NEXT
 PAGE (11"x17")

$$F = 5.8$$

$\therefore$ No chart would
 be ~ 18



CENTER COORDINATES FOR CRITICAL CIRCLE

Fig. 6 SLOPE STABILITY CHARTS FOR $\phi = 0$ SOILS (after Janbu, 1968)

Pond Drainage

Prepared by Miller Engineers & Scientists

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Printed 7/11/2025

Page 1

Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9184 WI Ozaukee

Rainfall events imported from "NRCS-Rain.txt" for 9199 WI Sheboygan

Pond Drainage

Prepared by Miller Engineers & Scientists

Printed 7/11/2025

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Page 2

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	881.00	871.00	240.0	0.0417	0.010	8.0	0.0	0.0

Pond Drainage

MSE 24-hr 4 1-Year Rainfall=2.23"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 1.76" for 1-Year event
 Inflow = 50.24 cfs @ 12.09 hrs, Volume= 2.798 af
 Outflow = 0.12 cfs @ 23.99 hrs, Volume= 0.733 af, Atten= 100%, Lag= 714.3 min
 Primary = 0.12 cfs @ 23.99 hrs, Volume= 0.733 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.20' @ 23.99 hrs Surf.Area= 580,470 sf Storage= 5,424,149 cf (117,053 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated; initial storage exceeds outflow)

Center-of-Mass det. time= 2,442.1 min (3,177.2 - 735.2)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

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MSE 24-hr 4 1-Year Rainfall=2.23"

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Primary OutFlow Max=0.10 cfs @ 23.99 hrs HW=881.20' (Free Discharge)

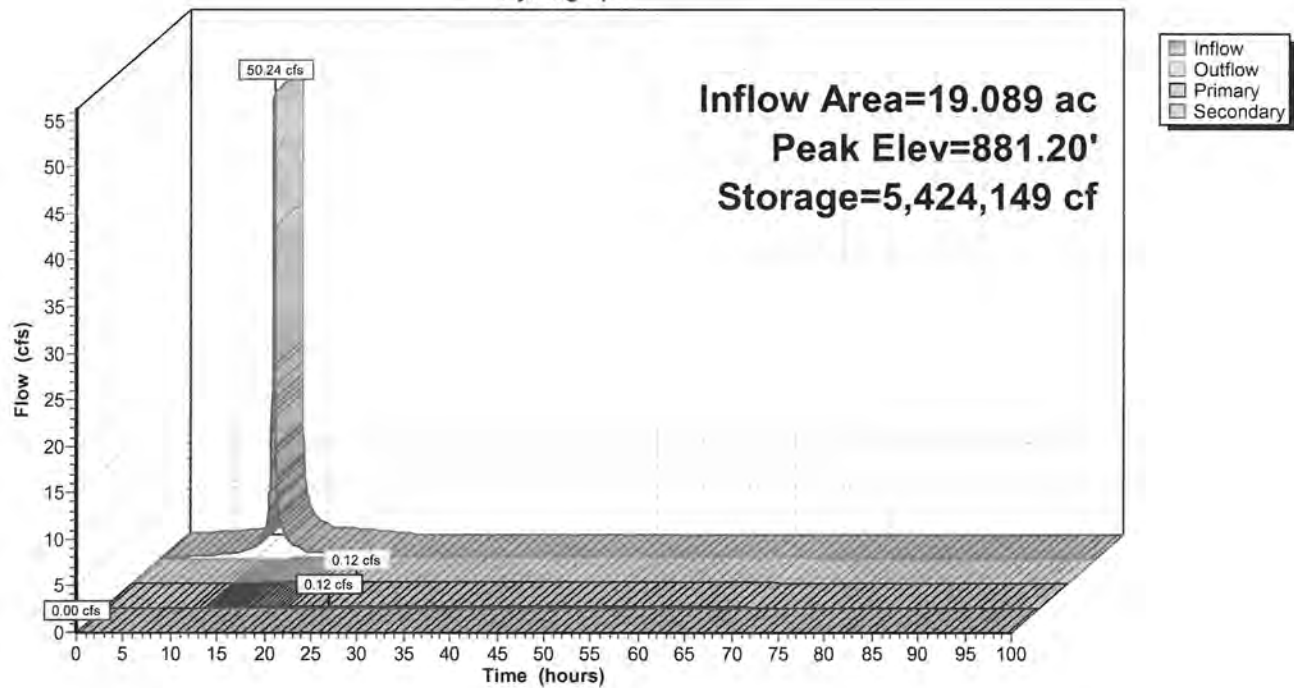
1=Outlet Pipe (Inlet Controls 0.10 cfs @ 1.20 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

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MSE 24-hr 4 2-Year Rainfall=2.57"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 2.07" for 2-Year event
Inflow = 59.30 cfs @ 12.09 hrs, Volume= 3.285 af
Outflow = 0.16 cfs @ 23.99 hrs, Volume= 0.928 af, Atten= 100%, Lag= 714.1 min
Primary = 0.16 cfs @ 23.99 hrs, Volume= 0.928 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.23' @ 23.99 hrs Surf.Area= 581,503 sf Storage= 5,444,018 cf (136,922 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,438.3 min (3,174.3 - 736.1)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 ' /' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

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MSE 24-hr 4 2-Year Rainfall=2.57"

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Primary OutFlow Max=0.14 cfs @ 23.99 hrs HW=881.23' (Free Discharge)

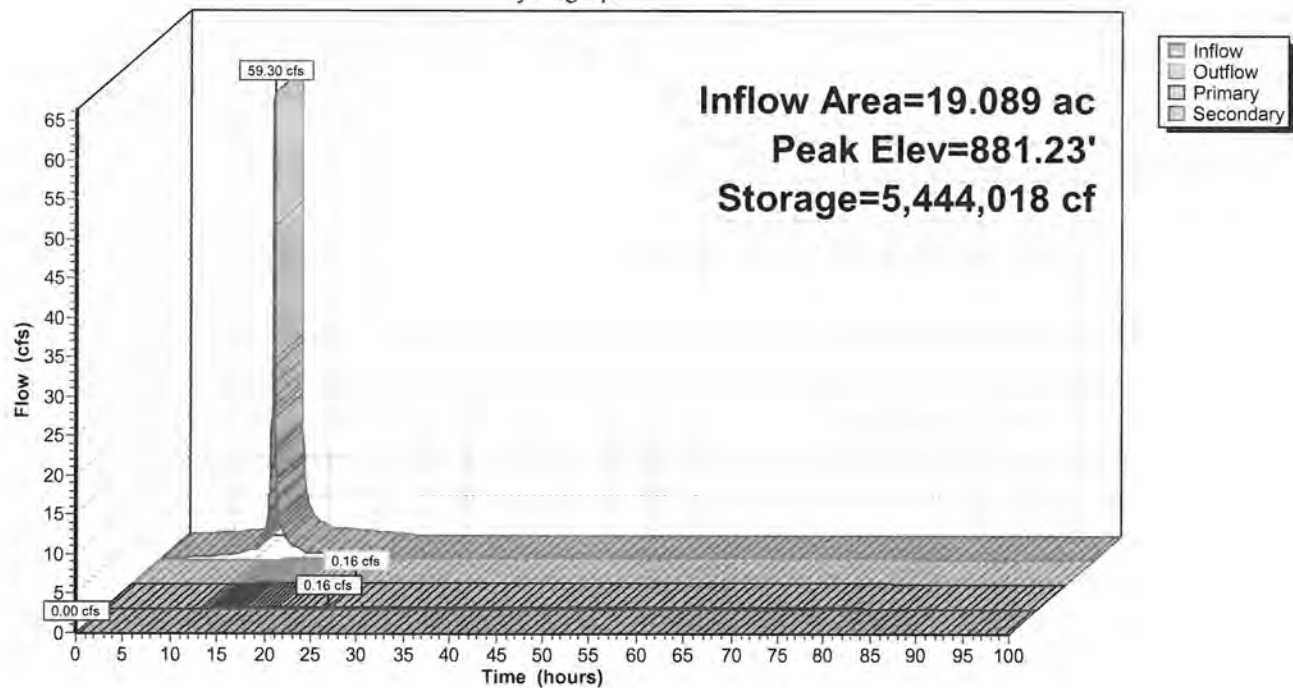
↳ **1=Outlet Pipe** (Inlet Controls 0.14 cfs @ 1.30 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

↳ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

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MSE 24-hr 4 5-Year Rainfall=3.20"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 2.64" for 5-Year event
Inflow = 76.42 cfs @ 12.09 hrs, Volume= 4.206 af
Outflow = 0.22 cfs @ 23.99 hrs, Volume= 1.298 af, Atten= 100%, Lag= 713.8 min
Primary = 0.22 cfs @ 23.99 hrs, Volume= 1.298 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.30' @ 23.99 hrs Surf.Area= 583,455 sf Storage= 5,481,557 cf (174,461 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,431.9 min (3,169.0 - 737.1)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

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MSE 24-hr 4 5-Year Rainfall=3.20"

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Primary OutFlow Max=0.22 cfs @ 23.99 hrs HW=881.30' (Free Discharge)

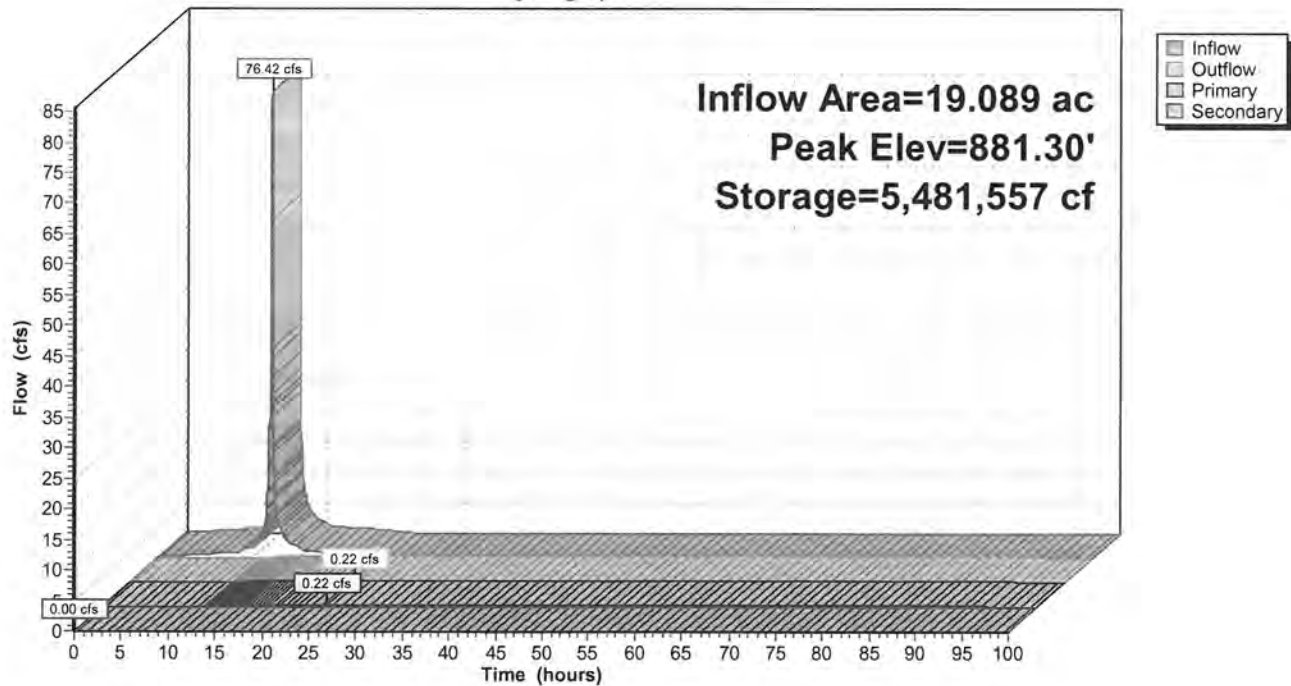
↳ **1=Outlet Pipe** (Inlet Controls 0.22 cfs @ 1.46 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

↳ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

MSE 24-hr 4 10-Year Rainfall=3.81"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 3.21" for 10-Year event
 Inflow = 93.24 cfs @ 12.09 hrs, Volume= 5.114 af
 Outflow = 0.31 cfs @ 23.70 hrs, Volume= 1.720 af, Atten= 100%, Lag= 696.5 min
 Primary = 0.31 cfs @ 23.70 hrs, Volume= 1.720 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.36' @ 23.70 hrs Surf.Area= 585,329 sf Storage= 5,517,603 cf (210,507 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,359.3 min (3,096.9 - 737.6)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 ' /' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

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MSE 24-hr 4 10-Year Rainfall=3.81"

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Primary OutFlow Max=0.31 cfs @ 23.70 hrs HW=881.36' (Free Discharge)

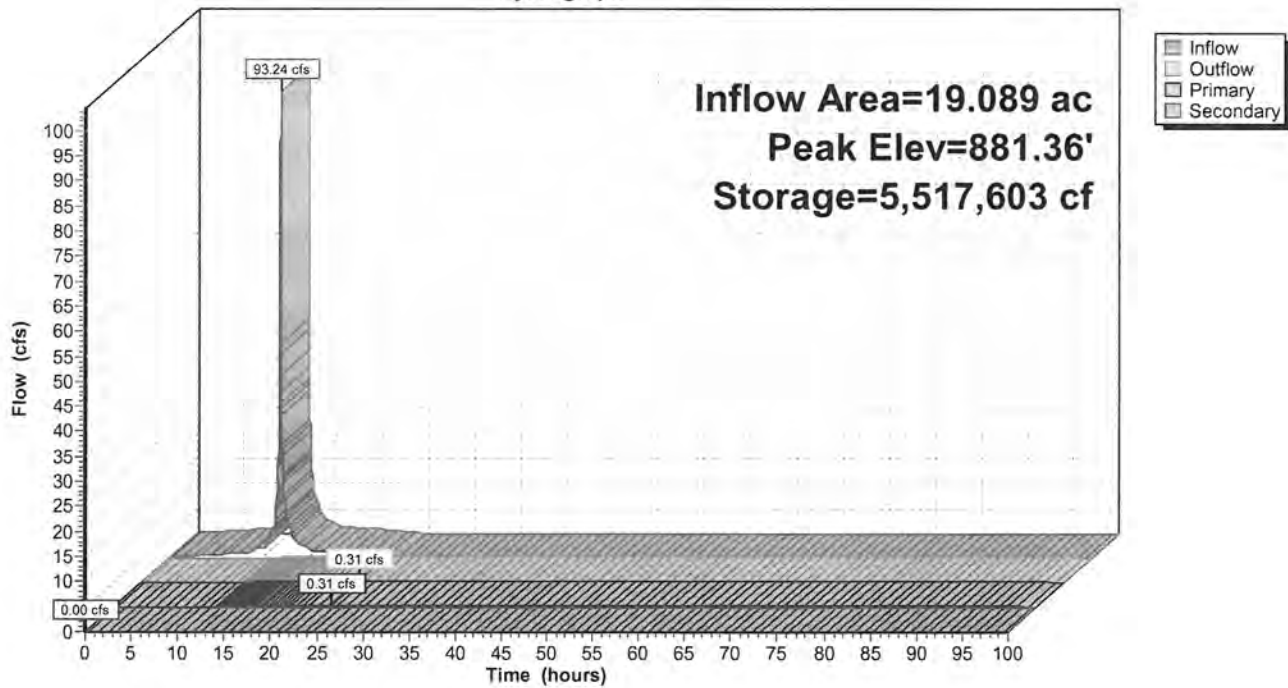
1=Outlet Pipe (Inlet Controls 0.31 cfs @ 1.61 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

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MSE 24-hr 4 25-Year Rainfall=4.75"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 4.11" for 25-Year event
Inflow = 119.44 cfs @ 12.09 hrs, Volume= 6.536 af
Outflow = 0.46 cfs @ 23.33 hrs, Volume= 2.481 af, Atten= 100%, Lag= 674.6 min
Primary = 0.46 cfs @ 23.33 hrs, Volume= 2.481 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.45' @ 23.33 hrs Surf.Area= 588,242 sf Storage= 5,573,621 cf (266,525 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,315.3 min (3,053.1 - 737.8)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device	Routing	Invert	Outlet Devices
#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

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MSE 24-hr 4 25-Year Rainfall=4.75"

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Primary OutFlow Max=0.46 cfs @ 23.33 hrs HW=881.45' (Free Discharge)

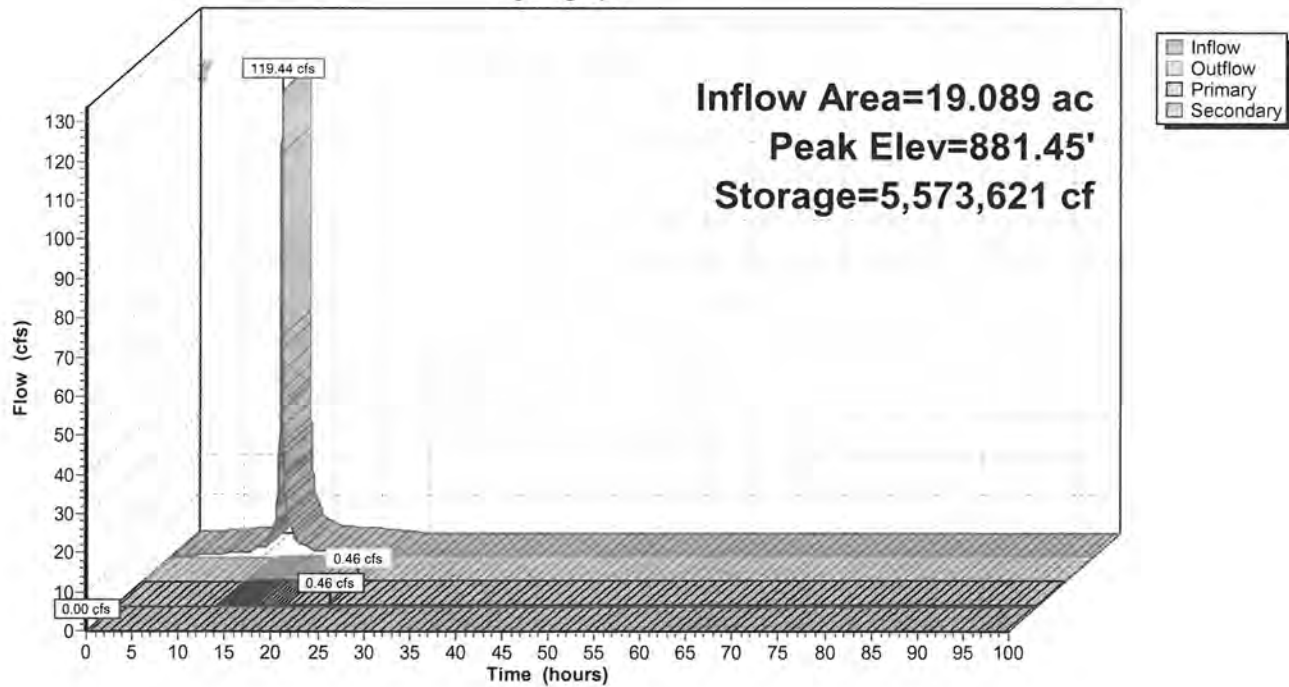
└1=Outlet Pipe (Inlet Controls 0.46 cfs @ 1.81 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

└2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

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MSE 24-hr 4 50-Year Rainfall=5.58"

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 4.91" for 50-Year event
Inflow = 142.72 cfs @ 12.09 hrs, Volume= 7.806 af
Outflow = 0.58 cfs @ 23.20 hrs, Volume= 3.184 af, Atten= 100%, Lag= 666.8 min
Primary = 0.58 cfs @ 23.20 hrs, Volume= 3.184 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.54' @ 23.20 hrs Surf.Area= 590,851 sf Storage= 5,623,792 cf (316,695 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,315.4 min (3,053.2 - 737.8)

Volume Invert Avail.Storage Storage Description

#1 864.00' 6,516,385 cf **Custom Stage Data (Irregular)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
867.00	202,414	3,562.3	164,096	287,026	1,008,289
868.00	232,502	4,154.9	217,284	504,311	1,372,234
869.00	251,941	4,953.8	242,156	746,467	1,951,333
870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
883.00	634,353	4,331.9	619,641	6,516,385	3,326,262

Device Routing Invert Outlet Devices

#1	Primary	881.00'	8.0" Round Outlet Pipe L= 240.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 881.00' / 871.00' S= 0.0417 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

Prepared by Miller Engineers & Scientists

HydroCAD® 10.00-26 s/n 02984 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 4 50-Year Rainfall=5.58"

Printed 7/11/2025

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Primary OutFlow Max=0.59 cfs @ 23.20 hrs HW=881.54' (Free Discharge)

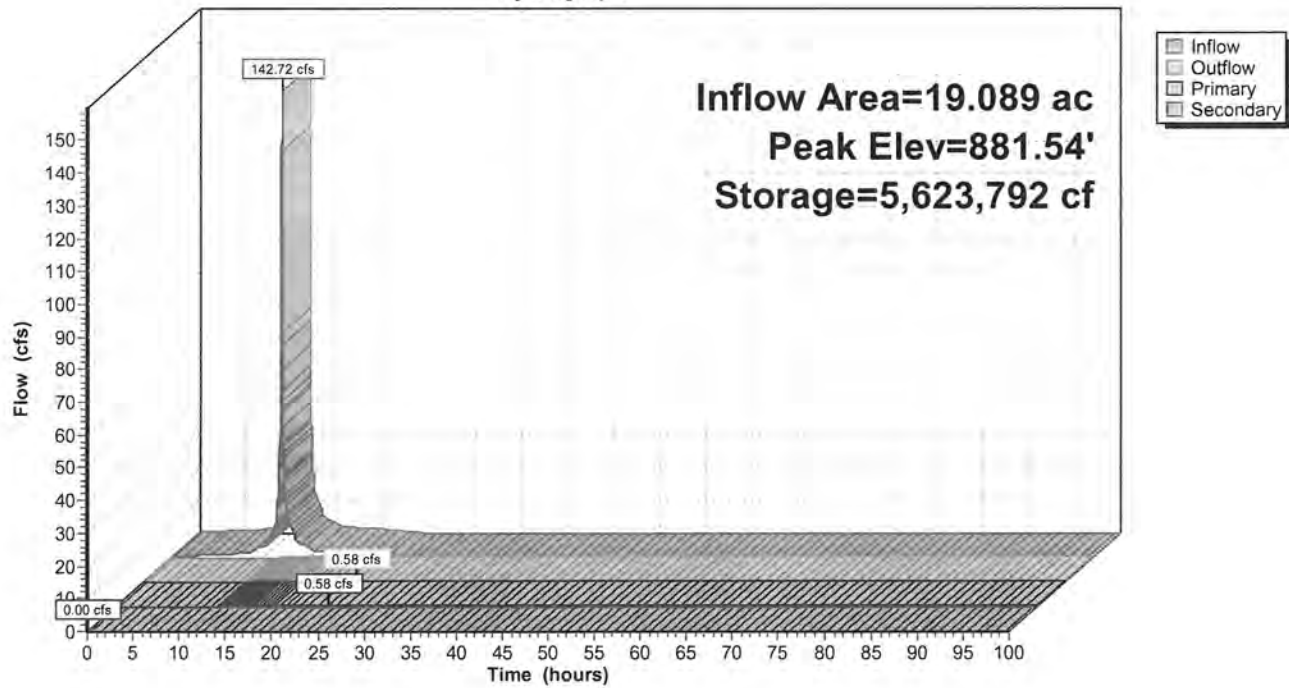
1=Outlet Pipe (Inlet Controls 0.59 cfs @ 1.97 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Pond Drainage

Prepared by Miller Engineers & Scientists

HydroCAD® 10.00-26 s/n 02984 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 4 100-Year Rainfall=6.48"

Printed 7/11/2025

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Summary for Pond 2P: Pond

Inflow Area = 19.089 ac, 69.08% Impervious, Inflow Depth = 5.78" for 100-Year event
Inflow = 168.03 cfs @ 12.09 hrs, Volume= 9.195 af
Outflow = 0.71 cfs @ 23.01 hrs, Volume= 3.939 af, Atten= 100%, Lag= 655.4 min
Primary = 0.71 cfs @ 23.01 hrs, Volume= 3.939 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-100.00 hrs, dt= 0.01 hrs

Starting Elev= 881.00' Surf.Area= 574,383 sf Storage= 5,307,096 cf

Peak Elev= 881.63' @ 23.01 hrs Surf.Area= 593,713 sf Storage= 5,678,823 cf (371,726 cf above start)

Flood Elev= 883.00' Surf.Area= 634,353 sf Storage= 6,516,385 cf (1,209,289 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= 2,322.4 min (3,059.9 - 737.5)

Volume	Invert	Avail.Storage	Storage Description
#1	864.00'	6,516,385 cf	Custom Stage Data (Irregular) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
864.00	5,409	296.2	0	0	5,409
865.00	63,128	1,651.4	29,005	29,005	215,447
866.00	128,560	2,977.4	93,925	122,930	703,882
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870.00	270,728	3,610.1	261,278	1,007,745	2,867,066
871.00	290,036	3,655.4	280,327	1,288,072	2,893,508
872.00	309,384	3,700.6	299,658	1,587,730	2,920,221
873.00	328,776	3,746.0	319,031	1,906,761	2,947,380
874.00	348,211	3,791.3	338,447	2,245,208	2,974,811
875.00	367,686	3,836.6	357,904	2,603,112	3,002,572
876.00	387,204	3,881.9	377,403	2,980,515	3,030,663
877.00	406,763	3,927.2	396,943	3,377,459	3,059,083
878.00	434,355	3,978.2	420,484	3,797,942	3,091,409
879.00	478,948	4,047.4	456,470	4,254,412	3,135,786
880.00	526,380	4,130.7	502,477	4,756,889	3,190,151
881.00	574,383	4,214.0	550,207	5,307,096	3,245,623
882.00	605,045	4,278.9	589,648	5,896,744	3,289,691
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#2	Secondary	882.00'	120.0' long x 15.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Pond Drainage

Prepared by Miller Engineers & Scientists

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MSE 24-hr 4 100-Year Rainfall=6.48"

Printed 7/11/2025

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Primary OutFlow Max=0.73 cfs @ 23.01 hrs HW=881.63' (Free Discharge)

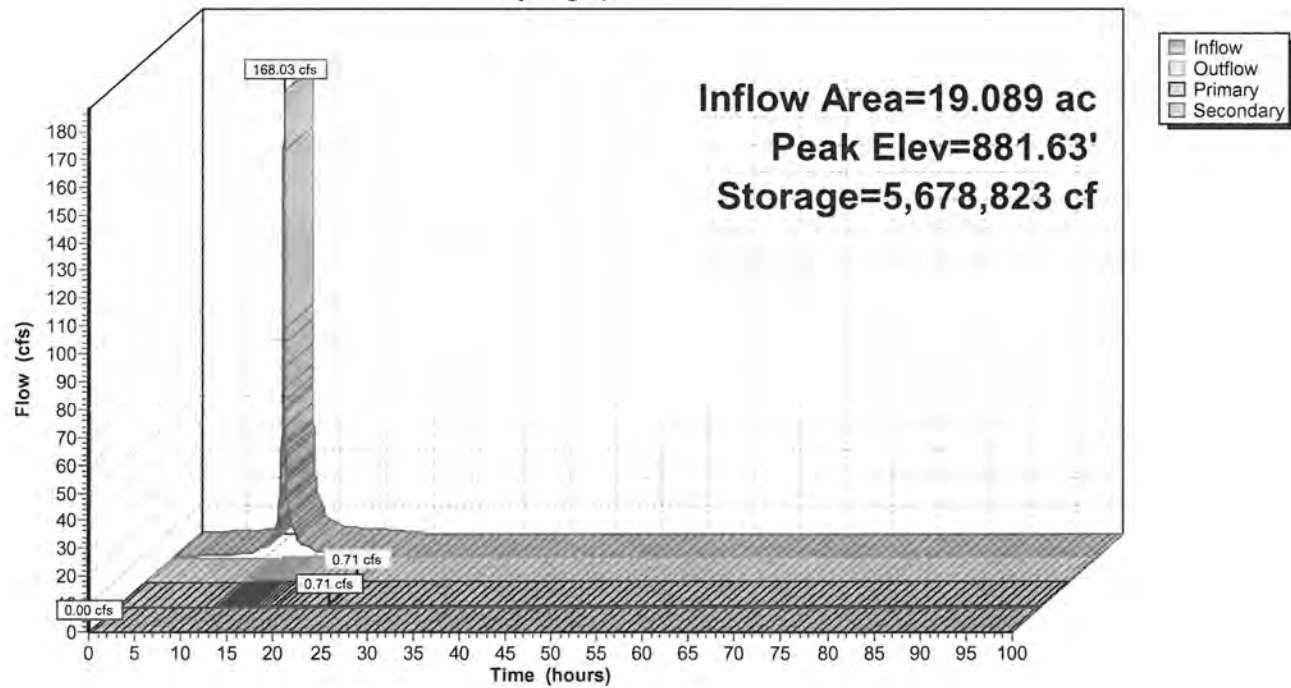
1=Outlet Pipe (Inlet Controls 0.73 cfs @ 2.13 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=881.00' (Free Discharge)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Pond

Hydrograph



Cut/Fill Report

Generated: 2025-08-06 12:20:13

By user: eblum

Drawing: I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\I:\DATA\20700\20748 - Gauthier Lake\CAD\DESIGN\20748 - A Pond Grading Plan_recover.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Gauthier Cut Fill Balance	full	1.000	1.000	1182880.90	138552.03	154750.63	16198.60<Fill>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1182880.90	138552.03	154750.63	16198.60<Fill>

* Value adjusted by cut or fill factor other than 1.0

Remove gravelly sand fill from total fill because gravelly sand will be imported to the site.

Gravelly Sand Fill Volume=199,116 cubic feet=7,375 cubic yards

Total Fill=154,750.6-7,375=147,375.6 cubic yards

Total Net=8,824 cubic yards (~6% of total volume of fill, OK)



Cedarburg Fire Department

W61 N631 Mequon Ave • PO Box 327 • Cedarburg, WI 53012
Station – (262)375-7630 • Fax – (262)375-9203

August 22, 2025

Sara Jacoby
Assistant Administrator/Clerk
Town of Cedarburg
1293 Washington Ave.
Cedarburg, WI 53012

RE: Gauthier Pond Review

Dear Asst. Administrator/Clerk Jacoby,

We have reviewed the plans sent to us regarding the proposal for the creation of a pond in the area of Covered Bridge Rd. between Kaehler's Mill Rd. and Cedar Creek Rd., referred to as the Gauthier Pond. In reviewing the plans, we noted that it includes a path, which appears to be existing, that extends to the proposed area of construction. The plans indicate that the portion of this path that extends to the pond is to be revegetated following construction. This gives us some concern as to our ability to access the pond in the event of an emergency. Without access to the pond, our response to and arrival there could be significantly delayed, costing those involved in an emergency situation critical minutes. Maintaining a path that is accessible, by UTVs at a minimum, to and around the pond would be ideal for our response to this site for any emergency situations.

The plans do not indicate whether structures intend to be erected on the property or not. If structures are to be erected, vehicle access roads or driveways capable of supporting firefighting apparatus must be provided to any structures.

Please let us know if you have any questions.

Sincerely,

Blake R. Karnitz
Captain of Community Risk Reduction
Cedarburg Fire Department

cc. Jeffrey J. Vahsholtz, Fire Chief, Cedarburg Fire Department



CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: October 9, 2025

TO: Eric Ryer, Town Administrator

CC: Amy Barrows, Town Planner

FR: Troy Hartjes, P.E., Senior Project Manager

RE: Gauthier Pond Update 2025: Pond Resubmittal 10-6-25 (Received 10-6-25)
Tax Key Number 030100900200

Miller Engineers and the applicant have provided a response letter to our September 24th review comments. That review had a few remaining technical concerns (Items 3 and 19) along with additional comments referencing the maintenance agreement (Items 11, 17 and 25). The following letter provides original topic item, the response from the applicant and then our updated comment based on their response **(in bold)**.

POND APPLICATION

The following comments again focus on the construction, use, maintenance and performance of the pond, both short term and long-term along with the long term considerations of the surrounding Town and surrounding resident infrastructure.

General Comments

3. Breach Condition Flow Route:

Applicant Response: The first aspect of raSmith's recent commentary on this topic interprets that the "interceptor swale" that was included in our September 15, 2025, submittal (transmitting an updated plan in response to raSmith's prior request for information) "does not accommodate a breach condition". However, our September 15 transmittal letter describes that the interceptor swale has a flow capacity of 117 cubic feet per second (CFS) which is 5.7 times the amount of rain runoff from its tributary drainage area during a "100 year" storm event. This leaves almost 100 CFS flow capacity in reserve for any potential hypothetical breach even during a "100 year" storm event. A sudden major breach from this pond is not possible due to the erosion resistance of the compacted clay that the embankment will be constructed of and will be a similar very high resistance to erosion as the site's native stiff to very stiff lean clay subgrade that has been consolidated by past glaciation. This, in combination with the unprecedentedly high Factors of Safety against embankment instability due to the compacted clay's high strength and the shallow slopes of the embankment, leaves no plausible mode of breach or hypothetical quantification of breach flow rate. Nevertheless, the flow capacity of the interceptor swale as designed is several times more than the common flow rate of Cedar Creek. The second aspect in raSmith's recent

Memorandum requests that the elevation of the interceptor swale be at least 10 feet below the pond's water level. The northern portion of the pond (Cross Sections 1 and 2 on sheet 3 of the Plans) is an excavation into the existing high ground and is functionally an "at grade" impoundment in this location. Therefore, an interceptor swale at that location would have to be 5 feet lower than the adjacent grades at the property line. Even if the interceptor swale begins south of the northern portion that is effectively an at grade impoundment, the longitudinal slope of the swale would flatten below the design 1% which is not desirable due to decreasing flow capacity. At the south end of the pond (Cross Sections 5 & 6) where the embankment is highest, the bottom of the interceptor swale is at least 10 feet below the pond's water level as requested. Sections 3 and 4 are the unavoidable transition in between the north end of the pond excavated into high ground and the south end where the embankment is tallest, and the bottom of the interceptor swale at Cross Section 4 is 5 feet below the ponds water level.

The Third aspect mentioned in raSmith's recent Memorandum expresses concern about the 8" diameter outlet pipe's capacity "to control high water elevation". The HydroCAD model previously provided demonstrated that the 8-inch diameter outlet pipe provides sufficient outflow for the pond to only raise the pond elevation by 0.61 feet during a 100-year, 24-hour event and the pond drops back to design pool level within several days. The spillway is designed to provide a secondary outflow once the pond elevation rises above 1 foot from the design water level which is modeled to occur with a 10-inch rainfall during a 24-hour period event which is greater than the 100-year, 24-hour event at 6.4 inches during 24 hours. The pipe also limits the amount of storm water outflow, which was a concern expressed by the Plan Commission during the August meeting. If that is no longer a concern, that pipe can be eliminated and a portion of the pond's spillway can be deepened to provide an outlet for the pond during any stormwater event; however, it is preferred that the spillway is not consistently wet as would occur if that was the primary outlet.

raSmith Response:

Interceptor Swale: Although, physically it will not work to place the diversion swale 10' below the normal water elevation of the pond, still want the entire diversion swale to be lower than the normal pond elevation, in case there is a minor breach of the embankment. We recommend the invert of the swale at profile 3 be lowered to 876.00 which is a minimum of 5-feet below the design water level of 881.00. We would recommend the side slopes of the swale and berm be kept at a maximum 6:1 slope. It appears if you then continue this diversion swale at an approximate grade of 0.5%, you should be able to match back into your current diversion swale location in the vicinity of Profile 5. We have not redesigned this diversion swale, so please provide updated cross-sections and swale layout to show this will work. In addition, provide a wider cross section at profile 6 so the swale invert can be viewed. Also, for this diversion swale,

make sure the updated plan shows a minimum depth of 3' on the backslope of the diversion berm. Lastly, at the sediment trap outlet, extend the diversion berm and swale to the outlet to ensure the flow path of this diversion swale.

Outlet Pipe: A 12" diameter outlet pipe is preferred over the proposed 8" diameter pipe to provided easier maintenance of the pipe, less chance of clogging within the pipe and to reduce the amount the water level raises during large rain events.

11. Maintenance Agreement Requested:

Applicant Response: The owner, via their attorney, will be providing a long-term maintenance agreement appropriate for the subject pond. The content of any maintenance agreement will appropriately be distinct from the example storm water maintenance agreements that have been provided by the Town because those facilities have very different functions of public concern and municipal storm water permit compliance.

raSmith Response: The maintenance agreement was provided and some edits recommended. See separate mark-up of maintenance agreement (sent separately by others).

17. Wave and Wake Erosion Potential:

Applicant Response: No Response.

raSmith Response: This technical aspect of this item was addressed, but we requested this item be added to the maintenance agreement. It was noted in our edited response. See separate mark-up of maintenance agreement (sent separately by others).

19. Pond Water Supply and Well Monitoring:

Applicant Response: The recent Memorandum requests a "statement of intent to withdraw the allowable amount of water from the creek for the main water source with additional water being supplemented by a well". This conflicts with the Plan Commission's voiced concern about drawing any water from the creek. If that is no longer a concern of theirs, the amount of water withdrawn from the creek could be doubled from what we previously proposed by "registering" that withdrawal with DNR. This could limit the rate of well withdrawal for pond supply to just 35 gpm, which is half the rate that a landowner has unilateral right to do under state law regardless of the purpose, and would be equivalent to what common residential development of the Gauthier's land would withdrawal on a long-term basis from the bedrock aquifer.

raSmith Response: As stated with the latest review, proceed with utilizing the creek as the main source of not only filling the pond, but also maintaining the pond

water elevation. Provide plans/updates/means and methods of how you will proceed with this and limit the well supply to 35 gpm,

25. Maintenance Agreement:

Applicant Response: No Response.

raSmith Response: This comment requested items to be added within the maintenance agreement to address maintaining the pond water level. See mark-up of maintenance agreement (provided by others).

There are just a couple remaining items to provide on an updated plan or final report to address the engineering comments and provide reasonable reassurance to protect the town and the surrounding residents. These will hopefully be addressed before the next plan commission meeting, and with these items completed, or agreed upon, a conditional approval will be recommended for engineering.

All plans will need to be submitted to Ozaukee County for review as well. I did see correspondence from the DNR as well for the NOI, but believe the actual permit is still coming. If received, this should be submitted as well. The CSM application and rezoning, if any approvals are given, should be conditioned upon any pond application approval.

If you have any questions or comments, please contact me at (262) 317-3305 or by email at troy.hartjes@rasmith.com.

	JOINDER DEED RESTRICTION
Document Number	Document Title

This JOINDER DEED RESTRICTION (this “Deed Restriction”) is made this ____ day of _____, 2025, by GAUTHIER PROPERTIES AT WILDWOOD LLC, a Wisconsin limited liability company, GAUTHIER PROPERTIES AT WILDWOOD II LLC, a Wisconsin limited liability company, and GAUTHIER PROPERTIES AT COVERED BRIDGE LLC, a Wisconsin limited liability company (collectively, the “Owner”).

RECITALS

A. Gauthier Properties at Wildwood II LLC owns an approximately 1.0 acre parcel of land with a single-family home known as 2078 Wildwood Drive in the Town of Cedarburg, WI and legally described on Exhibit A attached hereto (the “Wildwood Parcel”).

B. Gauthier Properties at Wildwood LLC, Gauthier Properties at Wildwood II LLC, and Gauthier Properties at Covered Bridge LLC own an approximately 132.39 acre parcel of land located in the Town of Cedarburg and legally described on Exhibit A attached hereto (the “Development Parcel”).

C. The Wildwood Parcel and the Development Parcel are adjacent and abutting parcels of land.

D. Owner intends to construct a recreational pond on the Development Parcel (the “Project”) and Owner has applied to the Town of Cedarburg (the “Town”) for a pond permit.

E. Owner understands that to obtain the pond permit from the Town, among other Town Code requirements, Owner must either obtain and record an approved Certified Survey Map combining the Wildwood Parcel and the Development Parcel or record this document against title of the Wildwood Parcel and Development Parcel to effectuate the combination under this Deed Restriction. Owner, of its own wish and volition, elects to enter and record this document, intending to be fully bound hereby, and intending to combine the Wildwood Parcel and the Development Parcel as one (the “Combined Whole”).

F. Owner represents that there are no outstanding mortgages or land contracts against either the Wildwood Parcel and the Development Parcel.

Recording Area

This Document was drafted by and should be returned to:

Richard W. Donner
Reinhart Boerner Van Deuren s.c.
1000 N. Water St. Ste 1700
Milwaukee, WI 53202

See Exhibit A
Parcel Identification Number (PIN)

NOW, THEREFORE, for good and valuable consideration, Owner hereby agrees and provides as follows:

1. Recitals. The recitals above are hereby acknowledged and agreed to.
2. Joinder Restriction. Owner hereby subjects the Wildwood Parcel and the Development Parcel to this Deed Restriction that runs with the land, and is binding upon all current and future owners, occupants and mortgagees of Wildwood Parcel and the Development Parcel. This Deed Restriction is enforceable by the Town against the Owner for any violation of this restriction. The Town shall provide the Owner not less than thirty (30) days prior written notice of any alleged violation of this Deed Restriction, if the Owner fails to cure the violation within such 30-day period; provided, however, if the matter in question is not reasonably susceptible of being cured within such 30 day period, then it shall not be a violation hereunder if Owner commences to cure such matter within such 30 day period and thereafter diligently and with continuity prosecutes such cure to completion within a reasonable timeframe as mutually agreed to by and between the Owner and Town. The Owner shall be liable for any and all reasonable attorneys' fees, court costs and any other cost reasonably and actually incurred by the Town in the enforcement of this restriction regardless of whether any legal action is commenced and each day that an uncured violation continues is a separate violation of the Town Code. The Wildwood Parcel and the Development Parcel are hereby combined, merged, and joined together to create the Combined Whole as one combined parcel for the purpose of the Project complying with certain provisions of the Town's Code of Ordinances. While this Deed Restriction is in effect, no part of the Combined Whole may be sold, transferred, conveyed, or mortgaged, without the entirety of the Combined Whole.
3. Recording. This document shall be recorded against the Wildwood Parcel and the Development Parcel in the Ozaukee County Register of Deeds Office. Subject to Paragraph 4 herein, this Deed Restriction may not be amended, satisfied, or released, unless there is recorded against title to the Wildwood Parcel and the Development Parcel in the Register of Deeds Office by an Amendment, Satisfaction, or Release document approved and signed by the Owner and the Town.
4. Termination of Deed Restriction. This Deed Restriction shall automatically terminate upon the issuance of an occupancy permit by the Town for a new single-family residence on the Development Parcel and this Deed Restriction shall be deemed released and shall have no further force or effect. Upon the issuance of a Town occupancy permit as described herein, the Owner may unilaterally sign and record a Termination of Deed Restriction document with the Ozaukee County Register of Deeds evidencing such release and termination.
5. No Waiver by Town. While the Town has the authority to approve and enforce this Deed Restriction, nothing herein shall not be construed as a waiver, admission, or relinquishment of any of the Town's other authorities, including enforcement authorities under Town Code. The Owner recognizes and agrees that the Town expressly reserves any and all of its respective authorities, but this Deed Restriction shall continue and remain in

full force and effect, except as otherwise provided herein. However, nothing in this Deed Restriction shall prevent the Owners from applying for and receiving a building permit from the Town to construct a new single-family residence on the Development Parcel.

6. Governing Law. This Deed Restriction shall be governed by and construed in accordance with Wisconsin law.

(Signatures appear on the following page)

GAUTHIER PROPERTIES AT WILDWOOD LLC

GAUTHIER PROPERTIES AT WILDWOOD II LLC

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC

ACKNOWLEDGEMENT

Personally appeared before me this ____ day of September 2025, the above-named _____ as _____ of _____ and to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the aforesaid limited liability company.

*
Notary Public, State of Wisconsin
My commission: _____

EXHIBIT A
LEGAL DESCRIPTION

Wildwood Parcel

[insert legal description]

Development Parcel

[insert legal description]

DRAFT

RECREATIONAL POND MAINTENANCE AGREEMENT

This Recreational Pond Maintenance Agreement (this “Agreement”) is entered into by GAUTHIER PROPERTIES AT WILDWOOD LLC, a Wisconsin limited liability company, GAUTHIER PROPERTIES AT WILDWOOD II LLC, a Wisconsin limited liability company, and GAUTHIER PROPERTIES AT COVERED BRIDGE LLC, a Wisconsin limited liability company (collectively, the “Owner”).

RECITALS

A. Owner is the owner of an approximately 132.39 acre parcel of land located in the Town of Cedarburg and legally described on Exhibit A attached hereto (the “Property”).

B. Owner intends to construct a recreational pond, including appurtenant pond facilities, on the Property (the “Pond”) and Owner has applied to the Town of Cedarburg (the “Town”) for a pond permit (the “Pond Permit”).

C. Owner desires to subject the Pond to certain on-going maintenance and repair obligations, subject to the terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, Owner hereby agrees and provides as follows:

1. Owner shall construct, use, maintain and repair the Pond in compliance with applicable permits, laws and in accordance with the plans, engineering reports and specifications prepared by Miller Engineers & Scientists, Job No. 20748-A, as reviewed and approved by the Town and Wisconsin DNR

a. The Owner shall limit the filling of the Pond with water supply sources based upon 65 gpm be pumped from Cedar Creek and 35 gpm be pumped from a well (at 24 hour maximum daily averages, ie normally “24/7”) which will provide the 35 million gallons that applicant reported as needed for initial filling of the pond in eight months. Because there may be occasions that pumping is intermittent or interrupted for operational or maintenance reasons, the actual duration of initial filling of the pond may perhaps be 9 months. A total of 23 million gallons will be supplied from the Cedar Creek over the filling period and a total of 12 million gallons will be supplied from the well over the filling period. The Owner’s installation of the filtered intake pipe in Cedar Creek shall not cause disturbance of the bank or bed of the stream.

b. Note that the approved plans and specifications require that any power watercraft used on the pond to be a light displacement power craft that only produce shore breaking waves of no more than one foot. If this is not complied with, the owner (current or future) will be required to provide additional rip-rap armoring (with submitted calculations) along the shore to be reviewed and approved by the Town Engineer, at the Owner’s expense.

2. Owner shall be solely responsible for the ongoing maintenance and repair of the Pond consistent with the plans and specifications approved by the Town and applicable law, and

DRAFT

keep and maintain the Pond in good repair and working order. Such maintenance and repair shall include: (a) planting and maintaining native grasses on the shoreline and banks to prevent erosion, and (b) annual inspections by Owner of embankment and performance of any necessary repairs. A report shall be generated of the annual inspections and shall be provided to the Town Clerk and include pictures of the berm and spillway along with reports from the well (including the groundwater elevations) along with the current water level/elevations of the pond and how the pond level/elevation has been maintained. Any defects or deficiencies found with the Pond found shall be promptly corrected by the owner.

3. Every five (5) years after the date construction of the Pond is complete, Owner shall have a licensed geotechnical engineer (the "Owner's Engineer") inspect the Pond for erosion, seepage, or damage to the embankment. Owner's Engineer shall prepare a written report of each 5-year inspection. The report generated from the five (5) year inspection shall be provided to the Town Clerk and include the water level/elevations of the pond and how the normal pond water level has been maintained.

4. Upon written request from the Town, the Owner grants the Town access to perform inspections of the Pond with the Owner, or Owner's designee, within five (5) days of the request at a mutually agreed upon time. This request may be in part due to documented complaints from Town residents, or to confirm the inspection reports completed. The costs for any follow-up inspections performed by the Town if performed by a third-party consultant will be paid for by the Owner.

5. The terms of this Agreement shall be binding upon all current and future owners, occupants of the Property. This Agreement shall not be modified or terminated by Owner unless approved by the Town Board. This Agreement is enforceable by the Town against the Owner for any violation of its terms. The Town shall provide the Owner with not less than thirty (30) days prior written notice of any alleged violation of this Agreement. If the Owner fails to cure the violation within such 30-day period (provided, however, if the matter in question is not reasonably susceptible to being cured within such 30 day period, then it shall not be a violation hereunder if Owner commences to cure such matter within such 30 day period and thereafter diligently and with continuity prosecutes such cure to completion), the Owner shall be liable for any and all reasonable attorneys' fees, court costs, costs to the Town for inspection report review, and any other cost reasonably and actually incurred by the Town in the enforcement of this Agreement regardless of whether any legal action is commenced.

a. If any future land divisions occur, these same provisions will apply, along with applicable Town Codes. In addition, any Town Codes that are new or more restrictive to ponds or land divisions will supersede these requirements and those land divisions may be subject to these new Town Codes. All future landowners will be provided this maintenance plan, and will be required to sign the plan, ensuring liability of any failure is passed on to future owners.

6. While the Town, without obligation, has the authority to approve and enforce this Agreement as part of the Pond Permit, nothing herein shall not be construed as a waiver, admission, or relinquishment of any of the Town's other authorities, including enforcement authorities under

DRAFT

Town Code. The Owner recognizes and agrees that the Town expressly reserves any and all of its respective authorities, but this Agreement shall continue and remain in full force and effect, except as otherwise provided herein.

7. Owner agrees to protect, defend, indemnify and hold the Town, its officers, agents, consultants and employees free and harmless from and against any and all claims of third parties which result in losses, penalties, damages, settlements, costs, charges, professional fees, attorney's fee, or other expenses or liabilities in connection with or arising directly or indirectly out of Owner's failure to maintain the Pond and/or obligations under this Agreement.

8. If any provisions of this Agreement is deemed by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to parties or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

9. Governing Law. This Agreement shall be governed by and construed in accordance with Wisconsin law.

OWNER:

GAUTHIER PROPERTIES AT WILDWOOD LLC

By: _____
Name: _____
Title: _____

GAUTHIER PROPERTIES AT WILDWOOD II LLC

By: _____
Name: _____
Title: _____

GAUTHIER PROPERTIES AT COVERED BRIDGE LLC

By: _____
Name: _____
Title: _____

**TOWN OF CEDARBURG, WISCONSIN
ORDINANCE NO. 2025-4**

An Ordinance to Rezone a portion of Land and Amend the Zoning Map for parcels with tax key number 03-010-09-002.00, 03-010-08-002.00, 03-010-08-001.00 from A-1 Agricultural and A-2 Prime Agricultural to E-1 Estate (leaving C-1 lands unchanged) in the NW & SW ¼ Sec. 10 for certain parcels included with ~132.39 acres of land in the Town of Cedarburg, Ozaukee County, Wisconsin.

WHEREAS, the Town of Cedarburg Plan Commission, having previously reviewed all standards required to be considered by the Zoning Code of the Town of Cedarburg and after due deliberation, has recommended to the Town Board that portions of approximately 132.39 acres of land with tax keys 03-010-09-002.00, 03-010-08-002.00, 03-010-08-001.00 be rezoned from A-1 Agricultural and A-2 Prime Agricultural District to E-1 Estate District in the Town of Cedarburg, Ozaukee County, Wisconsin while leaving lands zoned C-1 Conservancy unchanged; and

WHEREAS, all notices of said proposed rezoning and public hearing thereon have been given as required by the Zoning Code and sec. 62.23(7)(d), Stats., and such public hearing was held before the Town Board of Supervisors on November 5, 2025; and

WHEREAS, the Town Board has determined that the rezoning of such property will promote the public health, safety, morals and general welfare of the community, and has made a motion that the zoning districts and Official Zoning Map of the Town of Cedarburg be amended to reflect the above-described zoning change, and met the findings of Section 320-130 of the Town Code for rezoning A-2 parcels;

NOW, THEREFORE, the Town Board of the Town of Cedarburg, Wisconsin, does ordain as follows:

1. Portions of approximately 132.39 acres of property with tax keys 03-010-09-002.00, 03-010-08-002.00, 03-010-08-001.00 will be rezoned from A-1 Agricultural and A-2 Prime Agricultural District to E-1 Estate District, while leaving C-1 Conservancy District lands unchanged, in the Town of Cedarburg, Ozaukee County, Wisconsin.
2. The zoning districts and Official Zoning Map of the Town of Cedarburg shall be amended to reflect the revised zoning designations.
3. This Ordinance shall become effective upon passage and posting as provided by law.

Passed and approved this 5th day of November, 2025.

David M. Salvaggio, Town Chairman

ATTEST:

Sara Jacoby
Assistant Administrator/Clerk

-----Original Message-----

From: Roadrunner <rknox1@wi.rr.com>

Sent: Wednesday, August 27, 2025 10:03 AM

To: Hartjes, Troy <Troy.Hartjes@raSmith.com>

Subject: Gauthier plan commission meeting

[You don't often get email from rknox1@wi.rr.com. Learn why this is important at <https://link.edgepilot.com/s/803f2909/8CTTbXwVtUaGnegn-e4MEg?u=https://aka.ms/LearnAboutSenderIdentification>]

Troy,

My name is Susan Knox. My husband and myself have the property directly East of the Gauthier property on Covered Bridge Road. I have read through the proposed plans of the Gauthier property for this nights Plan Commission meeting and I have a few questions.

Originally back at the August 2021, Sept.2022, and Oct. 2022 plan commission meetings regarding this proposed lake, Mr. Gauthier stated the purpose of constructing this lake was for water skiing. In reviewing the present proposed plans, this lake has all the dimensions and characteristics of a man made water skiing competition lake. I don't see plans of a proposed residence included which would be another indication of a water skiing competition site. I would like some assurance that this would not be the case now or in the future as this would greatly change the scope of the use of this site.

Also, another concern is the embankment failure plans. As we have encountered after this last huge rainfall, water doesn't always follow the paths we create for it. The houses on Malibu Dr. would suffer extreme devastation if 25 million gallons of water spilled their way.

One last question....On the map of the pond construction there is an indication on the north end of the lake of electric lines that end at our West lot line. I am wondering where they go. Do they cross our property?

Thank you for considering my concerns. I have included some dimensions of a man made water skiing competition lake that I have researched. I could be way off on this, but because Mr. Gauthier had stated in the beginning meetings his intentions of building this lake was for water skiing, it has brought up this question.

A man made water ski competition lake.....

2000-3000 ft. Long

200-250 ft. Wide

Min.5-12 ft deep

Specific slope of shoreline for wave distribution

Normally 10-15 acres

Orientation North-South to eliminate sun interference

Flat bottom

Thank you very much,

Susan Knox

rknox1@wi.rr.com

From: [Richard Keating](#)
To: [Eric Ryer](#); [David Salvaggio](#)
Subject: [External]Gauthier Properties at Covered Bridge,LLC
Date: Thursday, October 30, 2025 4:24:38 PM

We are concerned with the following issues regarding the development of the proposed 13.2 acre lake.

Wells drying up now or in the future from the well that would supply water to the lake. Who will be responsible for the cost to repair?

The use of water from the Cedar creek and its effect on the wildlife in and around the river.

Noise from the boats on the lake. Will this be solely used for recreation of the owner and their family?

The risk of flooding from a severe rain. Will there be retention areas set up for this?

Concerned that there might be future plans to develop and subdivide the lake.

Can we please get a link to the meeting as we are not able to attend?

Thank you,

Richard & Mary Keating
2025 Virginia lane,
Grafton, WI 53024

From: Susan Knox rknox1@wi.rr.com
Subject:
Date: October 13, 2025 at 2:38 PM
To:

RK

Hi Troy,

This is Sue Knox, I have some questions about the proposed Gauthier property.

On the Wisconsin Water Quantity Data site, there are three wells listed for this property. They are 94625,94626,94627. It appears one has been installed and the other two have been approved and they are High Capacity Wells.

Will the well being proposed to fill the lake be a high capacity well?

Will it be in the same aquifer as the surrounding properties wells are located? Originally at a prior meeting the well was going to be dug deeper and encased as not to draw from the same depth as surrounding wells. Is this still the case?

Does this well pump continuously for 8-9 months at 60-65 gpm?

What guarantee do we as property owners have that our wells which pump at 5-15 gpm will not go dry or become contaminated as a result of this pumping? Do we just hope this doesn't happen? If it does what are our options and guarantees?

Over the years that we have been on our property (35 years) the creek has dramatically dropped in level. Even after the huge rain, the creek right now is so low that the geese were walking instead of swimming in the creek. If the level of the proposed lake drops, does the well pump more water? How often does that well pump water into the lake?

What direction on the East side of the lake would seepage or failure of the lake wall flow?

Water has a way of doing its own thing as we have experienced due to the last huge rainfall. 25 million gallons, in the case of a failure, would flood out all of the surrounding properties. Even seepage would cause water flowing toward the creek making all surrounding properties wet.

Is there a time frame that the permanent residence would be required to be built? I understand that the town ordinance requires a residence be on a property zoned E-1 Estate for an application to construct a pond.

During the absence of a permanent residence who oversees regulating, monitoring, and maintenance of the lake?

How does maintenance of the lake get handled in 10-20-30 years down the road? Who would be responsible for this and what guarantee would exist that this would be actually carried through?

I understand the lake is being constructed for water skiing. How many boats are going to be allowed on the lake? Will they belong only to the owners of the property?

As the dimensions, elongated shape, directional placement of the lake, the tree line along the eastern edge, and the lack of a permanent residence all suggest the construction of a man made water skiing competition championship lake, I question, is this what this lake is being constructed for now or in the future. It meets all the requirements for a competition water skiing facility.

Do you share these questions with the planning commission? As a side note, There is a water ski competition lake for sale on the internet that is so close to what is being proposed. Borderline Lake in Blaine, MN.

1827 Covered Bridge Road
Cedarburg, Wisconsin, 53012

October 25, 2025

Dear Honorable Cedarburg Town Board:

As an individual residing within one thousand feet of the Gauthiers proposal, I have several inquiries and points to address with the town board.

I. Potential flooding

Because my home is located directly west of the Gauthier proposed pond, I would like to know what protections will be in place to prevent downhill flooding during catastrophic rainfall such as we experienced in 2025.

1. If such flooding occurs, who is responsible for cleaning up and monetary loss claims: the town board, the Gauthiers?
2. Will residents have to rely on private lawsuits to clean up and recoup private losses?

II. Water withdrawal from Cedar Creek and a private pump

1. I asked for Google AI Assist information on water skiing.

"Water skiing should ideally be 12 feet deep to ensure better water clarity and performance. Depths of 5-6 feet are common but not ideal for skiing activities. No information about the pond's depth is available. The CSM's are exceedingly difficult to read.

2. Next, I requested an answer to the following question:

How many gallons of water are in a 13.2-acre pond that is twelve feet deep and measures about 650 yards by one hundred yards?

Answer: 51,615,222 gallons of water.

3. Who will be monitoring the water withdrawal over 8-9 months?
4. Where is the access point of the water withdrawal from Cedar Creek?
5. Who is responsible for monitoring the continuous water withdrawal from Cedar Creek?
6. Which private well will supply the water?
7. Who will pay for the water withdrawal from Cedar Creek and the private well?

III. Pond water quality and monitoring.

I have multiple environmental concerns.

According to BTL Liners (Geomembrane Systems), a pond can provide a “breeding ground for mosquitoes and other nuisance insects. Mosquitoes can pose serious public health risks by spreading human and animal diseases.”

1. How will mosquitoes be controlled?
2. Which chemical agents are utilized for the control of mosquitoes and other insect pests?
3. Will mosquito fish be introduced to the pond?

Ponds will attract wildlife and feral animals living near homes. According to BTL “drowned animals are a health hazard and are upsetting for residents living near a neighborhood pond.”

1. What steps will prevent wild animals from getting stuck in mud or slipping on wet banks?
2. Which chemicals will treat Cedar Creek water, and are they safe for fish, animals, and humans?
3. What measures will be implemented during construction to stop pesticide runoff from the farmland located east of Covered Bridge Road?

IV. Potential large vehicle traffic and water-skiing noise concerns.

Covered Bridge Road and its adjacent park provide quiet and scenic habitat for walkers, bikers, and nature lovers. The pond will disrupt the atmosphere during and after construction. The following questions address this concern.

1. Where is the access point for heavy trucks and equipment? Could you please clarify whether this access point is intended to be temporary or permanent?
2. Will there be protection for pedestrians and cyclists during construction?
3. How close in feet will the pond be to Covered Bridge Park?
4. In addition, Covered Bridge Park and its immediate environments had significant flooding this year from rainfall. How will flooding be managed during pond construction?

Respectfully submitted,


Robert Chesney

10/27/25 Submitted in person.

Letter to the Town Board of Supervisors of The Town of Cedarburg

Regarding Proposed Construction of a 13.2-Acre Lake by Petitioners:
Michael and Stacy Gauthier

Mr. Eric Ryer and Mr. David Salvaggio,

I am grateful for the opportunity to share our concerns since we will not be available for the November 5th Town Hall meeting. I appreciate your commitment to thoughtful community oversight and for providing residents with an opportunity to express our perspectives on matters that may affect our environment and quality of life...so thank you.

First, I want to express that I have no animosity or ill attitude towards the Gauthiers. I don't know them, but like many in the area, I realize their connection to our community and local economy, and am thankful to them for that. Where I do take exception is not with the Gauthiers but with the Town and even the DNR for allowing a project like this to advance to this current state.

My wife and I were one of the first homes to go into the 'newer' extended section of Wildwood Drive. Like many of my fellow town citizens, we moved to the Town for the quality of life, open spaces, wildlife, and yes, its peace and quiet. Why would anyone at the Town of Cedarburg somehow think that a private 13+ acre **Lake** would somehow enhance what we have all come to love and appreciate? (Multiple times, this has been called a 'pond'. I think we need to call it what it is. A 13.2-acre recreational lake for personal use.)

I did not invest in this community over 31 years ago because one day I hoped to sit on my back patio or lounging by the pool to listen to the sounds of (multiple) high-powered ski boats and personal watercraft going on endless loops. Besides, there are ample public waterways where these activities can be enjoyed and expected. How does that picture fit in with what we appreciate about the town we love and value?

So, while I respect the property owner's request, I do not understand why this would be deemed as something necessary or needed, and in no way do I see how this would enhance the home values and neighborhood. In fact, I see it decreasing property values because of the noise and potential environmental impact of this project.

Beyond the increase in noise, I have several concerns regarding the potential impact of such a large-scale project. Many of these issues have already been outlined in the Concerns and Considerations section of the letter that was mailed out to the residents of the affected area, and are all worthy of careful consideration.

I think, like many, I am shocked that the DNR would approve the use of pumping water from Cedar Creek! Especially on a scale like this! We are talking about 25 million gallons of water just to fill this lake, then a continuation of pumping to maintain the water levels. If my family used 100 gallons of water a day, that would take me 250,000 days to use this much water! That's almost 685 years of water! That is why I believe the use of Cedar Creek water and groundwater from a well to support and maintain a lake of this size raises serious questions about the sustainability of our shared water resources.

Like many of my fellow residents, I am very concerned about the possibility of reduced water availability or lowered water tables and/or water quality, particularly during dry seasons or periods of drought.

So, while I respect the Gauthiers' request, I urge the board to consider the potential environmental consequences associated with constructing and maintaining a lake of this magnitude. Concerns about the effects on the water table. Erosion and the potential introduction of new runoff patterns. The increase of unwelcome noise of high-powered motorboats and personal watercraft. I fear these items and those already shared may have unintended consequences for neighboring properties and the broader community. I hope these issues will be thoroughly examined during the hearing process and that the perspectives of affected residents will be given very careful attention.

Thank you for your attention to this matter and for your continued service to our town.

Sincerely,

Doug & Marci Ferrell

1959 Wildwood Drive, Cedarburg WI 53012



Meeting Date: 11/5/25
Agenda Items: # 9c, 11d

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board

FROM: Ben Greenberg, Consulting Planner

MEMO WRITTEN: October 17, 2025

SUBJECT: **Agenda Item # 9c:** Public hearing to take comment on a pond permit application to modify a pond totaling less than one acre in size on the 4.54 acre property located at 311 Huntington Drive [**Petitioner: Ryan Kudlata, zoned E-1 Estate Residential, NW ¼ of Section 32, owner William Johnson**]

Agenda Item # 11d: Discussion and possible motion on a pond permit application to modify a pond totaling less than one acre in size on the 4.54 acre property located at 311 Huntington Drive [**Petitioner: Ryan Kudlata, zoned E-1 Estate Residential, NW ¼ of Section 32, owner William Johnson**]*

BACKGROUND INFORMATION	
Project Name	Johnson Pond Permit
Applicant Name	Ryan Kudlata (Owner William Johnson)
Consulting Planner and/or Engineer	Flagstone Landscaping
Size of Parcel	4.54 Acres
Existing Zoning	E-1
Requested Zoning	No Change
Abbreviated Legal	NW ¼ of Sec. 32
Future Land Use District	Rural Neighborhood – Countryside Allows E-1

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Residential	E-1
South	Residential	E-1
East	Residential	E-1
West	Prime Agricultural	A-2

BACKGROUND

Ryan Kudlata (Flagstone Landscape Design and Contracting), has submitted an application on behalf of the property owner seeking approval of a pond permit for the modification of an existing man-made pond on a 4.54-acre parcel located at 311 Huntington Drive. The property is zoned E-1 Estate Residential and is designated as Rural Neighborhood – Countryside in the Comprehensive Plan Future Land Use Map, which allows for the E-1 zoning designation.

The work involves reshaping and deepening the existing pond to a maximum depth of approximately ten feet, constructing a paver patio with an inset fire pit along the pond edge, and installing a landscaped walking path with accent lighting. The applicant's site plan illustrates a pond surface area of roughly 12,000 square feet, representing approximately 6% of the total lot area, which is within the Town's 10% maximum for pond coverage. No change in zoning is being requested. The project requires a pond permit under § 320-118 of the Town Code because the pond exceeds 1,000 square feet in area, extends deeper than three feet, and lies within 100 feet of a property line.

EXECUTIVE REVIEW

1. **Zoning**

The property is currently zoned E-1. There are no plans for rezoning or land division for this parcel as part of the application.

2. **Size / Depth**

The applicant's site plan illustrates a pond surface area of roughly 12,000 square feet, representing approximately 6% of the total lot area, which is within the Town's 10% maximum for pond coverage. The maximum depth is ~10'.

3. **Erosion Control Permit**

The applicant has obtained an erosion control permit from the Building Inspector as the site disturbance area of roughly 17,000 square feet exceeds the threshold established under § 110-4(3)(c), necessitating the permit. The final erosion control plan must include properly placed silt fencing downslope of the construction area and a stabilized tracking pad at the site entrance. These measures are essential to ensure that sediment from excavation activity does not discharge toward the adjoining swale or roadside ditch.

The plan identifies a normal water level elevation of approximately 887.00 feet (a.m.s.l.). The Engineer's letter notes that portions of the existing gravel driveway lie between elevations 886' and 887', making it necessary to confirm that the proposed pond berm will rise one to two feet above the normal water level to contain pond water and prevent overtopping.

The existing drainage pattern will remain unchanged, with overflow directed east through the existing swale and ultimately to the roadside ditch along Huntington Drive. The property owner is responsible for maintaining the existing culvert under the driveway to ensure that drainage continues unimpeded.

4. **External Agency Approvals**

The Wisconsin Department of Natural Resources reviewed the project and confirmed on September 30, 2025, that no wetland permit is required because the pond relocation moves it northward, further away from hydric soils. The Ozaukee County Land and Water Management Department also confirmed that the site lies outside the County's Shoreland Zoning jurisdiction and no additional County approvals are necessary.

5. **Town Engineer Review / Comment**

The Town Engineer, Troy Hartjes, P.E., reviewed the pond permit application and associated exhibits in a memorandum dated September 30, 2025. That review identified several important technical considerations which have been incorporated into staff's analysis and recommendations. Engineer Hartjes review letter is attached.

STAFF FINDINGS

Staff finds that the proposal, as conditioned, is generally consistent with the intent of the Town's zoning ordinance and pond standards contained in § 320-118. The proposed pond is proportionate to the property size, and the design incorporates natural contours, riprapped safety shelves, and a vegetated perimeter that will visually integrate the pond into the surrounding landscape. The proposed landscaping, patio, and pathway enhancements are complementary to the residential setting and will contribute to the site's long-term aesthetic and environmental value.

With the implementation of the engineer's recommended design adjustments and the Town's erosion control requirements, the project will maintain proper drainage and slope stability and will not adversely affect adjoining properties.

PUBLIC NOTICE

Pond permit applications require a Class 2 notice in the News Graphic in consecutive weeks with the last notice published 7 days before the public hearing at the Town Board meeting. The notices were published in the News Graphic on October 21st and 28th in accordance with these requirements. Postcards were also mailed to all properties within 1,000 ft. of the subject property on October 6th. The public hearing for the pond permit application will take place at this meeting.

PLAN COMMISSION RECOMMENDATION

At their meeting on October 15th, the Plan Commission made a unanimous negative recommendation.

Reasoning: Director Monticelli explained to the Plan Commission a verbal stop work order was conveyed to and agreed upon by the contractor following an in-person staff meeting on July 24, 2025 with Mr. Kudlata, Dir. Monticelli, Planner Greenberg, Building Inspector Mortimer, and Asst. Admin/Clerk Jacoby. That meeting was after the Town was made aware of unpermitted work at the property. The Town was then notified that water trucks were filling the pond, and that work had been ongoing since July despite the verbal stop work order given on July 24, 2025.

Ryan Kudlata (Flagstone Landscape Design and Contracting) was present at the meeting and confirmed that work did continue despite agreeing to the stop work order. The pond has been filled with the water source being municipal water supplied by the City of Cedarburg and Village of Jackson.

ACTION REQUESTED

The Board should hold a public hearing and come back to the matter at item 11d. The Board should discuss the pond permit and consider a motion on this matter. As noted in § 320-46 of the Town Code, the Board can incorporate certain conditions in its recommendation, upon its finding that the conditions are necessary to fulfill the purpose and intent of the zoning code. **Attorney Hoefft is recommending he draft a Pond Maintenance Agreement for this pond following direction from the Town Board, partly due to the disregard for agreed upon stop work order.**

BASIS OF DECISION: The application must meet all applicable pond standards and general standards of the Ordinance as summarized below:

1. Applicable Pond Standards per (§ 320-118)

- (1) Permit. No pond shall be constructed, altered or extended in any zoning district unless a Town of Cedarburg permit is obtained and posted.

- (2) Ponds will not be permitted within 25 feet of any lot line or within 50 feet of a bicycle path.
- (3) Lot area. Ponds shall be considered a special accessory use and shall not be limited to any given yard but shall not occupy more than 10% of the total lot area.
- (4) Site Plan Required. Site plan. Plans for the proposed pond shall be submitted with the application for a pond permit to assist the Town Board and Plan Commission in their determinations. The plans shall consist, as a minimum, of a plan view and a typical cross section of the proposed pond. The plan view shall include the configuration of the pond with dimensions and maximum depth areas, distances to property lines, drainage easements, structures, outlet structures, septic systems, spoil locations, proposed overflow spillway, proposed landscaping and any other information that may help the Town Board and the Plan Commission evaluate the pond. The typical cross section shall identify the bank and bottom slopes, maximum depth, outlet and/or overflow structures with elevations and normal water level elevation. A description of the soil type(s) and hydraulic conditions at the site shall be provided to determine the feasibility of a pond. The limits of the proposed pond shall be field staked for review by the Town Board and Plan Commission.
- (5) Construction and maintenance. Location, construction and maintenance of the pond shall be in accordance with the Town permit and regulations and shall also meet state and county rules and regulations.

2. Other applicable Ordinance standards.

- (1) Preservation of Topography (§320-10.E). No change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than 1 1/2 horizontal to one vertical, within a distance of 20 feet from the property line, except with the written consent of the owner of the abutting property and with the approval of the Plan Commission, or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion.

POSSIBLE MOTION(s): Motion to (approve/deny) the petitioner's request, based on the specific findings and subject to any applicable terms and conditions listed below:

RECOMMENDED CONDITIONS OF APPROVAL

1. An erosion control permit be adhered to. The erosion control plan shall include, at minimum, properly located silt fence along the downstream limits of disturbance and a stabilized construction tracking pad at the site entrance, consistent with §110-4(3)(c). **(This is a required condition)**
2. A revised pond plan shall be submitted to the Town Engineer addressing all comments outlined in memorandum dated September 30, 2025, including confirmation of the normal water level elevation, top-of-berm elevation, driveway elevation protection, and drainage pattern maintenance. The revised plan must be approved by the Town Engineer prior to issuance of a Pond Permit. **(This is a required condition)**

3. Board to consider: What landscaping elements and other site plan items depicted on the pond and site plan must be installed and by what date, if the Board is interested in placing requirements on those. This could be part of a Pond Maintenance Agreement.
4. The Town Attorney should draft and record a Pond Maintenance Agreement in a form acceptable to the Town. The agreement shall outline the owner's obligation to maintain the pond, outlet structure, spillway, berms, and surrounding vegetation in good condition, to remove accumulated sediment when necessary, and to prevent nuisance conditions such as algae buildup or bank erosion. The agreement shall also acknowledge the Town's right to enforce maintenance requirements if corrective action is not undertaken within a reasonable period following notice.

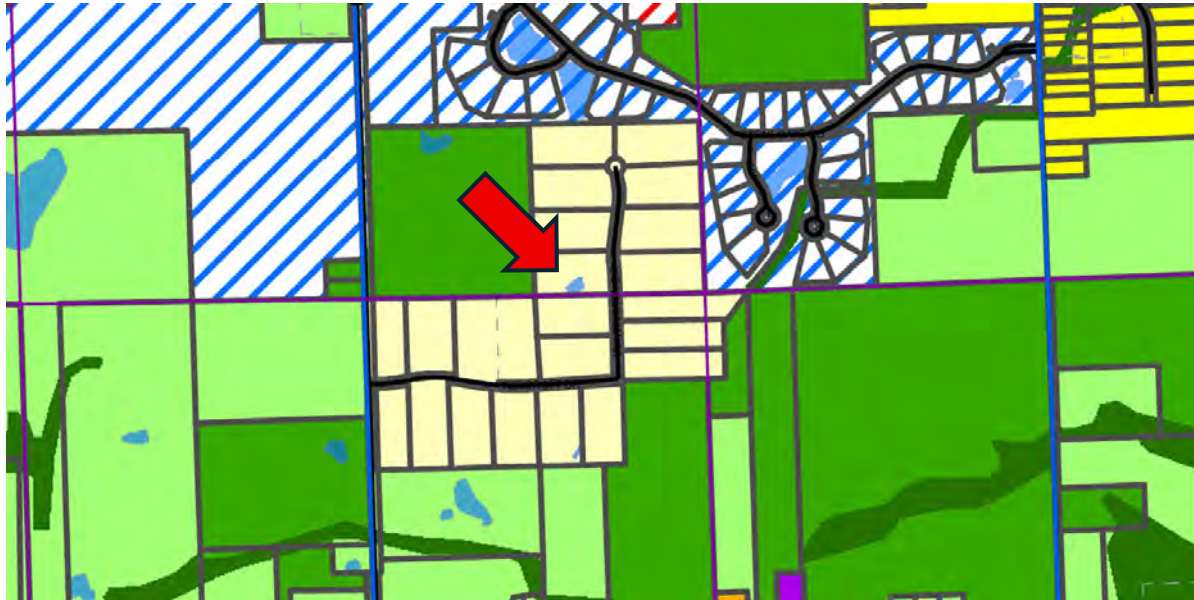
ATTACHMENTS

- I. Zoning Map
- II. Shoreland Zoning Map
- III. Applicant Materials
- IV. raSmith Review Letter
- V. Draft Permit

COPIES EMAILED TO

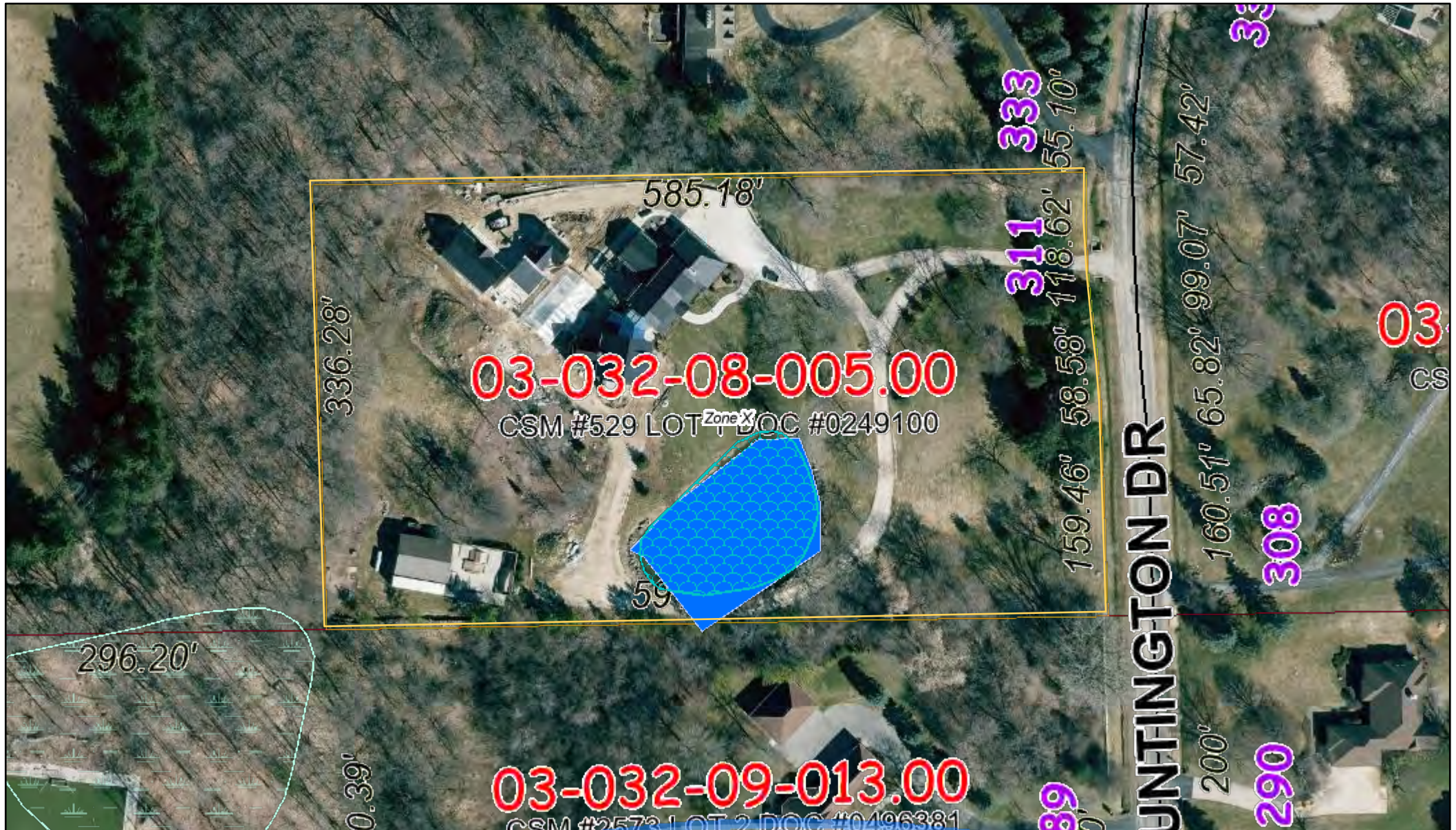
- I. Ryan Kudlata, info@flagstonelandscaping.com
- II. Barry Sullivan, Ozaukee County: bsullivan@co.ozaukee.wi.us

Action	Date	Status
Public Notice in News Graphic	10-21 & 10-28-25	Published
Mail post cards to property owners of record within 1,000 feet of the proposed pond or pond to be altered or extended.	10-6-2025	Mailed
Plan Commission meeting	10-15-2025	Negative Recommendation
Town Board meeting, public hearing & decision	11-5-2025	This Meeting

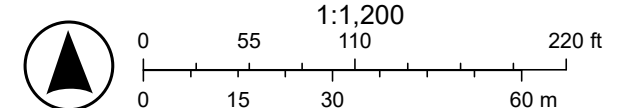
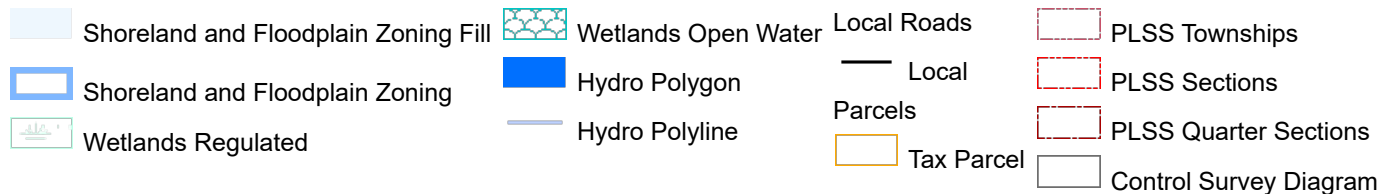
ATTACHMENT I.

Legend	
	PUD Planned Unit Developments
	TCOD Town Center Overlay District
	A-1 Agricultural District
	A-2 Prime Agricultural District
	B-1 Neighborhood Business District
	B-2 Planned Business District
	B-3 Business District
	CR-A Countryside Residential A
	CR-B Countryside Residential B
	E-1 Estate Residential District
	R-1 Single Family Residential District
	R-2 Single Family Residential District
	R-3 Single Family Residential District
	TR Transitional Residential District
	TR-2 Transitional Residential District
	P-1 Public and Private Park District
	M-1 Industrial District
	M-2 Planned Industrial District
	M-3 Quarrying District
	C-1 Conservancy District

Ozaukee County Shoreland Zoning



9/18/2025, 9:41:58 AM



REVISIONS	BY

JOHNSON RESIDENCE
311 HUNTINGTON DR.
CEDARBURG, WI 53012

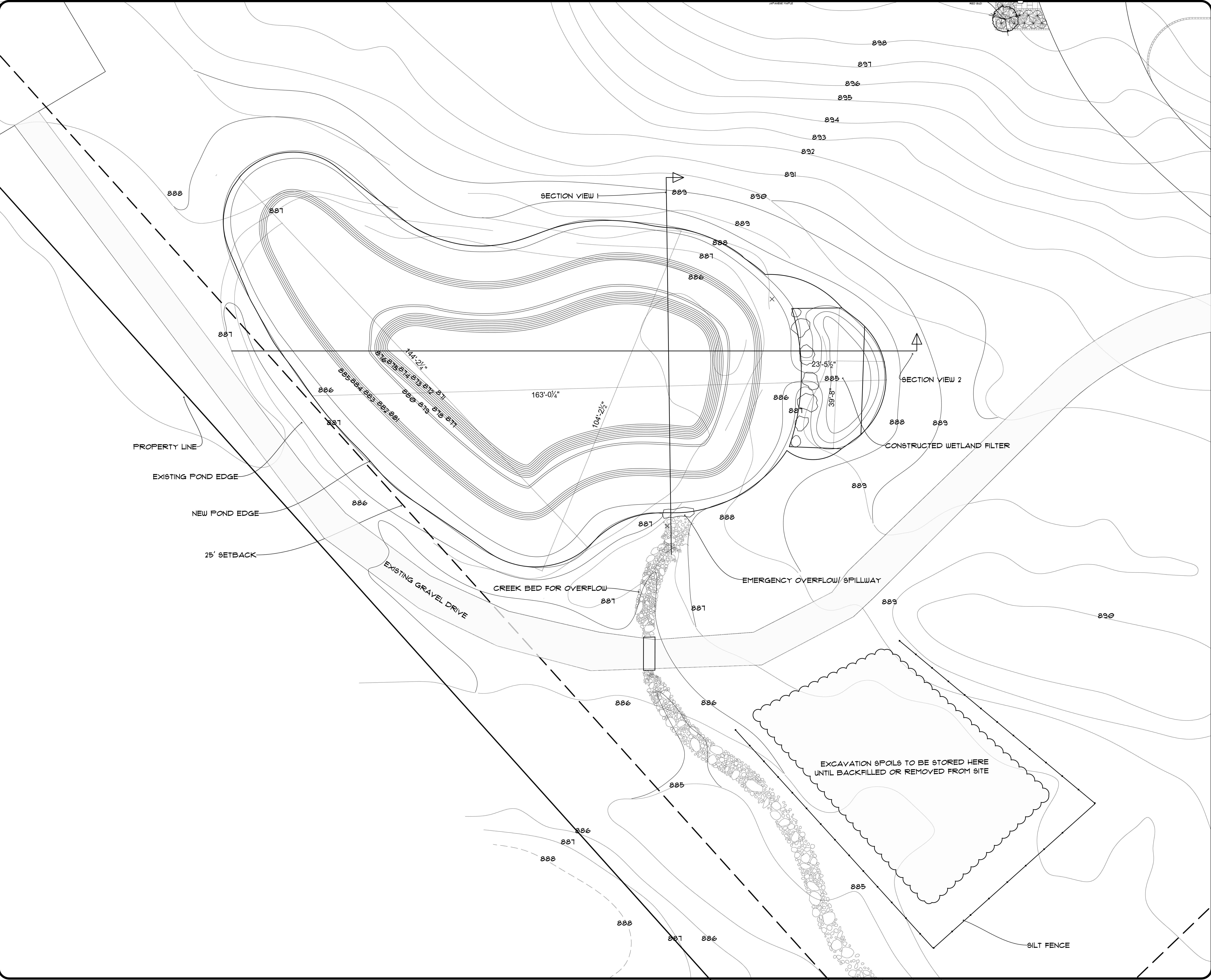
FLAGSTONE

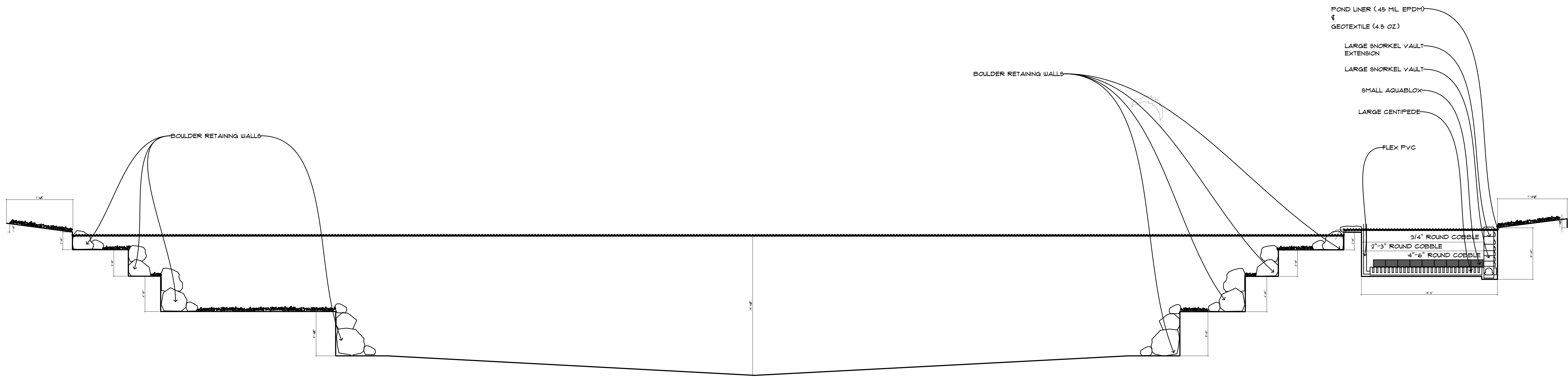
LANDSCAPE DESIGN AND CONTRACTING

PHONE: 262.311.1621
FAX: 262.311.2839
1848 LAKEFIELD RD
CEDARBURG, WI 53012

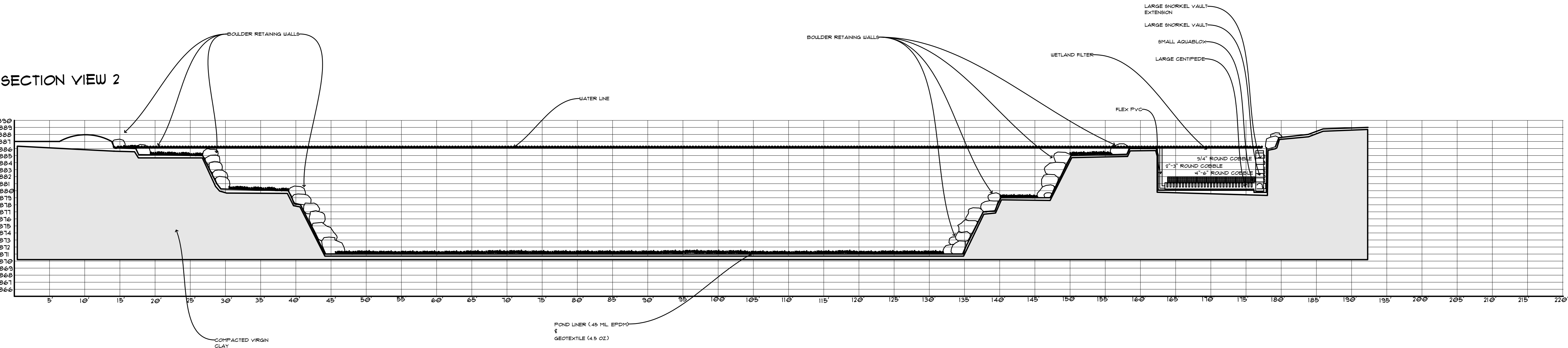
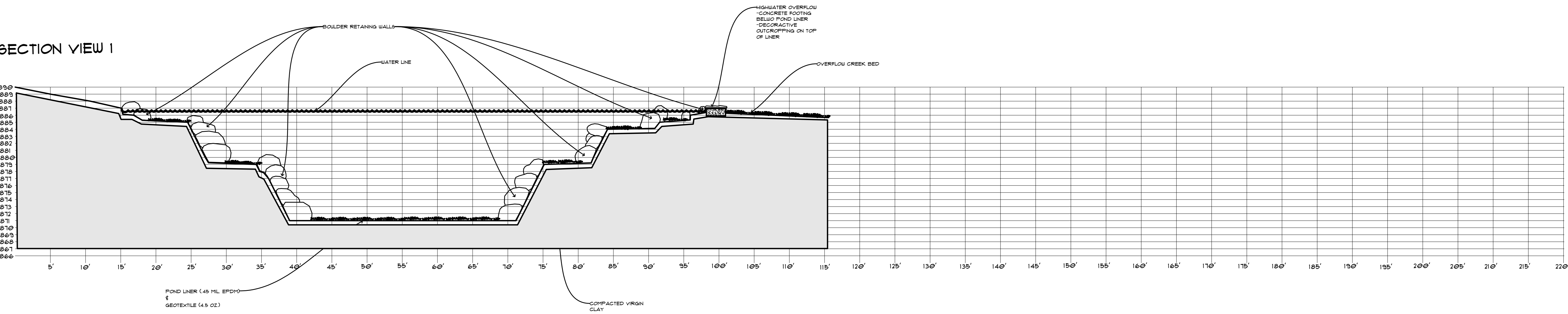
SCALE
1" = 1'

DESIGN BY	RJK
DRAWN BY	GRK
BASE MAP	GRK
DATE	01/30/25
SHEET	1
OF	SHEETS





POND SECTION
SCALE: $\frac{3}{16}'' = 1'$



POND SECTION
SCALE: $\frac{3}{16}'' = 1'$

REVISIONS	BY

JOHNSON RESIDENCE
311 HUNTINGTON DR.
CEDARBURG, WI 53012

FLAGSTONE
LANDSCAPE DESIGN AND CONTRACTING

PHONE: 262.311.1621
FAX: 262.311.2830
1840 LAKEFIELD RD.
CEDARBURG, WI 53012

SCALE

DESIGN BY
RJK
DRAWN BY
GRK
BASE MAP
GRK
DATE
03/15/25
SHEET
1
OF 9 SHEETS

REVISIONS	BY

JOHNSON RESIDENCE

311 HUNTINGTON DR.

CEDARBURG, WI 53012

FLAGSTONE

LANDSCAPE DESIGN AND CONTRACTING

PHONE: 262.311.1621

FAX: 262.311.2839

1848 LAKELAND RD

CEDARBURG, WI 53012

SCALE

1/8"

DESIGN BY	RJK
DRAWN BY	GRK
BASE MAP	GRK
DATE	01/30/25
SHEET	1
OF	SHEETS



Johnson
 311 Huntington Dr.
 Cedarburg, WI 53012

Area Covered On Bid:

PLANTING AROUND POND

PLANTINGS		Qty	Size	Unit Price	Price
Maple, Sienna Glen - Freemani		2	4"		
Spruce, Black Hills <i>Picea glauca</i> var. densata		1	9'		
Maple, Autumn Blaze - Freemani		1	4"		
Spruce, Midway white		7	7'		
Arborvitae, Green Giant		7	9'		
Moraine Sweetgum		1	2"		
Fir, White		1	6'		
Parkland Pillar Birch		2	10'		
Cornus Mas (Tree Form) <i>Cornus mas</i> B&B		3	2"		
Spruce, Nootka		5	#6		
Viburnum, Rafinesque		6	24"		
Juniper, Buffalo		48	#5		
Commo Ninebark		9	#5		
Juniper, Blue Forest		10	#5		
Dogwood, Bergeson		19	#5		
Sumac, Gro-Lo Aromatic <i>Rhus aromatica</i>		64	18"		
				Total Plantings	



CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: September 30, 2025

TO: Eric Ryer, Town Administrator

CC: Sara Jacoby, Assistant Administrator/Clerk

FR: Troy Hartjes, P.E., Senior Project Manager

RE: Pond Permit Review Letter
311 Huntington Drive

Mr. Johnson,

raSmith has reviewed the proposed site alterations at 311 Huntington Drive submitted by Flagstone. The site alterations submitted include improvements to an existing pond. After reviewing the pond permit application and exhibits we would like to point out the following items and permit requirements.

1. In accordance to 110-4(3)(c) of the Town Code, an erosion control permit is required if 4,000 square feet or more of land is disturbed. It appears approximately 17,000SF of area will be disturbed and therefore an erosion control permit will be required.
 - a. The erosion control plan should show silt fence downstream of the construction area as well as a tracking pad.
2. The approximate proposed normal water level of the pond appears to be at 887.00 (please confirm) per the pond cross section and appears to be controlled by the spillway elevation. Portions of the existing driveway appear to be between elevation 886 and 887. In a conversation with the property owner it was stated that there will be a 1-2 foot berm around the pond to contain water within the pond with the bottom of the spillway elevation being 1-2 feet below the top of pond. The plan should be revised to show the top of pond/berm elevation around the pond being 1-2 feet above the water elevation.
3. The plans show that the existing drainage pattern will remain the same with the spillway directing flow from the pond to the east along an existing swale that discharges into the roadside ditch at Huntington Drive. The owner shall maintain the existing drainage pattern and provide or maintain an existing culvert shown under the existing gravel driveway according to the plan.
4. The property owner stated that the pond will be drained to perform the work and the pond will be filled with water from the City of Cedarburg and Village of Jackson.
5. Provide the proposed normal water elevation of the pond on the plan. It appears to be 887.00 but please confirm.
6. We contacted Michelle Soderling from the DNR regarding the existing wetland on 9/30/2025 and Michelle stated that since the pond is moving north, away from the hydric soils, no wetland permit is required.

In order to obtain any recommendation of approval at the plan commission meeting, each item should be addressed in a response letter prior to the plan commission meeting. If you have any questions or comments, please contact me at (262) 317-3305 or by email at troy.hartjes@rasmith.com.



Mailing Address
1293 Washington Avenue
Cedarburg, WI 53012
Telephone: 262-377-4509
Facsimile: 262-377-0308

POND PERMIT

This Permit is granted to William Johnson, for his property at 311 Huntington Drive, Town of Cedarburg, Ozaukee County, Wisconsin, in the NW ¼ of Section 32, for a man-made pond approximately 12,000 square feet in size. The Permit is granted with the following conditions:

1. The size and location of the pond area is to be in the area as approved by the Town Board at their November 5, 2025 meeting (approximately 17,000 square feet of total disturbance). The site plan is attached.
2. Mr. Johnson must obtain an erosion control permit from the Town of Cedarburg for this project.
3. Mr. Johnson must obtain applicable permits as required by WDNR, Ozaukee County, and any other applicable agencies for the project.
4. Any additional work on the pond must be approved and properly permitted as required by WDNR, Ozaukee County, the Town of Cedarburg and any other applicable agencies.
5. (Potential additions of maintenance agreement and landscaping reference here)
6. Upon completion, Mr. Johnson must contact the Town of Cedarburg for inspection and verification of the pond work to be consistent with the permits issued or this permit will be considered null and void.

BY ORDER OF THE TOWN BOARD, TOWN OF CEDARBURG, November 5, 2025.

Issued this ____ day of November, 2025, by _____
Eric Ryer
Administrator

Accepted this ____ day of November, 2025, by _____
William Johnson
311 Huntington Drive



Agenda Date: 11/5/2025
Agenda Item: #10a

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board

MEMO FROM: Eric Ryer, Administrator

MEMO WRITTEN: September 15, 2025
Updated October 29, 2025

MEMO SUBJECT: **Item #10a:** Discussion and possible motion regarding a lease to farm the 8.35 acre Town owned property on CTH NN across from Malone Meadows subdivision*

BACKGROUND

Attached you will find a proposed lease agreement with Graham Bentz to farm the Town owned property located northwest of St. Francis Borgia school and across CTH NN from Malone Meadows. The Bentz family has farmed the property for many years and had a lease agreement with St. Francis Borgia prior to the Town's acquisition of the property. The attached agreement would cover the period November 5, 2025 through November 5, 2026, and then renew automatically on an annual basis until November 5, 2030. The agreement would not require a rental payment due to the Town. The one significant change from the last version of the lease agreement is the removal of Roger Bentz from the lease.

REQUESTED ACTION

Town staff requests the Town Board consider a motion to approve the proposed lease to farm the 8.35 acre parcel owned by the Town of Cedarburg.

ATTACHMENT

- I. Lease agreement

COPIES MAILED/E-MAILED TO

- I. Graham Bentz: bentzelectric@att.net

CROP LEASE FOR 2025 - 2030

This lease is entered into this ____ day of _____, 2025, between **TOWN OF CEDARBURG**, landlord, of 1293 Washington Avenue, Town of Cedarburg, Wisconsin 53012, known hereafter as "*the landlord*", and **GRAHAM BENTZ**, tenant, of 1051 Wauwatosa Road, Town of Cedarburg, WI 53012, known hereafter as "*the tenant*".

I. PROPERTY DESCRIPTION

The landlord hereby leases to the tenant, to occupy and use for agricultural and related purposes, the following described property:

Crop land on Highway NN / Washington Avenue consisting of approximately 8.35 acres situated in Town of Cedarburg, Ozaukee County, Wisconsin, Tax Parcel ID #030160300600.

II. GENERAL TERMS OF LEASE

A. Time Period Covered. The provisions of this agreement shall be in effect from November 5, 2025 to November 5, 2026, and automatically renew from year-to-year thereafter until November 5, 2030, except that the landlord may upon 90 days' notice prior to November 5th of each year terminate this agricultural tenancy, which shall cancel this lease on December 31st of the applicable notice year.

B. Amendments and Alterations. Amendments and alterations to this lease shall be in writing and shall be signed by both the landlord and tenant.

C. No Partnership Intended. It is particularly understood and agreed that this lease shall not be deemed to be nor intended to give rise to a partnership relation.

D. Transfer of Property. If the landlord should sell or otherwise transfer title to the crop land, it will do so subject to the provisions of this lease, and tenant shall be allowed to remove existing matured crops.

E. Right of Entry. The landlord reserves the right for itself, its agents, its employees, or its assigns to enter the land at any reasonable time to: (a) make inspections, and (b) obtain percolation tests or perform other acts necessary for division, development, or sale of the land.

F. No Right to Sublease. The landlord does not convey to the tenant the right to lease or sublease any part of the farm or to assign the lease to any person or persons whomsoever.

G. Binding on Heirs. The provisions of this lease shall be binding upon the heirs, executors, administrators, and successors of both landlord and tenant in like manner as upon the original parties, except as provided by mutual written agreement.

H. Indemnity and Release. Tenant agrees that it will at all times protect, indemnify, save and keep harmless the landlord against and from any and all claims arising out of or from any accidents or other occurrences on or about the leased premises causing injury to any person or persons or property, whomsoever or whatsoever, and due directly or indirectly to negligence of tenant, his employees, agents or invitees.

I. Additional Provisions. Tenant shall keep any driveway openings or highway access points unobstructed and clear of debris.

III. PAYMENT OF RENT

Rental Payment: The tenant under this lease shall not pay any rent to landlord. If the 2025 - 2030 crop is damaged as a result of action by the landlord, the tenant shall be reimbursed by the landlord within 30 days of crop damage as follows:

1. If the crop is corn: number of acres x crop yield set by the Farm Service Agency (FSA) x the highest market value per bushel over the last three years at the time of crop damage.
2. If the crop is hay: number of acres x 4 tons per acre x highest market value per ton over the last three years at the time of crop damage.
3. If the crop is oats: number of acres x 90 bu. per acres x highest market value per bushel over the last three years at the time of crop damage.
4. If the crop is soybeans: number of acres x 60 bu. per acre x highest market value per bushel over the last three years at the time of crop damage.
5. If the crop is wheat: number of acres x 90 bu. per acres x highest market value per bushel over the last three years at the time of crop damage.

IV. LAND USE

The tenant shall use the land solely for growing crops and shall cultivate and farm the premises in a good and prudent manner. The tenant agrees that at the expiration of this lease he will yield possession of the property to the landlord without further notice and that it will be in as good condition as when the same was first entered by the tenant. Subject to agreeable terms, tenant shall have a right of first refusal for the 2031 crop year.

Executed in duplicate on the date first above written:

TOWN OF CEDARBURG

**David M. Salvaggio, Town Chairman
Town of Cedarburg, Landlord**

Graham Bentz, Tenant



Agenda Date: 11/5/2025
Agenda Item: #10b

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board

MEMO FROM: Eric Ryer, Administrator

MEMO WRITTEN: September 15, 2025
Updated October 29, 2025

MEMO SUBJECT: Item #10b: Discussion and possible motion regarding a lease to farm approximately 17 acres of Town owned property at the southeast corner of Western Avenue and Granville Road*

BACKGROUND

Attached you will find a proposed lease agreement with Dale Lueders to farm approximately 17 of the 20 acres the Town owns adjacent to the Greystones subdivision. The proposed agreement is similar to the Bentz lease, and based off a prior version for Lueders for this property. The lease period would also be November 5, 2025 through November 5, 2026, and then renew automatically on an annual basis until November 5, 2030. The agreement would not require a rental payment due to the Town.

REQUESTED ACTION

Town staff requests the Town Board consider a motion to approve the proposed lease to farm the parcel adjacent to the Greystones subdivision owned by the Town of Cedarburg.

ATTACHMENT

- I. Lease agreement

COPIES MAILED/E-MAILED TO

- I. Dale Lueders & Kyle Rosengren: kyle@luederslawns seedingntrucking.com

CROP LEASE FOR 2025-2030

This lease is entered into this ____ day of _____, 2025, between **TOWN OF CEDARBURG**, landlord, of 1293 Washington Avenue, Town of Cedarburg, Wisconsin 53012, known hereafter as "*the landlord*", and **Dale Lueders**, tenant, of 10815 Western Avenue, Town of Cedarburg, WI 53012, known hereafter as "*the tenant*".

I. PROPERTY DESCRIPTION

The landlord hereby leases to the tenant, to occupy and use for agricultural and related purposes, the following described property:

Crop land (excluding prairie grass area predominately located along the east and southern portions of the parcel) located at the southeast corner of Western Avenue and Granville Road consisting of approximately 17 acres situated in Town of Cedarburg, Ozaukee County, Wisconsin.

II. GENERAL TERMS OF LEASE

A. Time Period Covered. The provisions of this agreement shall be in effect beginning on November 5th, 2025 to November 5th 2026, and automatically renew from year-to-year thereafter until November 5th, 2030, except that the landlord may upon 90 days' notice prior to November 5th of each year terminate this agricultural tenancy, which shall cancel this lease on December 31st of the applicable notice year.

B. Amendments and Alterations. Amendments and alterations to this lease shall be in writing and shall be signed by both the landlord and tenant.

C. No Partnership Intended. It is particularly understood and agreed that this lease shall not be deemed to be nor intended to give rise to a partnership relation.

D. Transfer of Property. If the landlord should sell or otherwise transfer title to the crop land, it will do so subject to the provisions of this lease, and tenant shall be allowed to remove existing matured crops.

E. Right of Entry. The landlord reserves the right for itself, its agents, its employees, or its assigns to enter the land at any reasonable time to: (a) make inspections, and (b) obtain percolation tests or perform other acts necessary for division, development, or sale of the land.

F. No Right to Sublease. The landlord does not convey to the tenant the right to lease or sublease any part of the farm or to assign the lease to any person or persons whomsoever.

G. Binding on Heirs. The provisions of this lease shall be binding upon the heirs, executors, administrators, and successors of both landlord and tenant in like manner as upon the original parties, except as provided by mutual written agreement.

H. Indemnity and Release. Tenant agrees that it will at all times protect, indemnify, save and keep harmless the landlord against and from any and all claims arising out of or from any accidents or other occurrences on or about the leased premises causing injury to any person or persons or property, whomsoever or whatsoever, and due directly or indirectly to negligence of tenant, his employees, agents or invitees.

I. Additional Provisions. Tenant shall keep any driveway openings or highway access points unobstructed and clear of debris.

III. PAYMENT OF RENT

Rental Payment: The tenant under this lease shall not pay any rent to landlord. If the 2026-2030 crop is damaged as a result of action by the landlord, the tenant shall be reimbursed by the landlord within 30 days of crop damage as follows:

1. If the crop is corn: number of acres x crop yield set by the Farm Service Agency (FSA) x the highest market value per bushel over the last three years at the time of crop damage.
2. If the crop is hay: number of acres x 4 tons per acre x highest market value per ton over the last three years at the time of crop damage.
3. If the crop is oats: number of acres x 90 bu. per acres x highest market value per bushel over the last three years at the time of crop damage.
4. If the crop is soybeans: number of acres x 60 bu. per acre x highest market value per bushel over the last three years at the time of crop damage.
5. If the crop is wheat: number of acres x 90 bu. per acres x highest market value per bushel over the last three years at the time of crop damage.

IV. LAND USE

The tenant shall use the land solely for growing crops and shall cultivate and farm the premises in a good and prudent manner. The tenant agrees that at the expiration of this lease he will yield possession of the property to the landlord without further notice and that it will be in as good condition as when the same was first entered by the tenant. Subject to agreeable terms, tenant shall have a right of first refusal for the 2031 crop year.

Executed in duplicate on the date first above written:

TOWN OF CEDARBURG

David M. Salvaggio
Town Chairman
Town of Cedarburg, Landlord

Dale Lueders, Tenant



Meeting Date: 11/5/25
Agenda Item: #10c

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board
FROM: Sara Jacoby, Assistant Administrator/Clerk
MEMO WRITTEN: October 31, 2025
SUBJECT: **Agenda Item # 10c:** Discussion and possible motion on proposed ground signage located at 8611 STH 60 [**Owner: Project Sports LLC, Applicant Steve Becker, 8.649 acres, zoned M-2 Planned Industrial & Mixed Use District**]*

BACKGROUND

In November 2023, the Town Board approved a conditional use permit for Project Sports LLC (dba Athlete Performance) for their new facility and related site plan improvements. This CUP was revised in February 2024 regarding landscaping and HVAC equipment. Condition #10 of their attached approved CUP states the following:

Signage: The property shall be served by no more than one ground monument sign and additional wall mounted signed, with the ground monument sign being located outside of the private roadway. Plans shall be revised accordingly. No signage shall be installed until approved by Plan Commission and Town Board, with flexibility (size, location etc.) being approved by the Commission and Board as part of the TCOD approval.

Flexibility regarding future signage is part of the Town Center Overlay District (TCOD) approval. This allows the applicant to seek signage that falls outside of typical requirements. Children's Hospital of Wisconsin, one of the buildings tenants, came before the Plan Commission in May of 2024 with their signage plan which was recommended for approval and ultimately approved by the Town Board. Additionally, "Athlete Performance" wall signage was separately approved by the Plan Commission, and Town Board in November of 2024. Signage similar to this was approved for "PWSB Fieldhouse" in October of this year. Mr. Becker is back because they would like to shift the location of the ground sign as seen in the attached drawing, which represents a minor adjustment. The Town Attorney directed staff to place this back on the agenda, as the Town Board approved the prior location. Nothing else with the sign has changed.

SIGN VARIANCES

Per § 320-92 of the Town Code: "The Town Board may, in its judgment, grant a variance to the provisions of this article where it would further the public interest and uphold the purpose of this article as put forth in § 320-77. Such variance may be based on, among other things, site-specific hardships such as topographic aberrations and visual encumbrances."

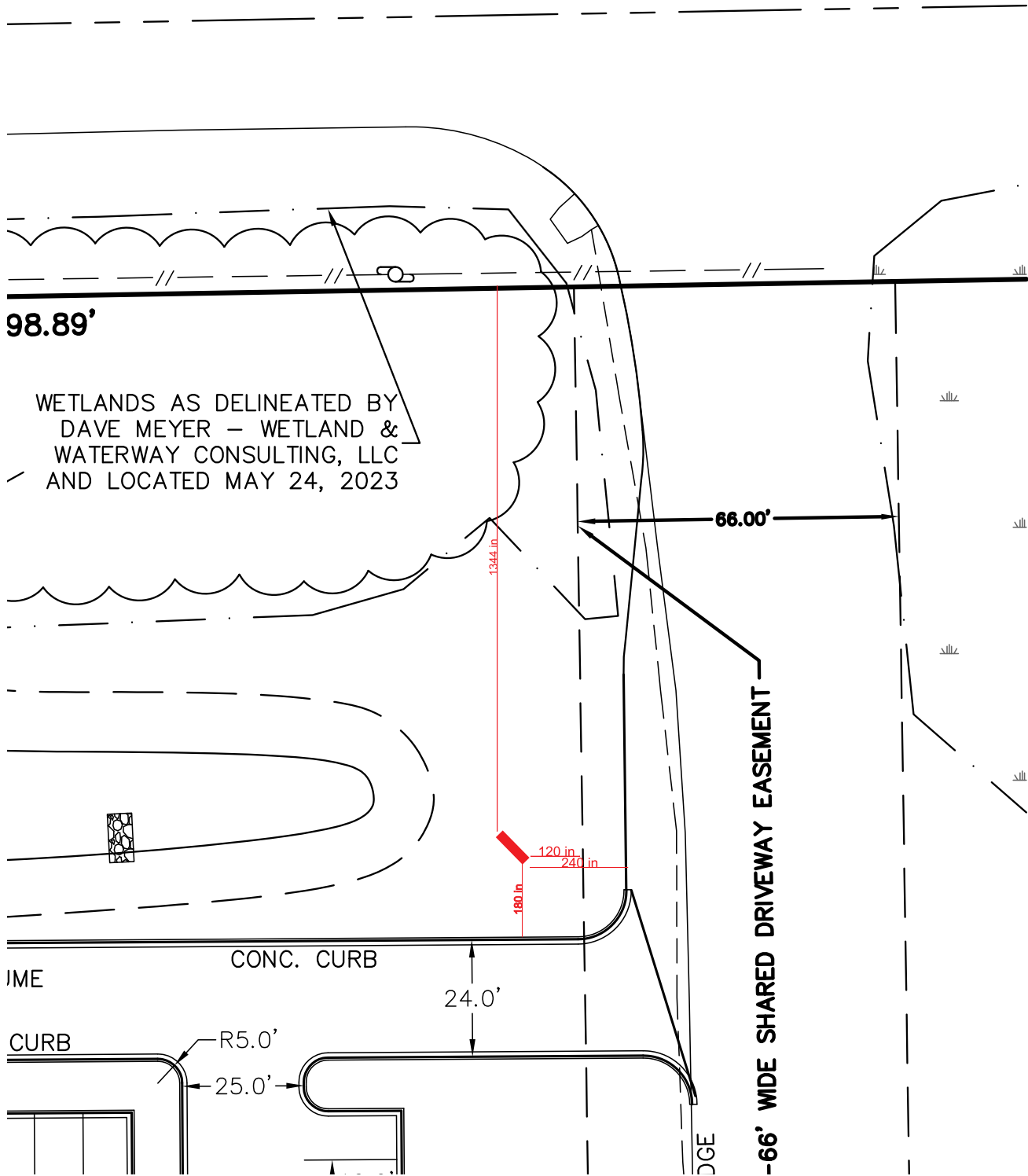
ACTION REQUESTED

The applicant is seeking an adjusted location different from what was previously approved by the Town Board. The new location represents a minor adjustment, but approval should be documented and made part of the public record so there is no confusion in the future.

Staff requests the Board consider a motion regarding the ground sign.

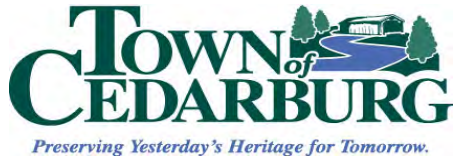
ATTACHMENT

- I. New site map



SPORTS

WISCONSIN



Agenda Date: 11/5/25 Agenda Item: <u># 11e</u>

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board

MEMO FROM: Adam Monticelli, Director Public Works

MEMO WRITTEN: October 23, 2025

MEMO SUBJECT: Item #11e: Discussion and possible motion to approve the Official Town of Cedarburg Map*

BACKGROUND

The office of the Director of Public Works maintains an Official Town Map of the Town of Cedarburg. The last update and Town Board approved map is dated November 2005.

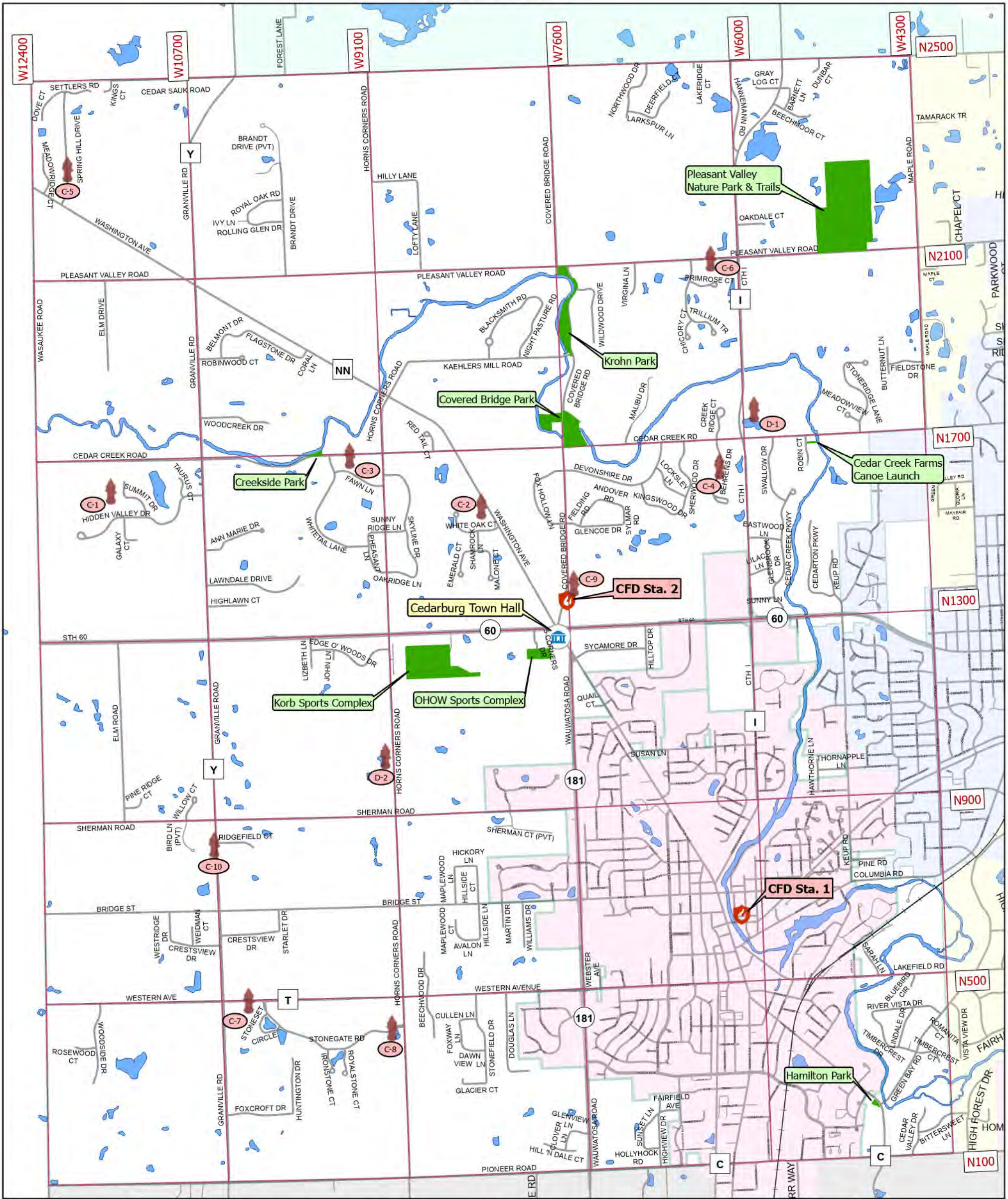
Town Staff worked with Ozaukee County to update the Official Town Map, including but not limited to the addition of new Town Roadways, Cisterns, Recreational Fields, and Parks. Staff also updated verbiage to accurately represent current official names of parks and eliminated outdated information from the previous map.

ACTION REQUESTED

Town Staff requests the Town Board approve the updated Official Town Map, dated 2025.

ATTACHMENT

- I. Official Town Map



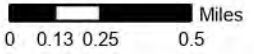
5 Corners Dr	W7900	Clover Ln	W7750	Fox Hollow Ln	N1530	Hilly Ln	N2300	Maple Rd	W4300	Rolling Glen Dr	N2220	Sunset Ln	W7120
Andover Rd	N1580	Columbia Rd	N710	Foxcroft Dr	N250	Hollyhock Rd	N140	Maplewood Ct	W8650	Romanita Ct	N380	Susan Ln	N1020
Ann Marie Dr	N1510	Coral Ln	W9740	Foxway Ln	N8610	Horns Corners Rd	W9100	Maplewood Ln	W8650	Rosewood Ct	N400	Swallow Dr	W5830
Avalon Ln	N610	Covered Bridge Rd	W7600	Galaxy Ct	W11550	Huntington Dr	W10080	Martin Dr	W8240	Royal Oak Rd	N2270	Sycamore Dr	N1250
Barnett Ln	W5450	Creek Ridge Ct	W6200	Glacier Ct	N300	Ironstone Ct	W9780	Meadowridge Ct	W12300	Royalstone Ct	W9630	Taurus Ct	W11000
Beechmoor Ct	N2430	Crestview Dr	N640	Glenbrook Dr	W5830	Ivy Ln	W10220	Meadowview Ct	N1730	Sarah Ln	W4940	Thornapple Ln	N970
Beechwood Dr	W8910	Cullen Ln	N440	Glencoe Dr	N1530	John Ln	W9600	Night Pasture Rd	W8050	Settlers Rd	N2480	Timbercrest Ct	N320
Behrens Dr	W6200	Dawn View Ln	N370	Glenview Ln	N180	Kaehlers Mill Rd	N1900	Northwood Dr	W6760	Shamrock Ln	W8300	Timbercrest Dr	N320
Belmont Dr	W10500	Deerfield Ct	W6640	Granville Rd/CTH Y	W10700	Keup Rd	W5100	Oakdale Ct	N2170	Sheboygan Rd/CTH I	W6000	Trillium Tr	W6430
Bird Ln (PVT)	W11050	Devonshire Dr	N1650	Gray Log Ct	N2470	Kings Ct	W11650	Oakridge Ln	N1450	Sherman Ct (PVT)	N850	Virginia Ln	W6880
Bittersweet Ln	N150	Douglas Ln	W8240	Green Bay Rd	W4300-W4940	Kingswood Dr	N1560	Pheasant Ln	N1450	Sherman Rd	N900	Wasaukee Rd	W12400
Blacksmith Rd	W8310	Dove Ct	W12250	Hamilton Rd	W4950	Lakefield Rd/CTH T	N500	Pioneer Rd/CTH C	N100	Sherwood Dr	W6520	Washington Ave	W7060-W12400
Bluebird Cir	W4640	Dunbar Ct	W5150	Hannemann Rd	W6000	Lakeridge Ct	W6360	Pine Ridge Ct	N940	Skyline Dr	W8910	Wauwatosa Rd	W9100
Brandt Dr (north PVT)	W9850	Eastwood Ln	N1480	Hawthorne Ln	W5720	Larkspur Ln	N2430	Pine Rd	N750	Spring Hill Dr	W12100	Weidman Ct	W11050
Bridge Rd	N700	Edge O' Woods Dr	N1270	Hickory Ln	N770	Lawndale Dr	N1420	Pleasant Valley Rd	N2100	Starlet Dr	W10140	Western Ave/CTH T	N500
Butternut Ln	W4620	Elm Dr	W11650	Hidden Valley Dr	N1630	Lilac Ln	N1400	Primrose Ct	N2050	STH 60	N1300	Westridge Dr	W11200
Cedar Creek Pkwy	W5680	Emerald Ct	W8480	Highlawn Ct	N1370	Lindale	W4640	Quail Ct	N1130	Stonefield Dr	W8420	White Oak Ct	N1500
Cedar Creek Rd	N1700	Fairfield Ave	N220	Highview Dr	W6960	Lizbeth Ln	W9780	Redtail Ct	W8700	Stonagate Rd	N430	Whitetail Ln	W9560
Cedar Sauk Rd	N2500	Fawn Ln	N1620	Hill 'N Dale Ct	N140	Locksley Ln	N1600	Ridgefield Ct	N850	Stoneridge Ln	W4920	Wildwood Dr	W7300
Cedar Valley Dr	W4640	Fielding Rd	W7440	Hillside Ln	W8430	Lofty Ln	W8720	River Vista Dr	N420	Stoneset Cir	W10310	Williams Dr	W8050
Cedarton Pkwy	W5430	Fieldstone Dr	N1850	Hillside Ln	W8430	Malibu Dr	W7040	Robin Ct	W5510	Summit Dr	W11350	Willow Ct	W11050
Chicory Ct	N1970	Flagstone Dr	N1970	Hilltop Dr	W6920	Malone Ct	W8250	Robinwood Ct	N1910	Sunny Ridge Ln	N1530	Woodcreek Dr	N1810
												Woodside Dr	W11900

DRY HYDRANTS
C - Cistern
D - Pond
(PVT) - Private Road, Not For Public Use



Prepared by
Ozaukee County
Land Information Office
2025




0 0.13 0.25 0.5 Miles



Meeting Date: 11/5/25
Agenda Item: #11f

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: Chairman Salvaggio & Town Board
FROM: Eric Ryer, Town Administrator
MEMO WRITTEN: October 28, 2025
SUBJECT #11f: Discussion and possible direction on the 2026 Town of Cedarburg draft budget*

A summary of the draft 2026 General Fund line item budget and other funds is provided below.

GENERAL FUND

Revenues

Tax Rate/Levy

Budget Assumption/Goals: Relatively stable tax rate. Fire/EMS staffing plan implementation, road sealing, Cedar Creek bridge design, and equipment acquisition per the Capital Plan.

For years, the growth in the property tax levy was largely due to increases in the Town's assessed value. In 2026, the "net new construction" number is 1.526%, or roughly ~\$30,716. This number results after deducting the personal property State shared revenue payment of \$10,084.16. This draft 2026 budget provides for a one-cent tax rate increase from \$2.34/\$1,000 to ~\$2.35/\$1,000. This budget continues to implement the Capital Plan in terms of roads, bridges, and acquisition of equipment. The budget accounts for the fourth year of payments on the \$5 million promissory notes, fourth of five payments on the purchase of the property adjacent to the Korb Sports Complex, and first and only payment on road sealing of recently completed roads to protect the investment and lengthen the life of that asset, while continuing design work on the Cedar Creek Road bridge. For future years, staff will continue to work with the Finance Committee and Town financial advisor on Capital debt strategy for future Capital projects. This budget also continues the practice of pre-funding equipment purchases per the plan. Overall, when attempting to equalize the median home Town levy impact, a median home (\$485,000) would pay ~\$14 more than 2025.

Other Financing Sources

Budget Assumption/Goal: Fund equipment in 2026 with a transfer from the Special Revenue fund.

The Town has taken the conservative approach to accumulate funds to replace equipment as needed. This budget continues our established practice of transferring out of the General Fund into the Special Revenue account for future equipment purchases, as needed. The 2026 draft budget includes a total of \$75,000 for equipment. Funding is shown as a transfer from the Machinery and Equipment Special Revenue Account. Equipment is detailed on page 3 of this memo under the Machinery and Equipment section. The equipment portion of the Capital Plan is in very favorable condition. Directors Monticelli and Jungbauer will be relied upon for appropriate planning and timing on such items, as current practice sometimes calls for downpayments to get in the purchase queue years in advance of taking delivery of equipment.

Intergovernmental Revenues

Budget Assumption/Goal: Slight increase in 2026 as a result of increased state shared revenue.

State Shared Revenue: State shared revenues are estimated to increase slightly from \$242,798 to \$251,034. 2023 Wisconsin Act 12 made changes to the shared revenue program. These changes, which took effect in 2024, provide two shared revenue payments: 1) General aid distributed based on previous allocation; in 2025, the Town received \$72,783; increasing to \$75,257 in 2026; 2) Supplemental aid; in 2025, the Town received \$169,771; increasing to \$175,544 in 2026. This can be spent on law enforcement, fire protection, emergency medical services, emergency response communications, public works, courts, and transportation (cannot be used on administrative services).

In subsequent years, both payments will increase by the percentage change in state sales and use tax revenues in the prior state fiscal year over the preceding state fiscal year. Under this provision, the existing and supplemental aid distributions for 2026 will be increased by the percentage change in state sales and use tax revenues in 2025-26 over 2024-25. The summary of general fund taxes indicates an increase in state sales and use tax revenues of approximately 3.4% between those two years. As a result, in 2026, the payments to each county and municipality will increase by 3.4%.

General Transportation Aid: The 2025 amount was \$249,033, increasing to \$286,388 in 2026. The Town is careful to not rely on increases in transportation aid, as that amount should now begin to decrease over time. The reason for this is the aid amount is based upon Town spending over a six-year average. Recent spending on roads has caused the aid figure to increase, but it will decrease overtime as the Town spends less on roads (by a maximum of 10% per year).

Note: The 2026 budget year is the Town's "on year" for WisDOT's Town Road Improvement (TRI) program.

Cable Franchise Fees/Video Service Aid: The Town is budgeting to receive approximately \$38,978 in 2026. Changing consumer preferences may reduce that number in the future as people continue to move away from cable and towards subscription services.

Recycling grant: The Town should receive approximately \$4,800 in 2026 (roughly same as 2025).

Expenditures

Wages & Benefits

Budget Assumption/Goal: Apply a 3.5% wage increase in 2026.

Wages: A 3.5% wage increase for full-time and some part-time employees has been incorporated into the 2026 draft budget as directed by the Board. The actual wage increase has historically been determined by the Town Board based on individual employee performance started in 2012. The Town has not provided automatic annual cost-of-living adjustments or offer longevity/step pay in the past.

Pension: The Wisconsin Retirement System set the required rate for 2026 at 14.4%, up 0.5% from 2025. Per state law, this payment will be equally split between Town employees as a payroll deduction and the Town.

Health Insurance: The Town currently provides a high deductible health insurance program with United Healthcare for full-time employees. The plan does not include vision or dental coverage, but employees can pick up vision and dental as a payroll deduction. Typical market increases are 5% - 15% annually. Our broker has identified an option at 13% increase that provides benefits similar to the current plan without increasing deductibles or copays. Plan details are evaluated annually by Ansay and Associates to consider plan alterations (reduced benefits, higher copayments/fees, or both) or different providers in an effort to minimize cost increases. The Town pairs the plan with a health reimbursement arrangement (HRA) to help offset the cost of the high deductible health insurance plan. HRA's are IRS-sanctioned programs that allow an employer to set aside funds to reimburse medical expenses paid by participating employees.

The plan has a \$2,000 maximum individual benefit/\$4,000 family benefit. For 2026, \$34,100 is budgeted for reimbursements with Employee Benefits Corporation our third-party administrator, which is required by law; this figure is slightly lower than 2025.

Life and AD&D Insurance: The Town provides State of Wisconsin ETF life insurance. The Town pays the base coverage (1x salary), while employees can pick up optional additional coverage levels as well as spouse/child coverage at their expense. The rates have not changed from 2025.

Shared Services: Fire Department

Budget Assumption: Budget guided by Shared Services Agreement with the City of Cedarburg.

The Town has one (1) shared service agreement with the City of Cedarburg: Fire/Emergency medical (expires 12/31/33). The Town contribution is \$684,741 in 2026. This amount is consistent with the terms of the shared services agreement, and was reviewed by the Fire/EMS Committee that is comprised of three City and three Town members that is responsible for advising on the budget, and approved by the Town Board for incorporation into the budget at their August meeting. Despite the absence of agreements for Pleasant Valley Nature Park landfill monitoring and emergency government, staff assumes the Town Board wishes to continue to budget for these services as has been done since 2011.

Capital Improvements (Funding: Capital Fund, Special Revenue Fund Transfer)

Budget Assumption/Goal: Maintain traditional funding levels.

The recommended Capital Plan expenditures for 2026 include one equipment expense of \$75,000 for retrofitting the road grader, the continuation of bridge design work for the Cedar Creek bridge estimated at \$55,500 (2027 construction), and \$345,000 for road sealing. The road related work will be shown as a Capital expense outside of the annual operating budget, with equipment being funded through a transfer from the Machinery and Equipment Special Revenue account. With the Town completing 15 miles of road reconstruction in a three-year period (22% of Town roads), the Finance Committee and Town Board supported sealing as many miles as possible for \$345,000 to protect that investment.

Fog seal roads completed during the 3-year period aside from Cedar Sauk Road east of Granville

- This equates to ~14.19 miles or estimated at ~\$280,962

Chip seal Cedar Sauk Road east of Granville 2.25 miles

- This equates to \$55,000

Total cost up to an amount totaling \$345,000 as a capital expense as confirmed with our financial advisor Ehlers and auditor.

Future road planning will be based upon various considerations including but not limited to PASER rating, traffic count, number of homes on the roads, and other items. Additionally, 2026 will see funding for contracted crack filling at \$45,000, ditching, shouldering, as well as \$15,000 toward tree removal. The increase in transportation aids allows for \$37,355 included in the budget in a flexible manner for a one-time DPW Facility Upgrade/Road/road sealing or Misc. project.

Machinery & Equipment

Budget Assumption/Goal: Pre-fund equipment acquisitions; retrofit the grader.

The Capital Plan previously discussed and endorsed by the Finance Committee includes \$75,000 for Capital equipment, which for next year includes retrofitting the road grader. The 2026 budget will show a deficit in the Machinery and Equipment account to fund that piece of equipment.

\$150,000 will also go into the Machinery and Equipment account for future purchases. Note: the Equipment Plan does not contemplate the use of Fund Balance for the next 5 years under current financial conditions.

OTHER ACCOUNTS**Special Revenue Accounts:**

The Special Revenue Fund shows \$176,830 of revenues and \$215,000 of expenditures, including \$75,000 toward equipment. The account shows \$150,000 of revenue toward future equipment purchases to fund those items per the Equipment Plan (part of the Capital Plan).

Ramboll has provided projected obligation figures in regards to the former Prochnow landfill for 2026. That figure is budgeted at \$100,000 and includes funding from the recently approved SIWP scope. Of note: is it is difficult to account for potential additional scopes of work required by WDNR, which can come without notice. The Town should begin to plan for a significant capital cost for a capping option (for the period of 2027-2029 tentative). The principal responsible parties must work with WDNR to select an option for the work, so the figure is unknown at this time.

The Special Revenue – ARPA account budgets \$35,000 in expenditures to account for projects that may incur expenses in 2026. These funds were designated by the end of 2024 and must be spent by the end of 2026.

Capital Project Accounts

The Capital account establishes transparency for the funds used for large capital projects. For 2026, the Capital Projects Fund accounts for 1) total road sealing and Cedar Creek Bridge design related engineering spending (\$400,500), 2) minor purchases at Korb (\$15,000), and 3) potential major improvements at the Sports Complex should donations be received related to infrastructure (\$1.4 million). The Town can track all capital funds in this account to ensure they are allocated properly. There are no contributions toward equipment for 2026 as the \$75,000 grader retrofit will be funded by a transfer from the Special Revenue Machinery and Equipment account.

Debt Service Account

Revenues/expenditures of ~\$760,918 are proposed for 2026; this amount accounts for principal and interest debt payments for three items: 1) the fourth year of payments on the \$5 million promissory notes (\$343,475), 2) the fourth of five payments on the land purchase adjacent to the Sports Complex (\$54,629), and the payment on the PWSB GO Note for sealing roads (\$362,814). The Finance Committee will work next year to identify Capital projects, with financing issued in 2026 payable in future year(s) in a manner stable to the levy. Including this amount will allow for future capital project planning including seeking grants with matching funds. The final financing amount would be determined by the Finance Committee/Board in 2026. DPW Director Monticelli has updated the PASER ratings to provide fresh data for future road projects to maintain a stable road rating Town-wide, and Park & Rec. Director Jungbauer will likely be updating the Parks Plan beginning in 2026.

Recreation Account

Total revenues of \$143,950 and expenditures of \$143,950 are proposed for 2026. There is no significant increase/decrease to the Recreation budget for 2026. The proposed budget is again self-supporting and plans for maintenance of the turf field to refresh the surface.

Fire & EMS Account

This account shows total revenues of \$280,749 and \$0 expenditures proposed for 2026. This account will accumulate and hold funds in the initial years of the Fire/EMS agreement, and draw then down in later years. The 10-year shared services agreement goes through 12/31/2033.

BUDGET ADOPTION SCHEDULE

The following schedule for budget review & adoption is proposed:

1. ~~Finance Committee reviewed road ratings, Capital Plan, financing, Strategic Plan~~ **(June 16)**
2. ~~Finance Committee Review and Recommend Road Financing~~ **(July 25)**
3. ~~Finance Committee Review and Recommend Draft Operating Budget & Capital Plan items~~ **(October 1)**
4. ~~Town Board first review of Draft Budget~~ **(October 1)**
5. ~~Finance Committee Review & Recommend Budget (all accounts)~~ **(October 17)**
6. Town Board Review of Finance Committee Recommended Budget/Tax Rate **(November 5)**
7. Budget Presentation/Public Hearing/Mtg. of Electors/Adoption **(November 17 @ 6PM)**

ATTACHMENTS

- i. Draft 2026 Budget (all funds)
- ii. Draft Capital Plan

GENERAL FUND								
REVENUES	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 as of 7/11/2025	2025 Est. Year End Total	2026 Budget	% Change '25-'26
Taxes	1,871,641	1,707,491	1,714,447	2,441,199	2,443,101	2,443,101	2,471,057	1.2%
Intergovernmental Revenues	334,616	521,383	529,836	572,138	221,866	576,159	619,730	8.3%
Licenses & Permits	152,950	122,670	168,598	121,680	100,973	139,070	121,955	0.2%
Fines, Forfeits & Penalties	20	250	-	250	-	-	250	0.0%
Public Charges for Services	160,991	434,629	457,667	476,008	469,642	478,509	496,866	4.4%
Misc. Revenues	182,262	32,500	271,546	21,000	127,638	180,499	26,500	26.2%
Other Financing Sources	325,220	413,000	297,184	280,000	71,749	71,749	175,000	-37.5%
TOTAL REVENUES	\$ 3,027,700	\$ 3,231,923	\$ 3,439,278	\$ 3,912,275	\$ 3,434,970	\$ 3,889,086	\$ 3,911,359	0.0%
EXPENDITURES								
General Government	641,825	780,849	692,424	871,502	369,339	716,395	909,535	4.4%
Public Safety	397,402	447,290	476,731	670,272	43,132	680,777	822,711	22.7%
Public Works	1,308,147	1,491,459	1,267,603	1,568,629	642,614	1,485,473	1,642,844	4.7%
Culture, Recreation & Ed.	4,245	5,000	4,333	7,500	650	4,500	5,000	-33.3%
Conservation & Development	3,465	3,325	3,285	3,505	3,030	3,355	3,520	0.4%
Capital Outlay	-	354,000	-	204,000	-	4,000	89,000	-56.4%
Other Financing Uses	258,000	150,000	447,184	586,867	-	586,867	438,749	-25.2%
TOTAL EXPENDITURES	\$ 2,613,084	\$ 3,231,923	\$ 2,891,560	\$ 3,912,275	\$ 1,058,765	\$ 3,481,367	\$ 3,911,359	0.0%
				\$ (0)		\$ (0)		

2026 General Fund Line Item Budget

Level: Taxes 100-00-41												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025	Est. Yr. End	Budget
100-00-41111-000-000	Town Portion Property Taxes											
	Tax Levy less debt service	1,670,872	1,794,478	1,812,457	1,828,989	1,869,570	1,706,119	1,706,119	2,439,827	2,439,827	2,439,827	2,470,542
Total:		1,670,872	1,794,478	1,812,457	1,828,989	1,869,570	1,706,119	1,706,119	2,439,827	2,439,827	2,439,827	2,470,542
100-00-41111-000-001	Omitted/ Machinery Property Taxes											
	Omitted Property Taxes/Chargeback	-	11,287	-	-	-	-	-	-	-	-	-
	Machinery Tax Repayment From State											
Total:		-	11,287	-	-	-	-	-	-	-	-	-
100-00-41113-000-000	Deliquent Pers Prop Retained											
		780	4,351	1,920	-	-	-	-	-	-	-	-
Total:		780	4,351	1,920	-	-	-	-	-	-	-	-
100-00-41150-000-000	Crop/Managed Forest Land Tax											
	Crop/Managed Forest Land Tax	561	1,490	44	6,095	1,024	325	7,281	325	2,227	2,227	325
Total:		561	1,490	44	6,095	1,024	325	7,281	325	2,227	2,227	325
100-00-41160-000-000	Tax Settlement/Woodland Tax											
	Tax Settlement/Woodland Tax		-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-41900-000-000	Annexation Tax Revenue											
		-	428	428	1,047	1,047	1,047	1,047	1,047	1,047	1,047	190
Total:		-	428	428	1,047	1,047	1,047	1,047	1,047	1,047	1,047	190
TAXES TOTAL:		1,672,213	1,812,033	1,814,848	1,836,131	1,871,641	1,707,491	1,714,447	2,441,199	2,443,101	2,443,101	2,471,057

2026 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD 2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-43410-000-000	State Shared Revenues											
	State shared revenue Existing Aid	71,433	71,430	71,421	71,418	71,414	237,354	237,360	72,783	-	242,798	75,257
	Utility Aid								244			233
	State shared revenue Supplemental Aid								169,771			175,544
Total:		71,433	71,430	71,421	71,418	71,414	237,354	237,360	242,798	-	242,798	251,034
100-00-43410-000-001	Exempt Computer Aid											
	Exempt Computer Aid	1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	-	1,874	1,874
Total:		1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	-	1,874	1,874
100-00-43410-003-000	Natural Resource - Forest Crop											
	Forest Crop	-	-	-	-	35	-	-	-	-	-	-
Total:		-	-	-	-	35	-	-	-	-	-	-
100-00-43420-000-000	Fire Insurance/Rebate											
		34,309	35,367	35,994	38,281	42,275	40,000	48,361	48,000	-	51,678	50,000
Total:		34,309	35,367	35,994	38,281	42,275	40,000	48,361	48,000	-	51,678	50,000
100-00-43531-000-000	State Highway Aid											
	General Transportation Aids (GTA)	159,107	175,025	240,888	223,168	188,305	216,551	216,551	249,033	206,623	249,033	286,388
	Covered Bridge Road Project Grant											
Total:		159,107	175,025	240,888	223,168	188,305	216,551	216,551	249,033	206,623	249,033	286,388

2026 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43

YTD												
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-43533-000-000	Misc. State Grants											
	Forest Crop/Misc.	-	265	500	-	611	-	-	-	-	-	-
	COVID CARES FUNDS		61,861	-	-	-	-	-	-	-	-	-
	Exempt Personal Property Aid Act 59		4,985	-	4,985	4,985	4,985	4,985	4,985	4,985	4,985	4,985
	Exempt Personal Property Aid Act 12								5,099	5,099	5,099	5,099
	State Audit Reimbursement		-	-	-	-	-	-	-	-	-	-
	Invasive Species Grant	36,487										
Total:		36,487	67,112	500	4,985	5,596	4,985	4,985	10,084	10,084	10,084	10,084
100-00-43534-000-000	State TRIP Grant											
		-	-	14,430	-	-	-	-	-	-	-	-
Total:		-	-	14,430	-	-	-	-	-	-	-	-
100-00-43545-000-000	State Recycling Grant											
	State Recycling Grant	5,083	5,082	5,101	5,087	5,090	4,800	5,097	4,800	5,094	5,094	4,800
Total:		5,083	5,082	5,101	5,087	5,090	4,800	5,097	4,800	5,094	5,094	4,800
100-00-43620-000-000	In Lieu of Conserv Lands											
	In Lieu of Conserv Lands	71	16	16	-	-	16	65	16	65	65	16
Total:		71	16	16	-	-	16	65	16	65	65	16
100-00-43650-000-000	Forest Land/State											
	Forest Land/State	-	55	-	65	1,373	55	-	55	-	55	55
Total:		-	55	-	65	1,373	55	-	55	-	55	55

2026 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-43690-000-000	Other State Payments											
	Under Omitted/Machinery Taxes	4,985	-	4,985	9,896	-						
	COVID/ARPA Distribution/Ballots			-		676						
	Video Service Aid		7,831	15,478	15,478	15,478	15,748	15,543	15,478		15,478	15,478
Total:		4,985	7,831	20,463	25,374	16,154	15,748	15,543	15,478	-	15,478	15,478
100-00-43790-000-000	Other Local Gov. Grants											
	Misc.	-	-	-	-	2,500	-	-	-	-	-	-
Total:		0	0	0	0	2,500	0	0	0	0	0	0

INTERGOV. REV. TOTAL:	313,349	363,793	390,687	370,252	334,616	521,383	529,836	572,138	221,866	576,159	619,730
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2026 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44

YTD												
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>YTD 2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-44100-000-000	Bartender/Cigarette License											
	Operator/Bartender licenses	1,834	1,348	1,857	2,197	2,002	2,000	1,832	1,800	1,491	1,491	1,800
	Cigarette licenses	200	200				200		200		200	200
Total:		2,034	1,548	1,857	2,197	2,002	2,200	1,832	2,000	1,491	1,691	2,000
100-00-44110-000-000	Liquor & Malt Beverages											
	Liquor license	3,660	3,685	4,217	4,235	4,275	4,200	3,705	3,700	3,855	3,855	3,700
	Temporary liquor license	20					50		30			30
Total:		3,680	3,685	4,217	4,235	4,275	4,250	3,705	3,730	3,855	3,855	3,730
100-00-44200-000-000	Non-Business License											
	Peddlers/chickens	635	690	1,028	560	383	220	345	225	972	1,000	500
	Massage License								25			25
Total:		635	690	1,028	560	383	220	345	250	972	1,000	525
100-00-44200-001-000	Dog Licenses											
	Annual dog license fees	1,064	1,969	984	907	918	1,500	1,486	1,000	-	1,000	1,000
Total:		1,064	1,969	984	907	918	1,500	1,486	1,000	-	1,000	1,000
100-00-44300-000-000	Building Permit Fees											
	Building related permits	59,065	72,622	93,051	85,226	73,499	70,000	94,739	70,000	53,577	75,008	70,000
Total:		59,065	72,622	93,051	85,226	73,499	70,000	94,739	70,000	53,577	75,008	70,000

2026 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025 7/11/2025	Est. Yr. End	Budget
100-00-44300-000-001	Plumbing Permit Fees											
	Plumbing related permits	10,432	13,512	15,623	15,140	14,978	10,000	16,675	10,000	9,199	12,878	10,000
Total:		10,432	13,512	15,623	15,140	14,978	10,000	16,675	10,000	9,199	12,878	10,000
100-00-44300-000-002	Electrical Permit Fees											
	Electrical related permits	17,370	20,403	24,353	24,612	24,661	15,000	23,269	15,000	14,025	19,635	15,000
Total:		17,370	20,403	24,353	24,612	24,661	15,000	23,269	15,000	14,025	19,635	15,000
100-00-44300-000-003	HVAC Permit Fees											
	HVAC related permits	14,354	16,890	20,072	17,692	18,805	11,000	16,705	11,000	9,984	13,977	11,000
Total:		14,354	16,890	20,072	17,692	18,805	11,000	16,705	11,000	9,984	13,977	11,000
100-00-44300-000-004	Utility Permits											
	Utility related permits	1,710	1,285	1,300	2,085	3,130	1,500	1,205	1,500	2,020	2,300	1,500
Total:		1,710	1,285	1,300	2,085	3,130	1,500	1,205	1,500	2,020	2,300	1,500
100-00-44300-000-005	Sign Permits											
	Annual and new sign permits	1,420	1,375	1,870	1,490	1,410	1,300	1,551	1,500	2,925	2,925	1,500
Total:		1,420	1,375	1,870	1,490	1,410	1,300	1,551	1,500	2,925	2,925	1,500
100-00-44400-000-000	Rezoning/Petition/Plat/Quarry											
		4,191	8,663	6,664	4,394	3,631	3,500	3,675	3,500	825	1,500	3,000
Total:		4,191	8,663	6,664	4,394	3,631	3,500	3,675	3,500	825	1,500	3,000

2026 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>YTD 2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-44400-000-001	Conditional Use Permits	1,200	1,100	1,500	1,775	1,200	1,200	1,300	1,200	1,800	1,800	1,200
Total:		1,200	1,100	1,500	1,775	1,200	1,200	1,300	1,200	1,800	1,800	1,200
100-00-44400-000-002	Erosion Control Permits	-	1,622	3,757	930	1,760	1,000	312	1,000	-	300	1,000
Total:		-	1,622	3,757	930	1,760	1,000	312	1,000	-	300	1,000
100-00-44500-000-000	Appliance Tags/Refuse Carts											
	Refuse cart purchases	3,119	3,860	2,596	6,124	100	-	-	-	-	-	-
Total:		3,119	3,860	2,596	6,124	100	-	-	-	-	-	-
100-00-44500-000-001	Special Pick Up Fee											
	WM provides service as well 1/1/23	5,059	6,994	4,645	7,048	2,198	-	1,800	-	300	1,200	500
Total:		5,059	6,994	4,645	7,048	2,198	-	1,800	-	300	1,200	500
LICENSES & PERMITS TOTAL:		125,333	156,218	183,516	174,413	152,950	122,670	168,598	121,680	100,973	139,070	121,955

2026 General Fund Line Item Budget

Level: Fines, Forfeits & Pen. 100-00-45

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-45100-000-000	Ordinance Violation	-	-	-	-	20	250	-	250	-	-	250
Total:		-	-	-	-	20	250	-	250	-	-	250
100-00-45210-000-000	Contract Forfeitures		-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	20	250	-	250	-	-	250

2026 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-46100-001-000	Brush Chipping											
	Brush Chipping	8,406	8,659	7,500	7,043	10,315	6,000	12,908	6,000	2,205	6,000	6,000
Total:		8,406	8,659	7,500	7,043	10,315	6,000	12,908	6,000	2,205	6,000	6,000
100-00-46100-002-000	Copies, Publications, Sales											
	Copies, Publications, Sales	37	16	9	2	4	30	1	30	8	-	30
Total:		37	16	9	2	4	30	1	30	8	-	30
100-00-46100-003-000	Special Assessment Letters											
	Special Assessment Letters	1,955	2,262	3,205	2,715	2,208	1,500	2,388	1,500	1,440	2,100	1,500
Total:		1,955	2,262	3,205	2,715	2,208	1,500	2,388	1,500	1,440	2,100	1,500
100-00-46100-004-000	Engineering Fees/Reimbursement											
	Engineering Fees/Reimbursement	-	-	(316)	864	-	1,000	-	1,000	35	-	1,000
Total:		-	-	(316)	864	-	1,000	-	1,000	35	-	1,000
100-00-46100-004-001	Culvert/Driveway Permits											
	Culvert/Driveway Permits	3,258	2,195	1,795	2,050	480	1,000	2,515	1,000	535	1,000	1,000
Total:		3,258	2,195	1,795	2,050	480	1,000	2,515	1,000	535	1,000	1,000

2026 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025 7/11/2025	Est. Yr. End	Budget
100-00-46400-000-000	TV Recycling											
	Discontinued 2024	3,582	4,139	3,537	3,673	2,627	-	-	-	-	-	-
Total:		3,582	4,139	3,537	3,673	2,627	-	-	-	-	-	-
100-00-46500-000-000	Recycling Fee											
	\$5.16/home.mo + \$6,900 disposal +\$0 supplies and wages	110,073	116,111	122,846	121,640	125,197	130,045	129,592	144,456	144,017	144,117	149,688
	\$64.91 total annual											
Total:		110,073	116,111	122,846	121,640	125,197	130,045	129,592	144,456	144,017	144,117	149,688
100-00-46500-000-000	Refuse Fee											
2024 transition to WM	\$11.63/home/mo					-	293,429	292,656	307,322	306,387	306,387	321,849
	\$139.57 annual											
Total:		-	-	-	-	-	293,429	292,656	307,322	306,387	306,387	321,849
100-00-46200-000-000	Yard Waste Card											
	300 renewals \$30; 673 issued					18,390	875	10,365	9,000	12,015	13,105	10,000
	Maintains cameras, gates, software											
Total:		-	-	-	-	18,390	875	10,365	9,000	12,015	13,105	10,000

2026 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-46600-000-000	Telecommunication Tower											
	Pleasant Valley Tower (2023)					1,575	750	7,243	5,700	2,900	5,800	5,800
	Town/City Joint Owners (\$475/mo)											
Total:		-	-	-	-	1,575	750	7,243	5,700	2,900	5,800	5,800
100-00-46720-000-001	Park Rental Fee											
	Rental Fees					195				100		
Total:		-	-	-	-	195	-	-	-	100	-	-
PUBLIC CHARGES TOTAL:		127,310	133,381	138,576	137,986	160,991	434,629	457,667	476,008	469,642	478,509	496,866

2026 General Fund Line Item Budget

Level: Misc Revenues 100-00-48

[illegible]

2026 General Fund Line Item Budget

Level: Misc Revenues 100-00-48												
		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>YTD 2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-48110-000-007	Environmental Account	-	-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-48110-000-008	Fire Station Money Market Acct.	-	-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-48110-000-009	Interest-Other											
	Property tax payment interest	19	32,802	553	4,526	1,108	-	179	-	173	233	-
Total:		19	32,802	553	4,526	1,108	-	179	-	173	233	-
100-00-48307-000-000	Recycling Income											
	Proceeds from vendor sale of recyclables	838	611	782	895	3,220	-	2,287	-	2,081	2,577	-
	NA per contract with Waste Management											
Total:		838	611	782	895	3,220	-	2,287	-	2,081	2,577	-
100-00-48308-000-000	Cable TV Franchise Fee											
	Dish/DirecTV	17,075	39,821	31,101	31,855	31,110	4,500	30,825	1,500	15,809	26,000	1,500
	Spectrum/Charter	31,275					11,000		14,000			22,000
Total:		48,351	39,821	31,101	31,855	31,110	15,500	30,825	15,500	15,809	26,000	23,500
100-00-48309-000-000	Sale of Equip & Property											
	Misc. Surplus Equipment per schedule		-	12,302	14,622	7,430	-	-	-	-	-	-
	Sale of Refuse Truck											
Total:		-	-	12,302	14,622	7,430	-	-	-	-	-	-

2026 General Fund Line Item Budget

Level: Misc Revenues 100-00-48												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025	Est. Yr. End	Budget
100-00-48310-000-000	Use Value Penalty	(2,330)	3,446	3,144	14,003	-	1,500	-	-	-	-	-
Total:		(2,330)	3,446	3,144	14,003	-	1,500	-	-	-	-	-
100-00-48400-000-000	Insurance Reimbursement		-	-	-	3,176	-	1,504	-	1,619	1,619	-
Total:		-	-	-	-	3,176	-	1,504	-	1,619	1,619	-
100-00-48500-000-000	General Donation Account											
	Potential AED Grant 2025	-	-	-	-	-	-	-	2,500	-	-	-
	Expense shown in Parks Account											
Total:		-	-	-	-	-	-	-	2,500	-	-	-
100-00-48900-000-000	Misc. Revenues											
	Misc. sources	699	1,317	1,191	-	1,141	500	4,980	500	63	69	500
Total:		699	1,317	1,191	-	1,141	500	4,980	500	63	69	500
100-00-48900-000-001	Misc. - Use Value Penalty											
		-	-	272	-	-	-	-	-	-	-	-
Total:		-	-	272	-	-	-	-	-	-	-	-
MISC. REVENUES TOTAL:		98,623	80,686	51,957	121,590	182,262	32,500	271,546	21,000	127,638	180,499	26,500

2026 General Fund Line Item Budget

Level: Other Financing Sources 100-00-49

[illegible]

2026 General Fund Line Item Budget

Level: Other Financing Sources 100-00-49													
		2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2025	2026
Account	Description	Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025	7/11/2025	Est. Yr. End	Budget
100-00-49400-000-000	Transfers from Special Revenue Fund												
	Transfer from Machinery Account for equipment itemized below (\$125,000 minus \$75,000 for Machinery Account)		25,932	102,395							-	-	
	Tranfer from Machinery Account for Wheeled excavator (\$110,000 piece minus \$75,000 for Machinery Account)	100,900											
	Transfer from Special Revenue Account/Fund Balance for Impact Fee Study			25,900									
	2022 Equipment Purchases		0	0	110,961								
	Transfer from Special Revenue Account/Impact Fees for Fire/EMS Shared Services Agreement						33,000						
	Comprehensive Plan Update & Applicable Ordinances (Transfer)									10,000			20,000
	Transfer from SR Account 5 Corners Master Plan Update						30,000			50,000			
	Transfer from SR Machinery Account for 2024 Equipment Purchases (\$285,000 for a new patrol truck (replace model year 2001 truck), \$65,000 to outfit patrol truck #10 with an anti-icing tank)						350,000	297,184					
	Transfer from SR Machinery Account for 2025 Equipment purchases: \$400,000 (minus \$200,000 coming from Capital Account) 20 yd Patrol Truck (plow, wing, underbody, v-box salter) Replacement #12 - Model Year 2004, & 1-Ton Dump Forestry Aerial Equipment & Accessories (Replacement #30 - Model Year 1997)									200,000			
	ARPA Wage Transfer										50,974	50,974	
	Transfer from SR Machinery Account for 2026 Equipment purchases: \$75,000 Used Road Grader with shoulder reclaiming equipment (Replacement #24 - Model Year 1992)												75,000
	Impact Fee Transfer Board approved for Fire/EMS					125,220							
	Total:	100,900	25,932	128,295	110,961	125,220	413,000	297,184	260,000	50,974		50,974	95,000

2026 General Fund Line Item Budget

Level: Other Financing Sources 100-00-49												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025 7/11/2025	Est. Yr. End	Budget
100-00-49500-000-001	Sale of Property											
	Refuse Truck/Surplus Equipment Sale					200,000				20,775	20,775	
Total:		-	-	-	-	200,000	-	-	-	20,775	20,775	-
100-00	Use of Fund Balance											
	Impact Fee Study/Needs Assessment											15,000
	CORP Update (Park & Ped. Plan)											40,000
	Financial Plan Study/Stormwater Study	-	-	-	-	-	-	-	20,000	-	-	15,000
	Phone System Upgrade											10,000
Total:		-	-	-	-	-	-	-	20,000	-	-	80,000
OTHER FIN. SOURCES TOTAL:		100,900	25,932	434,963	110,961	325,220	413,000	297,184	280,000	71,749	71,749	175,000

2026 General Fund Line Item Budget

Level: General Government 100-00-51

		YTD										
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-51100-001-000	Payroll - Plan Commission											
	7 members	807	673	886	942	-	950	932	950	625	625	950
Total:		807	673	886	942	-	950	932	950	625	625	950
100-00-51100-002-000	Payroll - Board of Appeals											
	5 members	-	-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-51100-003-000	Payroll - Board of Review											
	6 members	-	-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-51110-000-001	Salaries - Town Board											
	Wages for 4 members (\$5,144 x 4)	21,576	21,302	21,478	20,276	26,870	20,576	29,532	20,576	10,288	20,576	20,576
	Chairman \$9,485						9,485		9,485	6,134	9,485	9,485
Total:		21,576	21,302	21,478	20,276	26,870	30,061	29,532	30,061	16,422	30,061	30,061
100-00-51110-002-000	Expenses - Town Board											
	Memorials		3,156	1,100	1,233	1,463	300	1,854	400	1,004	2,200	400
	4th of July Parade candy	228					1,300		1,400			1,400
	Misc. expenses	711					550		600			600
Total:		940	3,156	1,100	1,233	1,463	2,150	1,854	2,400	1,004	2,200	2,400

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Est. Yr. End	2026 Budget
										2025 7/11/2025		
100-00-51110-003-001	Expenses - Plan Commission											
	Training & Misc. expenses	-	-	-	-	-	500	13	1,000	-	500	1,000
Total:		-	-	-	-	-	500	13	1,000	-	500	1,000
100-00-51110-004-001	Expenses - Board of Appeals											
	Training & Misc. expenses	-	-	-	-	-	500	-	500	-	-	500
Total:		-	-	-	-	-	500	-	500	-	-	500
100-00-51110-005-001	Expenses - Landmarks Com.											
	Preservation Award & Historic marker expenses	-	-	-	-	-	3,000	766	2,500	-	2,000	2,500
	Misc. Expenses								500			500
Total:		-	-	-	-	-	3,000	766	3,000	-	2,000	3,000
100-00-51110-040-001	Legislative FICA											
		1,646	1,630	1,643	1,551	2,068	2,300	1,677	2,300	1,181	2,300	2,300
Total:		1,646	1,630	1,643	1,551	2,068	2,300	1,677	2,300	1,181	2,300	2,300
100-00-51300-000-000	Town Attorney - General											
	General Matters	31,041	28,889	38,121	32,134	24,505	42,000	21,507	46,000	6,582	45,000	46,000
	Prochnow	2,537	18,124				8,000		4,000			4,000
Total:		33,578	47,013	38,121	32,134	24,505	50,000	21,507	50,000	6,582	45,000	50,000
100-00-51400-000-000	Payroll - Town Administrator											
	Wages	108,509	96,649	115,879	130,851	157,406	139,912	160,888	144,809	98,390	144,809	149,877
Total:		108,509	96,649	115,879	130,851	157,406	139,912	160,888	144,809	98,390	144,809	149,877

2026 General Fund Line Item Budget

Level: General Government 100-00-51

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-51400-000-001	Payroll - Deputy Clerk											
	Wages	22,088	22,292	20,082	9,868	20,867	23,920	25,286	24,757	14,794	24,757	25,630
Total:		22,088	22,292	20,082	9,868	20,867	23,920	25,286	24,757	14,794	24,757	25,630
100-00-51400-000-002	Payroll - Town Clerk/Asst. Administrator											
	Wages (new hire 2025)	73,068	38,012	47,596	50,281	59,548	59,572	60,982	62,842	31,285	72,000	74,520
Total:		73,068	38,012	47,596	50,281	59,548	59,572	60,982	62,842	31,285	72,000	74,520
100-00-51400-000-003	Payroll - Overtime											
	Misc Overtime	-	-	-	-	-	2,000	-	2,000	-	-	2,000
Total:		-	-	-	-	-	2,000	-	2,000	-	-	2,000
100-00-51400-000-005	Payroll - Director of Parks & Recreation											
	Wages 1248 hours office time	-2,867	-	-	26,656	36,916	37,440	37,053	42,600	22,277	42,600	44,091
	Remainder in Recreation Fund											
Total:		-2,867	0	0	26,656	36,916	37,440	37,053	42,600	22,277	42,600	44,091
100-00-51400-000-006	Payroll - Intern											
		-	1,077	-	-	-	2,500	0	2,500	-	-	2,500
Total:		-	1,077	-	-	-	2,500	-	2,500	-	-	2,500
100-00-51400-001-001	Professional Membership											
	APA Annual Membership - Admin	324	4,144	4,485	4,954	5,543	350	5,216	350	4,462	6,700	720
	AICP Cert - Admin	-					400		610			-
	ICMA/WCMA Annual Membership - Admin	558					1,400		1,400			1,500
	Notary Annual Fee - Clerk & Deputy Clerk	108					300		300			300
	MEA-SEW HR											30
	WI Municipal Clerks Assoc. - Clerk	50					100		100			100
	Park & Rec. Dir. Certification Maintenance								1,020			900
	Ozaukee Econ Dev	1,500					1,500		1,500			1,500
	WI Towns Assoc	1,142					1,400		1,435			1,500
Total:		3,682	4,144	4,485	4,954	5,543	5,450	5,216	6,715	4,462	6,700	6,550

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Est. Yr. End	2026 Budget
										2025 7/11/2025		
100-00-51400-001-002	Professional Training											
	Professional Development - Clerk/Deputy Clerk	359	1,195	1,197	1,473	1,679	500	1,007	500	947	3,200	500
	Professional Develop. - Administration & Planning	-					3,500		3,500			3,500
Total:		359	1,195	1,197	1,473	1,679	4,000	1,007	4,000	947	3,200	4,000
100-00-51400-001-003	Professional Periodicals											
	Misc. periodicals	-	19	69	69	313	75	99	350	-	200	350
	Total:	-	19	69	69	313	75	99	350	-	200	350
100-00-51400-004-000	Publications/Legal Advertising											
	Ads & Legal Notices	899	851	2,069	2,495	2,675	2,000	2,744	2,250	461	2,500	2,250
	Misc. Publications	-					1,000		1,000			1,000
Total:		899	851	2,069	2,495	2,675	3,000	2,744	3,250	461	2,500	3,250
100-00-51400-004-001	Admin - Mileage Reimbursement											
		283	107	-	411	50	500	19	500	38	200	500
	Total:	283	107	-	411	50	500	19	500	38	200	500
100-00-51400-004-002	Employee Appreciation											
		502	607	405	1,184	676	1,200	797	1,200	157	1,000	1,200
	Total:	502	607	405	1,184	676	1,200	797	1,200	157	1,000	1,200

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Est. Yr. End	2026 Budget
										2025 7/11/2025		
100-00-51400-004-003	Admin - Postage											
	Annual postage permit renewal - USPS	4,989	3,510	3,458	4,346	1,147	250	4,222	250	19	2,000	250
	Forever boxed postage envelops						1,700		2,000			2,000
	Mass mailings/regular stamps											
	Town Newsletter postage						2,500					
Total:		4,989	3,510	3,458	4,346	1,147	4,450	4,222	2,250	19	2,000	2,250
100-00-51400-004-004	Admin - Office Supplies											
	Ricoh copier monthly lease	3,400	7,298	12,029	8,867	8,810	2,280	6,790	2,500	3,210	8,500	2,500
	Ricoh copy charge above allowance	500					725		850			1,000
	Checks	200					450		450			450
	Printer/Copier paper	1,000					1,500		1,500			1,500
	Town letterhead/cards	300					275		250			250
	Misc. supplies (folders, pens, etc.)	3,908					1,850		2,000			2,000
	Bottled water (5 gal)	1,020					1,900		2,000			2,200
Total:		10,328	7,298	12,029	8,867	8,810	8,980	6,790	9,550	3,210	8,500	9,900
100-00-51400-004-005	Admin - General Expenses											
	Misc. items	5,681	3,142	7,704	6,655	4,534	4,000	8,682	4,000	2,523	4,000	4,000
	Note: increase due to AED grant in 2024											
Total:		5,681	3,142	7,704	6,655	4,534	4,000	8,682	4,000	2,523	4,000	4,000
100-00-51400-004-006	Admin - Computer Software Maintenance											
	Ozaukee County maintenance/support	-	300	-	-	5,399	1,000	7,952	1,000	3,176	7,200	1,000
	Zoom Annual subscription								185			185
	Quickbooks monthly license \$35/month)								420			420
	Constant Contact Subscription											650
	Adobe Software Annual License (\$130 each)								260			260
	Microsoft Office Licences & Email						3,375		3,600			6,300
	Email Spam Filter/Backup/Cloud Storage						1,800		1,950			
Total:		-	300	-	-	5,399	6,175	7,952	7,415	3,176	7,200	8,815

2026 General Fund Line Item Budget

Level: General Government 100-00-51

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-51400-004-007	Computer Software											
	Misc. & Anti-virus	-	-	2,500	-	-	1,000	705	1,000	-	900	1,000
Total:		-	-	2,500	-	-	1,000	705	1,000	-	900	1,000
100-00-51400-004-008	Newsletter											
	Newsletter Postage	460	1,628	582	1,249	2,093	-	1,522	3,000	776	2,328	3,000
Total:		460	1,628	582	1,249	2,093	-	1,522	3,000	776	2,328	3,000
100-00-51400-004-009	Computer Hardware											
	Replacement computers and hardware	149	2,297	211	-	-	7,150	1,877	7,000	-	4,500	6,000
Total:		149	2,297	211	-	-	7,150	1,877	7,000	-	4,500	6,000
100-00-51400-005-000	Recodification Services											
	Annual Codification	-	995	2,715	995	6,211	15,000	995	10,000	-	10,000	10,000
	Annual eCode Fee	995		995			995		995		995	1,045
Total:		995	995	3,710	995	6,211	15,995	995	10,995	0	10,995	11,045
100-00-51400-005-001	Planning & Five Corners Master Plan											
	Comprehensive Plan Update & Applicable Ordinances (SR Transfer)				339		-	9,760	10,000	665	-	20,000
	Consulting Planner					1,066	10,000		10,000		5,000	10,000
	CORP Update (Park & Ped. Plan - Fund Balance)											40,000
	5 Corners Master Plan Update (Transfer)						30,000		50,000		-	
	Total:	-	-	-	339	1,066	40,000	9,760	70,000	665	5,000	70,000

2026 General Fund Line Item Budget

Level: General Government 100-00-51

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-51440-000-000	Elections Payroll											
	4 elections 18 inspectors x 14.5 hrs = 1044 hours @\$11.08	4,424	13,573	6,246	13,756	5,837	10,600	11,586	5,620	5,646	6,000	11,600
	4 elections, 5 Chief inspectors x 22 hrs = 440 hrs @ \$15.58						6,275		3,350			6,900
	Election Inspector training: 2 hours regular workers x 45 workers						947		990			1,402
	Misc Election Expenses						1,000		1,000			1,000
	Reserve for future election years								6,500			
Total:		4,424	13,573	6,246	13,756	5,837	18,822	11,586	17,460	5,646	6,000	20,902
100-00-51440-005-000	CedarburgTV/Zoom											
	Time Warner Cedarburg hub IP	203	-	-	-	-	-	-	-	-	-	-
	Time Warner 5 static IP's	3,564	-	-	-	-	-	-	-	-	-	-
	Zoom (moved to computer software 2025)	129	-	-	-	-	500		-	-	-	-
Total:		3,895	-	-	-	-	500	-	-	-	-	-
100-00-51440-005-003	Web Page Maintenance											
	TownWeb hosting	3,598	1,776	1,548	1,656	2,099	1,000	1,740	1,800	-	1,800	2,600
Total:		3,598	1,776	1,548	1,656	2,099	1,000	1,740	1,800	0	1,800	2,600

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Est. Yr. End	2026 Budget
										2025 7/11/2025		
100-00-51440-010-000	Elections Expenses/Supplies											
	Food for 4 elections	228	9,204	5,335	5,090	4983.35	1,250	10,845	1,250	3,828	5,000	1,300
	Notice, memory cards, ballots, coding, supplies	2,828					3,000		3,500			3,500
	Warranty/maint. machines (2)	810					1,000		1,000			1,000
	Annual Data Service Agreement & Hardware											
	Maintenance (2 machines)	350					350		350			350
	Firmware agreement machines (2)	500					565		580			600
	Travel/training/onsite certification						450		450			450
	Modems						360		430			430
	Elections Postage								2,000			2,000
	Facility Rental Ozaukee Pavillion (new)								250			250
	Polling signage						250		250			250
	Voting booths								-			-
	Early-vote ballot boxes								-			-
Total:		4,716	9,204	5,335	5,090	4,983	7,225	10,845	10,060	3,828	5,000	10,130
100-00-51450-010-001	FICA (Town Hall Employees)											
		15,074	12,090	14,413	16,000	18,575	21,500	19,913	23,000	11,226	22,451	25,500
Total:		15,074	12,090	14,413	16,000	18,575	21,500	19,913	23,000	11,226	22,451	25,500
100-00-51450-010-002	Wisconsin Retirement (THE)											
		12,571	10,605	12,708	13,174	15,566	17,500	16,703	18,750	10,749	21,498	21,000
Total:		12,571	10,605	12,708	13,174	15,566	17,500	16,703	18,750	10,749	21,498	21,000
100-00-51450-010-003	Health Insurance (THE)											
	Employee transitions 2026	12,343	15,614	19,287	28,236	39,961	49,611	52,813	55,000	21,572	43,145	55,000
Total:		12,343	15,614	19,287	28,236	39,961	49,611	52,813	55,000	21,572	43,145	55,000
100-00-51450-010-004	Life Insurance - Office Staff											
		420	298	718	613	642	350	288	375	186	373	375
Total:		420	298	718	613	642	350	288	375	186	373	375

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025 7/11/2025	Est. Yr. End	Budget
100-00-51450-010-005	HRA/Health Insurance Deductible											
	Deductible reimbursements (Admin Employees) DPW											
	Transferred to PW 2024	14,123	14,464	20,161	22,777	11,142	11,000	11,203	11,000	9,305	11,500	10,000
	HRA administration	800					1,750		1,955			2,100
Total:		14,923	14,464	20,161	22,777	11,142	12,750	11,203	12,955	9,305	11,500	12,100
100-00-51500-000-000	Financial Services											
	Audit contract	10,300	41,413	42,000	38,474	47,160	12,550	46,507	13,050	21,623	13,050	14,000
	Bookkeeping contract	21,000					27,200		28,500		9,751	9,450
	Baker Tilly Continung Disclosure contract						800		800		800	800
	Promissory Note Pay Agent						300		300		300	300
	Financial Plan Study/Stormwater Study								20,000			15,000
	Impact Fee Study/Needs Assessment											15,000
	Audit related bookkeeping*	945					6,000		6,000		5,263	6,000
	*Note: bank fraud additional time 2020											
Total:		32,245	41,413	42,000	38,474	47,160	46,850	46,507	68,650	21,623	29,164	60,550
100-00-51520-000-000	Payroll - Treasurer Part Time											
	Combined Treasurer w/Payroll AP in 2025	8,852	12,399	7,215	11,031	11,530	11,440	11,644	11,841	12,461	22,880	23,681
Total:		8,852	12,399	7,215	11,031	11,530	11,440	11,644	11,841	12,461	22,880	23,681
100-00-51520-002-000	Software Support											
	Tax collection and dog licenses	595	2,250	1,347	-	3,383	700	3,424	700	2,900	3,400	800
	Accounting & Payroll	2,250					2,000		2,700			2,900
Total:		2,845	2,250	1,347	-	3,383	2,700	3,424	3,400	2,900	3,400	3,700
100-00-51520-004-000	Expenses - Treasurer											
	Various bank fees	-	367	2,691	4,207	3,072	750	3,641	750	359	5,000	750
	Tax bill preparation	385					4,000		4,000			4,000
	Training						842		842			1,000
Total:		385	367	2,691	4,207	3,072	5,592	3,641	5,592	359	5,000	5,750

2026 General Fund Line Item Budget

Level: General Government 100-00-51												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Est. Yr. End	2026 Budget
										2025 7/11/2025		
100-00-51530-002-000	Expenses - Assessment											
	WI DOR fee to assess manuf prop.	250	-	253	241	225	300	230	300	-	300	500
Total:		250	-	253	241	225	300	230	300	-	300	500
100-00-51530-011-000	Assessor Contract											
	Annual Assessor Contract (extra month paid '24)	19,800	19,800	19,800	19,250	21,000	21,000	22,750	22,200	12,950	22,200	22,200
Total:		19,800	19,800	19,800	19,250	21,000	21,000	22,750	22,200	12,950	22,200	22,200
100-00-51550-010-001	FICA - Treasurer											
	Combined Treasurer w/Payroll AP in 2025	677	703	718	823	857	880	875	910	1,094	1,800	1,850
Total:		677	703	718	823	857	880	875	910	1,094	1,800	1,850
100-00-51610-002-000	Town Hall Interior Maintenance											
	Contractual cleaning service	5,731	5,128	13,275	7,920	8,758	5,974	7,677	7,725	3,672	12,000	8,035
	Interior Paint/Chairs/Rugs	2,505	3,387				3,000		3,000			2,500
	Misc						4,000		4,000			3,783
Total:		8,236	8,515	13,275	7,920	8,758	12,974	7,677	14,725	3,672	12,000	14,318
100-00-51610-002-001	Town Hall Exterior Maintenance											
	Misc. parts/supplies & repairs/pest application	1,006	513	228	109	1,624	3,000	166	3,000	-	1,500	4,000
Total:		1,006	513	228	109	1,624	3,000	166	3,000	0	1,500	4,000

2026 General Fund Line Item Budget

Level: General Government 100-00-51

		YTD										
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-51610-002-002	Holding Tank Pumping Fees											
	Pumping fees	2,285	2,185	2,345	2,885	3,015	3,750	3,370	3,840	1,340	2,680	3,840
Total:		2,285	2,185	2,345	2,885	3,015	3,750	3,370	3,840	1,340	2,680	3,840
100-00-51610-010-000	Utilities											
	WE Energies	25,398	12,946	17,744	14,811	17,321	23,100	17,252	25,000	8,277	22,400	27,000
	Cloud Phone System Monthly \$250 + Support						2,100		2,250			4,000
	Charter Internet											400
	Wireless phones (4)						2,200		2,200			2,200
Total:		25,398	12,946	17,744	14,811	17,321	27,400	17,252	29,450	8,277	22,400	33,600
100-00-51938-000-000	Property & Liability											
	Property (updated values 2024)	26,287	20,844	35,394	41,264	29,590	40,425	42,310	48,000	25,758	45,499	48,000
	Position Bonds (Admin./Clerk/Deputy Clerk)								750			750
	Auto		12,812			8,187						
Total:		26,287	33,656	35,394	41,264	37,777	40,425	42,310	48,750	25,758	45,499	48,750
100-00-51910-000-000	ILL Tax/Refunds/Uncol											
		13,324	19,965	53	-	3,556	-	2,880	-	-	-	-
Total:		13,324	19,965	53	-	3,556	-	2,880	-	-	-	-
100-00-51940-000-000	Work Comp Insurance											
	Favorable Modification Factor currently	18,969	15,516	16,095	16,830	13,902	18,500	11,726	18,500	7,400	9,731	18,500
Total:		18,969	15,516	16,095	16,830	13,902	18,500	11,726	18,500	7,400	9,731	18,500
GENERAL GOVERNMENT TOTAL:		520,198	560,798	524,776	565,975	641,825	780,849	692,424	871,502	369,339	716,395	909,535

2026 General Fund Line Item Budget

Level: Public Safety 100-00-52												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025 7/11/2025	Est. Yr. End	Budget
100-00-52110-000-000	Constable Wage											
	New Constable 2025	689	3,877	4,186	4,283	4,829	4,829	4,841	4,999	3,207	6,000	6,210
Total:		689	3,877	4,186	4,283	4,829	4,829	4,841	4,999	3,207	6,000	6,210
100-00-52110-000-001	Constable Expenses											
	Insurance			480						-	750	
	Background Checks	795	360		501		1,000	721	1,000			1,000
	Mileage Reimbursement											
	Uniform/misc. items											
	Phone								480			480
Total:		795	360	480	501	-	1,000	721	1,480	-	750	1,480
100-00-52110-040-001	FICA - Constable											
		53	272	330	340	355	370	369	390	255	509	480
Total:		53	272	330	340	355	370	369	390	255	509	480
100-00-52200-000-000	Cedarburg Fire Department											
	Shared Service Agreement	189,996	160,505	200,783	315,551	242,134	294,791	318,791	536,623	50	536,623	684,741
	Paramedic Oversight Contribution					25,893	24,000					
Total:		189,996	160,505	200,783	315,551	268,027	318,791	318,791	536,623	50	536,623	684,741
100-00-52200-000-001	Fire Numbers											
		77	836	-	55	-	500	328	500	-	450	500
Total:		77	836	-	55	-	500	328	500	-	450	500
100-00-52200-000-003	State Fire Insurance Rebate											
		34,309	35,367	35,994	38,281	42,275	40,000	48,361	48,000	-	51,678	50,000
Total:		34,309	35,367	35,994	38,281	42,275	40,000	48,361	48,000	-	51,678	50,000

2026 General Fund Line Item Budget

Level: Public Safety 100-00-52												
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD 2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-52200-000-004	Fire/EMS Dispatch											
	Included w/Fire/EMS 2025	4,054	3,407	2,768	2,724	1,029	4,500	0	-	-	-	-
Total:		4,054	3,407	2,768	2,724	1,029	4,500	-	-	-	-	-
100-00-52200-000-006	Station No. 2 Utilities											
	Electric & gas	4,897	5,068	5,624	5,673	6,590	8,500	7,347	9,180	3,237	10,000	9,900
	Internet/Phone						1,200		1,500			1,800
Total:		4,897	5,068	5,624	5,673	6,590	9,700	7,347	10,680	3,237	10,000	11,700
100-00-52400-002-000	Building Inspector Expenses											
	Building Inspector seal	-	-	335	335	336	1,000	338	1,000	-	1,000	1,000
	Misc. Expenses	339	436				100		100			100
Total:		339	436	335	335	336	1,100	338	1,100	-	1,000	1,100
100-00-52400-011-000	Building Inspector Contract											
	% of revenues per contract	68,291	78,584	99,241	89,119	73,873	65,000	95,523	65,000	36,384	72,767	65,000
Total:		68,291	78,584	99,241	89,119	73,873	65,000	95,523	65,000	36,384	72,767	65,000
100-00-52900-000-000	Emergency Government											
		-	1,070	-	1,015	88	1,500	113	1,500	-	1,000	1,500
Total:		-	1,070	-	1,015	88	1,500	113	1,500	-	1,000	1,500
PUBLIC SAFETY TOTAL:		303,500	289,782	349,740	457,878	397,402	447,290	476,731	670,272	43,132	680,777	822,711

2026 General Fund Line Item Budget												
Level: Public Works 100-00-53												
Account	Description	2019	2020	2021	2022	2023	2024	2024	2025	YTD	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Actual	Budget	2025	Est. Yr. End	Budget
100-00-53100-000-000	Payroll - Director of Public Works	80,348	80,987	74,367	90,534	103,684	103,740	103,998	107,371	55,138	107,371	111,129
Total:		80,348	80,987	74,367	90,534	103,684	103,740	103,998	107,371	55,138	107,371	111,129
100-00-53100-001-001	Professional Memberships											
	APWA Annual Membership	498	547	892	382	344	650	593	650	587	669	650
Total:		498	547	892	382	344	650	593	650	587	669	650
100-00-53100-001-002	Professional Training											
		1,846	175	178	-	469	2,400	196	2,400	-	2,400	2,400
Total:		1,846	175	178	-	469	2,400	196	2,400	-	2,400	2,400
100-00-53100-001-003	Professional Periodicals											
		-	-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-53100-002-002	Town Yard System											
	ESS Software Maintenance	-	-	-	-	1,743	1,500	3,078	3,000	1,114	4,500	3,000
	Gate & Camera System Maintenance						1,500		3,000			3,000
Total:		-	-	-	-	1,743	3,000	3,078	6,000	1,114	4,500	6,000
100-00-53100-002-003	Consulting Engineer Services											
	Property surveys & Road Grant Applications	11,391	12,135	8,179	3,949	18,029	12,500	571	10,000	60	2,000	10,000
	Covered Bridge Road Bridge	9,931										
	Public Works Facility Needs				-							
Total:		21,322	12,135	8,179	3,949	18,029	12,500	571	10,000	60	2,000	10,000

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53100-002-999	Covered Bridge Road Project											
	WISDOT costs (80% Reimbursed)	51,228	23,573	58,488	-	-	-	-	-	-	-	-
	Shown in Capital Fund & Completed 2022											
	Total:	51,228	23,573	58,488	-	-	-	-	-	-	-	-
100-00-53100-002-004	Mapping Fees											
		-	-	-	-	40	80	-	80	-	-	80
	Total:	-	-	-	-	40	80	-	80	-	-	80
100-00-53100-002-006	Review Fees											
	CSM review fees	500	500	-	-	-	500	-	500	-	-	500
	Plat review Fees						500		500			500
	Total:	500	500	-	-	-	1,000	-	1,000	-	-	1,000
100-00-53100-040-001	FICA											
	All full-time DPW employees	27,546	28,638	29,957	28,949	28,767	34,000	28,779	35,190	16,504	33,008	36,422
	Total:	27,546	28,638	29,957	28,949	28,767	34,000	28,779	35,190	16,504	33,008	36,422
100-00-53100-040-002	Wisconsin Retirement											
	All participating full-time DPW employees	23,082	24,447	25,690	26,262	25,379	29,000	24,730	30,100	15,297	30,594	31,154
	Total:	23,082	24,447	25,690	26,262	25,379	29,000	24,730	30,100	15,297	30,594	31,154
100-00-53100-040-003	Health Insurance											
	All participating full-time DPW employees	66,265	58,912	54,825	87,547	80,868	95,000	69,868	113,000	39,585	84,171	120,000
	Family addition 2025											
	Total:	66,265	58,912	54,825	87,547	80,868	95,000	69,868	113,000	39,585	84,171	120,000
100-00-53100-040-004	Life Insurance											
	Full-time public works	-	1,453	1,318	1,397	1,246	550	454	575	281	563	575
	Total:	-	1,453	1,318	1,397	1,246	550	454	575	281	563	575

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-51450-010-005	HRA/Health Insurance Deductible											
	Deductible reimbursements (DPW)					-	18,000	5,546	22,000	-	20,000	22,000
	Moved DPW costs to DPW 2024											
	Total:	-	-	-	-	-	18,000	5,546	22,000	-	20,000	22,000
100-00-53311-000-001	Payroll - Highway Maintenance											
		124,166	128,091	140,421	85,315	113,936	128,000	152,289	139,500	54,355	139,500	139,500
	Total:	124,166	128,091	140,421	85,315	113,936	128,000	152,289	139,500	54,355	139,500	139,500
100-00-53311-000-003	Payroll - Snow/Ice Removal											
		28,485	20,422	25,396	23,699	36,627	39,000	29,497	44,000	18,633	44,000	44,000
	Total:	28,485	20,422	25,396	23,699	36,627	39,000	29,497	44,000	18,633	44,000	44,000
100-00-53311-000-005	Payroll - Drainage Maintenance											
		18,866	7,362	10,266	12,390	33,529	23,000	3,508	24,000	3,916	24,000	24,000
	Total:	18,866	7,362	10,266	12,390	33,529	23,000	3,508	24,000	3,916	24,000	24,000
100-00-53311-000-007	Payroll - Traffic Control											
		6,818	5,186	3,783	3,879	4,573	6,500	5,269	7,000	3,947	7,000	7,000
	Total:	6,818	5,186	3,783	3,879	4,573	6,500	5,269	7,000	3,947	7,000	7,000
100-00-53311-000-009	Payroll - Roadside Maintenance											
		44,301	54,334	34,563	33,118	48,691	36,000	51,090	37,500	44,639	37,500	37,500
	Total:	44,301	54,334	34,563	33,118	48,691	36,000	51,090	37,500	44,639	37,500	37,500
100-00-53311-000-011	Payroll - Machinery Maint & Repair											
		13,728	12,265	11,078	17,317	14,787	15,000	15,885	15,500	9,052	15,500	15,500
	Total:	13,728	12,265	11,078	17,317	14,787	15,000	15,885	15,500	9,052	15,500	15,500

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-0053311-000-012	Payroll - Recreation	28,621	41,878	52,162	317	-	13,000	-	13,000	-	13,000	13,000
	Total:	28,621	41,878	52,162	317	-	13,000	-	13,000	-	13,000	13,000
100-00-53311-000-013	Payroll - Drainage Const	11,423	4,562	992	953	4,127	7,000	-	7,000	3,655	7,000	7,000
	Total:	11,423	4,562	992	953	4,127	7,000	-	7,000	3,655	7,000	7,000
100-00-53311-000-014	Payroll - Overtime Highway	12,271	10,298	15,564	10,095	14,403	15,000	11,628	16,000	6,692	16,000	16,000
	Total:	12,271	10,298	15,564	10,095	14,403	15,000	11,628	16,000	6,692	16,000	16,000
100-00-53311-000-015	Payroll - Park Maint/Projects	10,883	19,787	3,297	3,811	1,997	14,000	398	14,500	1,094	12,000	14,500
	Total:	10,883	19,787	3,297	3,811	1,997	14,000	398	14,500	1,094	12,000	14,500
100-00-53311-000-017	Payroll - NonPark Grounds Maint.	-	-	-	-	-	7,000	-	4,000	-	4,000	4,000
	Total:	-	-	-	-	-	7,000	-	4,000	-	4,000	4,000
100-00-53311-000-020	Payroll - Seasonal Labor											
	One summer hire (21 weeks total @ \$17.50/hr)	-	-	21,776	16,214	10,381	13,860	12,494	14,500	5,201	15,500	14,700
	Parks Seasonal Mowing etc. (160 hrs @ \$17.50/hr)						2,640		2,750			2,800
	Total:	-	-	21,776	16,214	10,381	16,500	12,494	17,250	5,201	15,500	17,500
100-00-53311-001-001	Professional Advancement											
	Seminars (crew)	897	290	580	1,292	1,914	1,600	949	1,600	1,796	2,610	1,600
	Purchase training materials		-				400		400			400
	Total:	897	290	580	1,292	1,914	2,000	949	2,000	1,796	2,610	2,000

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53311-002-000	Uniforms & Shoes Highway											
	Work Boot Allowance (\$200/DPW employee/yr)	-	1,932	3,575	3,194	3,252	1,200	2,659	1,200	900	4,000	1,200
	Uniform Allowance (\$350/DPW employee/yr)	4,598					2,100		2,100			2,100
	Vests and other Safety Gear						1,500		1,500			1,500
Total:		4,598	1,932	3,575	3,194	3,252	4,800	2,659	4,800	900	4,000	4,800
100-00-53311-002-001	Fuel Highway											
		38,824	21,502	27,904	46,522	36,153	40,000	32,124	40,000	13,219	32,000	40,000
Total:		38,824	21,502	27,904	46,522	36,153	40,000	32,124	40,000	13,219	32,000	40,000
100-00-53311-002-002	CDL/Drug Testing											
	Annual Fee, Testing, Administration	210	220	754	961	715	1,000	8,869	1,000	430	1,000	1,000
	(CDL Certifications new employees 2024)											
Total:		210	220	754	961	715	1,000	8,869	1,000	430	1,000	1,000
100-00-53311-004-001	Highway Maintenance											
	Screenings for dips in winter	5,497	4,808	7,987	36,569	36,592	1,000	46,346	1,000	1,284	84,000	1,000
	Hot mix asphalt for pothole repair						6,500		6,500			6,500
	Contracted asphalt patch work (relocated from roadside maintenance in 2022)						24,000		24,000			24,000
	Concrete slurry for cross culverts						4,000		4,000			4,000
	Contracted Mastic & Crack Filling (starting 2023)						45,000		45,000			45,000
	Asphalt for patching						6,500		6,100			6,100
	Total:	5,497	4,808	7,987	36,569	36,592	87,000	46,346	86,600	1,284	84,000	86,600
100-00-53311-004-003	Snow & Ice Control											
	Road Salt & Brine Solution	75,028	46,417	35,177	40,206	47,168	60,000	42,526	60,000	62,177	64,000	60,000
	Brine Solution								4,000			6,000
Total:		75,028	46,417	35,177	40,206	47,168	60,000	42,526	64,000	62,177	64,000	66,000

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100-00-53311-004-004	Mailbox Replacement	5,628	257	544	256	133	500	820	1,000	-	1,000	1,000
Total:		5,628	257	544	256	133	500	820	1,000	-	1,000	1,000
100-00-53311-004-005	Drainage Maintenance											
	Draintile	22,743	20,910	2,139	4,142	17,127	500	485	500	9,158	25,000	500
	Culverts (non-road improv. work)						3,000		10,000			10,000
	Stone for backfill						11,000		11,000			11,000
	Mulch blanket						500		500			500
	Topsoil & seed/sod						5,000		5,000			5,000
(includes drainage construction costs)												
Total:		22,743	20,910	2,139	4,142	17,127	20,000	485	27,000	9,158	25,000	27,000
100-00-53311-004-006	Diggers Hotline											
	Service charge on each request	326	569	458	537	693	500	488	750	151	450	750
Total:		326	569	458	537	693	500	488	750	151	450	750
100-00-53311-004-007	Traffic Control											
	Street/MUTCD signs	3,251	9,507	15,493	8,932	24,353	5,000	26,448	5,000	2,663	25,000	5,000
	Pavement Marking	12,693					20,000		20,000			20,000
Total:		15,943	9,507	15,493	8,932	24,353	25,000	26,448	25,000	2,663	25,000	25,000
100-00-53311-004-009	Roadside Maintenance											
	Gravel for Shoulder Repair	75,911	53,325	78,152	17,845	32,439	10,000	21,758	10,000	10,040	34,000	10,000
	Asphalt for Paving Shoulder						5,000		5,000			5,000
	Right-of-way posts						700		700			700
	Topsoil mulch and seed						4,000		4,000			4,000
	Contracted asphalt patch work											
	highway maintenance in 2022)						-		-			-
	Rear Flail Ditch Mower						-		-			-
	Tree removal						20,000		15,000			15,000
Total:		75,911	53,325	78,152	17,845	32,439	39,700	21,758	34,700	10,040	34,000	34,700

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53311-004-010	Street Light Electric & Maint.											
	We Energies Power	1,829	1,333	856	770	588	1,200	394	1,200	153	1,000	1,200
	Replacement bulbs						300		300			300
Total:		1,829	1,333	856	770	588	1,500	394	1,500	153	1,000	1,500
100-00-53311-010-000	General Expenses - PW Garage											
	One-time DPW Facility Upgrade/Road/sealing or Misc. project											37,355
	Maintenance expenses	3,561	3,581	13,097	5,545	4,342	5,000	2,361	6,000	1,307	5,000	6,000
Total:		3,561	3,581	13,097	5,545	4,342	5,000	2,361	6,000	1,307	5,000	43,355
100-00-53311-015-000	General Expenses - Town Hall											
	Maintenance expenses (ADA sidewalk 2024)	1,221	1,041	601	7,113	1,526	3,000	7,217	3,500	2,291	4,000	3,500
	Automated Door Warranty								1,000			1,000
Total:		1,221	1,041	601	7,113	1,526	3,000	7,217	4,500	2,291	4,000	4,500
100-00-53311-020-000	General Expenses - Fire St. 2											
	Alarm testing service	669	4,288	2,851	2,590	2,707	550	1,780	550	593	3,000	550
	Misc. expenses						450		450			450
	Materials - indoor maint.						250		250			250
	Materials - outdoor maint.						250		250			250
	Backup Generator Overhaul						1,500		1,500			1,500
Total:		669	4,288	2,851	2,590	2,707	3,000	1,780	3,000	593	3,000	3,000
100-00-53311-060-000	Shop Supplies & Misc Parts											
	Paper products	22,788	17,560	16,515	16,400	17,246	1,000	18,963	1,000	11,268	20,000	1,000
	Cleaning supplies (Safety Kleen)						1,000		1,000			1,000
	Cleaning supplies (Imperial Supplies)						750		750			750
	Quality State Oil - Hydraulic/Motor Oil						250		250			250
	General Parts & Equipment						14,850		17,000			17,000
Total:		22,788	17,560	16,515	16,400	17,246	17,850	18,963	20,000	11,268	20,000	20,000

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100-00-53311-060-001	Equipment Maintenance/Service											
	Tires	118,376	110,285	106,770	92,172	86,619	11,000	81,410	11,000	40,389	80,000	11,000
	Parts						11,000		11,000			11,000
	Equipment rental (Mastic 1 smelter)											
	Equipment rental (smelter)											
	Equipment repair/service						56,000		58,000			58,000
	Wheeled Excavator	85,900										
Total:		204,276	110,285	106,770	92,172	86,619	78,000	81,410	80,000	40,389	80,000	80,000
100-00-53315-001-000	Highway Construction Payroll											
		990	469	872	47,546	2,394	8,000	204	8,000	3,123	8,016	8,000
Total:		990	469	872	47,546	2,394	8,000	204	8,000	3,123	8,016	8,000
100-00-53315-011-000	General Exp - Hwy Construction											
	Horns Corners Rd. (Bridge St. south 2500' to CTH T)	178		306,668						-	-	
	Sherman Road 1 mile		290,450									
	Contracted Chip Sealing (1-2 miles)	-	-		48,973							
	Future Road Project Money (Transfer to Special Rev. Acct.)											
	Total:	178	290,450	306,668	48,973	-	-	-	-	-	-	-
100-00-53315-011-001	General Expenses - Bridges											
	Bridge maintenance materials	-	-	3,314	823	1,016	5,000	3,576	5,000	2,740	4,000	5,000
	Total:	-	-	3,314	823	1,016	5,000	3,576	5,000	2,740	4,000	5,000
100-00-53315-040-001	FICA											
		74	35	19	2,153	-	1,500	-	1,500	-	-	1,500
	Total:	74	35	19	2,153	-	1,500	-	1,500	-	-	1,500
100-00-53441-001-000	WPDES Stormwater Permit											
	Permit fee	500	500	500	500	500	1,500	500	1,500	500	500	1,500
	Total:	500	500	500	500	500	1,500	500	1,500	500	500	1,500

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53441-002-000	WPDES Stormwater Consulting											
	Grant writing & app. process	-	-	13,000	-	-	-	-	-	-	-	-
	Misc. Stormwater consulting						3,000		3,000			3,000
	Total:	-	-	13,000	-	-	3,000	-	3,000	-	-	3,000
100-00-53450-001-000	Flood Control											
	Sand	70	-	-	-	-	200	-	200	-	-	200
	Sand bags						300		300	-		300
	Total:	70	-	-	-	-	500	-	500	-	-	500
100-00-53820-000-000	Refuse Collection Payroll											
	Misc. Refuse/Special Pick Up	48,892	44,845	46,894	45,327	3,590	8,000	2,158	8,000	1,422	2,843	8,000
	Total:	48,892	44,845	46,894	45,327	3,590	8,000	2,158	8,000	1,422	2,843	8,000
100-00-53620-040-001	FICA											
		3,592	3,182	3,466	2,212	-	765	-	765	-	-	765
	Total:	3,592	3,182	3,466	2,212	-	765	-	765	-	-	765
100-00-53620-040-002	Wisconsin Retirement											
		3,136	2,942	3,168	1,951	-	800	-	800	-	-	800
	Total:	3,136	2,942	3,168	1,951	-	800	-	800	-	-	800
100-00-53631-002-001	Tipping Fees											
	2026 Waste Management \$11.63/mo per home	168,089	185,618	185,728	196,435	294,526	293,429	295,002	307,322	128,799	307,989	322,104
	Total:	168,089	185,618	185,728	196,435	294,526	293,429	295,002	307,322	128,799	307,989	322,104
100-00-53631-002-002	Materials/Supplies											
	Materials/supplies for recycling yard	312	250	36	200	-	250	51	250	-	100	250
	Total:	312	250	36	200	-	250	51	250	-	100	250

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53631-002-003	Fuel											
	Propane for forklift	12,163	14,069	20,510	32,324	923	700	524	-	95	200	-
	Refuse truck fuel											
	Urea for refuse truck emission system											
Total:		12,163	14,069	20,510	32,324	923	700	524	-	95	200	-
100-00-53631-002-004	Refuse Carts											
	WM supplies per contract 2023 no charge	5,652	4,224	4,451	11,853	-	-	-	-	-	-	-
Total:		5,652	4,224	4,451	11,853	-	-	-	-	-	-	-
100-00-53631-020-000	Landfill Site/ Pleasant Valley											
	Monitoring shared w/ City of Cedarburg	2,533	2,166	4,050	4,900	2,333	3,000	3,067	3,000	1,000	3,000	3,000
Total:		2,533	2,166	4,050	4,900	2,333	3,000	3,067	3,000	1,000	3,000	3,000
100-00-53635-000-000	Recycling Wages											
	Yard Attendants (phase out 2025 due to automated yard)	5,693	3,098	2,975	5,186	3,338	8,000	3,222	-	81	81	-
	Remove											
Total:		5,693	3,098	2,975	5,186	3,338	8,000	3,222	-	81	81	-
100-00-53635-000-001	Recycling Public Works Payroll											
		10,021	10,250	14,064	8,176	10,548	11,000	10,435	13,000	6,044	12,000	13,000
Total:		10,021	10,250	14,064	8,176	10,548	11,000	10,435	13,000	6,044	12,000	13,000
100-00-53635-002-000	General Expense - Recycling											
	Tire recycling collection			84,285		128,572	1,500	130,208	1,500	58,236	137,384	1,500
	Metal Recycling Collection								1,000			1,000
	Supplies/fuel/general expenses						1,700		2,400			2,400
	2026 Collection - Waste Management \$5.16/mo	103,684	130,043		121,888		130,045		136,127			142,911
Total:		103,684	130,043	84,285	121,888	128,572	131,745	130,208	141,027	58,236	137,384	147,811

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-53635-040-001	FICA	1,175	921	1,334	781	251	1,200	208	1,200	6	25	1,200
Total:		1,175	921	1,334	781	251	1,200	208	1,200	6	25	1,200
100-00-53635-040-002	Wisconsin Retirement	584	630	1,007	334	-	700	-	700	-	-	700
Total:		584	630	1,007	334	-	700	-	700	-	-	700
100-00-53640-000-000	Weed & Nuisance Control											
	Herbicide (ROW invasives & noxious weeds)	264	2,430	134	2,884	2,968	3,000	2,979	3,000	2,999	2,999	3,000
Total:		264	2,430	134	2,884	2,968	3,000	2,979	3,000	2,999	2,999	3,000
100-00-53680-000-000	Other Sanitation/Haz Waste											
	Used sand bag disposal	-	-	470	-	-	600	-	600	-	-	600
Total:		-	-	470	-	-	600	-	600	-	-	600
PUBLIC WORKS TOTAL:		1,419,747	1,529,498	1,583,589	1,253,017	1,308,147	1,491,459	1,267,603	1,568,629	642,614	1,485,473	1,642,844

YTD

[illegible]

2026 General Fund Line Item Budget												
Level: CULTURE REC. ED 100-00-55		YTD										
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-55500-000-000	Landmarks Commission											
	Moved to General Government	890	-	-	-	-	-	-	-	-	-	-
Total:		890	-	-	-	-	-	-	-	-	-	-
CULTURE REC. ED. TOTAL:		4,663	4,556	2,923	2,887	4,245	5,000	4,333	7,500	650	4,500	5,000

2026 General Fund Line Item Budget

Level: Conserv. & Dev 100-00-56

YTD												
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-56700-000-000	OEDC Contribution											
	Annual Membership OED	-	-	-	-	185	150	100	185	-	150	185
	Ozaukee County Tourism Council								100			100
Total:		-	-	-	-	185	150	100	285	-	150	285
100-00-56700-000-001	Cedarburg Chamber Contribution											
	Chamber Annual Membership fee	3,175	175	3,000	3,460	280	175	3,185	185		175	185
	Hometown Celebration/Fireworks	-				3,000	3,000		3,000	3,000	3,000	3,000
	Parade								35	30	30	50
Total:		3,175	175	3,000	3,460	3,280	3,175	3,185	3,220	3,030	3,205	3,235
	CONSERV. & DEV. TOTAL	3,175	175	3,000	3,460	3,465	3,325	3,285	3,505	3,030	3,355	3,520

2026 General Fund Line Item Budget

Level: CAPITAL OUTLAY 100-00-57												
										YTD		
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 7/11/2025	2025 Est. Yr. End	2026 Budget
100-00-57140-000-000	General Public Buildings											
	Records	-	-	3,000	-	-	3,000	-	3,000	-	3,000	3,000
	Town Hall Phone System Upgrade											10,000
	Total:	-	-	3,000	-	-	3,000	-	3,000	-	3,000	13,000
100-00-57190-000-000	General Gov Equip/Furniture											
	Record Storage	-	-	-	-	-	1,000	-	1,000	-	1,000	1,000
	Total:	-	-	-	-	-	1,000	-	1,000	-	1,000	1,000
100-00-57324-000-000	Highway Outlay/New Equipment											
	Wheeled excavator	10,794	20,904									
	Town Hall Generator (change order to 2020 approved new generator within budget)											
	Box Truck w/ramp (Used) \$50,000				61,815							
	Zero Turn Mower Replacement #43 (Model Year 2012) \$20,000											
	New pickup truck to replace #17 (2017)			128,295								
	2024 Equipment Purchases: \$720,000 (Minus \$315,000 coming from Capital Account; Minus \$55,000 coming from Recreation Fund Balance) Amended 2024 Budget to Capital Fund						350,000			-		
	2025 Equipment purchases: \$400,000 (minus \$200,000 coming from Capital Account) 20 yd Patrol Truck (plow, wing, underbody, v-box salter) Replacement #12 - Model Year 2004, & 1-Ton Dump Forestry Aerial Equipment & Accessories (Replacement #30 - Model Year 1997)								200,000			
	2026: Transfer from SR Machinery Account for 2026 Equipment purchases: \$75,000 Used Road Grader with shoulder reclaiming equipment (Replacement #24 - Model Year 1992)											75,000
	Total:	10,794	20,904	128,295	61,815	-	350,000	-	200,000	-	-	75,000
	CAPITAL OUTLAY TOTAL:	10,794	20,904	131,295	61,815	-	354,000	-	204,000	-	4,000	89,000

2026 General Fund Line Item Budget

Level: OTHER FIN. USES 100-00-59

		YTD										
<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>YTD 2025 7/11/2025</u>	<u>2025 Est. Yr. End</u>	<u>2026 Budget</u>
100-00-59900-000-000	General Fund Reserve Transfer		-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-59900-001-000	Misc. General Gov't		-	-	-	-	-	-	-	-	-	-
Total:		-	-	-	-	-	-	-	-	-	-	-
100-00-59900-002-000	Transfer GF to Other Funds											
	Equipment Tranfer to Special Rev. Acct. for Equipment Depreciation		620,000	233,000	158,000	150,000	150,000	150,000	150,000	-	150,000	150,000
	Transfer for Prochnow Expenses					8,000			8,000		8,000	8,000
	Transfer to Fire & EMS SR Fund (Balance of \$965,490 minus 2025 payment of \$536,623)								428,867		428,867	
	Transfer to Fire & EMS SR Fund (Balance of \$965,490 minus 2026 payment of \$684,741)											280,749
	Other Transfers Board Approved (Transfer to Debt Service to retire negative debt)					100,000		297,184				
Total:		-	620,000	233,000	158,000	258,000	150,000	447,184	586,867	-	586,867	438,749
OTHER FIN. USES TOTAL:		-	620,000	233,000	158,000	258,000	150,000	447,184	586,867	-	586,867	438,749

2026 Town of Cedarburg Line Item Budget

Special Revenue Fund								
	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
Revenues	57,948	668,003	275,951	205,134	365,978	265,799	180,620	176,830
Expenditures	559,627	39,070	457,658	151,837	218,425	326,310	342,000	215,000
Balance Annual Net Rev/Exp	\$ (501,679)	\$ 628,934	\$ (181,707)	\$ 53,297	\$ 147,552	\$ (60,510)	\$ (161,380)	\$ (38,170)
Fund Balance 12/31/24: \$1,008,795								

The Town's Special Revenue Fund has several primary and secondary functions for the Town to help track and transfer funds effectively and transparently. The Special Revenue account reports the proceeds of specific revenue/expenditure sources that are restricted or committed for a specific purpose.

Primary Functions:

- 1) Property Tax Revenue (not active anymore 1-1-14)
- 2) Machinery/project (projected balance 1-1-2026 \$673,000)
- 3) Utility Bonds (neutral account to hold work bonds in the Town)
- 4) Impact Fee's (kept separate from General Fund Revenue)
- 5) Environmental Impact (tracking of expenses for Prochnow EPA action)

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE

Type: Revenues (200-00)

Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
200-00	Taxes								
	Property Tax Levy	-	-	-	-	-	-	-	-
Total:				-	-	-	-	-	-
200-00	Machinery								
	Beginning Acct. Balance 1/1/25	248,983	450,860	523,783	467,890	799,561	795,166	-	-
	Interest				9,752	49,311	41,041	-	-
	2021:Transfer in from GF for equipment (Replacement pickup truck with lift gate (\$65,000) Tilting Bucket (replacing broken bucket) (\$10,000) Used for pickup truck never replaced from 2017 (\$25,000) Replacement zero turn mower (\$25,000)								
	2022:Transfer In from General Fund for equipment replacement patrol truck (\$230,000), replacement zero turn mower (\$20,000), and used box truck (\$50,000)								
	2023: No transfer in for equipment for 2023; equipment purchases in 2023 made with Capital Funds due to savings on roads projects in 2022								
	2024:Transfer in from General Fund for equipment replacement patrol truck (\$285,000), and retrofit plow truck with anti-icing tank (\$65,000) Transfer In from General Fund for equipment depreciation	0						150,000	150,000
Total:		-	-	-	9,752	49,311	41,041	150,000	150,000

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE									
Type: Revenues (200-00)									
		2019	2020	2021	2022	2023	2024	2025	2026
<u>Account</u>	<u>Description</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
200-00	Highway & Bridge								
	Beginning Acct. Balance 1/1/25	34,830	355,109	355,362	-	-	-	-	-
	Interest	15,691	3,324	879	-	-			
	Transfer in from G.F. for Projects								
	Note:								
	None in 2023 and 2024 due to funds coming from								
	the Capital Account \$5 million notes								
	Total:	15,691	3,324	879	-	-	-	-	-
200-00	Utility Permit Escrows								
	Beginning Acct. Balance 1/1/25	20,200	20,700	20,700	22,200	22,200	22,190	-	-
	Interest			-	-	-	-	-	-
	Total:	-		-	-	-	-	-	-
200-00	Road Bond								
	Beginning Acct. Balance 1/1/25	37,000	57,200	72,000	71,100	69,600	69,600	-	-
	Interest			-	-	-	-	-	-
	Total:	-		-	-	-	-	-	-
200-00	Holding Tank								
	Beginning Acct. Balance 1/1/25	181,600	185,600	188,000	191,600	193,200	193,200		
	Interest	3,219	1,500	170	3,246	14,085	15,371	-	-
	Total:	3,219	1,500	170	3,246	14,085	15,371	-	-
200-00	Impact Fees								
	Beginning Acct. Balance 1/1/25	233,006	276,151	318,071	340,854	267,724	301,925	-	-
	New impact fees collected	26,530	41,690	41,690	30,321	26,530	18,950	30,320	26,530
	Interest	12,508	1,489	212	3,816	18,052	15,250	300	300
	Total:	39,038	43,179	41,902	34,136	44,582	34,200	30,620	26,830

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE									
Type: Revenues (200-00)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
200-00	Environmental								
	Beginning Acct. Balance 1/1/25	-189,440	100,003	81,501	109,420	190,912	192,847	-	-
	Interest	-		-	-	-	9,619	-	-
	Total:	-		-	-	-	9,619	-	-
200-00	Five Corners Town Center								
	Beginning Acct. Balance 1/1/25	36,644	36,918	85,949	87,018	90,842	95,776	-	-
	Interest			-	-	-	5,130	-	-
	Total:	-		-	-	-	5,130	-	-
200-00	PW Facility								
	Beginning Acct. Balance 1/1/25						167,678		
	Interest						8,336		
	Total:			-	-	-	8,336	-	-
200-00	Interest Income								
	Interest						2,102		
	Total:			-	-	-	2,102	-	-
200-00	Transfer in from General Fund								
			620,000	233,000	158,000	258,000	150,000		
	Total:		620,000	233,000	158,000	258,000	150,000	-	-
TOTAL NEW REVENUE (not fund balance):		57,948	668,003	275,951	205,134	365,978	265,799	180,620	176,830

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE									
Type: Expenditures (200-00)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
200-00	Machinery								
	Transfer to G. F. Natural Gas Pressure Washer	15,000							
	Transfer to General fund purchase of wheeled excavator (puchased 11/19)	-							
	Unbudgeted Generator replacement 2020		25,932						
	2021:Transfer to General Fund for equipment (Replacement pickup truck with lift gate (\$65,000) Tilting Bucket (replacing broken bucket) (\$10,000) Used for pickup truck never replaced from 2017 (\$25,000) Replacement zero turn mower (\$25,000)			128,295					
	2022:Transfer to General Fund for equipment (Replacement patrol truck (\$230,000), replacement zero turn mower (\$20,000), and used box truck (\$50,000)				61,988				
	2023: No transfer in for equipment for 2023; equipment purchases in 2023 made with Capital Funds due to savings on roads projects in 2022								
	2024:Transfer to General Fund for equipment replacement patrol truck (\$285,000), and retrofit plow truck with anti-icing tank (\$65,000)								
	2025: Transfer from SR Machinery Account for Equipment purchases: \$400,000 (minus \$200,000 coming from Capital Account) 20 yd Patrol Truck (plow, wing, underbody, v-box salter) Replacement #12 - Model Year 2004, & 1-Ton Dump Forestry Aerial Equipment & Accessories (Replacement #30 - Model Year 1997)							200,000	
	2026: Transfer from SR Machinery Account for Equipment purchases: \$75,000 Used Road Grader with shoulder reclaiming equipment (Replacement #24 - Model Year 1992)								75,000
	Total:	15,000	25,932	128,295	61,988	-	-	200,000	75,000

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE									
Type: Expenditures (200-00)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
200-00	Highway & Bridge								
	Hold for future Road Projects								
	Offset cost of of Pleasant Valley/Douglas Projects								
	Transfer to GF for Offset of Cedar Creek Rd Project								
	Transfer to GF for offset of Sherman and Beechwood Drive Projects 2020								
	Transfer to GF for offset for 2021 road work			306,668					
	Transfer to GF for offset of 2022 chip sealing				49,973				
	Total:	-	-	306,668	49,973	-	-	-	-
200-00	Paving								
	Total:	-	-	-	-	-	-	-	-
200-00	Utility Permit Escrows								
	Total:	-	-	-	-	-	-	-	-
200-00	Road Bond								
	Total:	-	-	-	-	-	-	-	-
200-00	Holding Tank								
	Total:	-	-	-	-	-	-	-	-

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE									
Type: Expenditures (200-00)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
200-00	Impact Fees								
	Transfer to General Fund Impact Fee Study 2022								
	Transfer to Capital Project Sports Complex								
	Transfer to General Fund for Fire/EMS Shared Services Agreement	528,795	-	-	-	125,220	-	22,000	-
Total:		528,795	-	-	-	125,220	-	22,000	-
200-00	Environmental								
	Legal Services		9,638	19,496	33,770	6,714	5,629	20,000	20,000
	Engineering	15,832	3,500	3,199	6,105	86,492	23,497	40,000	100,000
Total:		15,832	13,138	22,695	39,875	93,206	29,125	60,000	120,000
200-00	Five Corners Town Center								
	Transfer to General Fund for Five Corners Stormwater Engineering Study *Project not completed in 2016								
	Transfer to General Fund for Comprehensive Plan Update + Applicable Ordinances							10,000	20,000
	Transfer to General Fund for 5 Corners Master Plan Update						-	50,000	-
Total:		-	-	-	-	-	-	60,000	20,000
200-00	Debt Service								
	Transfer Out						297,184		
Total:		-	-	-	-	-	297,184	-	-
EXPENDITURES TOTAL:		559,627	39,070	457,658	151,837	218,425	326,310	342,000	215,000

2026 Town of Cedarburg Line Item Budget

Special Revenue Fund ARPA							
	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
Revenues	-	317,198	317,198	60,388	-	-	-
Expenditures	-	17,976	192,916	202,960	170,563	220,000	35,000
Balance Annual Net Rev/Exp	\$ -	\$ 299,222	\$ 124,282	\$ (142,572)	\$ (170,563)	\$ (220,000)	\$ (35,000)
Fund Balance 12/31/24: \$63,157							
Note: all funds obligated							

The Town's ARPA Special Revenue Fund has several functions for the Town to help track and transfer funds effectively and transparently. The Special Revenue account reports the proceeds of specific revenue/expenditure sources that are restricted or committed for a specific purpose.

Primary Functions:

- 1) ARPA Revenue (two payments received: 2021-2022)
- 2) ARPA Eligible Expenditures can be reviewed by Baker Tilly per contract, with Town Board approval.
- 3) Town ARPA allocation: \$634,396.11
- 4) The funds were 100% obligated by December 31, 2024 and must be spent by December 31, 2026.
- 5) Baker Tilly has been contracted for ARPA assistance, including advising and reporting per Federal rules.

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE - ARPA
Type: Revenues (205-00)

		2020	2021	2022	2023	2024	2025	2026
		Actual	Actual	Actual	Actual	Actual	Budget	Budget
Account	Description							
205-00	Federal ARPA Funds							
	ARPA Allocation	-	317,198	317,198	-	-	-	-
	Interest Income				5,638			
	State Stormwater Grant				54,750			
Total:			317,198	317,198	60,388	-	-	-
TOTAL NEW REVENUE (not fund balance):		-	317,198	317,198	60,388	-	-	-

2025 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE - ARPA
Type: Expenditures (205-00)

<u>Account</u>	<u>Description</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
205-00	Stormwater & Water							
	Stormwater Study 2022	-	-	98,000	10,500	-	-	-
	Total:	-	-	98,000	10,500	-	-	-
205-00	Video Speaker System - Mtg Room							
			17,157	25,461	5,093			
	Total:	-	17,157	25,461	5,093	-	-	-
205-00	Professional Services							
	Market Revaluation Grota Appraisals	-	819	-	45,600	32,641	-	-
	Other Approved Projects			1,374	16,887		160,000	35,000
	Total:	-	819	1,374	62,487	32,641	160,000	35,000
205-00	Town Facilities							
	Town Facilities Approved Projects	-	-	68,081	124,880	137,922	60,000	
	Total:	-	-	68,081	124,880	137,922	60,000	-
	EXPENDITURES TOTAL:	-	17,976	192,916	202,960	170,563	220,000	35,000

2026 Town of Cedarburg Line Item Budget

Capital Projects Fund									
	2019 Actual	2020 Actual	2021 Actual	2022	Actual 2023	Actual 2024	Actual	2025 Budget	2026 Budget
Revenues	502,895	20,000	-	5,369,300	1,020,322	620,800	800,000	1,800,000	
Expenditures	675,378	211,275	11,315	2,094,480	1,159,325	2,786,992	730,500	1,815,500	
Fund Balance 12/31/24:	\$ 1,075,748								

* Note Created 2018 Budget Process 11-1-2018. Town Board used the \$241,404 to pre-pay the GO Promissory Notes. Intent was to pay back that amount in 2018 and 2019; \$120,702 each year and use on Capital projects. Town Board approved a 2024 budget amendment 10-2-2024 to reassign \$297,185 of SR machinery and equipment funds to retire debt and address this item.

** 2019-Forward Capital Project continues to be the primary account for the Cedarburg Sports Project "Korb Sports Complex." This account also received and disperses any and all donations to the Korb Sports complex.

***2019: The only non-Sports Complex transaction in the Capital Projects Account is the the purchase of the new Garbage Truck. The Town Finance Committee along with the Town Board approved the purchase during the 2018 budget process, however the new truck and full payment upon delivery 2019. The funds were held in this account was payment is due upon delivery.

****2022 Budget-Capital Project addition of a \$5 million promissory notes for road projects and equipment.

***** \$249,900 GO Bond with the State Trust Fund Loan occurred in 2022

*****\$650,000 GO Bond with the State Trust Fund Loan occurred in 2023

*****\$345,000 GO Bond with PWSB occurred in 2025; payable 2026 for road sealing

2026 Town of Cedarburg Line Item Budget

Fund: CAPITAL PROJECTS									
Type: Revenues (300-00)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
300-00-43531-000-000	LRIP								
	Interest					103,839	-	-	-
	LRIP Payment						482,204		
Total:		-	-	-	-	103,839	482,204	-	-
300-00-46100-000-000	Reimbursements - Grafton/Cedarburg/Saukville								
	Reimbursements					104,460	127,185	-	-
Total:		-	-	-	-	104,460	127,185	-	-
300-00-47230-131-000	State of WI Reimbursement - Bridge								
	Reimbursements					63,591	11,411	-	-
Total:		-	-	-	-	63,591	11,411	-	-
300-00-48110-000-000	Bond Proceeds - 2018								
	Town GO Note State Trust Fund Loan	-	-	-	-	-	-	-	-
	Impact Fee Dispersement	442,895							
Total:		442,895	-	-	-	-	-	-	-
300-00-48110-000-001	Interest - NonTaxable								
	Interest				2,866	33,707	-	-	-
Total:		-	-	-	2,866	33,707	-	-	-

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
300-00-48110-000-006	Bond Proceeds - 2022								
	Town Promissory Notes 2022				5,000,000	64,724	-	-	-
		-	-	-	5,000,000	64,724	-	-	-

300-00-48110-000-007	Korb Sports Complex Donation								
	Korb Family			-	-		-	-	-
	Anonymous Donation			-	-		-	-	-
	Margery Uihlein Family			-	-		-	-	-
	Orthopaedic Hospital Donation	60,000	20,000	-	-		-	-	-
	Other Donations (ex. Concessions stand, path, lights)			-	-		-	400,000	1,400,000
	Total:	60,000	20,000	-	-	-	-	400,000	1,400,000

300-00-48110-000-008	Bond Proceeds - 2023								
	Town GO Note State Trust Fund Loan					650,000	-	-	-
Anticipated funds to be received before year end									
		-	-	-	-	650,000	-	-	-

300-00-48110-000-008	Bond Proceeds - 2025/2026								
	Town GO Note PWSB Loan 2025							400,000	-
Anticipated funds to be received before year end	Town GO Note 2026								400,000
Anticipated funds to be received before year end	Purpose: roads, equipment, facilities, Capital over \$5,000								
		-	-	-	-	-	-	400,000	400,000

300-00-49000-000-000	Other Financing Sources								
	WI State Trust Fund Loan 2022 STH 60 Land Purchase				249,900				
	City of Cedarburg Intergov. Road Reimbursement				116,534				
	Total:	-	-	-	366,434	-	-	-	-

NEW REVENUES TOTAL (not fund balance):	502,895	20,000	-	5,369,300	1,020,322	620,800	800,000	1,800,000
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2026 Town of Cedarburg Line Item Budget

Fund: CAPITAL PROJECTS
Type: Expenditures (300-00)

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
300-00-57203-137-000	Land Purchase								
	8611 STH Land Purchase				250,404				
		-	-	-	-				
	Total:	-	-	-	250,404		-	-	-
300-00-57230-134-000	Road Projects								
	Town Road Projects 2022				1,153,257				
	Town Road Projects 2023								
	Town Road Projects 2024					241,880	1,734,251		
	Town Road Projects 2025								
	Town Road Projects 2026 Road Sealing							-	345,000
	Total:	-	-	-	1,153,257	241,880	1,734,251	-	345,000
300-00-57230-134-002	Road Projects Cedar Sauk Road								
	Cedar Sauk Road Project				43,271	165,649	412	100,000	-
		-	-	-	-				
	Total:	-	-	-	43,271	165,649	412	100,000	-
300-00-57230-134-003	Road Projects Columbia Road								
	Columbia Road Project	-	-	-	23,338	202,247	576,800	-	-
	Total:	-	-	-	23,338	202,247	576,800	-	-

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Budget</u>
300-00-57230-134-004	Road Projects Sherman Road								
	Sherman Road Project	-	-	-	294,423	-	-	-	-
	Total:	-	-	-	294,423		-	-	-

300-00-57230-134-005	COVERED BRIDGE PROJECT								
	Covered Bridge Replacement	-	-	-	263,599	7,421	-	-	-
	Total:	-	-	-	263,599	7,421	-	-	-

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Budget</u>
300-00-57230-134-006	Cedar Creek Bridge Project								
	Cedar Creek Bridge Replacement Design	-	-	-	-		-	30,500	55,500
	Total:	-	-	-	-		-	30,500	55,500

300-00-57230-135-000	KORB SPORTS COMPLEX								
	Sports Complex Land Acquisition (2017)								
	Cedarburg Sports Complex Phase #1 Rams Contracting Bid								
	Korb Sports Complex Field Amenities (Fence, Pole/shed buildings, Well/Electric)	372,682				21,913			
	Soft Cost (engineering, legal, contingency, dirt)	10,864							
	Korb Sports Complex Phase # 3 (Score Boards, signage, improvements, Equipment)		209,404	11,315					
	Korb Sports Complex Phase # 4 (Infrastructure \$1.3 million)				677		159	400,000	1,400,000
	Soccer Goals and Field Supplies								15,000
	Town Garbage Truck	289,424							
	Total:	672,970	209,404	11,315	677	21,913	159	400,000	1,415,000

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Budget</u>
300-00-57300-100-000	Equipment Purchase								
	Sports Complex Wage (DPW)	2,408	1,871	-	-				
	2023 equipment: \$250,000 patrol truck, \$190,000 roadside tractor w/flail mower, \$50,000 brine tanks x (4) for patrol trucks, \$80,000 for a 1-ton dump truck tree trimming truck, \$71,541 for a boom mower attachment, \$12,000 irrigation system					520,214			
	2024 equipment: \$285,000 patrol truck, \$315,000 loader, \$65,000 outfit patrol truck #10 anti-icing tank, \$40,000 mower for the Korb Sports Complex, \$15,000 for water wheel for the Korb Sports Complex (\$720,000 minus \$55,000 from Rec Fund Balance and minus \$350,000 from Machinery and Equipment account)						475,370		
	2025 Equipment purchases: \$400,000 (minus \$200,000 coming from Special Revenue Account) 20 yd Patrol Truck (plow, wing, underbody, v-box salter) Replacement #12 - Model Year 2004, & 1-Ton Dump Forestry Aerial Equipment & Accessories (Replacement #30 - Model Year 1997)							200,000	
	2026 Equipment purchases: no Capital funds for equipment in 2026 (Note: \$75,000 for a retrofit on the grader funded as a transfer from SR)								
	Town Refuse Truck								
	Total:	2,408	1,871	-	-	520,214	475,370	200,000	-
300-00-58292-135-000	Debt Issuance Costs								
	2022 \$5 Million Promissory Notes	-	-	-	65,512		-	-	-
	Total:	-	-	-	65,512		-	-	-
EXPENDITURES TOTAL:		675,378	211,275	11,315	2,094,480	1,159,325	2,786,992	730,500	1,815,500

2026 Town of Cedarburg Line Item Budget

Debt Service Fund								
	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
Revenues	353,160	350,784	350,785	450,737	690,746	1,065,673	723,019	760,918
Expenditures	350,784	350,784	350,784	350,784	790,697	768,489	723,019	760,918
Balance	2,376	(0)	1	99,952		297,184	0	0
Fund Balance 12/31/24:	\$0							

Notes

*Town Board approved paying off both GO Promissory Notes early to avoid \$42,000 of interest during the 2017 Budget process.

** June 2018: Town Board took action to borrow \$1.6 million for the Korb Sports Complex. The Town moved the \$1,600,000 proceeds into the Capital Projects account for the project. The note was on a 5-year repayment process of approximately \$350,784/year due March 15th of each year until 2023.

***2020 transfer in of impact fee funds to be transferred to Capital Projects Fund

****October 2021 Town Board approved borrowing \$5,000,000 for road and equipment capital projects. The \$5 million proceeds will be moved into the Capital Projects account for the projects. The notes are based on a 10 year repayment process (must refinance). Payment cost per year based upon borrowing issued in 2022 with payments beginning in 2023.

***** April 2022: Town Board took action to borrow \$249,900 for STH 60 land purchase for redevelopment Town Center. The note is on a 5-year repayment process of approximately \$54,629/year due March 15th of each year until 2027.

***** October 2023: Town Board took action to borrow \$650,000 for roads & equipment to secure Cedar Creek bridge grant. The note is on a 2-year repayment process with payment due March 15th of each year until 2025.

***** August 2025: Town Board approved a 1-year note with PWSB to borrow \$345,000 for roadwork and road sealing, bridge construction, capital equipment

2026 Town of Cedarburg Line Item Budget

Fund: DEBT SERVICE									
Type: Revenues (400-00-57)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
400-00-20000-000-000	Town Portion Property Taxes								
	Portion of tax levy for debt service	353,160	350,784	350,785	350,785	690,746	768,489		
	Tax Levy proceeds from State of Wisconsin 1.6 million dollar bond issue June 2018 Korb Sports Complex (last payment 2023)								
Pre-pay request submitted to BCPL	Tax Levy proceeds from State of Wisconsin \$650,000 bond issue November 2023 Roads/Equipment/Sports Complex							318,465	
	Tax Levy proceeds from State of Wisconsin \$249,900 bond issue April 2022 Land Purchase STH 60 for Redevelopment							54,629	54,629
	Tax Levy proceeds from 2022 Promissory Notes \$5 million for Roads and Equipment April 2022							349,925	343,475
	Tax Levy proceeds from PWSB GO Note \$345,000 for roadwork and road sealing, bridge construction, capital equipment								362,814
	Tax Levy proceeds from GO Note for 2026 TBD								
Total:		353,160	350,784	350,785	350,785	690,746	768,489	723,019	760,918
400-00-20000-000-000	Transfer In Special Revenue Fund								
	Transfer from Special Rev Fund to pre-pay debt via Ehlers Document								
	Impact Fee Transfer in: Fire Impact Fees		-	-	-		-	-	-
Total:		-	-	-	-	-	-	-	-
400-00-49100-000-000	Proceeds of Long Term Debt								
					99,952				
			-	-	-		-	-	-
Total:		-	-	-	99,952	-	-	-	-
					-	-	-	-	-
400-00-49200-000-000	Transfer In								
	Transfer In to retire negative debt as part of 2024 Budget Amendment						297,184		
			-	-	-		-	-	-
Total:		-	-	-	-	-	297,184	-	-
					-	-	-	-	-
400-00-57	Fund Balance								
	Available bond proceeds								

Total:	-	-	-	-	-	-	-
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REVENUES TOTAL:	353,160	350,784	350,785	450,737	690,746	1,065,673	723,019	760,918
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2026 Town of Cedarburg Line Item Budget

Fund: DEBT SERVICE									
Type: Expenditures (400-00-58)									
Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2026 Budget
400-00-58100-000-000	Principal								
	State Trust Fund Loan Payment to <u>Capital Projects Account</u> Korb Sports Complex	311,661	305,569	316,387	327,461	571,987	608,320		
	State Trust Fund Loan Payment to <u>Capital Projects Account</u> 2023 Roads/Bridge/Equipment							299,731	
	State Trust Fund Loan Payment to <u>Capital Projects Account</u> Land Purchase STH 60							49,631	51,244
	2022 Promissory Notes Payment to <u>Capital Projects Account</u> Roads and Equipment							215,000	215,000
	2025 PWSB GO Note to <u>Capital Projects Account</u> roadwork and road sealing, bridge construction, capital equipment								345,000
	2026 GO Note to <u>Capital Projects Account</u> TBD								
Total:		311,661	305,569	316,387	327,461	571,987	608,320	564,362	611,244
400-00-58200-000-000	Interest								
	State Trust Fund Loan Payment to <u>Capital Projects Account</u> Korb Sports Complex	39,123	45,215	34,397	23,323	218,710	160,169		
Pre-Pay request submitted to BCPL	State Trust Fund Loan Payment to <u>Capital Projects Account</u> 2023 Roads/Equipment/Sports Complex							18,733	
	State Trust Fund Loan Payment to <u>Capital Projects Account</u> Land Purchase STH 60							4,998	3,385
	2022 Promissory Notes Payment to <u>Capital Projects Account</u> Roads and Equipment							134,925	128,475
	2025 PWSB GO Note to <u>Capital Projects Account</u> roadwork and road sealing, bridge construction, capital equipment								17,814
	2026 GO Note to <u>Capital Projects Account</u> TBD								
Total:		39,123	45,215	34,397	23,323	218,710	160,169	158,656	149,674

<u>Account</u>	<u>Description</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
400-00-58500-001-000	Principal - 09 Refinancing								
	\$810k GO Prom. Note								
	\$1.4 mil Taxable GO Prom. Note								
	Includes Transfer from Special Rev								
Total:		-	-	-	-	-	-	-	-
400-00-58500-002-000	Interest - 09 Refinancing								
	\$810k GO Promissory Note								
	\$1.4 mil Taxable GO Prom. Note								
	Includes Transfer from Special Rev								
Total:		-	-	-	-	-	-	-	-
EXPENDITURES TOTAL:		350,784	350,784	350,784	350,784	790,697	768,489	723,019	760,918

2026 Town of Cedarburg Line Item Budget

Recreation Fund		
	2025 Budget	2026 Budget
Revenues	137,780	143,950
Expenditures	137,780	143,950
Balance	(0)	(0)
Fund Balance 12/31/2024	\$200,372	

Note: \$3,500 Fund Balance or Capital Use for Infield Mix (Every ODD year)

2026 Town of Cedarburg Line Item Budget

Fund: RECREATION
Type: Revenues (500-00-)

YTD											
<u>Account</u>	<u>Description</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>YTD 2025 7/11/2025</u>	<u>2025 Expected Year End</u>	<u>2026 Budget</u>
500-00-48110-000-000	Investment Income				4,617	-		-	-	-	-
Total:		-	-	-	4,617	-		-	-	-	-
500-00-48700-002-001	Little League Sponsorships - CASH										
	Business & individuals	20,050	18,300	25,000	16,650	24,000	10,800	16,000	16,250	19,050	19,000
	Field Rentals							8,000		7,500	8,500
Total:		20,050	18,300	25,000	16,650	24,000	10,800	24,000	16,250	26,550	27,500
500-00-48700-002-002	Little League Fees										
	Baseball & softball	47,796	48,232	48,000	49,851	49,500	48,632	54,830	50,825	50,825	56,265
	Pitching clinic fees					-		-			-
	Tournament teams					-		1,000			
	Late Fees (25 @ \$35)			1,750		625		875			875
Total:		47,796	48,232	49,750	49,851	50,125	48,632	56,705	50,825	50,825	57,140
500-00-48700-002-003	Little League Other Revenues										
	Brewer ticket sales	1,287	14,705	6,500	8,298	6,201	7,877	6,000	6,788	5,768	6,000
	Chinooks ticket sales			100		100		100			100
	Spirit Wear Sales (Bring back in 2026)			25		25		25			100
	Facility Rentals			5,200		5,000					
	Use of Fund Balance (Infield mix every ODD # YEAR)					55,000		3,500			
Total:		1,287	14,705	11,825	8,298	66,326	7,877	9,625	6,788	5,768	6,200
500-00-48700-003-001	Flag Football League Sponsorships										
	Business & individuals	-	-	1,000	-	1,000	82	-	-	-	-
Total:		-	-	1,000	-	1,000	82	-	-	-	-

<u>Account</u>	<u>Description</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Expected Year End</u>	<u>2026 Budget</u>
500-00-48700-003-002	Flag Football League Fees										
106 players in 2025	Registration Fees (90 @ \$80)	3,693	4,384	5,200	2,670	3,900	6,132	6,400	724	8,026	7,200
	Late Fees (10 @ \$35)			375		250		350			350
	Total:	3,693	4,384	5,575	2,670	4,150	6,132	6,750	724	8,026	7,550
500-00-48700-003-003	Flag Football League Other Revenue										
	Spirit Wear	699	-	-	-	-	-	-	-	-	-
	Total:	699	-	-	-	-	-	-	-	-	-
500-00-48700-006-002	Track & Field Fees										
69 participants in 2025	Track Fees (Assumes 70 participants @ \$52/participant)	-	-	3,750	3,315	3,850	3,445	3,850	4,425	4,425	3,640
69 participants in 2025	Track Meet Only Participants (85 @ \$30)			200		500		1,350			2,550
	Total:	-	-	3,950	3,315	4,350	3,445	5,200	4,425	4,425	6,190
500-00-48700-006-002	Track & Field Sponsors										
		-	-	-	-	-	-	-	-	-	-
	Total:	-	-	-	-	-	-	-	-	-	-
500-00-48700-007-002	Fall Little League Fees										
241 players in 2025	240 players @ \$97 (\$97 average league cost per player)	17,427	20,336	18,200	22,894	20,800	21,552	21,850	6,362	21,270	23,280
	Late Fees (20 @ \$35)			625		500		700			700
	Total:	17,427	20,336	18,825	22,894	21,300	21,552	22,550	6,362	21,270	23,980
500-00-48700-008-002	Soccer Fees										
183 players in 2025	Assumes Participants 180 @ \$82/Participant	9,735	8,538	9,100	9,933	10,400	11,002	12,320	3,512	14,093	14,760
	Late Fees (18 @ \$35)			450		450		630			630
	Total:	9,735	8,538	9,550	9,933	10,850	11,002	12,950	3,512	14,093	15,390
REVENUES TOTAL:		100,687	114,496	125,475	118,229	182,101	109,521	137,780	88,886	130,957	143,950

2026 Town of Cedarburg Line Item Budget

Fund: RECREATION											
Type: Expenditures (500-00-55300)											
Account	Description	2021 Actual	2022 Actual	2023 Budget	2023 Actual	2024 Budget	2024 Actual	2025 Budget	YTD	2025 Expected Year End	2026 Budget
									2025 7/11/2025		
500-00-55300-001-000	Transfer Out to General Fund										
	Recreation Wages & Benefits										
	CLL staff wages & benefits	5,296	30,612		45,547	38,711	52,199	42,120	28,475	55,926	43,086
	CFFL staff wages & benefits					2,202		2,406			2,456
	Track & Field wages & benefits					1,569		1,719			1,755
	Soccer wages & benefits					2,637		2,883			2,943
	Fall baseball wages & benefits					6,260		6,799			6,940
	Total Recreation Wages (Director and Korb Maintenance Employee)			46,572							
Total:		5,296	30,612	46,572	45,547	51,379	52,199	55,926	28,475	55,926	57,180
500-00-55300-002-001	Little League Program										
	(Assumes 375 baseball and 43 softball players)										
	Helmets	27,303	32,014	250	27,966	200	27,030	200	24,395	32,000	400
	Helmets softball			300		200		200			200
	catchers mitts 1 @ \$50			50		50		50			50
	catcher's equipment set (2@\$200)			400		200		200			400
	shin guards					-		-			-
	chest protector					-		-			-
	throat guard			90		90		90			90
	Sof-Tee Balls					200		200			200
	Practice Baseballs 15 @ \$30 each			300		300		300			450
	Game Baseballs 12 @ \$50 each			600		600		600			600
	softballs 4 @ \$75			300		300		300			300
	baseball uniform shirts (375) @ \$26			9,750		9,750		9,750			9,750
	sewing patching (\$1)			487		487		487			487
	baseball hats (375) @ \$9.50			3,282		3,282		3,282			3,563
	softball uniform shirts (43) @ \$25			1,656		1,656		1,656			1,075
	softball visors (43) @ \$9.50			630		630		630			409
	patches (418) @ \$2			830		830		830			836
	score books (10) @ \$7			70		-		-			-
	Machine pitch tournament umpire wages (10 games @ \$25)			250		250		250			250
	Player Pitch Tournament Umpires (5 Games @ \$55)			495		275		275			275
	Intermediate Tournament Umpires (5 Games @ \$65)			325		325		325			325
	tournament supplies (balls, awards, score books)			400		300		300			300
	Baseball/softball tournament teams			-		-		1,000			-

<u>Account</u>	<u>Description</u>	<u>2021</u> <u>Actual</u>	<u>2022</u> <u>Actual</u>	<u>2023</u> <u>Budget</u>	<u>2023</u> <u>Actual</u>	<u>2024</u> <u>Budget</u>	<u>2024</u> <u>Actual</u>	<u>2025</u> <u>Budget</u>	<u>2025</u> <u>7/11/2025</u>	<u>2025</u> <u>Expected Year End</u>	<u>2026</u> <u>Budget</u>
	Tournament baseball jerseys (12 @ \$20)			-		-		-			-
	Tournament baseball hats (15 @ \$20)			-		-		-			-
	Softball Tournament entry fees (3 @ \$150 each)			-		-		-			-
	Tournament softball jerseys (12 @ \$18)			-		-		-			-
	Tournament softball visors (15 @ \$9)			-		-		-			-
	Balls (2 dozen)			-		-		-			-
	umpire gear (3 Sets)			-		450		450			-
	umpire kits (4) @ \$20			-							-
	umpire wages (Minors 10 teams 1 umpire @ \$15) 60 Games			-		-		-			-
	umpire wages (Player Pitch 6 teams 2 umpires @ \$25/\$30) 36 Games			1,980		1,980		1,980			1,980
	umpire wages (Intermediate 5 teams 2 umpires @ \$30/\$35)			1,950		1,650		1,650			1,650
	umpire wages (4 minor softball 6 home games each 1 umpire @ \$30)			480		480		480			480
	umpire wages (1 major softball 6 home games each 1 umpire @ \$30)			480		480		480			480
	Umpire shirts 10 @ \$20/shirt			300		200		200			200
	Head Coach Shirts (40 @ \$27)					-		-			-
	Umpire FICA			210		210		210			210
	Umpire Training (12 @\$25+\$10 Work Permit)			420		420		420			420
	Little League insurance/Charter			3,900		3,900		3,900			3,900
	Little League WI fee			2,200		2,200		2,200			2,200
	First Aid Kits			200							-
	Participation Awards			-		-		-			-
	Pitching Machine (1 sling shot)			-		400		400			200
	End of season parties			-		-		-			-
	Promotions/ 4th of July/Banners			1,600		1,600		1,600			1,600
	Clinics			-		-		-			-
	Blue Sombrero 2.8%			-		-		-			-
	Chinooks (1 event @ \$700)			700		700		700			700
	Little League Night ticket payment			3,250		3,250		3,250			3,250
	Baseball tournaments (Uniforms, Hats, Coaches Gear & Entry Fee)			-		-		-			-
	Softball Awards			371		300		300			300

<u>Account</u>	<u>Description</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Expected Year End</u>	<u>2026 Budget</u>
500-00-55300-002-004	Little League - Facility										
	Pitcher mounds (2)	9,904	7,909	100	10,960	100	4,900	100	7,095	12,200	100
	Replacment base stubs			100		-		-			100
	Home plate (1 in ground)			100		100		100			100
	Base sets (1)			200		200		200			200
	Base ground anchors (3)			-		-		-			-
	Kasten Artificial Turf Maintenance (New in 2026)			-		-		-			1,375
	Field lining chalk			500		-		-			500
	Field lining paint			100		200		200			200
	Grass Turf maintenance (3 fertilization/weed applications)			1,000		370		1,200			800
	Portable toilet rental (Shared with Football, Fall ball, & Soccer)			2,500		1,000		1,000			1,000
	Keys			100		200		200			200
	Field rental (Juniors Games)			-		400		400			400
	Seed/infield stone/mulch			2,500		4,000		1,500			1,500
	Equipment Depreciation			2,408		245		2,385			-
	Kasten Artificial Turf replacement fund			500		500		500			-
	Capital Depreciation (Combined Kasten, Equipment starting in 2026)										2,270
	Machine maintenance			600		600		600			700
	WE Energies			400		400		400			500
	Lock Replacement			-		280		280			280
Total:		9,904	7,909	11,108	10,960	8,595	4,900	9,065	7,095	12,200	10,225
500-00-55300-002-007	Little League - Capital Outlay										
	New Zero Turn Mower	-	-	-	-	40,000	42,678	-	-		-
	New Field Irrigation Wheel					15,000					
Total:		-	-	-	-	55,000	42,678	-	-	-	-

[illegible]

<u>Account</u>	<u>Description</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Expected Year End</u>	<u>2026 Budget</u>
500-00-55900-005-001	Track & Field - Program										
	T-shirts @ \$13 (155 participants)	-	-	1,140	1,482	1,235	1,597	1,430	1,502	2,065	2,015
	Meet entry fee										-
	Traveling Trophy Engraving							300			25
	Event Medals			500		640		700			800
	Facility Rental Practices			200		300		300			300
	Facility Rental Track Meet			250		250		250			250
	Background Checks			50		50		50			50
	Site supervisor wage					-		-			-
	Press Box Rental			50		50		50			50
	Hurdle Sets 2			-		-		121			121
	Cones 24@ \$12.50					256		280			300
	Watches			77		-		-			50
	Misc			-		-		-			-
	Capital Depreciation (Combined Kasten, Equipment starting in 2026)					-		-			474
Total:		-	-	2,267	1,482	2,781	1,597	3,481	1,502	2,065	4,435
500-00-56000-006-001	Soccer										
	Puggs Goals 2 sets at \$100 & 1 Full Size Goal	4,350	4,143	-	4,443	-	4,552		-	4,400	-
	Size 3 Balls (U8 Age)			-		-		-			-
	Shirts \$17/shirt (180 players)			2,240		2,400		2,400			3,060
	Field Paint			620		500		700			820
	Capital Depreciation (Combined Kasten, Equipment starting in 2026)			2,500		2,744		4,917			5,917
	Background Checks			50		50		50			50
	Field Fertilization			1,600		1,519		1,000			1,400
	Blue Sombrero 2.8%+\$3 Admin Fees			-		-		-			-
	Portable Toilet Rental			500		1,000		1,000			1,200
	Whistles			28							
Total:		4,350	4,143	7,538	4,443	8,213	4,552	10,067	-	4,400	12,447

<u>Account</u>	<u>Description</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>2024 Budget</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 7/11/2025</u>	<u>2025 Expected Year End</u>	<u>2026 Budget</u>
500-00-56100-007-001	Fall Little League										
	Background Checks	7,775	10,073	50	10,887	50	7,658	50	1,685	13,500	50
	Baseballs			900		655		866			866
	Electricity			491		500		500			700
	Shirts (240 @ \$18.50)			5,200		4,810		4,810			4,440
	Hats (240 @ \$8.75)			2,275		1,750		1,750			2,100
	Umpires			1,200		1,200		1,200			1,200
	Aeration/Overseed			1,000		500		300			300
	Potrable Toilet Rental			800		1,000		1,000			1,000
	Infield Stone			1,092		-		2,000			2,000
	Kasten Artificial Turf Maintenance (New in 2026)										1,108
	Capital Depreciation (Combined Kasten, Equipment starting in 2026)			3,073		900		901			3,276
	Equipment Depreciation	-				3,675		2,375			-
Total:		7,775	10,073	16,081	10,887	15,040	7,658	15,752	1,685	13,500	17,040
EXPENDITURES TOTAL:		57,869	88,723	125,475	103,277	182,101	143,374	137,780	63,153	124,991	143,950

2026 Town of Cedarburg Line Item Budget

Special Revenue Fire & EMS		
	2025 Budget	2026 Budget
Revenues	428,867	280,749
Expenditures	-	-
Balance Annual Net Rev/Exp	\$ 428,867	\$ 280,749
Fund Balance 12/31/24: \$0 (New Fund 2025)		

The Town's Fire & EMS Special Revenue Fund tracks and transfers funds effectively and transparently. The Special Revenue account reports the proceeds of specific revenue/expenditure sources that are restricted or committed for a specific purpose.

Primary Functions:

1) Additional tax levy revenue collected per the voter approved referendum April 2, 2024. Base levy for Fire/EMS \$242,134 per Ehlers document from 2023 budget. Voters approved \$723,356 in additional levy annually resulting in \$965,490 for 2025. Additional \$723,356 levy has no end date per referendum.

2) Annual revenues/expenditures recommended to Town Board and City Common Council by the Joint Fire & EMS Committee to be included in the annual budget. Town Board and Common Council then approve the final budget amount at respective meetings for inclusion in annual budget.

3) 10-year shared services agreement for Fire & EMS period January 1, 2024-December 31, 2033.

2025 Budget: \$965,490 levy revenues minus \$536,623 expenditures approved by joint Fire & EMS Committee, Town Board & Common Council = \$428,867 balance to be held in this Fund for future expenses in later years of the shared services agreement when expenses are greater than revenues. A second referendum is anticipated toward the end of the 10-year shared services agreement, if greater need arises, or if mergers/combinations are considered in the future.

2026 Budget: \$965,490 levy revenues minus \$684,741 expenditures approved by joint Fire & EMS Committee, Town Board & Common Council = \$280,749 balance for transfer

2027 Budget: Details to be added summer of 2026 during budget process.

2028 Budget: Details to be added summer of 2027 during budget process.

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE - Fire & EMS

Type: Expenditures (600-00)

<u>Account</u>	<u>Description</u>	2025 <u>Budget</u>	2026 <u>Budget</u>
600-00	Fire & EMS		
	Transfer in from General Fund for Fire & EMS shared service agreement 1/1/2024 - 12/31/2033	428,867	280,749
Total:		428,867	280,749
TOTAL NEW REVENUE (not fund balance):		428,867	280,749

2026 Town of Cedarburg Line Item Budget

Fund: SPECIAL REVENUE - Fire & EMS
Type: Expenditures (600-00)

<u>Account</u>	<u>Description</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
600-00	Fire & EMS		
	Transfer to General Fund for Fire & EMS shared service agreement 1/1/2024 - 12/31/2033	-	-
Total:		-	-
EXPENDITURES TOTAL:		-	-

DRAFT



Capital Plan

Equipment	2023 Actual	2024 Budget	2024 Amended Budget	2025	2025 Amended Budget	2026	2027	2028	2029
Patrol Dump Truck (Replacement #13 - Model Year 2001) New Truck 11	\$201,542	\$72,953							
4 by 4 Roadside Tractor w/Flail Mower (Replacement #26 - Model Year 2002)	\$173,279								
Brine tanks x (4) for existing patrols trucks (New)	\$31,353								
Boom Mower Attachment	\$71,541								
SUV (Replacement #9 - Model Year 2001) and retrofit lift gate on Truck #3	\$42,499								
1- Ton Dump Truck Forestry Truck	Moved to 24								
Front End Loader (Replacement #25 - Model Year 2003)		\$315,000	\$310,243						
Irrigation System (Replaces Used System)		\$15,000	\$15,000						
20 yd Patrol Truck Replacement #12 - Model Year 2004 New Truck 16		\$285,000	\$82,294						
TR #10 Outfitted with 1500 gallon anti-icing tank and spraying equipment		\$65,000	\$61,356						
Kubota Mower (Replacement #41 John Deere - Model Year 2013)		\$40,000	\$40,000						
Truck #9 Cab & Chassis only (Replacement #30 - Model Year 1997)		\$0	\$73,154						
Patrol Dump Truck (Replacement #13 - Model Year 2001) New Truck 11		\$0	\$72,953						
Used Quad Axle - Addition		\$0	\$204,000						
Cedar Creek Bridge Design		\$65,000	\$22,500						
Road Projects		\$1,680,000	\$2,150,000						
Front End Loader (Replacement #25 - Model Year 2003)				\$0	\$310,243	Capital Fund	Capital \$5 million		
20 yd Patrol Truck Replacement #12 - Model Year 2004 New Truck 16			Hoping for 2025	\$228,915	\$228,915	SR & Capital			
Truck #9 Aerial Equipment & Accessories (Replacement #30 - Model Year 1997)			To Be Delivered End of October	\$166,472	\$166,472	SR & Capital			
Cedar Creek Bridge Design				\$30,500	\$75,000	Capital Fund	Capital \$650k		
Cedar Sauk Road SMA with Town of Saukville				\$100,000	\$60,000	Capital Fund	Capital \$650k		
Used Quad Axle Painting				\$0	\$5,200	Capital Fund	Capital \$5 million		
Patrol Dump Truck (Replacement #13 - Model Year 2001) New Truck 11 Lettering				\$0	\$500	Capital Fund	Capital \$5 million		
Used Road Grader with shoulder reclaiming equipment (Replacement #24 - Model Year 1992)						\$75,000	SR Mach. & Equip.		
Capital Road Sealing						\$345,000	Capital \$345k PWSB		
Cedar Creek Bridge Design					Plus \$23,500 from July	\$55,500	Capital State Trust Fund		
Cedar Creek Bridge SMA Construction							\$300,000	Capital Fund	
20 Yard Patrol Truck Cab and Chassis (Replacement #15 - Model Year 2007)							\$185,000	SR Mach. & Equip.	
2028 Off Year									
UTV Replacement (Recreation Fund)								Rec Fund	\$35,000
Pickup Truck (Replacement #4 - Model Year 2004)								SR Mach. & Equip.	\$85,000
20 Yard Patrol Truck (Replacement #15 - Model Year 2007)								SR Mach. & Equip.	\$225,000
Capital Plan Total Cost		\$2,465,000	\$3,031,500	\$525,887	\$846,330	\$475,500	\$485,000	\$0	\$345,000
Equipment Total Annual Cost	\$520,214	\$720,000	\$859,000	\$395,387	\$711,330	\$75,000	\$185,000	\$0	\$315,000
Road Total Annual Cost (Capital Fund)		\$1,745,000	\$2,172,500	\$130,500	\$135,000	\$400,500	\$300,000	\$0	TBD



Meeting Date: 11/5/2025
Agenda Item: # 11g

TOWN BOARD OF SUPERVISORS MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board
FROM: Paul Jungbauer, Director of Parks & Recreation
MEMO WRITTEN: October 31, 2025
SUBJECT: **Agenda Item # 11g:** Discussion and direction to staff on updating the Town's ordinance and process pertaining to temporary and offsite signage*

BACKGROUND

At the October Town Board meeting, the Town Board discussed temporary banners for non-profits and special events to be placed on the Town owned property just south of Town Hall. The consensus of the Town Board was that the Town should not permit any signs on Town properties for anything other than Town programming and Fire Department events.

The Town Board directed staff to look at surrounding communities to compare our current ordinances for temporary signs/banners to surrounding communities (including offsite signs). This will allow staff to provide a draft ordinance and process to update this. It will also clarify permitting and enforcement of these signs so it can be clearly communicated to the community.

CURRENT ORDINANCE

Below are sections regarding current ordinances.

§ 320-84 Exemptions.

- (3) Grand opening signs and banners. The following signs are allowed for business uses only.
- (a) Grand opening signs. One grand opening sign not exceeding 48 square feet may be displayed for a maximum of 60 days.
 - (b) Horizontal banners. A horizontal banner may be allowed subject to the following:
 - [1] Banner size is limited to 5% of store frontage, up to 60 square feet maximum.
 - [2] Banners may not be displayed for more than 30 consecutive days.
 - [3] Individual businesses may be limited to 12 banner events a year.
 - [4] There may be no more than one horizontal banner erected per site at one time unless the site is located on a corner lot or the lot has multiple road frontages. In this case, one horizontal banner for each side of the site abutting the road will be permitted, with size limits as described in Subsection **B(3)(b)**.
 - [5] The owner of property displaying any banner shall be required to properly maintain the appearance of all parts and supports of the sign as directed by the Town. In the event that the banner is not properly maintained, it is subject to removal as provided in § **320-91B**.
 - (c) Feather banners. Feather banners may be allowed subject to the following:
 - [1] Feather banner size is limited to 30 square feet each.
 - [2] The number of feather banners is limited to no more than five feather banners per property; if the property has one horizontal banner allowed per Town Code, then the property is limited to no more than four feather banners at the same time. If the property has two horizontal banners allowed per Town Code, then the property is limited to no more than three feather banners at the same time.
 - [3] Feather banners may be placed up to the property line subject to meeting setback requirements with other applicable jurisdictions.
 - [4] There is no time limitation for displaying feather banners subject to conformance with this subsection.

C. All signs permitted under this section shall conform to the provisions of § 320-87 of this article.

§ 320-87 Location standards.

A. In any zoning district, no sign or sign supporting structure shall be set back/offset less than 10 feet from any abutting lot line and/or right-of-way unless otherwise specified in this article.

B. Placement of all signs shall be subject to the vision setback regulations as set forth in the Town of Cedarburg Code and formally approved by the Director of Public Works or his/her designee.

C. No sign in a nonresidential zoning district shall be located closer than 50 feet to an abutting residential zone.

§ 320-91 Maintenance and removal of signs.

The Town may cause any sign or other advertising structure which is, in its opinion, an immediate peril to persons or property to be removed summarily and without notice.

A. Appearance requirements.

(1) The owner of any sign as defined and regulated by this article shall be required to properly maintain the appearance of all parts and supports of the sign as directed by the Town.

(2) In the event that the sign owner does not provide proper sign maintenance within 60 days after written notification from the Town, the sign may be removed as provided in Subsection B.

B. Removal of certain signs and billboards.

(1) Any sign, now or hereafter existing, which no longer advertises a bona fide business or product, or which is dilapidated, out of repair, unsafe, or insecure, or has been constructed, erected or maintained in violation of the provisions of this article, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or land upon which such sign may be found. If within 10 days after written notification from the Town the sign owner fails to comply with such notice the Town may remove such sign. Any cost or expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such costs and expenses are not paid within 30 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.

(2) Any sign which is constructed without proper approval and permit shall be removed or proper permit obtained within five days of notice to the owner by the Town. In the event that the owner of such sign is not issued a proper permit or fails to remove said sign, the Town may remove such sign. Any cost or expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 10 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.

(3) In the event that the owner of an illegal sign cannot be ascertained by the Town, then notice as indicated in Subsection B(2) shall be given to the owner of the real estate upon which the sign is located. In the event that the owner of the real estate does not obtain a proper permit or does not remove the sign within 10 days of notice from the Town, then such sign may be removed by the Town. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 10 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.

(4) If a permit is denied, the Town shall issue a five-day removal notice. If the sign is not removed within the five-day period, the sign may be removed by the Town of Cedarburg. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 10 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.

(5) The cost of removing any signs located in the road right-of-way at the time the road is widened shall be paid by the sign owner.

CONSIDERATIONS

Staff is looking for direction to begin drafting an ordinance and process for these signs. Staff recommends:

Permitting temporary banners and offsite signs with a fee to support time for processing. The Building Inspector would review them for code compliance, with tracking of permitting by Clerk staff, and enforcement through the Building Inspector and Constable through removal of non-compliant or non-permitted signs.

This approach will provide clarity to those looking to utilize these signs, as well as provide staff with a clear permitting and enforcement process. In terms of offsite signage, if the Board is inclined to allow them, they could be permitted and count towards one of the property's allowed temporary signage events. For example, a non-profit wanting to use a STH 60 property for their event. Offsite signage is currently prohibited.

ACTION REQUESTED

Staff requests the Town Board review this report and attached benchmarking analysis on surrounding communities for temporary signage. Staff requests the Town Board provide direction on drafting an updated ordinance and process pertaining to signage for a future Town Board meeting. Again, staff's initial recommendation is found above.

ATTACHMENTS

- I. Municipal Temporary Sign Comparison Chart

MUNICIPALITY	QUESTIONS	ANSWERS
Cedarburg (Town)	Allow Temporary Signs/Banners	YES
	# of Temporary Signs/Banners Allowed	One banner allowed; two if the site is located on a corner lot. Feather banners are allowed: up to five feather banners per property; if the property has one horizontal banner allowed per Town Code, then the property is limited to no more than four feather banners at the same time. If the property has two horizontal banners allowed per Town Code, then the property is limited to no more than three feather banners at the same time.
	Maximum Size of Temporary Sign/Banner	Banners: 5% of store frontage, up to 60 square feet maximum. Feather banner size is limited to 30 square feet each.
	Maximum Time a Temporary Sign/Banner Can Be Displayed	Banners: 30 days per event. Up to 12 events per year. There is no time limitation for displaying feather banners.
	Permit Required for Displaying a Temporary Sign/Banner	Yes. There is currently no fee for a temporary or feather banner.
	Location	Banners: Not in the right of way, and the location relative to the lot line should be discussed. Feather banners may be placed up to the property line subject to meeting setback requirements with other applicable jurisdictions.
Cedarburg (City)	Allow Temporary Signs/Banners	YES
	# of Temporary Signs/Banners Allowed	A maximum of three temporary sign permits per year are allowed.
	Maximum Size of Temporary Sign/Banner	Maximum size varies based on the type of sign/banner.
	Maximum Time a Temporary Sign/Banner Can Be Displayed	30 days at a time with 90 days maximum per year. If the banner is left up past expiration, Inspector removes sign.
	Permit Required for Displaying a Temporary Sign/Banner	YES- A permit is required for all signs/banners. The fee is \$35 per sign.

Grafton (Village)	Allow Temporary Signs/Banners	YES- With many restrictions
	# of Temporary Signs/Banners Allowed	* One temporary inflatable, flag or feather sign per business or event. (Cannot be permanent) * Any sign which is not permanently fastened, anchored on a permanent foundation or painted on another structure shall be considered prohibited. This includes portable signs. * One sign or banner advertising for a public, civic or social event, of a charitable or not for profit organization.
	Maximum Size of Temporary Sign/Banner	Size not specified
	Maximum Time a Temporary Sign/Banner Can Be Displayed	Signs or banners advertising for a public, civic or social event, of a charitable or not for profit organization, cannot be placed more than 14 days prior to the event and shall be removed within five days after the event.
	Permit Required for Displaying a Temporary Sign/Banner	YES- The fee is waived for any nonprofit, religious, or government event held in the Village of Grafton. The cost of a temporary sign permit application is \$50

MUNICIPALITY	QUESTIONS	ANSWERS
Lisbon (Village)	Allow Temporary Signs/Banners	Yes.
	# of Temporary Signs/Banners Allowed	One temporary A-frame, Banner, Feather Sign, or Roadside Sign is allowed
	Maximum Size of Temporary Sign/Banner	The maximum size of the temporary sign varies based on the type of sign.
	Maximum Time a Temporary Sign/Banner Can Be Displayed	* A frame signs are allowed only during business hours. The permit is for a 12 month period before having to re-apply for the permit. * A banner may only be displayed for up to three weeks, and up to four times per year. * A feather sign may only be placed for up to two weeks and limited to three time per 12 month period.
	Permit Required for Displaying a Temporary Sign/Banner	Yes a permit is required. A fee was not specified for temporary signs.

Saukville (Village)	Allow Temporary Signs/Banners	YES
	# of Temporary Signs/Banners Allowed	No more than one portable sign is allowed.
	Maximum Size of Temporary Sign/Banner	May not exceed 36 square feet.
	Maximum Time a Temporary Sign/Banner Can Be Displayed	Less than 90 days.
	Permit Required for Displaying a Temporary Sign/Banner	Yes a permit is required. No fee for temporary signs.
Thiensville (Village) * Has a 33 page Sign Code document	Allow Temporary Signs/Banners	Yes. Must be ground mounted or wall mounted.
	# of Temporary Signs/Banners Allowed	No more than one temporary sign allowed.
	Maximum Size of Temporary Sign/Banner	The maximum size allowed varies by zoning and street location. Some areas may not exceed 20 square feet with a maximum height of 4 feet, while other have a maximum of 12 square feet with a maximum height of 4 feet.
	Maximum Time a Temporary Sign/Banner Can Be Displayed	30 days in a calendar quarter, not to exceed 90 days total.
	Permit Required for Displaying a Temporary Sign/Banner	Yes. A fee is not specified for a temporary sign/banner.