Meeting:	**Town Board of Supervisors**
Place:	1293 Washington Avenue, Cedarburg
Date/Time:	**October 5, 2026 – 7:00 P.M.***
Web Page:	www.townofcedarburgwi.gov
Posted:	October 1, 2026
Amended:	October 2, 2026

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
Presiding Supervisor	Thomas Esser	Deputy Town Clerk	Julie Mett
Town Attorney	Brad Hoeft	Building Inspector	Paul Mortimer (SafeBuilt)
Town Constable	Samuel Peters	Clerk/Asst. Administrator	Sara Jacoby
Consulting Engineer	Troy Hartjes, raSmith	Consulting Planner	Cedar Corp. / Stantec / Barrows

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.*

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

4. **COMMUNICATIONS AND REQUESTS FOR HOLDING TANK AGREEMENTS AND OPERATOR LICENSES**:
    a. Discussion and possible motion regarding new operator license applications for the 2026-2027 license period*
    b. Discussion and possible motion regarding a holding tank agreement for the property located at 193 Granville Road*
    c. 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*
    d. 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*

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 9, 2026 Town Board Meeting Minutes
    b. Accepting August 19, 2026 Plan Commission Meeting Minutes
    c. Accepting September 2, 2026 Finance Committee Meeting Minutes

6. **TREASURER'S REPORT**
    a. Motion accepting the September 2026 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 September 1, 2026 to September 30, 2026 (Check #'s 41841-41875, V4971-V4997, 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. None

10. **OLD BUSINESS**
    a. None

11. **NEW BUSINESS**
    a. Discussion and possible motion on a minor land division application by Laura Stroebel for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***
    b. Discussion and possible motion on an architectural and site plan review for the construction of a new 5,000 square foot structure on the property located at 8817 Cedar Sauk Road **[NW ¼ Sec. 4, 35.77 acres, zoned A-2 Prime Agricultural District & C-1 Conservancy District, owner Brian and Anna Greenman]***
    c. Discussion and possible motion on a signage variance request by AJS Cedarburg, LLC located at 6261 STH 60 **[Applicant: Aaron Gillette, CEO, 6.2, zoned B-2 Planned Business District]***
    d. Discussion and possible motion to approve a Stormwater Utility Study and Ordinance 2026-12, "An Ordinance to Create Chapter 190: Stormwater Utility, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin"*
    e. Discussion and possible motion to approve Resolution 2026-8, "Resolution establishing the Equivalent Runoff Unit (ERU) as the statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, billing methodology, customer classifications, utility fees, rates, charges, or special charges, minimum charges, administrative fees, penalties, and such other

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

matters as may be necessary to administer the Stormwater Utility; adopting a Stormwater Utility Credit Policy; and to authorize the collection of the Stormwater Utility Fee to fund the 2027 Fiscal Year budget"*

f. Discussion and possible motion to approve and establish an annual Stormwater Utility fee, rate, charge, or special charge in the amount of $65.00 per ERU via Resolution 2026-9, "Approving the Amended Town of Cedarburg Fiscal Year 2026 Annual Fee Schedule"*
g. Discussion and possible motion to approve the renewal of the Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement*
h. Discussion and possible motion on additional elements of the Town Capital Improvement Plan, including Fire Station 2 masonry repairs, HVAC, and a generator for Fire Station 2 and the Town DPW Shop*
i. Discussion and possible motion to amend the Fiscal Year 2026 Budget*
j. Discussion and possible direction on the 2027 Town of Cedarburg draft General Fund budget*
k. Discussion and possible motion on the purchase of a new 6,250 gallon vertical storage tank*

12. CLOSED SESSION

a. The Town Board may go to closed session pursuant to:
   i. Wisconsin Statutes Sec. 19.85 (1) (c) to "Consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility," specific to compensation and performance evaluation of Public Works department staff.
b. Reconvene to open session and the regular order of business

13. 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: 10/5/2026
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:	September 28, 2026
MEMO SUBJECT:	**Item #4a:** Discussion and possible motion regarding new operator license applications for the 2026-2027 license period*

BACKGROUND

The attached chart lists individuals that have submitted applications for annual operator's licenses for Town Board consideration. The Constable has conducted the background check 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.
Jamie Kleckner	Elbow Room	Yes	No	Yes
Lindsay Flasch	St. Francis Borgia	Yes	No	Yes
Aaron Gillette	Circle B	Yes	No	Yes

Preserving Yesterday's Heritage for Tomorrow.

Agenda Date: 10/5/2026
Agenda Item: #4b

TOWN BOARD OF SUPERVISORS MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board
MEMO FROM: Sara Jacoby, Assistant Administrator/Clerk
MEMO WRITTEN: September 28, 2026
MEMO SUBJECT: **Item # 4b:** Discussion and possible motion regarding a holding tank agreement for the property located at 193 Granville Road*

BACKGROUND

The following agreement has been received for a holding tank system:

John M. Lipscomb
193 Granville Road
Cedarburg, WI 53012
Tax Key #03-031-13-001.00

Staff has reached out to Ozaukee County Land and Water Management to confirm that a holding tank is suitable for the property; they have provided a letter indicating such.

Attached is the Holding Tank Service Contract between the applicant and Arnold's Sanitation, as required by SPS 383. The homeowner will submit the required $600 bond upon approval.

267-2 of the Town Code indicates that "Holding tanks for existing residential structures or other uses shall be considered on an individual basis." While the Town Board has authority to deny installation unless it is the only option based on soil tests, in recent history the Board has chosen not to restrict that option for property owners.

REQUESTED ACTION

Staff requests the Town Board consider action on the holding tank agreement.

ATTACHMENTS

I. GIS Map
II. Holding Tank Agreement and Service Contract
III. Ozaukee County Letter

1326.45'
03-032-10-005.01
2612.65'
03-031-13-001-00
193
34'
67'
984.97'
984.97'
1327.05
587.11'
435.94'
304'
03-031-16-003-00
03-032-11-002.01

HOLDING TANK AGREEMENT

09/24/26
Agreement Date

This agreement is made between the governmental unit and holding tank owner (s)

County or Local Governmental Unit
TOWN OF CEDARBURG
(called Municipality below)

Holding Tank Owner(s):
JOHN LIPSCOMB

We acknowledge that application is being made for the installation of (a) holding tank(s) on the following property: (Provide legal land description)

Town of: CEDARBURG **City of:**

Village of: **Part of the:** SE 1/4 SE1/4 **Section:** 31

Return To:

T 10 N-R 21 E Tax Key:
Lot: N.A. **Subdivision:** N.A. **CSM#:** N.A. **Vol.:** N.A. **Page:** **Doc. #**
Site Address: 193 GRANNVILLE ROAD

or that continued use of the existing premises requires that a holding tank be installed on the property for the purpose of proper containment of sewage. Also, the property cannot now be served by a municipal sewer, or any other type of private onsite wastewater treatment system (POWTS) as permitted under SPS 383, Wis. Adm. Code, or Ch. 145, Stats.

As an inducement to the County of **Ozaukee** to issue a sanitary permit for the above-described property, we agree to do the following:

1. Owner agrees to conform to all applicable requirements of SPS 383, Wis. Adm. Code relating to holding tanks. If the owner fails to have the holding tank properly serviced in response to orders issued by the County to prevent or abate a human health hazard as described in s. 254.59, Stats., the County may enter upon the property and service the tank or cause to have the tank to be serviced and charge the owner by placing the charges on the tax bill as a special assessment for current services rendered. The charges will be assessed as prescribed by s. 66.0703, Stats.

2. Owner agrees to pay all charges and cost incurred by the County, Township, Village or City for inspection, pumping, hauling, or otherwise servicing and maintaining the holding tank in such a manner as to prevent or abate any human health hazard caused by the holding tank. The County, Township, Village or City shall notify the owner of any costs, which shall be paid by the owner within thirty (30) days from the date of notice. In the event the owner does not pay the costs within thirty (30) days, the owner specifically agrees that all the costs and charges may be replaced on the tax roll as a special assessment for the abatement of a human health hazard, and the tax shall be collected as provided by law.

3. The owner, except as provided by s. 146.20 (3) (d), Stats., agrees to contract with a person who is licensed under Ch. NR 113, Wis. Adm. Code, to have the holding tank serviced and to file a the contract or the owner's registration with the County. The owner further agrees to file any changes to the service contract, or a new service contract, with the County within ten (10) business days from the date of change to the service contract.

4. The owner agrees to contract with a person licensed under Ch. NR 113, Wis. Adm. Code, who shall submit to the County within thirty (30) days after servicing the holding tank a report in accordance with s. SPS 383.52, Wis. Adm. Code, for the servicing of the holding tank. In the case of registration under s. 146.20 (3) (d), Stats. the owner shall submit the report to the County. The County may enter upon the property to investigate the condition of the holding tank when pumping reports may indicate that the holding tank is not being properly maintained.

5. This agreement will remain in effect only until the County who is responsible for the regulation of private onsite wastewater treatment systems (POWTS) certifies that the property is served by either a municipal sewer or a POWTS that complies with Ch. SPS 383, Wis. Adm. Code. In addition, this agreement may be cancelled by executing and recording said certification with reference to this agreement in such manner which will permit the existence of the certification to be determined by reference to the property.

6. This agreement shall be binding upon the owner, the heirs of the owner, and assignees of the owner. The owner shall submit the agreement to the register of deeds, and the agreement shall be recorded by the register of deeds in a manner, which will permit the existence of the agreement to be determined by reference to the property where the holding tank is installed.

7. The Owner (s) shall deposit with the Town of Cedarburg a cash bond in the sum of $600.00 dollars. This bond shall guarantee, to the Town of Cedarburg, reimbursement for any and all expenses incurred by the Town of Cedarburg while alleviating any nuisance which may occur as a result of the permission granted by this agreement for the Owner(s) to install a sewage holding tank. The sum of $600.00 dollars shall be maintained at all times and if monies are expended, the Owner(s) shall replenish the cash bond and maintain the same constantly at $600.00 dollars. Upon the installation, availability and connection of the property involved to sanitary sewers, the cash bond shall be returned to the Owners(s). The Town of Cedarburg shall have the right to place upon the tax roll as a special assessment any and all expense incurred as stated above, in an amount paid by the cash bond or Owner(s) without any notice whatsoever.

Owner(s) Name(s)-Print	Notarized Owner(s) Signature(s)	Subscribed and sworn before me on this date:
John M Lipscomb Kelly Robbins Stephenson		9/22/2026 Notary Public
Municipal Official Name-Print	Municipal Official Signature	My commission Expires: 11/30/2030
Municipal Official Title-Print		Notary Signature

SARAH E LARA
NOTARY PUBLIC
STATE OF WISCONSIN

The information you provide may be used by other government agency programs {Privacy Law, s. 15.04 (1) (m)}
THIS INSTUMENT IS DRAFTED BY OZAUKEE COUNTY LAND AND WATER MANAGEMENT 1/26/12

HOLDING TANK SERVICE CONTRACT
(please print)

This agreement is made and entered into this 24 day of Septemeber, 20 26

by and between John M Lipscomb hereafter called "owner," and

Arnolds Sanitation, hereafter called "pumper."

We hereby acknowledge the installation of a holding tank(s) OR an existing holding tank(s) on the following property in Ozaukee County:

Site address 193 GRANNVILLE ROAD

Town/City/Village of CEDARBURG Tax Key # 03-031-13-001.00

SE 1/4 SE 1/4 Section 31 T 10 N-R 21 E Lot(s) N.A. Block N.A.

Subdivision N.A. OR CSM # N.A. -Volume/Page or Doc. # N.A.

OR see attached survey for metes and bounds description.

1. The owner agrees to submit the original of this signed contract to OZAUKEE COUNTY.
2. The owner agrees to have the holding tank(s) serviced by the pumper, as required by SPS 383.52(1)(a) Wisconsin Administrative Code, and guarantees the pumper access to and entry on the property for the purpose of servicing the holding tank(s). The owner agrees to maintain an all-weather access road or drive so the pumper can service the holding tank(s) with the pumping equipment. The owner further agrees to pay the pumper for all charges incurred in servicing the holding tank(s), as mutually agreed on by the owner and pumper.
3. The pumper agrees to report each service event for the holding tank(s) to OZAUKEE COUNTY within thirty (30) calendar days of the service date, as required by SPS 383.55(2)(b) of Wisconsin Administrative Code. The pumper further agrees that each service report shall include:
   a. The name, address, and license/certification/registration number of the company or individual performing the service.
   b. The name of the property owner.
   c. The site address of the property.
   d. The sanitary permit number.
   e. The date of service.
   f. The volume (in gallons) of contents pumped.
   g. The disposal site(s) to which the contents were delivered.

SIGNATURE OF OWNER(S) John M Lipscomb

MAILING ADDRESS (street or P. O. Box, city, state, zip code) & PHONE NUMBER OF OWNER(S)
Po box 80353 Saukville WI 53080

SIGNATURE & LICENSE NUMBER OF PUMPER Darrell Oreskovic 551525

MAILING ADDRESS (street or P. O. Box, city, state, zip code) & PHONE NUMBER OF PUMPER
Po box 80353 Saukville WI 53080 (262)675-2497

LAND AND WATER MANAGEMENT

Katie Vogeler, Director
Edward Pfister, Sanitation & Zoning Coordinator
Geoff Schramm, Land & Water Coordinator
https://www.ozaukeecounty.gov/

September 28, 2026

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

RE: Proposed holding tank for the property located at 193 Granville Road, Parcel Key #030311300100

Sara,

This department does not object to the use of holding tanks as wastewater treatment systems within the county, that prohibition is decided by the local municipality. Therefore, to maintain compliance with SPS 383.32(2) Wisconsin Administrative Code, this department will not issue a sanitary permit to allow a holding tank at the above-located property until a recorded holding tank agreement has been executed between the Town and current property owner.

If you have any questions or concerns, please contact us.

Thank you,

Nicholas Mikkelson
Sanitation & Zoning Specialist

Agenda Date: 10/5/2026
Agenda Item: # 4c

TOWN BOARD OF SUPERVISORS MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board
MEMO FROM: Sara Jacoby, Assistant Administrator/Clerk
MEMO WRITTEN: September 29, 2026
MEMO SUBJECT: **Item # 4c:** 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*

St. Francis Borgia has applied for a temporary Class "B" picnic fermented malt beverage license & Class "B" picnic wine license for the following special event:

St. Francis Borgia Fundraiser – Harvest Festival
October 11, 2026
1425 Covered Bridge Road
Cedarburg, WI 53012

Temporary Class "B" fermented malt beverage licenses and temporary Class "B" wine licenses may be issued only to "bona fide" clubs, fair associations or agricultural societies, churches, lodges or societies that have been in existence for at least six months.

There is no limit on the number of temporary Class "B" fermented malt beverage licenses that may be issued to an eligible organization in a calendar year.

No more than (2) wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society or veterans' post in any 12-month period.

The license fee for each event is $10.00. No additional fee may be charged if the organization is applying for both a temporary Class "B" fermented malt beverage and a temporary Class "B" wine license for the same event. Publication for a temporary license is not required.

The Town Code requires that a licensed operator be stationed at all times at the point of sale.

ACTION REQUESTED

Staff requests the Town Board review the above information and consider action on the temporary Class "B" picnic fermented malt beverage license & Class "B" picnic wine license for the St. Francis Borgia Harvest Festival event.

Agenda Date: 10/5/26
Agenda Item: # 4d

TOWN BOARD OF SUPERVISORS MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board
MEMO FROM: Sara Jacoby, Assistant Administrator/Clerk
MEMO WRITTEN: September 29, 2026
MEMO SUBJECT: **Item # 4d:** 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*

St. Francis Borgia has applied for a temporary Class "B" picnic fermented malt beverage license & Class "B" picnic wine license for the following special event:

St. Francis Borgia Spaghetti Dinner
February 6, 2027
1425 Covered Bridge Road
Cedarburg, WI 53012

Temporary Class "B" fermented malt beverage licenses and temporary Class "B" wine licenses may be issued only to "bona fide" clubs, fair associations or agricultural societies, churches, lodges or societies that have been in existence for at least six months.

There is no limit on the number of temporary Class "B" fermented malt beverage licenses that may be issued to an eligible organization in a calendar year.

No more than (2) wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society or veterans' post in any 12-month period.

The license fee for each event is $10.00. No additional fee may be charged if the organization is applying for both a temporary Class "B" fermented malt beverage and a temporary Class "B" wine license for the same event. Publication for a temporary license is not required.

The Town Code requires that a licensed operator be stationed at all times at the point of sale.

ACTION REQUESTED

Staff requests the Town Board review the above information and consider action on the temporary Class "B" picnic fermented malt beverage license & Class "B" picnic wine license for the St. Francis Borgia Spaghetti Dinner event.

TOWN OF CEDARBURG
MEETING OF THE BOARD OF SUPERVISORS
September 9, 2026

Present:
David Salvaggio, Chairman
Russ Lauer, Supervisor Seat 2
Wayne Pipkorn, Supervisor Seat 1
Larry Lechner, Supervisor Seat 3
Thomas Esser, Supervisor Seat 4 & Presiding Supervisor
Eric Ryer, Administrator
Adam Monticelli, Director of Public Works
Sara Jacoby, Clerk/Assistant Administrator
Troy Hartjes, Town Engineer
Samuel Peters, Constable

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
   Presiding Supervisor Lechner called the regular meeting to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

2. **ANNOUNCEMENTS**
   A road sealing reminder was given.

3. **HEARING OF THE PEOPLE**:
   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 2026-2027 license period ***
      Supervisor Pipkorn made a motion to approve the operator license for Abby Kroll. 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 August 3, 2026 Town Board Meeting Minutes**
   b. **Accepting July 15, 2026 Plan Commission Meeting Minutes**
   c. **Accepting June 24, 2026 Special Park & Recreation Committee Meeting Minutes**
      Supervisor Lauer made a motion to approve the consent agenda items as listed above. Supervisor Pipkorn seconded, and the motion carried unanimously.

6. **TREASURER'S REPORT**
   a. **Motion Accepting the August 2026 Treasurer's Report***
      Chairman Salvaggio made a motion to accept the August 2026 Treasurer's Report. Supervisor Lauer seconded, and the motion carried 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 August 1, 2026 to August 31, 2026 (Check #'s 41737-41840, V4946-V4970, and manual checks as shown)***
      Supervisor Lauer made a motion to approve all bills, purchase orders, payroll, and awards as presented. Chairman Salvaggio seconded, and the motion carried unanimously.

8. **REPORTS TO BE RECEIVED/FILED (Non-action items)**
   a. **Report regarding local nuisance/code enforcement issues (Constable Samuel Peters)***
      Constable Peters gave his report which included a complaint of an individual running a shipping business out of his residence on 4940 River Vista. The property owner has a bread delivery route, and it was determined that no actual business gets done at the residence and it does not violate the ordinance. He did agree to try to keep the delivery truck in the driveway.

DRAFT

Chickens on Granville Road had gotten out again and the owner was again spoken to about the issue. A warning will be issued for this service request in case further action is needed.

b. Report on recreation finances (Director of Parks & Recreation Paul Jungbauer)*
Director Jungbauer's report highlighted noted the current positive balance of $54,236 in the Recreation Fund at the end of August 2026, with upcoming expenses including staff wages, utility bills, & fall uniforms.

9. PUBLIC HEARINGS

a. None

10. OLD BUSINESS

a. None

11. NEW BUSINESS

a. Discussion and possible motion on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*
Michael and Stacey Oppermann applied for the demolition of an existing agricultural building, which would be replaced with a new 9,600 square foot indoor riding arena (requires architectural and site plan review). Their existing conditional use permit (CUP) also requires Plan Commission and Town Board approval for any new building. The agricultural building is within 500 feet of a residential district, which also requires conditional use permit review and is addressed in their CUP amendment application. Administrator Ryer summarized the application for both items 5a and 5b at the same time noting the Plan Commission unanimously recommended approval for both items.

Supervisor Lechner made a motion to approve a conditional use permit amendment for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district and employ up to three nonresident employees and allowing the use of gravel as opposed to paving the driveway and parking areas, finding all of the following conditions are 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 Pipkorn seconded, and the motion carried unanimously.

b. Discussion and possible motion on an architectural and site plan review for the construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*

DRAFT

Administrator Ryer summarized the application for both items 5a and 5b at the same time noting the Plan Commission unanimously recommended approval for both items.

Supervisor Lauer made a motion to approve the proposed architectural and site plan review for the construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road, after determining that:

(a) The proposed use(s) conforms to the uses permitted.
(b) The dimensional arrangement of buildings and structures conforms to the required area, yard, setback, and height restrictions.
(c) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking.
(d) Consideration has been given to preserving the natural features of the landscape where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
(e) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping.

It was further referenced that the following review principles and criteria have been met:

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new outbuildings are built or when existing outbuildings are remodeled or altered.
(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.
(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.
(d) Building location. Consideration shall be given to siting a building in a manner which would not unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

Supervisor Pipkorn seconded, and the motion carried unanimously.

c. Discussion and possible motion on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive [SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]*

Administrator Ryer summarized the application, noting that the home was destroyed by fire earlier in 2026. The unpermitted shed was present when they purchased the property in 2022. The Building Inspector became aware of the unpermitted accessory structure following the fire. The Town Attorney recommended if the applicant wanted to retain the structure, they should apply for a conditional use permit to appear before the Plan Commission and Town Board as established in Section 320-109 of the Town Code.

Chairman Salvaggio made a motion to approve a conditional use permit for Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive, finding the following conditions 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, and the motion carried unanimously.

d. Discussion and possible motion on a signage variance request by Ryan Theis of Cedar Creek Motorsports located at 7518 STH 60 [Applicant: Ryan Theis & Brett Cottrell on behalf of Cedar Creek Motor Sports, 9.02 acres, zoned B-3 Business District]*

Ryan Theis and Brett Cottrell, on behalf of Cedar Creek Motorsports, submitted an after the fact sign variance request for a wall sign that was installed in March of 2026 for the business located at 7518 STH 60. The applicant's wall sign proposal meets code, except for size.

The applicant's Director of Marketing, Julie Newhauser, discussed the variance request based on the unique corner positioning of the building entrance and the idea of including the south-facing wall in the calculation for the sign size.

Chairman Salvaggio made a motion to approve the variance request. Supervisor Lechner seconded, and the motion carried unanimously.

e. Discussion and possible motion delegating to the Plan Commission the responsibility to hold the public hearing(s) for the 2026 zoning code text/map update/amendment project pursuant to Town Code Sec. §320-130*

Town Code allows the Board to delegate the responsibility to hold the public hearing(s) related to the Zoning Code & Map update to the Plan Commission. This would allow public comment to be gathered ahead of the Town Board consideration and not on the night of anticipated Board action.

Supervisor Lechner made a motion to approve delegation of the responsibility to hold the public hearing(s) related to the Zoning Code & Map update to the Plan Commission. Supervisor Lauer seconded, and the motion carried unanimously.

f. Discussion and possible motion setting a Trick-or-Treat date and time for 2026*

Supervisor Lechner made a motion to set the Trick-or-Treat date and time for the Town of Cedarburg to match the City of Cedarburg and be held on Saturday, October 31st, from 5pm-8pm.

g. Verbal update on the Stormwater Utility Project*

Town Engineer Hartjes introduced himself and discussed the open houses that were held on September 2nd. He characterized the events as successful with the non-residential property meeting having a larger attendance than the residential property meeting. While some of the non-residential property owners disagreed with the assessment, there was a correlation with ponds being present on the property. The explanation of pond impact on downstream facilities assisted with understanding the process. In terms of the residential open house, attendants were generally looking for more information.

h. Update on 2027 budget timeline*

The 2027 budget timeline was provided.

DRAFT

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," in regard to discussion on Bridger Cell Asset, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Park & Trails.
Supervisor Lauer made a motion to enter closed session at 7:31pm. Supervisor Lechner seconded, and the motion carried unanimously by a roll call vote.

b. Reconvene to open session and the regular order of business
Supervisor Lauer made a motion to reconvene to open session at 7:41pm. Supervisor Pipkorn seconded, and the motion carried unanimously.

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

a. Discussion and possible motion on Bridger Cell Assets, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Park & Trails.
No action was taken.

14. ADJOURNMENT

Supervisor Lauer made a motion to adjourn the meeting at 7:42 pm. Supervisor Pipkorn seconded, the motion carried unanimously and the meeting adjourned.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

DRAFT

TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
August 19, 2026

Present:	David Salvaggio, Presiding Commissioner Larry Lechner, Kerry Carmichael, Anne Lewandowski, Steve Wolf
Also Present:	Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Amanda Schaefer, Consulting Planner
Excused:	Don Borgwardt, Tom Gaertig

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Presiding Commissioner Lechner called the regular meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. **MINUTES OF PREVIOUS MEETINGS**
   a. **Approval of July 15, 2026 Plan Commission Meeting Minutes***
      Commissioner Lewandowski made a motion to approve the meeting minutes from July 15, 2026. Commissioner Wolf seconded, and the motion carried unanimously.

3. **PUBLIC HEARING**
   a. **Public hearing to take comment on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]**
      Chairman Salvaggio made a motion to open the public hearing at 7:02pm. Commissioner Wolf seconded, and the motion carried unanimously.

      Roger Groth of 1620 Granville Road shares a property line with the applicant, and he was looking for more information concerning any changes to fence lines.

      Becky Tenges of 1556 Whitetail Lane spoke in support of the application. As an equine professional, she felt this is an improvement that will enhance the rider experience and horse safety.

      The arena builder spoke, verifying there would be no impact on existing fence lines.

      A letter of support from Lindsay Pauly and Daniel Ohrtman of 10123 Cedar Creek Road was provided to each Commissioner and placed in the public record.

      With no additional comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:06pm.

   b. **Public hearing to take comment on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive [SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]**

Commissioner Wolf made a motion to open the public hearing at 7:07pm. Commissioner Lewandowski seconded, and the motion carried unanimously.

With no comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:08.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on an architectural and site plan review for the construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*

Michael and Stacey Oppermann applied for the demolition of an existing agricultural building, which would be replaced with a new 9,600 square foot indoor riding arena (requires architectural and site plan review). Their existing conditional use permit (CUP) also requires Plan Commission and Town Board approval for any new building. The agricultural building is within 500 feet of a residential district, which also requires conditional use permit review and is addressed in their CUP amendment application.

Consulting Planner Schaefer summarized the application for both items 5a and 5b at the same time. Commissioner Lewandowski noted the application was very complete. Commissioner Lechner stated that he had no issue with gravel being used for parking.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of the proposed architectural and site plan review for the construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road and allowing for gravel to be allowed for the driveway, after finding the following present:

(a) The proposed use(s) conforms to the uses permitted.
(b) The dimensional arrangement of buildings and structures conforms to the required area, yard, setback, and height restrictions of this chapter.
(c) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
(d) Consideration should be given to preserving the natural features of the landscape where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
(e) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.

It was further referenced that the following review principles and criteria have been met:
(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new outbuildings are built or when existing outbuildings are remodeled or altered.

(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.
(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.
(d) Building location. Consideration shall be given to siting a building in a manner which would not unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

Commissioner Carmichael seconded, and the motion carried unanimously.

b. Discussion and possible recommendation on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*
Michael and Stacey Oppermann applied to amend their conditional use permit (CUP) from 2012. They intend to continue operating a horse riding and boarding stable on their 16.48-acre property zoned A-1 located at 10529 Cedar Creek Road and to have agricultural buildings and high-density animal enclosures within 500 feet of any residential district. Their existing CUP specifies one non-resident employee. They are looking to increase that number to up to three employees. Their existing CUP also requires Plan Commission and Town Board approval for any new building and any agricultural building within 500 feet of a residential district.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road, finding the following 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) The use conforms to zoning district regulations.

Chairman Salvaggio seconded, and the motion carried unanimously.

c. Discussion and possible recommendation on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive [SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]*

Administrator Ryer summarized the application, noting the home was destroyed by fire earlier in 2026. The unpermitted shed was present when they purchased the property in 2022. The Building Inspector became aware of the unpermitted accessory structure following the fire. The Town Attorney recommended if the applicant wanted to retain the structure, they should apply for a conditional use permit to appear before the Plan Commission and Town Board as established in Section 320-109 of the Town Code.

Commissioner Carmichael made a motion the Plan Commission recommend approval of a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive, finding the following conditions 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) The use conforms to zoning district regulations.

Chairman Salvaggio seconded, and the motion carried unanimously.

d. Discussion and feedback regarding a concept plan for a minor land division by Laura Stroebel (applicant) for property located at 7918 Pleasant Valley Road [Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]*

The applicant is requesting concept review to divide the property located at 7918 Pleasant Valley Road. Consulting Planner Schaefer reviewed the concept plan materials and noted that setbacks should be identified on any future CSM, and that there are pre-existing buildings that do not meet current setbacks. The concept plan does not increase non-conformities or create any additional nonconforming conditions. Plan Commissioners indicated a wetland delineation would not be a Town requirement of a future application, leaving that to the County and DNR to regulate. No official action was taken.

6. ADJOURNMENT

Chairman Salvaggio made a motion to adjourn at 7:31pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

TOWN OF CEDARBURG
FINANCE COMMITTEE MEETING MINUTES
September 2, 2026

Present: Wayne Pipkorn, Russ Lauer, Tom Esser
Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Chairman Pipkorn called the meeting to order at 1:00 pm. The meeting began with the pledge of allegiance.

2. **Discussion and possible motion approving minutes from the 7/22/26 Finance Committee meeting**
   Russ Lauer made a motion to approve the 7/22/26 Finance Committee meeting minutes. Tom Esser seconded, and the motion passed unanimously.

3. **Update and direction on amending the Fiscal Year 2026 Budget**
   Administrator Ryer summarized there is available funding for additional capital projects for 2026 due to a lower than anticipated cost for the planned road sealing. Projects discussed included replacement HVAC for Fire Station 2, masonry repair on Fire Station 2, and replacement compressors for Fire Station 2 and the Department of Public Works. The Committee requested staff obtain final quotes for all projects. No formal action was taken.

4. **Discussion and possible recommendation on elements of the Town Capital Improvement Plan, including reviews of Town Board room audio visual quotes and identification of preferred firms to interview**
   Administrator Ryer and Committee Member Lauer presented a matrix comparing and summarizing bids received for the Board room AV in the Town Hall. After review and robust discussion, it was recommended that two of the contractors be invited to meet with the Finance Committee to further break down the proposals and answer questions at the September 16th meeting.

   Discussion followed related to the increase in the cost of the replacement of the Bridge over Cedar Creek planned for winter construction. Director Monticelli described the process of working with the Wisconsin Department of Transportation on the cost-share project. The Committee directed staff to include the increased cost sharing within the Capital Plan.

5. **Direction on draft 2027 General Fund Budget parameters**
   Administrator Ryer awaits shared revenue and other figures from the State to continue work on the budget.

6. **Update on the Fiscal Year 2027 budget timeline**
   The timeline was included in the packet and no changes were made.

7. **Discussion on the next Finance Committee meeting**
   The Committee confirmed the next meeting will be held on September 16, 2026 at 1 pm.

8. **ADJOURNMENT**
   Tom Esser made a motion to adjourn at 1:46 pm. Russ Lauer seconded, and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

Town of Cedarburg
Treasurer's Report
9/30/2026

	General Funds	
Beginning Balance as of 8/29/26	$ 5,806,147.83	
Receipted Revenues:	20,350.61	See below
Earned Interest - Money Market	9,144.22	
Earned Interest - Checking	131.66	
Earned Interest - PWSB CD	5,508.00	
Additions/Subtractions:		
Transfer to/from Road Bonds	(1,500.00)	
Transfer to Impact Fees	(3,790.00)	
Oz County Tax Settlement	-	
PWSB Equipment Loan	-	
Less : Monthly Disbursements	(216,466.68)	
Ending Balance as of 9/30/26	$ 5,619,525.64	

Revenue Sources:	
Additions/Subtractions:	
Building Permit Fees	5,271.50
Plumbing, Electric & HVAC Permit Fees	4,723.24
Conditional Use	-
Recycling Fees - Special Pick Up	-
State Shared Revenues	-
Crop/Managed Forest Land Tax	1,055.92
Misc State Grants	-
Yard Waste Cards	380.00
Brush Chipping	1,027.50
Rezoning/Petition/Plat/Quarry	650.00
Bartender/Cigarette/Liquor Licenses	32.00
Culvert/Driveway Permit	125.00
Sign Permits	25.00
Miscellaneous	89.30
Cable Franchise Fee	6,261.15
Insurance Reimbursement	-
Special Assessment Letters	510.00
Telecommunications Tower	-
Fall Baseball Fees	-
Soccer Fees	-
Track & Field Fees	-
Little League Sponsorship	200.00
Little League Fees	-
Total Receipts for September	$ 20,350.61

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of Septemer 30, 2026

	Machinery Account	Public Works Facility Acct.	Planning, Zoning, Municipal Code and Enforcement	Environmental Account	Total
Beg Bal August 29, 2026	$ 1,028,201.43	$ 179,303.35	$ 461,145.34	$ 150,238.84	$ 1,818,888.95
Receipts:					
Interest	3,204.89	558.89	1,437.38	468.29	$ 5,669.45
					$ -
Ramboll				-	$ -
					$ -
					$ -
					$ -
End Bal September 30, 2026	$ 1,031,406.31	$ 179,862.23	$ 462,582.72	$ 150,707.13	$ 1,824,558.40

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of September 30, 2026

Account 200-00-11230	Utility Bonds	Road Bonds	Holding Tank Bonds	Impact Fees
Beginning Balance August 29, 2026	$ 22,163.32	$ 57,600.00	$ 192,800.00	$ 282,613.65
Receipts:				
Deposit		3,000.00		3,790.00
Interest	834.05			852.57
Transfer	(834.50)			
Ending Balance September 30, 2026	$ 22,162.87	$ 60,600.00	$ 192,800.00	$ 287,256.22

Town of Cedarburg
Special Revenue Funds - Restricted Use Revenues
As of September 30, 2026

	Escrow Accounts	Petty Cash
Beginning Balance August 29, 2026	$ 56,503.99	$ 350.00
Receipts		
Earned Interest	106.52	
Fund Transfers		
Ending Balance Septemer 30, 2026	$ 56,610.51	$ 350.00

Escrows Held	Amount
Prairie West	$ 5,880.97
Greystones	$ 50,729.54
Total	$ 56,610.51

Town of Cedarburg
Monthly Summary of Cash & Invested Account Balances
As of September 30, 2026

General Funds	$ 5,619,525.64
Machinery Account	1,031,406.31
Public Works Facility Account	179,862.23
Paving Escrow Accounts	56,610.51
Utility Permit Escrows	22,162.87
Road Bond Account	60,600.00
Holding Tank Account	192,800.00
Impact Fee Account	287,256.22
Environmental Account	150,707.13
Planning, Zoning, Municipal Code and Enforcement	462,582.72
Petty Cash	350.00
Total Balance	$ 8,063,863.64
Less Cash & Invested Account Balances From Prior Month	8,237,067.74
Increase/(Decrease) in Invested Account Balances for the Month	$ (173,204.10)

Katie LeBlanc
Treasurer

Town of Cedarburg
Impact Fees
As of September 30, 2026

Public Services	8/29/2026 Beginning Balance	Additions	Subtractions	9/30/2026 Current Balance
Parks & Recreation	$8,868.04	$ 1,538.55	$ -	$ 10,406.59
Municipal	$13,911.53	$ -	$ -	$ 13,911.53
Town Hall	$68,776.33	$ 394.15	$ -	$ 69,170.48
Public Works Garage	$62,640.61	$ 358.87	$ -	$ 62,999.48
Recycling Center	$56,820.16	$ 331.48	$ -	$ 57,151.64
Highways & Traffic Control	$66,510.03	$ 1,136.97	$ -	$ 67,647.00
Fire Department	$5,086.95	$ 882.55	$ -	$ 5,969.50
Total of all Balances	$260,792.23	$ 4,642.57	$ -	$ 287,256.22

Receipts - Fees & Interest **$4,642.57** $ -

	Allocated %	Allocated Fee
Parks & Recreation	33.14%	$ 1,538.55
Municipal Buildings:		
Town Hall	8.49%	$ 394.15
Public Works Garage	7.73%	$ 358.87
Recycling Center	7.14%	$ 331.48
Fire Department	24.49%	$ 1,136.97
Highways & Traffic Control	19.01%	$ 882.55

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	12
2009	4	2026	5
		Number of Impact Fees Paid	546

Cash - PWSD - Commingled all funds ALL Checks

Posted From: 9/01/2026 From Account:
Thru: 9/30/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
EFT	9/02/2026	EFTPS- ELECTRONIC FEDERAL TAX PAYMENT SYS	6,741.33
EFT	9/02/2026	Great-West Retirement	210.00
EFT	9/02/2026	WDOR- 930208	1,225.96
EFT	9/02/2026	Elan Financial Services	1,328.26
EFT	9/02/2026	WISCONSIN EMPLOYEE TRUST FUND (ETF)	8,012.84
EFT	9/09/2026	WM Corporate Services, Inc.	38,309.84
EFT	9/09/2026	Charter Communications (Spectrum)	30.15
EFT	9/14/2026	EFTPS- ELECTRONIC FEDERAL TAX PAYMENT SYS	6,623.71
EFT	9/14/2026	WDOR- 930208	1,206.95
EFT	9/14/2026	Great-West Retirement	210.00
EFT	9/14/2026	UHS Premium Billing	15,531.95
41841	9/04/2026	Kaminsky, Jace	379.65
41842	9/09/2026	5 Corners Isuzu Truck & Auto	1,455.21
41843	9/09/2026	Amazon Capital Services	393.40
41844	9/09/2026	Antoine Hoeft & Eberhardt, S.C.	4,730.00
41845	9/09/2026	Ascension Occupational Health-	122.00
41846	9/09/2026	BEYERS TRUE VALUE HARDWARE	244.71
41847	9/09/2026	BOEHLKE BOTTLED GAS	75.26
41848	9/09/2026	BURGHARDT SPORTING GOODS	6,152.20
41849	9/09/2026	Cedar Corporation	131.25
41850	9/09/2026	Cleaning Authority	290.00
41851	9/09/2026	Conley Media, LLC-Classified	96.58
41852	9/09/2026	Culligan of West Bend	92.25
41853	9/09/2026	Hi-Line Inc.	360.20
41854	9/09/2026	Home Depot Credit Services	181.12
41855	9/09/2026	JACKSON CONCRETE INC	469.00
41856	9/09/2026	LANGE ENTERPRISES INC	42.35
41857	9/09/2026	LIBERTY TIRE RECYCLING LLC	348.90
41858	9/09/2026	NAPA Auto Parts	75.38
41859	9/09/2026	Ontech Systems Inc.	1,037.21
41860	9/09/2026	QUILL CORPORATION	325.40
41861	9/09/2026	Rote Oil	3,742.79
41862	9/09/2026	SAFEbuilt, LLC Lockbox #88135	4,378.00

Cash - PWSD - Commingled all funds ALL Checks

Posted From: 9/01/2026 From Account:
Thru: 9/30/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
41863	9/09/2026	SHERWIN INDUSTRIES	225.00
41864	9/09/2026	WI Department of Transportation-7366	4,778.94
41865	9/09/2026	WISCONSIN PUMP & SUMP	170.00
41866	9/14/2026	5 Corners Dodge	1,385.17
41867	9/14/2026	CITY OF CEDARBURG	58,317.89
41868	9/14/2026	Cleaning Authority	145.00
41869	9/14/2026	DIGGERS HOTLINE INC	34.20
41870	9/14/2026	Emplify Health	84.00
41871	9/14/2026	EMPLOYEE BENEFITS CORP	1,244.37
41872	9/14/2026	John Fabick Tractor Company	122.79
41873	9/14/2026	LIESENER SOILS INC	277.50
41874	9/14/2026	Sberna,Ryan	188.00
41875	9/14/2026	STANTEC CONSULTING SERVICES INC	2,813.25
V4971	9/04/2026	Bartley, Andrew	2,149.14
V4972	9/04/2026	Butschlick, Jamie	1,670.69
V4973	9/04/2026	HINTZ, JOSEPH	22.94
V4974	9/04/2026	Huebner, Andrew	1,376.61
V4975	9/04/2026	Jacoby, Sara	1,972.77
V4976	9/04/2026	Jungbauer, Paul	2,010.71
V4977	9/04/2026	Krause, Nathan	1,448.33
V4978	9/04/2026	Lindberg, Glenn	1,029.38
V4979	9/04/2026	Mett, Julie	698.88
V4980	9/04/2026	Monticelli, Adam	3,146.11
V4981	9/04/2026	Pautz, Peter	1,336.32
V4982	9/04/2026	Peters, Samuel	218.84
V4983	9/04/2026	Ryer, Eric	3,756.51
V4984	9/04/2026	Vollmar, John	327.41
V4985	9/18/2026	Bartley, Andrew	2,149.13
V4986	9/18/2026	Butschlick, Jamie	1,603.16
V4987	9/18/2026	Huebner, Andrew	1,376.61
V4988	9/18/2026	Jacoby, Sara	1,972.77
V4989	9/18/2026	Jungbauer, Paul	2,010.71
V4990	9/18/2026	Krause, Nathan	1,448.33

Cash - PWSD - Commingled all funds ALL Checks

Posted From: 9/01/2026 From Account:
Thru: 9/30/2026 Thru Account:

Check Nbr	Check Date	Payee		Amount
V4991	9/18/2026	Lindberg, Glenn		884.41
V4992	9/18/2026	Mett, Julie		698.88
V4993	9/18/2026	Monticelli, Adam		3,146.11
V4994	9/18/2026	Pautz, Peter		1,336.31
V4995	9/18/2026	Peters, Samuel		218.84
V4996	9/18/2026	Ryer, Eric		3,756.51
V4997	9/18/2026	Vollmar, John		360.31
			Grand Total	216,466.68

Cash - PWSD - Commingled all funds ALL Checks

Posted From: 9/01/2026 From Account:
Thru: 9/30/2026 Thru Account:

		Amount
Total Expenditure from Fund # 100 -	GENERAL FUND	200,086.15
Total Expenditure from Fund # 300 -	CAPITAL PROJECT FUND	4,778.94
Total Expenditure from Fund # 500 -	RECREATION	11,601.59
	Total Expenditure from all Funds	216,466.68

Meeting Date: 10/5/26
Agenda Item: # 11a

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board
FROM: Amanda Schaefer, Planner, Eric Ryer, Administrator
MEMO WRITTEN: September 17, 2026
SUBJECT: **Agenda Item # 11a:** Discussion and possible motion on a minor land division application by Laura Stroebel for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***

BACKGROUND INFORMATION	
Project Name	Stroebel Minor Land Division
Applicant Name	Laura Stroebel
Property Owner	Laura L. Stroebel
Applicant's Consultant	Homeland Surveying
Size of Parcel	29.27 acres
Existing Zoning	A-1 Agricultural District
Proposed Zoning	No Change Proposed
Abbreviated Legal	SE ¼ of Sec. 4
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows for A-1, A-2, E-1, CR-A, CR-B, M-3, C-1, P-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Agricultural, Conservancy	A-1, C-1
South	Residential, Agricultural, Conservancy	E-1, A-1, C-1
East	Residential, Agricultural	E-1, A-2
West	Agricultural	A-2

ZONING REQUIREMENTS FOR THE PROPOSED LOTS			
	A-1 Requirements	***Lot 1***	***Lot 2***
Minimum Lot Size	5 Acres	8 acres	21.3 acres
Minimum Lot Width	300'	379.98'	862'
Minimum Lot Frontage	NA if shared driveway is provided	379.98'	862'
Minimum Open Space	NA	NA	NA
Min. Street Building Setback	75' for home 100' detached outbuilding 100' section line road setback all structures	148' home 226' outbuilding	Vacant
Min. Rear Yard Setback	25' for home 100' detached outbuilding 100' section line road setback all structures	>500' home 351' outbuilding	Vacant
Min. Side Yard Setback	25' for residence 100' detached outbuilding 100' section line road setback all structures	14' home 0.1' outbuilding	Vacant

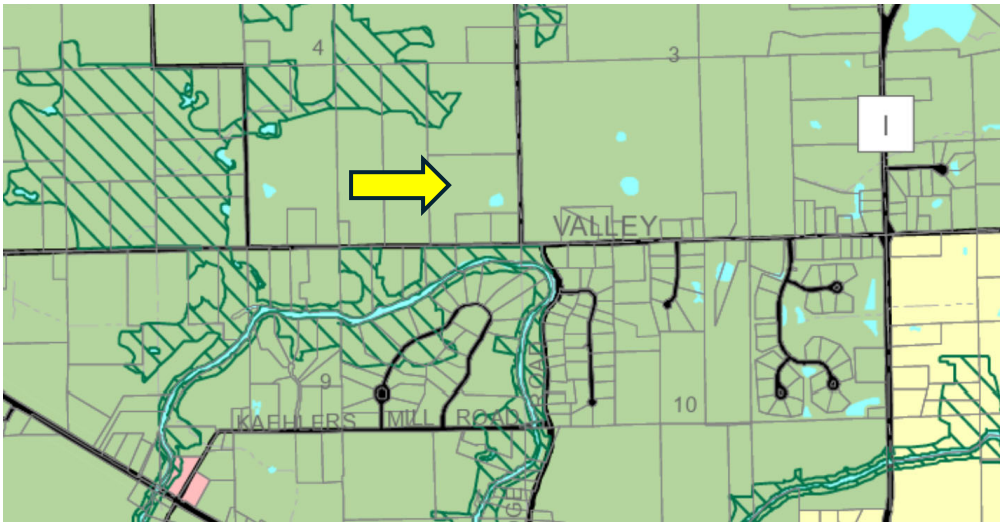
BACKGROUND / APPLICANT REQUEST

The applicant is requesting approval of a minor land division to divide the property located at 7918 Pleasant Valley Road. This formal application followed favorable concept feedback from the Plan Commission at their August meeting, and a unanimous recommendation to approve the CSM at the September Plan Commission meeting. Current GIS image of subject property:



EXECUTIVE ANALYSIS

1. **Zoning / Density / Open Space / Comprehensive Plan**
   The current property is zoned A-1 Agricultural District and falls within area designated as Rural Neighborhood – Countryside in the Comprehensive Plan. There is no open space requirement in the A-1 district. Also of note is that parcels zoned A-1 that are greater than 8 acres in size have no limit on square footage for nonresidential buildings.



2. **Lot Configuration and Design**
   The layout shows regular lot shapes and dimensions.

3. **Access**
   Lot 1 would retain the existing access off of Pleasant Valley Road. Lot 2 would have future access off of Covered Bridge Road. Both roads are Town roads with no implications from Ozaukee County or WisDOT.

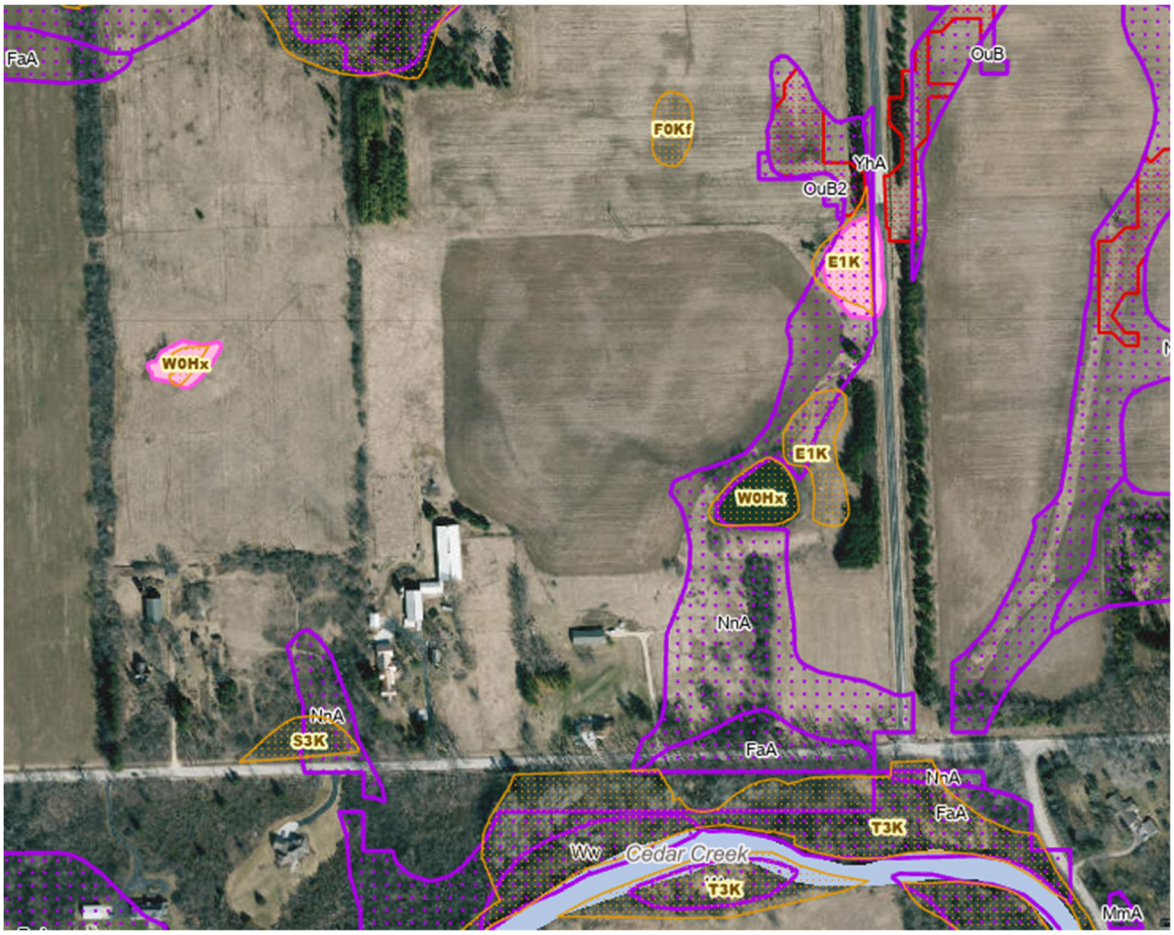
4. **Onsite Sewage Disposal**
   The attached soil tests show proposed lot #2 supporting a mound system.

5. **Shoreland Zoning / Wetlands / Floodplain / Ozaukee County**
   Nick Mikkelson of Ozaukee County Land & Water Management noted the parcel is not within shoreland zoning and will not require any permitting from the Land and Water Department. Because the property is not within shoreland zoning, the wetlands on the property are not under County jurisdiction.

   Brittany Whyte of Ozaukee County Planning and Parks noted the land division will not require review by the County Natural Resources Committee, as there are only two resulting parcels and the parcel is not within shoreland zoning.

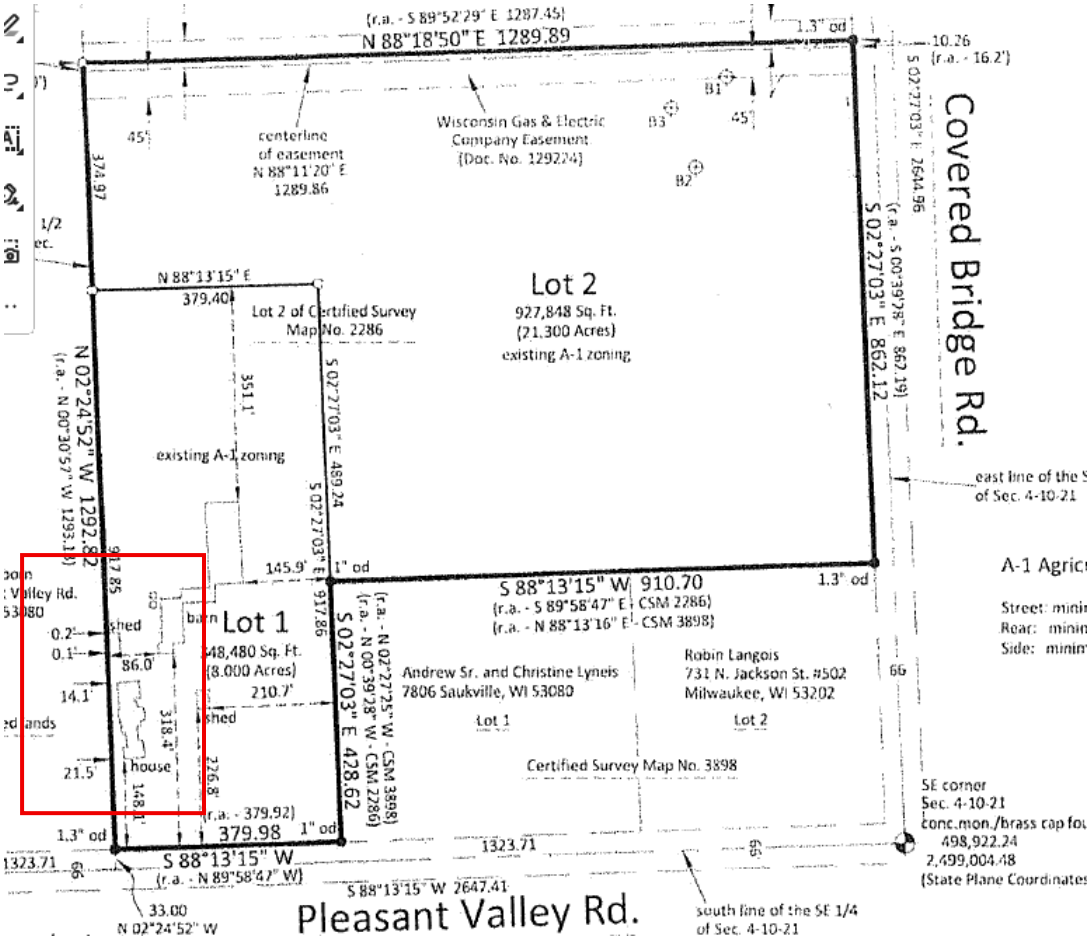
   Kara Brooks of WDNR noted, "The division of parcel is not subject to DNR permitting. The parcel does contain mapped wetlands. Impacts to wetland for a future project and/or a stormwater permit may be required for land disturbance associated with a future project."

   The WDNR Surface Water Data Viewer identifies mapped wetlands, wetland indicators, and special wetland planning areas (wetland restorations) on the subject properties. At the concept meeting, Plan Commission indicated the applicant was not required to submit a wetland delineation as part of this formal minor land division application.



6. **Stormwater & Erosion Control**
   A stormwater plan is not a standard requirement for a minor land division.

7. **Existing Buildings**
   There are multiple existing buildings on the subject property and all will become part of Lot 1. Setbacks are shown on the CSM. The existing home and some of the outbuildings do not meet current A-1 Agricultural District setbacks, defining them as existing, nonconforming structures. The proposed CSM does not make these existing, nonconforming structures additionally nonconforming or create new nonconformities. Existing, nonconforming structures must follow all 320-63 regulations.



Staff have no additional concerns with the other existing structures and proposed property lines. Current A-1 Agricultural District setbacks must be met for future structures.

PLANNER & ENGINEER COMMENTS

Planner: The applicant's goal is to simply divide the parcel into the two new lots as proposed. There are no major implications for Town planning documents. The applicant is responsible for any wetland related permits in the future.

Engineer: see the attached comment letter from Gremmer noting all corrections have been made.

OBJECTING/ APPROVING AGENCIES

Objecting and Approving Agencies were sent the application materials; all comments will need to be resolved, as applicable.

PLAN COMMISSION RECOMMENDATION

At their meeting on September 16th, the Plan Commission unanimously recommended the Town Board approve the CSM.

ACTION REQUESTED

Suggested motion if in favor: Move to approve the CSM as presented.

ATTACHMENTS

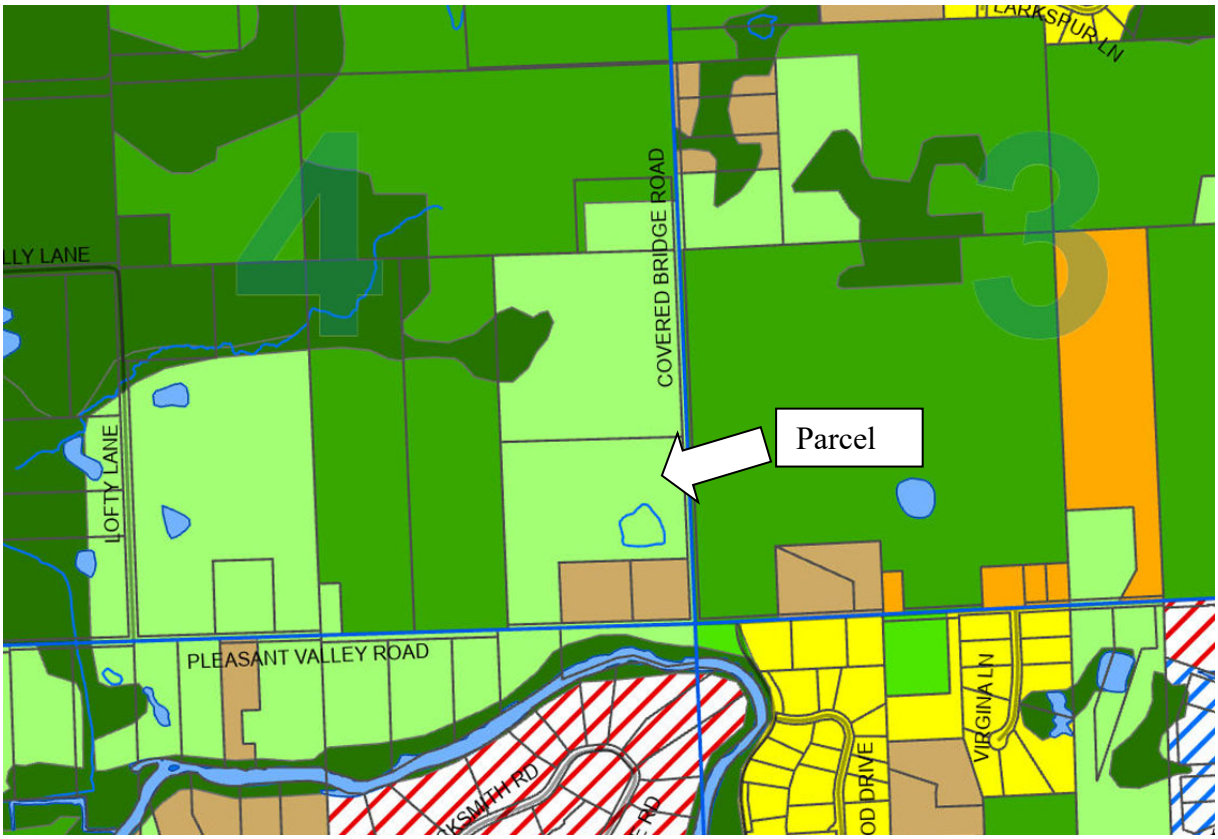
I. Zoning Map / Shoreland Map
II. Applicant materials
III. Engineering review letter

COPIES MAILED/E-MAILED TO

I. Laura Stroebel: llstroebel@gmail.com
II. Nick Mikkelson, Ozaukee County: nmikkelson@ozaukeecounty.gov
III. Brittany Whyte, Ozaukee County: bwhyte@ozaukeecounty.gov
IV. Kara Brooks, WDNR: kara.brooks@wisconsin.gov

Action	Date	Status
PC Concept Discussion	8-19-2026	Favorable Feedback
Plan Commission Meeting for CSM review & recommendation	9-16-2026	Unan. Recommended Approval
Town Board Meeting	10-5-2026	This Meeting

ATTACHMENT I.



Legend

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

Shoreland Map



8/3/2026, 2:30:51 PM

1:4,852

0 325 650 1,300 ft

0 100 200 400 m

Ozaukee County

- Clean Out
- PC Cover
- ST Cover
- Wells
- Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Effluent Line
- Forcemain
- Installation Contour
- Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Local Roads

- Local

- Parcels
- LOMA 2024

Cross Section Line

- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone

- AE & VE Floodway
- AE, VE, & AO, Floodplain

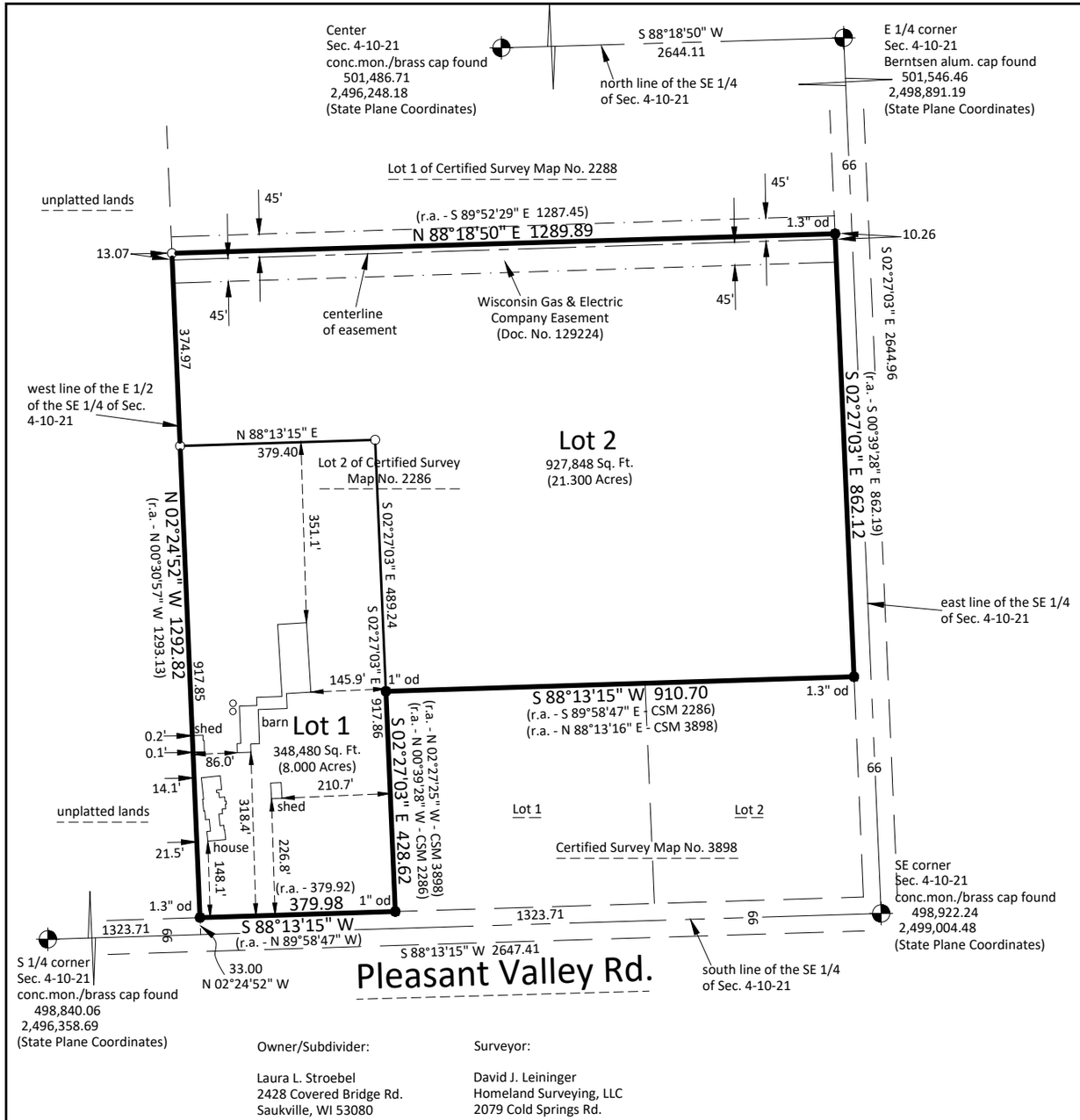
- Wetland Inventory
- Wetland Points
- Shoreland Buffer
- Hydro Polygon

Hydro Lines

- NO
- YES

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.



David J. Leininger, S-2285

Dated this 10th day of July, 2026.

● - indicates an iron pipe found as noted

○ - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set.

(r.a.) - means "recorded as"

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The south line of the SE 1/4 of Sec. 4-10-21 has a grid bearing of S 88°13'15" W.



0 150 300 600

Scale in feet
1" = 300'

Owner/Subdivider:

Laura L. Stroebel
2428 Covered Bridge Rd.
Saukville, WI 53080

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Laura Stroebel, that I have surveyed, divided, and mapped the land shown and described hereon, being Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin, which is described as follows:

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

I further certify that I have fully complied with the provisions of Sec. 236.34 of Wisconsin Statutes and the Town of Cedarburg Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 10th of July, 2026.

_____
David J. Leininger, S-2285

Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Cedarburg Plan Commission
Town of Cedarburg Town Board

_____
Laura L. Stroebel - Owner

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

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

(Notary Seal)_____, Notary Public,

_____, Wisconsin.

My commission expires _____

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Town of Cedarburg Plan Commission Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Plan Commission

this _____ day of _____, 2026.

_____ _____ _____

David Salvaggio, Chairperson Sara Jacoby, Clerk

Town of Cedarburg Town Board Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Town Board

this _____ day of _____, 2026.

_____ _____

David Salvaggio, Chairperson Sara Jacoby, Town Clerk

_____

David J. Leininger, S-2285

Dated this 10th day of July, 2026.
Revised this 26th day of August, 2026.

This instrument was drafted by David J. Leininger, S-2285

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Ozaukee	
Parcel I.D. 03-004-16-002.00	
Reviewed by	Date

Property Owner Laura L. Stroebel	Property Location Govt. Lot SE ¼ SE ¼ S 4 T 10 N R 21 ☑ E (or) ☐ W
Property Owner's Mailing Address 2428 Covered Bridge Rd	Site Address or CSM and Lot #: 7918 Pleasant Valley Rd

City	State	Zip Code	Phone Number		Nearest Road
Saukville	WI	53080	( )	☐ City ☐ Village ☒ Town Cedarburg	Covered Bridge

☒ New Construction Use: ☒ Residential / Number of bedrooms NA
☐ Replacement ☐ Public or commercial – Describe: _____
Code derived designflow rate _____ GPD
Flood Plan elevation if applicable NA ft.
Parent material Glacial Till
General comments and recommendations: Site is suitable for a mound system

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 859.26 ft. Depth to limiting factor 24 in. / elev. 857.26 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-11	10yr3/2	-	SiL	2fgr	mvfr	aw	2f-vf	0.6	0.8
2	11-24	7.5yr4/3	-	CL	2fabk	mfr	cw	1vf	0.4	0.6
3	24-38	7.5yr5/4	f1f 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0.0

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 859.16 ft. Depth to limiting factor 22 in. / elev. 857.33 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-10	10yr3/2	-	SiL	2fgr	mvfr	aw	1vf	0.6	0.8
2	10-22	7.5yr4/3	-	CL	2fabk	mfr	cw	1vf	0.4	0.6
3	22-39	7.5yr5/4	c2d 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0

CST Name (Please Print) Robert S Hilgart	Signature	CST Number 226165
Address 1004 Washington St Grafton WI 53024	Date Evaluation Conducted 8-25-26	Telephone Number 262-375-3892

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 862.13 ft. Depth to limiting factor 24 in. / elev. 860.13 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	-	SiL	2fgr	mvfr	aw	1vf	0.6	0.8
2	10-24	7.5yr4/3	-	CL	2mabk	mfr	cw	1vf	0.4	0.6
3	24-39	7.5yr5/4	c2d 7.5yr5/8	SiCL	1fabk/0m	mfr	-	-	0	0

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

POWTS Final Site Plan



8/26/2026, 4:40:14 PM

Soil Borings
Other Points

Local Roads
Local

Parcels
Tax Parcel

2015 Contour Lines
Index
Intermediate

1:2,400

0 165 330 660 ft

0 45 90 180 m

Ozaukee County

PAGE 3 OF 3

GREMMER
& ASSOCIATES, INC.
CONSULTING ENGINEERS

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

September 18, 2026

Town of Cedarburg
1293 Washington Avenue
Cedarburg, WI 53012

Subject: Stroebel Certified Survey Map

Dear Mr. Ryer:

If the Town is waiving the wetland delineation, the previous comment has been addressed and is considered 'OK', completing the review of the certified survey map.

Please feel free to contact me if you have any questions or need anything else.

Sincerely,

Jay Panetti, PLS
Gremmer & Associates, Inc.

Meeting Date: 10/5/26
Agenda Item: # 11b

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Town Board
FROM: Eric Ryer, Administrator
MEMO WRITTEN: September 16, 2026
SUBJECT: **Agenda Item # 11b:** Discussion and possible motion on an architectural and site plan review for the construction of a new 5,000 square foot structure on the property located at 8817 Cedar Sauk Road **[NW ¼ Sec. 4, 35.77 acres, zoned A-2 Prime Agricultural District & C-1 Conservancy District, owner Brian and Anna Greenman]***

BASIC INFORMATION	
Project Name	Greenman Architectural & Site Plan Review
Applicant Name	Brian Greenman
Size of Parcel	35.77 acres
Existing Zoning	A-2 Prime Agricultural District & C-1 Conservancy
Requested Zoning	No Change
Abbreviated Legal	NW ¼ Sec. 4
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows: C-1, P-1, A-1, A-2, E-1, CR-A & CR-B, M-3

ADJACENT LAND USE/ZONING MATRIX		
Direction	***Land Use***	***Zoning***
North	Town of Saukville	NA
South	Prime Agricultural, Conservancy	A-2, C-1
East	Prime Agricultural, Conservancy	A-2, C-1
West	Conservancy	C-1

ZONING CONSISTENCY MATRIX		
	Required	***Provided***
Zoning Requested:	**A-2**	**A-2**
Minimum Lot Size	35 Acres	35.77 acres
Minimum Lot Width	300’	919’
Minimum Street Building Setback	100’	>700’ nearest outbuilding
Minimum Side Yard Setback	100’	~5’ nearest outbuilding to west lot line
Minimum Rear Yard Setback	100’	Several hundred feet for outbuildings and residence
Minimum Setback from House	10’	~50’ for nearest outbuilding
Maximum Height	50’ for Ag building	18’3”

BACKGROUND

Brian Greenman has submitted a building permit application for a new 5,000 square foot outbuilding for the property located at 8817 Cedar Sauk Road. Section 320-26 states all nonresidential buildings larger than 1,500 square feet in the A-2 Prime Agricultural District are subject to architectural and site plan review by the Plan Commission and the Town Board prior to the issuance of a building permit.

EXECUTIVE REVIEW

1. **Zoning**
   The 35.77 acre parcel is zoned A-2 Prime Agricultural District and C-1 Conservancy District. The Comprehensive Plan designates the parcel as Rural Neighborhood – Countryside, which allows A-2 zoning. Again, Town Code states that any individual nonresidential building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board.

2. **Building Location**
   The building is proposed to be north of the existing home. The street yard for this property is along the northern parcel boundary, with the proposed building location being compliant with all setback requirements for A-2 zoning as outlined in the Zoning Consistency Matrix on the previous page. It is of note that there are existing nonconforming structures on the property in that they do not meet the minimum required setbacks. The proposed building would not increase the nonconformities, and itself would be conforming to required setbacks. There is no limit on outbuilding square footage in the A-2 district.

3. **Shoreland Zoning / Floodplain / Wetlands / Water / POWTS**
   A shoreland map is attached. There is no plumbing proposed. Nick Mikkelson from Ozaukee County Land & Water noted the following: "No shoreland permit is required for this project. The wetlands at the building site are outside of shoreland zoning and are therefore only DNR and Town jurisdiction. The only permit required would be a sanitary permit if there is to be any plumbing in the new building."

   Kara Brooks from DNR noted the following: "The proposed building is located in mapped wetland. Some type of wetland field work (wetland delineation or similar) should be conducted to be sure the projected is located in non-wetland. If the area is determined to be wetland then the law would require the project to avoid and/or minimize impacts to the wetlands to the greatest extent possible. Any required wetland impacts would need state wetland impact permit."

Architectural & Site Plan Review

Being over 1,500 square feet, the outbuilding must go through an architectural and site plan review, as §320-26 A-2 Prime Agricultural District explains below. Note, there is no size limitation for such buildings in the A-2 district.

> "Any individual building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board. "

Appearance & Uses: The attached renderings and survey show the building as a 50' by 100', or 5,000 sq. ft. structure. The building lists electrical service, and will not have a bathroom or office space per the applicant.

The structure will be all black, including the roof. The applicant renderings are attached.

The applicant confirms that this building will be used for personal equipment storage and not business purposes.

Site plan review principles and standards. Neighboring uses include agricultural uses. The Town Board should review the site, existing and proposed structures, neighboring uses, and the proposed use. The Town Board may approve said site plans only after determining that:

(a) The proposed use(s) conforms to the uses permitted.

(b) The dimensional arrangement of buildings and structures conforms to the required area, yard, setback, and height restrictions of this chapter.

(c) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.

(d) Consideration should be given to preserving the natural features of the landscape where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.

(e) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.

Architectural review principles and standards. To assist the Town Board in the architectural review of outbuildings under this section, the following review principles, criteria and procedures are established:

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new outbuildings are built or when existing outbuildings are remodeled or altered.

(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.

(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.

(d) Building location. Consideration shall be given to siting a building in a manner which would not unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

PUBLIC NOTICE / PLAN COMMISSION RECOMMENDATION

Town Code requires no notice or public hearing for this item. At their meeting on September 16th, the Plan Commission unanimously recommended the Town Board approve the architectural and site plan review.

ACTION REQUESTED

Suggested motion if in favor: Motion to approve, finding the Site plan review principles and standards and Architectural review principles and standards are met, and noting it is the applicant's responsibility to obtain required WDNR permits.

ATTACHMENTS

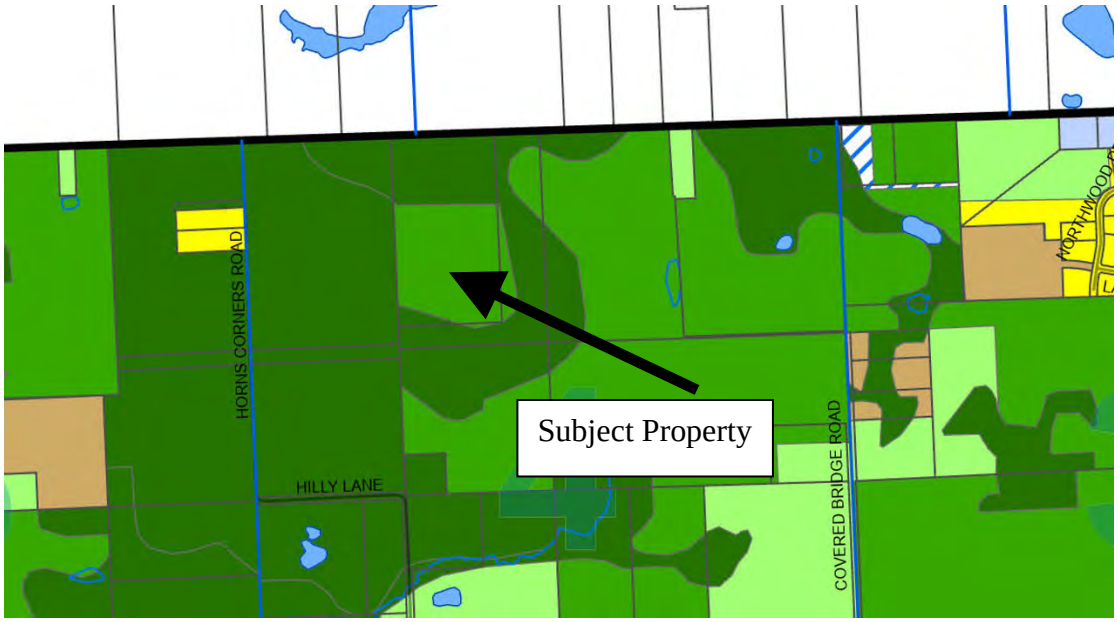
I. Zoning Map, Shoreland Map
II. Applicant Materials

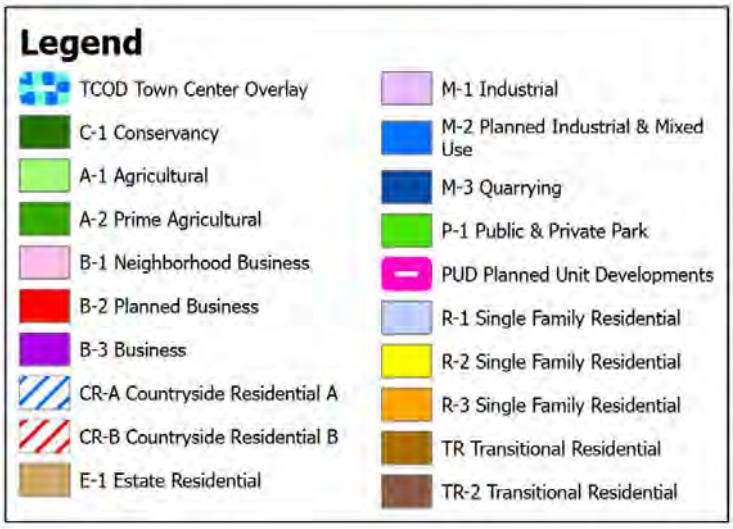
COPIES MAILED/E-MAILED TO

I. Brian Greenman: erinhillsstorage@gmail.com

Action	Date	Status
Plan Commission Meeting	9-16-2026	Unan. Rec. Approval
Town Board Meeting	10-5-2026	This Meeting

ATTACHMENT I.





Shoreland Map



9/8/2026, 9:03:04 PM

1:3,151

0 215 430 860 ft

0 65 130 260 m

Ozaukee County

Local Roads
- Local
- Parcels

Cross Section Line
- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone
- AE & VE Floodway
- AE, VE, & AO, Floodplain

Wetland Inventory

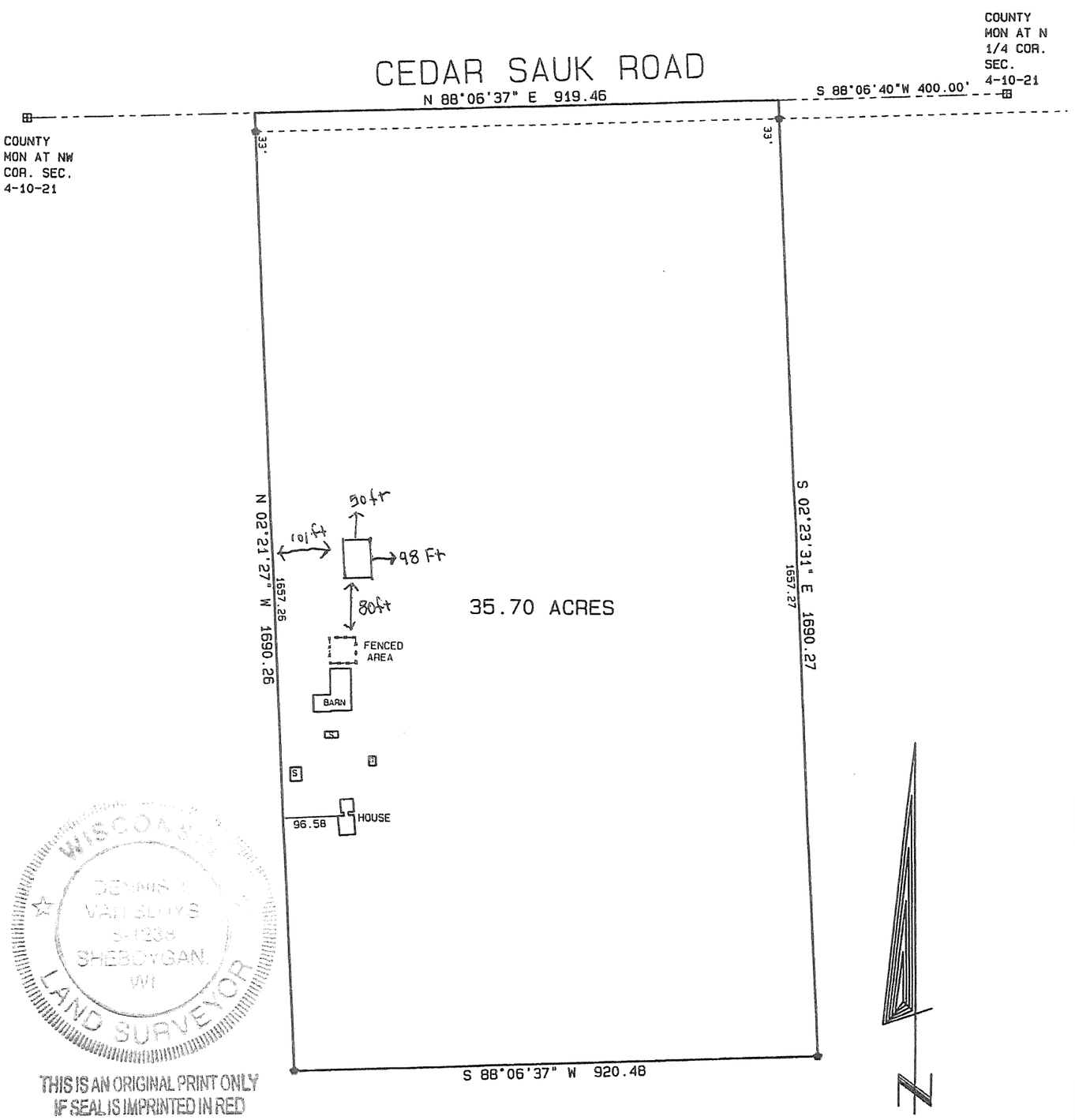
Shoreland Buffer

Hydro Lines
- NO

4-10-21

D & H LAND SURVEYS LLC
526 S. 8th STREET
SHEBOYGAN, WISCONSIN

BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, T.10 N., R.21 E., TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN CONTAINING 35.70 ACRES OF LAND AND DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE S 88°06'49" W., 400.00 FEET TO THE POINT OF BEGINNING; THENCE S 02°23'31" E., 1690.27 FEET; THENCE S 88°06'37" W., 920.48 FEET; THENCE N 02°21'27" W., 1690.26 FEET; THENCE N 88°06'37" E., 919.46 FEET TO THE POINT OF BEGINNING.



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 20th day of August, 2004.

⊙ =IRON PIPE FOUND

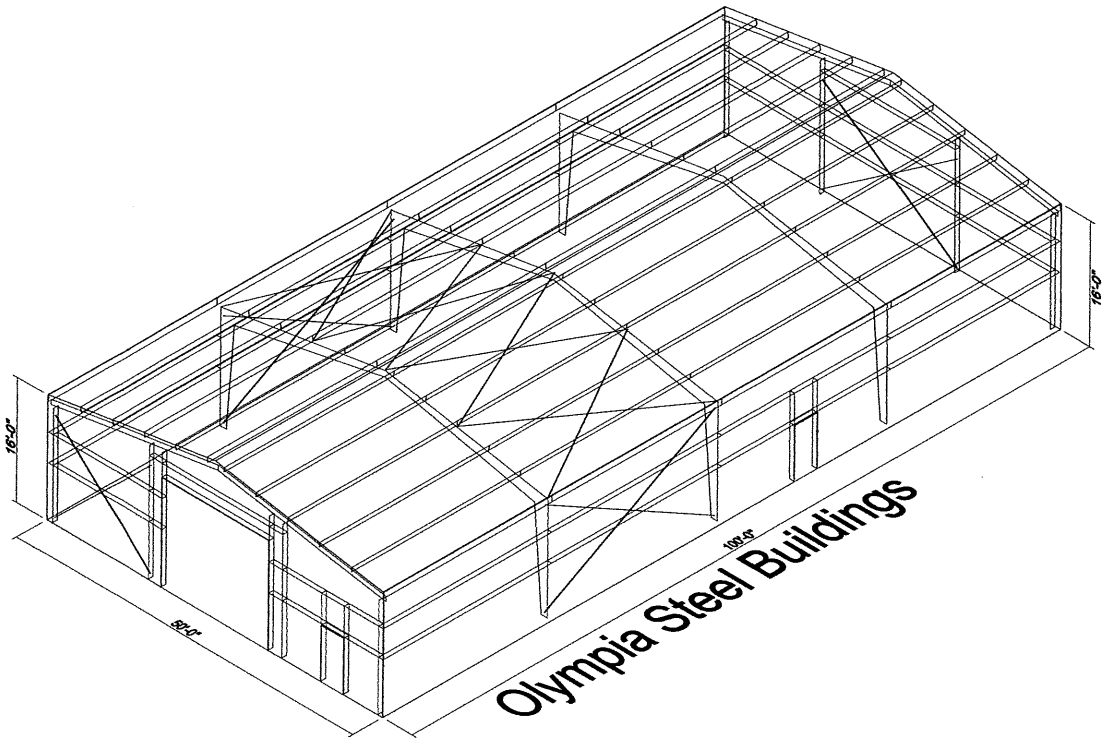
DATA/CRDBURG/NORENE/VANHOUS.MAP/COMPAQ D-2, 204

File Edit View Add Tools Help

8817 cedar sauk rd saukville wisc



Brian Greenman



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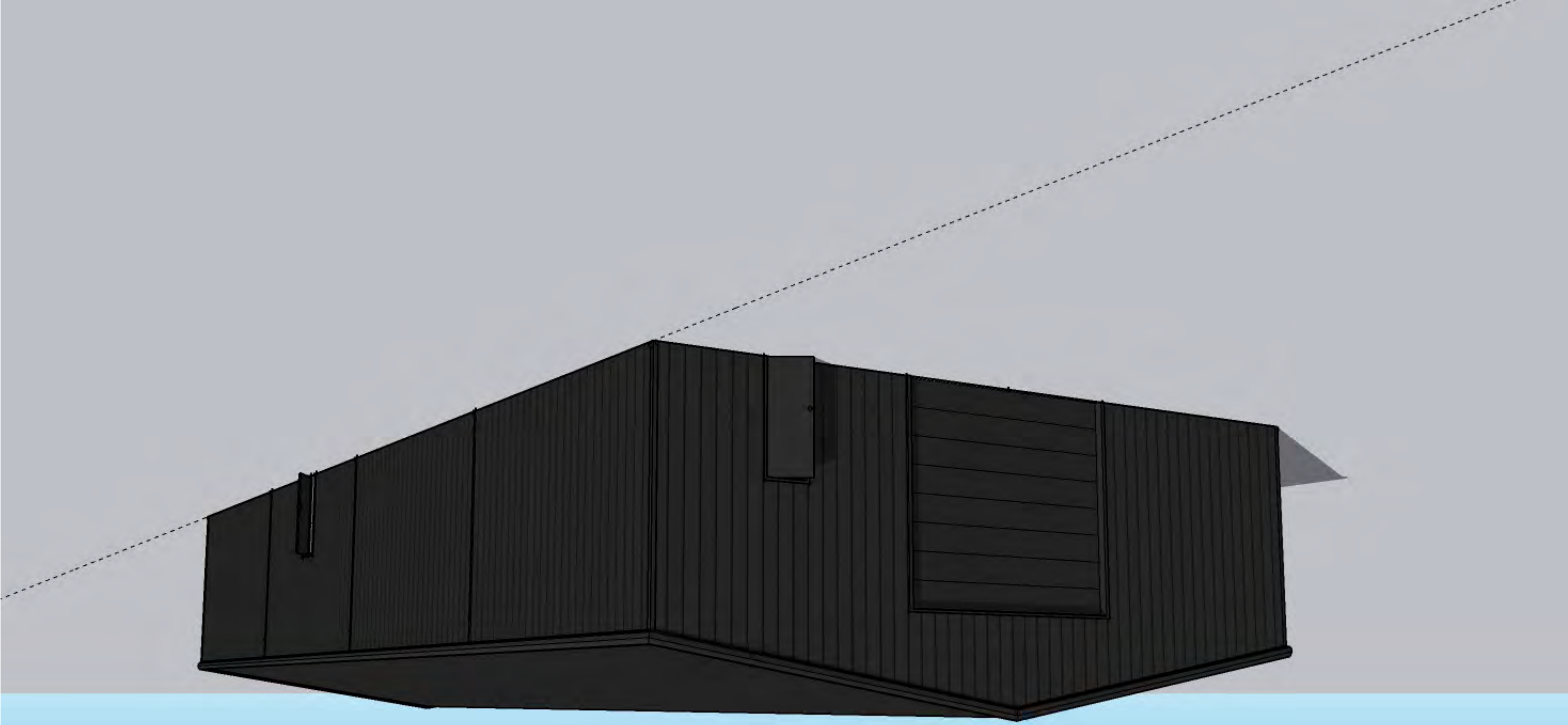
Amendment: Y ☐ N ☑
Document Code: WW
Pre-Rel. Comp. Y ☐ N ☐

PURCHASE ORDER

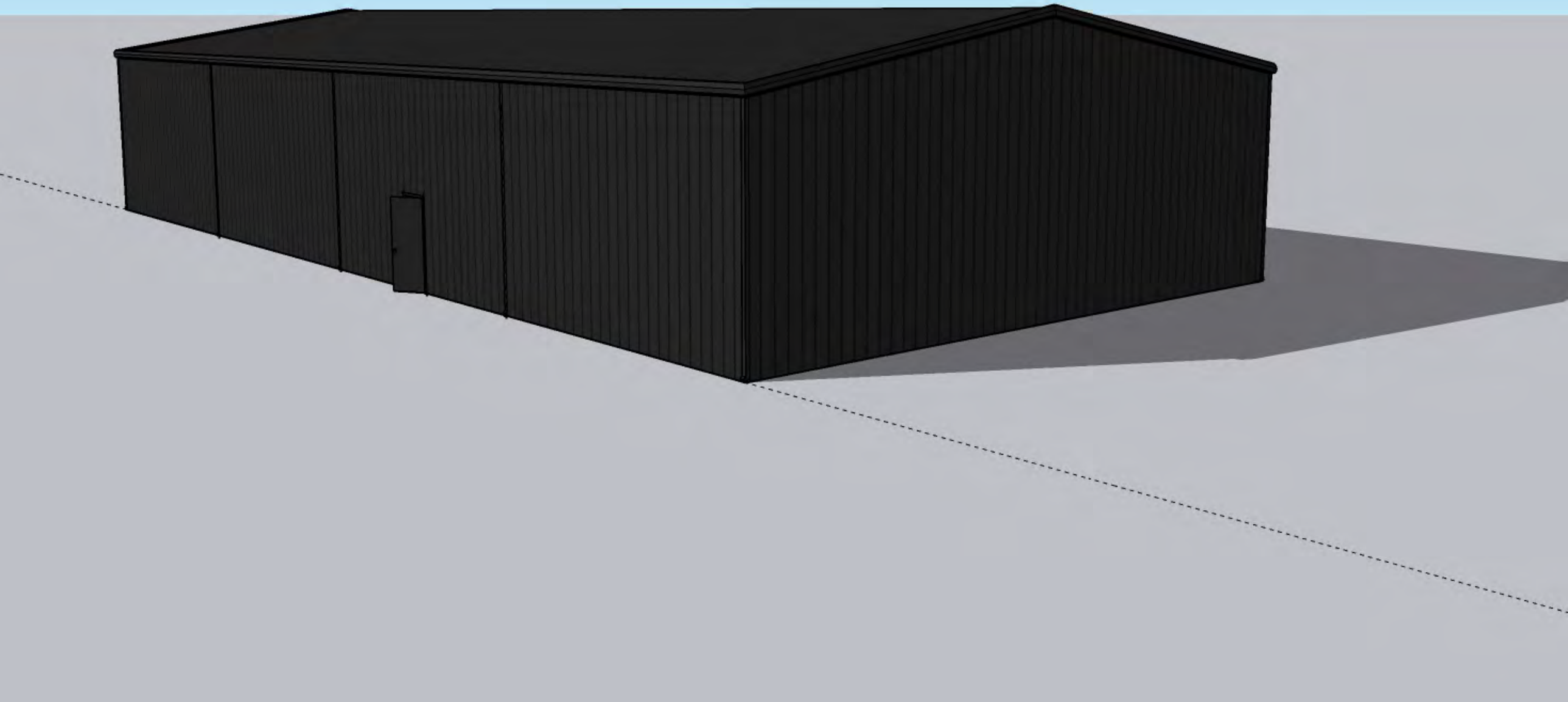
Buyer:	Brain Greenman	Estimated Delivery Date:	October	2025
Contact:	Brian Greenman			
Phone	920 410-4533	Building Located within 20' of another Structure:	Y ☐ N ☑	
Email:	[illegible]	If YES: Existing Width:	Length:	Height:

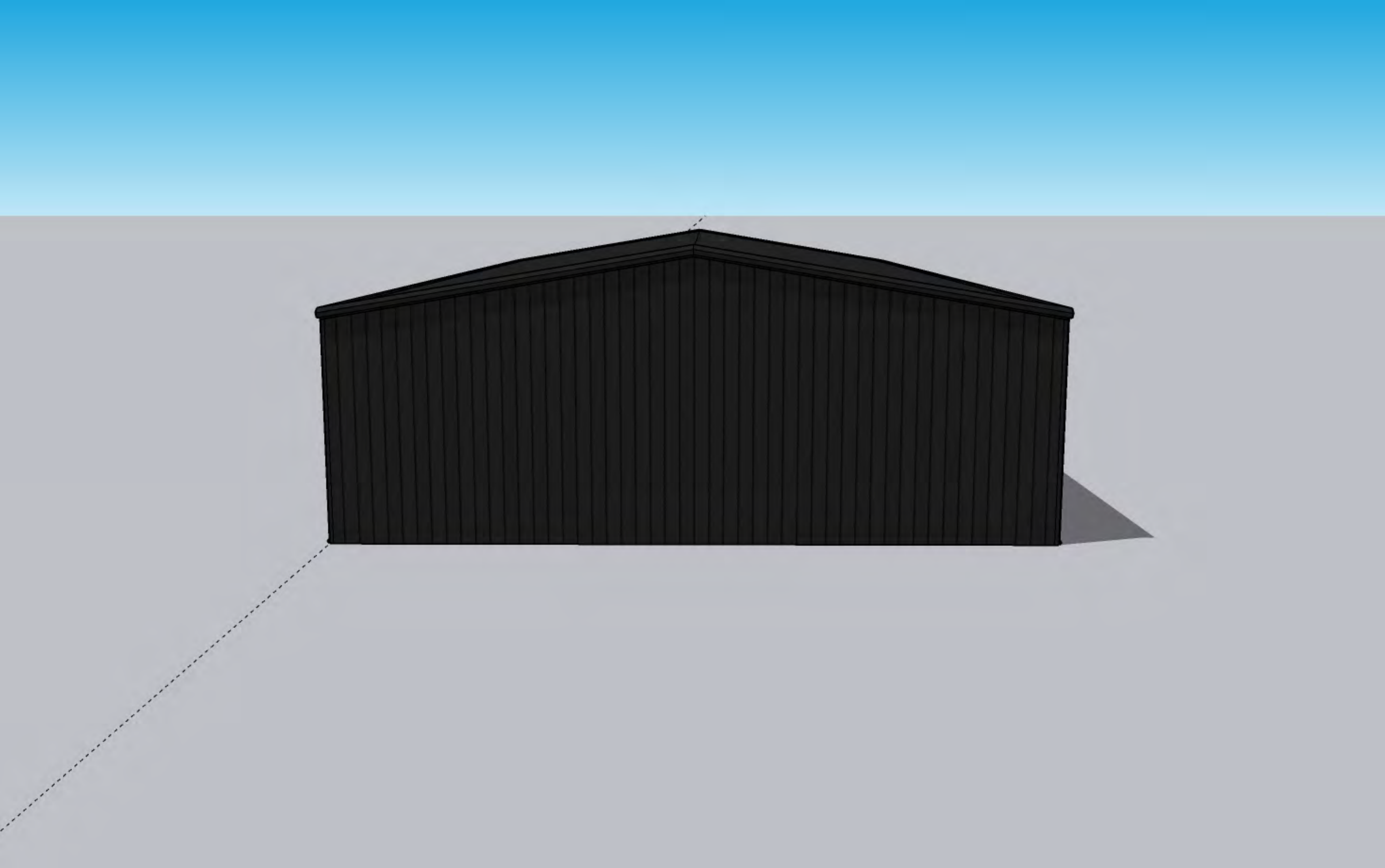
Start

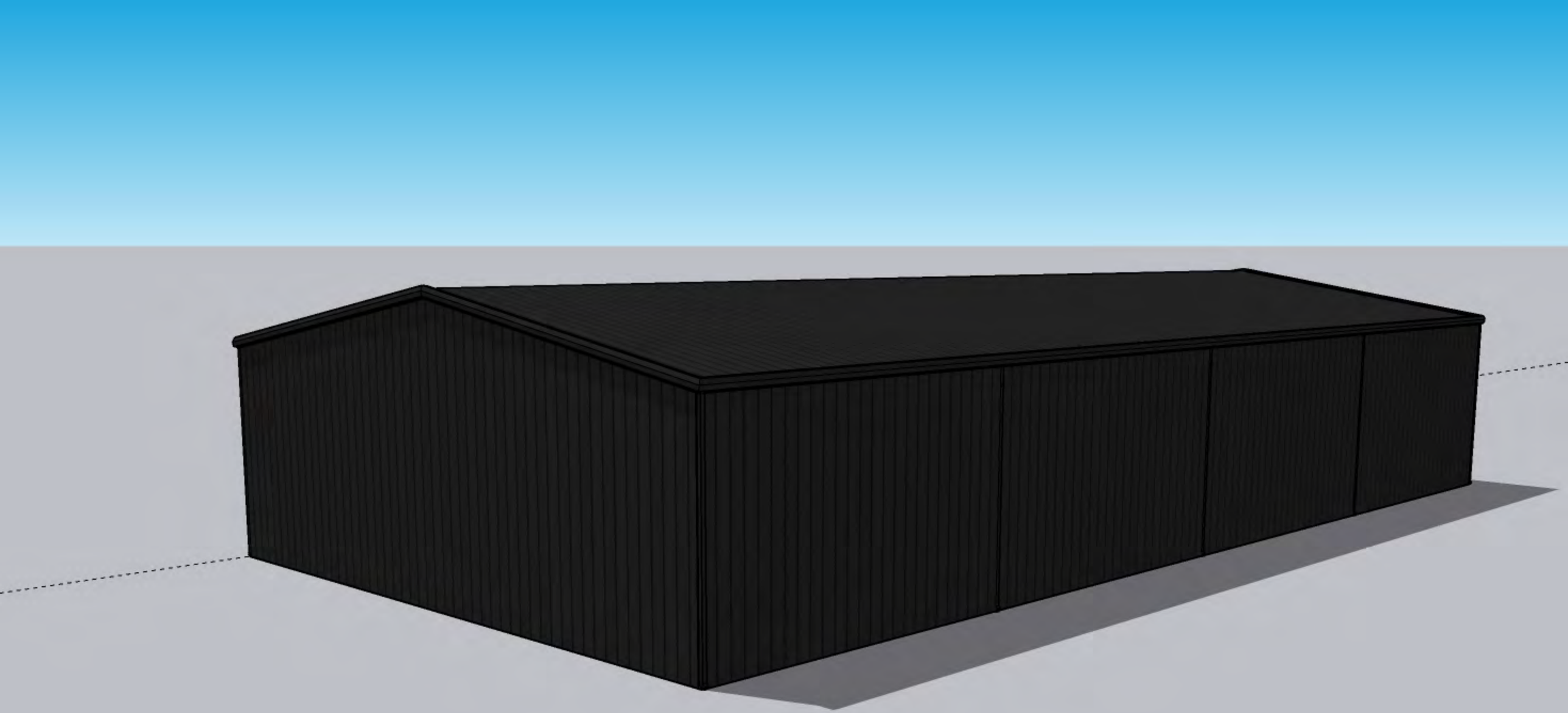
4900



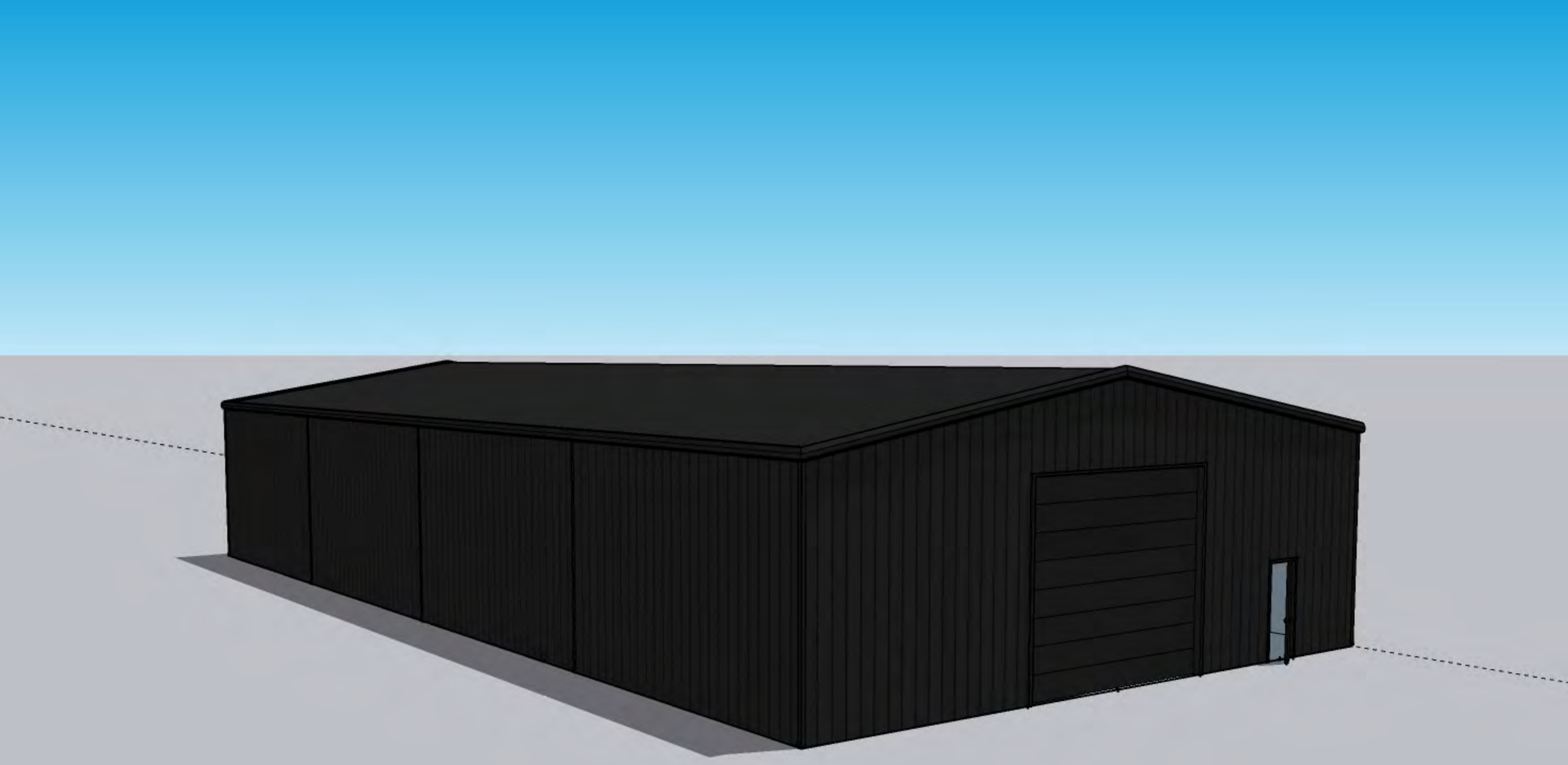














Meeting Date: 10/5/2026
Agenda Item: # 11c

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO:	David Salvaggio, Chairman Town Board
FROM:	Sara Jacoby, Asst. Administrator/Clerk, Amanda Schaefer, Planner
MEMO WRITTEN:	September 24, 2026
SUBJECT:	**Agenda Item # 11c:** Discussion and possible motion on a signage variance request by AJS Cedarburg, LLC located at 6261 STH 60 **[Applicant: Aaron Gillette, CEO, 6.2, zoned B-2 Planned Business District]***

BACKGROUND

Aaron Gillette of AJS Cedarburg LLC has submitted a sign variance request to replace the top cabinet of an existing ground sign for the business located at 6261 STH 60, formerly the Circle B Recreation center.



Excerpts from the applicant's narrative include the following:

AJS Cedarburg LLC is the incoming tenant and operator of the former Circle B Recreation building at 6261 STH 60. We are reopening the facility as a family bowling and entertainment center under the name AJ's Bowl Yard.

The existing pole sign has two components: an upper illuminated cabinet with two 4' x 10' faces, and a changeable-copy reader board below measuring 5' x 10'. The sign stands approximately 16 feet in overall height and sits on the STH 60 frontage, roughly centered on the building, approximately 20 feet back from the highway right-of-way and immediately west of the main entrance drive.

Our proposal is limited to replacing the two faces in the upper cabinet. Specifically:

- *No change to the location of the sign*
- *No change to the height of the sign*
- *No change to the pole, base, footings, or structure*
- *No change to the size of either cabinet*
- *No change to the reader board*
- *No new or additional illumination; existing internal fixtures only*

The work consists of removing and disposing of the two existing faces and installing two new faces of the same dimensions in the same cabinet. The work will be performed by Affordable Signs and Lighting of Sussex, Wisconsin.

Section 320-90A(1)(d) requires that the freestanding sign face be opaque so that internal light projects only through the lettering and logo. Although the existing sign is nonconforming, we are willing to construct the new faces to that standard as a condition of approval. The result will be a darker, less obtrusive sign at night than the one in place today.

COMMERCIAL FREESTANDING GROUND SIGN CODE PROVISIONS

Commercial Freestanding Ground Signs: § 320-88B:

320-88 (B)(2)

(a) Number. There may not be more than one freestanding ground sign for each principal building.

(b) Area. The gross surface area of a ground sign may not exceed 32 square feet in area. **The proposed ground sign is 90 square feet overall, with the sign alteration area being 40 square feet.**

(c) Location. A ground sign may not be located closer than 10 feet to any property line, right-of-way or driveway.

(d) Height. A ground sign may not project higher than six feet above the center line of the nearest road. **The proposed ground sign is 16 feet high.**

Ground Sign Landscaping: § 320-86:

§ 320-86 Landscaping standards.

A. In the case of any pole or ground-mounted freestanding signs, a landscape plan must also be submitted when the sign permit is issued.

B. Where any sign is proposed to be externally illuminated using ground-mounted fixtures (i.e., floodlight), landscape plantings shall be installed in such a manner as will entirely shield the light source from the surrounding view. Landscape plantings shall be of the type as will ensure effective yearlong screening.

No landscaping plan was submitted since this is a request related to an existing sign anchored into an asphalt surface. The Board should decide if landscaping should be present.

DESIGN STANDARDS

In terms of design standards, Section 320-10 (J)(4) speaks to internally illuminated box signage when it states:

(g)(1) Signage shall not be internally illuminated box signage. Internally illuminated box signage existing at the time of adoption of these guidelines and standards is considered legal/existing nonconforming; however, if the sign is replaced or a new sign face is desired, an internally illuminated box sign is no longer allowed. The only internally illuminated signage allowed is individual letters/logos.

Section § 320-89 Existing signs of the Code speaks to nonstructural changes when it states:

A. Existing signs which become nonconforming upon adoption of this article may not be reconstructed, remodeled, relocated or changed in size unless such action will make the sign conforming in all respects with this article. Nonstructural changes to an existing freestanding sign face as a result of tenant changes, business name changes, or other content-related changes shall require compliance with the opaque sign face standard pursuant to § 320-90A(1)(d) of this article.

Section § 320-90 states:

§ 320-90 Design, construction and erection standards.

A. Architectural design.

(1) Freestanding ground signs. These signs shall be architecturally integrated with the principal building in the following manner:

(d)The sign face shall be constructed with an opaque surface to allow internal light to only project through the cutout lettering and/or logos.

ACTION REQUESTED

Staff requests the Town Board review these materials and discuss the ground sign variance request for AJS Cedarburg LLC. **The applicant is requesting approval of Option B.** Variance request items for the commercial freestanding ground sign to be addressed include: area of sign, height of sign, and opaque sign face standard. Landscaping should also be discussed.

The applicant has chosen to seek relief via Section 320-92 of the Town Code that allows the Board to grant variances. If the Board supports the variances, they should note the conditions present below:

§ 320-92:
"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."

General Sign Code provisions regarding purpose of the sign code: § 320-77: Purpose

A. Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Town of Cedarburg, Wisconsin. Applicable new developments and/or new structures shall also comply with the sign design standards as set forth in § 320-10J of this Zoning chapter.
B. Promote the public health, safety, welfare and comfort of the general public by:

(1) Reducing distractions and obstructions from signs which would adversely affect traffic safety and alleviating hazards caused by signs projecting over or encroaching upon the public right-of-way;
(2) Discouraging excessive visual competition in signs and ensuring that signs aid orientation and adequately identify uses and activities to the public; and
(3) Preserving or enhancing the natural beauty and unique physical characteristics of the Town of Cedarburg as a community in which to live and work by requiring a new or replacement sign which is:

(a) Creative and distinctive;
(b) Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;
(c) Appropriate to the type of activity to which it pertains;
(d) Expressive of the Town's identity in a manner which will not diminish property values; and
(e) Complementary to the Town's rural architectural character and unobtrusive commercial developments.

(4) Promote a healthy and properly designed business environment.
(5) Protect property values within the Town.

ATTACHMENTS

I. Photo
II. Application Materials

ATTACHMENT I.



Google Maps image from August 2024

AJS CEDARBURG LLC
1020 3rd Avenue, Grafton, WI 53024
949-874-1197 • aarong@ajamusement.com

September __, 2026

Town Board of the Town of Cedarburg
c/o Eric Ryer, Town Administrator
Town Hall, 1293 Washington Avenue
Cedarburg, WI 53012

Re: Request for sign variance under § 320-92 — existing freestanding sign at 6261 STH 60 (Lot 2, CSM No. 1363)

Dear Members of the Town Board:

AJS Cedarburg LLC is the incoming tenant and operator of the former Circle B Recreation building at 6261 STH 60. We are reopening the facility as a family bowling and entertainment center under the name AJ's Bowl Yard, and we respectfully request a variance under § 320-92 to allow the existing freestanding sign at the property to remain in place while we replace the graphics on its upper faces.

What we are proposing

The existing pole sign has two components: an upper illuminated cabinet with two 4′ x 10′ faces, and a changeable-copy reader board below measuring 5′ x 10′. The sign stands approximately 16 feet in overall height and sits on the STH 60 frontage, roughly centered on the building, approximately 20 feet back from the highway right-of-way and immediately west of the main entrance drive.

Our proposal is limited to replacing the two faces in the upper cabinet. Specifically:

- No change to the location of the sign.
- No change to the height of the sign.
- No change to the pole, base, footings, or structure.
- No change to the size of either cabinet.
- No change to the reader board.
- No new or additional illumination; existing internal fixtures only.

The work consists of removing and disposing of the two existing faces and installing two new faces of the same dimensions in the same cabinet. The work will be performed by Affordable Signs and Lighting of Sussex, Wisconsin.

The variances requested

The sign predates the current sign ordinance and is a lawful nonconforming sign. Because § 320-89A limits changes to nonconforming signs, we request variances from the following provisions so that the existing sign may remain as it is:

- § 320-88B(2)(d), which limits a freestanding ground sign to six feet above the center line of the nearest road. The existing sign is approximately sixteen feet.

- § 320-88B(2)(b), which limits a freestanding ground sign to 32 square feet, and § 320-83J, which prohibits signs larger than 50 square feet. The upper cabinet is 40 square feet and the reader board is 50 square feet, approximately 90 square feet of sign face in total.
- § 320-88B(2)(c), which requires a ground sign to stand at least ten feet from any property line, right-of-way or driveway. The sign stands at the west edge of the main entrance drive, less than ten feet from it, in its long-standing location.

We are not asking to enlarge the sign or raise it. We are asking to keep what is already there while improving how it looks.

Why the variance furthers the public interest

Section 320-77 sets out the purposes of the sign ordinance. We believe this request advances each of them.

Traffic safety. The property fronts State Highway 60, a high-speed rural highway with a guardrail and a raised grade along the frontage. A sign limited to six feet in height would sit at or below the guardrail line and would not be readable in time for a driver to identify the entrance and slow down safely. Drivers hunting for an unmarked entrance at highway speed is the hazard § 320-77B(1) is meant to prevent. The facility opened in 1972 and this sign has served that purpose at this location for decades.

Aesthetic improvement. The current faces are original to an earlier era, weathered, and advertise a business that has closed. Replacing them is a visible improvement to the corridor, and the new graphics will be coordinated with the repainting of the building exterior so that the sign and the building read as one property rather than two.

Removing a sign for a defunct business. Section 320-83I prohibits signs identifying a business no longer located on the premises. Granting this request resolves that condition directly, at our expense, without Town enforcement action.

No new construction. Nothing is being built. We are reusing an existing structure rather than erecting a new one, which is the least intrusive outcome available at this site.

A commitment we are willing to make

Section 320-90A(1)(d) requires that a freestanding sign face be opaque so that internal light projects only through the lettering and logo. Although the existing sign is nonconforming, we are willing to construct the new faces to that standard as a condition of approval. The result will be a darker, less obtrusive sign at night than the one in place today.

We would be glad to meet on site or to answer any questions at the Plan Commission or Board meeting. Thank you for your consideration.

Respectfully,

_____

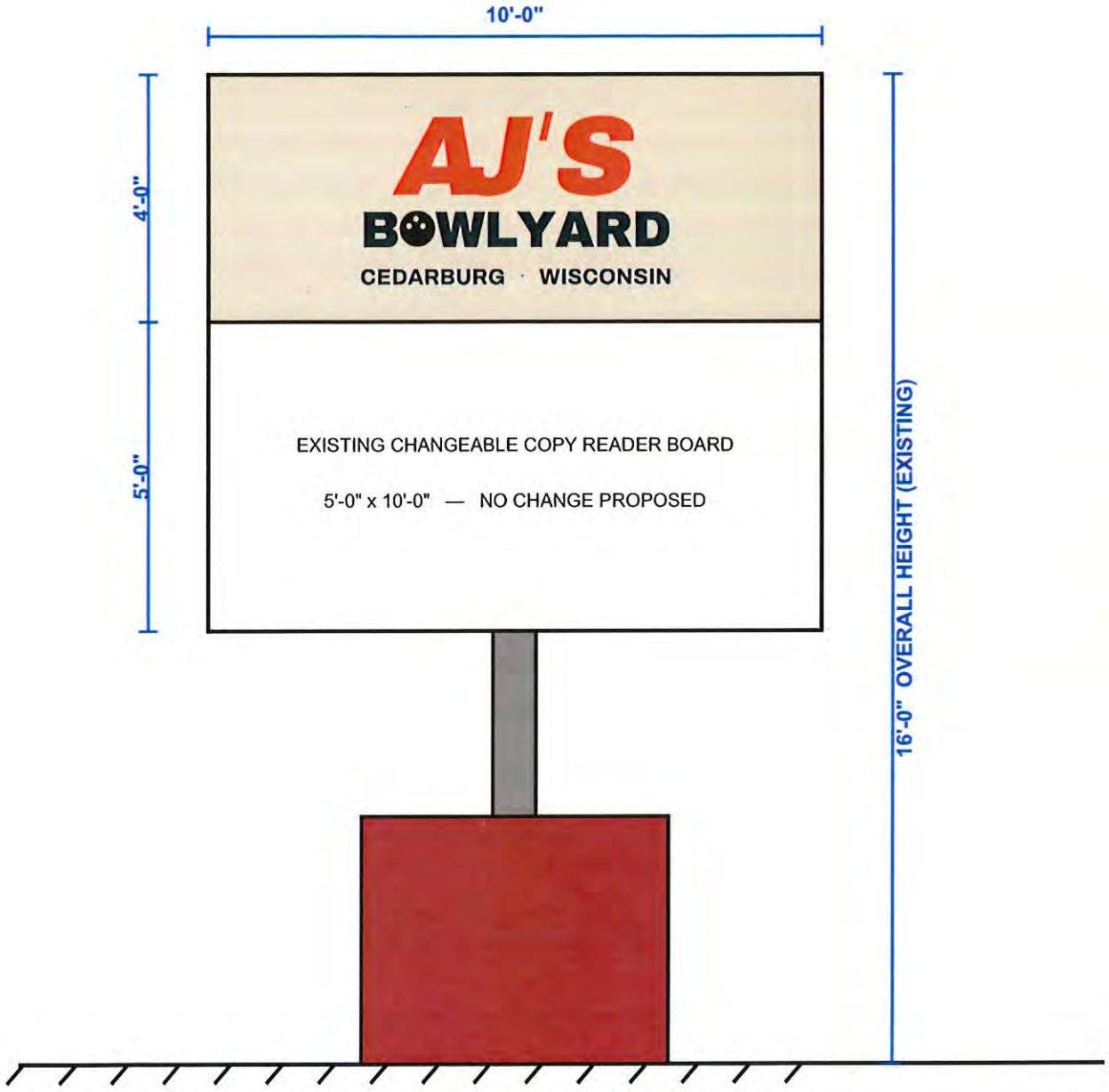
Aaron P. Gillette
Chief Executive Officer
AJ Amusements Inc. / AJS Cedarburg LLC

Enclosures: Sign permit application; sign elevation with dimensions, materials and illumination; site plan on Certified Survey Map showing sign location and setbacks; contractor specification.

EXISTING FREESTANDING PYLON SIGN — ELEVATION

AJ's Bowl Yard • 6261 STH 60, Town of Cedarburg, WI • Lot 2, CSM No. 1363

Scale: 3/8" = 1'-0" Existing structure — no change to height, location, or cabinet size



SCOPE, MATERIALS AND ILLUMINATION

- Top cabinet: remove and dispose of two (2) existing faces; install two (2) new 4'-0" x 10'-0" faces.
- Sign contractor: Affordable Signs and Lighting, W233 N5637 State Highway 74, Sussex, WI 53089.
- Face material: GE Lexan, .177" thick, with Sungard laminate protectant and 3M digital prints. 8-year warranty.
- Illumination: internal, existing fixtures — no new or additional lighting proposed.
- Faces to be constructed opaque so internal light projects only through the lettering and logo (§ 320-90A(1)(d)).
- Sign faces are double-faced, placed back to back, less than two feet apart (area taken as one face per § 320-79).
- Area of refaced cabinet: 4' x 10' = 40 square feet. Existing reader board below: 5' x 10' = 50 square feet (unchanged).
- Structure: existing steel pole and masonry base to remain. No new footings, poles, brackets, or lighting fixtures.

Drawing prepared for sign permit application — Town of Cedarburg.

Customer: AJ's Bowlyard
Size: 10' x 4'
Substrate: Illuminated Face
Colors: As Shown

OPTION A



OPTION B



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☐ **APPROVED W/ CHANGES**

☐ **SEND NEW PROOFS**

The customer is responsible for the verification of the accuracy of the attached proof. Please specify any pantone colors, fonts, or sizes, not listed above. By signing this form you are authorizing Affordable Signs & Lighting to proceed with the production of your order.

SIGNATURE _____ **DATE** _____

Preserving Yesterday's Heritage for Tomorrow.

Agenda Date: 10/5/26
Agenda Items: # 11d,e,f

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board

MEMO FROM: Adam Monticelli, Director of Public Works

MEMO WRITTEN: September 14, 2026

MEMO SUBJECT: **Item #11d:** Discussion and possible motion to approve a Stormwater Utility Study and Ordinance 2026-12, "An Ordinance to Create Chapter 190: Stormwater Utility, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin"*

Item #11e: Discussion and possible motion to approve Resolution 2026-8, "Resolution establishing the Equivalent Runoff Unit (ERU) as the statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, billing methodology, customer classifications, utility fees, rates, charges, or special charges, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility; adopting a Stormwater Utility Credit Policy; and to authorize the collection of the Stormwater Utility Fee to fund the 2027 Fiscal Year budget"*

Item #11f: Discussion and possible motion to approve and establish an annual Stormwater Utility fee, rate, charge, or special charge in the amount of $65.00 per ERU via Resolution 2026-9, "Approving the Amended Town of Cedarburg Fiscal Year 2026 Annual Fee Schedule"*

BACKGROUND

Below is a summary review of the background given at the June 1, 2026, Town Board meeting where the Town Board awarded a contract to raSmith to perform a Stormwater Utility feasibility study.

The Town has made several stormwater improvements in past years; however, significant flooding events in 2025 and more frequent and intense storm events have highlighted the need to implement additional improvements. The Town also adopted an updated Stormwater Management Plan and obtained a new MS4 Permit as requested by Wisconsin DNR in 2023. The establishment and implementation of a Stormwater Utility would provide an additional stable and sustainable revenue stream for funding stormwater infrastructure improvements, facilities, equipment, maintenance and operational costs as allowed by statute and rules. The Town of Cedarburg requested qualifications/quotes ("RFQ") from qualified engineering firms for the completion of a feasibility and rate study culminating in the establishment and implementation of a Stormwater Utility consistent with Wisconsin statutes and rules.

The additional funding would supplement annual funding from the General Fund, as the continued maintenance and operational costs of the stormwater infrastructure, ditches, roadside mowing operations, drainage easements, culverts, right-of-way tree trimming and removal, drainage tiles, and shoulders, among other related items, equipment and facilities, have become an expense that is rising at a rate that is outpacing General Fund revenue increases due to Wisconsin Levy Limit laws that ties to net new construction.

ANALYSIS

Through the feasibility study process, raSmith evaluated residential properties to determine the value of one (1) ERU (Equivalent Runoff Unit) throughout the Town utilizing the Ozaukee County Geographic Information System (GIS) system. During this process, impervious surfaces were measured to calculate an average of 6,712 square feet of impervious surface per residential unit, or one (1) ERU = 6,712 square feet.

One ERU is equal to $65.00, this singular unit will be assessed as an annual rate/fee to all developed residential properties.

In determining non-residential units, the base of 6,712 square feet was utilized as the diving factor to calculate their total numbers of ERUs. Each non-residential property was measured, a total square footage amount was determined, then divided by the base residential amount of 6,712 square feet. The final number is the total number of ERUs for that non-residential unit.

Example: Non-residential unit total impervious area = 67,120 square feet/6,712 = 10 ERUs
10 ERUs x $65.00 = $650.00 SWU Annual Fee

Key Findings

1. The Town currently maintains approximately 66 miles of roadway and 132 miles of roadside ditches, in addition to numerous culverts, best management practices (BMPs), stormwater facilities, drainageways, and regulatory stormwater management programs.
2. Stormwater-related responsibilities continue to increase due to aging infrastructure, DNR regulatory requirements, asset management needs, and long-term capital improvement demands.
3. The Town recently invested approximately $109,500 at the direction of WDNR to update the DNR Municipal Separate Storm Sewer (MS4) program and supporting stormwater management program documents. Similar updates are anticipated periodically in the future.
4. A recommended ERU of 6,712 square feet was developed through Geographic Information System (GIS) based impervious area analysis.
5. The proposed stormwater utility will establish a dedicated funding source that can only be used for stormwater-related purposes.

As a result of the SWU Feasibility Study, deliverables were created by raSmith and reviewed by staff. The Town Attorney reviewed the ordinance, resolutions, and credit policy.

1. A SWU Study Report was created to review the process and budgetary aspects in creating this utility.
2. SWU Ordinance provides the guidelines of the SWU and its overall function, including purpose, administration, regulatory authority, etc.
3. Resolutions and SWU Credit Policy explain, among other things, the purpose, eligibility, steps to apply for credit, guidelines that are required to be met, and the structure of the credit. They also establish the ERU fee and that it is to be collected to fund the Fiscal Year 2027 budget.

CONSIDERATIONS

This process has included work completed by raSmith, coordination with the Town auditor regarding the creation of a new Fund for the Stormwater Utility, review of the financials by the Town financial advisor Ehlers, confirmation with DOR on the negative levy adjustment, and legal review by Town counsel. The Town website has a dedicated page, information was sent out via eNotify, and public information sessions were held on September 2nd. Nonresidential property owners received direct mailer notice of the public information meeting. The results of those sessions were provided to the Town Board as an update at their September 9th meeting.

ACTION REQUESTED

#11d Suggested motion if in favor: Move to approve the Stormwater Utility Study and Ordinance 2026-12, "An Ordinance to Create Chapter 190: Stormwater Utility, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin."

#11e Suggested motion if in favor: Move to approve Resolution 2026-8, "Resolution establishing the Equivalent Runoff Unit (ERU) as the statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, billing methodology, customer classifications, utility fees, rates, charges, or special charges, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility; adopting a Stormwater Utility Credit Policy; and to authorize the collection of the Stormwater Utility Fee to fund the 2027 Fiscal Year budget."

#11f Suggested motion if in favor: Move to approve and establish an annual Stormwater Utility fee, rate, charge, or special charge in the amount of $65.00 per ERU via Resolution 2026-9, "Approving the Amended Town of Cedarburg Fiscal Year 2026 Annual Fee Schedule"*

If approved, staff will coordinate with our financial advisor, Ehlers, on creation of Fund 700 for the Stormwater utility.

ATTACHMENTS

I. SWU Study Report
II. SWU Draft Ordinance 2026-12
III. SWU Credit Policy
IV. Draft Resolution 2026-8
V. Draft Resolution 2026-9

raSmith

CREATIVITY BEYOND ENGINEERING

DRAFT
For Review
Purposes Only

TOWN OF CEDARBURG

STORMWATER UTILITY FEASIBILITY, RATE STUDY, AND IMPLEMENTATION REPORT

raSmith Project No. 2260500

October 1, 2026

Stormwater Utility Feasibility, Rate Study, and Implementation Report Management for

Town of Cedarburg, Wisconsin

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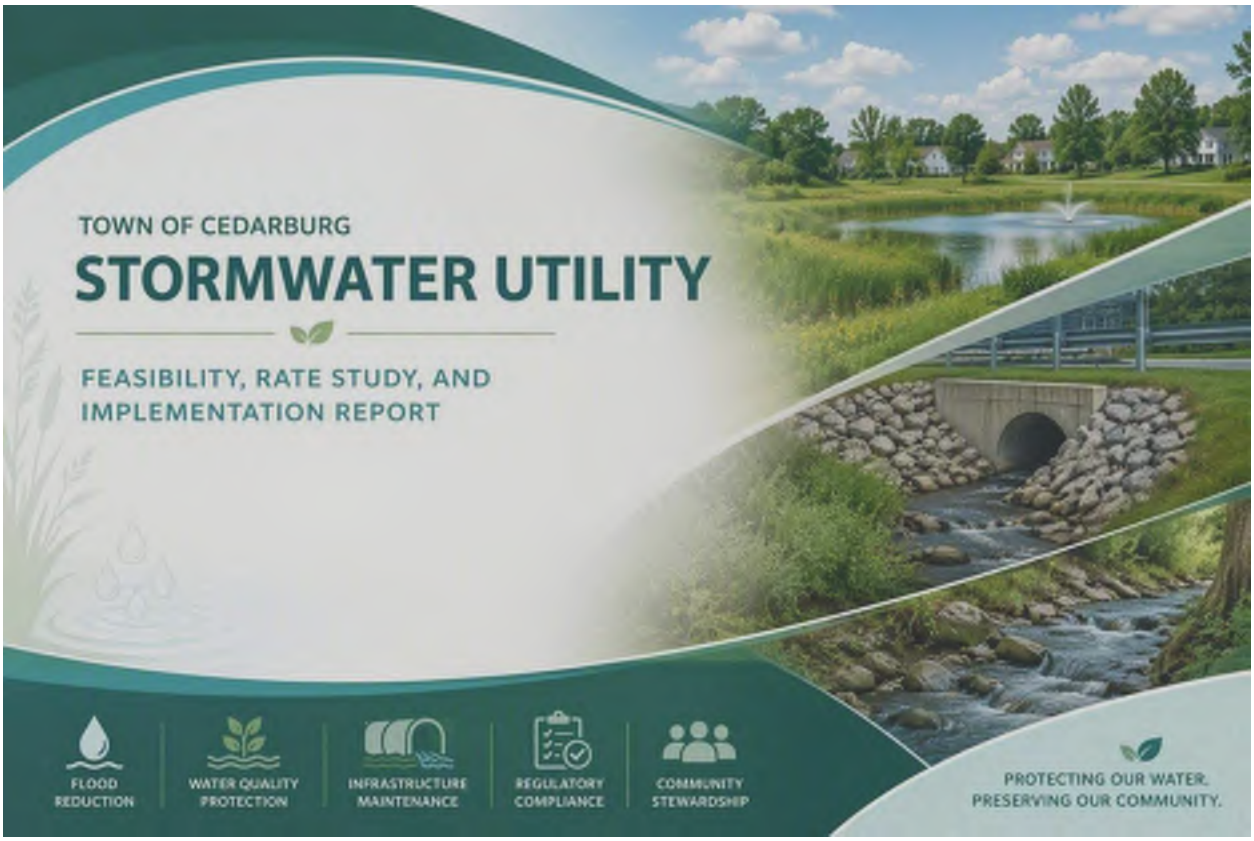
TOWN OF CEDARBURG
STORMWATER UTILITY
FEASIBILITY, RATE STUDY, AND
IMPLEMENTATION REPORT
FLOOD REDUCTION
WATER QUALITY PROTECTION
INFRASTRUCTURE MAINTENANCE
REGULATORY COMPLIANCE
COMMUNITY STEWARDSHIP
PROTECTING OUR WATER.
PRESERVING OUR COMMUNITY.

EXECUTIVE SUMMARY

The Town of Cedarburg (Town) is responsible for maintaining and managing an extensive network of public stormwater infrastructure, drainage facilities, drainageways, and stormwater management programs. These responsibilities include maintaining roadside ditches, culverts, drainage facilities, stormwater management systems, flood mitigation improvements, stormwater planning, and compliance with state and federal stormwater regulations. Historically, these services have been funded through the Town's General Fund. However, increasing maintenance costs, aging infrastructure, regulatory requirements, and limitations on property tax revenue growth have prompted the Town to evaluate alternative funding mechanisms.

To address these challenges, the Town retained raSmith to perform a Stormwater Utility Rate Study and Implementation Program. The purpose of this study is to evaluate the Town's stormwater-related responsibilities, identify long-term funding needs, develop an equitable rate structure, and establish a dedicated funding source through the creation of a Stormwater Utility.

A stormwater utility provides a dedicated revenue source that allocates costs based on the relative contribution of stormwater runoff generated by individual properties. The proposed utility utilizes an Equivalent Runoff Unit (ERU) methodology, whereby properties are assigned billing units based on impervious surface area and the resulting demand placed upon the Town's stormwater management system.

Key Findings

- The Town currently maintains approximately 66 miles of roadway and 132 miles of roadside ditches, in addition to numerous culverts, best management practices (BMPs), stormwater facilities, drainageways, and regulatory stormwater management programs.
- Stormwater-related responsibilities continue to increase due to aging infrastructure, regulatory requirements, asset management needs, and long-term capital improvement demands.
- The Town recently invested approximately $109,500 to update its Erosion Control and Stormwater Management Reference Guide and supporting stormwater management program documents. Similar updates are anticipated periodically in the future.
- A recommended ERU of 6,712 square feet was developed through Geographic Information System (GIS)-based impervious area analysis.
- The proposed stormwater utility will establish a dedicated funding source that can only be used for stormwater-related purposes.
- A recommended annual stormwater utility rate of $65.00 per ERU was established to provide a dedicated and sustainable funding source for the Town's stormwater management program.

What the Stormwater Utility Fee Supports

Water Quality

- BMP Inspections
- Erosion Control
- Pollution Reduction

Flood Reduction

- Drainage Improvements
- Culvert Replacements
- Emergency Response

Infrastructure

- Ditches
- Culverts
- Outfalls
- Detention Facilities

Regulatory Compliance

- MS4 Permit Requirements and Reporting
- Mapping
- Stormwater Planning

System Management and Maintenance

- Equipment Management
- System Inventory and Recordkeeping
- GIS Services and Mapping
- Facility Inspections, Operations, and Maintenance

1.0 INTRODUCTION

1.1 PURPOSE OF STUDY

The purpose of this report is to evaluate the financial, operational, and administrative requirements necessary to establish a sustainable and equitable stormwater utility for the Town.

The study evaluates:

- Existing Stormwater Management Responsibilities
- Stormwater Program Funding Needs
- Current and Future Operational Expenses
- Infrastructure Maintenance Requirements
- Stormwater Utility Rate Methodologies
- Utility Administration Procedures
- Credits, Adjustments, and Appeals Procedures
- Long-Term Funding Requirements

The report provides recommendations regarding the implementation of a Stormwater Utility and an associated user fee structure to fund stormwater-related services and infrastructure.

1.2 WHY STORMWATER MANAGEMENT MATTERS

Stormwater runoff occurs when rainfall and snowmelt flow across rooftops, driveways, parking lots, roads, sidewalks, patios, and other impervious surfaces instead of infiltrating into the ground. Increased runoff can contribute to localized flooding, erosion, roadway deterioration, sediment transport, and degradation of surface water quality.

The Town's stormwater management system exists to safely collect, convey, detain, treat, and discharge stormwater runoff while protecting public infrastructure, private property, natural resources, and water quality. Effective stormwater management supports roadway systems, drainage facilities, wetlands, streams, and receiving waters throughout the community.

2.0 EXISTING STORMWATER MANAGEMENT PROGRAM

2.1 OVERVIEW

The Town owns, operates, maintains, and regulates numerous stormwater facilities and programs. Responsibilities include infrastructure maintenance, flood mitigation, stormwater planning, regulatory compliance, asset management, public education, and implementation of the Town's Municipal Separate Storm Sewer System (MS4) program. The following sections summarize these responsibilities and the infrastructure assets supported through the proposed stormwater utility.

2.2 STORMWATER SYSTEM INVENTORY AND REGULATORY RESPONSIBILITIES

The Town maintains and manages a diverse stormwater system that includes both traditional drainage infrastructure and regulatory stormwater management programs. While residents often associate stormwater management with roadside ditches and culverts, the Town's responsibilities extend well beyond physical infrastructure and include system planning, permit compliance, inspections, enforcement, mapping, and long-term facility maintenance.

The Town currently maintains approximately 66 miles of roadway and an estimated 132 miles of roadside drainage ditches that serve as critical components of the overall stormwater conveyance system. These facilities provide flood reduction, roadway drainage, erosion control, and stormwater conveyance functions throughout the community.

In addition to public drainage infrastructure, the Town administers and enforces erosion control and post-construction stormwater management requirements for new development and redevelopment activities. These responsibilities include the review of construction site erosion control plans, stormwater management plans, inspection of construction activities, administration of maintenance agreements, tracking of public and private stormwater facilities, and long-term enforcement of stormwater management requirements.

As a regulated MS4 community, the Town is responsible for implementing and documenting a wide range of stormwater management activities intended to protect local waterways, reduce pollutant loading, mitigate flooding, and maintain compliance with Wisconsin Department of Natural Resources (WDNR) permit requirements. These activities include:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Management
- Post-Construction Stormwater Management
- Pollution Prevention and Good Housekeeping
- Stormwater Facility Inspections
- Long-Term Maintenance Tracking
- Mapping and Asset Management
- Regulatory Reporting and Documentation

These responsibilities require ongoing staff time, consultant support, mapping resources, inspection efforts, and periodic program updates to maintain compliance and ensure long-term system performance.

Existing Stormwater System Inventory

The Town continues to expand and refine its stormwater asset inventory through GIS mapping, field verification efforts, and implementation of its stormwater management program. **Table 1** summarizes the Town's stormwater infrastructure and program assets currently managed and maintained as part of the overall stormwater management system. This inventory provides a snapshot of the facilities, drainage features, and stormwater-related assets requiring ongoing maintenance, inspection, administration, and long-term planning.

Table 1 – Existing Stormwater System Inventory

Asset Type	Quantity
Roadways Maintained	66 Miles
Roadside Ditches	132 Miles
Culverts	3000+
Stormwater Outfalls	71
Public Stormwater BMPs	100+
Private Stormwater BMPs	100+
Detention Basins	30+
Drainage Easements	50+

3.0 NEED FOR A STORMWATER UTILITY

3.1 INCREASING FINANCIAL DEMANDS

The Town's stormwater responsibilities continue to expand due to aging infrastructure, increasing maintenance costs, rising construction prices, more frequent precipitation events, and expanding regulatory requirements. At the same time, Wisconsin's levy limit laws constrain the Town's ability to increase property tax revenues, generally limiting growth in the tax levy to the value of net new development. As a result, revenues available through the General Fund often do not keep pace with the escalating costs associated with stormwater infrastructure maintenance, drainage improvements, culvert replacement, flood mitigation, regulatory compliance, and other operational responsibilities.

This growing disparity between rising stormwater program costs and limited General Fund revenue growth creates increasing financial pressure on the Town and highlights the need for a dedicated, stable, and sustainable funding source. Establishment of a stormwater utility provides a mechanism to fund stormwater-related services and infrastructure independently of levy limit constraints, ensuring that essential maintenance activities, operations, and long-term capital improvements can be supported in a predictable and equitable manner.

3.2 REGULATORY COMPLIANCE AND ASSET MANAGEMENT OBLIGATIONS

The Town's stormwater responsibilities continue to evolve due to changing regulatory requirements, aging infrastructure, ongoing development, and increasing expectations related to asset management and water quality protection. Unlike many traditional public services, stormwater program responsibilities are governed by state and federal regulations that require continuous implementation, documentation, tracking, and reporting.

To support these obligations, the Town completed a comprehensive update to its Erosion Control and Stormwater Management Reference Guide and associated stormwater management program documents. This effort established updated technical standards, permitting procedures, inspection protocols, maintenance requirements, enforcement procedures, and long-term stormwater management practices. The total cost of the program update was approximately **$109,500**.

The completed program serves as the foundation for the Town's current stormwater management program and includes:

- Updated Erosion Control Requirements
- Updated Post-Construction Stormwater Requirements
- Construction Site Inspection Procedures
- Long-Term BMP Inspection Requirements
- Maintenance Tracking Procedures
- Enforcement Protocols
- Stormwater Facility Inventory Procedures
- Stormwater Management Technical Standards
- Regulatory Compliance Documentation

These activities represent significant municipal assets that require periodic review and updating to remain effective and compliant with changing regulations and industry standards. The Town anticipates future updates to stormwater management program documents, mapping systems, inventories, and compliance activities every five to ten years as permit requirements and regulatory expectations continue to evolve.

Future updates may include:

- MS4 Permit Compliance Updates
- Stormwater Management Program Modifications
- Asset Inventory Updates
- Drainage System Mapping Enhancements
- Stormwater Facility Inspections and Assessments
- Ordinance Revisions
- Technical Standards Updates
- Regulatory Reporting Tools

Without a dedicated funding source, these expenses must continue to compete with other General Fund priorities. Establishment of a stormwater utility provides a mechanism to fund these regulatory and administrative responsibilities in a reliable and transparent manner while ensuring that compliance obligations can be met on an ongoing basis.

3.3 LONG-TERM INFRASTRUCTURE STEWARDSHIP

Stormwater infrastructure is a long-term public asset that requires ongoing inspection, maintenance, rehabilitation, and replacement. Culverts, storm sewers, detention facilities, drainage channels, and stormwater BMPs all have finite service lives and require periodic investment to maintain functionality and reduce the risk of flooding, erosion, roadway damage, and water quality degradation.

In addition to maintaining public infrastructure, the Town is responsible, or may be responsible, for overseeing long-term inspection and maintenance requirements associated with both public and private stormwater facilities. The Town's stormwater management program requires periodic inspections, documentation, maintenance tracking, and corrective actions to ensure facilities continue operating as designed. Public facilities are required to undergo periodic assessments, while private facilities are subject to annual inspection requirements and recurring professional evaluations.

As development continues and infrastructure ages, these responsibilities are expected to increase. A dedicated stormwater utility provides a predictable funding mechanism that allows the Town to proactively manage infrastructure needs rather than relying solely on available General Fund resources.

4.0 STORMWATER UTILITY FRAMEWORK

4.1 UTILITY CREATION

The Town proposes establishing a Stormwater Utility as a separate enterprise fund responsible for funding, operating, maintaining, repairing, improving, and administering the Town's stormwater management system. The utility would operate pursuant to the authority provided under Wisconsin statutes and local ordinances adopted by the Town Board.

4.2 UTILITY PURPOSES

Stormwater Utility revenues may be used for:

- Stormwater Conveyance Maintenance
- Culvert Maintenance and Replacement
- Ditch Maintenance
- Flood Mitigation Projects
- Water Quality Improvements
- MS4 Permit Compliance
- Engineering Services
- Asset Management
- GIS Services and Mapping
- Stormwater Planning
- Public Education
- Utility Administration
- Equipment Replacement
- Capital Improvements and Facilities
- Emergency Response Projects

All utility revenues shall remain within the Stormwater Utility Fund and be used exclusively for stormwater-related purposes.

5.0 STORMWATER PROGRAM FUNDING NEEDS

5.1 REVENUE REQUIREMENT ANALYSIS

A review of the Town’s budget identified recurring stormwater-related expenses associated with administration, operations and maintenance, regulatory compliance, and capital improvements.

Stormwater utility funding would support:

Regulatory Compliance

- WPDES Permit Compliance/MS4 Compliance
- Stormwater Consulting Services and Planning
- Regulatory Reporting
- Stormwater Planning
- Water Quality Improvements

Administration

- Public Works Oversight
- Financial Administration
- Utility Billing Administration
- Asset Management
- GIS Services and Mapping
- Engineering Services
- Public Education

Operations and Maintenance

- Drainage and Culvert Maintenance
- Ditching Operations
- Roadside Maintenance
- Equipment Operation

Capital Improvements

- Infrastructure, Equipment and Facility Replacement
- Drainage Improvements
- Flood Mitigation Projects and Emergency Response
- Future Stormwater Initiatives

Table 2 summarizes the major stormwater program accounts and activities incorporated into the revenue requirement analysis. These activities represent the ongoing services, regulatory obligations, maintenance responsibilities, and infrastructure investments that would be supported through the proposed stormwater utility.

Table 2 – Stormwater Program Funding Categories and Eligible Activities

Account	Description
100-00-53100-000-000	Payroll - Director of Public Works
100-00-53100-040-001	FICA
100-00-53100-040-002	Wisconsin Retirement
100-00-53100-040-003	Health Insurance
100-00-53100-040-004	Life Insurance
100-00-51450-010-005	HRA/Health Insurance Deductible
100-00-53311-000-001	Payroll - Highway Maintenance
100-00-53311-000-005	Payroll - Drainage Maintenance
100-00-53311-000-013	Payroll - Drainage Const
100-00-53311-002-001	Fuel Highway
100-00-53311-004-001	Highway Maintenance
100-00-53311-004-005	Drainage Maintenance (incl. drainage construction)
100-00-53311-060-000	Shop Supplies & Misc. Parts
100-00-53311-004-009	Roadside Maintenance

Account	Description
100-00-53311-010-000	General Expenses - PW Garage
100-00-53311-060-001	Equipment Maintenance/Service
100-00-53315-011-001	General Expenses - Bridges
100-00-53441-001-000	WPDES Stormwater Permit
100-00-53441-002-000	WPDES Stormwater Consulting
100-00-53450-001-000	Flood Control
100-00-53100-002-004	Mapping
100-00-57324-000-000	Highway Outlay/New Equipment
100-00-51500-000-000	Financial Services

5.2 REGULATORY COMPLIANCE, PLANNING, AND ASSET MANAGEMENT FUNDING

The revenue requirement analysis includes funding necessary to support ongoing stormwater program administration, regulatory compliance, asset management, and planning activities. These activities represent recurring operational costs that are essential for maintaining compliance with permit requirements and supporting long-term stormwater system management.

A significant portion of the Town's stormwater responsibilities involves ongoing regulatory compliance, planning, mapping, inspection, and asset management activities necessary to maintain permit compliance and support effective long-term infrastructure stewardship.

The Town's stormwater program includes recurring activities such as:

- MS4 Permit Administration
- Regulatory Reporting
- Public Education and Outreach
- Construction Site Inspections
- Post-Construction Facility Tracking
- Asset Management
- GIS Mapping and Updates
- Drainage Investigations
- Stormwater Engineering Services
- Ordinance Administration
- Credit and Appeals Administration
- Stormwater Utility Administration

In addition to annual operating expenses, the Town periodically incurs larger planning and compliance-related costs. Most recently, the Town invested approximately **$109,500** to update its Erosion Control and Stormwater Management Reference Guide and associated stormwater management program framework. Similar planning-level efforts are anticipated periodically in the future to maintain compliance with changing regulatory requirements and update stormwater management standards, inventories, and program documentation.

Table 3 summarizes the recurring regulatory compliance, planning, asset management, and administrative activities considered in the development of the stormwater utility revenue requirement. These activities represent ongoing operational obligations necessary to maintain permit compliance, support stormwater infrastructure stewardship, and administer the Town's stormwater management program.

Table 3 – Regulatory Compliance, Planning, and Asset Management Activities

Activity	Anticipated Frequency
MS4 Permit Administration	Annual
Stormwater Consulting Support	Annual
GIS Mapping and Inventory Updates	Ongoing
Facility Inspections and Assessments	Ongoing
Stormwater Program Administration	Annual
Ordinance and Program Updates	5-10 Years
Major Stormwater Planning Update	5-10 Years
Reference Guide and Program Update	Permit Cycle (Approximately $109,500)

Funding these activities through a dedicated stormwater utility helps ensure that revenues generated from stormwater utility charges are used specifically for stormwater-related purposes, providing a sustainable and transparent funding mechanism for both current and future program needs.

6.0 ERU DEVELOPMENT AND IMPERVIOUS AREA ANALYSIS

6.1 RATIONALE FOR USING IMPERVIOUS AREA IN RATE DEVELOPMENT

Stormwater runoff is generated when precipitation falls on surfaces that prevent infiltration into the ground. These impervious surfaces, including rooftops, driveways, parking lots, sidewalks, patios, and roadways, create runoff that must be collected, conveyed, managed, and treated by the public stormwater system. As the amount of impervious area on a property increases, the volume and rate of runoff generated by that property increase as well.

Because impervious surfaces are the primary driver of stormwater runoff, impervious area has become the most widely accepted and equitable basis for stormwater utility rate development throughout the United States. Unlike property value, assessed value, building size, or lot area, impervious area directly reflects the demand a property places on the public stormwater management system. Properties with larger impervious areas contribute proportionally greater runoff and therefore require proportionally greater investment in stormwater infrastructure, maintenance, and regulatory compliance activities.

Impervious area-based stormwater utilities provide several advantages. First, they establish a direct relationship between utility charges and runoff generation. Second, they provide a consistent and defensible methodology that can be applied uniformly to residential, commercial, industrial and institutional properties. Third, they promote fairness by ensuring that properties generating greater runoff contribute a proportion of the costs associated with maintaining and improving the stormwater system.

For the Town, impervious surfaces were identified and measured using GIS mapping, aerial photography, parcel information, and supporting property records. These measurements form the basis for the ERU methodology presented in this report and provide a transparent and repeatable framework for allocating utility costs across the community.

The use of impervious areas as the foundation of the proposed stormwater utility rate structure ensures that utility charges are allocated in a manner that reflects runoff contribution while supporting the long-term maintenance, operation, and improvement of the Town's stormwater management program.

6.2 METHODOLOGY

The proposed utility utilizes an ERU methodology. An ERU represents the average impervious surface area associated with a typical single-family residential property within the Town. Impervious surfaces include roofs, driveways, parking lots, sidewalks, patios, stormwater management ponds, compacted gravel areas, and other surfaces that prevent the infiltration of stormwater runoff.

Impervious surface areas were determined using:

- County Parcel Mapping
- GIS Analysis
- Aerial Photography
- Planimetric Mapping
- Tax Parcel Information
- Site Verification, as Necessary

6.3 DEVELOPMENT OF THE EQUIVALENT RUNOFF UNIT

The ERU serves as the foundational billing unit for the proposed Stormwater Utility and represents the average impervious area associated with a typical single-family residential property within the Town. Development of an ERU is a widely accepted industry practice because it provides a consistent and understandable basis for allocating stormwater utility costs among developed properties.

To establish the ERU, impervious surface information was developed using GIS mapping, aerial photography, parcel information, and supporting property records. Residential properties were evaluated to determine the representative amount of impervious area associated with a typical residential parcel. Impervious surfaces considered in the analysis included rooftops, driveways, patios, sidewalks, and other solid surface features that contribute runoff to the public stormwater management system.

The residential parcel analysis evaluated a random sample of **30 properties** and identified an average impervious area of approximately **6,712 square feet**. This value is recommended as the ERU for the Town, as it reasonably reflects the typical impervious surfaces associated with residential development within the community. The ERU serves as the foundation for the stormwater utility rate structure by providing a consistent and equitable measure for allocating costs among properties.

Under the proposed methodology, single-family residential properties are assigned one (1) ERU. Nonresidential properties are assigned billing units based on their measured impervious area relative to the established ERU value. All developed nonresidential properties shall be assessed a minimum of one (1) ERU, even if the calculated impervious area would otherwise result in less than one ERU. This minimum billing unit recognizes that all developed properties generate stormwater runoff, receive benefits from the public stormwater management system, and contribute to system-wide maintenance, regulatory compliance, asset management, and administrative costs. Properties with impervious areas greater than one ERU are assigned additional billing units based on their measured impervious surface area. This methodology provides a fair and consistent framework for allocating stormwater utility costs across all developed properties.

6.4 RECOMMENDED ERU

Based upon the impervious area analysis, the recommended ERU is:

Recommended ERU = 6,712 Square Feet

This represents the average impervious area observed for a representative residential property within the Town and serves as the basis for utility billing calculations.

6.5 SUMMARY OF BILLING UNITS

Table 4 summarizes the estimated billing units developed through the Town's impervious area analysis.

Table 4 – Estimated Billing Units

Category	ERUs
Residential	2,403
Non-residential	618.88
Total	3,021.88

6.6 QUALITY ASSURANCE AND DATABASE VERIFICATION

Development of the Town's stormwater utility billing database relied upon GIS mapping, aerial photography, parcel information, and property ownership records. Multiple quality assurance procedures were utilized to improve consistency and accuracy throughout the analysis.

Verification procedures included parcel boundary review, aerial imagery evaluation, impervious surface validation, utility account reconciliation, and review of unique property conditions. These procedures help ensure that properties are classified consistently and that impervious areas are assigned fairly throughout the community.

The resulting database will serve as the foundation for utility billing, utility administration, future rate studies, credit determinations, appeals processing, and ongoing stormwater asset management activities.

7.0 RATE DEVELOPMENT

7.1 RATE DEVELOPMENT METHODOLOGY

The annual stormwater utility rate was developed by dividing the total annual revenue requirement by the total number of billable ERUs identified through the impervious area analysis. This methodology ensures that utility costs are allocated proportionally based on runoff contribution while generating sufficient revenue to support operations, maintenance, regulatory compliance, capital improvements, and administrative activities associated with the Town's stormwater management program.

Formula:

Annual Revenue Requirement ÷ Total Billable ERUs = Annual ERU Rate

Table 5 summarizes the rate development assumptions utilized for this analysis.

Table 5 – Rate Development Parameters

Item	Value
Proposed ERU	6,712 SF
Total Billing Units	3,021.88
Rate Scenario	$65/ERU
Estimated Annual Revenue	$196,422

7.2 RECOMMENDED UTILITY RATE

A recommended stormwater utility rate was developed based on the annual revenue requirement identified in earlier sections of this report and the total billable ERUs identified through the impervious area analysis. Under the proposed methodology, each developed property is assigned a charge proportional to stormwater runoff within the public stormwater management system. This approach provides a direct relationship between utility fees and runoff generation while generating sufficient revenue to support ongoing stormwater program expenses.

Rate Development Formula

Annual Revenue Requirement / Total Billable ERUs = Annual Rate per ERU

Using the current analysis:

- Annual Revenue Requirement = **$196,422**
- Total Billable ERUs = **3,021.88**

$196,422÷ 3,021.88 = $65.00 per ERU per year

Therefore, the recommended annual stormwater utility rate is:

Recommended Annual Rate = $65.00 per ERU

Based on the estimated 3,021.88 billable ERUs within the Town, the proposed rate is anticipated to generate approximately $196,422 annually, which aligns with the funding needs identified within this report.

Example Billing Calculations

Single-Family Residential Property

A typical single-family residential property is assigned one (1) ERU.

1.0 x $65.00 annually

Commercial Property Example

A commercial property containing 20,136 square feet of impervious area would have:

20,136 ÷ 6,712 = 3.0 ERUs

Annual charge:

3.0 x $65.00 = $195.00

Industrial Property Example

An industrial property containing 67,120 square feet of impervious area would have:

67,120 ÷ 6,712 = 10.0 ERUs

Annual charge:

30.0 x $65.00 = $650.00

Table 6 – Example Stormwater Utility Charges

Property Type	ERUs	Annual Charge
Typical Residential	1.0	$65.00
Small Commercial	3.0	$195.00
Medium Commercial	5.0	$325.00
Large Commercial/Industrial	30.0	$1,950.00

8.0 STORMWATER UTILITY CREDIT PROGRAM

The Town has developed a stormwater utility credit program that recognizes private stormwater management practices that provide measurable benefits beyond minimum regulatory requirements. Eligible properties may qualify for credits associated with peak flow reduction and water quality improvements.

The credit program is intended to encourage:

- Runoff Reduction
- Water Quality Improvements
- Private Stormwater Facility Maintenance
- Reduced Demand on Public Infrastructure

Credits may be granted for qualifying peak flow reduction practices, water quality improvements, infiltration systems, detention facilities, and other approved stormwater management practices. Total credits may not exceed 50 percent of the applicable utility charge.

9.0 PUBLIC OUTREACH AND STAKEHOLDER ENGAGEMENT

Public education is a critical component of successful stormwater utility implementation. Residents and property owners often interact with stormwater infrastructure daily but may not be aware of the services, maintenance activities, regulatory requirements, and infrastructure investments associated with stormwater management.

To support public understanding of the proposed utility, the Town developed educational materials, including a dedicated stormwater utility webpage, a frequently asked questions document, an informational brochure, public informational meetings, and online resources describing utility operations and rate development.

These outreach efforts are intended to improve transparency, explain utility rates, identify services funded by the utility, and provide opportunities for public feedback throughout implementation.

10.0 STORMWATER UTILITY GOVERNANCE AND ADMINISTRATIVE FRAMEWORK

10.1 OVERVIEW

Successful operation of a stormwater utility requires a clearly defined administrative framework governing utility management, rate administration, customer service, financial oversight, appeals, credits, and long-term planning. To support these functions, the Town has developed a Stormwater Utility Ordinance establishing the authority, purpose, administration, and funding structure for the utility.

The ordinance establishes the Stormwater Utility as a dedicated enterprise fund responsible for funding the operation, maintenance, repair, replacement, improvement, and administration of the Town's stormwater management system. Revenues generated through the utility are restricted to stormwater-related purposes and may not be diverted for unrelated municipal operations.

10.2 ENTERPRISE FUND STRUCTURE

The proposed utility is intended to function as a self-supporting enterprise fund. Under this structure, revenues collected through stormwater utility charges are deposited into a dedicated fund and used exclusively to support stormwater-related activities. This approach promotes transparency, accountability, and long-term financial sustainability.

Eligible expenditures include:

- Stormwater Conveyance Maintenance
- Culvert Maintenance and Replacement
- Ditch Maintenance
- Flood Mitigation Projects
- Water Quality Improvements
- MS4 Permit Compliance
- Engineering Services
- Asset Management
- GIS Services and Mapping
- Stormwater Planning
- Public Education
- Utility Administration
- Equipment Replacement
- Capital Improvements and Facilities
- Emergency Response Projects

By segregating stormwater revenues from general municipal revenues, the Town can ensure that utility fees are used to directly support stormwater management services and infrastructure.

10.3 UTILITY ADMINISTRATION RESPONSIBILITIES

Administration of the Stormwater Utility will require coordination among multiple Town functions, including public works, finance, administration, engineering support, and customer service activities. Primary responsibilities include:

- Billing Administration
- Fiscal Management and Budgeting
- Utility Rate Evaluation
- Credit Reviews
- Appeals Administration
- Asset Management
- Regulatory Compliance Tracking
- Public Communication
- Stormwater Program Planning

The Town may utilize staff resources, consulting assistance, or a combination of both to support ongoing utility administration and maintain compliance with regulatory requirements.

10.4 UTILITY RATE REVIEW PROCESS

Stormwater utility rates should be periodically evaluated to ensure revenues remain aligned with operating expenses, capital improvement needs, regulatory obligations, and long-term asset management objectives. Factors influencing future rate adjustments may include:

- Inflation
- Construction Cost Escalation
- Infrastructure and Equipment Replacement Needs
- Regulatory Changes
- Program Expansion and Operations
- Capital Improvement and Facility Requirements

Regular review of utility revenues and expenditures helps maintain financial stability while reducing the need for significant future rate adjustments.

10.5 CREDIT AND APPEALS GOVERNANCE

The Town has developed procedures allowing property owners to request both credit and administrative reviews of utility charges. The purpose of these processes is to ensure equitable administration of the utility while recognizing private stormwater management practices that reduce demand on the public stormwater system.

Under the proposed framework, credits may be available for qualifying stormwater management practices that provide:

- Peak Flow Reduction
- Runoff Volume Reduction
- Water Quality Improvements
- Reduced Burden on Public Infrastructure

Property owners may also request review of parcel classifications, impervious area measurements, and billing determinations through the established appeals process. These procedures help maintain transparency and consistency throughout utility administration.

10.6 ASSET MANAGEMENT AND LONG-TERM PROGRAM STEWARDSHIP

A key function of the Stormwater Utility will be supporting the Town's long-term stormwater asset management program. Effective asset management provides the information necessary to make informed decisions regarding maintenance priorities, infrastructure replacement, capital improvement planning, and regulatory compliance activities.

Stormwater utility revenues may be utilized to support ongoing development and maintenance of infrastructure inventories, GIS mapping systems, inspection records, maintenance histories, and related stormwater management databases. These tools provide a centralized framework for tracking system conditions, documenting maintenance activities, and identifying future investment needs.

As additional stormwater infrastructure information becomes available, the utility will provide the Town with the ability to continuously improve inventory accuracy, update mapping information, monitor infrastructure performance, and prioritize maintenance and replacement activities. These efforts support proactive infrastructure management and help maximize the useful life of public stormwater assets.

In addition, the utility will support periodic reviews of system conditions, development trends, regulatory requirements, and capital improvement priorities to ensure stormwater management investments remain aligned with community needs. By establishing a dedicated funding source, the Town can improve long-term planning efforts and make more informed decisions regarding future stormwater infrastructure investments.

11.0 STORMWATER UTILITY IMPLEMENTATION PLAN

11.1 INTRODUCTION

Establishment of a stormwater utility requires more than the development of rates. Successful implementation depends upon creating the administrative, financial, legal, and operational framework necessary to support long-term utility management. The Town has already completed several key implementation components, including preparation of a stormwater utility ordinance, development of a stormwater utility credit policy, creation of public education materials, preparation of frequently asked questions, and development of GIS-based parcel and impervious area data. These efforts provide a sturdy foundation for implementation of the proposed utility.

The following implementation steps are recommended to facilitate establishment of the utility and commencement of customer billing.

11.2 STORMWATER UTILITY ADOPTION

The first implementation step is formal adoption of the Stormwater Utility Ordinance by the Town Board. Adoption of the ordinance establishes the legal framework necessary to create and operate the utility, establish utility rates, administer billing procedures, process appeals and credits, and manage stormwater utility revenues. The ordinance further identifies how utility revenues may be collected and how those revenues may be utilized to fund stormwater management activities.

Upon adoption, the Stormwater Utility shall operate as a dedicated enterprise fund. Revenues generated through the utility shall be restricted to stormwater-related purposes, ensuring transparency and accountability in the use of public funds.

11.3 BILLING DATABASE DEVELOPMENT AND VERIFICATION

A comprehensive billing database has been developed utilizing parcel records, GIS information, ownership records, and impervious area measurements. Prior to implementation, the Town should conduct a final review of parcel classifications, impervious area calculations, and account assignments to ensure consistency and accuracy throughout the billing system.

Attention should be given to properties involving multiple parcels, condominium developments, institutional campuses, common ownership arrangements, and other unique property configurations. Completion of this review process will help minimize billing discrepancies and provide a consistent framework for future administration of the utility.

11.4 INITIAL UTILITY OPERATIONS

Following adoption of the ordinance and finalization of the billing database, the Town may proceed with implementation of the stormwater utility and initiation of billing activities. Utility revenues should be deposited into the dedicated Stormwater Utility Fund and utilized exclusively for approved stormwater-related expenses, including administration, operations, maintenance, regulatory compliance activities, asset management, capital improvements, and stormwater planning initiatives.

The utility will provide a resolute and sustainable funding source that allows the Town to proactively manage stormwater infrastructure and regulatory obligations while reducing reliance on General Fund revenues.

11.5 ANNUAL REVIEW AND RATE ADJUSTMENT

Stormwater utility implementation should be viewed as an ongoing program rather than a one-time project. Annual reviews are recommended to evaluate utility revenues, expenditures, capital improvement needs, asset management activities, credit requests, and regulatory compliance obligations. Future rate adjustments may be necessary to account for inflation, infrastructure investment needs, changes in regulatory requirements, or modifications to the stormwater management program and operations.

Regular review of utility operations will help ensure the Town remains financially sustainable while maintaining equitable rates and continuing to provide high-quality stormwater services to residents and property owners. As system inventories, mapping data, and infrastructure information evolve, the utility can also be refined to improve accuracy and support long-term asset management objectives.

12.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analyses completed as part of this study, the Town possesses significant stormwater infrastructure, regulatory compliance responsibilities, and long-term asset management obligations that require a resolute and sustainable funding source. The proposed stormwater utility provides an equitable mechanism for allocating costs based on runoff contribution while supporting current operations and future infrastructure needs.

Based on the findings of this study, the following actions are recommended:

1. Adopt the proposed Stormwater Utility Ordinance.
2. Establish a dedicated Stormwater Utility Fund.
3. Adopt the ERU methodology presented in this report.
4. Approve the initial stormwater utility rate.
5. Implement the Stormwater Utility Credit Program.
6. Conduct annual reviews of utility revenues, expenditures, and capital improvement needs.
7. Continue development of the Town's stormwater asset management program and infrastructure inventory.

Appendix A – Impervious Area Analysis

Appendix A - Impervious Area Analysis

Residential Properties Sampled

		GIS Data				
Residential Exhibit #	**Imperious Area (SF)**	**Site Address**	**Parcel Owner**	**Mail - Address**	**Mail - City, State Zip**	**Parcel ID**
1	15225	4537 COLUMBIA ROAD	MICHAEL J LAROSA 2017 & REVOCABLE TRUST	4537 COLUMBIA ROAD UNIT 4	CEDARBURG, WI 53012	030780004000
2	11881	9197 EDGE O' WOODS DRIVE	JAMES H GROTH & MITCHELL, MONIKA	9197 EDGE O' WOODS DRIVE	CEDARBURG, WI 53012	030200100800
3	10351	7016 SUSAN LANE	LILA A BAST	7016 SUSAN LN	CEDARBURG, WI 53012	030220900300
4	9375	5017 PINE ROAD	LEONARD H KASS & SANDRA L KASS	5017 PINE ROAD	CEDARBURG, WI 53012	030260301300
5	9168	12208 SETTLERS ROAD	PAUL R GANDREY & SHERI L GANDREY	12208 SETTLERS ROAD	CEDARBURG, WI 53012	030690017000
6	9062	8030 WESTERN AVENUE	ANDREW C KAZLAUSKAS	8030 WESTERN AVENUE	CEDARBURG, WI 53012	030281500300
7	7685	6505 CHICORY COURT	ROBERT J WARDLOW & DORIS JOSTEN-WARDLOW	6505 CHICORY COURT	GRAFTON, WI 53024	030820013000
8	7481	12075 ROSEWOOD COURT	ROBERT J GRABON & SUZANNE T GRABON	12075 ROSEWOOD COURT	CEDARBURG, WI 53012	030310701900
9	7374	10749 CRESTVIEW DRIVE	CONSTANCE M ROGOWSKI	10749 CRESTVIEW DRIVE	CEDARBURG, WI 53012	030301302900
10	6750	1855 BUTTERNUT LANE	JOHN N ARENTZ & ARENTZ, MELINDA K	1855 BUTTERNUT LANE	GRAFTON, WI 53024	030111300500
11	6670	6825 SUSAN LANE	THOMAS J AND ROBIN L BECK 2020 REVOCABLE TRUST	6825 SUSAN LANE	CEDARBURG, WI 53012	030650003000
12	6610	1516 GALAXY COURT	JON AND BETTY GUELLER & LIVING TRUST	1516 GALAXY CT	CEDARBURG, WI 53012	030180302300
13	6560	7161 GLENCOE DRIVE	JACKIE GROH KASPER & RYAN JOSEF KASPER	7161 GLENCOE DRIVE	CEDARBURG, WI 53012	030150801100
14	6360	2495 LAKERIDGE COURT	BRANT A JAUER & JAUER, RHIANNON M	2495 LAKERIDGE COURT	SAUKVILLE, WI 53080	030680033000
15	5978	8618 CULLEN LANE	ROBINSON AND JANE BUTZ & REVO LIVING TRUST	8618 CULLEN LANE	CEDARBURG, WI 53012	030630038000
16	5976	7114 PIONEER ROAD	CATHERINE WISTH & YOUNG, KERRY	7114 PIONEER ROAD	CEDARBURG, WI 53012	030610106001
17	5891	10565 LAWNDALE DRIVE	DREW S AND THERESA A TERRILL REVOCABLE TRUST	10565 LAWNDALE DRIVE	CEDARBURG, WI 53012	030171000300
18	5621	663 MARTIN DRIVE	TANGE FAMILY TRUST	663 MARTIN DRIVE	CEDARBURG, WI 53012	030281402900
19	5444	5808 EASTWOOD LANE	MICHAEL J SCHUMER & LAURA M SCHUMER	5808 EASTWOOD LANE	GRAFTON, WI 53024	030530504000
20	5430	1014 WASHINGTON AVENUE	VIOLET HAMILTON	1014 WASHINGTON AVE	CEDARBURG, WI 53012	030220900900
21	5187	5601 GRAY LOG COURT	BARTOSZ C MIKULSKI & MIKULSKI, JYPLEAH N	5601 GRAY LOG CT	GRAFTON, WI 53024	030020600800
22	5177	6919 SUSAN LANE	KENT R KUECHERER & ELIZABETH A KUECHERER	6919 SUSAN LANE	CEDARBURG, WI 53012	030220900800
23	5129	5019 PINE ROAD	STEVEN R RUNDQUIST & CARLIE A RUNDQUIST	5019 PINE ROAD	CEDARBURG, WI 53012	030260301200
24	5093	5021 PINE ROAD	NORMAN M CIRA AND LENORE E CIRA FAMILY TRUST	5021 PINE ROAD	CEDARBURG, WI 53012	030260301100
25	4955	5103 PINE ROAD	WILLIAM WALLACE ET AL & KATHLEEN WALLACE	5103 PINE ROAD	CEDARBURG, WI 53012	030260301000
26	4851	695 WESTRIDGE DRIVE	BERDELMAN TRUST	695 WESTRIDGE DRIVE	CEDARBURG, WI 53012	030301400100
27	4722	5013 PINE ROAD	JASON A PLEW & PLEW, MICHELLE L	5013 PINE ROAD	CEDARBURG, WI 53012	030260301400
28	4456	10078 ROLLING GLEN DRIVE	MATTHEW V HAYES & BROOKE A JANSSEN	10078 ROLLING GLEN DRIVE	CEDARBURG, WI 53012	030670022000
29	4435	5011 PINE ROAD	DEAN KUESTER	5011 PINE ROAD	CEDARBURG, WI 53012	030260301500
30	2474	232 HAMILTON ROAD	THOMAS C HOOKANSON REVOCABLE TRUST	232 E HAMILTON ROAD	CEDARBURG, WI 53012	030500005000
	6712	**= AVERAGE (BASIS FOR ERU VALUE)**				



TOWN of CEDARBURG
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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030780004000
OWNER: MICHAEL J LAROSA 2017 & REVOCABLE TRUST
SITE ADDRESS: 4537 COLUMBIA ROAD
MAIL ADDRESS: 4537 COLUMBIA ROAD UNIT 4 ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 15,225 sqFt

0 100 200
1 inch equals 200 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 25, 2026



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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030200100800
OWNER: JAMES H GROTH & MITCHELL, MONIKA
SITE ADDRESS: 9197 EDGE O' WOODS DRIVE
MAIL ADDRESS: 9197 EDGE O' WOODS DRIVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 11,881 sqFt

0 75 150
1 inch equals 150 feet

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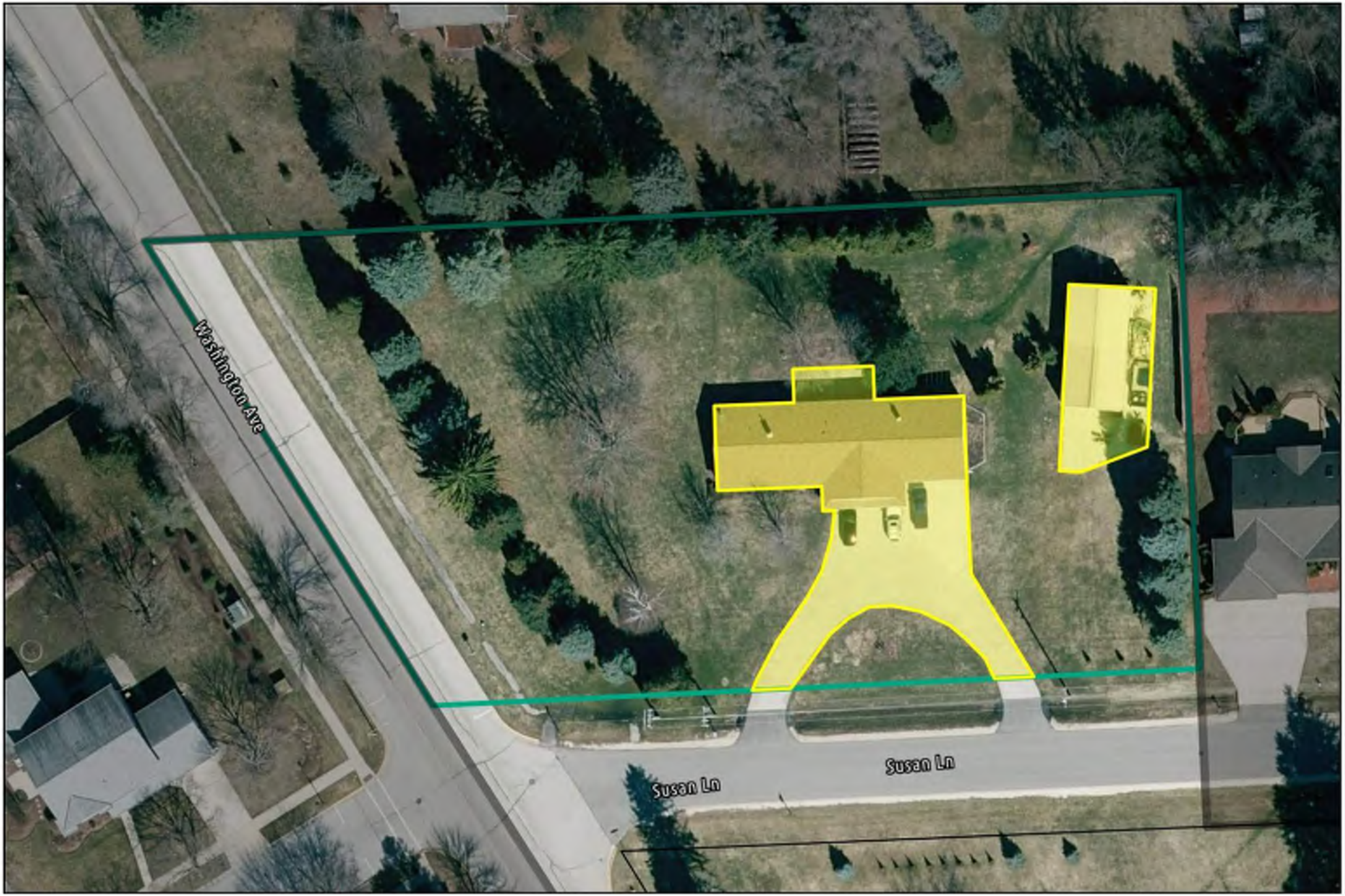
September 25, 2026



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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220900300
OWNER: LILA A BAST
SITE ADDRESS: 7016 SUSAN LANE
MAIL ADDRESS: 7016 SUSAN LN ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 10,351 sqFt

0 25 50
1 inch equals 50 feet

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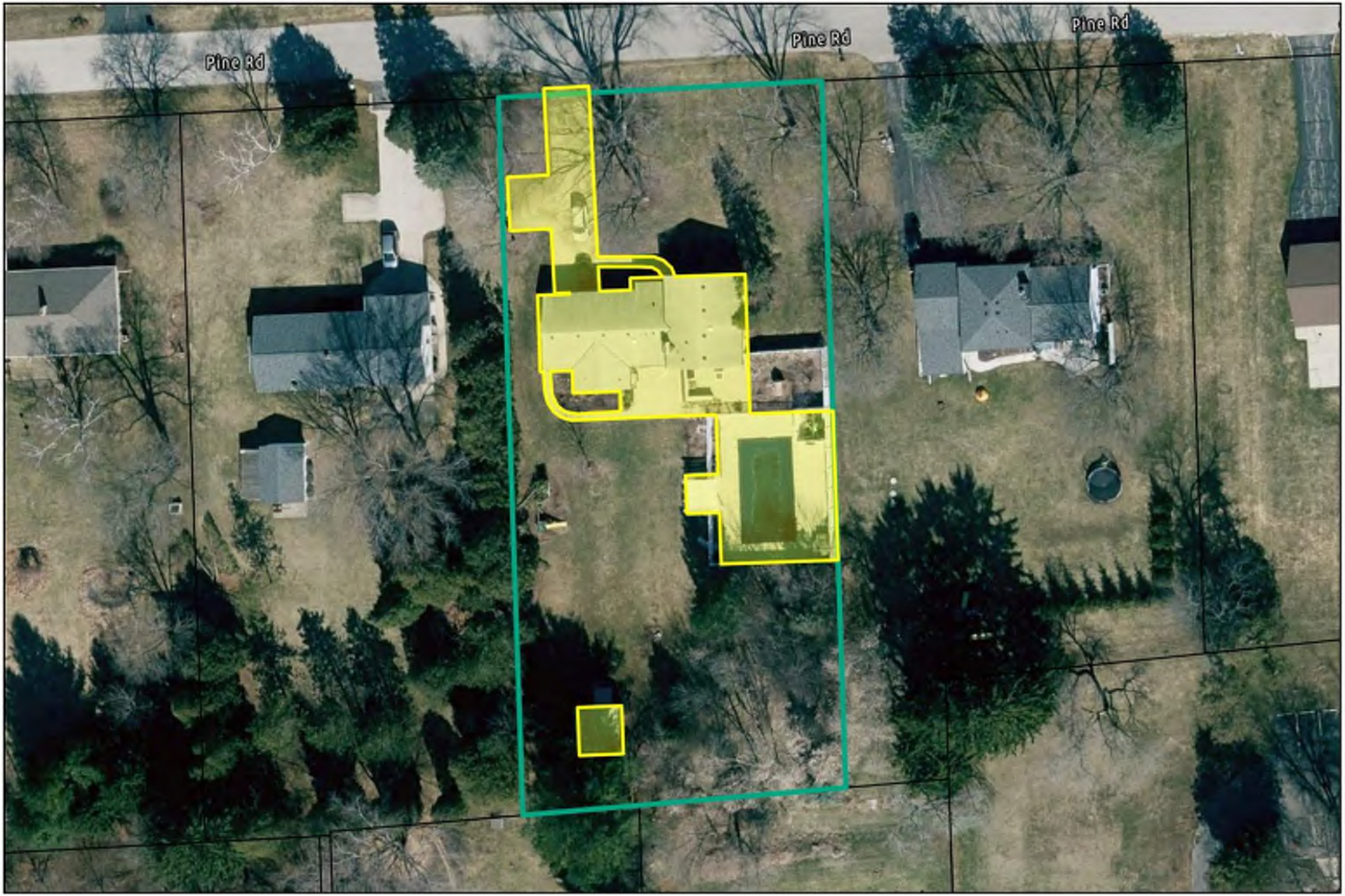

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301300
OWNER: LEONARD H KASS & SANDRA L KASS
SITE ADDRESS: 5017 PINE ROAD
MAIL ADDRESS: 5017 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 9,375 sqFt

0 25 50

1 inch equals 50 feet

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Sampled Residential
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Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030690017000
OWNER: PAUL R GANDREY & SHERI L GANDREY
SITE ADDRESS: 12208 SETTLERS ROAD
MAIL ADDRESS: 12208 SETTLERS ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 9,168 sqFt

0 50 100
1 inch equals 100 feet

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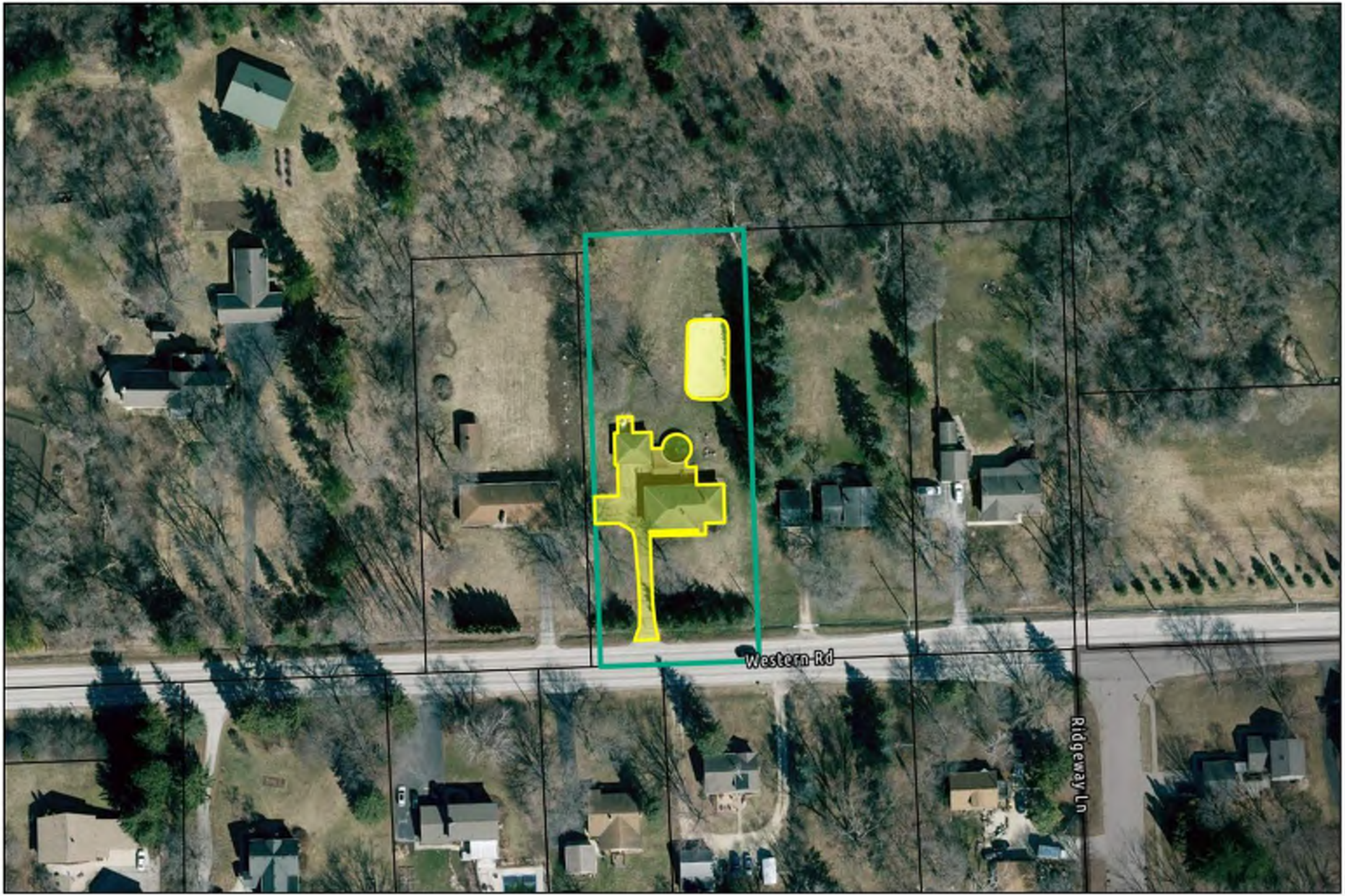

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030281500300
OWNER: ANDREW C KAZLAUSKAS
SITE ADDRESS: 8030 WESTERN AVENUE
MAIL ADDRESS: 8030 WESTERN AVENUE , CEDARBURG, WI 53012

IMPERVIOUS AREA: 9,062 sqFt

0 50 100
1 inch equals 100 feet

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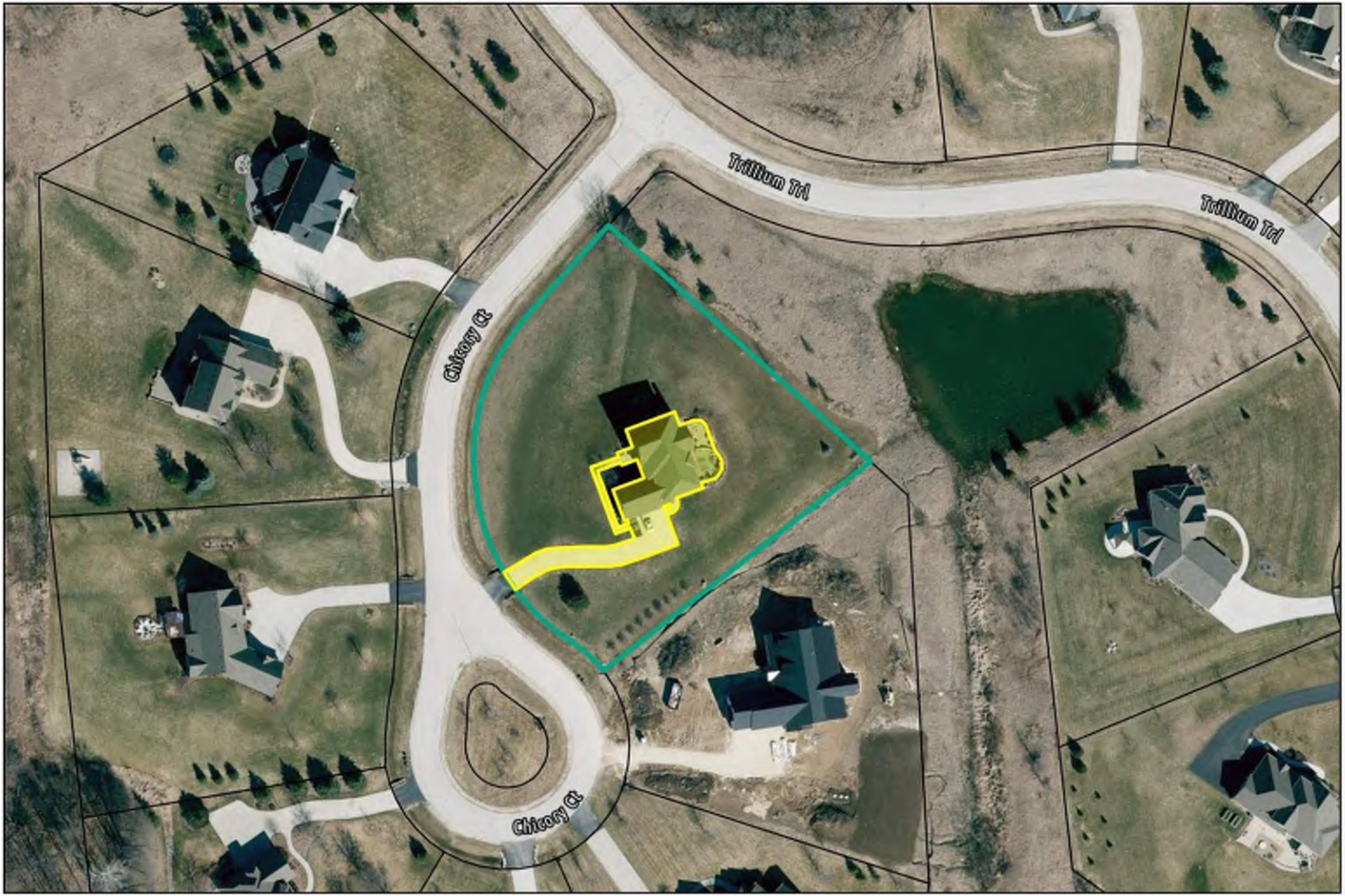

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030820013000
OWNER: ROBERT J WARDLOW & DORIS JOSTEN-WARDLOW
SITE ADDRESS: 6505 CHICORY COURT
MAIL ADDRESS: 6505 CHICORY COURT ,GRAFTON, WI 53024

IMPERVIOUS AREA: 7,685 sqFt

0 50 100
1 inch equals 100 feet

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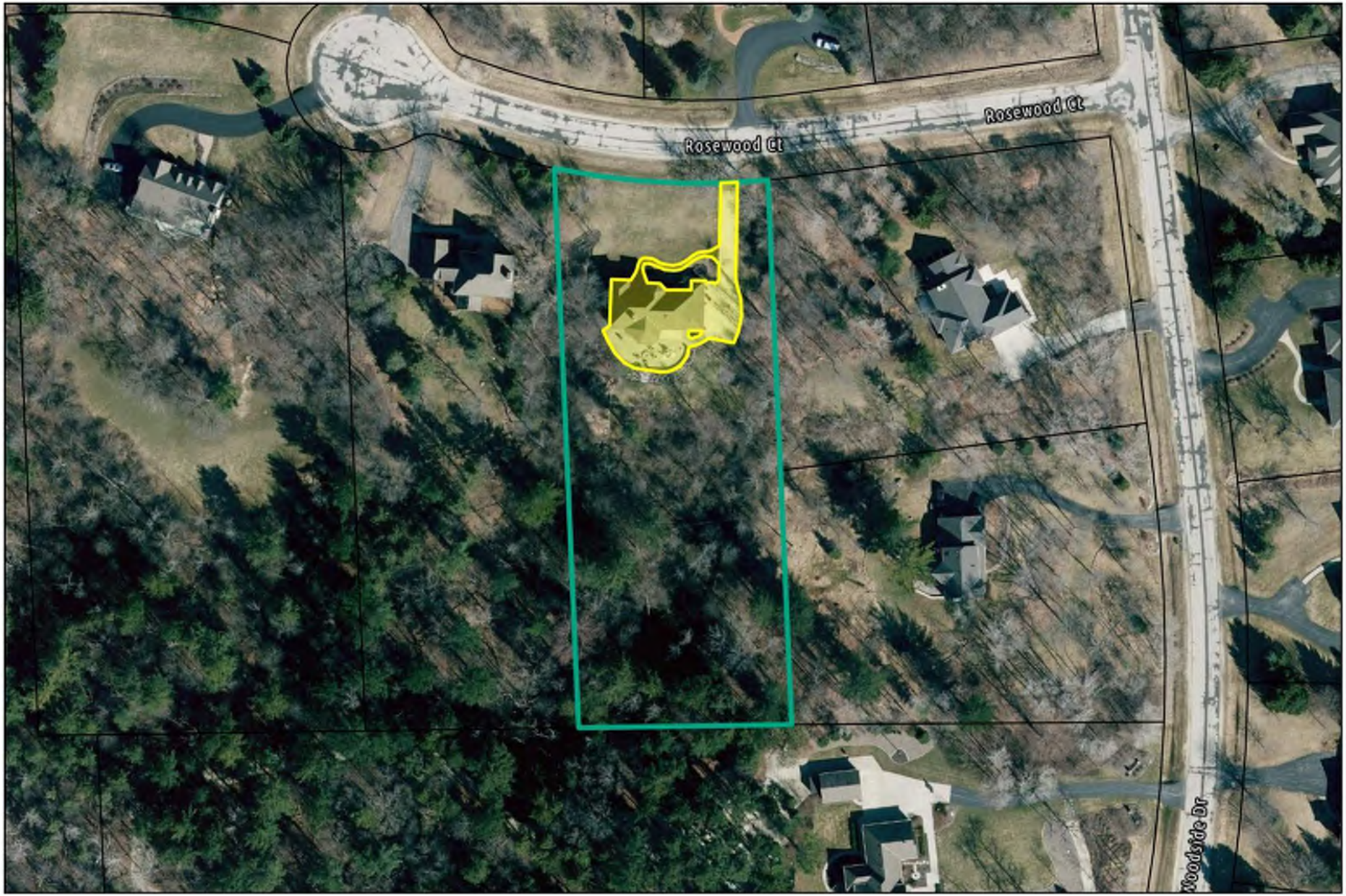

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030310701900
OWNER: ROBERT J GRABON & SUZANNE T GRABON
SITE ADDRESS: 12075 ROSEWOOD COURT
MAIL ADDRESS: 12075 ROSEWOOD COURT CEDARBURG, WI 53012

IMPERVIOUS AREA: 7,481 sqFt

0 50 100
1 inch equals 100 feet

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Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030301302900
OWNER: CONSTANCE M ROGOWSKI
SITE ADDRESS: 10749 CRESTVIEW DRIVE
MAIL ADDRESS: 10749 CRESTVIEW DRIVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 7,374 sqFt

0 25 50

1 inch equals 50 feet

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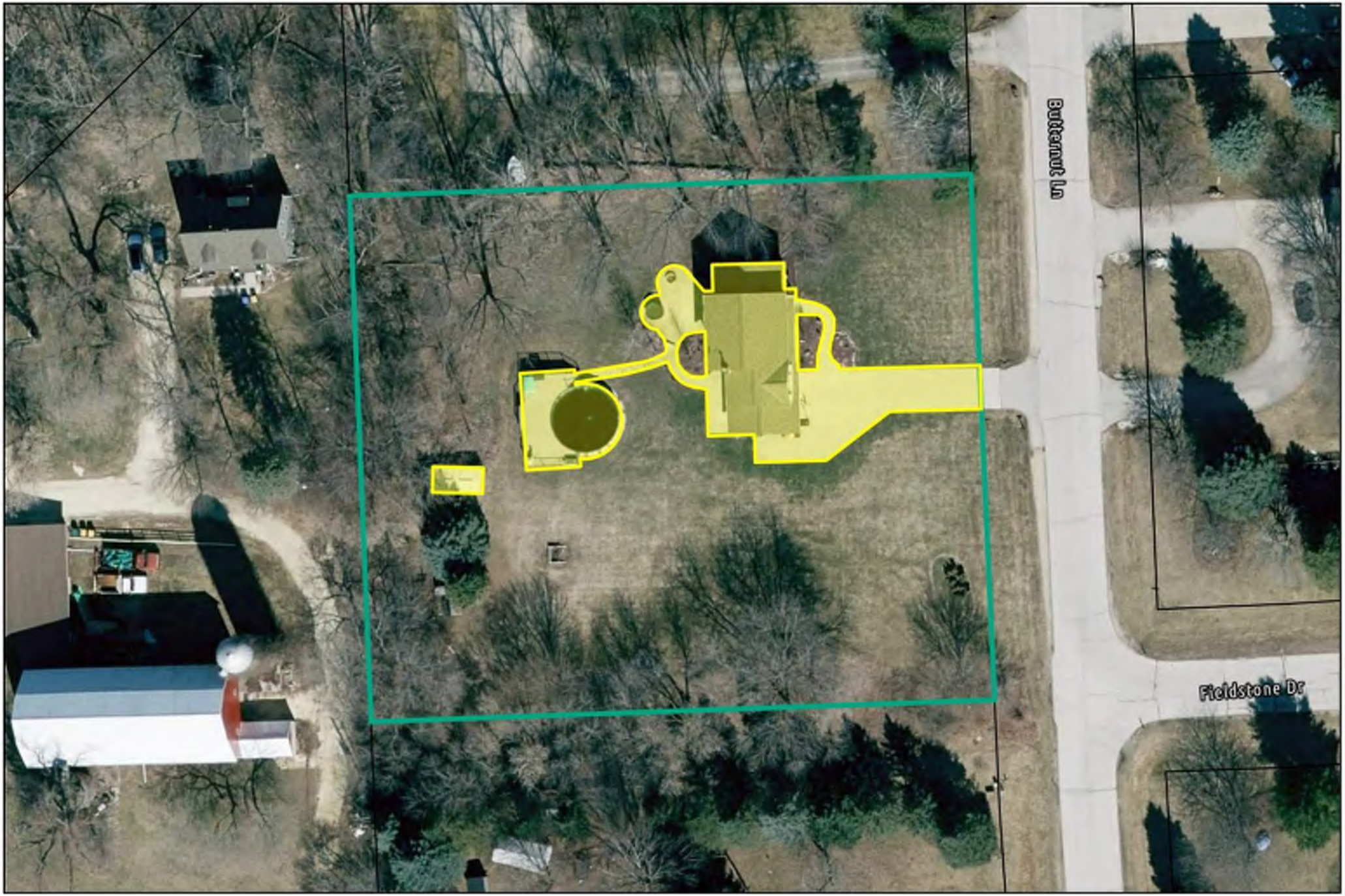

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030111300500
OWNER: JOHN N ARENTZ & ARENTZ, MELINDA K
SITE ADDRESS: 1855 BUTTERNUT LANE
MAIL ADDRESS: 1855 BUTTERNUT LANE ,GRAFTON, WI 53024

IMPERVIOUS AREA: 6,750 sqFt

0 25 50

1 inch equals 50 feet

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Ozaukee County, Wisconsin

TAXKEY: 030650003000
OWNER: THOMAS J AND ROBIN L BECK 2020 REVOCABLE TRUST
SITE ADDRESS: 6825 SUSAN LANE
MAIL ADDRESS: 6825 SUSAN LANE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 6,670 sqFt

0 25 50

1 inch equals 50 feet

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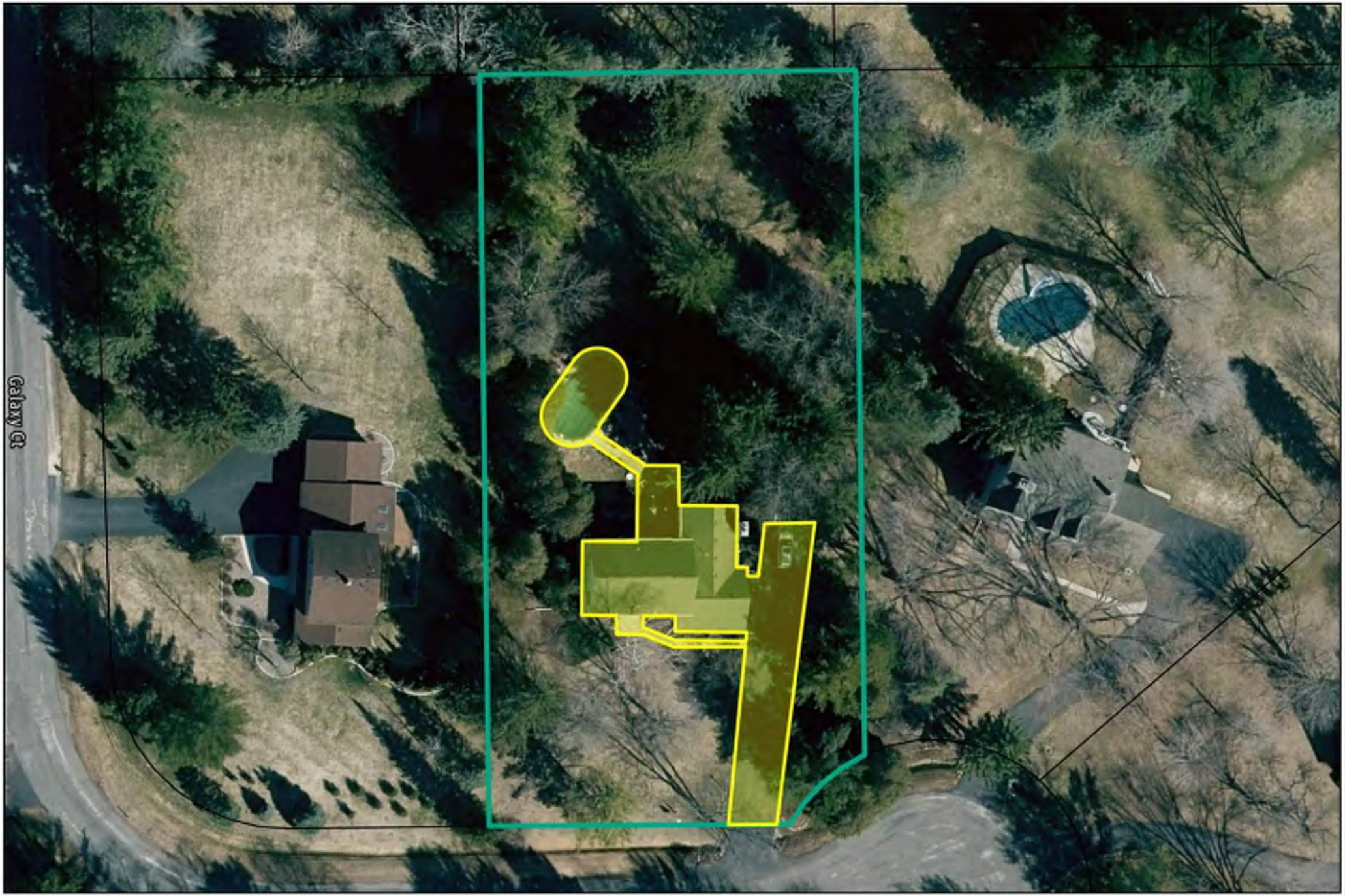

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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030180302300
OWNER: JON AND BETTY GUELLER & LIVING TRUST
SITE ADDRESS: 1516 GALAXY COURT
MAIL ADDRESS: 1516 GALAXY CT ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 6,610 sqFt

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030150801100
OWNER: JACKIE GROH KASPER & RYAN JOSEF KASPER
SITE ADDRESS: 7161 GLENCOE DRIVE
MAIL ADDRESS: 7161 GLENCOE DRIVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 6,560 sqFt

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030680033000
OWNER: BRANT A JAUER & JAUER, RHIANNON M
SITE ADDRESS: 2495 LAKERIDGE COURT
MAIL ADDRESS: 2495 LAKERIDGE COURT SAUKVILLE, WI 53080

IMPERVIOUS AREA: 6,360 sqFt

0 25 50

1 inch equals 50 feet

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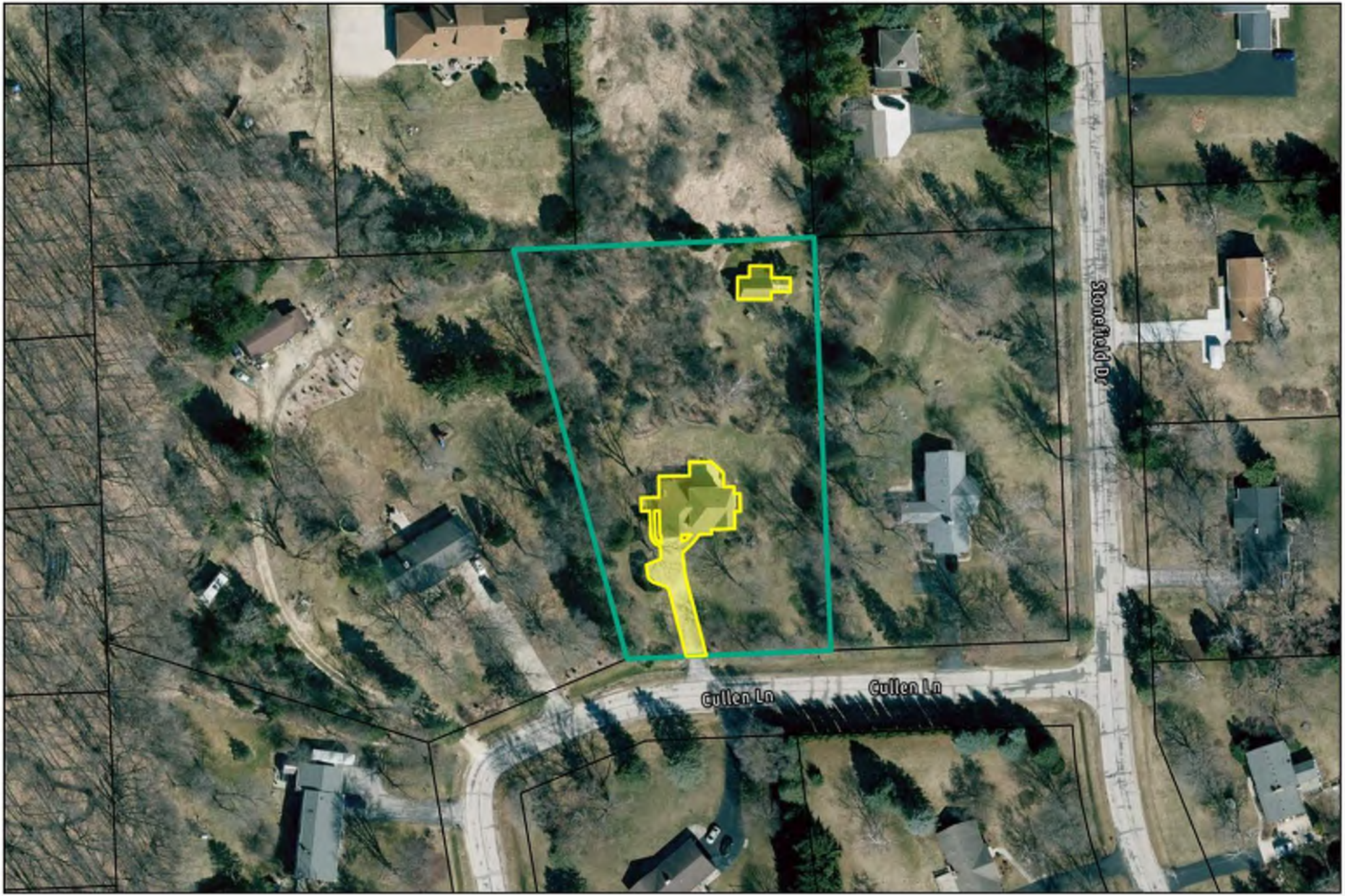

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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030630038000
OWNER: ROBINSON AND JANE BUTZ & REVO LIVING TRUST
SITE ADDRESS: 8618 CULLEN LANE
MAIL ADDRESS: 8618 CULLEN LANE , CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,978 sqFt

0 50 100
1 inch equals 100 feet

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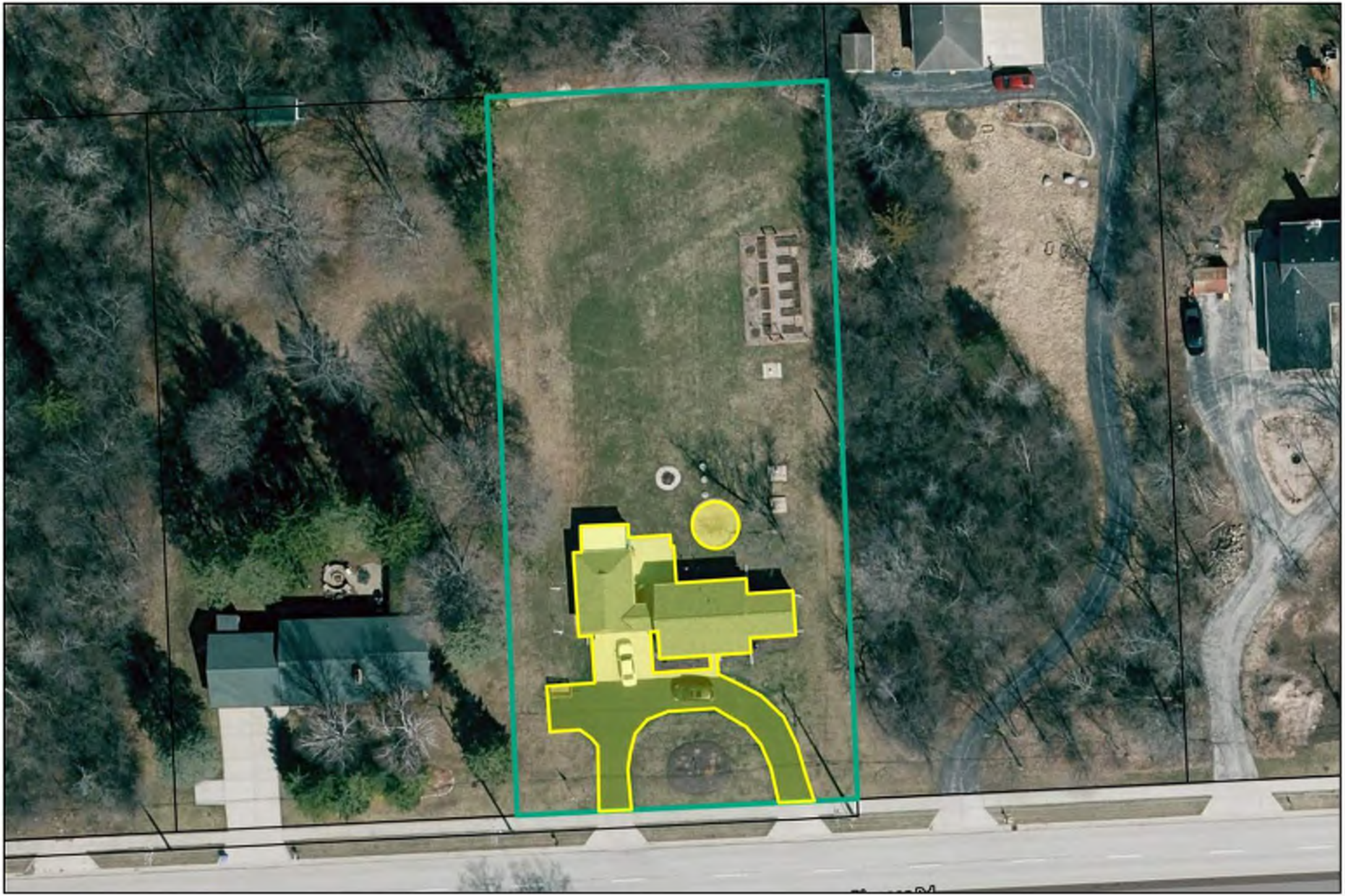
September 25, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030610106001
OWNER: CATHERINE WISTH & YOUNG, KERRY
SITE ADDRESS: 7114 PIONEER ROAD
MAIL ADDRESS: 7114 PIONEER ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,976 sqFt

0 25 50
1 inch equals 50 feet

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CREATIVITY BEYOND ENGINEERING

September 25, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030171000300
OWNER: DREW S AND THERESA A TERRILL REVOCABLE TRUST
SITE ADDRESS: 10565 LAWNDALE DRIVE
MAIL ADDRESS: 10565 LAWNDALE DRIVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,891 sqFt

0 25 50

1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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CREATIVITY BEYOND ENGINEERING



TOWN of CEDARBURG
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STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030281402900
OWNER: TANGE FAMILY TRUST
SITE ADDRESS: 663 MARTIN DRIVE
MAIL ADDRESS: 663 MARTIN DRIVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,621 sqFt

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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CREATIVITY BEYOND ENGINEERING

September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030530504000
OWNER: MICHAEL J SCHUMER & LAURA M SCHUMER
SITE ADDRESS: 5808 EASTWOOD LANE
MAIL ADDRESS: 5808 EASTWOOD LANE ,GRAFTON, WI 53024

IMPERVIOUS AREA: 5,444 sqFt

0 25 50
1 inch equals 50 feet

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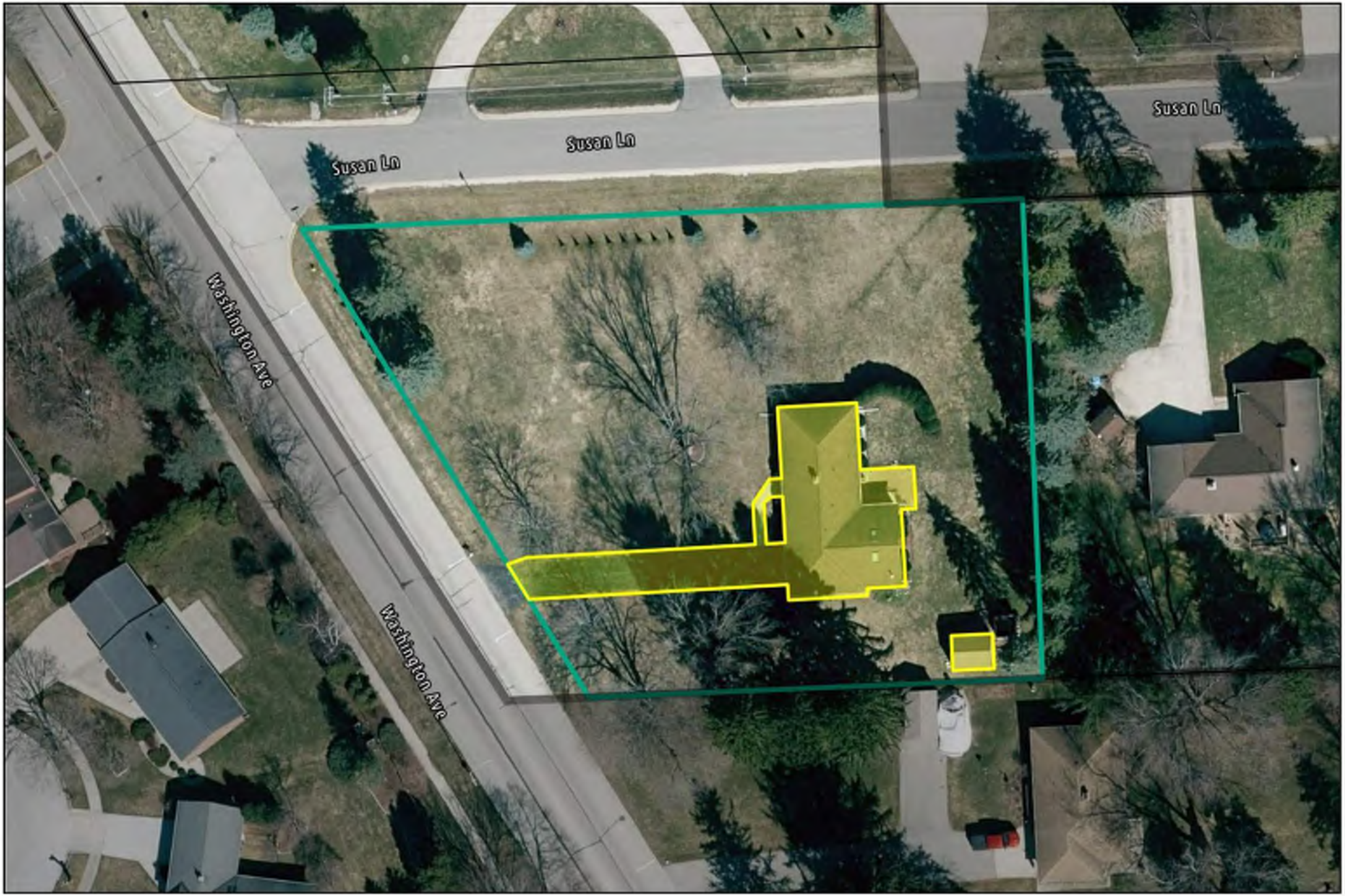

TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220900900
OWNER: VIOLET HAMILTON
SITE ADDRESS: 1014 WASHINGTON AVENUE
MAIL ADDRESS: 1014 WASHINGTON AVE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,430 sqFt

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
- Ozaukee County Land Information Office

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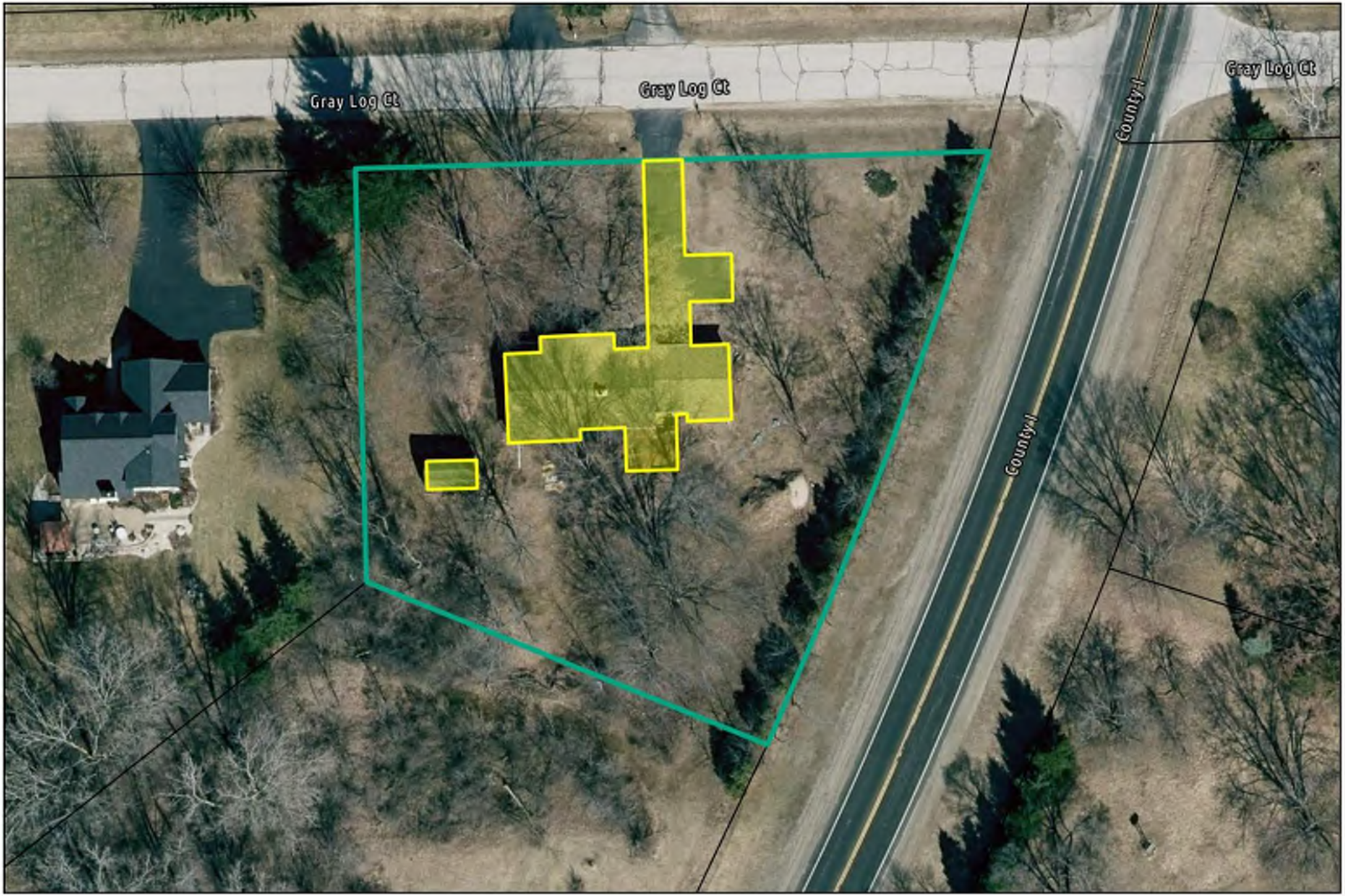
CREATIVITY BEYOND ENGINEERING

September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030020600800
OWNER: BARTOSZ C MIKULSKI & MIKULSKI, JYPLEAH N
SITE ADDRESS: 5601 GRAY LOG COURT
MAIL ADDRESS: 5601 GRAY LOG CT, GRAFTON, WI 53024

IMPERVIOUS AREA: 5,187 sqFt

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 25, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220900800
OWNER: KENT R KUECHERER & ELIZABETH A KUECHERER
SITE ADDRESS: 6919 SUSAN LANE
MAIL ADDRESS: 6919 SUSAN LANE ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,177 sqFt

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301200
OWNER: STEVEN R RUNDQUIST & CARLIE A RUNDQUIST
SITE ADDRESS: 5019 PINE ROAD
MAIL ADDRESS: 5019 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,129 sqFt

0 25 50

1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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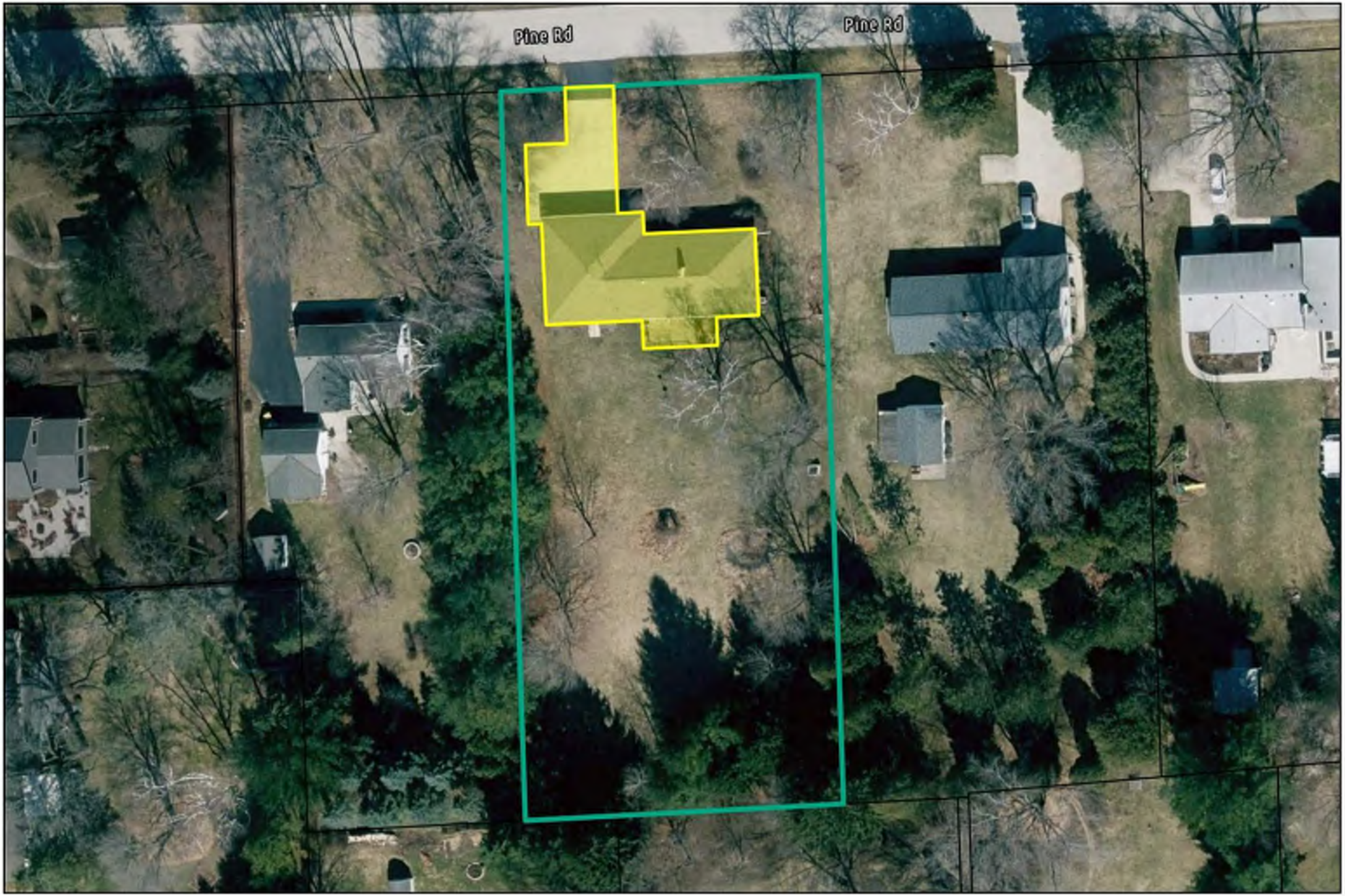
September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301100
OWNER: NORMAN M CIRA AND LENORE E CIRA FAMILY TRUST
SITE ADDRESS: 5021 PINE ROAD
MAIL ADDRESS: 5021 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 5,093 sqFt

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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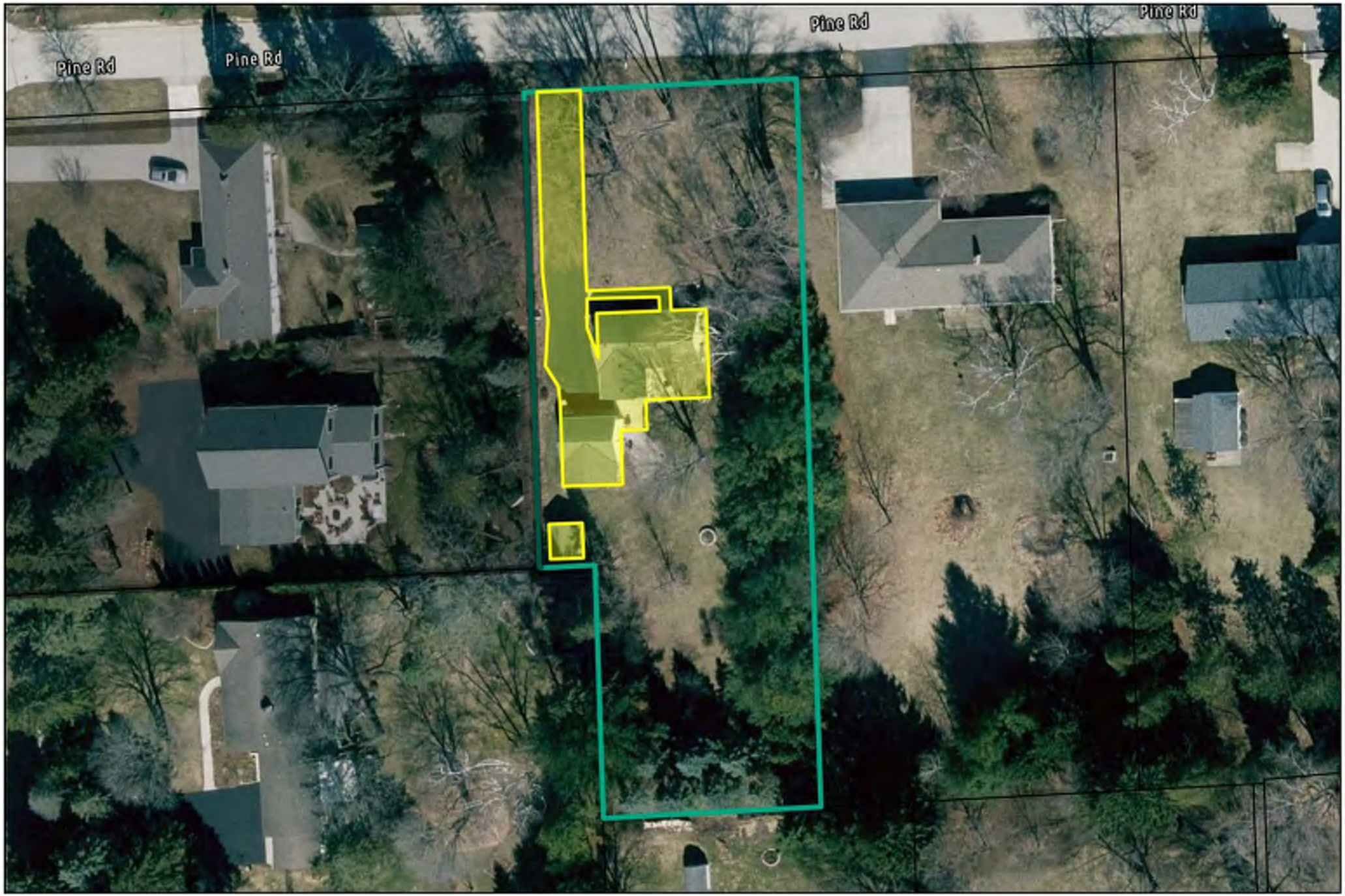
CREATIVITY BEYOND ENGINEERING

September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301000
OWNER: WILLIAM WALLACE ET AL & KATHLEEN WALLACE
SITE ADDRESS: 5103 PINE ROAD
MAIL ADDRESS: 5103 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,955 sqFt

0 25 50
1 inch equals 50 feet

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September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030301400100
OWNER: BERDELMAN TRUST
SITE ADDRESS: 695 WESTRIDGE DRIVE
MAIL ADDRESS: 695 WESTRIDGE DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,851 sqFt

0 25 50

1 inch equals 50 feet

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September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301400
OWNER: JASON A PLEW & PLEW, MICHELLE L
SITE ADDRESS: 5013 PINE ROAD
MAIL ADDRESS: 5013 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,722 sqFt

0 25 50

1 inch equals 50 feet

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September 25, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030670022000
OWNER: MATTHEW V HAYES & BROOKE A JANISSEN
SITE ADDRESS: 10078 ROLLING GLEN DRIVE
MAIL ADDRESS: 10078 ROLLING GLEN DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,456 sqFt

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260301500
OWNER: DEAN KUESTER
SITE ADDRESS: 5011 PINE ROAD
MAIL ADDRESS: 5011 PINE ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,435 sqFt

0 25 50

1 inch equals 50 feet

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TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Sampled Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500005000
OWNER: THOMAS C HOOKANSON REVOCABLE TRUST
SITE ADDRESS: 232 HAMILTON ROAD
MAIL ADDRESS: 232 E HAMILTON ROAD ,CEDARBURG, WI 53012

IMPERVIOUS AREA: 2,474 sqFt

0 25 50
1 inch equals 50 feet

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CREATIVITY BEYOND ENGINEERING

September 25, 2026

Appendix B – ERU Calculations for Non-Residential Properties

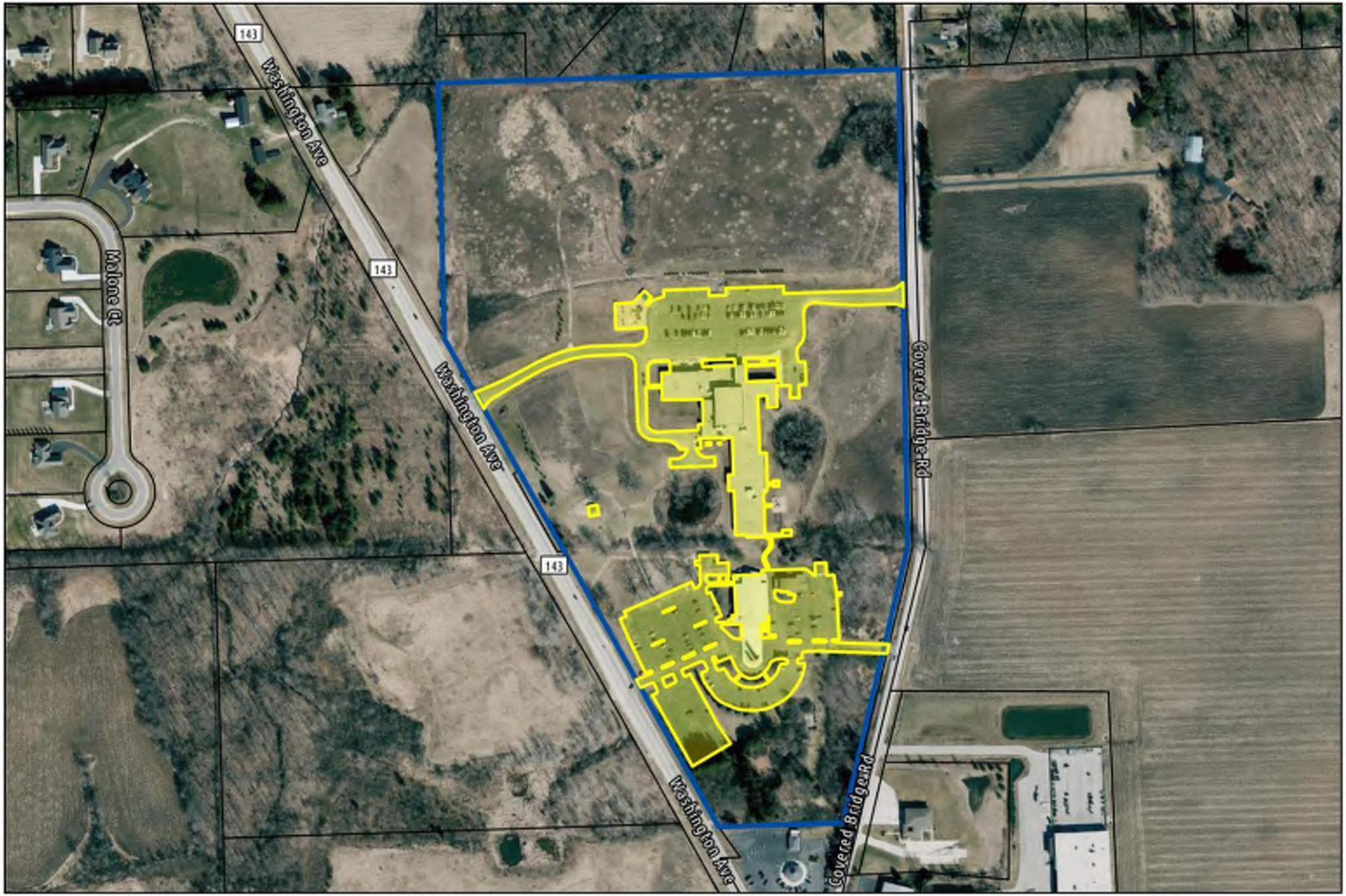
Appendix B - ERU Calculations - Non-Residential

ERU (SF) = 6712

Non-Residential Properties

GIS Data

Non-Residential Exhibit #	Imperious Area (SF)	Site Address	Parcel Owner	Mail - Address	Mail - City, State Zip	Parcel ID	ERUs
1	394997.3	1375-1425 COVERED BRIDGE ROAD	CONGREGATION OF ST FRANCIS BORGIA	1375 COVERED BRIDGE RD	CEDARBURG, WI 53012	030161300300	58.85
2	252256.2	6809 STATE ROAD 60	ATACO STEEL PRODUCTS	PO BOX 270	CEDARBURG, WI 53012-0270	030220500100	37.58
3	248928.1	7518 STATE ROAD 60	POWERSPORTS PROPERTIES CEDARBURG LLC	7518 STATE ROAD 60	CEDARBURG, WI 53012	030151100700	37.09
4	158483.1	8611 STATE ROAD 60	PROJECT SPORTS LLC	10725N EXECUTIVE COURT	MEQUON, WI 53092	030210500600	23.61
5	158284.6	1181 WAUWATOSA ROAD	CURAN HOLDINGS LLC	PO BOX 465	CEDARBURG, WI 53012	030210400200	23.58
6	143780.8	7209 SYCAMORE DRIVE	5 CORNERS STORAGE LLP	6911B W DONGES BAY ROAD	MEQUON, WI 53092	030220500400	21.42
7	118566.6	8502-8504 STATE ROAD 60	HEYDENS GARDEN CENTER LLC	3639 STATE ROAD 175	SLINGER, WI 53086	030161200500	17.66
8	115622.5	6261 STATE ROAD 60	NEWVIEW RENTALS	PO BOX 654	GRAFTON, WI 53024	030220100500	17.23
9	110771.7		CORNERBURG LLC &	1266 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220602400	16.50
10	103787.9	8210 PIONEER ROAD	PUMPKIN FARM LLC	255 WAUWATOSA ROAD	CEDARBURG, WI 53012	030331400200	15.46
11	99537.2	8545 STATE ROAD 60	STORAGE WERKS CEDARBURG LLC	PO BOX 367	PEWAUKEE, WI 53072	030210500200	14.83
12	94270.9	1292 WASHINGTON AVENUE	CORNERBURG LLC	1266 WASHINGTON AVENUE	CEDARBURG, WI 53012	030210101400	14.05
13	93689.3	7811-7861 STATE ROAD 60	SULIKA LLC	19375 COMPTON LANE	BROOKFIELD, WI 53045	030210101900	13.96
14	88079.6	7084 SYCAMORE DRIVE	M M C LAUFER FAMILY LTD PARTNERSHIP	21490 W CLEVELAND AVENUE	NEW BERLIN, WI 53146	030220500300	13.12
15	86513.2	7359 STATE ROAD 60	A AND J KOHLWEY II LTD PTSHP	621 SHADY RIDGE COURT	GRAFTON, WI 53024	030220602000	12.89
16	80982.1	1266 WASHINGTON AVENUE	RWMD LLC	1266 WASHINGTON AVE	CEDARBURG, WI 53012	030220600400	12.07
17	76853.6	1331 COVERED BRIDGE ROAD	SUBURBAN MOTORS OF GRAFTON INC	139 N MAIN STREET	THIENSVILLE, WI 53092	030161600800	11.45
18	76441.6		RWMD LLC	1266 WASHINGTON AVE	CEDARBURG, WI 53012	030220600500	11.39
19	71752.9	1170 WAUWATOSA ROAD	CSH BUILDING LLC	1204 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220700400	10.69
20	68932.9	1220 WASHINGTON AVENUE	HOMETOWN HOLDINGS LLC	1220 WASHINGTON AVE	CEDARBURG, WI 53012	030220602300	10.27
21	68471.4	7166 SYCAMORE DRIVE	RITEWAY BUS SERVICE INC	6970 S 6TH STREET	OAK CREEK, WI 53154-1463	030220501100	10.20
22	64929.1	1221 WAUWATOSA ROAD	RE 1221 SC LLC	2365 ROBBIE COURT	BROOKFIELD, WI 53005	030210102100	9.67
23	63273.0	7101 STATE ROAD 60	5 CORNERS STORAGE LLP	6911 W DONGES BAY ROAD	MEQUON, WI 53092	030220600100	9.43
24	57679.4	7612-7676 STATE ROAD 60	RICHARD E KOHLS AND SHARON L KOHLS REVOCABLE TRUST	N967 SPOTTED FAWN TRAIL	KESHENA, WI 54135	030161600600	8.59
25	57605.4	10801 PLEASANT VALLEY ROAD	HHN HOLDINGS LLC	5826 S OAK ROAD	WEST BEND, WI 53095	030070100600	8.58
26	51954.1	7130 STATE ROAD 60	COVERED BRIDGE FIELDS INC	1731 10TH AVE	GRAFTON, WI 53024	030150900000	7.74
27	51263.5	1206 HILLTOP DRIVE	1206 HILLTOP DRIVE REAL ESTATE LLC	PO BOX 183	LAKE GENEVA, WI 53147	030220501000	7.64
28	50777.9	7269 STATE ROAD 60	7269 STATE ROAD 60 LLC	PO BOX 260	CEDARBURG, WI 53012-0260	030220601900	7.57
29	50191.5	7481 STATE ROAD 60	BLACK LODGE 7481 LLC	7481 STATE ROAD 60	CEDARBURG, WI 53012	030220601500	7.48
30	49042.5	1167 WASHINGTON AVENUE	GRAMAR LLC	PO BOX 372	PORT WASHINGTON, WI 53074	030220700900	7.31
31	46140.6	1814 WASHINGTON AVENUE	RICHARD G LANSER	1755 HORNS CORNERS ROAD	CEDARBURG, WI 53012	030091001700	6.87
32	45177.6	1275 HILLTOP DRIVE	OXBO 9 LLC	770 10TH AVE	GRAFTON, WI 53024	030220500200	6.73
33	42354.8	1939 MAPLE ROAD	CYNTHIA L TILLMANN IRRE TRUST ET AL &	1934 MAPLE ROAD	GRAFTON, WI 53024	030110400000	6.31
34	42261.3		CURAN HOLDINGS LLC	PO BOX 465	CEDARBURG, WI 53012	030210400400	6.30
35	41625.4	1299 WASHINGTON AVENUE	KWIK TRIP INC	1626 OAK STREET	LA CROSSE, WI 54602	030210101500	6.20
36	38835.6	7025 PLEASANT VALLEY ROAD	LITTLE RED SCHOOL HOUSE CEDARBURG LLC	ERIN PHILLIPS 7936 TOWN HALL ROAD	KEWASKUM, WI 53040-9401	030100501600	5.79
37	37747.8	1180 WAUWATOSA ROAD	CSH BUILDING LLC	1204 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220700300	5.62
38	36499.5	7400 QUAIL COURT	STIRSCO	10003 LAWNDALE DRIVE	CEDARBURG, WI 53012	030220701000	5.44
39	35723.2	9716 PIONEER ROAD	PIONEER RD INVESTMENTS LLC	772 MAPLEWOOD LANE	CEDARBURG, WI 53012	030321500700	5.32
40	35630.7	1020 HORNS CORNERS ROAD	MARK B MALETZKE	990 HORNS CORNERS ROAD	CEDARBURG, WI 53012	030210900100	5.31
41	33346.0		NEWVIEW RENTALS	PO BOX 654	GRAFTON, WI 53024	030220100600	4.97
42	32353.4	7955 STATE ROAD 60	SULIKA LLC	19375 COMPTON LANE	BROOKFIELD, WI 53045	030210101800	4.82
43	30137.5	7240 SYCAMORE DRIVE	X L R 8 INC	7240 SYCAMORE DR	CEDARBURG, WI 53012	030220600600	4.49
44	28605.4	506 WAUWATOSA ROAD	CASEYS MARKETING COMPANY	PO BOX 54288	LEXINGTON, KY 40555	030271102200	4.26
45	27902.4	5009 COLUMBIA ROAD	CEDAR CREEK BRIDAL INC	5009 COLUMBIA RD	CEDARBURG, WI 53012-9189	030260303100	4.16
46	26143.0	7007 STATE ROAD 60	STEWARDSHIP PROPERTIES LLC	3700 W WASHINGTON STREET	WEST BEND, WI 53095	030220500800	3.89
47	26034.3	1215-1217 WASHINGTON AVENUE	JEROME CONSTANTINE AND NORMA JEAN RYCHTIK REV LIV TRST	W75 N707 TOWER AVE	CEDARBURG, WI 53012	030220601000	3.88
48	25230.7		RWMD LLC	1266 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220602500	3.76
49	23428.2	4922 COLUMBIA ROAD	OZAUKEE FAMILY SERVICES INC	4922 COLUMBIA RD	CEDARBURG, WI 53012	030260302300	3.49
50	23168.1	1876 HORNS CORNERS ROAD	DAVID L SEEGER	1726 HORNS CORNER ROAD	CEDARBURG, WI 53012	030091001400	3.45
51	22117.6		JERRY HELNORE	W65 N537 SAINT JOHN AVENUE	CEDARBURG, WI 53012-1921	030181400100	3.30
52	22031.5	7137 SYCAMORE DRIVE	RPN LLC	PO BOX 223	CEDARBURG, WI 53012	030220500500	3.28
53	21454.5	4803 COLUMBIA ROAD	CEDARBURG HYDRO ELECTRIC CORP	643 E ERIE ST	MILWAUKEE, WI 53202	030710006000	3.20
54	21061.5	1283 HILLTOP DRIVE	NREE HOLDINGS LLC	1283 HILLTOP DR	CEDARBURG, WI 53012	030220500900	3.14
55	19314.4	1214 WASHINGTON AVENUE	JOHN W HAEBERLIN & HAEBERLIN, SUSAN	1204 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220601100	2.88
56	18799.7		MARVIN E PROCHNOW	C/O JASON PROCHNOW 1468 HORNS CORNERS RD	CEDARBURG, WI 53012	030210400000	2.80
57	17327.6		RIVERBANK PARTNERS LLC	10211 WOODCREEK DRIVE	CEDARBURG, WI 53012	030260303700	2.58
58	14863.2	1126 WAUWATOSA ROAD	JOHN HAEBERLIN	1204 WASHINGTON AVENUE	CEDARBURG, WI 53012	030220700500	2.21
59	12871.9	2110 WASHINGTON AVENUE	PEACE OF CEDARBURG LLC	N66 W29049 RICHTER ROAD	HARTLAND, WI 53029	030061601400	1.92
60	10743.7	252 GREEN BAY ROAD	PHILIP GREGG KUEHN JR AND KATHRYN M KUEHN MARITAL REVOCABLE TRUST	1756 12TH AVENUE	GRAFTON, WI 53024	030500017000	1.60
61	9183.9		NEWVIEW RENTALS	PO BOX 654	GRAFTON, WI 53024	030220100700	1.37
62	9025.9		HATLEBACK LLC	W55 N826 CEDAR RIDGE DRIVE	CEDARBURG, WI 53012	030500007000	1.34
63	8579.4	2088-2090 WASHINGTON AVENUE	CENTURY STONE HOUSE INC	415 PHEASANT LANE	GRAFTON, WI 53024	030070101200	1.28
64	8547.2	4703 COLUMBIA ROAD	JAMES K BRANDENBURG & DORIS J BRANDENBURG	4703 COLUMBIA RD	CEDARBURG, WI 53012	030260401400	1.27
65	8296.0	228 HAMILTON ROAD	HATLEBACK LLC	W55 N826 CEDAR RIDGE DRIVE	CEDARBURG, WI 53012	030500006000	1.24
66	8068.2	318 GREEN BAY ROAD	YE OLDE SCHOOLHOUSE LLC	318 GREEN BAY RD	CEDARBURG, WI 53012	030500003001	1.20
67	7521.9		MICH-WIS PIPE LINE	1293 WASHINGTON AVE	CEDARBURG, WI 53012	030281000400	1.12
68	7286.6	2120 GRANVILLE ROAD	J AND J CEDARBURG REAL ESTATE LLC	1731 RED TAIL CT	CEDARBURG, WI 53012	030051100200	1.09
69	7319.3	236 HAMILTON ROAD	STEWARDSHIP PROPERTY MANAGEMENT LLC	W65 N680 ST JOHN AVENE	CEDARBURG, WI 53012	030500004001	1.09
70	6276.6		STIRSCO	10003 LAWNDALE DRIVE	CEDARBURG, WI 53012	030220701100	1.00
71	4432.0	9316 PIONEER ROAD	THOMAS J WARD AGENCY LLC	9316 PIONEER RD	CEDARBURG, WI 53012	030321600100	1.00
						TOTAL =	**618.88**



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030161300300
OWNER: CONGREGATION OF ST FRANCIS BORGIA
SITE ADDRESS: 1375-1425 COVERED BRIDGE ROAD
MAIL ADDRESS: 1375 COVERED BRIDGE RD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 394,997 sqFt
BASE ERU's: 58.85

0 175 350

1 inch equals 350 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500100
OWNER: ATACO STEEL PRODUCTS
SITE ADDRESS: 6809 STATE ROAD 60
MAIL ADDRESS: PO BOX 270, CEDARBURG, WI 53012-0270

IMPERVIOUS AREA: 252,256 sqFt
BASE ERU's: 37.58

0 100 200
1 inch equals 200 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030151100700
OWNER: POWERSPORTS PROPERTIES CEDARBURG LLC
SITE ADDRESS: 7518 STATE ROAD 60
MAIL ADDRESS: 7518 STATE ROAD 60, CEDARBURG, WI 53012

IMPERVIOUS AREA: 248,928 sqFt
BASE ERU's: 37.09

0 75 150
1 inch equals 150 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
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Ozaukee County, Wisconsin

TAXKEY: 030210500600
OWNER: PROJECT SPORTS LLC
SITE ADDRESS: 8611 STATE ROAD 60
MAIL ADDRESS: 10725N EXECUTIVE COURT, MEQUON, WI 53092

IMPERVIOUS AREA: 158,483 sqFt
BASE ERU's: 23.61

0 75 150
1 inch equals 150 feet

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CREATIVITY BEYOND ENGINEERING

September 27, 2026



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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210400200
OWNER: CURAN HOLDINGS LLC
SITE ADDRESS: 1181 WAUWATOSA ROAD
MAIL ADDRESS: PO BOX 465, CEDARBURG, WI 53012

IMPERVIOUS AREA: 158,285 sqFt
BASE ERU's: 23.58

0 50 100
1 inch equals 100 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500400
OWNER: 5 CORNERS STORAGE LLP
SITE ADDRESS: 7209 SYCAMORE DRIVE
MAIL ADDRESS: 6911B W DONGES BAY ROAD, MEQUON, WI 53092

IMPERVIOUS AREA: 143,781 sqFt
BASE ERU's: 21.42

0 50 100
1 inch equals 100 feet

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Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030161200500
OWNER: HEYDENS GARDEN CENTER LLC
SITE ADDRESS: 8502-8504 STATE ROAD 60
MAIL ADDRESS: 3639 STATE ROAD 175, SLINGER, WI 53086

IMPERVIOUS AREA: 118,567 sqFt
BASE ERU's: 17.66

0 50 100
1 inch equals 100 feet

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Property Report
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Ozaukee County, Wisconsin

TAXKEY: 030220100500
OWNER: NEWVIEW RENTALS
SITE ADDRESS: 6261 STATE ROAD 60
MAIL ADDRESS: PO BOX 654, GRAFTON, WI 53024

IMPERVIOUS AREA: 115,622 sqFt
BASE ERU's: 17.23

0 50 100
1 inch equals 100 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220602400
OWNER: CORNERBURG LLC &
SITE ADDRESS:
MAIL ADDRESS: 1266 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 110,772 sqFt
BASE ERU's: 16.50

0 50 100

1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030331400200
OWNER: PUMPKIN FARM LLC
SITE ADDRESS: 8210 PIONEER ROAD
MAIL ADDRESS: 255 WAUWATOSA ROAD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 103,788 sqFt
BASE ERU's: 15.46

0 225 450
1 inch equals 450 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210500200
OWNER: STORAGE WERKS CEDARBURG LLC
SITE ADDRESS: 8545 STATE ROAD 60
MAIL ADDRESS: PO BOX 367, PEWAUKEE, WI 53072

IMPERVIOUS AREA: 99,537 sqFt
BASE ERU's: 14.83

0 75 150
1 inch equals 150 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210101400
OWNER: CORNERBURG LLC
SITE ADDRESS: 1292 WASHINGTON AVENUE
MAIL ADDRESS: 1266 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 94,271 sqFt
BASE ERU's: 14.05

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210101900
OWNER: SULIKA LLC
SITE ADDRESS: 7811-7861 STATE ROAD 60
MAIL ADDRESS: 19375 COMPTON LANE, BROOKFIELD, WI 53045

IMPERVIOUS AREA: 93,689 sqFt
BASE ERU's: 13.96

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500300
OWNER: M M C LAUFER FAMILY LTD PARTNERSHIP
SITE ADDRESS: 7084 SYCAMORE DRIVE
MAIL ADDRESS: 21490 W CLEVELAND AVENUE, NEW BERLIN, WI 53146

IMPERVIOUS AREA: 88,080 sqFt
BASE ERU's: 13.12

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220602000
OWNER: A AND J KOHLWEY II LTD PTSHP
SITE ADDRESS: 7359 STATE ROAD 60
MAIL ADDRESS: 621 SHADY RIDGE COURT, GRAFTON, WI 53024

IMPERVIOUS AREA: 86,513 sqFt
BASE ERU's: 12.89

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220600400
OWNER: RWMD LLC
SITE ADDRESS: 1266 WASHINGTON AVENUE
MAIL ADDRESS: 1266 WASHINGTON AVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 80,982 sqFt
BASE ERU's: 12.07

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030161600800
OWNER: SUBURBAN MOTORS OF GRAFTON INC
SITE ADDRESS: 1331 COVERED BRIDGE ROAD
MAIL ADDRESS: 139 N MAIN STREET, THIENSVILLE, WI 53092

IMPERVIOUS AREA: 76,854 sqFt
BASE ERU's: 11.45

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220600500
OWNER: RWMD LLC
SITE ADDRESS:
MAIL ADDRESS: 1266 WASHINGTON AVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 76,442 sqFt
BASE ERU's: 11.39

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220700400
OWNER: CSH BUILDING LLC
SITE ADDRESS: 1170 WAUWATOSA ROAD
MAIL ADDRESS: 1204 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 71,753 sqFt
BASE ERU's: 10.69

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220602300
OWNER: HOMETOWN HOLDINGS LLC
SITE ADDRESS: 1220 WASHINGTON AVENUE
MAIL ADDRESS: 1220 WASHINGTON AVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 68,933 sqFt
BASE ERU's: 10.27

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220501100
OWNER: RITEWAY BUS SERVICE INC
SITE ADDRESS: 7166 SYCAMORE DRIVE
MAIL ADDRESS: 6970 S 6TH STREET, OAK CREEK, WI 53154-1463

IMPERVIOUS AREA: 68,471 sqFt
BASE ERU's: 10.20

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210102100
OWNER: RE 1221 SC LLC
SITE ADDRESS: 1221 WAUWATOSA ROAD
MAIL ADDRESS: 2365 ROBBIE COURT, BROOKFIELD, WI 53005

IMPERVIOUS AREA: 64,929 sqFt
BASE ERU's: 9.67

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220600100
OWNER: 5 CORNERS STORAGE LLP
SITE ADDRESS: 7101 STATE ROAD 60
MAIL ADDRESS: 6911 W DONGES BAY ROAD, MEQUON, WI 53092

IMPERVIOUS AREA: 63,273 sqFt
BASE ERU's: 9.43

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030161600600
OWNER: RICHARD E KOHLS AND SHARON L KOHLS REVOCABLE TRUST
SITE ADDRESS: 7612-7676 STATE ROAD 60
MAIL ADDRESS: N967 SPOTTED FAWN TRAIL, KEWASHENA, WI 54135

IMPERVIOUS AREA: 57,679 sqFt
BASE ERU's: 8.59

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030070100600
OWNER: HHN HOLDINGS LLC
SITE ADDRESS: 10801 PLEASANT VALLEY ROAD
MAIL ADDRESS: 5826 S OAK ROAD, WEST BEND, WI 53095

IMPERVIOUS AREA: 57,605 sqFt
BASE ERU's: 8.58

0 50 100
1 inch equals 100 feet

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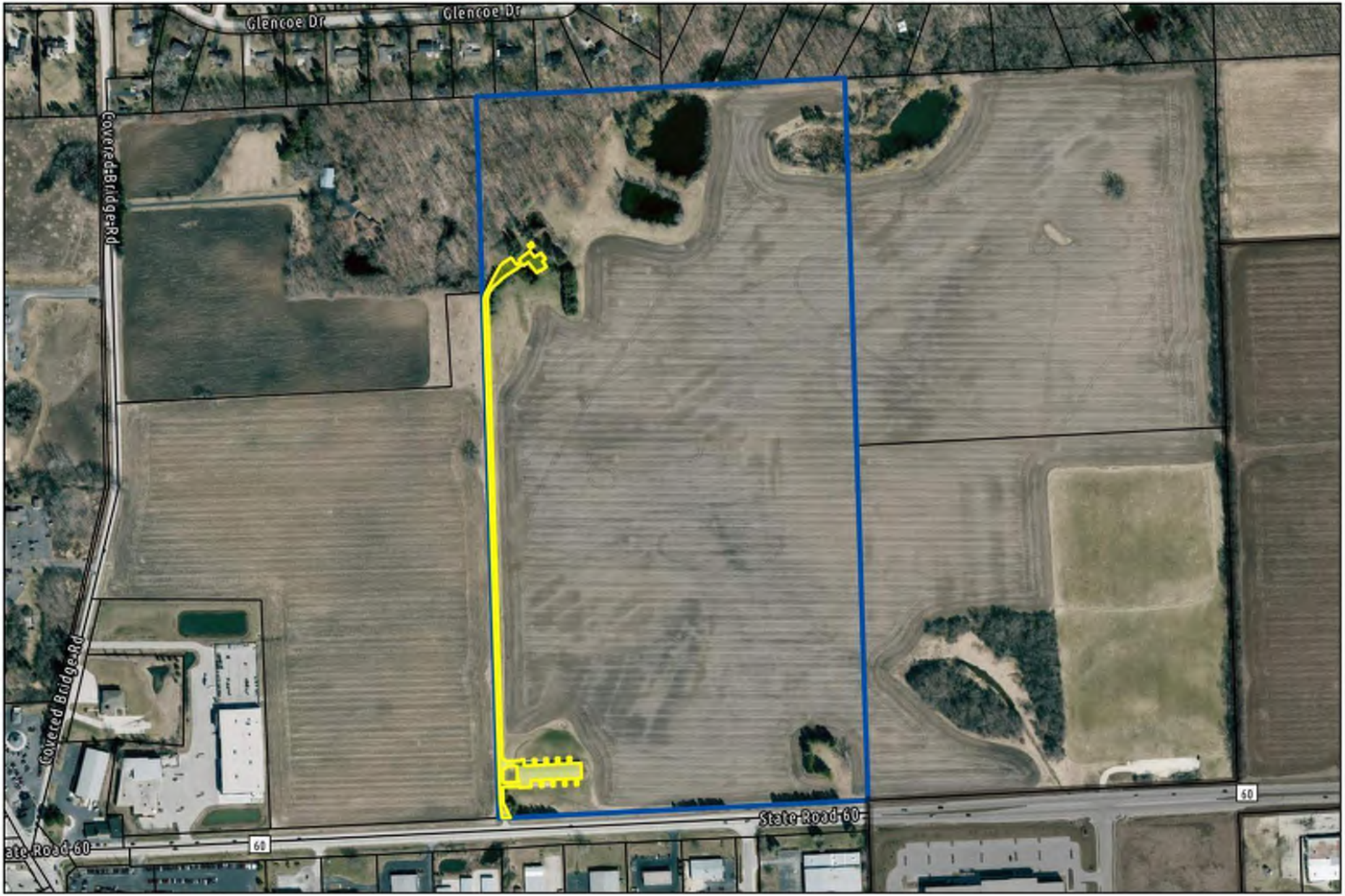

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030150900000
OWNER: COVERED BRIDGE FIELDS INC
SITE ADDRESS: 7130 STATE ROAD 60
MAIL ADDRESS: 1731 10TH AVE, GRAFTON, WI 53024

IMPERVIOUS AREA: 51,954 sqFt
BASE ERU's: 7.74

0 225 450
1 inch equals 450 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220501000
OWNER: 1206 HILLTOP DRIVE REAL ESTATE LLC
SITE ADDRESS: 1206 HILLTOP DRIVE
MAIL ADDRESS: PO BOX 183, LAKE GENEVA, WI 53147

IMPERVIOUS AREA: 51,263 sqFt
BASE ERU's: 7.64

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220601900
OWNER: 7269 STATE ROAD 60 LLC
SITE ADDRESS: 7269 STATE ROAD 60
MAIL ADDRESS: PO BOX 260, CEDARBURG, WI 53012-0260

IMPERVIOUS AREA: 50,778 sqFt
BASE ERU's: 7.57

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220601500
OWNER: BLACK LODGE 7481 LLC
SITE ADDRESS: 7481 STATE ROAD 60
MAIL ADDRESS: 7481 STATE ROAD 60, CEDARBURG, WI 53012

IMPERVIOUS AREA: 50,191 sqFt
BASE ERU's: 7.48

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220700900
OWNER: GRAMAR LLC
SITE ADDRESS: 1167 WASHINGTON AVENUE
MAIL ADDRESS: PO BOX 372, PORT WASHINGTON, WI 53074

IMPERVIOUS AREA: 49,043 sqFt
BASE ERU's: 7.31

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030091001700
OWNER: RICHARD G LANISER
SITE ADDRESS: 1814 WASHINGTON AVENUE
MAIL ADDRESS: 1755 HORNS CORNERS ROAD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 46,141 sqFt
BASE ERU's: 6.87

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500200
OWNER: OXBO 9 LLC
SITE ADDRESS: 1275 HILLTOP DRIVE
MAIL ADDRESS: 770 10TH AVE, GRAFTON, WI 53024

IMPERVIOUS AREA: 45,178 sqFt
BASE ERU's: 6.73

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030110400000
OWNER: CYNTHIA L TILLMANN IRRE TRUST ET AL &
SITE ADDRESS: 1939 MAPLE ROAD
MAIL ADDRESS: 1934 MAPLE ROAD, GRAFTON, WI 53024

IMPERVIOUS AREA: 42,355 sqFt
BASE ERU's: 6.31

0 100 200
1 inch equals 200 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210400400
OWNER: CURAN HOLDINGS LLC
SITE ADDRESS:
MAIL ADDRESS: PO BOX 465, CEDARBURG, WI 53012

IMPERVIOUS AREA: 42,261 sqFt
BASE ERU's: 6.30

0 50 100
1 inch equals 100 feet

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Property Report
Town of Cedarburg
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TAXKEY: 030210101500
OWNER: KWIK TRIP INC
SITE ADDRESS: 1299 WASHINGTON AVENUE
MAIL ADDRESS: 1626 OAK STREET, LA CROSSE, WI 54602

IMPERVIOUS AREA: 41,625 sqFt
BASE ERU's: 6.20

0 25 50
1 inch equals 50 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030100501600
OWNER: LITTLE RED SCHOOL HOUSE CEDARBURG LLC
SITE ADDRESS: 7025 PLEASANT VALLEY ROAD
MAIL ADDRESS: ERIN PHILLIPS 7936 TOWN HALL ROAD, KEWASKUM, WI 53040-9401

IMPERVIOUS AREA: 38,836 sqFt
BASE ERU's: 5.79

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220700300
OWNER: CSH BUILDING LLC
SITE ADDRESS: 1180 WAUWATOSA ROAD
MAIL ADDRESS: 1204 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 37,748 sqFt
BASE ERU's: 5.62

0 25 50
1 inch equals 50 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220701000
OWNER: STIRSCO
SITE ADDRESS: 7400 QUAIL COURT
MAIL ADDRESS: 10003 LAWNDALE DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 36,499 sqFt
BASE ERU's: 5.44

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030321500700
OWNER: PIONEER RD INVESTMENTS LLC
SITE ADDRESS: 9716 PIONEER ROAD
MAIL ADDRESS: 772 MAPLEWOOD LANE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 35,723 sqFt
BASE ERU's: 5.32

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210900100
OWNER: MARK B MALETZKE
SITE ADDRESS: 1020 HORNS CORNERS ROAD
MAIL ADDRESS: 990 HORNS CORNERS ROAD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 35,631 sqFt
BASE ERU's: 5.31

0 150 300
1 inch equals 300 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220100600
OWNER: NEWVIEW RENTALS
SITE ADDRESS:
MAIL ADDRESS: PO BOX 654, GRAFTON, WI 53024

IMPERVIOUS AREA: 33,346 sqFt
BASE ERU's: 4.97

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
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Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210101800
OWNER: SULIKA LLC
SITE ADDRESS: 7955 STATE ROAD 60
MAIL ADDRESS: 19375 COMPTON LANE, BROOKFIELD, WI 53045

IMPERVIOUS AREA: 32,353 sqFt
BASE ERU's: 4.82

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
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TAXKEY: 030220600600
OWNER: X L R 8 INC
SITE ADDRESS: 7240 SYCAMORE DRIVE
MAIL ADDRESS: 7240 SYCAMORE DR, CEDARBURG, WI 53012

IMPERVIOUS AREA: 30,138 sqFt
BASE ERU's: 4.49

0 25 50
1 inch equals 50 feet

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Property Report
Town of Cedarburg
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TAXKEY: 030271102200
OWNER: CASEYS MARKETING COMPANY
SITE ADDRESS: 506 WAUWATOSA ROAD
MAIL ADDRESS: PO BOX 54288, LEXINGTON, KY 40555

IMPERVIOUS AREA: 28,605 sqFt
BASE ERU's: 4.26

0 25 50
1 inch equals 50 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260303100
OWNER: CEDAR CREEK BRIDAL INC
SITE ADDRESS: 5009 COLUMBIA ROAD
MAIL ADDRESS: 5009 COLUMBIA RD, CEDARBURG, WI 53012-9189

IMPERVIOUS AREA: 27,902 sqFt
BASE ERU's: 4.16

0 50 100
1 inch equals 100 feet

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Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500800
OWNER: STEWARDSHIP PROPERTIES LLC
SITE ADDRESS: 7007 STATE ROAD 60
MAIL ADDRESS: 3700 W WASHINGTON STREET, WEST BEND, WI 53095

IMPERVIOUS AREA: 26,143 sqFt
BASE ERU's: 3.89

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220601000
OWNER: JEROME CONSTANTINE AND NORMA JEAN RYCHTIK REV LIV TRST
SITE ADDRESS: 1215-1217 WASHINGTON AVENUE
MAIL ADDRESS: W75 N707 TOWER AVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 26,034 sqFt
BASE ERU's: 3.88

0 25 50
1 inch equals 50 feet

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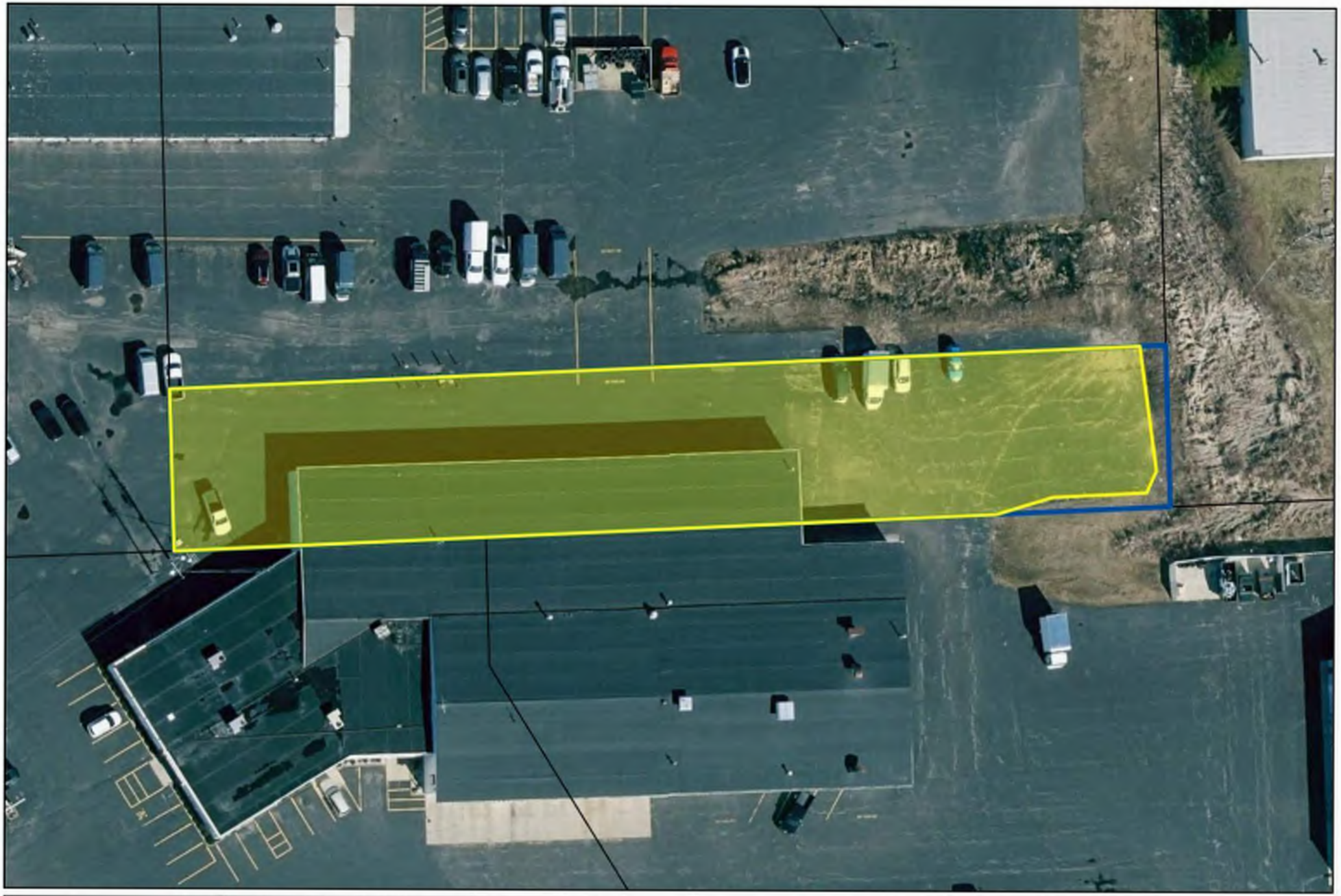
September 27, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220602500
OWNER: RWMD LLC
SITE ADDRESS:
MAIL ADDRESS: 1266 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 25,231 sqFt
BASE ERU's: 3.76

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260302300
OWNER: OZAUKEE FAMILY SERVICES INC
SITE ADDRESS: 4922 COLUMBIA ROAD
MAIL ADDRESS: 4922 COLUMBIA RD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 23,428 sqFt
BASE ERU's: 3.49

0 50 100
1 inch equals 100 feet

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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030091001400
OWNER: DAVID L SEEGER
SITE ADDRESS: 1876 HORNS CORNERS ROAD
MAIL ADDRESS: 1726 HORNS CORNER ROAD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 23,168 sqFt
BASE ERU's: 3.45

0 50 100
1 inch equals 100 feet

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September 27, 2026



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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030181400100
OWNER: JERRY HELNORE
SITE ADDRESS:
MAIL ADDRESS: W65 N537 SAINT JOHN AVENUE, CEDARBURG, WI 53012-1921

IMPERVIOUS AREA: 22,118 sqFt
BASE ERU's: 3.30

0 225 450
1 inch equals 450 feet

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September 27, 2026



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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500500
OWNER: RPN LLC
SITE ADDRESS: 7137 SYCAMORE DRIVE
MAIL ADDRESS: PO BOX 223, CEDARBURG, WI 53012

IMPERVIOUS AREA: 22,031 sqFt
BASE ERU's: 3.28

0 50 100
1 inch equals 100 feet

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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030710006000
OWNER: CEDARBURG HYDRO ELECTRIC CORP
SITE ADDRESS: 4803 COLUMBIA ROAD
MAIL ADDRESS: 643 E ERIE ST, MILWAUKEE, WI 53202

IMPERVIOUS AREA: 21,454 sqFt
BASE ERU's: 3.20

0 50 100
1 inch equals 100 feet

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September 27, 2026



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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220500900
OWNER: NREE HOLDINGS LLC
SITE ADDRESS: 1283 HILLTOP DRIVE
MAIL ADDRESS: 1283 HILLTOP DR, CEDARBURG, WI 53012

IMPERVIOUS AREA: 21,061 sqFt
BASE ERU's: 3.14

0 50 100
1 inch equals 100 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220601100
OWNER: JOHN W HAEBERLIN & HAEBERLIN, SUSAN
SITE ADDRESS: 1214 WASHINGTON AVENUE
MAIL ADDRESS: 1204 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 19,314 sqFt
BASE ERU's: 2.88

0 25 50
1 inch equals 50 feet

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September 27, 2026



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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030210400000
OWNER: MARVIN E PROCHNOW
SITE ADDRESS:
MAIL ADDRESS: C/O JASON PROCHNOW 1468 HORNS CORNERS RD CEDARBURG, WI 53012

IMPERVIOUS AREA: 18,800 sqFt
BASE ERU's: 2.80

0 100 200
1 inch equals 200 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260303700
OWNER: RIVERBANK PARTNERS LLC
SITE ADDRESS:
MAIL ADDRESS: 10211 WOODCREEK DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 17,328 sqFt
BASE ERU's: 2.58

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220700500
OWNER: JOHN HAEBERLIN
SITE ADDRESS: 1126 WAUWATOSA ROAD
MAIL ADDRESS: 1204 WASHINGTON AVENUE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 14,863 sqFt
BASE ERU's: 2.21

0 50 100
1 inch equals 100 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030061601400
OWNER: PEACE OF CEDARBURG LLC
SITE ADDRESS: 2110 WASHINGTON AVENUE
MAIL ADDRESS: N66 W29049 RICHTER ROAD, HARTLAND, WI 53029

IMPERVIOUS AREA: 12,872 sqFt
BASE ERU's: 1.92

0 50 100
1 inch equals 100 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500017000
OWNER: PHILIP GREGG KUEHN JR AND KATHRYN M KUEHN MARITAL REVOCABLE TRUST
SITE ADDRESS: 252 GREEN BAY ROAD
MAIL ADDRESS: 1756 12TH AVENUE, GRAFTON, WI 53024

IMPERVIOUS AREA: 10,744 sqFt
BASE ERU's: 1.60

0 50 100
1 inch equals 100 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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CREATIVITY BEYOND ENGINEERING

September 27, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220100700
OWNER: NEWVIEW RENTALS
SITE ADDRESS:
MAIL ADDRESS: PO BOX 654, GRAFTON, WI 53024

IMPERVIOUS AREA: 9,184 sqFt
BASE ERU's: 1.37

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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CREATIVITY BEYOND ENGINEERING

September 27, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500007000
OWNER: HATLEBACK LLC
SITE ADDRESS:
MAIL ADDRESS: W55 N826 CEDAR RIDGE DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 9,026 sqFt
BASE ERU's: 1.34

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030070101200
OWNER: CENTURY STONE HOUSE INC
SITE ADDRESS: 2088-2090 WASHINGTON AVENUE
MAIL ADDRESS: 415 PHEASANT LANE, GRAFTON, WI 53024

IMPERVIOUS AREA: 8,579 sqFt
BASE ERU's: 1.28

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030260401400
OWNER: JAMES K BRANDENBURG & DORIS J BRANDENBURG
SITE ADDRESS: 4703 COLUMBIA ROAD
MAIL ADDRESS: 4703 COLUMBIA RD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 8,547 sqFt
BASE ERU's: 1.27

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500006000
OWNER: HATLEBACK LLC
SITE ADDRESS: 228 HAMILTON ROAD
MAIL ADDRESS: W55 N826 CEDAR RIDGE DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 8,296 sqFt
BASE ERU's: 1.24

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500003001
OWNER: YE OLDE SCHOOLHOUSE LLC
SITE ADDRESS: 318 GREEN BAY ROAD
MAIL ADDRESS: 318 GREEN BAY RD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 8,068 sqFt
BASE ERU's: 1.20

0 25 50
1 inch equals 50 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030281000400
OWNER: MICH-WIS PIPE LINE
SITE ADDRESS:
MAIL ADDRESS: 1293 WASHINGTON AVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 7,522 sqFt
BASE ERU's: 1.12

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030500004001
OWNER: STEWARDSHIP PROPERTY MANAGEMENT LLC
SITE ADDRESS: 236 HAMILTON ROAD
MAIL ADDRESS: W65 N680 ST JOHN AVENE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 7,319 sqFt
BASE ERU's: 1.09

0 25 50
1 inch equals 50 feet

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September 27, 2026



TOWN of CEDARBURG
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STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030051100200
OWNER: J AND J CEDARBURG REAL ESTATE LLC
SITE ADDRESS: 2120 GRANVILLE ROAD
MAIL ADDRESS: 1731 RED TAIL CT, CEDARBURG, WI 53012

IMPERVIOUS AREA: 7,287 sqFt
BASE ERU's: 1.09

0 25 50
1 inch equals 50 feet

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TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030220701100
OWNER: STIRSCO
SITE ADDRESS:
MAIL ADDRESS: 10003 LAWNDALE DRIVE, CEDARBURG, WI 53012

IMPERVIOUS AREA: 6,277 sqFt
BASE ERU's: 1.00

0 50 100
1 inch equals 100 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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CREATIVITY BEYOND ENGINEERING

September 27, 2026



TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

STORMWATER UTILITY
Non-Residential
Property Report
Town of Cedarburg
Ozaukee County, Wisconsin

TAXKEY: 030321600100
OWNER: THOMAS J WARD AGENCY LLC
SITE ADDRESS: 9316 PIONEER ROAD
MAIL ADDRESS: 9316 PIONEER RD, CEDARBURG, WI 53012

IMPERVIOUS AREA: 4,432 sqFt
BASE ERU's: 1.00

0 25 50
1 inch equals 50 feet

Cadastral Base and 2024 Aerial Photo Provided By:
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September 27, 2026

Appendix C – Rate Development Worksheet

APPENDIX C - RATE DEVELOPMENT WORKSHEET

CATEGORY							2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	5-year Total Annual Cost	5-Year (06-10) Average Annual Cost
REVENUE													
	Base Charge (BC) Billing Units (Town Parcels)						0	0	0	0	0		
	Annual BC Stormwater Fee($/Parcel)	Annual inflationary increase multiplier:				1.00	$0.00	$0.00	$0.00	$0.00	$0.00		
	Billing Units (ERUs based on ERU value of **6,712**)	Annual ERU growth factor				1.00	3,021.88	3,021.88	3,021.88	3,021.88	3,021.88		
	Credits						0	0	0	0	0		
	Available Billing Units (after Credits)						3,021.88	3,021.88	3,021.88	3,021.88	3,021.88		
	Annual EC Stormwater Fee ($/ERU)	Annual inflationary increase multiplier:				1.00	$65.00	$65.00	$65.00	$65.00	$65.00		
	Stormwater Utility Revenue						$196,422	$196,422	$196,422	$196,422	$196,422		
	General Fund/Other Revenue Sources	**Legend**					$0	$0	$0	$0	$0		
	Grant Revenue	--- Direct Cell Input					$0	$0	$0	$0	$0		
	Annual Revenue	--- Calculation Cell					$196,422	$196,422	$196,422	$196,422	$196,422		
	Carry Over From Previous Budget						$0	$0	$0	$0	$0		
	Total Available Annual Revenue						$196,422	$196,422	$196,422	$196,422	$196,422		
EXPENSES [1]													
100-00-53100-000-000	Payroll - Director of Public Works						$11,446	$11,790	$12,143	$12,508	$12,883	$60,770	$12,154
100-00-53100-040-001	FICA						$7,503	$7,728	$7,960	$8,199	$8,445	$39,834	$7,967
100-00-53100-040-002	Wisconsin Retirement						$6,418	$6,610	$6,809	$7,013	$7,223	$34,073	$6,815
100-00-53100-040-003	Health Insurance [2]						$26,400	$29,040	$31,944	$35,138	$38,652	$161,175	$32,235
100-00-53100-040-004	Life Insurance						$118	$122	$126	$129	$133	$629	$126
100-00-51450-010-005	HRA/Health Insurance Deductible						$4,532	$4,668	$4,808	$4,952	$5,101	$24,061	$4,812
100-00-53311-000-001	Payroll - Highway Maintenance						$7,184	$7,400	$7,622	$7,850	$8,086	$38,142	$7,628
100-00-53311-000-005	Payroll - Drainage Maintenance						$19,776	$20,369	$20,980	$21,610	$22,258	$117,022	$23,404
100-00-53311-000-013	Payroll - Drainage Const						$7,000	$7,210	$7,426	$7,649	$7,879	$51,815	$10,363
100-00-53311-002-001	Fuel Highway						$8,240	$8,487	$8,742	$9,004	$9,274	$43,747	$8,749
100-00-53311-004-001	Highway Maintenance						$4,460	$4,594	$4,732	$4,873	$5,020	$23,678	$4,736
100-00-53311-004-005	Drainage Maintenance (incl. drainage construction)						$13,905	$14,322	$14,752	$15,194	$15,650	$95,824	$19,165
100-00-53311-060-000	Shop Supplies & Misc Parts						$5,150	$5,305	$5,464	$5,628	$5,796	$27,342	$5,468
100-00-53311-004-009	Roadside Maintenance						$1,787	$1,841	$1,896	$1,953	$2,011	$9,488	$1,898
100-00-53311-010-000	General Expenses - PW Garage						$8,972	$9,241	$9,519	$9,804	$10,098	$47,635	$9,527
100-00-53311-060-001	Equipment Maintenance/Service						$8,240	$8,487	$8,742	$9,004	$9,274	$43,747	$8,749
100-00-53315-011-001	General Expenses - Bridges						$5,150	$5,305	$5,464	$5,628	$5,796	$27,342	$5,468
100-00-53441-001-000	WPDES Stormwater Permit						$1,500	$1,545	$1,591	$1,639	$1,688	$8,214	$1,643
100-00-53441-002-000	WPDES Stormwater Consulting						$3,090	$3,183	$3,278	$3,377	$3,478	$16,405	$3,281
100-00-53450-001-000	Flood Control						$515	$530	$546	$563	$580	$2,734	$547
100-00-53100-002-004	Mapping						$82	$85	$87	$90	$93	$437	$87
100-00-57324-000-000	Highway Outlay/New Equipment						$7,725	$7,957	$8,195	$8,441	$8,695	$41,013	$8,203
100-00-51500-000-000	Financial Services						$9,355	$9,636	$9,925	$10,222	$10,529	$49,667	$9,933
	Annual Totals						$168,548	$175,454	$182,750	$190,469	$198,643	$964,795	$192,959
	End of Year Balance						$27,874	$20,968	$13,672	$5,953	-$2,220		

Notes:

1 103% = cost increase per year for most services and capital improvements projects, unless indicated otherwise.
2 110% = cost increase per year.

APPENDIX C

2027 Town of Cedarburg Line Item Budget

Stormwater Utility

	2027 Budget
Revenues	196,422
Expenditures	168,548
Balance Annual Net Rev/Exp	**$ 27,874**
Fund Balance 12/31/26: $0 (New Fund 2027)	

The Town's Stormwater Utility Fund tracks funds effectively and transparently. The Fund reports the proceeds of the utility fee revenue and expenditure sources that are restricted or committed for stormwater purposes.

Primary Functions:
1) Fee revenue collected per the Town Board-approved Study dated October 5, 2026.
2) The stormwater utility budget is considered as part of the annual budget process before the Finance Committee and Town Board.

APPENDIX C

2027 Town of Cedarburg Line Item Budget

Fund: **PROPRIETARY ENTERPRISE - Stormwater Utility**
Type: **Revenues (700-00)**

Account	Description	2027 Budget
700-00	**Stormwater Utility**	
	Stormwater Utility Fee	**196,422**
	Total:	**196,422**
	TOTAL NEW REVENUE (not fund balance):	**196,422**

APPENDIX C

2027 Town of Cedarburg Line Item Budget

Fund: PROPRIETARY ENTERPRISE - Stormwater Utility
Type: Expenditures (700-00)

Account	Description	2027 Budget
700-00-53100-000-000	**Payroll - Director of Public Works**	
	Wages	11,446
700-00-53100-040-001	**FICA**	
	FICA	7,503
700-00-53100-040-002	**Wisconsin Retirement**	
	WRS	6,418
700-00-53100-040-003	**Health Insurance**	
	Health Insurance	26,400
700-00-53100-040-004	**Life Insurance**	
	ETF Life Insurance	118
700-00-51450-010-005	**HRA/Health Insurance Deductible**	
	HRA	4,532
700-00-53311-000-001	**Payroll - Highway Maintenance**	
		7,184
700-00-53311-000-005	**Payroll - Drainage Maintenance**	
		19,776
700-00-53311-000-013	**Payroll - Drainage Const**	
		7,000
700-00-53311-002-001	**Fuel Highway**	
	Fuel, oil, lubricants	8,240
700-00-53311-004-001	**Highway Maintenance**	
	Supplies & materials	4,460
700-00-53311-004-005	**Drainage Maintenance (incl. drainage construction)**	
	Supplies & materials	13,905
700-00-53311-060-000	**Shop Supplies & Misc. Parts**	
	Supplies and parts	5,150
700-00-53311-004-009	**Roadside Maintenance**	
	Supplies & materials	1,787
700-00-53311-010-000	**General Expenses - PW Garage**	
	Facilities maintenance expenses, supplies and materials	8,972
700-00-53311-060-001	**Equipment Maintenance/Service**	
	Equipment maintenance and service	8,240
700-00-53315-011-001	**General Expenses - Bridges**	
	Bridge expenses	5,150
700-00-53441-001-000	**WPDES Stormwater Permit**	
	WPDES related expenses	1,500
700-00-53441-002-000	**WPDES Stormwater Consulting**	
	Stormwater consulting, stormwater ordinances, utility study, enforcement assistance	3,090
700-00-53450-001-000	**Flood Control**	
	Sand and sand bags	515
700-00-53100-002-004	**Mapping**	
	GIS license, computer, mapping expenses and supplies, printers	82
700-00-57324-000-000	**Highway Outlay/New Equipment**	
	Equipment expenses and contributions to capital equipment purchases	7,725
700-00-51500-000-000	**Financial Services**	
	Treasurer wages, related audit and book keeping	9,355
	Total:	**168,548**

	EXPENDITURES TOTAL:	**168,548**

Appendix D – Stormwater Utility Ordinance

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG, WISCONSIN

ORDINANCE NO. 2026-12

An Ordinance to Create Chapter 190: Stormwater Utility, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin.

WHEREAS, the Town of Cedarburg is a body corporate and politic; and

WHEREAS, the Town is responsible for funding, operating, managing, planning, maintaining, repairing, replacing, administering, improving, and expanding the Town's stormwater management facilities, systems, and programs; and

WHEREAS, The Town Board finds that effective stormwater management is necessary to protect public health, safety, and welfare; safeguard public and private property; protect natural resources and water quality; maintain reliable transportation systems; and comply with applicable federal and state requirements; and

WHEREAS, the Town Board has determined that the creation of a Stormwater Utility will work to provide the necessary resources to accomplish the foregoing; and

WHEREAS, The Town Board further finds that stormwater management services provide a benefit to Developed Properties throughout the Town, the costs of those services should therefore be allocated fairly and equitably among the properties that contribute stormwater runoff to the Town's stormwater system; and

WHEREAS, The Town of Cedarburg hereby creates and establishes a Stormwater Utility pursuant to the authority granted by Wisconsin Statutes, including but not limited to §§ 60.22(3), 60.627, 66.0627, 66.0809 through 66.0813, 66.0821, and all other applicable statutes.

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that Chapter 190, of the Town of Cedarburg Code of Ordinances is hereby created to read as follows:

CHAPTER 190

STORMWATER UTILITY

Sec. 190-01 Creation of Utility

The Town of Cedarburg hereby creates and establishes a Stormwater Utility pursuant to the authority granted by Wisconsin Statutes, including but not limited to §§ 60.22(3), 60.627, 66.0627, 66.0809 through 66.0813, 66.0821, and all other applicable statutes.

The Stormwater Utility shall be responsible for funding, operating, managing, planning, maintaining, repairing, replacing, administering, improving, and expanding the Town's stormwater management facilities, systems, and programs.

The Stormwater Utility shall operate as a separate enterprise fund of the Town.

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Sec. 190-02 Purpose and Policy

The purpose of the Stormwater Utility is to provide a dedicated and equitable funding source for the planning, design, acquisition, construction, operation, maintenance, repair, replacement, administration, and improvement of the Town's stormwater management facilities and programs.

The Town Board finds that effective stormwater management is necessary to protect public health, safety, and welfare; safeguard public and private property; protect natural resources and water quality; maintain reliable transportation systems; and comply with applicable federal and state requirements.

The Town Board further finds that stormwater management services provide a benefit to Developed Properties throughout the Town. The costs of those services should therefore be allocated fairly and equitably among the properties that contribute stormwater runoff to the Town's stormwater system.

It is the policy of the Town that Stormwater Utility rates and charges shall be reviewed annually and adjusted as necessary to keep Utility revenues reasonably related to the actual cost of providing stormwater management services.

Utility fees, rates, charges and special charges shall be established at levels reasonably calculated to fund the Utility's adopted budget, including operation, maintenance, repair, replacement, administration, regulatory compliance, capital improvement needs, and adopted reserve policies.

Utility fees, rates, charges and special charges shall remain fair, equitable, and non-discriminatory. The Town shall maintain only those operating and capital reserves that are reasonably necessary to support the long-term financial stability of the Stormwater Utility.

Sec. 190-03 Utility System Defined

The Stormwater Utility shall include all physical infrastructure, facilities, improvements, structures, easements, equipment, drainageways, channels, culverts, ditches, storm sewers, detention basins, retention basins, infiltration facilities, water quality devices, pumping facilities, stormwater treatment systems, and associated appurtenances owned, operated, maintained, managed, or accepted by the Town to collect, convey, store, infiltrate, detain, retain, manage, or treat stormwater runoff.

The Stormwater Utility shall also include natural resources managed for stormwater purposes, digital inventory records, engineering, databases, mapping systems, modeling systems, and the planning, administration, inspection, maintenance, repair, replacement, enforcement, public education, regulatory compliance, capital improvement, and other management activities utilized in stormwater administration and necessary to operate and manage the Town's stormwater system.

Sec. 190-04 Definitions

For purposes of this Chapter, the following definitions shall apply:

A. Agricultural Pond or Existing Non-Stormwater Pond

A natural or man-made pond, kettle, depression, impoundment, farm pond, livestock watering pond, recreational pond, landscape pond, or similar water feature that:

1. Is reasonably identifiable on historic aerial photography, mapping, survey data, or other documentation acceptable to the Town as existing prior to the applicability of Wisconsin Administrative Code NR 151.13;
2. Was not constructed, expanded, modified, or maintained for the purpose of satisfying federal, state, county, or local stormwater management, stormwater treatment, flood attenuation, infiltration, detention, retention, or post-construction stormwater management requirements;
3. Is not hydraulically connected to, integrated with, or utilized as part of a stormwater management system serving developed property; and
4. Does not provide stormwater management, treatment, detention, retention, infiltration, conveyance, storage, or other stormwater utility functions for runoff generated from developed property.

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Agricultural Ponds or Existing Non-Stormwater Ponds meeting the foregoing criteria shall not be included in the calculation of impervious area, measured impervious area, or Equivalent Runoff Units (ERUs). The Town may determine that a water feature no longer qualifies under this definition if it has been converted to, incorporated into, or functions as a stormwater management facility serving developed property.

B. Best Management Practice (BMP)

A structural or nonstructural measure, practice, technique, or device used to avoid, reduce, or manage stormwater runoff, flooding, erosion, sedimentation, or pollutant loading.

C. Billing Unit

The unit of measure used to calculate Stormwater Utility Charges.

D. Credit

A reduction to the charges owed pursuant to this Chapter.

E. Developed Property

Real property that has been substantially altered from its natural state by the construction of buildings, structures, pavement, driveways, parking areas, or other improvements that create impervious surfaces or significantly affect stormwater runoff characteristics. Minor grading, landscaping, agricultural activities, or similar site modifications that do not create impervious surfaces or materially affect stormwater runoff shall not, by themselves, cause a property to be classified as Developed Property.

F. Equivalent Runoff Unit (ERU)

The statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, as established by Town Board resolution.

G. Impervious Area or Surface

Any surface that significantly impedes or prevents stormwater from infiltrating into the soil, including roofs, driveways, parking lots, streets, sidewalks, patios, compacted gravel surfaces, stormwater management ponds, and other hard-surfaced or compacted areas, as determined by the Town through aerial photography, GIS analysis, field verification, surveys, engineering information, or other approved methods.

For purposes of Stormwater Utility billing, open water areas associated with Agricultural Ponds, Existing Non-Stormwater Ponds, natural kettles, wetlands, and similar water features shall not be considered impervious surface and shall not be included in the calculation of impervious area or Equivalent Runoff Units (ERUs), unless determined by the Town to function as a Stormwater Management Pond serving developed property.

H. Measured Impervious Area

The impervious area utilized by the Town for calculation of ERUs and Stormwater Utility Charges shall include stormwater management ponds as the Town shall model these under the DNR MS4 permit compliance. Measured Impervious Areas shall exclude agricultural ponds, existing non-stormwater ponds, natural kettles, wetlands, and similar features determined by the Town to not function as stormwater management facilities serving developed property.

I. Nonresidential Property

Any Developed Property that is not classified as Residential Property and whose primary use is commercial, industrial, institutional, nonprofit, agricultural-commercial, religious, educational, or a similar nonresidential use. Property classification shall be based on the principal use of the parcel as determined by the Town. The presence of impervious surface, public ownership, parkland, drainage facilities, transportation-related lands, vision triangles, open space, or similar features shall not, by themselves, determine property classification, billing status, or exemption from fees under this Ordinance.

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J. Parcel

A legally described lot, tract, or parcel of land identified by a tax parcel identification number maintained by Ozaukee County.

K. Redevelopment

Any construction, reconstruction, expansion, alteration, or land disturbance that increases, decreases, or otherwise modifies impervious surface area on a property.

L. Residential Property

A Developed Property used exclusively or primarily for residential purposes, including single-family homes, duplexes, manufactured homes, apartment buildings, town homes, and condominiums.

M. Stormwater Management Pond

An engineered, man-made or modified facility designed, constructed, or utilized for the collection, conveyance, detention, retention, infiltration, treatment, attenuation, storage, or management of stormwater runoff generated from developed property.

Such facilities include, but are not limited to, detention basins, retention basins, wet ponds, dry ponds, infiltration basins, regional stormwater facilities, water quality basins, constructed wetlands, bioretention facilities, and similar stormwater management practices intended to reduce peak discharge rates, improve water quality, provide volume control, satisfy regulatory requirements, or otherwise support the operation of the Town's stormwater management system.

Stormwater Management Ponds shall be considered part of the developed stormwater management system serving a property. The Town may rely upon generally accepted engineering practices and industry-standard hydrologic, hydraulic, and water quality modeling methodologies, including curve number analyses and stormwater runoff models, when determining whether such facilities are associated with developed property for purposes of Stormwater Utility administration.

N. Stormwater System

The facilities, improvements, structures, services, and activities used to collect, convey, store, infiltrate, detain, retain, manage, or treat stormwater runoff.

O. Stormwater Utility

The Town of Cedarburg Stormwater Utility established by this Chapter.

P. User Fee

The rate, charge, fee, or special charge imposed under this Chapter to fund the Stormwater Utility.

Q. Undeveloped Property

Real property that does not meet the definition of Developed Property.

R. Utility Administrator

The Director of Public Works or a designee appointed by the Director of Public Works shall serve as the “Utility Administrator”. The Utility Administrator administers and manages the day-to-day operations and functions of the Stormwater Utility. The duties are established in Section 190-05.

Sec. 190-05 Administration

The Town Board hereby designates the Director of Public Works, or their authorized designee, acting pursuant to the authority granted under Wis. Stat. §§ 60.22, 60.627, 66.0627, and 66.0821, as the Utility Administrator of the Stormwater Utility, to administer and manage the day-to-day operations and functions of the Stormwater Utility.

The Utility Administrator may develop and implement written policies, procedures, technical standards, manuals, forms, application requirements, and guidance documents necessary for the administration and enforcement of this Chapter.

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The Utility Administrator shall:

1. Maintain Utility records;
2. Determine, calculate, assign, modify, and maintain ERU classifications, billing units, and impervious area records;
3. Maintain, update, and verify stormwater utility databases, parcel classifications, GIS information, and related records;
4. Prepare, review, reconcile, and transmit billing information;
5. Administer utility records associated with new development, redevelopment, parcel combinations, parcel splits, and other property changes;
6. Conduct inspections, audits, investigations, and field verification activities;
7. Review and determine applications for credits, adjustments, and appeals;
8. Review and issue initial administrative decisions regarding appeals;
9. Administer rates, charges, credits, and related utility programs;
10. Provide recommendations to the Town Board regarding rates, budgets, reserve levels, capital improvements, and utility policies;
11. Coordinate with Town departments, consultants, and regulatory agencies regarding utility operations;
12. Maintain records necessary for annual rate reviews and budget development;
13. Prepare annual utility reports summarizing Utility activities, financial performance, major projects, and recommendations, as requested by the Town Board;
14. Enforce the provisions of this Chapter and issue administrative determinations; and
15. Perform such additional duties as may be authorized by the Town Board and consistent with this Chapter.

Sec. 190-06 Stormwater Utility Fund

A separate enterprise fund to be known as the Stormwater Utility Fund is hereby established and shall be maintained by the Town for the administration, operation, maintenance, repair, replacement, improvement, and expansion of the Stormwater Utility.

All revenues, fees, charges, assessments, grants, reimbursements, debt proceeds, contributions, and other monies received for Stormwater Utility purposes shall be deposited into the Stormwater Utility Fund and accounted for separately from all other Town funds.

Money deposited into the Stormwater Utility Fund shall be used solely for purposes related to the Stormwater Utility, including, but not limited to:

1. Operation, inspection, maintenance, and management of stormwater facilities and programs;
2. Repair, rehabilitation, replacement, and reconstruction of stormwater infrastructure;
3. Planning, engineering, design, permitting, surveying, mapping, modeling, and construction management services;
4. Compliance with federal, state, county, and local stormwater regulations, permits, and regulatory requirements;
5. Water quality protection, restoration, and improvement activities;
6. Flood prevention, flood mitigation, drainage improvement, and resiliency projects;
7. Acquisition, construction, expansion, and improvement of stormwater facilities and related property interests, including easements and rights-of-way;

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8. Capital improvements, system upgrades, and infrastructure replacement projects;
9. Acquisition, operation, maintenance, repair, and replacement of equipment, vehicles, software, technology systems, and related assets used for Stormwater Utility purposes;
10. Debt service payments, lease obligations, and other financing costs associated with Stormwater Utility projects and facilities;
11. Public information, education, outreach, and stakeholder engagement activities;
12. Administration of the Stormwater Utility, including customer service, billing, collections, inspections, recordkeeping, appeals, credit programs, and professional services;
13. Establishment and maintenance of operating, emergency, capital, debt service, depreciation, and other reserves as determined by the Town Board; and
14. Any other lawful purpose related to the management, operation, regulation, maintenance, financing, or improvement of the Town's stormwater management system.

The Stormwater Utility Fund may receive and retain revenues from user fees, rates, charges, or special charges, assessments, grants, donations, impact fees, developer contributions, intergovernmental assistance, reimbursements, bond or note proceeds, investment earnings, and any other approved lawful source of revenue.

Any surplus revenues, fund balances, reserves, investment earnings, or unexpended appropriations remaining in the Stormwater Utility Fund at the end of any fiscal year shall remain in the Stormwater Utility Fund and shall not lapse to, be transferred to, or become part of the Town's General Fund except as otherwise authorized by law.

The Town Board may establish and maintain such operating, capital, emergency, debt service, replacement, and contingency reserves as it deems reasonably necessary to ensure the long-term financial stability, operational reliability, and regulatory compliance of the Stormwater Utility.

Sec. 190-07 User Fees

A. Applicability

A Stormwater Utility User Fee is hereby imposed upon all Developed Property located within the Town that receives a benefit from, contributes runoff to, or otherwise impacts the Town's stormwater management system. Charges shall be imposed upon taxable and tax-exempt properties to the fullest extent permitted by law.

B. Exemptions

Except property owned by governmental entities, or as otherwise required by law or authorized by Town Board resolution, no Developed Property shall be exempt from Stormwater Utility Charges.

Undeveloped Property shall not be subject to Stormwater Utility Charges unless otherwise provided by Town Board resolution.

C. Rate Methodology

Stormwater Utility Charges shall be based upon the relative contribution of stormwater runoff generated by a property and the resulting demand placed upon the Town's stormwater management system.

The Town Board shall establish by resolution the Equivalent Runoff Unit (ERU), billing methodology, customer classifications, utility rates, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility.

D. Customer Classifications

Properties may be classified into one or more of the following categories:

1. Single-Family Residential;
2. Commercial;

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3. Industrial;
4. Institutional; and
5. Other classifications established by Town Board resolution.

E. Residential Properties

Each residential parcel shall be assigned one (1) ERU unless otherwise determined by resolution of the Town Board.

F. Nonresidential Properties

Nonresidential properties shall be assigned ERUs based upon the Measured Impervious Area of the property divided by the adopted ERU value.

ERU calculations shall be rounded to the nearest whole number.

Existing Agricultural Ponds, Non-Stormwater Ponds, natural kettles, wetlands, and similar water features meeting the definition established in this Chapter shall not be included in measured impervious surface area used for ERU determination.

G. New Development and Redevelopment

Newly developed or redeveloped properties shall be subject to Stormwater Utility Charges upon issuance of an occupancy permit, utility connection, completion of construction, or another date determined by the Utility Administrator.

The Utility Administrator may establish administrative procedures and adjust ERU assignments as necessary to account for redevelopment, land use changes, newly created parcels, parcel combinations, parcel divisions, or other property modifications that affect stormwater runoff characteristics or impervious surface area.

H. Minimum Charge

No Developed Property shall be assigned less than one (1) ERU unless otherwise provided by Town Board resolution.

I. Annual Rate Review and Adjustment

The Town Board shall review the financial condition and funding requirements of the Stormwater Utility at least annually as part of the Town's budget process.

As part of the annual budget process, the Town Board may consider the actual and projected costs associated with the operation, maintenance, administration, repair, replacement, and improvement of the stormwater management system, including regulatory compliance obligations, capital improvements, debt service obligations, and reasonable reserve requirements.

Following such review, the Town Board shall establish the Stormwater Utility Rate by resolution.

The annual Stormwater Utility Rate may be increased, decreased, or otherwise modified by resolution of the Town Board as necessary to:

1. Recover the reasonable costs of operating and maintaining the Stormwater Utility;
2. Fund capital improvements, equipment, repairs, replacements, and system upgrades;
3. Meet applicable federal, state, county, and local regulatory requirements;
4. Maintain reasonable operating and capital reserves; and
5. Ensure that charges remain fair, equitable, and proportionate to the services provided and the demands placed upon the Town's stormwater management system.

Nothing in this Chapter shall require the Town Board to collect revenues in excess of those reasonably necessary to fulfill the purposes of the Stormwater Utility.

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The annual Stormwater Utility Rate (fee, rate, charge, or special charge) and any amendments thereto shall be adopted by resolution and maintained on file with the Town Clerk.

Sec. 190-08 Billing and Collection

Stormwater Utility Charges may be collected through direct billing, utility billing, special charges, inclusion on the tax roll pursuant to Wis. Stat. § 66.0627, special assessments where authorized by law, or any other collection method permitted by Wisconsin law.

Stormwater Utility Charges shall be due and payable in accordance with schedules established by the Town Board.

Property owners shall remain responsible for Stormwater Utility Charges regardless of occupancy, tenancy, or service status.

The Utility Administrator shall assess administrative fees, professional fees, interest, penalties, returned payment fees, collection costs, attorney fees, and other costs incurred in collecting delinquent charges.

Delinquent charges shall be transferred to the tax roll as a special charge or collected through any other lawful means.

The remedies provided herein are cumulative and may be exercised separately or concurrently.

Sec. 190-09 Credit Program

A. Purpose

The purpose of the Stormwater Utility Credit Program is to recognize and encourage private stormwater management activities that provide measurable benefits to the Town's stormwater management system beyond minimum regulatory requirements.

B. Administration

The Town Board may adopt by resolution a Stormwater Utility Credit Policy establishing eligibility criteria, application procedures, credit calculations, inspection requirements, maintenance standards, and other administrative provisions. The Credit Policy may be amended from time to time by resolution of the Town Board.

C. Eligibility

Credits may be granted for stormwater facilities or practices that demonstrably reduce runoff volume, peak discharge rates, pollutant loading, maintenance demands, or other costs incurred by the Stormwater Utility, including, but not limited to:

1. Water quality treatment facilities;
2. Regional stormwater facilities;
3. Peak flow reduction facilities;
4. Infiltration practices;
5. Internally drained areas;
6. Green infrastructure practices;
7. Stream restoration projects; and
8. Other Best Management Practices approved by the Town.

D. Regulatory Facilities

Facilities required solely to satisfy minimum local, county, state, or federal regulatory requirements shall not automatically qualify for a credit. Facilities that provide measurable benefits beyond minimum regulatory requirements may be eligible for credits as determined by the Town.

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E. Application Requirements

Applicants shall submit forms and supporting documentation required by the Utility Administrator, which may include engineering reports, maintenance agreements, inspections, operation plans, surveys, or other information necessary to evaluate the request.

F. Maximum Credit

Total credits shall not exceed fifty percent (50%) of the applicable Stormwater Utility Charge, unless otherwise established by Town Board resolution.

G. Maintenance and Inspections

All credited facilities shall be maintained in accordance with approved plans and applicable maintenance requirements.

The Town may inspect credited facilities and review maintenance records to verify continued eligibility.

The Utility Administrator may require annual certifications, inspection reports, and maintenance records as a condition of continued eligibility for credits

Failure to maintain a facility may result in suspension, reduction, revocation, or modification of the credit.

H. Transfer of Credit

Credits are owner-specific and may require reapplication upon transfer of ownership, as provided in the Credit Policy.

Sec. 190-10 Adjustments

Property owners may request adjustment of assigned billing units, ERUs, classifications, or charges based upon:

1. Mapping errors;
2. Impervious area calculation errors;
3. Parcel classification errors;
4. Billing errors;
5. Changes in property conditions; or
6. Other documented inaccuracies.

The Utility Administrator may require supporting documentation, including surveys, engineering reports, site plans, or other supporting documentation at the applicant's expense.

Approved adjustments shall apply prospectively unless otherwise authorized by this Chapter or determined by the Town Board. Refunds or billing corrections may be granted for a period not exceeding one (1) year preceding the date of application unless otherwise authorized by the Town Board.

Sec. 190-11 Appeals

A. Applicability

The appeal procedures set forth in this Section shall apply only to Nonresidential Properties. Residential Properties shall not be eligible to appeal ERU assignments, Utility Charges, adjustments, credits, or other determinations except as expressly authorized elsewhere in this Chapter.

B. Administrative Appeal

Any owner of a Nonresidential Property aggrieved by an ERU assignment, impervious area determination, Utility Charge, adjustment determination, credit determination, or other administrative decision made under this Chapter may file an appeal.

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Appeals shall be submitted in writing to the Utility Administrator within thirty (30) days of the determination being appealed and shall identify the specific basis for the appeal and include all supporting documentation and evidence.

The filing of an appeal shall not relieve the property owner of the obligation to pay any Utility Charge when due.

C. Administrator Review

The Utility Administrator shall review the appeal, evaluate the evidence submitted, conduct such investigation as may be reasonably necessary, and issue a written determination within 90 days.

The Utility Administrator may require additional information from the applicant and may consult engineers, surveyors, legal counsel, consultants, or other professionals as necessary to evaluate the appeal.

If the Utility Administrator determines that an ERU assignment, impervious area measurement, Utility Charge, adjustment, or credit determination was incorrect, the determination shall be revised and the applicable Utility Charge adjusted accordingly.

D. Extraordinary Review Costs

If an appeal requires extraordinary technical, engineering, surveying, legal, or consulting services beyond those normally incurred by the Town in administering the Stormwater Utility, the applicant shall be responsible to pay a fee equal to the actual cost to the Town for all related professional services per §Section 21-16 of the Town Code. The applicant shall be notified in writing of the estimated costs prior to the commencement of such review.

Routine administrative review conducted by Town staff shall not be subject to reimbursement.

E. Appeal to Town Board

A person aggrieved by the Utility Administrator's written determination may appeal to the Town Board by submitting an appeal in writing within thirty (30) days after issuance of the Utility Administrator’s written determination.

Upon appeal to the Town Board, the Town Board shall consider the record and any recommendations provided by Town staff, engineers, consultants, or legal counsel. The Town Board shall, within 60 days of receipt of the written appeal to the Town Board, notify the appellant of its decision in writing. The Town Board may affirm, reverse, modify, or remand the Administrator’s determination.

The decision of the Town Board shall constitute the final administrative determination of the Town.

Sec. 190-12 Inspections

Upon reasonable notice, the Town may conduct inspections of properties subject to this Chapter as necessary to administer credit programs, adjustments, appeals, compliance reviews, and other Utility functions.

The Town may inspect credited facilities, review maintenance records, and verify information submitted in support of applications and appeals.

Property owners shall provide reasonable access to areas relevant to the administration and enforcement of this Chapter.

Sec. 190-13 Enforcement

The Town may take any action authorized by law to enforce this Chapter, including but not limited to:

1. Correction of property classifications;
2. Adjustment of billing units or ERUs;
3. Revocation, suspension, or modification of credits;
4. Recovery of improperly granted credits;
5. Collection of unpaid charges;
6. Placement of charges on the tax roll;

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7. Issuance of citations or municipal forfeitures where authorized;
8. Recovery of administrative, engineering, legal, and collection costs;
9. Injunctive relief; and
10. Any other remedy authorized by law.

The remedies provided in this Chapter are cumulative and not exclusive.

Sec. 190-14 Coordination with Other Ordinances

Nothing contained within this Chapter shall repeal, modify, supersede, or otherwise alter the requirements of any Town ordinance relating to stormwater management, illicit discharges, construction site erosion control, post-construction stormwater management, zoning, land division, or public works requirements.

Compliance with this Chapter shall not relieve any person from compliance with any other applicable federal, state, county, or local requirement.

Sec. 190-15 Severability

If any provision, subsection, paragraph, sentence, clause, phrase, or portion of this Chapter is determined by a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remaining portions of this Chapter, which shall remain in full force and effect.

Sec. 190-16 Effective Date

This Chapter shall take effect upon passage and publication as provided by law.

Stormwater Utility Charges shall commence on the date established by resolution of the Town Board following completion of utility implementation activities and adoption of the applicable rate schedule.

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 5th day of October, 2026.

_____
David Salvaggio
Town Chairman

_____
Sara Jacoby
Asst. Admin./Town Clerk

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Appendix E – Stormwater Credit Policy

Fee: $250 + Professional Services shall apply
Date Applied: _____
Reimbursement Agreement Submitted: _____
Staff Initials: _____

TOWN OF CEDARBURG
STORMWATER UTILITY CREDIT APPLICATION FORM

The Town of Cedarburg offers a credit to the stormwater utility fee for nonresidential property owners pursuant to the Town of Cedarburg Stormwater Utility Ordinance and adopted Stormwater Utility Credit Policy.

Submit completed application, Reimbursement Agreement and any necessary attachments to:

Town of Cedarburg Department of Public Works

Attn: Utility Administrator

1293 Washington Avenue, Cedarburg, WI 53012

Please read the requirements of the Town of Cedarburg Stormwater Utility Credit Policy prior to completing this application. You may contact the Department of Public Works at 262-377-4509 if you have any questions.

FOR TOWN USE ONLY

Application No.: _____

Date Received: _____

Review Fee Received: ☐ Yes ☐ No

Amount Received: _____

Reviewed By: _____

Date Reviewed: _____

Additional Information Requested:

Application Status:

☐ Approved

☐ Approved with Conditions

☐ Denied

Approved Credit(s):

Peak Flow Credit: _____ %

Runoff Quality Credit: _____ %

Total Credit: _____ %
(Combined credits may not exceed 50% of the total stormwater utility charge.)

Effective Billing Date:

Authorized Signature:

Date:

SECTION 1. PROPERTY INFORMATION

Property Name/Facility Name:

Property Address:

Tax Parcel Number(s):

Stormwater Utility Account Number:

Property Use:

☐ Commercial ☐ Institutional ☐ Other: _____

☐ Industrial ☐ Mixed Use

Applicant Name:

Company:

Phone:

Email:

Relationship to Property:

☐ Owner ☐ Consultant ☐ Other: _____

☐ Engineer ☐ Property Manager

SECTION 2. CREDIT REQUESTED

Requested Credit(s):

☐ Peak Flow Control Credit

☐ Runoff Quality Credit

Stormwater Management Practice(s) Supporting This Request:

Year Constructed (if known): _____

Documentation Attached:

☐ Engineering Report, Calculations and supporting documentation

☐ As-built plans and supporting records (if applicable)

☐ Operation & Maintenance Documentation (Manual and Recorded Agreement)

SECTION 3. CERTIFICATION

I certify that the information submitted with this application is true, accurate, and complete to the best of my knowledge; that the stormwater management facilities identified herein are privately owned, have been constructed in accordance with approved plans, and are being maintained in accordance with applicable agreements and requirements. I authorize the Town of Cedarburg and its representatives to enter the property at reasonable times to verify information submitted with this application and inspect stormwater management facilities. I understand that any approved stormwater utility credit may be modified, suspended, or revoked if the facilities are not properly maintained or if information provided in support of this application is determined to be inaccurate.

Property Owner:

Signature: Date:

If engineering documentation is submitted:

Engineer Name:

Wisconsin PE License Number:

Signature: Date:

TOWN OF CEDARBURG
STORMWATER UTILITY CREDIT POLICY

I. Purpose

The purpose of this policy is to provide a fair and equitable method for reducing stormwater utility charges for nonresidential (i.e.…institutional, industrial, and commercial) properties that:

- Reduce runoff volumes;
- Improve stormwater quality;
- Protect public stormwater infrastructure; and
- Properly operate and maintain private stormwater management facilities.

The Town of Cedarburg ("Town") recognizes that private stormwater facilities provide benefits to the public stormwater system and should receive consideration when calculating stormwater utility charges. However, all properties continue to benefit from the Town's stormwater management program and therefore remain responsible for a portion of utility costs.

II. Eligibility

Credits may be granted to developed nonresidential properties that:

1. Maintain approved private stormwater management facilities;
2. Comply with all applicable Town ordinances and permit requirements;
3. Submit required documentation;
4. Allow reasonable access for Town inspections; and
5. Remain in compliance with applicable maintenance agreements.

Single family and duplex residential properties are not eligible for credits under this policy.

III. Credit Structure

Nonresidential properties may qualify for stormwater utility credits by implementing on-site stormwater management practices that provide measurable reductions in peak runoff rates and/or improvements in runoff quality.

For credit calculation purposes, stormwater utility costs are allocated among the following service categories:

Fee Component	Utility Cost Allocation	Credit Eligibility
Stormwater Utility Base Fee:	50%	Not Eligible
Stormwater Utility Peak Flow Fee:	30%	Eligible
Stormwater Utility Quality Fee:	20%	Eligible

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Credits are not available for the Stormwater Base Fee. This portion funds essential municipal stormwater services, including but not limited to:

- Town-wide drainage infrastructure;
- Regional flood management;
- Program administration;
- Regulatory compliance;
- Mapping and asset management;
- Street drainage facilities; and
- System inspections and maintenance.

Credits may be applied only to the Stormwater Peak Flow Fee and Stormwater Quality Fee. These components support activities related to stormwater conveyance capacity, flood mitigation, and pollutant reduction. Properties that demonstrate measurable reductions in peak flow and/or improvements in runoff quality may qualify for applicable credits as outlined in this policy.

Credit percentages may be revised following a review of the Town's stormwater utility budget and cost allocations. Any modifications require approval by Town Board resolution.

IV. Credit Criteria

Privately owned properties may be eligible for stormwater utility credits if they implement qualifying stormwater management practices and satisfy all the following requirements:

- Credits apply only to privately owned stormwater management facilities. Participation in Town-owned facilities is not eligible for credit.
- Submit a completed credit application, reimbursement agreement, and applicable review fee. Applicant shall be responsible to pay a fee equal to the actual cost to the Town for all related professional services per §Section 21-16 of the Town Code.
- Submit a completed credit application and applicable review fee.
- Provide supporting documentation demonstrating the performance of each stormwater practice for which credit is requested.
- Submit record (as-built) survey information verifying that facilities were constructed in accordance with approved plans and stormwater management requirements.
- Provide all required design files and supporting documentation necessary for verification.
- Allow reasonable access for Town representatives to inspect stormwater management practices.
- Operate and maintain all practices in accordance with approved plans and applicable Operation and Maintenance (O&M) documents.
- Maintain annual inspection and maintenance records and provide them upon request.

The Utility Administrator may require additional engineering analyses, modeling, monitoring data, or supporting documentation necessary to verify the claimed level of reduction. Costs for these will be assessed to the applicant under the reimbursement agreement process per §Section 21-16 of the Town Code.

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1. Peak Flow Control Credit

This credit applies to privately constructed, owned, and maintained stormwater practices that reduce runoff peak flow rates beyond the minimum requirements of the Town's Stormwater Management Ordinance (§Section 185-6).

If the Utility Administrator requires standards that exceed ordinance minimums, those standards shall be considered the minimum requirement for credit eligibility.

Applicants must submit engineering documentation demonstrating the extent to which runoff peak flow rates are reduced below the minimum required peak flow rates.

Eligibility Requirements

To qualify:

1. All post-development design storm requirements specified in §Section 185-6 shall be met.
2. The property shall reduce the 10-year design storm peak runoff rate below the required rate.

- For new development and redevelopment, calculations shall use the 10-year design storm defined in §Section 185-6.
- For existing developed properties with no peak flow requirements, the baseline shall be the site's peak runoff rate prior to installation of the stormwater practice.

Credit Calculation

Credits are awarded based on the percentage by which the post-development 10-year peak discharge rate is reduced below the required 10-year peak discharge rate.

Utility fee credits are prorated according to the percentage reduction achieved, up to a maximum credit of 30 percent. Example credit values are provided on the table below.

Credits are available only when the post-development 10-year peak discharge rate is more than 20 percent below the required rate. Credit amounts shall be calculated using the following formula:

Reduction Below Required Peak Flow	**Credit Percentage***
0% - 20%	0%
Above 20%	6%
40%	12%
60%	18%
80%	24%
100%	30%

* Maximum Peak Flow Credit = 30%

Calculation Formula

Peak Flow Reduction Percentage:

((Required Peak Flow - Actual Peak Flow) / Required Peak Flow) × 100

Utility Fee Credit:

Peak Flow Reduction Percentage × 30%

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Example

Required 10-year peak discharge = 17.9 CFS

Actual 10-year peak discharge = 12.3 CFS

Peak Flow Reduction = ((17.9 - 12.3) / 17.9) × 100 = 31.28%

Utility Fee Credit =

31.28% × 30%

Utility Fee Credit = 9.38%

2. Runoff Quality Credit

This credit applies to privately constructed, owned, and maintained stormwater practices that provide pollutant removal beyond the minimum runoff quality requirements of the Town's Stormwater Management Ordinance and applicable Wisconsin Department of Natural Resources (WDNR) standards.

If the Utility Administrator requires standards more restrictive than ordinance requirements, those standards shall be considered the minimum requirement for credit purposes.

Applicants must provide documentation demonstrating the pollutant removal effectiveness of the practice.

A. Future Development and Redevelopment

To qualify:

1. All runoff quality requirements of the Town's Stormwater Management Ordinance shall be met.
2. No credit shall be awarded for meeting the minimum ordinance requirements. Credits are available only for Total Suspended Solids (TSS) removal performance that exceeds the required TSS reduction.
3. Properties achieving a TSS reduction greater than the minimum required level may be eligible for a runoff quality credit. For a property required to achieve an 80% TSS reduction, no credit shall be granted for any TSS reduction less than or equal to 80%.

Example for a property required to achieve 80% TSS reduction:

TSS Reduction Achieved	**Utility Fee Credit ***
80% or less	0%
85%	5%
90%	10%
95%	15%
100%	20%

* Maximum Runoff Quality Credit = 20%

Credits are prorated based on the amount of TSS reduction achieved beyond the minimum required level.

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B. Existing Developed Properties

For properties that were developed prior to the implementation of applicable runoff quality requirements, the credit shall be based on the estimated reduction in sediment loading achieved relative to pre-improvement conditions. Applicants shall provide engineering calculations and supporting documentation demonstrating the estimated TSS reduction achieved by the stormwater management practice.

The Utility Administrator shall determine the appropriate baseline condition and acceptability of the submitted documentation for credit evaluation purposes.

The maximum credit available under this category shall be 20% of the total stormwater utility fee.

Example

Required TSS Reduction = 80%

Actual TSS Reduction = 88%

Utility Fee Credit =

((Actual TSS Reduction - Required TSS Reduction) / (100 - Required TSS Reduction)) × 20%

((88 – 80) / (100 – 80)) x 20%

Utility Fee Credit = 8.0%

V. Credit Application Requirements

The combined stormwater utility credit available under this policy shall not exceed 50 percent of the total stormwater utility charge. Credits associated with peak flow reduction and runoff quality improvement shall be cumulative but shall not exceed their respective maximums established herein.

The Utility Administrator shall review all credit applications for compliance with this policy.

1. Review Fee

A non-refundable review fee of $250.00 shall be submitted with the initial application.

2. Required Documentation

A. Application Form & Reimbursement Agreement

Submit a completed Stormwater Utility Credit Application and Reimbursement Agreement to the Department of Public Works.

B. Narrative, Certification and Technical Documentation

Applicants shall submit a report containing:

- A description of the credit(s) requested.
- A summary of the property and applicable stormwater practices.
- Supporting calculations and technical documentation.
- Certification that the practices have been constructed, are functioning as represented, and are owned and maintained by the property owner.

The Town may require hydrologic or hydraulic studies, plans, models, calculations, or other technical

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documentation necessary to verify eligibility. All engineering plans and calculations shall be certified by a Professional Engineer currently licensed in the State of Wisconsin. Costs for these reviews that exceed the $250 fee will be assessed to the applicant under the reimbursement agreement process per §Section 21-16 of the Town Code.

C. Operations and Maintenance Manual and Agreement

Applicants shall provide:

- An Operations and Maintenance (O&M) Manual describing inspection, operation, and maintenance requirements for each stormwater practice.
- A signed Operation and Maintenance Agreement recorded as required by the Town.

Property owner shall annually submit a signed certification that stormwater facilities have been inspected and maintained in accordance with the approved O&M Plan.

VI. Effective Date and Expiration of Credits

1. Effective Date of Credits

Approved stormwater utility credits shall commence on the first billing cycle following approval of the credit application and receipt of all required documentation.

2. Duration, Revocation, and Modification

Approved credits shall remain in effect provided the property owner submits any required annual certifications and maintains compliance with this policy.

The Utility Administrator/Town may suspend, revoke, or modify a credit if:

- Stormwater management practices are not maintained in accordance with approved plans, agreements, or operation and maintenance requirements.
- The stormwater facilities no longer satisfy the eligibility criteria for the approved credit.
- Changes to Town ordinances, policies, or credit standards affect the eligibility or amount of the credit.

3. Transfer of Ownership

Stormwater utility credits are specific to the approved property owner and shall terminate upon transfer of property ownership. New owners must submit a new credit application for Town review and approval.

4. Appeals

An applicant may appeal a credit determination in accordance with the procedures established in the Town Stormwater Utility Ordinance.

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ANNUAL STORMWATER CERTIFICATION (RENEWAL)

(To be submitted annually after approval.)

Property Name:

Property Address:

I certify that all approved stormwater management facilities have been inspected and maintained in accordance with the approved Operation and Maintenance Plan and continue to function as represented in the approved credit application.

Owner/Authorized Representative:

Signature:

Date:

Appendix F – Frequently Asked Questions

Town of Cedarburg Stormwater Utility

Staff Contact: Adam Monticelli 262-377-4509 x 1 / amonticelli@townofcedarburgwi.gov

Public Information Meetings: the Town held two meetings for public information on September 2, 2026, at Town Hall. One session was held from 2:00pm-3:30pm and was geared toward non-residential property owners. The second session also occurred September 2, 2026, from 6:00-7:30pm and was geared toward residential property owners.

The Town has made several stormwater improvements in past years; however, significant flooding events in 2025, 2026, and more frequent and intense storm events have highlighted the need to implement additional improvements. The Town was directed to obtain a new MS4 Permit through the Wisconsin DNR in 2023 and through that process adopted an updated Stormwater Management Plan. This permit is accompanied by stormwater requirements and programs that work to ensure water quality standards are met for water that flows into the watershed, including Cedar Creek. The Stormwater Management Plan update was a $109,500 project that was 50% grant funded, with the other 50% being funded from ARPA funds.

The Town maintains over 66 miles of roadways, which translates to 132 miles of ditches that require roadside mowing, ditching to maintain water flow, and tree trimming and brush removal to avoid obstructions.

The establishment and implementation of a Stormwater Utility will provide an additional stable and sustainable revenue stream for funding stormwater improvements, maintenance and operational costs of the stormwater infrastructure, ditches, drainage easements, culverts, drain tiles, right-of-way tree trimming and removal, roadside mowing operations, and shoulder repairs as allowed by statute and rules. Expenses related to these activities are rising at a rate that is outpacing General Fund revenue increases due to Wisconsin Levy Limit laws (details later on in this FAQ).

The Town of Cedarburg requested qualifications/quotes (“RFQ”) from qualified engineering firms for the completion of a feasibility and rate study culminating in the establishment and implementation of a Stormwater Utility consistent with Wisconsin statutes and rules.

Three engineering firms submitted complete proposals/scope of services. raSmith was selected by the Town Board to complete the scope of work at their June 2026 meeting.

Frequently Asked Questions

This FAQ provides an overview of the proposed Stormwater Utility, how fees would be calculated, how revenue would be used, and the processes for credits, adjustments, and appeals.

Stormwater Utility Overview

What is a Stormwater Utility?

A dedicated funding source authorized under Wisconsin Statutes used to manage, maintain, and improve the Town’s stormwater system. It keeps those revenues separate from general tax revenues. The Stormwater Utility collects a fee based on an impervious surface area assessment made on a property-by-property basis. The utility funds work that maintains stormwater flow in an effort to reduce flooding, protect water quality, maintain infrastructure, and meet regulatory requirements. Among other things, it:

- Provides a dedicated funding source for managing stormwater.
- Supports maintenance of ditches, culverts, drainage easements, ponds, and other infrastructure and facilities.
- Funds work that helps reduce flooding, erosion, and water quality impacts.
- Ensures compliance with state and federal stormwater regulations.

Why is the Town considering a Stormwater Utility?

The Town is responsible for maintaining drainage infrastructure, managing stormwater runoff, addressing flooding concerns, protecting water quality, and complying with state and federal stormwater regulations, including Municipal Separate Storm Sewer System (MS4) requirements. Rather than relying solely on property taxes, a Stormwater Utility allocates costs based on each developed property's contribution to stormwater runoff.

Wisconsin levy limit laws have resulted in budgeting challenges for local governments and school districts. The ability to increase the levy is tied largely to how much net new construction a community has (think of this as growth). Due to extremely slow growth in the Town of Cedarburg, this utility will work to provide adequate funding for stormwater related functions and resources needed to maintain them.

What are stormwater runoff and impervious surfaces, and why are they important?

Stormwater runoff is water from rainfall and snowmelt that flows across the ground rather than soaking into the soil. Hard surfaces such as roofs, driveways, roads, parking lots, sidewalks, patios, and compacted gravel areas prevent water from infiltrating into the ground and increase runoff. Excess runoff can contribute to localized flooding, drainage problems, erosion, and damage to public and private property. The Town's stormwater system helps manage runoff, thereby working to protect the community, natural resources, and local waterways.

Stormwater Utility Fees

Who will pay the Stormwater Utility fee?

All developed properties within the Town are generally subject to the Stormwater Utility fee, including residential, commercial, industrial, institutional, and many tax-exempt properties, as permitted by law.

Why do tax-exempt properties pay the fee?

Stormwater runoff is generated by developed properties regardless of ownership or tax status. Schools, churches, and other tax-exempt properties use and benefit from the Town's stormwater system just like taxable properties. As a result, they contribute to the cost of stormwater management as allowed by Wisconsin law.

What is an ERU?

An Equivalent Runoff Unit (ERU) represents the average amount of impervious surface - such as rooftops, driveways, and other hard surfaces - found on a typical single-family residential property in the Town.

The ERU is the standard unit used to calculate Stormwater Utility fees. Properties are assigned a number of ERUs based on the amount of impervious surface they contain, helping ensure that fees are distributed fairly according to each property's contribution to stormwater runoff.

How is the Stormwater Utility fee calculated?

Single-family residential properties are generally assigned **one ERU**.

Multi-family, commercial, industrial, institutional, and other nonresidential properties are assigned ERUs based on the amount of impervious surface on the property.

The fee is calculated as:

Stormwater Utility Fee = Number of ERUs × ERU Rate

The Town Board establishes the ERU rate which can be reviewed periodically as part of the annual budget process.

The final ERU amount has yet to be determined.

How is the ERU rate determined?

The Town establishes the ERU rate using budgetary amounts from historical data to cover the maintenance and operation of the drainage infrastructure including compliance with state and federal stormwater regulations.

How is the area of impervious surface on a property measured?

raSmith used aerial photography, GIS mapping, tax parcel records, site inspections, surveys, engineering information, and other available property records to identify and measure impervious surfaces.

Property information may be updated periodically to reflect development, redevelopment, building additions, parcel combinations, parcel splits, or other property changes.

Do other communities in Wisconsin have stormwater utilities?

There are over 125 communities within the state that have adopted stormwater utilities.

Why do I have to pay a stormwater utility fee when my subdivision has a stormwater detention facility and I pay our homeowner's association fee to maintain the facility?

The runoff from this facility, which is a concentrated source from the pond, outlets to the Town's drainage infrastructure until it can discharge into a water source. In addition, there are inspection costs associated with the Town for maintenance of these ponds. The Stormwater Utility fee helps to offset these costs.

Why do I have to pay the fee if there are no storm drains near my property and I don't experience flooding?

All developed properties generate stormwater runoff. Even if there are no stormwater facilities adjacent to your property, runoff eventually enters the Town's broader drainage system through ditches, culverts, waterways, wetlands, and other drainage features.

Stormwater Utility funding helps maintain this community-wide system by:

- Maintaining stormwater flow and addressing drainage problems
- Protecting roads and infrastructure
- Improving water quality
- Reducing erosion
- Meeting state and federal requirements

Because developed properties generate runoff and rely on the Town's drainage system, they share in the cost of maintaining it.

Funding and Revenue

Why isn't stormwater management funded entirely through property taxes?

Property taxes fund many essential Town services, including public safety, roads, snow plowing, parks, and administration. A Stormwater Utility provides a dedicated funding source specifically for stormwater management and allows costs to be allocated based on runoff contribution rather than property value.

Wisconsin Levy Limit laws (first adopted in 2005, being revised over time) closely align a municipality's ability to increase its levy to the percentage increase in value (equalized) resulting from net new construction. Consequently, communities with slow new construction cannot keep pace with inflation for existing services, not taking into account new services desired by the community. This provides challenges for communities with limited development.

Is a Stormwater Utility fee the same as a property tax?

No. A Stormwater Utility fee is a user fee, not a property tax. It is based on the amount of stormwater runoff generated by a property rather than the property's assessed value.

How will Stormwater Utility revenues be used?

Revenues will be deposited into a separate Stormwater Utility Fund to be used for stormwater-related purposes. They cannot be used to support unrelated Town services.

Stormwater Utility revenues may be used for:

- Maintaining ditches, culverts, drainageways, ponds, and stormwater facilities
- Repairing and replacing aging infrastructure and equipment used to maintain that infrastructure
- Flood mitigation and drainage improvement projects
- Water quality protection efforts
- MS4 permit compliance and other regulatory requirements
- Engineering, planning, inspections, mapping, and studies
- Public education and outreach
- Future capital improvement projects and equipment
- Administration of the Stormwater Utility program

Every dollar collected is reinvested into maintaining and improving the Town's stormwater management program.

Will my Stormwater Utility fee stay the same every year?

Not necessarily. The Town Board will periodically review the Stormwater Utility's operating costs, capital projects, regulatory obligations, and available fund balance.

Based on that review, the annual fee may increase, decrease, or remain unchanged to ensure that revenues remain aligned with the actual cost of providing stormwater services and maintaining appropriate reserves.

Any year-end surplus remains in the Stormwater Utility Fund and may be used for future stormwater-related needs.

Stormwater Utility Credits

Will credits be available?

Yes. The Town will have a *Stormwater Utility Credit Program* to recognize property owners who voluntarily implement and maintain stormwater management practices that provide measurable benefits beyond minimum regulatory requirements.

What types of stormwater practices may qualify for a credit?

Potential credits may be available for privately owned stormwater facilities or best management practices (BMPs) that help reduce runoff volume, improve water quality, lower peak flows, or otherwise reduce impacts on the Town's stormwater system. Examples may include:

- Infiltration systems
- Water quality treatment facilities
- Stormwater detention or retention facilities
- Regional stormwater facilities
- Internally drained impervious areas
- Green infrastructure practices
- Other approved stormwater management practices

Eligibility requirements and credit amounts will be established by the Town and will require documentation, inspections, and ongoing maintenance.

Will all stormwater facilities automatically qualify for a credit?

No. Facilities installed solely to satisfy Town, County, State, or Federal requirements do not automatically qualify for a credit. Credits are intended to recognize stormwater practices that provide benefits beyond minimum regulatory requirements.

How much of a credit can I receive?

Credits are generally limited to a set percentage of the Stormwater Utility fee, unless otherwise authorized by the Town Board. The actual credit amount will depend on the type of facility, the benefits provided, and compliance with any program requirements established by the Town.

How do I apply for credit?

Property owners must submit an application and supporting documentation at the owner's expense demonstrating that the facility provides qualifying stormwater benefits. The Town may conduct inspections and require periodic verification to maintain eligibility. Credits may be reduced or discontinued if a facility is not properly maintained.

Appeals and Adjustments

What if I believe my nonresidential Stormwater Utility fee is incorrect?

If you believe your nonresidential impervious surface area, property classification, ERU assignment, or Stormwater Utility fee is inaccurate, you may request a review.

Examples include:

- Impervious surface measurement errors
- Property mapping errors

- Property classification errors
- Billing errors
- Changes to property conditions
- Other documented inaccuracies

Property owners may be asked to provide supporting documentation, such as surveys, site plans, engineering reports, or other relevant information, to assist with the review.

How do I submit an appeal?

Appeals must be submitted in writing and generally within **30 days** of the determination being appealed.

Additional information regarding the appeal process and required documentation will be available through the Town.

What happens after I file an appeal?

The Director of Public Works or their appointee will review the information submitted, evaluate the request, and issue a written decision. During the review process, the Town may conduct additional research, request supporting information, or perform a site inspection if necessary.

If you disagree with the decision, you may appeal to the Town Board, which will make the Town's final administrative determination.

Billing and Administration

How will the Stormwater Utility fee be collected?

The Town will collect Stormwater Utility fees through the property tax bill as a special charge. This approach provides an efficient and cost-effective method for billing property owners while minimizing administrative costs. Other collection methods authorized by Wisconsin law may also be used if needed.

What happens if I do not pay the fee?

Unpaid Stormwater Utility charges may become a lien against the property as authorized under Wisconsin law. Additional interest, penalties, administrative fees, and collection costs may apply.

Property owners with questions about their bill are encouraged to contact the Town as soon as possible to discuss available options.

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG, WISCONSIN

ORDINANCE NO. 2026-12

An Ordinance to Create Chapter 190: Stormwater Utility, of the Town of Cedarburg Code of Ordinances, Ozaukee County, Wisconsin.

WHEREAS, the Town of Cedarburg is a body corporate and politic; and

WHEREAS, the Town is responsible for funding, operating, managing, planning, maintaining, repairing, replacing, administering, improving, and expanding the Town's stormwater management facilities, systems, and programs; and

WHEREAS, The Town Board finds that effective stormwater management is necessary to protect public health, safety, and welfare; safeguard public and private property; protect natural resources and water quality; maintain reliable transportation systems; and comply with applicable federal and state requirements; and

WHEREAS, the Town Board has determined that the creation of a Stormwater Utility will work to provide the necessary resources to accomplish the foregoing; and

WHEREAS, The Town Board further finds that stormwater management services provide a benefit to Developed Properties throughout the Town, the costs of those services should therefore be allocated fairly and equitably among the properties that contribute stormwater runoff to the Town's stormwater system; and

WHEREAS, The Town of Cedarburg hereby creates and establishes a Stormwater Utility pursuant to the authority granted by Wisconsin Statutes, including but not limited to §§ 60.22(3), 60.627, 66.0627, 66.0809 through 66.0813, 66.0821, and all other applicable statutes.

NOW, THEREFORE, BE IT ORDAINED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, that Chapter 190, of the Town of Cedarburg Code of Ordinances is hereby created to read as follows:

CHAPTER 190

STORMWATER UTILITY

Sec. 190-01 Creation of Utility

The Town of Cedarburg hereby creates and establishes a Stormwater Utility pursuant to the authority granted by Wisconsin Statutes, including but not limited to §§ 60.22(3), 60.627, 66.0627, 66.0809 through 66.0813, 66.0821, and all other applicable statutes.

The Stormwater Utility shall be responsible for funding, operating, managing, planning, maintaining, repairing, replacing, administering, improving, and expanding the Town's stormwater management facilities, systems, and programs.

The Stormwater Utility shall operate as a separate enterprise fund of the Town.

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Sec. 190-02 Purpose and Policy

The purpose of the Stormwater Utility is to provide a dedicated and equitable funding source for the planning, design, acquisition, construction, operation, maintenance, repair, replacement, administration, and improvement of the Town's stormwater management facilities and programs.

The Town Board finds that effective stormwater management is necessary to protect public health, safety, and welfare; safeguard public and private property; protect natural resources and water quality; maintain reliable transportation systems; and comply with applicable federal and state requirements.

The Town Board further finds that stormwater management services provide a benefit to Developed Properties throughout the Town. The costs of those services should therefore be allocated fairly and equitably among the properties that contribute stormwater runoff to the Town's stormwater system.

It is the policy of the Town that Stormwater Utility rates and charges shall be reviewed annually and adjusted as necessary to keep Utility revenues reasonably related to the actual cost of providing stormwater management services.

Utility fees, rates, charges and special charges shall be established at levels reasonably calculated to fund the Utility's adopted budget, including operation, maintenance, repair, replacement, administration, regulatory compliance, capital improvement needs, and adopted reserve policies.

Utility fees, rates, charges and special charges shall remain fair, equitable, and non-discriminatory. The Town shall maintain only those operating and capital reserves that are reasonably necessary to support the long-term financial stability of the Stormwater Utility.

Sec. 190-03 Utility System Defined

The Stormwater Utility shall include all physical infrastructure, facilities, improvements, structures, easements, equipment, drainageways, channels, culverts, ditches, storm sewers, detention basins, retention basins, infiltration facilities, water quality devices, pumping facilities, stormwater treatment systems, and associated appurtenances owned, operated, maintained, managed, or accepted by the Town to collect, convey, store, infiltrate, detain, retain, manage, or treat stormwater runoff.

The Stormwater Utility shall also include natural resources managed for stormwater purposes, digital inventory records, engineering, databases, mapping systems, modeling systems, and the planning, administration, inspection, maintenance, repair, replacement, enforcement, public education, regulatory compliance, capital improvement, and other management activities utilized in stormwater administration and necessary to operate and manage the Town's stormwater system.

Sec. 190-04 Definitions

For purposes of this Chapter, the following definitions shall apply:

A. Agricultural Pond or Existing Non-Stormwater Pond

A natural or man-made pond, kettle, depression, impoundment, farm pond, livestock watering pond, recreational pond, landscape pond, or similar water feature that:

1. Is reasonably identifiable on historic aerial photography, mapping, survey data, or other documentation acceptable to the Town as existing prior to the applicability of Wisconsin Administrative Code NR 151.13;
2. Was not constructed, expanded, modified, or maintained for the purpose of satisfying federal, state, county, or local stormwater management, stormwater treatment, flood attenuation, infiltration, detention, retention, or post-construction stormwater management requirements;
3. Is not hydraulically connected to, integrated with, or utilized as part of a stormwater management system serving developed property; and
4. Does not provide stormwater management, treatment, detention, retention, infiltration, conveyance, storage, or other stormwater utility functions for runoff generated from developed property.

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Agricultural Ponds or Existing Non-Stormwater Ponds meeting the foregoing criteria shall not be included in the calculation of impervious area, measured impervious area, or Equivalent Runoff Units (ERUs). The Town may determine that a water feature no longer qualifies under this definition if it has been converted to, incorporated into, or functions as a stormwater management facility serving developed property.

B. Best Management Practice (BMP)

A structural or nonstructural measure, practice, technique, or device used to avoid, reduce, or manage stormwater runoff, flooding, erosion, sedimentation, or pollutant loading.

C. Billing Unit

The unit of measure used to calculate Stormwater Utility Charges.

D. Credit

A reduction to the charges owed pursuant to this Chapter.

E. Developed Property

Real property that has been substantially altered from its natural state by the construction of buildings, structures, pavement, driveways, parking areas, or other improvements that create impervious surfaces or significantly affect stormwater runoff characteristics. Minor grading, landscaping, agricultural activities, or similar site modifications that do not create impervious surfaces or materially affect stormwater runoff shall not, by themselves, cause a property to be classified as Developed Property.

F. Equivalent Runoff Unit (ERU)

The statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, as established by Town Board resolution.

G. Impervious Area or Surface

Any surface that significantly impedes or prevents stormwater from infiltrating into the soil, including roofs, driveways, parking lots, streets, sidewalks, patios, compacted gravel surfaces, stormwater management ponds, and other hard-surfaced or compacted areas, as determined by the Town through aerial photography, GIS analysis, field verification, surveys, engineering information, or other approved methods.

For purposes of Stormwater Utility billing, open water areas associated with Agricultural Ponds, Existing Non-Stormwater Ponds, natural kettles, wetlands, and similar water features shall not be considered impervious surface and shall not be included in the calculation of impervious area or Equivalent Runoff Units (ERUs), unless determined by the Town to function as a Stormwater Management Pond serving developed property.

H. Measured Impervious Area

The impervious area utilized by the Town for calculation of ERUs and Stormwater Utility Charges shall include stormwater management ponds as the Town shall model these under the DNR MS4 permit compliance. Measured Impervious Areas shall exclude agricultural ponds, existing non-stormwater ponds, natural kettles, wetlands, and similar features determined by the Town to not function as stormwater management facilities serving developed property.

I. Nonresidential Property

Any Developed Property that is not classified as Residential Property and whose primary use is commercial, industrial, institutional, nonprofit, agricultural-commercial, religious, educational, or a similar nonresidential use. Property classification shall be based on the principal use of the parcel as determined by the Town. The presence of impervious surface, public ownership, parkland, drainage facilities, transportation-related lands, vision triangles, open space, or similar features shall not, by themselves, determine property classification, billing status, or exemption from fees under this Ordinance.

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J. Parcel

A legally described lot, tract, or parcel of land identified by a tax parcel identification number maintained by Ozaukee County.

K. Redevelopment

Any construction, reconstruction, expansion, alteration, or land disturbance that increases, decreases, or otherwise modifies impervious surface area on a property.

L. Residential Property

A Developed Property used exclusively or primarily for residential purposes, including single-family homes, duplexes, manufactured homes, apartment buildings, town homes, and condominiums.

M. Stormwater Management Pond

An engineered, man-made or modified facility designed, constructed, or utilized for the collection, conveyance, detention, retention, infiltration, treatment, attenuation, storage, or management of stormwater runoff generated from developed property.

Such facilities include, but are not limited to, detention basins, retention basins, wet ponds, dry ponds, infiltration basins, regional stormwater facilities, water quality basins, constructed wetlands, bioretention facilities, and similar stormwater management practices intended to reduce peak discharge rates, improve water quality, provide volume control, satisfy regulatory requirements, or otherwise support the operation of the Town's stormwater management system.

Stormwater Management Ponds shall be considered part of the developed stormwater management system serving a property. The Town may rely upon generally accepted engineering practices and industry-standard hydrologic, hydraulic, and water quality modeling methodologies, including curve number analyses and stormwater runoff models, when determining whether such facilities are associated with developed property for purposes of Stormwater Utility administration.

N. Stormwater System

The facilities, improvements, structures, services, and activities used to collect, convey, store, infiltrate, detain, retain, manage, or treat stormwater runoff.

O. Stormwater Utility

The Town of Cedarburg Stormwater Utility established by this Chapter.

P. User Fee

The rate, charge, fee, or special charge imposed under this Chapter to fund the Stormwater Utility.

Q. Undeveloped Property

Real property that does not meet the definition of Developed Property.

R. Utility Administrator

The Director of Public Works or a designee appointed by the Director of Public Works shall serve as the “Utility Administrator”. The Utility Administrator administers and manages the day-to-day operations and functions of the Stormwater Utility. The duties are established in Section 190-05.

Sec. 190-05 Administration

The Town Board hereby designates the Director of Public Works, or their authorized designee, acting pursuant to the authority granted under Wis. Stat. §§ 60.22, 60.627, 66.0627, and 66.0821, as the Utility Administrator of the Stormwater Utility, to administer and manage the day-to-day operations and functions of the Stormwater Utility.

The Utility Administrator may develop and implement written policies, procedures, technical standards, manuals, forms, application requirements, and guidance documents necessary for the administration and enforcement of this Chapter.

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The Utility Administrator shall:

1. Maintain Utility records;
2. Determine, calculate, assign, modify, and maintain ERU classifications, billing units, and impervious area records;
3. Maintain, update, and verify stormwater utility databases, parcel classifications, GIS information, and related records;
4. Prepare, review, reconcile, and transmit billing information;
5. Administer utility records associated with new development, redevelopment, parcel combinations, parcel splits, and other property changes;
6. Conduct inspections, audits, investigations, and field verification activities;
7. Review and determine applications for credits, adjustments, and appeals;
8. Review and issue initial administrative decisions regarding appeals;
9. Administer rates, charges, credits, and related utility programs;
10. Provide recommendations to the Town Board regarding rates, budgets, reserve levels, capital improvements, and utility policies;
11. Coordinate with Town departments, consultants, and regulatory agencies regarding utility operations;
12. Maintain records necessary for annual rate reviews and budget development;
13. Prepare annual utility reports summarizing Utility activities, financial performance, major projects, and recommendations, as requested by the Town Board;
14. Enforce the provisions of this Chapter and issue administrative determinations; and
15. Perform such additional duties as may be authorized by the Town Board and consistent with this Chapter.

Sec. 190-06 Stormwater Utility Fund

A separate enterprise fund to be known as the Stormwater Utility Fund is hereby established and shall be maintained by the Town for the administration, operation, maintenance, repair, replacement, improvement, and expansion of the Stormwater Utility.

All revenues, fees, charges, assessments, grants, reimbursements, debt proceeds, contributions, and other monies received for Stormwater Utility purposes shall be deposited into the Stormwater Utility Fund and accounted for separately from all other Town funds.

Money deposited into the Stormwater Utility Fund shall be used solely for purposes related to the Stormwater Utility, including, but not limited to:

1. Operation, inspection, maintenance, and management of stormwater facilities and programs;
2. Repair, rehabilitation, replacement, and reconstruction of stormwater infrastructure;
3. Planning, engineering, design, permitting, surveying, mapping, modeling, and construction management services;
4. Compliance with federal, state, county, and local stormwater regulations, permits, and regulatory requirements;
5. Water quality protection, restoration, and improvement activities;
6. Flood prevention, flood mitigation, drainage improvement, and resiliency projects;
7. Acquisition, construction, expansion, and improvement of stormwater facilities and related property interests, including easements and rights-of-way;

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8. Capital improvements, system upgrades, and infrastructure replacement projects;
9. Acquisition, operation, maintenance, repair, and replacement of equipment, vehicles, software, technology systems, and related assets used for Stormwater Utility purposes;
10. Debt service payments, lease obligations, and other financing costs associated with Stormwater Utility projects and facilities;
11. Public information, education, outreach, and stakeholder engagement activities;
12. Administration of the Stormwater Utility, including customer service, billing, collections, inspections, recordkeeping, appeals, credit programs, and professional services;
13. Establishment and maintenance of operating, emergency, capital, debt service, depreciation, and other reserves as determined by the Town Board; and
14. Any other lawful purpose related to the management, operation, regulation, maintenance, financing, or improvement of the Town's stormwater management system.

The Stormwater Utility Fund may receive and retain revenues from user fees, rates, charges, or special charges, assessments, grants, donations, impact fees, developer contributions, intergovernmental assistance, reimbursements, bond or note proceeds, investment earnings, and any other approved lawful source of revenue.

Any surplus revenues, fund balances, reserves, investment earnings, or unexpended appropriations remaining in the Stormwater Utility Fund at the end of any fiscal year shall remain in the Stormwater Utility Fund and shall not lapse to, be transferred to, or become part of the Town's General Fund except as otherwise authorized by law.

The Town Board may establish and maintain such operating, capital, emergency, debt service, replacement, and contingency reserves as it deems reasonably necessary to ensure the long-term financial stability, operational reliability, and regulatory compliance of the Stormwater Utility.

Sec. 190-07 User Fees

A. Applicability

A Stormwater Utility User Fee is hereby imposed upon all Developed Property located within the Town that receives a benefit from, contributes runoff to, or otherwise impacts the Town's stormwater management system. Charges shall be imposed upon taxable and tax-exempt properties to the fullest extent permitted by law.

B. Exemptions

Except property owned by governmental entities, or as otherwise required by law or authorized by Town Board resolution, no Developed Property shall be exempt from Stormwater Utility Charges.

Undeveloped Property shall not be subject to Stormwater Utility Charges unless otherwise provided by Town Board resolution.

C. Rate Methodology

Stormwater Utility Charges shall be based upon the relative contribution of stormwater runoff generated by a property and the resulting demand placed upon the Town's stormwater management system.

The Town Board shall establish by resolution the Equivalent Runoff Unit (ERU), billing methodology, customer classifications, utility rates, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility.

D. Customer Classifications

Properties may be classified into one or more of the following categories:

1. Single-Family Residential;
2. Commercial;

3. Industrial;
4. Institutional; and
5. Other classifications established by Town Board resolution.

E. Residential Properties

Each residential parcel shall be assigned one (1) ERU unless otherwise determined by resolution of the Town Board.

F. Nonresidential Properties

Nonresidential properties shall be assigned ERUs based upon the Measured Impervious Area of the property divided by the adopted ERU value.

ERU calculations shall be rounded to the nearest whole number.

Existing Agricultural Ponds, Non-Stormwater Ponds, natural kettles, wetlands, and similar water features meeting the definition established in this Chapter shall not be included in measured impervious surface area used for ERU determination.

G. New Development and Redevelopment

Newly developed or redeveloped properties shall be subject to Stormwater Utility Charges upon issuance of an occupancy permit, utility connection, completion of construction, or another date determined by the Utility Administrator.

The Utility Administrator may establish administrative procedures and adjust ERU assignments as necessary to account for redevelopment, land use changes, newly created parcels, parcel combinations, parcel divisions, or other property modifications that affect stormwater runoff characteristics or impervious surface area.

H. Minimum Charge

No Developed Property shall be assigned less than one (1) ERU unless otherwise provided by Town Board resolution.

I. Annual Rate Review and Adjustment

The Town Board shall review the financial condition and funding requirements of the Stormwater Utility at least annually as part of the Town's budget process.

As part of the annual budget process, the Town Board may consider the actual and projected costs associated with the operation, maintenance, administration, repair, replacement, and improvement of the stormwater management system, including regulatory compliance obligations, capital improvements, debt service obligations, and reasonable reserve requirements.

Following such review, the Town Board shall establish the Stormwater Utility Rate by resolution.

The annual Stormwater Utility Rate may be increased, decreased, or otherwise modified by resolution of the Town Board as necessary to:

1. Recover the reasonable costs of operating and maintaining the Stormwater Utility;
2. Fund capital improvements, equipment, repairs, replacements, and system upgrades;
3. Meet applicable federal, state, county, and local regulatory requirements;
4. Maintain reasonable operating and capital reserves; and
5. Ensure that charges remain fair, equitable, and proportionate to the services provided and the demands placed upon the Town's stormwater management system.

Nothing in this Chapter shall require the Town Board to collect revenues in excess of those reasonably necessary to fulfill the purposes of the Stormwater Utility.

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The annual Stormwater Utility Rate (fee, rate, charge, or special charge) and any amendments thereto shall be adopted by resolution and maintained on file with the Town Clerk.

Sec. 190-08 Billing and Collection

Stormwater Utility Charges may be collected through direct billing, utility billing, special charges, inclusion on the tax roll pursuant to Wis. Stat. § 66.0627, special assessments where authorized by law, or any other collection method permitted by Wisconsin law.

Stormwater Utility Charges shall be due and payable in accordance with schedules established by the Town Board.

Property owners shall remain responsible for Stormwater Utility Charges regardless of occupancy, tenancy, or service status.

The Utility Administrator shall assess administrative fees, professional fees, interest, penalties, returned payment fees, collection costs, attorney fees, and other costs incurred in collecting delinquent charges.

Delinquent charges shall be transferred to the tax roll as a special charge or collected through any other lawful means.

The remedies provided herein are cumulative and may be exercised separately or concurrently.

Sec. 190-09 Credit Program

A. Purpose

The purpose of the Stormwater Utility Credit Program is to recognize and encourage private stormwater management activities that provide measurable benefits to the Town's stormwater management system beyond minimum regulatory requirements.

B. Administration

The Town Board may adopt by resolution a Stormwater Utility Credit Policy establishing eligibility criteria, application procedures, credit calculations, inspection requirements, maintenance standards, and other administrative provisions. The Credit Policy may be amended from time to time by resolution of the Town Board.

C. Eligibility

Credits may be granted for stormwater facilities or practices that demonstrably reduce runoff volume, peak discharge rates, pollutant loading, maintenance demands, or other costs incurred by the Stormwater Utility, including, but not limited to:

1. Water quality treatment facilities;
2. Regional stormwater facilities;
3. Peak flow reduction facilities;
4. Infiltration practices;
5. Internally drained areas;
6. Green infrastructure practices;
7. Stream restoration projects; and
8. Other Best Management Practices approved by the Town.

D. Regulatory Facilities

Facilities required solely to satisfy minimum local, county, state, or federal regulatory requirements shall not automatically qualify for a credit. Facilities that provide measurable benefits beyond minimum regulatory requirements may be eligible for credits as determined by the Town.

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E. Application Requirements

Applicants shall submit forms and supporting documentation required by the Utility Administrator, which may include engineering reports, maintenance agreements, inspections, operation plans, surveys, or other information necessary to evaluate the request.

F. Maximum Credit

Total credits shall not exceed fifty percent (50%) of the applicable Stormwater Utility Charge, unless otherwise established by Town Board resolution.

G. Maintenance and Inspections

All credited facilities shall be maintained in accordance with approved plans and applicable maintenance requirements.

The Town may inspect credited facilities and review maintenance records to verify continued eligibility.

The Utility Administrator may require annual certifications, inspection reports, and maintenance records as a condition of continued eligibility for credits

Failure to maintain a facility may result in suspension, reduction, revocation, or modification of the credit.

H. Transfer of Credit

Credits are owner-specific and may require reapplication upon transfer of ownership, as provided in the Credit Policy.

Sec. 190-10 Adjustments

Property owners may request adjustment of assigned billing units, ERUs, classifications, or charges based upon:

1. Mapping errors;
2. Impervious area calculation errors;
3. Parcel classification errors;
4. Billing errors;
5. Changes in property conditions; or
6. Other documented inaccuracies.

The Utility Administrator may require supporting documentation, including surveys, engineering reports, site plans, or other supporting documentation at the applicant's expense.

Approved adjustments shall apply prospectively unless otherwise authorized by this Chapter or determined by the Town Board. Refunds or billing corrections may be granted for a period not exceeding one (1) year preceding the date of application unless otherwise authorized by the Town Board.

Sec. 190-11 Appeals

A. Applicability

The appeal procedures set forth in this Section shall apply only to Nonresidential Properties. Residential Properties shall not be eligible to appeal ERU assignments, Utility Charges, adjustments, credits, or other determinations except as expressly authorized elsewhere in this Chapter.

B. Administrative Appeal

Any owner of a Nonresidential Property aggrieved by an ERU assignment, impervious area determination, Utility Charge, adjustment determination, credit determination, or other administrative decision made under this Chapter may file an appeal.

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Appeals shall be submitted in writing to the Utility Administrator within thirty (30) days of the determination being appealed and shall identify the specific basis for the appeal and include all supporting documentation and evidence.

The filing of an appeal shall not relieve the property owner of the obligation to pay any Utility Charge when due.

C. Administrator Review

The Utility Administrator shall review the appeal, evaluate the evidence submitted, conduct such investigation as may be reasonably necessary, and issue a written determination within 90 days.

The Utility Administrator may require additional information from the applicant and may consult engineers, surveyors, legal counsel, consultants, or other professionals as necessary to evaluate the appeal.

If the Utility Administrator determines that an ERU assignment, impervious area measurement, Utility Charge, adjustment, or credit determination was incorrect, the determination shall be revised and the applicable Utility Charge adjusted accordingly.

D. Extraordinary Review Costs

If an appeal requires extraordinary technical, engineering, surveying, legal, or consulting services beyond those normally incurred by the Town in administering the Stormwater Utility, the applicant shall be responsible to pay a fee equal to the actual cost to the Town for all related professional services per §Section 21-16 of the Town Code. The applicant shall be notified in writing of the estimated costs prior to the commencement of such review.

Routine administrative review conducted by Town staff shall not be subject to reimbursement.

E. Appeal to Town Board

A person aggrieved by the Utility Administrator's written determination may appeal to the Town Board by submitting an appeal in writing within thirty (30) days after issuance of the Utility Administrator’s written determination.

Upon appeal to the Town Board, the Town Board shall consider the record and any recommendations provided by Town staff, engineers, consultants, or legal counsel. The Town Board shall, within 60 days of receipt of the written appeal to the Town Board, notify the appellant of its decision in writing. The Town Board may affirm, reverse, modify, or remand the Administrator’s determination.

The decision of the Town Board shall constitute the final administrative determination of the Town.

Sec. 190-12 Inspections

Upon reasonable notice, the Town may conduct inspections of properties subject to this Chapter as necessary to administer credit programs, adjustments, appeals, compliance reviews, and other Utility functions.

The Town may inspect credited facilities, review maintenance records, and verify information submitted in support of applications and appeals.

Property owners shall provide reasonable access to areas relevant to the administration and enforcement of this Chapter.

Sec. 190-13 Enforcement

The Town may take any action authorized by law to enforce this Chapter, including but not limited to:

1. Correction of property classifications;
2. Adjustment of billing units or ERUs;
3. Revocation, suspension, or modification of credits;
4. Recovery of improperly granted credits;
5. Collection of unpaid charges;
6. Placement of charges on the tax roll;

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7. Issuance of citations or municipal forfeitures where authorized;
8. Recovery of administrative, engineering, legal, and collection costs;
9. Injunctive relief; and
10. Any other remedy authorized by law.

The remedies provided in this Chapter are cumulative and not exclusive.

Sec. 190-14 Coordination with Other Ordinances

Nothing contained within this Chapter shall repeal, modify, supersede, or otherwise alter the requirements of any Town ordinance relating to stormwater management, illicit discharges, construction site erosion control, post-construction stormwater management, zoning, land division, or public works requirements.

Compliance with this Chapter shall not relieve any person from compliance with any other applicable federal, state, county, or local requirement.

Sec. 190-15 Severability

If any provision, subsection, paragraph, sentence, clause, phrase, or portion of this Chapter is determined by a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remaining portions of this Chapter, which shall remain in full force and effect.

Sec. 190-16 Effective Date

This Chapter shall take effect upon passage and publication as provided by law.

Stormwater Utility Charges shall commence on the date established by resolution of the Town Board following completion of utility implementation activities and adoption of the applicable rate schedule.

This ordinance shall be in full force and effect upon its passage and posting as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Cedarburg, Ozaukee County, Wisconsin, this 5th day of October, 2026.

_____
David Salvaggio
Town Chairman

_____
Sara Jacoby
Asst. Admin./Town Clerk

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TOWN OF CEDARBURG
STORMWATER UTILITY CREDIT POLICY

I. Purpose

The purpose of this policy is to provide a fair and equitable method for reducing stormwater utility charges for nonresidential (i.e.…institutional, industrial, and commercial) properties that:

- Reduce runoff volumes;
- Improve stormwater quality;
- Protect public stormwater infrastructure; and
- Properly operate and maintain private stormwater management facilities.

The Town of Cedarburg ("Town") recognizes that private stormwater facilities provide benefits to the public stormwater system and should receive consideration when calculating stormwater utility charges. However, all properties continue to benefit from the Town's stormwater management program and therefore remain responsible for a portion of utility costs.

II. Eligibility

Credits may be granted to developed nonresidential properties that:

1. Maintain approved private stormwater management facilities;
2. Comply with all applicable Town ordinances and permit requirements;
3. Submit required documentation;
4. Allow reasonable access for Town inspections; and
5. Remain in compliance with applicable maintenance agreements.

Single family and duplex residential properties are not eligible for credits under this policy.

III. Credit Structure

Nonresidential properties may qualify for stormwater utility credits by implementing on-site stormwater management practices that provide measurable reductions in peak runoff rates and/or improvements in runoff quality.

For credit calculation purposes, stormwater utility costs are allocated among the following service categories:

Fee Component	Utility Cost Allocation	Credit Eligibility
Stormwater Utility Base Fee:	50%	Not Eligible
Stormwater Utility Peak Flow Fee:	30%	Eligible
Stormwater Utility Quality Fee:	20%	Eligible

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Credits are not available for the Stormwater Base Fee. This portion funds essential municipal stormwater services, including but not limited to:

- Town-wide drainage infrastructure;
- Regional flood management;
- Program administration;
- Regulatory compliance;
- Mapping and asset management;
- Street drainage facilities; and
- System inspections and maintenance.

Credits may be applied only to the Stormwater Peak Flow Fee and Stormwater Quality Fee. These components support activities related to stormwater conveyance capacity, flood mitigation, and pollutant reduction. Properties that demonstrate measurable reductions in peak flow and/or improvements in runoff quality may qualify for applicable credits as outlined in this policy.

Credit percentages may be revised following a review of the Town's stormwater utility budget and cost allocations. Any modifications require approval by Town Board resolution.

IV. Credit Criteria

Privately owned properties may be eligible for stormwater utility credits if they implement qualifying stormwater management practices and satisfy all the following requirements:

- Credits apply only to privately owned stormwater management facilities. Participation in Town-owned facilities is not eligible for credit.
- Submit a completed credit application, reimbursement agreement, and applicable review fee. Applicant shall be responsible to pay a fee equal to the actual cost to the Town for all related professional services per §Section 21-16 of the Town Code.
- Submit a completed credit application and applicable review fee.
- Provide supporting documentation demonstrating the performance of each stormwater practice for which credit is requested.
- Submit record (as-built) survey information verifying that facilities were constructed in accordance with approved plans and stormwater management requirements.
- Provide all required design files and supporting documentation necessary for verification.
- Allow reasonable access for Town representatives to inspect stormwater management practices.
- Operate and maintain all practices in accordance with approved plans and applicable Operation and Maintenance (O&M) documents.
- Maintain annual inspection and maintenance records and provide them upon request.

The Utility Administrator may require additional engineering analyses, modeling, monitoring data, or supporting documentation necessary to verify the claimed level of reduction. Costs for these will be assessed to the applicant under the reimbursement agreement process per §Section 21-16 of the Town Code.

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1. Peak Flow Control Credit

This credit applies to privately constructed, owned, and maintained stormwater practices that reduce runoff peak flow rates beyond the minimum requirements of the Town's Stormwater Management Ordinance (§Section 185-6).

If the Utility Administrator requires standards that exceed ordinance minimums, those standards shall be considered the minimum requirement for credit eligibility.

Applicants must submit engineering documentation demonstrating the extent to which runoff peak flow rates are reduced below the minimum required peak flow rates.

Eligibility Requirements

To qualify:

1. All post-development design storm requirements specified in §Section 185-6 shall be met.
2. The property shall reduce the 10-year design storm peak runoff rate below the required rate.

- For new development and redevelopment, calculations shall use the 10-year design storm defined in §Section 185-6.
- For existing developed properties with no peak flow requirements, the baseline shall be the site's peak runoff rate prior to installation of the stormwater practice.

Credit Calculation

Credits are awarded based on the percentage by which the post-development 10-year peak discharge rate is reduced below the required 10-year peak discharge rate.

Utility fee credits are prorated according to the percentage reduction achieved, up to a maximum credit of 30 percent. Example credit values are provided on the table below.

Credits are available only when the post-development 10-year peak discharge rate is more than 20 percent below the required rate. Credit amounts shall be calculated using the following formula:

Reduction Below Required Peak Flow	**Credit Percentage***
0% - 20%	0%
Above 20%	6%
40%	12%
60%	18%
80%	24%
100%	30%

* Maximum Peak Flow Credit = 30%

Calculation Formula

Peak Flow Reduction Percentage:

((Required Peak Flow - Actual Peak Flow) / Required Peak Flow) × 100

Utility Fee Credit:

Peak Flow Reduction Percentage × 30%

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Example

Required 10-year peak discharge = 17.9 CFS

Actual 10-year peak discharge = 12.3 CFS

Peak Flow Reduction = ((17.9 - 12.3) / 17.9) × 100 = 31.28%

Utility Fee Credit =

31.28% × 30%

Utility Fee Credit = 9.38%

2. Runoff Quality Credit

This credit applies to privately constructed, owned, and maintained stormwater practices that provide pollutant removal beyond the minimum runoff quality requirements of the Town's Stormwater Management Ordinance and applicable Wisconsin Department of Natural Resources (WDNR) standards.

If the Utility Administrator requires standards more restrictive than ordinance requirements, those standards shall be considered the minimum requirement for credit purposes.

Applicants must provide documentation demonstrating the pollutant removal effectiveness of the practice.

A. Future Development and Redevelopment

To qualify:

1. All runoff quality requirements of the Town's Stormwater Management Ordinance shall be met.
2. No credit shall be awarded for meeting the minimum ordinance requirements. Credits are available only for Total Suspended Solids (TSS) removal performance that exceeds the required TSS reduction.
3. Properties achieving a TSS reduction greater than the minimum required level may be eligible for a runoff quality credit. For a property required to achieve an 80% TSS reduction, no credit shall be granted for any TSS reduction less than or equal to 80%.

Example for a property required to achieve 80% TSS reduction:

TSS Reduction Achieved	**Utility Fee Credit ***
80% or less	0%
85%	5%
90%	10%
95%	15%
100%	20%

* Maximum Runoff Quality Credit = 20%

Credits are prorated based on the amount of TSS reduction achieved beyond the minimum required level.

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B. Existing Developed Properties

For properties that were developed prior to the implementation of applicable runoff quality requirements, the credit shall be based on the estimated reduction in sediment loading achieved relative to pre-improvement conditions. Applicants shall provide engineering calculations and supporting documentation demonstrating the estimated TSS reduction achieved by the stormwater management practice.

The Utility Administrator shall determine the appropriate baseline condition and acceptability of the submitted documentation for credit evaluation purposes.

The maximum credit available under this category shall be 20% of the total stormwater utility fee.

Example

Required TSS Reduction = 80%

Actual TSS Reduction = 88%

Utility Fee Credit =

((Actual TSS Reduction - Required TSS Reduction) / (100 - Required TSS Reduction)) × 20%

((88 – 80) / (100 – 80)) x 20%

Utility Fee Credit = 8.0%

V. Credit Application Requirements

The combined stormwater utility credit available under this policy shall not exceed 50 percent of the total stormwater utility charge. Credits associated with peak flow reduction and runoff quality improvement shall be cumulative but shall not exceed their respective maximums established herein.

The Utility Administrator shall review all credit applications for compliance with this policy.

1. Review Fee

A non-refundable review fee of $250.00 shall be submitted with the initial application.

2. Required Documentation

A. Application Form & Reimbursement Agreement

Submit a completed Stormwater Utility Credit Application and Reimbursement Agreement to the Department of Public Works.

B. Narrative, Certification and Technical Documentation

Applicants shall submit a report containing:

- A description of the credit(s) requested.
- A summary of the property and applicable stormwater practices.
- Supporting calculations and technical documentation.
- Certification that the practices have been constructed, are functioning as represented, and are owned and maintained by the property owner.

The Town may require hydrologic or hydraulic studies, plans, models, calculations, or other technical

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documentation necessary to verify eligibility. All engineering plans and calculations shall be certified by a Professional Engineer currently licensed in the State of Wisconsin. Costs for these reviews that exceed the $250 fee will be assessed to the applicant under the reimbursement agreement process per §Section 21-16 of the Town Code.

C. Operations and Maintenance Manual and Agreement

Applicants shall provide:

- An Operations and Maintenance (O&M) Manual describing inspection, operation, and maintenance requirements for each stormwater practice.
- A signed Operation and Maintenance Agreement recorded as required by the Town.

Property owner shall annually submit a signed certification that stormwater facilities have been inspected and maintained in accordance with the approved O&M Plan.

VI. Effective Date and Expiration of Credits

1. Effective Date of Credits

Approved stormwater utility credits shall commence on the first billing cycle following approval of the credit application and receipt of all required documentation.

2. Duration, Revocation, and Modification

Approved credits shall remain in effect provided the property owner submits any required annual certifications and maintains compliance with this policy.

The Utility Administrator/Town may suspend, revoke, or modify a credit if:

- Stormwater management practices are not maintained in accordance with approved plans, agreements, or operation and maintenance requirements.
- The stormwater facilities no longer satisfy the eligibility criteria for the approved credit.
- Changes to Town ordinances, policies, or credit standards affect the eligibility or amount of the credit.

3. Transfer of Ownership

Stormwater utility credits are specific to the approved property owner and shall terminate upon transfer of property ownership. New owners must submit a new credit application for Town review and approval.

4. Appeals

An applicant may appeal a credit determination in accordance with the procedures established in the Town Stormwater Utility Ordinance.

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The Town of Cedarburg, Wisconsin

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG, WISCONSIN

RESOLUTION #2026-8

"Resolution establishing the Equivalent Runoff Unit (ERU) as the statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg, billing methodology, customer classifications, utility fees, rates, charges, or special charges, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility; adopting a Stormwater Utility Credit Policy; and to authorize the collection of the Stormwater Utility Fee to fund the 2027 Fiscal Year budget"*

WHEREAS, the Town of Cedarburg is a body corporate and politic; and

WHEREAS, The Town is responsible for funding, operating, managing, planning, maintaining, repairing, replacing, administering, improving, and expanding the Town's stormwater management facilities, systems, and programs; and

WHEREAS, The Town Board finds that effective stormwater management is necessary to protect public health, safety, and welfare; safeguard public and private property; protect natural resources and water quality; maintain reliable transportation systems; and comply with applicable federal and state requirements; and

WHEREAS, The Town Board has determined that the creation of a Stormwater Utility will work to provide the necessary resources to accomplish the foregoing; and

WHEREAS, The Town Board further finds that stormwater management services provide a benefit to Developed Properties throughout the Town, the costs of those services should therefore be allocated fairly and equitably among the properties that contribute stormwater runoff to the Town's stormwater system; and

WHEREAS, The Town of Cedarburg created and established a Stormwater Utility pursuant to the authority granted by Wisconsin Statutes, including but not limited to §§ 60.22(3), 60.627, 66.0627, 66.0809 through 66.0813, 66.0821, and all other applicable statutes; and

WHEREAS, The Town Board hereby establishes the Equivalent Runoff Unit (ERU) to be 6,712 square feet as the statistical average impervious surface area associated with a representative single-family residential parcel within the Town of Cedarburg; and

WHEREAS, The Town Board adopts the billing methodology, customer classifications, utility fees, rates, charges, or special charges, minimum charges, administrative fees, penalties, and such other matters as may be necessary to administer the Stormwater Utility through Ordinance 2026-12; and

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THEREFORE, BE IT RESOLVED, that the Town of Cedarburg, in the County of Ozaukee, Wisconsin, that this preamble and these resolutions regarding the Stormwater Utility are approved by the Town Board.

Passed and adopted this 5th day of October, 2026.

_____
David M. Salvaggio, Town Chairman

Attest:

_____
Sara Jacoby, Assistant Administrator/Clerk

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TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

2026 Amended Annual Fee Schedule: Resolution 2026-9 (10-5-2026)

TOWN CODE SECTION	DESCRIPTION	FEE
§190	Stormwater Utility Fee (Rate, charge, fee, or special charge)	$65 per ERU (ERU = 6,712 square feet of impervious surface)
§190-09, §21-16	Stormwater Utility Credit Application	$250 fee; Professional Service Fees apply
§190-11, §21-16	Stormwater Utility Appeal	No Fee; Professional Service Fees apply
§95-3(A)	Dog License	$5 for "Fixed" (fe)males, $10 Otherwise
§95-3(B)	Kennel License	$35 (up to 12 dogs); $3 for additional dogs
§95-4	Late Dog License Fee	$5
§95-23	Honey Bee Keeping License	$20
§95-24	Chicken License/Coop & Run Inspection	$25 coop/run inspection/initial license $10 annual license renewal
§305-10	Overweight Vehicle Permit Fee	$50
§175-11	License Transfer Fee (Bar Premises)	$10
§175-5	Class "A" Intoxicating Liquor License	$500
§175-5	Class "B" Intoxicating Liquor License	$500
§175-5	Class "A" Fermented Malt Beverage License	$100
§175-5	Class "B" Fermented Malt Beverage License	$100
§175-5	Class "C" Wine License	$100
§175-5	Temporary Class "B" (Picnic) Beer & Wine	$10
§175-5	Retail Reserve Class "B" Intox. Liquor Lic.	$10,000
§175-19	Operator's License (non-refundable)	$32
§175-19	Provisional License (non-refundable)	$15
§130-4	Direct Seller's Permit	$100 resident / $150 non-resident
§118-2	Cigarette License Fee	$100
§200-3	Massage Establishment License	$200
§200-3	Massage Establishment Permit Fee	$25
§195-11,15,16	Adult Oriented Establishment License	New license: $350 Renewal: $250 (+$100 late fee)
§279-11	Street Use Permit	$25 + $1,000 refundable bond
§163-3	Flea Market License	$25/day
§206-25	Non-Metallic Mining Sites Annual Fee	$20/acre
§290-3	Taxicab & Limousine License	$15/year/vehicle
§142-2	Carnival/Circus License	$50
§142-2	Public Entertainment	$10/day; $25/week
§214-1	Mobile Home/Trailer Permit	$3/day
§70-4	Tax Bill Information Request/Copy Fee	$1 each
§21-15	Special Assessment Letter Request	$45 each + $20 expedite fee
§184-17, §21-16	*Land Division / Rezone Concept Fee	$100 + Professional Service Fees
§184-7 §184-17, §21-16	*Minor Land Division Application Fee	$125 + Professional Service Fees
§184-12 §184-17, §21-16	*Certified Survey Map Review Fee	$125 + Professional Service Fees

TOWN CODE SECTION	DESCRIPTION	FEE
§184-10, §184-17, §21-16	*Preliminary Plat Review Fee	$250 or $150+$10/Lot (Greater Amount) + Professional Service Fees
§184-10, §184-17, §21-16	*Reapplication Fee (2nd Review of Prelim. Plat)	$50
See Applicable Section	Late Application Fee / Special Meeting Fee	$400 (applies to items with * symbol)
§184-6, §21-16	Land Use Study Fee	$250 or $150+$10/Lot (Greater Amount) + Professional Service Fees
§184-6, §21-16	*Reapplication Fee (x2 Review of Land Use Study)	$50
§184-11, §184-17, §21-16	*Final Plat Review Fee	$250 or $150/Lot+$10 (Greater Amount) + Professional Service Fees
§185-07,11,15; §21-16	Stormwater Management Plan Review Fee	$325 + Professional Service Fees
§279-1	Right-of Way Permit	$35 fee + $1,000 refundable bond
§184-11	*Reapplication Fee (2nd Review of Final Plat)	$50
§320-41, §21-16	*Planned Unit Development Petition Fee	$250 (Preliminary Plat fee may apply) + Professional Service Fees
§320-48, §21-16	*Conditional Use Permit Fee	$300 + Professional Service Fees
§320-107, §21-16	*Telecommunication Installation	$200 + Professional Service Fees
§320-118, §21-16	*Pond Permit Application	$100 + Professional Service Fees
§320-130, §21-16	*Rezoning Petition Fee	$300 + Professional Service Fees
§320-130, §21-16	*Text Amendment Fee	$150 + Professional Service Fees
§320-132, 135; §21-16	Zoning Board of Appeals	$150 + Professional Service Fees
§184-16	Impact Fee	$3,790
§112-5 §112-10	Outdoor Wood-Fired Furnace Permit Fee Outdoor Wood-Fired Furnace Variance	$45 $50
§320-103, §21-16	*Wind Energy System	$15,000 deposit + Professional Service Fees
§320-25, §320-26, §320-29, §320-31, §21-16	*Architectural & Site Plan Review	$100 + Professional Service Fees
§320-63, §320-65, §21-16	Reviews related to repairs, improvements, additions and/or alterations to nonconforming structures	$100 + Professional Service Fees
§232-6 Park & Recreation Rentals	Recreation Facilities Park Reservation	See Recreation Rental Schedule $65/day resident, $100/day Non-Resident + security deposit
§232-2 Field regulations	Grilling Permit Application	$10
	IMPACT FEE BREAKDOWN	
§184-16(C)(1)	Parks, Public Sites & Open Spaces	$1,008.90 (26.62%)
§184-16(C)(2)	Municipal Buildings, Sites & Facilities	$2,199.72 (58.04%)
§184-16(C)(3)	Drainage, Highways, Traffic Control and Other Infrastructure	$581.39 (15.34%)
§232-4(B)	~~PVNP~~ Pleasant Valley Park & Trails Shelter Rental	$200 Deposit & $75 for TOC Resident; $100 for Non-Resident
	RECYCLING FEES	
§273-11	Town Recycling Yard Access Key Card	$35 initial purchase, $30 annual renewal, $10 replacement card, If card purchased/renewed on or after September 1, card will be good for remainder of year plus following year

TOWN CODE SECTION	RECYCLING FEES CONTINUED	FEE
§273-25	Tire Disposal	No charge, limit 8 per residence per year w/ purchase of access card
§273-24	Appliance Disposal Fees	No charge for appliances w/ purchase of access card
§273-6(A)(7) §10-12	Special Pick-up	$100 + $2.50/min. after 15 minutes $50 no-call cancellation fee
§273-6(A)(8), §10-12	Brush Collection	$145 + $2.50/min after 30 minutes
	FIRE INSPECTION/DEPARTMENT FEES	
§5-2-4 City of Cedarburg Code of Ordinances	Annual fire inspection per Shared Services Agreement with the City of Cedarburg	Under 1,000 square feet — $15 per year 1,001—5,000 square feet — $25 per year 5,001—10,000 square feet — $50 per year 10,001—20,000 square feet — $100 per year 20,001—30,000 square feet — $150 per year 30,001—40,000 square feet — $200 per year 40,001—50,000 square feet — $300 per year 50,001—75,000 square feet — $400 per year 75,001—100,000 square feet — $500 per year Over 100,000 square feet — $1,000 per year
§5-2-4	Residential Buildings with no inspectable common areas – exterior inspection only	$15 per year
§5-4-9	False Alarm Charge	No charge for first two false alarms, $150 for third alarm; $250 for fourth alarm, $400 for fifth and subsequent alarm per location
§5-2-5	Fire Protection System Permit Application	$75 base + $1 for each fire alarm/detection system device + $1 for each fire suppression/sprinkler system head

Agenda Date: 10/5/26
Agenda Item: # 11g

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board
MEMO FROM: Paul Jungbauer, Director of Parks & Recreation
MEMO WRITTEN: September 30, 2026
MEMO SUBJECT: **Item # 11g:** Discussion and possible motion to approve the renewal of the Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement*

BACKGROUND

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 a renewal of the agreement annually at the October Town Board meeting.

Staff spoke with Steve Becker, managing member of Project Sports, LLC, to discuss the renewal and generally review the terms of the agreement. Mr. Becker did not suggest any potential changes to the agreement. A walk through with Mr. Becker and Town Staff will take place prior to the November 1st date of the seasonal agreement beginning.

At this time, it is the recommendation of staff to renew the agreement at the October Town Board meeting as currently written, while understanding that this item may come back to approve any changes to the agreement at a future Board meeting.

ACTION REQUESTED

Staff requests the Town Board renew the attached Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement.

ATTACHMENT:

I. Korb Sports Complex Seasonal Parking Lot License and Maintenance Agreement

KORB SPORTS COMPLEX SEASONAL PARKING LOT LICENSE AND MAINTENANCE AGREEMENT

This License Agreement (hereinafter "License") effective as of the 21st day of November, 2023, by and between the **TOWN OF CEDARBURG**, a municipal corporation, with its principal offices at 1293 Washington Ave., Cedarburg, Wisconsin, 53012, and owner of the property known as the Korb Sports Complex located at 8555 State Road 60, Cedarburg, Wisconsin (hereinafter "LICENSOR"), and, **PROJECT SPORTS, LLC**, the owner of the property located at 8611 State Road 60, Cedarburg, Wisconsin, 53012, (hereinafter "LICENSEE").

In consideration of the mutual promises contained herein, the parties agree as follows:

Section 1. LICENSOR hereby grants to LICENSEE a license to use the parking lot(s) located at the Korb Sports Complex as and for overflow parking of LICENSEE'S guests, invitees, customers, attendees, employees or agents on areas as shown on the attached Site Plan of the Premises (the "Parking Lot") as a tournament overflow parking lot area for Licensee (the "Seasonal License"). Licensee shall have exclusive use of the Parking Lot from November 1st through April 30th of each year of the Seasonal License. Licensee shall have non-exclusive use of the Parking Lot from October 1st through October 31st and May 1st through May 31st each year of the Seasonal License, upon 10 days advanced written request for certain dates and times as pre-approved in writing by the Town's Director of Parks and Recreation, or its designee.

Section 2. The Parking Lot described in Section 1 above may be used by the LICENSEE for purposes of operating and maintaining an overflow parking area for LICENSEE'S adjacent indoor sports complex. This Seasonal License shall be valid from the effective date of this License and subject to annual renewal by the Town Board at the regular meeting of the Town Board in October of each year. No alcohol beverages shall be sold, served or consumed on the Parking Lot.

Section 3. At all times during the term of this Seasonal License, LICENSEE shall be responsible for controlling the gate(s) for the access points to the Parking Lot, maintaining the gravel from wear and tear and repairing potholes and ruts, preventing vehicles from parking in the driveway and/or any other area outside of the Parking Lot (including the outdoor fields) and for keeping the Parking Lot in a clean and sanitary condition, free and clear of all refuse, litter and other obstructions, regardless of who shall be responsible for causing any damage, unclean or unsanitary condition, refuse, litter or other obstruction. Prior to the expiration of the Seasonal License of each year, LICENSEE shall restore the Parking Lot and any property of the Korb Sports Complex to good condition and repair, which shall include filing and leveling the gravel, if necessary. Prior to the commencement of the initial term of the Seasonal License, LICENSEE shall be responsible, at LICENSEE's expense, to relocate the gates to the Korb Sports Complex to the new location as indicated on the attached Site Plan. The Town shall at all times be provided by LICENSEE with a key for the gates.

Section 4. In consideration of the terms and conditions of the Development Agreement between the parties, LICENSOR will not charge LICENSEE any fee for this Seasonal License.

Section 5. LICENSEE agrees that during the term of the Seasonal License (October through June each year) to assume all liability for damages to persons or property arising out of Licensee's, its agents', employees', guests' or invitees' use of the Parking Lot or associated with

Licensee's or its agents' creation, operation, maintenance, restoration, and repair of the Parking Lot. Licensee agrees to repair any damage to the property of the Korb Sports Complex caused by Licensee, its agents, employees, guests or invitees. During the term of this Seasonal License and for a period of 30 days after the termination date of the License, LICENSEE shall obtain and maintain in force a public liability insurance policy in the amount of at least $2,000,000 covering bodily injury or death in the aggregate in any one occurrence or accident, and at least $50,000 covering property damage in the aggregate in any one occurrence or accident, and naming the Town of Cedarburg as an additional insured thereon. Said insurance policy shall provide that it shall not be canceled until after at least 30 days' written notice to the Town Clerk. A certificate of insurance naming the LICENSOR as an additional insured party shall be submitted prior to issuance of this License.

Section 6. LICENSEE shall remove any personal items of LICENSEE associated with the Parking Lot whenever public safety or necessity so requires, or if the Parking Lot is needed for any other public purpose, as determined by resolution of the Town Board, or upon the expiration or revocation of this Seasonal License for any reason. Further, the Director of Public Works may order the temporary removal of such items for emergency repairs or for the installation, maintenance, repair or replacement of any public utilities or improvements. LICENSEE shall not be entitled to any damages when and if the removal of such items is required. If LICENSEE fails to comply with a demand for removal of such items from the Parking Lot or is not available at the time such removal is necessary, LICENSOR's employees, officers or agents shall remove such items and charge the cost of removal to the LICENSEE.

Section 7. At any time that LICENSEE shall violate any of the terms or conditions upon which this Seasonal License was issued, the Director of Public Works or the Town Constable of Cedarburg shall forthwith serve a written notice upon the LICENSEE specifying the nature of the violation and shall forthwith make a written complaint to the Town Board which shall hold a public hearing thereon, after the LICENSEE shall have had 10 days' written notice of such hearing. Thereafter, for cause shown, the Town Board may suspend or revoke this Seasonal License. Nothing contained in this Section 7 shall be construed to limit the power of any enforcement officer in prosecuting violations of any other laws of the state of Wisconsin or ordinances of the Town of Cedarburg applicable to the Parking Lot, the property of the Korb Sports Complex, or to the adjacent parcels.

Section 8. Notwithstanding the insurance requirements set forth in Section 5 above, LICENSEE shall indemnify and hold LICENSOR harmless from any and all loss, expenses, costs, claims, demands, liability, damages and/or judgments arising or resulting from any action at law or equity that may be brought against LICENSOR, its officers, employees, agents or representatives by any person(s), on account of or in any manner connected with the privileges or rights granted, or the duties imposed by this Seasonal License, or the exercise of said privileges or rights by LICENSEE, or the negligent or intentional acts or omissions of LICENSEE, its or their officers, employees, agents, representatives, members, contractors, customers, attendees or invitees.

Section 9. LICENSEE may not transfer or assign its privileges or rights, nor delegate its duties or obligations, under this Seasonal License to any entity, person or third-party.

LICENSEE:

PROJECT SPORTS, LLC

Steve Becker , Managing Member

LICENSOR:

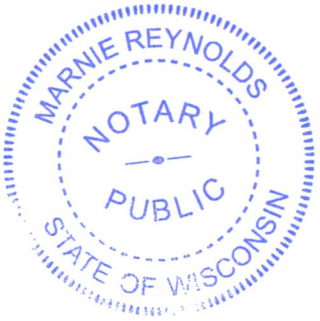
TOWN OF CEDARBURG

David Salvaggio, Town Chairman

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF OZAUKEE

This instrument was acknowledged before me on 10/21/23 by Steve Becker on behalf of Project Sports, LLC.

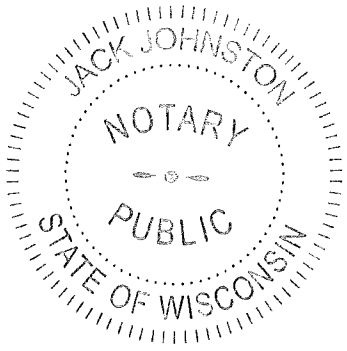


(Name of notary public) Marnie Reynolds
Notary Public, State of Wisconsin
My commission expires: 10/5/27

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF OZAUKEE

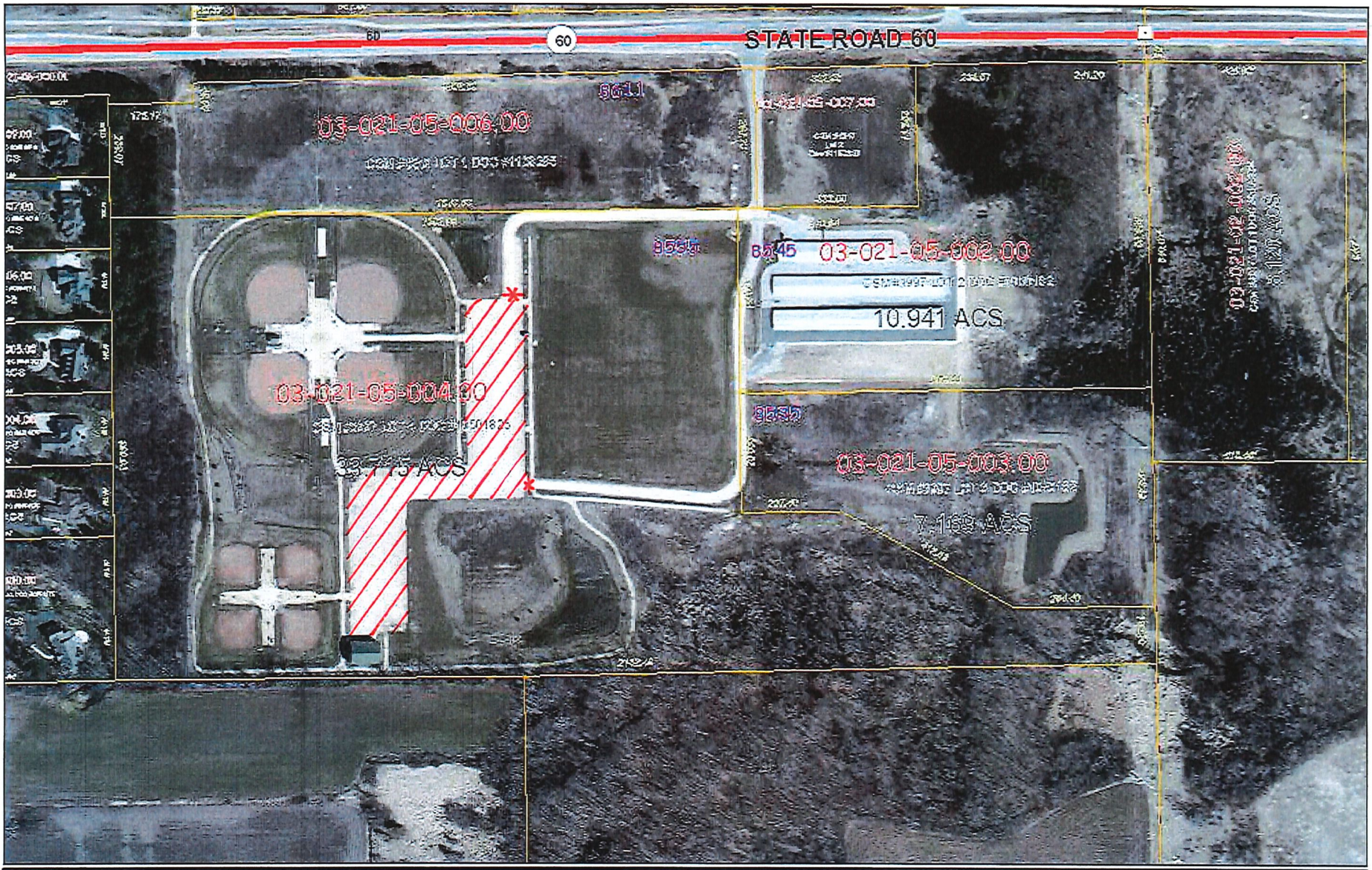
This instrument was acknowledged before me on 21st November, 2023 by David Salvaggio on behalf of the Town of Cedarburg.



Jack Johnston
(Name of notary public)
Notary Public, State of Wisconsin
My commission expires: 12/3/24

Site Plan

Parcel Information



SITE PLAN

Meeting Date: 10/5/26
Agenda Items:# 11h, i

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: Chairman Salvaggio, Town Board
FROM: Eric Ryer, Town Administrator
MEMO WRITTEN: September 17, 2026
SUBJECT: **Item #11h:** Discussion and possible motion on additional elements of the Town Capital Improvement Plan, including Fire Station 2 masonry repairs, HVAC, and a generator for Fire Station 2 and the Town DPW Shop*
Item #11f: Discussion and possible motion to amend the Fiscal Year 2026 Budget*

BACKGROUND

It was anticipated that the 2026 budget would be amended, primarily in regard to capital projects. At their meeting on July 10th, the Finance Committee discussed the idea of identifying additional capital projects for 2026 as the road sealing came in under the anticipated cost. At their July 22nd meeting, the Finance Committee unanimously recommended approval of computers, which the Board approved at their August meeting totaling $19,217.53. At their September 2nd meeting, the Finance Committee directed staff to obtain final quotes for the items below for Fire Station 2 and Town Hall DPW Shop. The Committee recommended approval of the masonry repairs, two compressors, and the Dickenschrauf HVAC option.

Final Quotes for Action **#11h**

Fire Station 2 & Town Hall DPW Shop:

- A quote from Holton Brothers for $13,950 for exterior masonry building and sign repairs.
- Station 2 HVAC quotes. Recommended option – Dickenschrauf (20-year heat exchanger warranty)
  - **Dickenschrauf: $36,320**
  - Bublitz: $42,503
  - BC HVAC: ranging from $40,000 - $44,000 plus potential roof repair (priced for 2027)
- A quote from Total Industrial Air for two compressors, one for Station 2 and one for Town Hall DPW Shop =$8,085.54 each including install = Total $16,171.08

Budget Impact

Here is a breakdown on the Capital budget taking these into account:

- $345,000 starting funding amount
- $182,915 for road sealing
- $19,217.53 for laptops
- Placeholder High AV bid of $72,952.70 (still under consideration by the Finance Committee)
- Placeholder HVAC quote Station 2 $36,320 for American Standard Dickenschrauf option (20-year warranty)
- Holton Masonry quote Station 2 $13,950
- Compressor quote for Station 2 & DPW Shop $16,171.08

Capital Budget Status if all projects are completed = $3,473.69 remaining

BUDGET AMENDMENT #11f

A draft budget amendment summary is attached here to account for current versus proposed/Board approved amendment 2026 items. As the original 2026 budget was approved via motion, it can be amended via motion (no public hearing required per statute and Town's Association legal counsel). The proposed amendments do not affect the tax levy or special charges. The changes proposed would see amendments to the General Fund, Special Revenue Fund, and Capital Fund to reflect accounting. In summary, the proposed amendments would accomplish the following:

Capital Equipment Items

Adopted Budget Summary:

Total approved equipment budget for 2026 was:

- $75,000 to retrofit the road grader (Machinery & Equipment Account)

$150,000 was also approved to pre-fund equipment per the equipment replacement/depreciation schedule. Note: the Equipment Plan does not contemplate the use of Fund Balance for the next 5 years under current financial conditions. The proposed budget amendment does not contemplate any change to fund balance.

2026 Capital Equipment Proposed Amended budget:

Items for the amendment:

- $37,482.74 (Board approved Fire Station 2 Generator purchase – January 2026)
- $81,325 (Board approved for Truck #16 – July 2026 meeting)
- $19,217.53 for laptops as approved by the Board (August meeting)
- Placeholder amount of High AV bid of $72,952.70 (includes one year of support)
- Placeholder amount of HVAC quote Station 2 $36,320
- Holton Masonry Quote Station 2 $13,950
- Compressor quote for Station 2 & DPW Shop $16,171.08

Under this scenario, the remainder of the $650,000 PWSB loan will be spent on the bridge in 2027. The combined $689,000 PWSB loans (separate from the $650,000 loan) would fund the bridge construction in 2027, and leave a small balance for future projects. The 2027 Capital Plan has been updated to include the new cost of the Cedar Creek bridge construction. This impacted the projects that were going to be presented for 2027. The Plan now shows that as a small balance with projects TBD, or it could be retained for future years.

Capital Road Items

Adopted Budget Summary:

For 2026, the Capital Projects Fund accounted for road plan and related engineering spending of $400,500. The adopted road portion of the Capital Fund included $345,000 for road sealing and $55,500 for the Cedar Creek Bridge project (2027 construction).

- $345,000 for road sealing (Capital Funds)
- $55,500 for the Cedar Creek Bridge Project (Capital Funds)

2026 Capital Road Proposed Amended budget:

The Capital Projects Fund is proposed to be amended to account for items as follows: 1) decrease to $182,915 for road sealing, 2) leave the Cedar Creek Bridge funding at $55,500, 3) add $16,672 for bridge TLE services. Revenues would be reduced from $400,000 to $344,000 to reflect the 2026 PWSB loan.

Special Revenue:

Adopted Budget Summary:

The adopted Special Revenue Fund shows $176,830 of revenues and $215,000 of expenditures, which included transferring out $75,000 for equipment purchases. The account showed $150,000 of revenue for future equipment purchases in keeping with the Equipment Plan.

2026 Proposed Amended budget:

The proposed amended Special Revenue Fund would not affect revenues, but would increase expenditures to $381,453 to account for the transfer of an additional $81,325 from the Machinery and Equipment account for the final payment on Truck #16 as approved by the Town Board, the transfer of $37,483 for the Board approved Station 2 generator, and provide funding to complete the stormwater utility work $47,645 (including the scope, ordinance, legal, audit and financial review). The fund shows $150,000 of revenue for future equipment purchases in keeping with the Equipment Plan.

BOARD ROOM AV UPDATE

The two firms identified at the September 2nd Finance Committee meeting were interviewed at the September 16th meeting. They were provided a list of additional questions in advance of the meeting, and were asked to present in a technical manner, describing the room setup and system function. The Committee requested updated quotes for their consideration at the October 14th Finance Committee meeting, for a recommendation to the Town Board.

FINANCE COMMITTEE RECOMMENDATION / ACTION REQUESTED

The Finance Committee recommended approval of the masonry repairs, two compressors, and the Dickenschrauf HVAC option.

Separately, the Finance Committee recommended the Town Board approve the proposed budget amendment.

ITEM #3: Staff requests the Board consider action to approve the Holton Brothers masonry quote $13,950, Dickenschrauf HVAC Quote $36,320, and compressor quote $16,171.08 as additions to the 2026 Capital Plan.

ITEM #4: Staff requests the Board consider a motion to approve the proposed budget amendment to account for the additions to the Capital Plan and other Board approved projects.

ATTACHMENTS

I. HVAC Quotes
II. Masonry Quote
III. Compressor Quote
IV. Budget Amendment spreadsheet
V. DRAFT updated Capital Plan

120 N 120th St. Wauwatosa, WI 53226

Date: September 9th, 2026

To: Town of Cedarburg
C/O Andy Bartley
1293 Washington Ave.
Cedarburg, WI 53012
(262)377-4509
Abartley@town.cedarburg.wi.us

HVAC Replacement Proposal for 1350 Covered Bridge Rd.

A: F-1 Furnace Replacement: American Standard S9X2B080U4PSBB 80k Btu/h, 96% efficient natural gas furnace with multi-speed constant torque ECM blower motor and two-stage gas valve. 1-year parts warranty, 1-year labor warranty, 20-year heat exchanger warranty.

$7525.00

B: F-2 Furnace Replacement: American Standard S9X2B060D3PSBB 60k Btu/h, 96% efficient natural gas furnace with multi-speed constant torque ECM blower motor and two-stage gas valve. 1-year parts warranty, 1-year labor warranty, 20-year heat exchanger warranty.

$7495.00

The new furnaces will be set in the same location as the existing furnaces. The existing supply and return ducting, including filter cabinets, will be reused with the new furnaces. Control wiring, gas supply piping, and 120V electrical wiring will be reused with the new equipment. Existing 2" vent piping will be reused unless the options to replace vent piping is selected. A new drain hose will be installed from each furnace to the floor drain in the mechanical room. All new equipment will be installed and tested in accordance with all manufacturer's standards.

This proposal does not include electrical work or permits. Customers may hire their own licensed electrician, or, upon acceptance of this proposal, a quote can be provided by Berres HVAC and Electric for electrical work and permits. An electrical permit is required for a valid HVAC permit.

C: CU-1 Air Conditioner Replacement: American Standard 5A7A3042A1000A 13 SEER2, 3.5-ton, single-stage R-454B condensing unit with matching evaporator coil. 1-year parts warranty, 1-year labor warranty, 5-year compressor warranty.

$8025.00

D: CU-2 Air Conditioner Replacement: American Standard 5A7A3030A1000A 13 SEER2, 2.5-ton, single-stage R-454B condensing unit with matching evaporator coil. 1-year parts warranty, 1-year labor warranty, 5-year compressor warranty.

$7675.00

Existing AC systems will be recovered in accordance with EPA regulations. New AC condensers will be set on a plastic pad in the same location as the existing condensers. The existing copper line sets will be flushed and reused with the new AC systems unless the option to replace the line sets is selected. Existing copper line sets will be connected to new indoor and outdoor equipment with modifications made as necessary. The existing 208/230V electrical supply will be connected to the new equipment without modification. A new drain hose will be installed from each evaporator coil to the floor drain in the mechanical room.

This proposal does not include electrical work or permits. Customers may hire their own licensed electrician, or, upon acceptance of this proposal, a quote can be provided by Berres HVAC and Electric for electrical work and permits. An electrical permit is required for a valid HVAC permit.

E: Budget to Replace AC Line Sets:

Existing copper line sets will be replaced. This will require drywall to be removed from walls and ceilings in several areas of the building to expose the entirety of the existing line set. This proposal does not include repairs to drywall, paint, finished surfaces, or trim. All such work is to be done by others at building owners' expense when HVAC work is complete. If this option is not selected, the existing line set will be flushed and reused with the new system. If, upon pressure testing the new AC system, it is discovered that the existing line set is leaking or defective, the line replacement will be completed following this price structure. The final price will depend on actual labor hours used. The listed price range is for one AC system. There are a total of two systems in the building.

$1000.00-1600.00 each

F: Budget to Replace Furnace Intake and Exhaust Piping:

Existing 2" cellular core PVC vent piping will be replaced with 2" sch. 40 PVC piping from the furnace location to the concentric vent termination to meet code requirements. This will require drywall to be removed from walls and ceilings in several areas of the building to expose the entirety of the existing vent systems. This proposal does not include repairs to drywall, paint, finished surfaces, or trim. All such work is to be done by others at building owners' expense when HVAC work is complete. The final price will depend on actual labor hours used. The listed price range is for one furnace. There are a total of two furnaces in the building. This proposal does not include repair or replacement of roof system, flashing, or concentric vent termination, all of which will be undisturbed by this proposed work.

$500.00-800.00 each

G: HVAC Permits: **$800.00**

This quote is valid for 90 days. 1/3 of total balance due with signed contract before work to be started. Final balance due upon completion.

Payment Terms:

List options chosen:

Total for listed items above chosen: _____

1/3 Down-payment: _____

Balance due upon completion of work: _____

Signature for Contract Approval: _____

Date: _____

IF WORK IS UNPAID AFTER 30 DAYS FROM COMPLETION, THEN A CHARGE OF 15% SHALL BE CHARGED MONTHLY ON ANY UNPAID AMOUNT. ALSO, THE OWNER OF THE LAND IS RESPONSIBLE FOR ANY FEES INCURRED BY DICKENSCHRAUF HEATING AND COOLING, LLC. FOR RECOVERY OF MONEY DUE.

As required by the Wisconsin Construction Lien Law, Dickenschrauf Heating and Cooling LLC; hereby notifies owner that persons or companies furnishing labor or materials for the construction on owners land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to Dickenschrauf Heating and Cooling, LLC. are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Dickenschrauf Heating and Cooling, LLC. agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Sincerely,
Jared Flannick: HVAC Installer and Service Technician
Dickenschrauf Heating & Cooling
Office: (414) 258-9703 Cell: (414)588-8856

Estimate

Date: **September 9, 2026**

Estimate # **4297**

Customer: **TOWN OF CEDARBURG**
1293 WASHINGTON AVE
CEDARBURG, WI 53012

Job Address
1293 WASHINGTON AVE
CEDARBURG, WI 53012

Estimate includes Installation of the Following:

1 - Bryant 927T*60080V21 Preferred 97.0% Two Stage Gas Furnace

1 - Bryant 134SA*04200N Legacy R-454B Single Stage AC with coil and lineset

Reuse Existing Thermostat

Reuse Existing Air Filter

1 - Bryant 927T*48060V17 Preferred 97.0% Two Stage Gas Furnace

1 - Bryant 134SA*03000N Legacy R-454B Single Stage AC with coil and lineset

Reuse Existing Thermostat

Reuse Existing Air Filter

No Humidifier Selected

No Dehumidifier Selected

No UV Light Selected

HVAC Permits, Electrician , and Electrical Permits included

Total Cost of Project **$32,803.00** **Includes taxes**

This Estimate is for immediate acceptance. Void after 10 days.

100% due at completion of job

No annual maintenance included.

Notes:

Due to the current furnaces having BTU ratings not equal to quoted equipment, consideration was given to the ratings of the old equipment for size determination. Customer will need to provide HVAC drawings at time of build to determine if quoted furnaces are size appropriately.

Bublitz Plumbing and Heating, Inc.
N5193 County Road I Saukville, WI 53080
262.692.2086

BUBLITZ
PLUMBING&HEATING, INC.

Conditions: Past Due accounts will be charged a service charge of 1.5% per month (18% annually) from Due Date. Minimum Charge of $5.00.

1. Labor Guarantee – The labor charge as recorded here relative to the equipment services as noted is guaranteed for a period of 30 days. We do not of course, guarantee other parts than those we supply. If repairs later become necessary due to other defective parts, they will be charged separately.
2. Parts warranty – all parts recorded are warrantied as per manufacturer specifications.
3. Notice of Lien Rights: Pursuant to Wis. State #779.02, owner is advised as follows: As required by the Wisconsin Construction Lien Law, contractor hereby notifies owner that persons or companies furnishing labor or materials for addition to the undesigned contractor are those who contract directly with the owner or those who give owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender. If any contractor agrees to cooperate with owner and owner's lender, if any, to see all potential Lien claimants are duly paid.
4. Any items which were discussed during the negotiation of this home will not be binding unless in writing.
5. Homes under construction between the months of November and March may incur winter charges as needed.
6. All change orders that increase the contract price shall be paid within 10 days after receiving the change order. Unpaid change orders will result in additional charges and/or stoppage in work schedule.

When applicable, if AC is installed but 240V is not completed at time of installation, customer is responsible to call for testing appointment after electrical is completed.

Customer Name
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

Estimate # 4297 Total Cost of Project - less Options $32,803.00

List Desired Equipment Options Below.

Description - Model Number	Additional or Deducted Amount

Equipment will be ordered and install date can be set after a signed contract is received in our office.

Customer Signature: _____ Date: _____

Bublitz Plumbing and Heating, Inc.
N5193 County Road I Saukville, WI 53080
262.692.2086

Customer **TOWN OF CEDARBURG** Estimate # **4297** Date **September 9, 2026**

Option - E: Budget to replace line set per system

Install ACR piping with 1/2" wall insulation on suction line to both AC systems to be replaced. Piping to be run below the ceilings, to the outside, and run down outside wall. Piping on outside wall to be inside lineset duct. Price is for one AC system

Add - $3820 each

Option - F: Budget to Replace intake and exhaust piping per system

Install new intake and exhaust for both furnaces. Pipe and material to be DWV Sch 40 D1785 / D2665 Spec. Price is for one vent system.

Add - $1030 each

Bublitz Plumbing and Heating, Inc.
N5193 County Road I Saukville, WI 53080
262.692.2086

Cedarburg Fire Dept Install
1350 Covered Bridge

I have two options for equipment one is ducane and comfortmaker
I apologize for not being a dealer for Carrier but Comfortmaker is made by the same company and Ducane is made by the same company as Lennox.

I will install two new furnaces and ac in the fire department.
1- 70000 single stage ducane with a 2.5 a/c
1- 90000 single stage ducane with 3.5 ton a/c

I will cut the pvc back as far as I can and replace it with a solid core pvc. If you want all replaced I will need to cut open the ceiling. Full replacement add $1000 Per unit

I will flush the linesets unless we open the ceiling and the wall to replace the lineset. If full replacement add $1500 per unit

If you plan to fully replace the lineset and pvc i will open up the walls and ceiling you will need another company to patch drywall and fix the ceiling.

Reuse the power outside and set the new units on ac pads outside.

Reuse the power, filter rack, thermostats, and the platform the units sit on.

Will make the tin needed to connect new equipment to existing ductwork.

Price includes adding refrigerant to ac, and setting gas pressure on the new furnace.

Furnace and a/c come with a 10 yr parts warranty, One year labor warranty.

This does not include the permits required for electrical or hvac. Can pull hvac just need to know the price.

Both ac will be r54b 13 seer ac with case coils.

Total cost for installing both units: labor,equipment.

Ducane
Single stage $17,000
Two Stage $19,000
A/C stay the same options for the furnace only

Comfortmaker

Single stage $18000
Two stage $ 20000
Furnace options only ac will be single stage

Options:
Full lineset replacement add $1500 per unit
Full pvc replacement $1000 per unit
Will need roofer to flash in new concentric vent

WIth the job not being till next year tried to add the price they have been going up over the last few years.

Any questions or concerns shoot me a message or call 262 388 3697
Also Email bcarbine28@gmail.com

Thank you for the opportunity
Bob Carbine (BC HVAC)



Holton Brothers, Inc. Contractors

1257 Terminal Road
Grafton, WI 53024

Phone: 262-377-7887
Fax: 262-377-0615

Masonry Repairs - Tuckpointing - Caulking – Waterproofing

☐ ***Please check if project is tax exempt (attach certificate of exemption)***

Number AABQ30883

Date Aug 6, 2026

Proposal Submitted To:	Project Site	Your Sales Rep
Cedarburg, Town of 1293 Washington Avenue Cedarburg, WI 53012 Attn: Andy Bartley	Cedarburg Fire Station No. 2 1350 Covered Bridge Road Cedarburg, WI 53012	**TR (Thomas R.) Holton** Sales Representative 262-377-7887 TR@holtonbrothers.com

We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

EXTERIOR RESTORATION

All elevations have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

ENTRY SIGN (SEE PHOTOS 1 & 2)

- Spalling concrete on cap of entry sign shall be "key cut" and chopped out.
- Concrete cap shall be pressure washed to remove all dirt and carbon deposits AS BEST AS POSSIBLE.
- Areas shall be patched with a concrete patching compound (VOH). Note: Patching product will not match color of existing concrete.
- Once patches cure, cap shall be coated with a rolled-on waterproof membrane (All Guard).

Cost = **$1,890.00**

RESEALING OF DEFECTIVE VERTICAL CONTROL JOINTS (SEE PHOTO 3)

Defective vertical control joints in brick masonry (6 total joints on building) shall have present sealants removed. After inspection of current backer system, these areas shall be resealed with one part urethane sealant. This will be applied directly from a pressure type gun, sealing the joints completely.

Cost = **$3,390.00**

EXTERIOR CAULKING OF ALL ALUMINUM FRAME WINDOW/DOOR OPENINGS (6 WINDOWS & 4 DOOR OPENINGS) (SEE PHOTOS 4 & 5)

Exterior perimeter of all aluminum frame window and door openings (6 windows and 4 doors) abutting brick masonry where previously caulked shall have all loose and scaling present caulking removed in order to attain a sound base. Joints shall then be sealed with a one-part urethane sealant. This will be applied directly from a pressure type gun, sealing the joints completely.

Cost = **$3,160.00**

SILL JOINTS (SEE PHOTO 6)

- Cracked sill joints on 1st floor window sills shall be routed ¼" deep, cleaned free of dust and debris, and sealed with a one-part urethane sealant.

Cost = **$590.00**

STONE BELT LINE JOINTS (SEE PHOTO 7)

- All joints on 1st and 2nd floor stone belt lines shall be routed ¼" deep, cleaned free of dust and debris, and sealed with a one-part urethane sealant.

Cost = **$5,640.00**

****** If all portions of project are completed at one time, price would be decreased to $13,950******

Total	SEE COST ABOVE

TERMS AND CONDITIONS

The following terms and conditions (these 'Terms') between Holton Brothers, Inc., ('HB') and HB's customer identified in the Proposal to which these Terms are attached ('Contracting Party') (Contracting Party is one of the following: 'Property Owner' or 'Management Company as Authorized Agent for Property Owner' or 'General Contractor'), together with the Proposal, represent the agreement between the parties for construction and other contracted services to be performed at the location listed on the Proposal.

PROPOSAL TERMS

1. Payment Amount: The amount due to HB from Contracting Party is the amount listed on the Proposal as the 'Total Amount,' plus the total sum of all change orders referenced in Paragraph 6, and any fees or interest assessed pursuant to these Terms.

2. Payment Due Date: As agreed upon by the parties, HB may require periodic payments during the construction period. Payment in full must be received by HB no later than the 30th day after the work has been completed.

3. Late Payments: Any invoice amounts outstanding after the 30th day following the completion of the work will result in a late payment fee of 1.5% of the outstanding balance, assessed monthly until paid in full. In addition to a late payment fee, HB reserves its right to pursue all available remedies, including filing and perfection of a lien as described in Paragraph 4.

4. LIEN NOTICE: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, HB HEREBY NOTIFIES CONTRACTING PARTY AND PROPERTY OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON PROPERTY OWNER'S LAND MAY HAVE LIEN RIGHTS ON PROPERTY OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO HB, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CONTRACTING PARTY OR PROPERTY OWNER OR THOSE WHO GIVE THE CONTRACTING PARTY OR PROPERTY OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CONTRACTING PARTY OR PROPERTY OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO CONTRACTING PARTY'S OR PROPERTY OWNER'S MORTGAGE LENDER, IF ANY. HB AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

5. Work Performed: All work performed by HB is subject to the Proposal, which lists all of the work specifications, as well as all change orders (as of the date of the Proposal) contemplated in Paragraph 6.

6. Changes to Proposed Work: Any alterations or deviations from the work specifications included in the Proposal that result in additional costs shall be agreed to via written agreement between the parties. Any costs associated with the changes shall be paid by Contracting Party. All written change orders shall be considered a part of the original proposal.

7. Work Schedule: Work shall commence on a date agreed upon by both parties. HB shall perform the work during normal business hours. As the project progresses, the parties may agree to vary the work schedule and adjust the costs accordingly.

8. Work Completion: The completion date shall be date Contracting Party receives a final invoice from HB. HB shall provide such notice when the work specified in the Proposal has been completed, inclusive of all change orders contemplated in Paragraph 6, and HB has removed all of its materials from the project location.

9. Workmanlike Manner: HB shall complete all work in a workmanlike manner according to standard industry practices.

10. Agreement Applies to General Contractor: Where this agreement includes language making a section applicable to a general contractor, it is assumed that HB is acting as the subcontractor, was hired by, and will be paid by the general contractor. Where HB acts as the subcontractor, the guarantees in Paragraph 9 are assumed to be made to the general contractor and not to the property owner. In the event that the property owner pursues an action against HB based on those guarantees, general contractor agrees to indemnify and defend HB in such action. General Contractor guarantees that the property owner is aware of all responsibilities and liabilities listed in these terms and conditions.

11. Subcontractors: HB reserves the right to hire subcontractors at its discretion to fulfill the proposed work specifications, and agrees to pay the subcontractors for their efforts at an agreed upon price.

12. Force Majeure: HB is not liable for the failure to complete the work specifications included in the Proposal when the failure is caused by acts of God, such as, but not limited to, fire, tornado, flooding, and other natural disasters, labor disputes, strikes, materials shortages, terrorist activities, or government action affecting construction.

13. Suspension of Work: HB may suspend work on account of weather or natural disasters, LATE PAYMENTS BY CONTRACTING PARTY, government action, or other emergencies not anticipated by this agreement. Any additional charges that result from the suspension shall be paid for by Contracting Party.

14. Clean-up: HB shall dispose of materials used in construction, including hazardous materials, and will leave the worksite in a clean and orderly condition following completion of construction.

15. HB's Insurance and Hiring Practices: HB shall carry general liability insurance, employer's liability insurance, worker's compensation insurance, and automotive insurance. HB shall provide a certificate evidencing such policies upon request by Contracting Party. HB shall seek and retain qualified and skilled craftspeople to complete the proposed work and will not discriminate on the basis of race, color, sex, age, handicap, veterans status, religious belief, or national origin when hiring its employees.

16. Information and Access: Contracting Party shall provide HB directly with all relevant information necessary to complete construction, and shall do so in a timely manner. Contracting Party will be responsible for any resulting defects, damage, or additional costs caused by a failure to provide HB with such relevant information. Contracting Party shall provide HB and any subcontractors retained by HB with ready access to the work site.

17. Property Owner's Insurance: The property owner shall maintain general liability and property insurance, including waiver of subrogation, where applicable. The property owner shall provide a certificate evidencing such policies if requested by HB.

18. Termination: HB reserves the right to terminate this agreement, at its discretion, in the event that Contracting Party is late in procuring payment, or if HB has a reasonable belief that Contracting Party will not pay following the completion of the proposed work.

19. Governing Law and Dispute Resolution: This agreement is governed by the laws of the State of Wisconsin, irrespective of conflicts of laws principles. Any disputes or claims arising under the Proposal, these Terms, or any contract entered into thereunder shall be resolved by binding arbitration administered by a single arbitrator in accordance with the American Arbitration Association's Construction Industry Arbitration Rules in effect as of the date of submission of any such dispute or claim. All disputes or claims shall be aggregated and resolved in one arbitration proceeding. The arbitration proceeding shall take place in Milwaukee, WIWaiv.

20. Attorneys' Fees: Contracting Party shall be liable for HB's attorneys' fees incurred in connection with enforcing these Terms and/or the Proposal, collecting payment, or defending or pursuing claims in which HB is the prevailing party.

21. Waiver: Any exception made to any of these Terms or any extension granted by HB to any of the deadlines described in these Terms shall not be considered as a waiver of that provision.

22. Complete Agreement: These Terms shall be read in conjunction with the accompanying Proposal, shall constitute the final and complete agreement of the parties, and shall supersede any conflicting terms contained in any other document, or expressed orally. Any amendments to the Proposal in the form of change orders shall be considered as part of the original agreement and also subject to these Terms.

23. Execution of the Proposal; Right of Rescission: By signing the Proposal, Contracting Party accepts both the Proposal and these Terms and consequently agrees to be bound by them. CONTRACTING PARTY MAY TERMINATE THIS AGREEMENT WITH HB BY PROVIDING WRITTEN NOTICE TO HB OF ITS ELECTION TO DO SO WITHIN THREE DAYS OF THE DATE OF THE PROPOSAL.

PAYMENT TO BE MADE WITHIN 30 DAYS OF COMPLETION OF WORK - Or a 1 1/2% Service Charge per month for any past due amount along with all attorney fees involved with collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed upon written and/or verbal orders, and will become an extra charge over and above the estimate. This agreement is contingent upon weather, strikes, accidents or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Holton Brothers, Inc. ("HB") pricing is valid for thirty (30) days from the date of this proposal. If the proposal is not accepted within that period, HB reserves the right to revise pricing at the time of contract award to reflect changes in material costs and availability.

Due to market conditions beyond HB's control, the materials included in this proposal may be subject to price volatility. If, between the date of this proposal and the commencement of Work, there are significant changes in the cost or availability of materials that materially impact HB's pricing, HB reserves the right to request an equitable adjustment to the contract price.

ACCEPTANCE OF PROPOSAL

The work specifications, pricing, payment terms, and other terms and conditions (including the attached Proposal Terms, which are incorporated by reference) are hereby accepted; and Holton Brothers is hereby authorized to perform the proposed services in accordance with the foregoing Proposal. Holton Brothers reserves the right to withdraw or modify this proposal at any time prior to acceptance.

CUSTOMER (please sign and return one executed contract)

Owner/Authorized Officer or Agent:

_____

(Name)

Date Accepted: _____

HOLTON BROTHERS, INC.

By: *TR (Thomas R.)*

TR (Thomas R.) Holton
Sales Representative

TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
Cedarburg WI 53012
United States

8/20/2026

Dear Andy,

I enjoyed talking with you and learning about your working environment and product needs. In this proposal, I have selected the products and services I feel to be the best solution for you.

As a world leader, Saylor Beall and Great Lakes have a vast resume of developing and manufacturing award-winning and compressors, dryers and air solutions, as well as a complete range of service offerings and capabilities. Total Industrial Air has a focus on exceeding customer needs while benefiting the environment.

We have built our culture on communication, long-term relationships, and a commitment to understand each customer's processes and objectives. As a result, every solution we create helps customers operate with greater productivity, energy efficiency, and safety.

When you are ready to discuss this proposal in more detail or schedule a follow-up visit, please do not hesitate to contact me at the number below.

Best regards,



JORDAN M MAKI
Account Manager
(262) 606-4384
jmaki@totalindustrialair.com

Total Industrial Air

#PROPOSAL6927

8/20/2026

Ship To

TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
Cedarburg WI 53012
United States

TOTAL

see itemized

Expires	Terms	Project	Sales Rep	Shipping Method
9/19/2026	Net 30	QUOTE NEW SAYLOR BEALL AND GL SYSTEM TO FIREHOUSE 2	JORDAN M MAKI	

Customer	Cust. Phone	Lead Time
62325 TOWN OF CEDARBURG (TIA)	(414) 333-9168	Dryer - In Stock ; Air Compressor - 2-3 Weeks

Quantity	Description	Price	Total
1	50CFM High Temp Dryer, 120V,1Ph,60Hz	$2,219.87	$2,219.87
1	COALESCING FILTER	$365.96	$365.96
1	Saylor-Beall VT-735-60 5HP Reciprocating Compressor. Mounted on a vertical 60-gallon tank. Magnetic Starter, tank drain, Y strainer. 230 Volt, 3PH.	$3,893.71	$3,893.71
1	INSTALLATION	$1,606.00	$1,606.00

Please note that Installation, Freight, and Taxes are not included in the quoted price unless explicitly stated otherwise.

Total Industrial Air

#PROPOSAL6927

8/20/2026

The authorized purchaser identified below accepts this proposal and agrees, upon acceptance of this contract by Total Industrial Air, to purchase and pay for the equipment, accessories, and service in accordance with the terms and conditions set forth herein.

Company name: _____

Date: _____

Purchase Order #: _____

Delivery Date Requested by Purchaser: _____

Purchaser signature: _____

Purchaser name and title (please print): _____

If a delivery date is not provided, TIA will postpone the release of product orders with its respective vendors until the date is provided in writing. It is the sole responsibility of the Purchaser to provide a delivery date within the current factory lead times.

PLEASE INCLUDE PRELIM INFORMATION WHEN ISSUING A PURCHASE ORDER.

TELOCIN GROUP, INC. TERMS AND CONDITIONS OF SALE

1. Agreement. These terms and conditions of sale (these "Terms") apply to and are the only terms that govern the sale and supply of products ("Products") and services ("Services") and/or the lease of equipment ("Equipment") described in any proposal, quote, order acknowledgement, invoice or other documentation to which these Terms are attached ("Order") by Telocin Group, Inc. or its subsidiaries, Total Energy Systems, LLC or Total Industrial Air, LLC (each, a "Company") to the buyer named on the Order ("Customer"). The Order and these Terms (together, the "Agreement") comprise the entire agreement between the parties and supersede all prior or contemporaneous communications, understandings, or agreements between the parties, whether verbal or written. If any provision in these Terms conflicts, or is otherwise inconsistent with, any provision in the Order, then the provisions set forth in these Terms will govern and control (unless the parties have expressly provided in such Order that a specific provision of these Terms is amended, in which case these Terms will be amended but only with respect to that specific Order). Company's obligations under any Order are expressly conditioned upon Customer's acceptance of these Terms, which acceptance may be express or implied, and Customer's delivery of payment or receipt of Services shall constitute acceptance of these Terms. COMPANY EXPRESSLY OBJECTS TO, AND IS NOT BOUND BY, ANY TERMS OR CONDITIONS SET FORTH IN ANY REQUEST (RFQ/RFP), PROPOSAL, PURCHASE ORDER, CONFIRMATION OR OTHER SIMILAR DOCUMENTATION THAT ATTEMPT TO IMPOSE UPON COMPANY TERMS AND CONDITIONS THAT DIFFER FROM OR ARE IN ADDITION TO THE TERMS AND CONDITIONS SET FORTH HEREIN. NO SUCH ADDITIONAL OR DIFFERENT TERMS OR CONDITIONS WILL BE OF ANY FORCE OR EFFECT. COMPANY'S PERFORMANCE OR FAILURE TO OBJECT TO PROVISIONS CONTAINED IN ANY CUSTOMER DOCUMENTATION SHALL NOT BE DEEMED TO WAIVE ANY PROVISION OF THESE TERMS, OR CONSTITUTE ASSENT TO ANY SUCH ADDITIONAL, DIFFERENT, OR INCONSISTENT TERMS. These Terms apply in lieu of any course of dealing between the parties or usage of trade in the industry.

2. Price; Payment Terms. Customer shall purchase Products and Services and lease Equipment from Company at the prices set forth in the Agreement. All prices are subject to adjustment on account of specifications, quantities, raw materials, cost of production, shipment arrangements, timing delays, Tariffs, surcharges or other terms and conditions that are not part of Company's original quotation. Without limiting the generality of the foregoing sentence, in the event that any tariff, duty, tax, surcharge, or other governmental-imposed fee (collectively, "Tariff") is imposed, modified, or increased by the United States government or any other governmental authority after the date of the Agreement, and such Tariff directly or indirectly increases Company's cost of sourcing, providing or delivering the Products, Services or Equipment, Company shall have the right to adjust the pricing for the Products, Services or Equipment to fully offset the increased costs incurred by Company due to such Tariff. Unless otherwise confirmed in writing by Company, all prices are exclusive of sales, use, and excise taxes and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by Customer, and Customer is responsible to pay all such charges, costs, and taxes. With respect to Products or Services, Customer shall pay all invoiced amounts within thirty (30) days of the date of the invoice, unless otherwise agreed to in writing by the parties. With respect to leased Equipment, Customer shall pay the fee specified in the Agreement on or before the first day of each calendar month during the Term (which amount will be prorated for any partial months), commencing on the first day of the Term. NOTE: Customer will incur an additional 3% processing fee if it elects to submit payment via credit card. This notice serves as the required communication per the requirements of Visa, MasterCard, American Express, and Discover for rules to display a notice of surcharge at the point of sale. Outstanding balances not paid when due are subject to late charges accruing from the date of the invoice at the rate of the lesser of one and a half percent (1.5%) per month or the highest rate permissible under applicable law. Customer shall reimburse Company for any costs incurred to collect late payments, including attorneys' and collection agencies' fees. Company's receipt of any partial payment shall not constitute a waiver by Company of any of its rights under the Agreement. If Customer fails to pay any amounts when due under the Agreement, Company may, without limiting its other rights or remedies, suspend the performance of Services or the delivery of Products or take action to repossess Equipment, without notice, legal process, prior judicial hearing, or other liability for other damage arising from such actions. Customer will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Company. Until full payment of all invoiced amounts due Company for any Products, and as collateral security for the payment of all such amounts, Customer hereby grants to Company a lien on and security interest in and to all of the rights, title, and interest of Customer in, to, and under the Products, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Wisconsin Uniform Commercial Code ("UCC").

3. Credit Approval. Delivery and/or performance under these Terms are subject to the approval of Company's credit department. Company may at any time decline to deliver Products/ Equipment or perform Services or any part thereof except upon receipt of payment in advance or upon such other payment terms as are acceptable to Company's credit department, including, without limitation, receipt of a minimum down payment or advance payment.

4. Delivery; Performance. Equipment and Products will be delivered within a reasonable time after Company's receipt and acceptance of Customer's purchase order. Company will use commercially reasonable efforts to meet the estimated delivery date, but Company does not guarantee delivery dates and will not be liable for any delay, loss, or damage in transit. Products and Equipment shall be delivered FOB Company's designated shipping point identified in the Order (the "Delivery Point"), using Company's standard methods for packaging and shipping, unless otherwise specified in the Order. Title and risk of loss shift to Customer upon delivery to the designated carrier at the Delivery Point. Customer is responsible for all costs and expenses relating to shipment of Products/ Equipment (including loading, freight, and insurance) and shall provide equipment and labor reasonably suited for receipt of Products/Equipment at the Delivery Point. Customer shall be responsible for all costs and expenses, including storage and re-delivery costs, relating to the delay in shipment or delivery of Products due to any act or omission of Customer. Company may make partial shipments of Products to Customer. Each shipment will constitute a separate sale, and Customer shall pay for the units shipped whether such shipment is in whole or partial fulfillment of Customer's order. Company shall not be liable for any non-delivery of Products unless Customer gives written notice to Company of the non-delivery within ten (10) days of the date when the Products would in the ordinary course of events have been received. Company shall use reasonable efforts to meet any performance dates to render the Services specified in the Order, and any such dates are estimates only. With respect to Services, Customer shall (a) cooperate with Company in all matters relating to the Services, (b) respond promptly to any of Company's requests to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for Company to perform the Services in accordance with the requirements of the Agreement, and (c) provide materials or information as Company may request to carry out the Services in a timely manner and ensure that such materials or information are complete and accurate in all material respects.

5. Inspection; Acceptance. Customer shall inspect Products/Equipment within ten (10) days of delivery (the "Inspection Period"). Customer will be deemed to have irrevocably accepted Products/Equipment unless it notifies Company in writing of any alleged shortage, error in delivery, or defective or non-conforming Products/Equipment ("Nonconforming Products") during the Inspection Period and provides Company with pictures, samples or other evidence documenting the alleged nonconformance as may be required by Company. If Customer timely notifies Company of any Nonconforming Products, Company shall, in its sole discretion and at its sole option, (a) replace the Nonconforming Products or (b) credit or refund to Customer the price of the Nonconforming Products. Customer acknowledges that the remedies set forth in this Section are Customer's exclusive remedies for the delivery of Nonconforming Products.

6. Leased Equipment. Company grants to Customer a non-exclusive, non-transferrable, non-sublicensable lease to use of any leased Equipment for the period set forth in the Order (the "Term"), unless sooner terminated pursuant to the Agreement. Title to Equipment shall at all times remain vested in Company, and Customer shall have no right, title, interest, or claim in or to the Equipment, or any part thereof, except for a leasehold interest as expressly provided in the Agreement. Company may file UCC "notice filings" as it determines necessary to evidence its title to the Equipment. Notwithstanding Company's ownership of Equipment, Customer shall bear the entire risk of loss, theft, damage, or destruction of the Equipment ("Damage") during the Term from any cause whatsoever, whether or not insured. Customer shall immediately report any Damage and no Damage shall relieve Customer of the obligations under the Agreement. Customer shall keep the Equipment free and clear from all liens and encumbrances, and shall not sublet, mortgage, pledge, sell, dispose of any interest in the Equipment or otherwise allow any third party to use the Equipment, without Company's prior written consent. Customer shall: (a) use Equipment solely for its intended purpose and take all actions necessary to deter any abuse or misuse of the Equipment, (b) permit the Equipment to be operated only by trained, experienced, competent, and qualified personnel, each of whom shall use reasonable care in operating and using the Equipment, and (c) at Customer's sole expense, keep and maintain the Equipment in good and safe repair, condition, and working order, and supply, fill, and install all consumable fluids, replacement wear parts, and accessories required to maintain the Equipment in good and safe working order. Customer shall keep and store the Equipment at the location expressly permitted by Company and will not remove the Equipment from said location without Company's prior written consent (d) promptly notify Company of each accident involving the Equipment, including time, place, nature of accident or damage and such other information as available; advise Company of all correspondence, notices, or documents received; aid in the investigation and defense of all such claims; and assist in the recovery of damages from liable third parties. Company may at any time inspect the Equipment or observe its use upon prior notice to Customer. Customer shall maintain complete and accurate records relating to the maintenance of the Equipment and allow Company to inspect and make copies of such records, provided that such inspection takes place during Customer's regular business hours. Company may repossess the Equipment or require Customer promptly redeliver the Equipment at any time upon prior notice to Customer, including after expiration or termination of the Term. Customer is solely responsible for securing and maintaining in full force and effect any licenses or approvals that may be required for use of the Equipment. Customer may not alter the Equipment or make additions, modifications, subtractions, or improvements to the Equipment without the prior written consent of Company. Any approved alterations, modifications, additions, subtractions, or improvements must be performed by persons authorized by Company and shall become the property of Company and be deemed to be a part of the Equipment. Upon expiration or termination of the Term, Customer shall return the Equipment to Company, at Customer's sole expense, in the same condition as Customer received the Equipment, normal wear and tear excepted, and free and clear of all encumbrances. ALL EQUIPMENT IS LEASED FROM COMPANY IN ITS "AS IS, WHERE IS" CONDITION AND COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE EQUIPMENT, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. Customer shall, at its own expense, maintain and carry insurance in full force and effect with financially sound, reputable, and duly qualified insurers for the total replacement cost of the Equipment and commercial general liability insurance (including bodily injury, death, property damage, and contractual liability) in an amount of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate. Customer shall provide Company with a certificate of insurance evidencing the insurance coverage specified in the Agreement. The certificate of insurance shall name Company as an additional insured. Customer shall provide Company with thirty (30) days advance written notice in the event of a cancellation or material change in Customer's insurance policy. Except where prohibited by applicable law, Customer shall require its insurer to waive all rights of subrogation against Company's insurers and Company. The proceeds of such insurance, at the option of Company, will be applied toward the replacement, restoration, or repair of the Equipment, or toward payment of Customer's obligations hereunder.

7. Customer's Acts or Omissions. If Company's performance of its obligations under the Agreement is prevented or delayed by any act or omission of Customer or its agents, subcontractors, consultants, or employees, Company shall not be deemed in breach of its obligations under the Agreement or otherwise liable for any costs, charges, or losses sustained or incurred by Customer, in each case, to the extent arising directly or indirectly from such prevention or delay.

8. No Product Warranty. Customer acknowledges that Company is not the manufacturer of the Products and that all warranties are provided directly by the manufacturer of the Products ("OEM"). To the extent transferable, Company will assign and/or pass-through to Customer any applicable Product warranties, indemnities, and remedies provided with respect to the Product by the OEM. COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE PRODUCTS, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY, WHETHER ORAL OR WRITTEN, EXPRESS, OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. NOTWITHSTANDING ANYTHING CONTAINED IN THE AGREEMENT TO THE CONTRARY, CUSTOMER'S SOLE AND EXCLUSIVE REMEDY RELATING TO THE PRODUCTS SHALL BE THE REMEDY AFFORDED TO SUCH PARTIES BY THE OEM'S PRODUCT WARRANTY. Customer acknowledges and agrees that: (a) any pre-owned Products/Equipment are used and have been used by persons other than Company; (b) Products/Equipment may contain Hazardous Materials that may be or may become directly or indirectly hazardous to life, health, or property (by reason of toxicity, flammability, explosiveness, or otherwise during use, handling, cleaning, reconditioning, disposal, or at any other time); and (c) Products/Equipment may be dangerous if improperly used, and Customer should obtain directly from the OEM the most current installation, operation and maintenance manuals and other information to ensure the safe operation of the Products/Equipment. For purposes hereof, "Hazardous Materials" means: (i) any biologically or chemically active or other toxic or hazardous wastes, pollutants, or substances, including, without limitation, asbestos, PCBs, petroleum products and by-products, substances defined or listed as "hazardous substances" or "toxic substances" or similarly identified in or pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §9601, et seq., and as hazardous wastes under the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq.; (b) any chemical substance or mixture regulated under the Toxic Substance Control Act of 1976, as amended, 15 U.S.C. §2601, et seq.; (c) any "toxic pollutant" under the Clean Water Act, 33 U.S.C. §1251, et seq., as amended; (d) any hazardous air pollutant under the Clean Air Act, 42 U.S.C. §7401 et seq.; (e) any hazardous materials identified in or pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. §5101, et seq.; and (f) any hazardous or toxic substances or pollutant regulated under any other requirements. Without limiting the generality of the foregoing Section 8, except for damages or other losses arising out of Company's negligence or willful misconduct, Customer acknowledges and agrees that Company shall not be responsible for defects, damage, downtime, product failure or other issues with the Products that are discovered during the services performed by Company pursuant to a Planned Maintenance Agreement or similar agreement (whether such services involve annual, semi-annual, quarterly or custom service or load bank testing). Customer shall be responsible for the cost of (i) any repairs to Products on a time and materials basis and (ii) the cost of renting replacement Products while an existing Product is being repaired.

9. Limited Service Warranty. Company warrants that it will perform any Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services. Company shall not be liable for an alleged breach of the warranties set forth in this Section unless Customer notifies Company in writing of the defective Services at least ten (10) days after Customer discovers or reasonably should have discovered the defect. Any service warranty claim shall be deemed waived by Customer if not made in writing within such ten (10) day period. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, CUSTOMER ACKNOWLEDGES AND AGREES THAT THE LIMITED WARRANTY SET FORTH ABOVE IS THE EXCLUSIVE WARRANTY GIVEN BY COMPANY WITH RESPECT TO THE SERVICES AND COMPANY MAKES NO OTHER WARRANTIES WHATSOEVER WITH RESPECT TO THE SERVICES, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. CUSTOMER'S SOLE AND EXCLUSIVE REMEDY UNDER THIS LIMITED SERVICE WARRANTY IS RE-PERFORMANCE OF THE APPLICABLE SERVICES.

10. Limitation of Liability. IN NO EVENT WILL COMPANY BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY LOSS OF USE, LOSS OF REVENUE/PROFIT, DAMAGE TO REPUTATION OR GOODWILL, DIMINUTION OR DEPRECIATION IN VALUE, DELAY OR IDLE TIME FOR LABOR AND EQUIPMENT, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. COMPANY SHALL NOT BE LIABLE UNDER THIS AGREEMENT FOR ANY AMOUNT IN EXCESS OF THE TOTAL AMOUNTS PAID BY CUSTOMER FOR THE PRODUCTS, EQUIPMENT OR SERVICES GIVING RISE TO THE CLAIM.

11. Indemnification. To the fullest extent permitted by applicable law, Customer shall indemnify and defend and hold harmless Company (and its directors, officers, managers, equity holders, employees, representatives, agents, successors and assigns) from and against any losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs or expenses (including reasonable attorneys' fees) incurred by Company, relating to, arising out of or resulting from any claim against Company alleging: (a) a breach or nonfulfillment of any of Customer's covenants set forth in this Agreement; (b) any negligent or more culpable act or omission of Customer (including recklessness or willful misconduct); (c) any bodily injury, death of any person or damage to property caused by the acts or omissions of Customer, including, without limitation, arising out of the shipment, handling, use, operation, storage or maintenance of the Products/Equipment in any manner that does not conform to industry standards or any specific usage instructions, guidelines or specifications provided by Company or the OEM; or (d) any failure by Customer to comply with any applicable laws, rules or regulations. Company's remedies are cumulative and in addition to any other remedies available at law, in equity, by contract or otherwise. No purported limitation on Company's remedies contained in any other Customer form or document shall operate to reduce this indemnification obligation.

12. Confidential Information. All non-public, confidential, or proprietary information of Company, including, without limitation, information relating to its products, specifications, technology, designs, processes, machinery, equipment, plans, policies, procedures, employees, assets, discoveries, know-how, trademarks, patents, copyrights, trade secrets, prices, marketing, expenses, business plans, financial statements, customers and suppliers, and any other proprietary business and technical information, documents, or data disclosed by Company to Customer, whether disclosed orally or in writing or electronic or other form or media, and whether or not marked, designated, or otherwise identified as confidential in connection with the Agreement is confidential, solely for the use of performing the Agreement, and may not be disclosed or copied unless Customer receives advance written authorization from Company. Upon Company's request, Customer shall promptly return all documents and other materials received from Company. This Section does not apply to information that (a) is publicly available or becomes publicly available through no fault of Customer, (b) is already known to Customer at the time of disclosure, or (c) is rightfully obtained by Customer from a third party that is not obligated by an existing duty of confidentiality with respect to the information. Company shall be entitled to injunctive relief for any violation of this Section.

13. Force Majeure. Company will not be liable to Customer or any third party, or be deemed to have defaulted under or breached the Agreement, for any failure or delay in fulfilling or performing any term of the Agreement caused by or resulting from acts or circumstances beyond its direct and reasonable control, including, without limitation (a) acts of God, (b) flood, fire, earthquake, epidemic, or explosion, (c) war, invasion, hostilities, terrorist threats or acts, riots, or other civil unrest, (d) acts or omissions of any governmental authority, (e) national or regional emergencies, (f) strikes, labor disputes or shortages, or nonperformance by a third party, (g) restraints or delays affecting carriers, or (h) inability or delay in obtaining supplies of adequate or suitable materials, essential equipment or telecommunication breakdown, or power outage. If delay is caused by any such circumstances, Company may terminate all or any portion of the Agreement or extend any date upon which performance is due, without liability to Customer.

14. Relationship of Parties. The relationship between Customer and Company is that of independent contractors. Nothing contained in the Agreement shall be construed as creating an agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever. The Agreement is for the sole benefit of the parties to the Agreement and their respective successors and permitted assigns, and nothing in the Agreement, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.

15. Termination. Customer may not cancel or defer any Order following acceptance by Company. Company may terminate any Order (and if applicable, discontinue performance of Services thereunder) immediately upon written notice to Customer if Customer: (a) fails to pay any amount when due under this Agreement (or any other agreement between the parties); (b) has not otherwise performed or complied, in whole or in part, with any of the terms or conditions of this Agreement; or (c) becomes insolvent, files a petition for bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. Customer will pay Company for Services completed prior to the termination or expiration of any Order. Customer shall pay all costs and expenses, including, without limitation, reasonable attorneys' fees, incurred by Company in connection with enforcing this Agreement.

16. Compliance with Laws. Customer shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations and all Company rules, regulations, and policies of which Customer has been made aware. Customer shall maintain in effect all licenses, permissions, authorizations, consents, and permits that are necessary to carry out its obligations under the Agreement.

17. Miscellaneous. The Agreement may not be modified or amended unless in writing and signed by both parties. Customer may not assign any of its rights or delegate any of its obligations under the Agreement without the prior written consent of Company. Any purported assignment or delegation in violation of this Section is null and void. All matters arising out of or relating to the Agreement are governed by and construed in accordance with the laws of the State of Wisconsin, without giving effect to any conflicts of laws provisions. Any legal suit, action, or proceeding arising out of or relating to the Agreement shall be instituted in the federal or state courts located within Wisconsin, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. No waiver by Company of any of the provisions of the Agreement is effective unless explicitly set forth in writing and signed by Company. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from the Agreement shall be construed as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege under the Agreement precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege. If any term or provision of the Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of the Agreement or invalidate or render unenforceable the term or provision in any other jurisdiction. Provisions of these Terms that by their nature should apply beyond their terms will remain in force after delivery of Products/Equipment or performance of Services and any termination or expiration of the Agreement.

18. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under the Agreement shall be in writing and shall be deemed sufficiently given and received in all respects when hand delivered, when sent by email (with confirmation of transmission), when sent by a reputable overnight courier service (with all fees pre-paid), or three (3) days after being deposited in the United States mail (return receipt requested, postage prepaid), addressed to Company or Customer at the addresses set forth on the face of the Order (or to such other address as the receiving party may designate in writing).

TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
Cedarburg WI 53012
United States

8/20/2026

Dear Andy,

I enjoyed talking with you and learning about your working environment and product needs. In this proposal, I have selected the products and services I feel to be the best solution for you.

As a world leader, Saylor Beall and Great Lakes have a vast resume of developing and manufacturing award-winning and compressors, dryers and air solutions, as well as a complete range of service offerings and capabilities. Total Industrial Air has a focus on exceeding customer needs while benefiting the environment.

We have built our culture on communication, long-term relationships, and a commitment to understand each customer's processes and objectives. As a result, every solution we create helps customers operate with greater productivity, energy efficiency, and safety.

When you are ready to discuss this proposal in more detail or schedule a follow-up visit, please do not hesitate to contact me at the number below.

Best regards,



JORDAN M MAKI
Account Manager
(262) 606-4384
jmaki@totalindustrialair.com

Total Industrial Air

#PROPOSAL6925

8/20/2026

Ship To

TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
Cedarburg WI 53012
United States

TOTAL

see itemized

Expires	Terms	Project	Sales Rep	Shipping Method
9/19/2026	Net 30	QUOTE NEW SAYLOR BEALL AND GL SYSTEM TO FIREHOUSE 1	JORDAN M MAKI	

Customer	Cust. Phone	Lead Time
62325 TOWN OF CEDARBURG (TIA)	(414) 333-9168	Dryer - In Stock ; Air Compressor - 2-3 Weeks

Quantity	Description	Price	Total
1	50CFM High Temp Dryer, 120V,1Ph,60Hz	$2,219.87	$2,219.87
1	COALESCING FILTER	$365.96	$365.96
1	Saylor-Beall VT-735-60 5HP Reciprocating Compressor. Mounted on a vertical 60-gallon tank. Magnetic Starter, tank drain, Y strainer. 230 Volt, 3PH.	$3,893.71	$3,893.71
1	INSTALLATION	$1,606.00	$1,606.00

Please note that Installation, Freight, and Taxes are not included in the quoted price unless explicitly stated otherwise.

Total Industrial Air

#PROPOSAL6925

8/20/2026

The authorized purchaser identified below accepts this proposal and agrees, upon acceptance of this contract by Total Industrial Air, to purchase and pay for the equipment, accessories, and service in accordance with the terms and conditions set forth herein.

Company name: _____

Date: _____

Purchase Order #: _____

Delivery Date Requested by Purchaser: _____

Purchaser signature: _____

Purchaser name and title (please print): _____

If a delivery date is not provided, TIA will postpone the release of product orders with its respective vendors until the date is provided in writing. It is the sole responsibility of the Purchaser to provide a delivery date within the current factory lead times.

PLEASE INCLUDE PRELIM INFORMATION WHEN ISSUING A PURCHASE ORDER.

TELOCIN GROUP, INC. TERMS AND CONDITIONS OF SALE

1. Agreement. These terms and conditions of sale (these "Terms") apply to and are the only terms that govern the sale and supply of products ("Products") and services ("Services") and/or the lease of equipment ("Equipment") described in any proposal, quote, order acknowledgement, invoice or other documentation to which these Terms are attached ("Order") by Telocin Group, Inc. or its subsidiaries, Total Energy Systems, LLC or Total Industrial Air, LLC (each, a "Company") to the buyer named on the Order ("Customer"). The Order and these Terms (together, the "Agreement") comprise the entire agreement between the parties and supersede all prior or contemporaneous communications, understandings, or agreements between the parties, whether verbal or written. If any provision in these Terms conflicts, or is otherwise inconsistent with, any provision in the Order, then the provisions set forth in these Terms will govern and control (unless the parties have expressly provided in such Order that a specific provision of these Terms is amended, in which case these Terms will be amended but only with respect to that specific Order). Company's obligations under any Order are expressly conditioned upon Customer's acceptance of these Terms, which acceptance may be express or implied, and Customer's delivery of payment or receipt of Services shall constitute acceptance of these Terms. COMPANY EXPRESSLY OBJECTS TO, AND IS NOT BOUND BY, ANY TERMS OR CONDITIONS SET FORTH IN ANY REQUEST (RFQ/RFP), PROPOSAL, PURCHASE ORDER, CONFIRMATION OR OTHER SIMILAR DOCUMENTATION THAT ATTEMPT TO IMPOSE UPON COMPANY TERMS AND CONDITIONS THAT DIFFER FROM OR ARE IN ADDITION TO THE TERMS AND CONDITIONS SET FORTH HEREIN. NO SUCH ADDITIONAL OR DIFFERENT TERMS OR CONDITIONS WILL BE OF ANY FORCE OR EFFECT. COMPANY'S PERFORMANCE OR FAILURE TO OBJECT TO PROVISIONS CONTAINED IN ANY CUSTOMER DOCUMENTATION SHALL NOT BE DEEMED TO WAIVE ANY PROVISION OF THESE TERMS, OR CONSTITUTE ASSENT TO ANY SUCH ADDITIONAL, DIFFERENT, OR INCONSISTENT TERMS. These Terms apply in lieu of any course of dealing between the parties or usage of trade in the industry.

2. Price; Payment Terms. Customer shall purchase Products and Services and lease Equipment from Company at the prices set forth in the Agreement. All prices are subject to adjustment on account of specifications, quantities, raw materials, cost of production, shipment arrangements, timing delays, Tariffs, surcharges or other terms and conditions that are not part of Company's original quotation. Without limiting the generality of the foregoing sentence, in the event that any tariff, duty, tax, surcharge, or other governmental-imposed fee (collectively, "Tariff") is imposed, modified, or increased by the United States government or any other governmental authority after the date of the Agreement, and such Tariff directly or indirectly increases Company's cost of sourcing, providing or delivering the Products, Services or Equipment, Company shall have the right to adjust the pricing for the Products, Services or Equipment to fully offset the increased costs incurred by Company due to such Tariff. Unless otherwise confirmed in writing by Company, all prices are exclusive of sales, use, and excise taxes and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by Customer, and Customer is responsible to pay all such charges, costs, and taxes. With respect to Products or Services, Customer shall pay all invoiced amounts within thirty (30) days of the date of the invoice, unless otherwise agreed to in writing by the parties. With respect to leased Equipment, Customer shall pay the fee specified in the Agreement on or before the first day of each calendar month during the Term (which amount will be prorated for any partial months), commencing on the first day of the Term. NOTE: Customer will incur an additional 3% processing fee if it elects to submit payment via credit card. This notice serves as the required communication per the requirements of Visa, MasterCard, American Express, and Discover for rules to display a notice of surcharge at the point of sale. Outstanding balances not paid when due are subject to late charges accruing from the date of the invoice at the rate of the lesser of one and a half percent (1.5%) per month or the highest rate permissible under applicable law. Customer shall reimburse Company for any costs incurred to collect late payments, including attorneys' and collection agencies' fees. Company's receipt of any partial payment shall not constitute a waiver by Company of any of its rights under the Agreement. If Customer fails to pay any amounts when due under the Agreement, Company may, without limiting its other rights or remedies, suspend the performance of Services or the delivery of Products or take action to repossess Equipment, without notice, legal process, prior judicial hearing, or other liability for other damage arising from such actions. Customer will not withhold payment of any amounts due and payable by reason of any set-off of any claim or dispute with Company. Until full payment of all invoiced amounts due Company for any Products, and as collateral security for the payment of all such amounts, Customer hereby grants to Company a lien on and security interest in and to all of the rights, title, and interest of Customer in, to, and under the Products, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Wisconsin Uniform Commercial Code ("UCC").

3. Credit Approval. Delivery and/or performance under these Terms are subject to the approval of Company's credit department. Company may at any time decline to deliver Products/ Equipment or perform Services or any part thereof except upon receipt of payment in advance or upon such other payment terms as are acceptable to Company's credit department, including, without limitation, receipt of a minimum down payment or advance payment.

4. Delivery; Performance. Equipment and Products will be delivered within a reasonable time after Company's receipt and acceptance of Customer's purchase order. Company will use commercially reasonable efforts to meet the estimated delivery date, but Company does not guarantee delivery dates and will not be liable for any delay, loss, or damage in transit. Products and Equipment shall be delivered FOB Company's designated shipping point identified in the Order (the "Delivery Point"), using Company's standard methods for packaging and shipping, unless otherwise specified in the Order. Title and risk of loss shift to Customer upon delivery to the designated carrier at the Delivery Point. Customer is responsible for all costs and expenses relating to shipment of Products/ Equipment (including loading, freight, and insurance) and shall provide equipment and labor reasonably suited for receipt of Products/Equipment at the Delivery Point. Customer shall be responsible for all costs and expenses, including storage and re-delivery costs, relating to the delay in shipment or delivery of Products due to any act or omission of Customer. Company may make partial shipments of Products to Customer. Each shipment will constitute a separate sale, and Customer shall pay for the units shipped whether such shipment is in whole or partial fulfillment of Customer's order. Company shall not be liable for any non-delivery of Products unless Customer gives written notice to Company of the non-delivery within ten (10) days of the date when the Products would in the ordinary course of events have been received. Company shall use reasonable efforts to meet any performance dates to render the Services specified in the Order, and any such dates are estimates only. With respect to Services, Customer shall (a) cooperate with Company in all matters relating to the Services, (b) respond promptly to any of Company's requests to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for Company to perform the Services in accordance with the requirements of the Agreement, and (c) provide materials or information as Company may request to carry out the Services in a timely manner and ensure that such materials or information are complete and accurate in all material respects.

5. Inspection; Acceptance. Customer shall inspect Products/Equipment within ten (10) days of delivery (the "Inspection Period"). Customer will be deemed to have irrevocably accepted Products/Equipment unless it notifies Company in writing of any alleged shortage, error in delivery, or defective or non-conforming Products/Equipment ("Nonconforming Products") during the Inspection Period and provides Company with pictures, samples or other evidence documenting the alleged nonconformance as may be required by Company. If Customer timely notifies Company of any Nonconforming Products, Company shall, in its sole discretion and at its sole option, (a) replace the Nonconforming Products or (b) credit or refund to Customer the price of the Nonconforming Products. Customer acknowledges that the remedies set forth in this Section are Customer's exclusive remedies for the delivery of Nonconforming Products.

6. Leased Equipment. Company grants to Customer a non-exclusive, non-transferrable, non-sublicensable lease to use of any leased Equipment for the period set forth in the Order (the "Term"), unless sooner terminated pursuant to the Agreement. Title to Equipment shall at all times remain vested in Company, and Customer shall have no right, title, interest, or claim in or to the Equipment, or any part thereof, except for a leasehold interest as expressly provided in the Agreement. Company may file UCC "notice filings" as it determines necessary to evidence its title to the Equipment. Notwithstanding Company's ownership of Equipment, Customer shall bear the entire risk of loss, theft, damage, or destruction of the Equipment ("Damage") during the Term from any cause whatsoever, whether or not insured. Customer shall immediately report any Damage and no Damage shall relieve Customer of the obligations under the Agreement. Customer shall keep the Equipment free and clear from all liens and encumbrances, and shall not sublet, mortgage, pledge, sell, dispose of any interest in the Equipment or otherwise allow any third party to use the Equipment, without Company's prior written consent. Customer shall: (a) use Equipment solely for its intended purpose and take all actions necessary to deter any abuse or misuse of the Equipment, (b) permit the Equipment to be operated only by trained, experienced, competent, and qualified personnel, each of whom shall use reasonable care in operating and using the Equipment, and (c) at Customer's sole expense, keep and maintain the Equipment in good and safe repair, condition, and working order, and supply, fill, and install all consumable fluids, replacement wear parts, and accessories required to maintain the Equipment in good and safe working order. Customer shall keep and store the Equipment at the location expressly permitted by Company and will not remove the Equipment from said location without Company's prior written consent (d) promptly notify Company of each accident involving the Equipment, including time, place, nature of accident or damage and such other information as available; advise Company of all correspondence, notices, or documents received; aid in the investigation and defense of all such claims; and assist in the recovery of damages from liable third parties. Company may at any time inspect the Equipment or observe its use upon prior notice to Customer. Customer shall maintain complete and accurate records relating to the maintenance of the Equipment and allow Company to inspect and make copies of such records, provided that such inspection takes place during Customer's regular business hours. Company may repossess the Equipment or require Customer promptly redeliver the Equipment at any time upon prior notice to Customer, including after expiration or termination of the Term. Customer is solely responsible for securing and maintaining in full force and effect any licenses or approvals that may be required for use of the Equipment. Customer may not alter the Equipment or make additions, modifications, subtractions, or improvements to the Equipment without the prior written consent of Company. Any approved alterations, modifications, additions, subtractions, or improvements must be performed by persons authorized by Company and shall become the property of Company and be deemed to be a part of the Equipment. Upon expiration or termination of the Term, Customer shall return the Equipment to Company, at Customer's sole expense, in the same condition as Customer received the Equipment, normal wear and tear excepted, and free and clear of all encumbrances. ALL EQUIPMENT IS LEASED FROM COMPANY IN ITS "AS IS, WHERE IS" CONDITION AND COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE EQUIPMENT, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. Customer shall, at its own expense, maintain and carry insurance in full force and effect with financially sound, reputable, and duly qualified insurers for the total replacement cost of the Equipment and commercial general liability insurance (including bodily injury, death, property damage, and contractual liability) in an amount of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate. Customer shall provide Company with a certificate of insurance evidencing the insurance coverage specified in the Agreement. The certificate of insurance shall name Company as an additional insured. Customer shall provide Company with thirty (30) days advance written notice in the event of a cancellation or material change in Customer's insurance policy. Except where prohibited by applicable law, Customer shall require its insurer to waive all rights of subrogation against Company's insurers and Company. The proceeds of such insurance, at the option of Company, will be applied toward the replacement, restoration, or repair of the Equipment, or toward payment of Customer's obligations hereunder.

7. Customer's Acts or Omissions. If Company's performance of its obligations under the Agreement is prevented or delayed by any act or omission of Customer or its agents, subcontractors, consultants, or employees, Company shall not be deemed in breach of its obligations under the Agreement or otherwise liable for any costs, charges, or losses sustained or incurred by Customer, in each case, to the extent arising directly or indirectly from such prevention or delay.

8. No Product Warranty. Customer acknowledges that Company is not the manufacturer of the Products and that all warranties are provided directly by the manufacturer of the Products ("OEM"). To the extent transferable, Company will assign and/or pass-through to Customer any applicable Product warranties, indemnities, and remedies provided with respect to the Product by the OEM. COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE PRODUCTS, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY, WHETHER ORAL OR WRITTEN, EXPRESS, OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. NOTWITHSTANDING ANYTHING CONTAINED IN THE AGREEMENT TO THE CONTRARY, CUSTOMER'S SOLE AND EXCLUSIVE REMEDY RELATING TO THE PRODUCTS SHALL BE THE REMEDY AFFORDED TO SUCH PARTIES BY THE OEM'S PRODUCT WARRANTY. Customer acknowledges and agrees that: (a) any pre-owned Products/Equipment are used and have been used by persons other than Company; (b) Products/Equipment may contain Hazardous Materials that may be or may become directly or indirectly hazardous to life, health, or property (by reason of toxicity, flammability, explosiveness, or otherwise during use, handling, cleaning, reconditioning, disposal, or at any other time); and (c) Products/Equipment may be dangerous if improperly used, and Customer should obtain directly from the OEM the most current installation, operation and maintenance manuals and other information to ensure the safe operation of the Products/Equipment. For purposes hereof, "Hazardous Materials" means: (i) any biologically or chemically active or other toxic or hazardous wastes, pollutants, or substances, including, without limitation, asbestos, PCBs, petroleum products and by-products, substances defined or listed as "hazardous substances" or "toxic substances" or similarly identified in or pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §9601, et seq., and as hazardous wastes under the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq.; (b) any chemical substance or mixture regulated under the Toxic Substance Control Act of 1976, as amended, 15 U.S.C. §2601, et seq.; (c) any "toxic pollutant" under the Clean Water Act, 33 U.S.C. §1251, et seq., as amended; (d) any hazardous air pollutant under the Clean Air Act, 42 U.S.C. §7401 et seq.; (e) any hazardous materials identified in or pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. §5101, et seq.; and (f) any hazardous or toxic substances or pollutant regulated under any other requirements. Without limiting the generality of the foregoing Section 8, except for damages or other losses arising out of Company's negligence or willful misconduct, Customer acknowledges and agrees that Company shall not be responsible for defects, damage, downtime, product failure or other issues with the Products that are discovered during the services performed by Company pursuant to a Planned Maintenance Agreement or similar agreement (whether such services involve annual, semi-annual, quarterly or custom service or load bank testing). Customer shall be responsible for the cost of (i) any repairs to Products on a time and materials basis and (ii) the cost of renting replacement Products while an existing Product is being repaired.

9. Limited Service Warranty. Company warrants that it will perform any Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services. Company shall not be liable for an alleged breach of the warranties set forth in this Section unless Customer notifies Company in writing of the defective Services at least ten (10) days after Customer discovers or reasonably should have discovered the defect. Any service warranty claim shall be deemed waived by Customer if not made in writing within such ten (10) day period. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, CUSTOMER ACKNOWLEDGES AND AGREES THAT THE LIMITED WARRANTY SET FORTH ABOVE IS THE EXCLUSIVE WARRANTY GIVEN BY COMPANY WITH RESPECT TO THE SERVICES AND COMPANY MAKES NO OTHER WARRANTIES WHATSOEVER WITH RESPECT TO THE SERVICES, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY OPERATION OF LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE. CUSTOMER'S SOLE AND EXCLUSIVE REMEDY UNDER THIS LIMITED SERVICE WARRANTY IS RE-PERFORMANCE OF THE APPLICABLE SERVICES.

10. Limitation of Liability. IN NO EVENT WILL COMPANY BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY LOSS OF USE, LOSS OF REVENUE/PROFIT, DAMAGE TO REPUTATION OR GOODWILL, DIMINUTION OR DEPRECIATION IN VALUE, DELAY OR IDLE TIME FOR LABOR AND EQUIPMENT, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. COMPANY SHALL NOT BE LIABLE UNDER THIS AGREEMENT FOR ANY AMOUNT IN EXCESS OF THE TOTAL AMOUNTS PAID BY CUSTOMER FOR THE PRODUCTS, EQUIPMENT OR SERVICES GIVING RISE TO THE CLAIM.

11. Indemnification. To the fullest extent permitted by applicable law, Customer shall indemnify and defend and hold harmless Company (and its directors, officers, managers, equity holders, employees, representatives, agents, successors and assigns) from and against any losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs or expenses (including reasonable attorneys' fees) incurred by Company, relating to, arising out of or resulting from any claim against Company alleging: (a) a breach or nonfulfillment of any of Customer's covenants set forth in this Agreement; (b) any negligent or more culpable act or omission of Customer (including recklessness or willful misconduct); (c) any bodily injury, death of any person or damage to property caused by the acts or omissions of Customer, including, without limitation, arising out of the shipment, handling, use, operation, storage or maintenance of the Products/Equipment in any manner that does not conform to industry standards or any specific usage instructions, guidelines or specifications provided by Company or the OEM; or (d) any failure by Customer to comply with any applicable laws, rules or regulations. Company's remedies are cumulative and in addition to any other remedies available at law, in equity, by contract or otherwise. No purported limitation on Company's remedies contained in any other Customer form or document shall operate to reduce this indemnification obligation.

12. Confidential Information. All non-public, confidential, or proprietary information of Company, including, without limitation, information relating to its products, specifications, technology, designs, processes, machinery, equipment, plans, policies, procedures, employees, assets, discoveries, know-how, trademarks, patents, copyrights, trade secrets, prices, marketing, expenses, business plans, financial statements, customers and suppliers, and any other proprietary business and technical information, documents, or data disclosed by Company to Customer, whether disclosed orally or in writing or electronic or other form or media, and whether or not marked, designated, or otherwise identified as confidential in connection with the Agreement is confidential, solely for the use of performing the Agreement, and may not be disclosed or copied unless Customer receives advance written authorization from Company. Upon Company's request, Customer shall promptly return all documents and other materials received from Company. This Section does not apply to information that (a) is publicly available or becomes publicly available through no fault of Customer, (b) is already known to Customer at the time of disclosure, or (c) is rightfully obtained by Customer from a third party that is not obligated by an existing duty of confidentiality with respect to the information. Company shall be entitled to injunctive relief for any violation of this Section.

13. Force Majeure. Company will not be liable to Customer or any third party, or be deemed to have defaulted under or breached the Agreement, for any failure or delay in fulfilling or performing any term of the Agreement caused by or resulting from acts or circumstances beyond its direct and reasonable control, including, without limitation (a) acts of God, (b) flood, fire, earthquake, epidemic, or explosion, (c) war, invasion, hostilities, terrorist threats or acts, riots, or other civil unrest, (d) acts or omissions of any governmental authority, (e) national or regional emergencies, (f) strikes, labor disputes or shortages, or nonperformance by a third party, (g) restraints or delays affecting carriers, or (h) inability or delay in obtaining supplies of adequate or suitable materials, essential equipment or telecommunication breakdown, or power outage. If delay is caused by any such circumstances, Company may terminate all or any portion of the Agreement or extend any date upon which performance is due, without liability to Customer.

14. Relationship of Parties. The relationship between Customer and Company is that of independent contractors. Nothing contained in the Agreement shall be construed as creating an agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the parties, and neither party will have authority to contract for or bind the other party in any manner whatsoever. The Agreement is for the sole benefit of the parties to the Agreement and their respective successors and permitted assigns, and nothing in the Agreement, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.

15. Termination. Customer may not cancel or defer any Order following acceptance by Company. Company may terminate any Order (and if applicable, discontinue performance of Services thereunder) immediately upon written notice to Customer if Customer: (a) fails to pay any amount when due under this Agreement (or any other agreement between the parties); (b) has not otherwise performed or complied, in whole or in part, with any of the terms or conditions of this Agreement; or (c) becomes insolvent, files a petition for bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors. Customer will pay Company for Services completed prior to the termination or expiration of any Order. Customer shall pay all costs and expenses, including, without limitation, reasonable attorneys' fees, incurred by Company in connection with enforcing this Agreement.

16. Compliance with Laws. Customer shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations and all Company rules, regulations, and policies of which Customer has been made aware. Customer shall maintain in effect all licenses, permissions, authorizations, consents, and permits that are necessary to carry out its obligations under the Agreement.

17. Miscellaneous. The Agreement may not be modified or amended unless in writing and signed by both parties. Customer may not assign any of its rights or delegate any of its obligations under the Agreement without the prior written consent of Company. Any purported assignment or delegation in violation of this Section is null and void. All matters arising out of or relating to the Agreement are governed by and construed in accordance with the laws of the State of Wisconsin, without giving effect to any conflicts of laws provisions. Any legal suit, action, or proceeding arising out of or relating to the Agreement shall be instituted in the federal or state courts located within Wisconsin, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. No waiver by Company of any of the provisions of the Agreement is effective unless explicitly set forth in writing and signed by Company. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from the Agreement shall be construed as a waiver thereof. No single or partial exercise of any right, remedy, power, or privilege under the Agreement precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege. If any term or provision of the Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of the Agreement or invalidate or render unenforceable the term or provision in any other jurisdiction. Provisions of these Terms that by their nature should apply beyond their terms will remain in force after delivery of Products/Equipment or performance of Services and any termination or expiration of the Agreement.

18. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under the Agreement shall be in writing and shall be deemed sufficiently given and received in all respects when hand delivered, when sent by email (with confirmation of transmission), when sent by a reputable overnight courier service (with all fees pre-paid), or three (3) days after being deposited in the United States mail (return receipt requested, postage prepaid), addressed to Company or Customer at the addresses set forth on the face of the Order (or to such other address as the receiving party may designate in writing).

Proposed Budget Amendment 2026 10/5/2026

General Fund	Adopted Budget	Amended Budget	Change	Notes
Revenues				
Other Financing Sources	$175,000	$341,453	$166,453	$175,000 + $81,325 + $37,483 from M&E SR transfer instead of $75,000; + $47,645 from PW SR account for stormwater utility
Expenditures				
Financial Services	$60,550	$108,195	$47,645	Increase by $47,645 for stormwater study
Capital Outlay	$89,000	$207,808	$118,808	Increase by $81,325 for the truck & $37,483 for the Station 2 generator to match adjustment related to Capital
General Fund Total Change			**$0**	Revenues and Expenditures offset

Special Revenue Fund	Adopted Budget	Amended Budget	Change	
Revenues	$176,830	$176,830	$0	No change in revenues
Expenditures	$215,000	$381,453	$166,453	Increase by $81,335 + $37,483 for equipment transfer, $47,645 for stormwater utility project
Special Revenue Fund Total Change			**$166,453**	

Capital Projects Fund	Adopted Budget	Amended Budget	Change	
Revenues	$1,800,000	$1,744,000	-$56,000	Accounts for actual PWSB loan of $344,000 instead of $400,000
Expenditures	$1,815,500	$1,828,789	$13,289	Increase 300-00-57230-134-006 by $16,762 for TLE services; decrease 300-00-57230-134-000 to $182,915 for sealing; increase 300-00-57300-100-000 to $158,612 for additional equipment
Capital Projects Fund Total Change			**-$69,289**	

DRAFT

Preserving Yesterday's Heritage for Tomorrow.

Capital Plan

Equipment	2024 Budget	2024 Amended Budget	2025	2025 Amended Budget	2026	2026 DRAFT Amended Budget	2027	2028	2029	2030	2031
Patrol Dump Truck (**Replacement #13 -** Model Year 2001) New Truck 11	$72,953										
4 by 4 Roadside Tractor w/Flail Mower (**Replacement #26 -** Model Year 2002)											
Brine tanks x (4) for existing patrols trucks (New)											
Boom Mower Attachment											
SUV (**Replacement #9** - Model Year 2001) and retrofit lift gate on Truck #3											
1- Ton Dump Truck Forestry Truck											
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							
20 yd Patrol Truck **Replacement #12** - Model Year 2004 New Truck 16		2025/2026	$228,915	$228,915							
Truck #9 Aerial Equipment & Accessories (**Replacement #30** - Model Year 1997)			$166,472	$166,472							
Cedar Creek Bridge Design			$30,500	$75,000							
Cedar Sauk Road SMA with Town of Saukville			$100,000	$60,000							
Used Quad Axle Painting			$0	$5,200							
Patrol Dump Truck (**Replacement #13 -** Model Year 2001) New Truck 11 Lettering			$0	$500							
Used Road Grader with shoulder reclaiming equipment (**Replacement #24 -** Model Year 1992)					$75,000	$75,000					
20 yd Patrol Truck **Replacement #12** - Model Year 2004 New Truck 16						$81,325					
Capital Road Sealing					$345,000	$182,915					
Fire Station 2 Generator						$37,483					
Computer Replacements						$19,218					
Board Room AV						$72,953					
Station 2 Masonry						$13,950					
Station 2 HVAC						$36,320					
Station 2 & DPW Shop Compressor						$16,171					
Cedar Creek Bridge TLE Contract Amendment						$16,762					
Cedar Creek Bridge Design					$55,500	$55,500					
Cedar Creek Bridge SMA Construction							$630,179				
20 Yard Patrol Truck Cab and Chassis (**Replacement #15 -** Model Year 2007)							$161,000				
Caterpillar G314 Sorting Grapple							$52,000				
TBD							$20,032				
20 Yard Patrol Truck (**Replacement #15 -** Model Year 2007)								$93,000			
UTV Replacement (Recreation Fund)									$35,000	Skid Steer	Mini Excavator
Pickup Truck (**Replacement #4 -** Model Year 2004)									$85,000		
20 Yard Patrol Truck (**Replacement #15 -** Model Year 2007)									$90,000		
Capital Plan Total Cost	**$2,465,000**	**$3,031,500**	**$525,887**	**$846,330**	**$475,500**	**$607,597**	**$863,211**	**$93,000**	**$210,000**	**$0**	**$0**
Equipment Total Annual Cost	**$720,000**	**$859,000**	**$395,387**	**$711,330**	**$75,000**	**$352,420**	**$213,000**	**$93,000**	**$175,000**	**$0**	**$0**
Road Total Annual Cost (Capital Fund)	**$1,745,000**	**$2,172,500**	**$130,500**	**$135,000**	**$400,500**	**$255,177**	**$630,179**	**TBD**	**TBD**	**TBD**	**TBD**

Meeting Date: 10/5/26
Agenda Item: #11j

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

TO: Chairman Salvaggio & Town Board
FROM: Eric Ryer, Town Administrator
MEMO WRITTEN: September 28, 2026
SUBJECT #11j: Discussion and possible direction on the 2027 Town of Cedarburg draft General Fund budget*

A summary of the draft 2027 General Fund line item Town budget is provided below.

GENERAL FUND

Revenues

Tax Rate/Levy

Budget Assumption/Goals: Relatively stable tax rate. Fire/EMS staffing plan implementation, Cedar Creek bridge construction, 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. This year's "net new construction" number is 0.857%, or roughly ~$13,179. This number results after deducting the personal property State shared revenue payment of $10,084.16. This first draft 2027 budget provides for a slight decrease to the tax rate from 2026 of $2.35/$1,000 to ~$2.34/$1,000. This budget continues to implement the Capital Plan in terms of roads, bridges, and acquisition of equipment. The budget accounts for the fifth year of payments on the $5 million promissory notes, fifth and final payment on the purchase of the property adjacent to the Korb Sports Complex, and first and only payment on the $344,000 capital projects loan from PWSB approved this year. For future years, staff will continue to work with the Finance Committee on Capital debt strategy for future Capital projects. Ehlers, our financial advisor, has indicated annual loans for smaller amounts from a local bank or the State Trust Fund Loan program are the appropriate approach until the Town decides to refinance the $5 million bond or take on additional projects; that would be the proper time to refinance and take into account additional projects. Being in the fifth year of the ten year payment schedule on the large bond, the Town should begin to consider timing and projects to allow proper time for long-term financial planning. 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 the same amount as 2026.

Other Financing Sources

Budget Assumption/Goal: Fund new equipment with Special Revenue funds.

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. The 2027 draft budget includes a total of $213,000 for equipment purchases. Funding would come 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 replied upon for appropriate planning and timing on such items, as current practice sometimes calls for downpayments to get in the purchase que years in advance of taking delivery of equipment.

Intergovernmental Revenues

Budget Assumption/Goal: Slight increase in 2027 as a result of increased state shared revenue.

State Shared Revenue: State shared revenues are estimated to increase slightly from $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 2026, the Town receives $75,257; increasing in 2027 to $76,837; 2) Supplemental aid; in 2026, the Town received $175,544; increasing in 2027 to $179,231. 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 2027 will be increased by the percentage change in state sales and use tax revenues in 2026-27 over 2025-26.

General Transportation Aid: The 2024 amount was $216,551, increasing to $249,033 in 2025, and $286,388 in 2026. The final figure received from the State will be incorporated into the next version of the budget. For the time being, the figure has been reduced by 10% to be conservative as a placeholder. The Town is careful to not rely on increases in transportation aid in case that amount decreases over time, as that aid 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). If it declined the full 10%, that would equate to a $28,638 reduction for 2027.

Note: The 2027 budget year is the Town's "off 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 2027; the same as 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 2027 (roughly same as 2026).

Expenditures

Wages & Benefits

Budget Assumption/Goal: Apply a 4% wage increase in 2027; health insurance in process.

Wages: A 4% wage increase for full-time and some part-time employees has been incorporated into the 2027 draft budget. 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 2027 at 14.5%, up 0.5% from 2026. 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. The current budget now includes a renewal of the current plan for 2027. Cost control efforts included a significant plan alteration in 2025 that resulted in a 4% cost reduction. 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 2027, $28,100 is budgeted for reimbursements with Employee Benefits Corporation our third-party administrator, which is required by law; this figure is lower than 2026 and could change based upon plan selection/final enrollment on the plan.

Life and AD&D Insurance: The Town provides State of Wisconsin ETF life insurance, which was a cost savings measure over prior private market insurance, while providing better coverage. 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 Treasurer will be updating the figures for the final budget.

Shared Services: Fire Department

Budget Assumption: Budget set 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 $744,472 in 2027. 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 2027 includes two equipment projects: $161,000 for a payment on the Town Board approved patrol truck, and $52,000 for a grapple. It also includes funds for the construction of the bridge over Cedar Creek estimated at $630,179. The bridge 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.

The Town completed ~15 miles of road reconstruction in a three-year period (22% of Town roads). Road sealing with GSB 88 Gilsonite at a cost of $182,915 was completed in 2027 to protect that investment.

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, 2027 will see funding for contracted crack filling at $45,000, ditching, shouldering, as well as $15,000 toward tree removal. The crack filling figure may be altered based upon final State shared revenue general transportation aids.

Director Jungbauer is in the process of updating parks and recreation capital items for future consideration by the Finance Committee. Items could be added prior to final budget consideration based on the Committee's direction.

Machinery & Equipment

Budget Assumption/Goal: Pre-fund equipment acquisitions; payment on Board approved Patrol Truck.

The Capital Plan being presented here includes $213,000 for Capital equipment, which for next year includes a $161,000 payment on the Town Board approved patrol truck and $52,000 for a grapple. The 2027 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 – Prochnow Landfill

Ramboll provided projected obligation figures for long-term planning in regards to the former Prochnow landfill for 2027. The 2027 figure provided is $102,300, and would be funded with existing funds from the Special Revenue Fund. The estimated budget figures assumes that no further out-of-scope investigation activities are necessary to complete the NR716 investigation and that the final site investigation/remedial action options report is submitted and approved by the DNR in CY 2027. The Town should begin to plan for a significant capital cost for a capping option (for the period of 2028+). The principal responsible parties must work with WDNR to select an option for the work, so the figure is unknown at this time.

Recreation Account

Total revenues of $160,910 and expenditures or $160,910 are proposed for 2027. There are no capital equipment expenses planned that would be paid out of the Recreation Fund. The proposed budget is again self-supporting and plans for maintenance of the turf field to refresh the surface.

BUDGET ADOPTION SCHEDULE

The following schedule for budget review & adoption is proposed:

1. ~~Finance Committee reviewed road ratings, Capital Plan, financing, Strategic Plan~~ **~~(July 10)~~**
2. ~~Finance Committee Review and Recommend Financing~~ **~~(July 22)~~**
3. ~~Town Board reviews budget timeline~~ **~~(August 3)~~**
4. ~~Finance Committee Reviews Capital Plan & draft budget amendment considerations~~ **~~(Sept. 2)~~**
5. ~~Finance Committee reviews first Draft Budget and budget amendment~~ **~~(Sept. 16)~~**
6. Town Board first review of Draft Budget **(this meeting)**
7. Finance Committee Review & Recommend Budget (all accounts) (**October 14)**
8. Town Board Review of Finance Committee Recommended Budget/Tax Rate (**November 2**)
9. Budget Presentation/Public Hearing/Mtg. of Electors/Adoption **(November 11 @ 6PM)**

ATTACHMENTS

i. Draft 2027 Budget (General Fund Budget)
ii. Draft Updated Capital Plan

GENERAL FUND REVENUES	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 as of 7/17/2026	2026 Est. Year End Total	2027 Budget	% Change '26-'27
Taxes	1,871,641	1,707,491	1,714,447	2,441,199	2,443,091	2,471,057	2,471,111	2,471,111	2,484,236	0.5%
Intergovernmental Revenues	334,616	521,383	529,836	572,138	576,103	619,730	216,690	628,341	601,409	-3.0%
Licenses & Permits	152,950	122,670	168,598	121,680	174,892	121,955	81,673	126,776	121,955	0.0%
Fines, Forfeits & Penalties	20	250	-	250	-	250	-	-	250	0.0%
Public Charges for Services	160,991	434,629	457,667	476,008	487,793	496,866	491,553	495,740	512,479	3.1%
Misc. Revenues	182,262	32,500	271,546	21,000	232,116	26,500	115,390	198,972	26,500	0.0%
Other Financing Sources	325,220	413,000	297,184	280,000	164,056	175,000	12,215	8,481	303,000	73.1%
TOTAL REVENUES	**$ 3,027,700**	**$ 3,231,923**	**$ 3,439,278**	**$ 3,912,275**	**$ 4,078,051**	**$ 3,911,359**	**$ 3,388,631**	**$ 3,929,421**	**$ 4,049,829**	**3.5%**
EXPENDITURES										
General Government	641,825	784,224	692,424	871,502	701,893	909,535	391,275	819,189	933,560	2.6%
Public Safety	397,402	447,290	476,731	670,272	687,337	822,711	385,529	834,704	888,969	8.1%
Public Works	1,308,147	1,491,459	1,267,603	1,568,629	1,379,079	1,642,844	662,093	1,615,671	1,632,950	-0.6%
Culture, Recreation & Ed.	4,245	5,000	4,333	7,500	1,235	5,000	362	4,500	5,500	10.0%
Conservation & Development	3,465	3,325	3,285	3,505	3,030	3,520	3,195	3,345	3,550	0.9%
Capital Outlay	-	354,000	-	204,000	161,114	89,000	53,601	89,000	222,000	149.4%
Other Financing Uses	258,000	150,000	447,184	586,867	928,867	438,749	202,751	438,749	379,018	-13.6%
TOTAL EXPENDITURES	**$ 2,613,084**	**$ 3,235,298**	**$ 2,891,560**	**$ 3,912,275**	**$ 3,862,554**	**$ 3,911,359**	**$ 1,698,807**	**$ 3,805,159**	**$ 4,065,547**	**3.9%**

(15,718)

2027 General Fund Line Item Budget

Level: Taxes 100-00-41

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-41111-000-000	**Town Portion Property Taxes**											
	Tax Levy less debt service	1,794,478	1,812,457	1,828,989	1,869,570	1,706,119	2,439,827	2,439,827	2,470,542	2,470,542	2,470,542	2,483,721
	Total:	**1,794,478**	**1,812,457**	**1,828,989**	**1,869,570**	**1,706,119**	**2,439,827**	**2,439,827**	**2,470,542**	**2,470,542**	**2,470,542**	**2,483,721**
100-00-41111-000-001	**Omitted/ Machinery Property Taxes**											
	Omitted Property Taxes/Chargeback Machinery Tax Repayment From State	11,287	-	-	-	-	-	-	-	-	-	-
	Total:	**11,287**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-41113-000-000	**Deliquent Pers Prop Retained**											
		4,351	1,920	-	-	-	-	-	-	-	-	-
	Total:	**4,351**	**1,920**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-41150-000-000	**Crop/Managed Forest Land Tax**											
	Crop/Managed Forest Land Tax	1,490	44	6,095	1,024	7,281	325	2,217	325	379	379	325
	Total:	**1,490**	**44**	**6,095**	**1,024**	**7,281**	**325**	**2,217**	**325**	**379**	**379**	**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	190	190	190	190
	Total:	**428**	**428**	**1,047**	**1,047**	**1,047**	**1,047**	**1,047**	**190**	**190**	**190**	**190**
	TAXES TOTAL:	**1,812,033**	**1,814,848**	**1,836,131**	**1,871,641**	**1,714,447**	**2,441,199**	**2,443,091**	**2,471,057**	**2,471,111**	**2,471,111**	**2,484,236**

2027 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-43410-000-000	**State Shared Revenues**											
	State shared revenue Existing Aid	71,430	71,421	71,418	71,414	237,360	72,783	242,797	75,257	-	251,034	76,837
	Utility Aid						244		233			284
	State shared revenue Supplemental Aid						169,771		175,544			179,231
	Total:	**71,430**	**71,421**	**71,418**	**71,414**	**237,360**	**242,798**	**242,797**	**251,034**	**-**	**251,034**	**256,352**
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**											
		35,367	35,994	38,281	42,275	48,361	48,000	51,678	50,000	58,318	58,318	55,000
	Total:	**35,367**	**35,994**	**38,281**	**42,275**	**48,361**	**48,000**	**51,678**	**50,000**	**58,318**	**58,318**	**55,000**
100-00-43531-000-000	**State Highway Aid**											
	General Transportation Aids (GTA)	175,025	240,888	223,168	188,305	216,551	249,033	249,033	286,388	143,194	286,388	257,749
	Covered Bridge Road Project Grant											
	Total:	**175,025**	**240,888**	**223,168**	**188,305**	**216,551**	**249,033**	**249,033**	**286,388**	**143,194**	**286,388**	**257,749**

2027 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
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	4,985
	Exempt Personal Property Aid Act 12						5,099	5,099	5,099	5,099	5,099	5,099
	State Audit Reimbursement	-	-	-	-	-	-	-	-	-	-	-
	Invasive Species Grant											
	Total:	**67,112**	**500**	**4,985**	**5,596**	**4,985**	**10,084**	**10,084**	**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	5,082	5,101	5,087	5,090	5,097	4,800	5,094	4,800	5,094	5,094	4,800
	Total:	**5,082**	**5,101**	**5,087**	**5,090**	**5,097**	**4,800**	**5,094**	**4,800**	**5,094**	**5,094**	**4,800**
100-00-43620-000-000	**In Lieu of Conserv Lands**											
	In Lieu of Conserv Lands	16	16	-	-	65	16	-	16	-	16	16
	Total:	**16**	**16**	**-**	**-**	**65**	**16**	**0**	**16**	**-**	**16**	**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**	**0**	**55**	**-**	**55**	**55**

2027 General Fund Line Item Budget

Level: Intergovernmental Rev. 100-00-43

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-43690-000-000	**Other State Payments**											
	Under Omitted/Machinery Taxes	-	4,985	9,896	-							
	COVID/ARPA Distribution/Ballots		-		676							
	Video Service Aid	7,831	15,478	15,478	15,478	15,543	15,478	15,543	15,478		15,478	15,478
	Total:	**7,831**	**20,463**	**25,374**	**16,154**	**15,543**	**15,478**	**15,543**	**15,478**	**-**	**15,478**	**15,478**
100-00-43790-000-000	**Other Local Gov. Grants**											
	Misc.	-	-	-	2,500	-	-	-	-	-	-	-
	Total:	**0**	**0**	**0**	**2,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	INTERGOV. REV. TOTAL:	**363,793**	**390,687**	**370,252**	**334,616**	**529,836**	**572,138**	**576,103**	**619,730**	**216,690**	**628,341**	**601,409**

2027 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-44100-000-000	**Bartender/Cigarette License**											
	Operator/Bartender licenses	1,348	1,857	2,197	2,002	1,832	1,800	1,789	1,800	1,828	1,800	1,800
	Cigarette licenses	200					200		200		200	200
	Total:	**1,548**	**1,857**	**2,197**	**2,002**	**1,832**	**2,000**	**1,789**	**2,000**	**1,828**	**2,000**	**2,000**
100-00-44110-000-000	**Liquor & Malt Beverages**											
	Liquor license	3,685	4,217	4,235	4,275	3,705	3,700	4,500	3,700	4,410	4,410	3,700
	Temporary liquor license						30		30			30
	Total:	**3,685**	**4,217**	**4,235**	**4,275**	**3,705**	**3,730**	**4,500**	**3,730**	**4,410**	**4,410**	**3,730**
100-00-44200-000-000	**Non-Business License**											
	Peddlers/chickens	690	1,028	560	383	345	225	1,057	500	997	997	500
	Massage License						25		25			25
	Total:	**690**	**1,028**	**560**	**383**	**345**	**250**	**1,057**	**525**	**997**	**997**	**525**
100-00-44200-001-000	**Dog Licenses**											
	Annual dog license fees	1,969	984	907	918	1,486	1,000	685	1,000	115	685	1,000
	Total:	**1,969**	**984**	**907**	**918**	**1,486**	**1,000**	**685**	**1,000**	**115**	**685**	**1,000**
100-00-44300-000-000	**Building Permit Fees**											
	Building related permits	72,622	93,051	85,226	73,499	94,739	70,000	95,037	70,000	36,107	70,000	70,000
	Total:	**72,622**	**93,051**	**85,226**	**73,499**	**94,739**	**70,000**	**95,037**	**70,000**	**36,107**	**70,000**	**70,000**

2027 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-44300-000-001	**Plumbing Permit Fees**											
	Plumbing related permits	13,512	15,623	15,140	14,978	16,675	10,000	17,293	10,000	7,712	10,000	10,000
	Total:	**13,512**	**15,623**	**15,140**	**14,978**	**16,675**	**10,000**	**17,293**	**10,000**	**7,712**	**10,000**	**10,000**
100-00-44300-000-002	**Electrical Permit Fees**											
	Electrical related permits	20,403	24,353	24,612	24,661	23,269	15,000	24,475	15,000	12,458	15,000	15,000
	Total:	**20,403**	**24,353**	**24,612**	**24,661**	**23,269**	**15,000**	**24,475**	**15,000**	**12,458**	**15,000**	**15,000**
100-00-44300-000-003	**HVAC Permit Fees**											
	HVAC related permits	16,890	20,072	17,692	18,805	16,705	11,000	17,190	11,000	6,585	11,000	11,000
	Total:	**16,890**	**20,072**	**17,692**	**18,805**	**16,705**	**11,000**	**17,190**	**11,000**	**6,585**	**11,000**	**11,000**
100-00-44300-000-004	**Utility Permits**											
	Utility related permits	1,285	1,300	2,085	3,130	1,205	1,500	3,245	1,500	3,162	3,162	1,500
	Total:	**1,285**	**1,300**	**2,085**	**3,130**	**1,205**	**1,500**	**3,245**	**1,500**	**3,162**	**3,162**	**1,500**
100-00-44300-000-005	**Sign Permits**											
	Annual and new sign permits	1,375	1,870	1,490	1,410	1,551	1,500	3,915	1,500	3,122	3,122	1,500
	Total:	**1,375**	**1,870**	**1,490**	**1,410**	**1,551**	**1,500**	**3,915**	**1,500**	**3,122**	**3,122**	**1,500**
100-00-44400-000-000	**Rezoning/Petition/Plat/Quarry**											
		8,663	6,664	4,394	3,631	3,675	3,500	1,325	3,000	2,425	3,000	3,000
	Total:	**8,663**	**6,664**	**4,394**	**3,631**	**3,675**	**3,500**	**1,325**	**3,000**	**2,425**	**3,000**	**3,000**

2027 General Fund Line Item Budget

Level: Licenses & Permits 100-00-44

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-44400-000-001	**Conditional Use Permits**											
		1,100	1,500	1,775	1,200	1,300	1,200	3,380	1,200	1,000	1,200	1,200
	Total:	**1,100**	**1,500**	**1,775**	**1,200**	**1,300**	**1,200**	**3,380**	**1,200**	**1,000**	**1,200**	**1,200**
100-00-44400-000-002	**Erosion Control Permits**											
		1,622	3,757	930	1,760	312	1,000	-	1,000	941	1,000	1,000
	Total:	**1,622**	**3,757**	**930**	**1,760**	**312**	**1,000**	**0**	**1,000**	**941**	**1,000**	**1,000**
100-00-44500-000-000	**Appliance Tags/Refuse Carts**											
	Refuse cart purchases	3,860	2,596	6,124	100	-	-	-	-	-	-	-
	Total:	**3,860**	**2,596**	**6,124**	**100**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-44500-000-001	**Special Pick Up Fee**											
	WM provides service as well 1/1/23	6,994	4,645	7,048	2,198	1,800	-	1,000	500	810	1,200	500
	Total:	**6,994**	**4,645**	**7,048**	**2,198**	**1,800**	**-**	**1,000**	**500**	**810**	**1,200**	**500**
	LICENSES & PERMITS TOTAL:	**156,218**	**183,516**	**174,413**	**152,950**	**168,598**	**121,680**	**174,892**	**121,955**	**81,673**	**126,776**	**121,955**

2027 General Fund Line Item Budget

Level: Fines, Forfeits & Pen. 100-00-45

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-45100-000-000	**Ordinance Violation**											
	Ordinance Violation	-	-	-	20	-	250	-	250	-	-	250
	Total:	**-**	**-**	**-**	**20**	**-**	**250**	**-**	**250**	**-**	**-**	**250**
100-00-45210-000-000	**Contract Forfeitures**											
	Contract Forfeitures	-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
		-	**-**	**-**	**20**	**-**	**250**	**-**	**250**	**-**	**-**	**250**

2027 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-46100-001-000	**Brush Chipping**											
	Brush Chipping	8,659	7,500	7,043	10,315	12,908	6,000	6,655	6,000	1,750	3,000	6,000
	Total:	**8,659**	**7,500**	**7,043**	**10,315**	**12,908**	**6,000**	**6,655**	**6,000**	**1,750**	**3,000**	**6,000**
100-00-46100-002-000	**Copies, Publications, Sales**											
	Copies, Publications, Sales	16	9	2	4	1	30	8	30	1	1	30
	Total:	**16**	**9**	**2**	**4**	**1**	**30**	**8**	**30**	**1**	**1**	**30**
100-00-46100-003-000	**Special Assessment Letters**											
	Special Assessment Letters	2,262	3,205	2,715	2,208	2,388	1,500	3,125	1,500	2,225	2,225	1,500
	Total:	**2,262**	**3,205**	**2,715**	**2,208**	**2,388**	**1,500**	**3,125**	**1,500**	**2,225**	**2,225**	**1,500**
100-00-46100-004-000	**Engineering Fees/Reimbursement**											
	Engineering Fees/Reimbursement	-	(316)	864	-	-	1,000	35	1,000	-	-	1,000
	Total:	**-**	**(316)**	**864**	**-**	**-**	**1,000**	**35**	**1,000**	**-**	**-**	**1,000**
100-00-46100-004-001	**Culvert/Driveway Permits**											
	Culvert/Driveway Permits	2,195	1,795	2,050	480	2,515	1,000	1,535	1,000	510	1,000	1,000
	Total:	**2,195**	**1,795**	**2,050**	**480**	**2,515**	**1,000**	**1,535**	**1,000**	**510**	**1,000**	**1,000**

2027 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-46400-000-000	**TV Recycling**											
	Discontinued 2024	4,139	3,537	3,673	2,627	-	-	-	-	-	-	-
	Total:	**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 $64.90 total annual	116,111	122,846	121,640	125,197	129,592	144,456	144,117	149,688	149,270	149,270	150,059
	Total:	**116,111**	**122,846**	**121,640**	**125,197**	**129,592**	**144,456**	**144,117**	**149,688**	**149,270**	**149,270**	**150,059**
100-00-46500-000-000	**Refuse Fee**											
2024 transition to WM	$12.15/home/mo $145.80 annual				-	292,656	307,322	306,387	321,849	324,065	324,065	337,090
	Total:	**-**	**-**	**-**	**-**	**292,656**	**307,322**	**306,387**	**321,849**	**324,065**	**324,065**	**337,090**
100-00-46200-000-000	**Yard Waste Card**											
	300 renewals $30; 673 issued Maintains cameras, gates, software				18,390	10,365	9,000	19,995	10,000	11,285	11,285	10,000
	Total:	**-**	**-**	**-**	**18,390**	**10,365**	**9,000**	**19,995**	**10,000**	**11,285**	**11,285**	**10,000**

2027 General Fund Line Item Budget

Level: Public Charges for Srvs. 100-00-46

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-46600-000-000	**Telecommunication Tower**											
	Pleasant Valley Tower (2023)				1,575	7,243	5,700	5,836	5,800	2,447	4,894	5,800
	Town/City Joint Owners ($475/mo)											
	Total:	**-**	**-**	**-**	**1,575**	**7,243**	**5,700**	**5,836**	**5,800**	**2,447**	**4,894**	**5,800**
100-00-46720-000-001	**Park Rental Fee**											
	Rental Fees				195			100		-		
	Total:	**-**	**-**	**-**	**195**	**-**	**-**	**100**	**-**	**-**	**-**	**-**
	PUBLIC CHARGES TOTAL:	**133,381**	**138,576**	**137,986**	**160,991**	**457,667**	**476,008**	**487,793**	**496,866**	**491,553**	**495,740**	**512,479**

2027 General Fund Line Item Budget

Level: **Misc Revenues 100-00-48**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-48110-000-000	**General Checking**											
		2,689	2,612	55,689	135,077	231,772	2,500	183,628	2,500	101,307	175,000	2,500
	Total:	**2,689**	**2,612**	**55,689**	**135,077**	**231,772**	**2,500**	**183,628**	**2,500**	**101,307**	**175,000**	**2,500**
100-00-48110-000-001	**Investment Account**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-48110-000-002	**Five Corners Town Center**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-48110-000-003	**Machinery Account**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-48110-000-005	**Holding Tank Account**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-48110-000-006	**Paving Fund Account**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

2027 General Fund Line Item Budget

Level: Misc Revenues 100-00-48

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
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	32,802	553	4,526	1,108	179	-	335	-	80	160	-
	Total:	**32,802**	**553**	**4,526**	**1,108**	**179**	**-**	**335**	**-**	**80**	**160**	**-**
100-00-48307-000-000	**Recycling Income**											
	Proceeds from vendor sale of recyclables NA per contract with Waste Management	611	782	895	3,220	2,287	-	3,966	-	278	278	-
	Total:	**611**	**782**	**895**	**3,220**	**2,287**	**-**	**3,966**	**-**	**278**	**278**	**-**
100-00-48308-000-000	**Cable TV Franchise Fee**											
	Dish/DirecTV	39,821	31,101	31,855	31,110	30,825	1,500	30,177	1,500	13,691	23,500	1,500
	Spectrum/Charter						14,000		22,000			22,000
	Total:	**39,821**	**31,101**	**31,855**	**31,110**	**30,825**	**15,500**	**30,177**	**23,500**	**13,691**	**23,500**	**23,500**
100-00-48309-000-000	**Sale of Equip & Property**											
	Misc. Surplus Equipment per schedule Sale of Refuse Truck	-	12,302	14,622	7,430	-	-	-	-	-	-	-
	Total:	**-**	**12,302**	**14,622**	**7,430**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

2027 General Fund Line Item Budget

Level: Misc Revenues 100-00-48

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-48310-000-000	**Use Value Penalty**											
		3,446	3,144	14,003	-	-	-	-	-	-	-	-
	Total:	**3,446**	**3,144**	**14,003**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-48400-000-000	**Insurance Reimbursement**											
		-	-	-	3,176	1,504	-	8,118	-		-	-
	Total:	**-**	**-**	**-**	**3,176**	**1,504**	**-**	**8,118**	**-**	**-**	**-**	**-**
100-00-48500-000-000	**General Donation Account**											
	Potential AED Grant 2025 Expense shown in Parks Account	-	-	-	-	-	2,500	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**2,500**	**-**	**-**	**-**	**-**	**-**
100-00-48900-000-000	**Misc. Revenues**											
	Misc. sources	1,317	1,191	-	1,141	4,980	500	5,892	500	34	34	500
	Total:	**1,317**	**1,191**	**-**	**1,141**	**4,980**	**500**	**5,892**	**500**	**34**	**34**	**500**
100-00-48900-000-001	**Misc. - Use Value Penalty**											
		-	272	-	-	-	-	-	-	-	-	-
	Total:	**-**	**272**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	MISC. REVENUES TOTAL:	**80,686**	**51,957**	**121,590**	**182,262**	**271,546**	**21,000**	**232,116**	**26,500**	**115,390**	**198,972**	**26,500**

2027 General Fund Line Item Budget

Check Equipment Transfer | Check ARPA wages

Level: Other Financing Sources 100-00-49

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-49000-000-000	**Other Financing Sources**											
	Misc.	-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-49100-000-000	**Proceeds of Long Term Debt**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-49200-000-000	**Transfers from Special Revenue Fund Reserves**											
	Cedar Creek Road	-	-	-	-	-	-	-	-	-	-	-
	Road Projects (Cedar Crk Pkwy, Ann Marie Dr, Maintenance)	-	306,668	-	-	-	-	-	-	-		-
	Transfer for 1 mile of Chip Sealing Highway Account			-								
	5 Corners Plan Update Transfer from 5 Corners Account										-	
	Total:	**-**	**306,668**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-49300-000-000	**Transfers from Recreation Fund**											
	Staff wages and benefits	-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

2027 General Fund Line Item Budget

Level: Other Financing Sources 100-00-49

Check Equipment Transfer | Check ARPA wages

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 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)											
	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											
	Transfer from Planning SR Account: Comprehensive Plan Update, Ordinances						10,000		20,000			20,000
	Transfer from Planning SR Account: Consulting Planner											10,000
	Transfer from SR Account 5 Corners Master Plan Update						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)					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	154,281				
	ARPA Wage Transfer									3,734		
	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			
	Transfer from SR Machinery Account for 2027 Equipment purchases: $52,000 Grapple											52,000
	Transfer from SR Machinery Account for 2027 Equipment purchases: $161,000 20 Yard Patrol Truck Cab and Chassis (Replacement #15 - Model Year 2007) and $52,000 for a grapple for the Wheeled Excavator											161,000
	Impact Fee Transfer Board approved for Fire/EMS				125,220							
	Total:	**25,932**	**128,295**	**110,961**	**125,220**	**297,184**	**260,000**	**154,281**	**95,000**	**3,734**	**-**	**243,000**

2027 General Fund Line Item Budget

Check Equipment Transfer | Check ARPA wages

Level: Other Financing Sources 100-00-49

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-49500-000-001	**Sale of Property**											
	Refuse Truck/Surplus Equipment Sale				200,000			9,775		8,481	8,481	
	Total:	**-**	**-**	**-**	**200,000**	**-**	**-**	**9,775**	**-**	**8,481**	**8,481**	**-**
100-00	**Use of Fund Balance**											
	Impact Fee Study/Needs Assessment								15,000			15,000
	CORP Update (Park & Ped. Plan)								40,000			30,000
	Financial Plan Study/Stormwater Study	-	-	-	-	-	20,000		15,000	-	-	15,000
	Phone System Upgrade								10,000			-
	Total:	**-**	**-**	**-**	**-**	**-**	**20,000**	**-**	**80,000**	**-**	**-**	**60,000**
	OTHER FIN. SOURCES TOTAL:	**25,932**	**434,963**	**110,961**	**325,220**	**297,184**	**280,000**	**164,056**	**175,000**	**12,215**	**8,481**	**303,000**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51100-001-000	**Payroll - Plan Commission**											
	7 members	673	886	942	-	932	950	875	950	894	894	950
	Total:	**673**	**886**	**942**	**-**	**932**	**950**	**875**	**950**	**894**	**894**	**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 (2 @ $5,865; 2 @ $5,144)	21,302	21,478	20,276	26,870	29,532	20,576	31,743	20,576	20,537	20,576	22,018
	Chairman $9,485						9,485		9,485	2,553	9,485	10,813
	Total:	**21,302**	**21,478**	**20,276**	**26,870**	**29,532**	**30,061**	**31,743**	**30,061**	**23,090**	**30,061**	**32,831**
100-00-51110-002-000	**Expenses - Town Board**											
	Memorials	3,156	1,100	1,233	1,463	1,854	400	2,224	400	2,098	2,400	400
	4th of July Parade candy						1,400		1,400			1,400
	Misc. expenses						600		600			600
	Total:	**3,156**	**1,100**	**1,233**	**1,463**	**1,854**	**2,400**	**2,224**	**2,400**	**2,098**	**2,400**	**2,400**
100-00-51110-003-001	**Expenses - Plan Commission**											
	Training & Misc. expenses	-	-	-	-	13	1,000	115	1,000	-	1,000	1,000
	Total:	**-**	**-**	**-**	**-**	**13**	**1,000**	**115**	**1,000**	**-**	**1,000**	**1,000**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
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	-	-	-	-	766	2,500	267	2,500	1,057	2,500	2,500
	Misc. Expenses						500		500			500
	Total:	**-**	**-**	**-**	**-**	**766**	**3,000**	**267**	**3,000**	**1,057**	**2,500**	**3,000**
100-00-51110-040-001	**Legislative FICA**											
		1,630	1,643	1,551	2,068	1,677	2,300	1,574	2,300	1,181	2,300	2,512
	Total:	**1,630**	**1,643**	**1,551**	**2,068**	**1,677**	**2,300**	**1,574**	**2,300**	**1,181**	**2,300**	**2,512**
100-00-51300-000-000	**Town Attorney - General**											
	General Matters	28,889	38,121	32,134	24,505	21,507	46,000	28,297	46,000	26,789	50,000	46,000
	Prochnow	18,124					4,000		4,000			4,000
	Total:	**47,013**	**38,121**	**32,134**	**24,505**	**21,507**	**50,000**	**28,297**	**50,000**	**26,789**	**50,000**	**50,000**
100-00-51400-000-000	**Payroll - Town Administrator**											
	Wages	96,649	115,879	130,851	157,406	160,888	144,809	169,601	149,877	103,565	149,877	155,873
	Total:	**96,649**	**115,879**	**130,851**	**157,406**	**160,888**	**144,809**	**169,601**	**149,877**	**103,565**	**149,877**	**155,873**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51400-000-001	**Payroll - Deputy Clerk**											
	Wages	22,292	20,082	9,868	20,867	25,286	24,757	27,070	25,630	14,103	28,000	26,651
	Total:	**22,292**	**20,082**	**9,868**	**20,867**	**25,286**	**24,757**	**27,070**	**25,630**	**14,103**	**28,000**	**26,651**
100-00-51400-000-002	**Payroll - Town Clerk/Asst. Administrator**											
	Wages	38,012	47,596	50,281	59,548	60,982	62,842	66,296	74,520	39,849	74,520	77,127
	Total:	**38,012**	**47,596**	**50,281**	**59,548**	**60,982**	**62,842**	**66,296**	**74,520**	**39,849**	**74,520**	**77,127**
100-00-51400-000-003	**Payroll - Overtime**											
	Misc Overtime	-	-	-	-	-	2,000	-	2,000	-	-	1,000
	Total:	**-**	**-**	**-**	**-**	**-**	**2,000**	**-**	**2,000**	**-**	**-**	**1,000**
100-00-51400-000-005	**Payroll - Director of Parks & Recreation**											
	Wages 1248 hours office time	-	-	26,656	36,916	37,053	42,600	42,711	44,091	24,138	44,091	46,800
	Remainder in Recreation Fund											
	Total:	**0**	**0**	**26,656**	**36,916**	**37,053**	**42,600**	**42,711**	**44,091**	**24,138**	**44,091**	**46,800**
100-00-51400-000-006	**Payroll - Intern**											
		1,077	-	-	-	-	2,500	-	2,500	-	2,000	2,500
	Total:	**1,077**	**-**	**-**	**-**	**-**	**2,500**	**-**	**2,500**	**-**	**2,000**	**2,500**
100-00-51400-001-001	**Professional Membership**											
	APA Annual Membership - Admin	4,144	4,485	4,954	5,543	5,216	350	5,847	720	4,875	6,550	720
	AICP Cert - Admin						610		-			-
	ICMA/WCMA Annual Membership - Admin						1,400		1,500			1,500
	Notary Annual Fee - Clerk & Deputy Clerk						300		300			300
	MEA-SEW HR								30			30
	WI Municipal Clerks Assoc. - Clerk						100		100			100
	Park & Rec. Dir. Certification Maintenance						1,020		900			1,000
	Ozaukee Econ Dev						1,500		1,500			1,500
	WI Towns Assoc						1,435		1,500			1,500
	Total:	**4,144**	**4,485**	**4,954**	**5,543**	**5,216**	**6,715**	**5,847**	**6,550**	**4,875**	**6,550**	**6,650**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51400-001-002	**Professional Training**											
	Professional Development - Clerk/Deputy Clerk	1,195	1,197	1,473	1,679	1,007	500	2,693	500	65	3,500	500
	Professional Develop. - Administration & Planning						3,500		3,500			3,500
	Total:	**1,195**	**1,197**	**1,473**	**1,679**	**1,007**	**4,000**	**2,693**	**4,000**	**65**	**3,500**	**4,000**
100-00-51400-001-003	**Professional Periodicals**											
	Misc. periodicals	19	69	69	313	99	350	-	350	99	350	350
	Total:	**19**	**69**	**69**	**313**	**99**	**350**	**-**	**350**	**99**	**350**	**350**
100-00-51400-004-000	**Publications/Legal Advertising**											
	Ads & Legal Notices	851	2,069	2,495	2,675	2,744	2,250	1,404	2,250	579	2,500	2,250
	Misc. Publications						1,000		1,000			1,000
	Total:	**851**	**2,069**	**2,495**	**2,675**	**2,744**	**3,250**	**1,404**	**3,250**	**579**	**2,500**	**3,250**
100-00-51400-004-001	**Admin - Mileage Reimbursement**											
		107	-	411	50	19	500	38	500	-	200	500
	Total:	**107**	**-**	**411**	**50**	**19**	**500**	**38**	**500**	**0**	**200**	**500**
100-00-51400-004-002	**Employee Appreciation**											
		607	405	1,184	676	797	1,200	985	1,200	210	1,200	1,200
	Total:	**607**	**405**	**1,184**	**676**	**797**	**1,200**	**985**	**1,200**	**210**	**1,200**	**1,200**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51400-004-003	**Admin - Postage**											
	Annual postage permit renewal - USPS	3,510	3,458	4,346	1,147	4,222	250	2,154	250	10	2,000	250
	Forever boxed postage envelops						2,000		2,000			2,000
	Mass mailings/regular stamps											
	Town Newsletter postage											
	Total:	**3,510**	**3,458**	**4,346**	**1,147**	**4,222**	**2,250**	**2,154**	**2,250**	**10**	**2,000**	**2,250**
100-00-51400-004-004	**Admin - Office Supplies**											
	Ricoh copier monthly lease	7,298	12,029	8,867	8,810	6,790	2,500	7,078	2,500	5,256	8,500	2,500
	Ricoh copy charge above allowance						850		1,000			1,000
	Checks						450		450			450
	Printer/Copier paper						1,500		1,500			1,500
	Town letterhead/cards						250		250			250
	Misc. supplies (folders, pens, etc.)						2,000		2,000			2,000
	Bottled water (5 gal)						2,000		2,200			2,200
	Total:	**7,298**	**12,029**	**8,867**	**8,810**	**6,790**	**9,550**	**7,078**	**9,900**	**5,256**	**8,500**	**9,900**
100-00-51400-004-005	**Admin - General Expenses**											
	Misc. items	3,142	7,704	6,655	4,534	8,682	4,000	647	4,000	2,152	4,000	4,000
	Note: increase due to AED grant in 2024											
	Total:	**3,142**	**7,704**	**6,655**	**4,534**	**8,682**	**4,000**	**647**	**4,000**	**2,152**	**4,000**	**4,000**
100-00-51400-004-006	**Admin - Computer Software Maintenance**											
	Ozaukee County maintenance/support	300	-	-	5,399	7,952	1,000	7,904	1,000	2,808	8,815	1,000
	Zoom Annual subscription						185		185			-
	Quickbooks monthly license $35/month)						420		420			420
	Constant Contact Subscription								650			650
	Adobe Software Annual License ($130 each)						260		260			260
Moved to Utilities 2027	Microsoft Office Licences & Email						3,600		6,300			
Moved to Utilities 2027	Microsoft Cloud backup licences						1,950					
	Total:	**300**	**-**	**-**	**5,399**	**7,952**	**7,415**	**7,904**	**8,815**	**2,808**	**8,815**	**2,330**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51400-004-007	**Computer Software**											
	Misc. & Anti-virus	-	2,500	-	-	705	1,000	828	1,000	(43)	900	1,000
	Total:	**-**	**2,500**	**-**	**-**	**705**	**1,000**	**828**	**1,000**	**(43)**	**900**	**1,000**
100-00-51400-004-008	**Newsletter**											
	Newsletter Postage	1,628	582	1,249	2,093	1,522	3,000	1,619	3,000	1,688	3,000	3,000
	Total:	**1,628**	**582**	**1,249**	**2,093**	**1,522**	**3,000**	**1,619**	**3,000**	**1,688**	**3,000**	**3,000**
100-00-51400-004-009	**Computer Hardware**											
	Replacement computers and hardware	2,297	211	-	-	1,877	7,000	2,083	6,000	-	4,500	2,000
	Total:	**2,297**	**211**	**-**	**-**	**1,877**	**7,000**	**2,083**	**6,000**	**-**	**4,500**	**2,000**
100-00-51400-005-000	**Recodification Services**											
	Annual Codification	995	2,715	995	6,211	995	10,000	995	10,000	-	10,000	8,000
	Annual eCode Fee		995				995		1,045		995	1,045
	Total:	**995**	**3,710**	**995**	**6,211**	**995**	**10,995**	**995**	**11,045**	**0**	**10,995**	**9,045**
100-00-51400-005-001	**Planning & Five Corners Master Plan**											
	Comp. Plan Update, Ordinances (SR Transfer)			339		9,760	10,000	1,039	20,000	2,335	20,000	20,000
	Consulting Planner (partial SR Transfer)				1,066		10,000		10,000		5,000	20,000
	CORP Update (Park & Ped. Plan - Fund Balance)								40,000			30,000
	5 Corners Master Plan Update (Transfer)						50,000				-	
	Total:	**-**	**-**	**339**	**1,066**	**9,760**	**70,000**	**1,039**	**70,000**	**2,335**	**25,000**	**70,000**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51440-000-000	**Elections Payroll**											
	4 elections 18 inspectors x 14.5 hrs = 1044 hours @$11.08	13,573	6,246	13,756	5,837	11,586	5,620	5,646	11,600	4,258	16,500	11,600
	4 elections, 5 Chief inspectors x 22 hrs = 440 hrs @ $15.58						3,350		6,900			6,900
	Election Inspector training: 2 hours regular workers x 45 workers						990		1,402			1,402
	Misc Election Expenses						1,000		1,000			1,000
	Reserve for future election years						6,500					
	Total:	**13,573**	**6,246**	**13,756**	**5,837**	**11,586**	**17,460**	**5,646**	**20,902**	**4,258**	**16,500**	**20,902**
100-00-51440-005-003	**Web Page Maintenance**											
	TownWeb hosting	1,776	1,548	1,656	2,099	1,740	1,800	10,456	2,600	-	2,600	2,600
	Note: 2025 Redesign Board Approved											
	Total:	**1,776**	**1,548**	**1,656**	**2,099**	**1,740**	**1,800**	**10,456**	**2,600**	**0**	**2,600**	**2,600**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51440-010-000	**Elections Expenses/Supplies**											
	Food for 4 elections	9,204	5,335	5,090	4983.35	10,845	1,250	5,922	1,300	3,768	10,000	1,300
	Notice, memory cards, ballots, coding, supplies						3,500		3,500			3,500
	Warranty/maint. machines (2)						1,000		1,000			1,000
	Annual Data Service Agreement & Hardware Maintenance (2 machines)						350		350			350
	Firmware agreement machines (2)						580		600			600
	Travel/training/onsite certification						450		450			450
	Modems						430		430			430
	Elections Postage						2,000		2,000			2,000
	Facility Rental Ozaukee Pavillion (new)						250		250			250
	Polling signage						250		250			250
	Voting booths						-		-			-
	Early-vote ballot boxes						-		-			-
	Total:	**9,204**	**5,335**	**5,090**	**4,983**	**10,845**	**10,060**	**5,922**	**10,130**	**3,768**	**10,000**	**10,130**
100-00-51450-010-001	**FICA (Town Hall Employees)**											
		12,090	14,413	16,000	18,575	19,913	23,000	21,098	25,500	11,810	23,620	26,520
	Total:	**12,090**	**14,413**	**16,000**	**18,575**	**19,913**	**23,000**	**21,098**	**25,500**	**11,810**	**23,620**	**26,520**
100-00-51450-010-002	**Wisconsin Retirement (THE)**											
		10,605	12,708	13,174	15,566	16,703	18,750	19,070	21,000	12,046	24,093	21,840
	Total:	**10,605**	**12,708**	**13,174**	**15,566**	**16,703**	**18,750**	**19,070**	**21,000**	**12,046**	**24,093**	**21,840**
100-00-51450-010-003	**Health Insurance (THE)**											
	Employee transitions 2026	15,614	19,287	28,236	39,961	52,813	55,000	44,101	55,000	22,761	45,522	55,000
	Total:	**15,614**	**19,287**	**28,236**	**39,961**	**52,813**	**55,000**	**44,101**	**55,000**	**22,761**	**45,522**	**55,000**
100-00-51450-010-004	**Life Insurance - Office Staff**											
		298	718	613	642	288	375	487	375	391	781	1,563
	Total:	**298**	**718**	**613**	**642**	**288**	**375**	**487**	**375**	**391**	**781**	**1,563**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51450-010-005	**HRA/Health Insurance Deductible**											
	Deductible reimbursements (Admin Employees) DPW Transferred to PW 2024	14,464	20,161	22,777	11,142	11,203	11,000	9,644	10,000	12,200	11,500	10,000
	HRA administration						1,955		2,100			2,100
	Total:	**14,464**	**20,161**	**22,777**	**11,142**	**11,203**	**12,955**	**9,644**	**12,100**	**12,200**	**11,500**	**12,100**
100-00-51500-000-000	**Financial Services**											
	Audit contract (additional Fund in 2027)	41,413	42,000	38,474	47,160	46,507	13,050	32,032	14,000	18,001	14,000	15,510
	Bookkeeping contract						28,500		9,450		9,450	9,923
	Baker Tilly Continung Disclosure contract						800		800		800	800
	Promissory Note Pay Agent						300		300		300	300
	Financial Plan Study/Stormwater Study (SR Transfer)						20,000		15,000		27,645	15,000
	Impact Fee Study/Needs Assessment (SR Transfer)								15,000			15,000
	Audit related bookkeeping*						6,000		6,000		5,000	6,000
	***Note: bank fraud additional time 2020**											
	Total:	**41,413**	**42,000**	**38,474**	**47,160**	**46,507**	**68,650**	**32,032**	**60,550**	**18,001**	**57,195**	**62,533**
100-00-51520-000-000	**Payroll - Treasurer Part Time**											
	Combined Treasurer w/Payroll AP in 2025	12,399	7,215	11,031	11,530	11,644	11,841	23,901	23,681	17,561	23,681	24,629
	Total:	**12,399**	**7,215**	**11,031**	**11,530**	**11,644**	**11,841**	**23,901**	**23,681**	**17,561**	**23,681**	**24,629**
100-00-51520-002-000	**Software Support**											
	Tax collection and dog licenses	2,250	1,347	-	3,383	3,424	700	3,660	800	2,900	3,400	800
	Accounting & Payroll						2,700		2,900			3,100
	Total:	**2,250**	**1,347**	**-**	**3,383**	**3,424**	**3,400**	**3,660**	**3,700**	**2,900**	**3,400**	**3,900**
100-00-51520-004-000	**Expenses - Treasurer**											
	Various bank fees	367	2,691	4,207	3,072	3,641	750	4,766	750	66	5,000	750
	Tax bill preparation						4,000		4,000			4,000
	Training						842		1,000			1,000
	Total:	**367**	**2,691**	**4,207**	**3,072**	**3,641**	**5,592**	**4,766**	**5,750**	**66**	**5,000**	**5,750**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51530-002-000	**Expenses - Assessment**											
	WI DOR fee to assess manuf prop.	-	253	241	225	230	300	462	500	10	500	500
	Total:	**-**	**253**	**241**	**225**	**230**	**300**	**462**	**500**	**10**	**500**	**500**
100-00-51530-011-000	**Assessor Contract**											
	Annual Assessor Contract (extra month paid '24)	19,800	19,800	19,250	21,000	22,750	22,200	24,050	22,200	11,100	22,200	22,200
	Total:	**19,800**	**19,800**	**19,250**	**21,000**	**22,750**	**22,200**	**24,050**	**22,200**	**11,100**	**22,200**	**22,200**
100-00-51550-010-001	**FICA - Treasurer**											
	Combined Treasurer w/Payroll AP in 2025	703	718	823	857	875	910	1,532	1,850	1,343	1,800	1,900
	Total:	**703**	**718**	**823**	**857**	**875**	**910**	**1,532**	**1,850**	**1,343**	**1,800**	**1,900**
100-00-51610-002-000	**Town Hall Interior Maintenance**											
	Contractual cleaning service	5,128	13,275	7,920	8,758	7,677	7,725	9,312	8,035	4,513	12,000	8,275
	Interior Paint/Chairs/Rugs	3,387					3,000		2,500			2,500
	Misc						4,000		3,783			3,783
	Total:	**8,515**	**13,275**	**7,920**	**8,758**	**7,677**	**14,725**	**9,312**	**14,318**	**4,513**	**12,000**	**14,558**
100-00-51610-002-001	**Town Hall Exterior Maintenance**											
	Misc. parts/supplies & repairs/pest application	513	228	109	1,624	166	3,000	362	4,000	-	2,000	4,000
	Total:	**513**	**228**	**109**	**1,624**	**166**	**3,000**	**362**	**4,000**	**0**	**2,000**	**4,000**

2027 General Fund Line Item Budget

Level: General Government 100-00-51

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51610-002-002	**Holding Tank Pumping Fees**											
	Pumping fees	2,185	2,345	2,885	3,015	3,370	3,840	3,060	3,840	1,939	3,877	3,974
	Total:	**2,185**	**2,345**	**2,885**	**3,015**	**3,370**	**3,840**	**3,060**	**3,840**	**1,939**	**3,877**	**3,974**
100-00-51610-010-000	**Utilities**											
	WE Energies	12,946	17,744	14,811	17,321	17,252	25,000	16,067	27,000	9,175	25,000	29,700
	Cloud Phone System Monthly $250 + Support						2,250		4,000			4,000
	Charter Internet								400			400
Relocated 2027	Microsoft Office Licences & Email											6,300
Relocated 2027	Microsoft Cloud backup licences											2,400
	Wireless phones (4)						2,200		2,200			2,200
	Total:	**12,946**	**17,744**	**14,811**	**17,321**	**17,252**	**29,450**	**16,067**	**33,600**	**9,175**	**25,000**	**45,000**
100-00-51938-000-000	**Property & Liability**											
	Property (updated values 2024)	20,844	35,394	41,264	29,590	42,310	48,000	45,353	48,000	638	49,145	52,093
	Position Bonds (Admin./Clerk/Deputy Clerk)						750		750	.		750
	Auto	12,812			8,187							
	Total:	**33,656**	**35,394**	**41,264**	**37,777**	**42,310**	**48,750**	**45,353**	**48,750**	**638**	**49,145**	**52,843**
100-00-51910-000-000	**ILL Tax/Refunds/Uncol**											
		19,965	53	-	3,556	2,880	-	-	-	-	-	-
	Total:	**19,965**	**53**	**-**	**3,556**	**2,880**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-51940-000-000	**Work Comp Insurance**											
	Favorable Modification Factor currently	15,516	16,095	16,830	13,902	11,726	18,500	14,823	18,500	-	9,123	18,500
	Total:	**15,516**	**16,095**	**16,830**	**13,902**	**11,726**	**18,500**	**14,823**	**18,500**	**0**	**9,123**	**18,500**
	GENERAL GOVERNMENT TOTAL:	**560,798**	**524,776**	**565,975**	**641,825**	**692,424**	**871,502**	**701,893**	**909,535**	**391,275**	**819,189**	**933,560**

2027 General Fund Line Item Budget

CFD & Rebate correction

Level: Public Safety 100-00-52

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-52110-000-000	**Constable Wage**											
	New Constable 2025	3,877	4,186	4,283	4,829	4,841	4,999	6,164	6,210	3,344	6,210	6,427
	Total:	**3,877**	**4,186**	**4,283**	**4,829**	**4,841**	**4,999**	**6,164**	**6,210**	**3,344**	**6,210**	**6,427**
100-00-52110-000-001	**Constable Expenses**											
	Insurance		480							77	1,200	
	Background Checks	360		501		721	1,000	462	1,000			1,000
	Mileage Reimbursement											
	Uniform/misc. items											
	Phone						480		480			480
		360	**480**	**501**	**-**	**721**	**1,480**	**462**	**1,480**	**77**	**1,200**	**1,480**
100-00-52110-040-001	**FICA - Constable**											
		272	330	340	355	369	390	466	480	256	512	600
	Total:	**272**	**330**	**340**	**355**	**369**	**390**	**466**	**480**	**256**	**512**	**600**
100-00-52200-000-000	**Cedarburg Fire Department**											
	Shared Service Agreement	160,505	200,783	315,551	242,134	318,791	536,623	536,623	684,741	342,371	684,741	744,472
	Paramedic Oversight Contribution				25,893							
	Total:	**160,505**	**200,783**	**315,551**	**268,027**	**318,791**	**536,623**	**536,623**	**684,741**	**342,371**	**684,741**	**744,472**
100-00-52200-000-001	**Fire Numbers**											
		836	-	55	-	328	500	-	500	-	450	500
	Total:	**836**	**-**	**55**	**-**	**328**	**500**	**-**	**500**	**-**	**450**	**500**
100-00-52200-000-003	**State Fire Insurance Rebate**											
		35,367	35,994	38,281	42,275	48,361	48,000	51,678	50,000	-	58,318	55,000
	Total:	**35,367**	**35,994**	**38,281**	**42,275**	**48,361**	**48,000**	**51,678**	**50,000**	**-**	**58,318**	**55,000**

2027 General Fund Line Item Budget

CFD & Rebate correction

Level: Public Safety 100-00-52

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-52200-000-004	**Fire/EMS Dispatch**											
	Included w/Fire/EMS 2025	3,407	2,768	2,724	1,029	0	-	-	-	-	-	-
	Total:	**3,407**	**2,768**	**2,724**	**1,029**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-52200-000-006	**Station No. 2 Utilities**											
	Electric & gas	5,068	5,624	5,673	6,590	7,347	9,180	7,817	9,900	3,845	10,000	10,890
	Internet/Phone						1,500		1,800			2,000
	Total:	**5,068**	**5,624**	**5,673**	**6,590**	**7,347**	**10,680**	**7,817**	**11,700**	**3,845**	**10,000**	**12,890**
100-00-52400-002-000	**Building Inspector Expenses**											
	Building Inspector seal	-	335	335	336	338	1,000	338	1,000	-	1,000	1,000
	Misc. Expenses	436					100		100			100
	Total:	**436**	**335**	**335**	**336**	**338**	**1,100**	**338**	**1,100**	**-**	**1,000**	**1,100**
100-00-52400-011-000	**Building Inspector Contract**											
	% of revenues per contract	78,584	99,241	89,119	73,873	95,523	65,000	83,655	65,000	35,637	71,273	65,000
	Total:	**78,584**	**99,241**	**89,119**	**73,873**	**95,523**	**65,000**	**83,655**	**65,000**	**35,637**	**71,273**	**65,000**
100-00-52900-000-000	**Emergency Government**											
		1,070	-	1,015	88	113	1,500	135	1,500	-	1,000	1,500
	Total:	**1,070**	**-**	**1,015**	**88**	**113**	**1,500**	**135**	**1,500**	**-**	**1,000**	**1,500**
	PUBLIC SAFETY TOTAL:	**289,782**	**349,740**	**457,878**	**397,402**	**476,731**	**670,272**	**687,337**	**822,711**	**385,529**	**834,704**	**888,969**

2027 General Fund Line Item Budget

Level: Public Works 100-00-53

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53100-000-000	**Payroll - Director of Public Works**											
		80,987	74,367	90,534	103,684	103,998	107,371	107,939	111,129	60,130	115,000	119,600
	Total:	**80,987**	**74,367**	**90,534**	**103,684**	**103,998**	**107,371**	**107,939**	**111,129**	**60,130**	**115,000**	**119,600**
100-00-53100-001-001	**Professional Memberships**											
	APWA Annual Membership	547	892	382	344	593	650	909	650	482	650	650
	Total:	**547**	**892**	**382**	**344**	**593**	**650**	**909**	**650**	**482**	**650**	**650**
100-00-53100-001-002	**Professional Training**											
		175	178	-	469	196	2,400	595	2,400	-	2,400	1,400
	Total:	**175**	**178**	**-**	**469**	**196**	**2,400**	**595**	**2,400**	**-**	**2,400**	**1,400**
100-00-53100-001-003	**Professional Periodicals**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-53100-002-002	**Town Yard System**											
	ESS Software Maintenance	-	-	-	1,743	3,078	3,000	2,333	3,000	-	4,500	3,000
	Gate & Camera System Maintenance						3,000		3,000			3,000
	Total:	**-**	**-**	**-**	**1,743**	**3,078**	**6,000**	**2,333**	**6,000**	**-**	**4,500**	**6,000**
100-00-53100-002-003	**Consulting Engineer Services**											
Includes Temp. easements	Property surveys & Road Grant Applications	12,135	8,179	3,949	18,029	571	10,000	-	10,000	-	6,200	10,000
	Covered Bridge Road Bridge											
	Public Works Facility Needs				-							
	Total:	**12,135**	**8,179**	**3,949**	**18,029**	**571**	**10,000**	**-**	**10,000**	**-**	**6,200**	**10,000**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53100-002-999	**Covered Bridge Road Project**											
	WISDOT costs (80% Reimbursed) Shown in Capital Fund & Completed 2022	23,573	58,488	-	-	-	-	-	-	-	-	-
	Total:	**23,573**	**58,488**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-53100-002-004	**Mapping Fees**											
		-	-	-	40	-	80	180	80	-	-	80
	Total:	**-**	**-**	**-**	**40**	**-**	**80**	**180**	**80**	**-**	**-**	**80**
100-00-53100-002-006	**Review Fees**											
	CSM review fees	500	-	-	-	-	500	-	500	(100)	-	500
	Plat review Fees						500		500			500
	Total:	**500**	**-**	**-**	**-**	**-**	**1,000**	**-**	**1,000**	**(100)**	**-**	**1,000**
100-00-53100-040-001	**FICA**											
	All full-time DPW employees	28,638	29,957	28,949	28,767	28,779	35,190	31,056	36,422	17,223	34,445	37,879
	Total:	**28,638**	**29,957**	**28,949**	**28,767**	**28,779**	**35,190**	**31,056**	**36,422**	**17,223**	**34,445**	**37,879**
100-00-53100-040-002	**Wisconsin Retirement**											
	All participating full-time DPW employees	24,447	25,690	26,262	25,379	24,730	30,100	28,382	31,154	16,378	32,755	33,000
	Total:	**24,447**	**25,690**	**26,262**	**25,379**	**24,730**	**30,100**	**28,382**	**31,154**	**16,378**	**32,755**	**33,000**
100-00-53100-040-003	**Health Insurance**											
	All participating full-time DPW employees Family addition 2025	58,912	54,825	87,547	80,868	69,868	113,000	88,757	120,000	54,225	108,450	126,500
	Total:	**58,912**	**54,825**	**87,547**	**80,868**	**69,868**	**113,000**	**88,757**	**120,000**	**54,225**	**108,450**	**126,500**
100-00-53100-040-004	**Life Insurance**											
	Full-time public works	1,453	1,318	1,397	1,246	454	575	548	575	350	699	575
	Total:	**1,453**	**1,318**	**1,397**	**1,246**	**454**	**575**	**548**	**575**	**350**	**699**	**575**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-51450-010-005	**HRA/Health Insurance Deductible**											
	Deductible reimbursements (DPW)				-	5,546	22,000	7,308	22,000	-	20,000	16,000
	Moved DPW costs to DPW 2024											
	Total:	**-**	**-**	**-**	**-**	**5,546**	**22,000**	**7,308**	**22,000**	**-**	**20,000**	**16,000**
100-00-53311-000-001	**Payroll - Highway Maintenance**											
		128,091	140,421	85,315	113,936	152,289	139,500	84,881	139,500	40,972	139,500	139,500
	Total:	**128,091**	**140,421**	**85,315**	**113,936**	**152,289**	**139,500**	**84,881**	**139,500**	**40,972**	**139,500**	**139,500**
100-00-53311-000-003	**Payroll - Snow/Ice Removal**											
		20,422	25,396	23,699	36,627	29,497	44,000	36,790	44,000	25,160	44,000	44,000
	Total:	**20,422**	**25,396**	**23,699**	**36,627**	**29,497**	**44,000**	**36,790**	**44,000**	**25,160**	**44,000**	**44,000**
100-00-53311-000-005	**Payroll - Drainage Maintenance**											
		7,362	10,266	12,390	33,529	3,508	24,000	24,339	24,000	19,953	24,000	24,000
	Total:	**7,362**	**10,266**	**12,390**	**33,529**	**3,508**	**24,000**	**24,339**	**24,000**	**19,953**	**24,000**	**24,000**
100-00-53311-000-007	**Payroll - Traffic Control**											
		5,186	3,783	3,879	4,573	5,269	7,000	6,304	7,000	5,274	7,000	7,000
	Total:	**5,186**	**3,783**	**3,879**	**4,573**	**5,269**	**7,000**	**6,304**	**7,000**	**5,274**	**7,000**	**7,000**
100-00-53311-000-009	**Payroll - Roadside Maintenance**											
		54,334	34,563	33,118	48,691	51,090	37,500	81,197	37,500	35,407	37,500	37,500
	Total:	**54,334**	**34,563**	**33,118**	**48,691**	**51,090**	**37,500**	**81,197**	**37,500**	**35,407**	**37,500**	**37,500**
100-00-53311-000-011	**Payroll - Machinery Maint & Repair**											
		12,265	11,078	17,317	14,787	15,885	15,500	16,501	15,500	10,882	15,500	15,500
	Total:	**12,265**	**11,078**	**17,317**	**14,787**	**15,885**	**15,500**	**16,501**	**15,500**	**10,882**	**15,500**	**15,500**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-0053311-000-012	**Payroll - Recreation**											
		41,878	52,162	317	-	-	13,000	-	13,000	-	13,000	13,000
	Total:	**41,878**	**52,162**	**317**	**-**	**-**	**13,000**	**-**	**13,000**	**-**	**13,000**	**13,000**
100-00-53311-000-013	**Payroll - Drainage Const**											
		4,562	992	953	4,127	-	7,000	10,525	7,000	2,222	7,000	7,000
	Total:	**4,562**	**992**	**953**	**4,127**	**-**	**7,000**	**10,525**	**7,000**	**2,222**	**7,000**	**7,000**
100-00-53311-000-014	**Payroll - Overtime Highway**											
		10,298	15,564	10,095	14,403	11,628	16,000	13,906	16,000	7,759	16,000	16,000
	Total:	**10,298**	**15,564**	**10,095**	**14,403**	**11,628**	**16,000**	**13,906**	**16,000**	**7,759**	**16,000**	**16,000**
100-00-53311-000-015	**Payroll - Park Maint/Projects**											
		19,787	3,297	3,811	1,997	398	14,500	2,386	14,500	331	12,000	14,500
	Total:	**19,787**	**3,297**	**3,811**	**1,997**	**398**	**14,500**	**2,386**	**14,500**	**331**	**12,000**	**14,500**
100-00-53311-000-017	**Payroll - NonPark Grounds Maint.**											
		-	-	-	-	-	4,000	-	4,000	-	4,000	4,000
	Total:	**-**	**-**	**-**	**-**	**-**	**4,000**	**-**	**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	12,494	14,500	12,889	14,700	5,525	15,500	14,700
	Parks Seasonal Mowing etc. (160 hrs @ $17.50/hr)						2,750		2,800			2,800
	Total:	**-**	**21,776**	**16,214**	**10,381**	**12,494**	**17,250**	**12,889**	**17,500**	**5,525**	**15,500**	**17,500**
100-00-53311-001-001	**Professional Advancement**											
	Seminars (crew)	290	580	1,292	1,914	949	1,600	2,610	1,600	287	2,000	2,600
	Purchase training materials	-					400		400			400
	Total:	**290**	**580**	**1,292**	**1,914**	**949**	**2,000**	**2,610**	**2,000**	**287**	**2,000**	**3,000**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53311-002-000	**Uniforms & Shoes Highway**											
	Work Boot Allowance ($200/DPW employee/yr)	1,932	3,575	3,194	3,252	2,659	1,200	1,948	1,200	4,152	4,800	1,200
	Uniform Allowance ($350/DPW employee/yr)						2,100		2,100			2,100
	Vests and other Safety Gear						1,500		1,500			1,500
	Total:	**1,932**	**3,575**	**3,194**	**3,252**	**2,659**	**4,800**	**1,948**	**4,800**	**4,152**	**4,800**	**4,800**
100-00-53311-002-001	**Fuel Highway**											
		21,502	27,904	46,522	36,153	32,124	40,000	38,396	40,000	20,478	40,956	40,000
	Total:	**21,502**	**27,904**	**46,522**	**36,153**	**32,124**	**40,000**	**38,396**	**40,000**	**20,478**	**40,956**	**40,000**
100-00-53311-002-002	**CDL/Drug Testing**											
	Annual Fee, Testing, Administration **(CDL Certifications new employees 2024,2026)**	220	754	961	715	8,869	1,000	1,369	1,000	4,604	4,604	1,000
	Total:	**220**	**754**	**961**	**715**	**8,869**	**1,000**	**1,369**	**1,000**	**4,604**	**4,604**	**1,000**
100-00-53311-004-001	**Highway Maintenance**											
	Screenings for dips in winter	4,808	7,987	36,569	36,592	46,346	1,000	62,825	1,000	2,485	82,600	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
	Contracted Mastic & Crack Filling (starting 2023)						45,000		45,000			45,000
	Asphalt for patching						6,100		6,100			6,100
	Total:	**4,808**	**7,987**	**36,569**	**36,592**	**46,346**	**82,600**	**62,825**	**82,600**	**2,485**	**82,600**	**82,600**
100-00-53311-004-003	**Snow & Ice Control**											
	Road Salt & Brine Solution	46,417	35,177	40,206	47,168	42,526	60,000	44,452	60,000	25,053	66,000	60,000
	Brine Solution						4,000		6,000			6,000
	Total:	**46,417**	**35,177**	**40,206**	**47,168**	**42,526**	**64,000**	**44,452**	**66,000**	**25,053**	**66,000**	**66,000**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53311-004-004	**Mailbox Replacement**											
		257	544	256	133	820	1,000	285	1,000	400	1,000	1,000
	Total:	**257**	**544**	**256**	**133**	**820**	**1,000**	**285**	**1,000**	**400**	**1,000**	**1,000**
100-00-53311-004-005	**Drainage Maintenance**											
	Draintile	20,910	2,139	4,142	17,127	485	500	26,048	500	4,496	28,000	500
	Concrete slurry for cross culverts						4,000		4,000			4,000
	Culverts (non-road improv. work)						10,000		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:	**20,910**	**2,139**	**4,142**	**17,127**	**485**	**31,000**	**26,048**	**31,000**	**4,496**	**28,000**	**31,000**
100-00-53311-004-006	**Diggers Hotline**											
	Service charge on each request	569	458	537	693	488	750	435	750	272	450	750
	Total:	**569**	**458**	**537**	**693**	**488**	**750**	**435**	**750**	**272**	**450**	**750**
100-00-53311-004-007	**Traffic Control**											
	Street/MUTCD signs	9,507	15,493	8,932	24,353	26,448	5,000	24,151	5,000	2,852	25,000	5,000
	Pavement Marking						20,000		20,000			20,000
	Total:	**9,507**	**15,493**	**8,932**	**24,353**	**26,448**	**25,000**	**24,151**	**25,000**	**2,852**	**25,000**	**25,000**
100-00-53311-004-009	**Roadside Maintenance**											
	Gravel for Shoulder Repair	53,325	78,152	17,845	32,439	21,758	10,000	25,521	10,000	5,660	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 (Relocated to highway maintenance in 2022)						-		-			-
	Rear Flail Ditch Mower						-		-			-
	Tree removal						15,000		15,000			15,000
	Total:	**53,325**	**78,152**	**17,845**	**32,439**	**21,758**	**34,700**	**25,521**	**34,700**	**5,660**	**34,000**	**34,700**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53311-004-010	**Street Light Electric & Maint.**											
	We Energies Power	1,333	856	770	588	394	1,200	376	1,200	206	1,000	1,200
	Replacement bulbs						300		300			300
	Total:	**1,333**	**856**	**770**	**588**	**394**	**1,500**	**376**	**1,500**	**206**	**1,000**	**1,500**
100-00-53311-010-000	**General Expenses - PW Garage**											
	One-time DPW Facility Upgrade/Road/sealing or Misc. project							2,124	37,355		37,355	-
	Maintenance expenses	3,581	13,097	5,545	4,342	2,361	6,000		6,000		5,000	6,000
	Total:	**3,581**	**13,097**	**5,545**	**4,342**	**2,361**	**6,000**	**2,124**	**43,355**	**-**	**42,355**	**6,000**
100-00-53311-015-000	**General Expenses - Town Hall**											
	Maintenance expenses **(ADA sidewalk 2024)**	1,041	601	7,113	1,526	7,217	3,500	3,379	3,500	1,016	3,000	3,500
	Automated Door Warranty						1,000		1,000		1,000	1,000
	Total:	**1,041**	**601**	**7,113**	**1,526**	**7,217**	**4,500**	**3,379**	**4,500**	**1,016**	**4,000**	**4,500**
100-00-53311-020-000	**General Expenses - Fire St. 2**											
	Alarm testing service	4,288	2,851	2,590	2,707	1,780	550	1,575	550	2,862	5,725	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:	**4,288**	**2,851**	**2,590**	**2,707**	**1,780**	**3,000**	**1,575**	**3,000**	**2,862**	**5,725**	**3,000**
100-00-53311-060-000	**Shop Supplies & Misc Parts**											
	Paper products	17,560	16,515	16,400	17,246	18,963	1,000	19,536	1,000	9,916	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						17,000		17,000			17,000
	Total:	**17,560**	**16,515**	**16,400**	**17,246**	**18,963**	**20,000**	**19,536**	**20,000**	**9,916**	**20,000**	**20,000**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53311-060-001	**Equipment Maintenance/Service**											
	Tires	110,285	106,770	92,172	86,619	81,410	11,000	79,062	11,000	53,617	80,000	11,000
	Parts						11,000		11,000			11,000
	Equipment rental (Mastic 1 smelter)											
	Equipment rental (smelter)											
	Equipment repair/service						58,000		58,000			58,000
	Wheeled Excavator											
	Total:	**110,285**	**106,770**	**92,172**	**86,619**	**81,410**	**80,000**	**79,062**	**80,000**	**53,617**	**80,000**	**80,000**
100-00-53315-001-000	**Highway Construction Payroll**											
		469	872	47,546	2,394	204	8,000	17,844	8,000	16,794	16,794	8,000
	Total:	**469**	**872**	**47,546**	**2,394**	**204**	**8,000**	**17,844**	**8,000**	**16,794**	**16,794**	**8,000**
100-00-53315-011-000	**General Exp - Hwy Construction**											
	Horns Corners Rd. (Bridge St. south 2500' to CTH T)		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:	**290,450**	**306,668**	**48,973**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-53315-011-001	**General Expenses - Bridges**											
	Bridge maintenance materials	-	3,314	823	1,016	3,576	5,000	3,937	5,000	-	4,000	5,000
	Total:	**-**	**3,314**	**823**	**1,016**	**3,576**	**5,000**	**3,937**	**5,000**	**-**	**4,000**	**5,000**
100-00-53315-040-001	**FICA**											
		35	19	2,153	-	-	1,500	-	1,500	-	-	1,500
	Total:	**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**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
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	-	-	-	-	-	200	-	200	-	-	200
	Sand bags						300		300	-		300
	Total:	**-**	**-**	**-**	**-**	**-**	**500**	**-**	**500**	**-**	**-**	**500**
100-00-53820-000-000	**Refuse Collection Payroll**											
	Misc. Refuse/Special Pick Up	44,845	46,894	45,327	3,590	2,158	8,000	3,915	8,000	1,785	3,571	8,000
	Total:	**44,845**	**46,894**	**45,327**	**3,590**	**2,158**	**8,000**	**3,915**	**8,000**	**1,785**	**3,571**	**8,000**
100-00-53620-040-001	**FICA**											
		3,182	3,466	2,212	-	-	765	-	765	-	-	765
	Total:	**3,182**	**3,466**	**2,212**	**-**	**-**	**765**	**-**	**765**	**-**	**-**	**765**
100-00-53620-040-002	**Wisconsin Retirement**											
		2,942	3,168	1,951	-	-	800	-	800	-	-	800
	Total:	**2,942**	**3,168**	**1,951**	**-**	**-**	**800**	**-**	**800**	**-**	**-**	**800**
100-00-53631-002-001	**Tipping Fees**											
2027	Waste Management $12.15/mo per home	185,618	185,728	196,435	294,526	295,002	307,322	308,963	322,104	134,848	322,104	337,090
	Total:	**185,618**	**185,728**	**196,435**	**294,526**	**295,002**	**307,322**	**308,963**	**322,104**	**134,848**	**322,104**	**337,090**
100-00-53631-002-002	**Materials/Supplies**											
	Materials/supplies for recycling yard	250	36	200	-	51	250	-	250	-	100	250
	Total:	**250**	**36**	**200**	**-**	**51**	**250**	**-**	**250**	**-**	**100**	**250**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53631-002-003	**Fuel**											
	Propane for forklift	14,069	20,510	32,324	923	524	-	-	-	38	90	-
	Refuse truck fuel											
	Urea for refuse truck emmission system											
	Total:	**14,069**	**20,510**	**32,324**	**923**	**524**	**-**	**-**	**-**	**38**	**90**	**-**
100-00-53631-002-004	**Refuse Carts**											
	WM supplies per contract 2023 no charge	4,224	4,451	11,853	-	-	-	-	-	-	-	-
	Total:	**4,224**	**4,451**	**11,853**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-53631-020-000	**Landfill Site/ Pleasant Valley**											
	Monitoring shared w/ City of Cedarburg	2,166	4,050	4,900	2,333	3,067	3,000	2,567	3,000	1,067	3,000	3,000
	Total:	**2,166**	**4,050**	**4,900**	**2,333**	**3,067**	**3,000**	**2,567**	**3,000**	**1,067**	**3,000**	**3,000**
100-00-53635-000-000	**Recycling Wages**											
	Yard Attendants (phase out 2025 due to automated yard) **Remove**	3,098	2,975	5,186	3,338	3,222	-	-	-	87	87	200
	Total:	**3,098**	**2,975**	**5,186**	**3,338**	**3,222**	**-**	**-**	**-**	**87**	**87**	**200**
100-00-53635-000-001	**Recycling Public Works Payroll**											
		10,250	14,064	8,176	10,548	10,435	13,000	9,277	13,000	3,666	12,000	13,000
	Total:	**10,250**	**14,064**	**8,176**	**10,548**	**10,435**	**13,000**	**9,277**	**13,000**	**3,666**	**12,000**	**13,000**
100-00-53635-002-000	**General Expense - Recycling**											
	Tire recycling collection		84,285		128,572	130,208	1,500	137,254	1,500	59,873	147,811	1,500
	Metal Recycling Collection						1,000		1,000			1,000
	Supplies/fuel/general expenses						2,400		2,400			2,400
2026	Collection - Waste Management $5.16/mo	130,043		121,888			136,127		142,911			142,911
	Total:	**130,043**	**84,285**	**121,888**	**128,572**	**130,208**	**141,027**	**137,254**	**147,811**	**59,873**	**147,811**	**147,811**

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-53635-040-001	**FICA**											
		921	1,334	781	251	208	1,200	6	1,200	7	25	1,200
	Total:	**921**	**1,334**	**781**	**251**	**208**	**1,200**	**6**	**1,200**	**7**	**25**	**1,200**
100-00-53635-040-002	**Wisconsin Retirement**											
		630	1,007	334	-	-	700	-	700	-	-	700
	Total:	**630**	**1,007**	**334**	**-**	**-**	**700**	**-**	**700**	**-**	**-**	**700**
100-00-53640-000-000	**Weed & Nuisance Control**											
	Herbicide (ROW invasives & noxious weeds)	2,430	134	2,884	2,968	2,979	3,000	2,999	3,000	2,902	3,000	3,000
	Total:	**2,430**	**134**	**2,884**	**2,968**	**2,979**	**3,000**	**2,999**	**3,000**	**2,902**	**3,000**	**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:	**1,529,498**	**1,583,589**	**1,253,017**	**1,308,147**	**1,267,603**	**1,568,629**	**1,379,079**	**1,642,844**	**662,093**	**1,615,671**	**1,632,950**

2027 General Fund Line Item Budget

Level: CULTURE REC. ED 100-00-55

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-55200-000-000	**Parks**											
	WE Energies electricity	4,556	2,921	2,847	4,245	4,333	2,500	1,235	2,500	362	2,000	2,500
	AED Project 2025 grant funded						2,500					
	Parks Projects						2,500		2,500		2,500	3,000
	Total:	**4,556**	**2,921**	**2,847**	**4,245**	**4,333**	**7,500**	**1,235**	**5,000**	**362**	**4,500**	**5,500**
100-00-55200-000-001	**Multi-Use Recreation Trails**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-55200-000-003	**Town Hall Beautification**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-55300-000-000	**Recreation Program & Events**											
		-	2	40	-	-	-	-	-	-	-	-
	Total:	**-**	**2**	**40**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-55400-000-000	**Recreation Facilities**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

2027 General Fund Line Item Budget

Level: CULTURE REC. ED 100-00-55

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-55500-000-000	**Landmarks Commission**											
	Moved to General Government	-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	CULTURE REC. ED. TOTAL:	**4,556**	**2,923**	**2,887**	**4,245**	**4,333**	**7,500**	**1,235**	**5,000**	**362**	**4,500**	**5,500**

2027 General Fund Line Item Budget

Level: Conserv. & Dev 100-00-56

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-56700-000-000	**OEDC Contribution**											
	Annual Membership OED	-	-	-	185	100	185	-	185	-	150	200
	Ozaukee County Tourism Council						100		100			100
	Total:	**-**	**-**	**-**	**185**	**100**	**285**	**-**	**285**	**-**	**150**	**300**
100-00-56700-000-001	**Cedarburg Chamber Contribution**											
	Chamber Annual Membership fee	175	3,000	3,460	280	3,185	185	3,030	185	3,195	3,195	200
	Hometown Celebration/Fireworks				3,000		3,000		3,000			3,000
	Parade						35		50			50
	Total:	**175**	**3,000**	**3,460**	**3,280**	**3,185**	**3,220**	**3,030**	**3,235**	**3,195**	**3,195**	**3,250**
	CONSERV. & DEV. TOTAL	**175**	**3,000**	**3,460**	**3,465**	**3,285**	**3,505**	**3,030**	**3,520**	**3,195**	**3,345**	**3,550**

2027 General Fund Line Item Budget

Verify Equipment Figure

Level: CAPITAL OUTLAY 100-00-57

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-57140-000-000	**General Public Buildings**											
	Records scanner and supplies	-	3,000	-	-	-	3,000	-	3,000	8,739	13,000	8,000
	Town Hall Phone System Upgrade								10,000			
	Total:	**-**	**3,000**	**-**	**-**	**-**	**3,000**	**-**	**13,000**	**8,739**	**13,000**	**8,000**
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	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**									-		
	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	161,114				
	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	44,862	75,000	
	Transfer from SR Machinery Account for 2027 Equipment purchases: $52,000 Grapple											52,000

2027 General Fund Line Item Budget

Verify Equipment Figure

Level: CAPITAL OUTLAY 100-00-57

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
	Transfer from SR Machinery Account for 2027 Equipment purchases: $161,000 20 Yard Patrol Truck Cab and Chassis (Replacement #15 - Model Year 2007) and $52,000 for a grapple for the Wheeled Excavator											161,000
	Total:	**20,904**	**128,295**	**61,815**	**-**	**-**	**200,000**	**161,114**	**75,000**	**44,862**	**75,000**	**213,000**
	CAPITAL OUTLAY TOTAL:	**20,904**	**131,295**	**61,815**	**-**	**-**	**204,000**	**161,114**	**89,000**	**53,601**	**89,000**	**222,000**

2027 General Fund Line Item Budget

Level: OTHER FIN. USES 100-00-59

Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Budget	2025 Actual	2026 Budget	YTD 2026 7/17/2026	2026 Est. Yr. End	2027 Budget
100-00-59900-000-000	**General Fund Reserve Transfer**											
		-	-	-	-	-	-	-	-	-	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
100-00-59900-001-000	**Misc. General Gov't**											
		-	-	-	-	-	-	-	-	508	-	-
	Total:	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**508**	**-**	**-**
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	150,000
	Transfer for Prochnow Expenses				8,000		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	202,243	280,749	
	Transfer to Fire & EMS SR Fund (Balance of $965,490 minus 2027 payment of $744,472)											221,018
	Other Transfers Board Approved **(Transfer to Planning, Zoning, Municipal Code & Enforcement)**				100,000	297,184		350,000				
	Total:	**620,000**	**233,000**	**158,000**	**258,000**	**447,184**	**586,867**	**928,867**	**438,749**	**202,243**	**438,749**	**379,018**
	OTHER FIN. USES TOTAL:	**620,000**	**233,000**	**158,000**	**258,000**	**447,184**	**586,867**	**928,867**	**438,749**	**202,751**	**438,749**	**379,018**

DRAFT

Capital Plan

Equipment	2024 Budget	2024 Amended Budget	2025	2025 Amended Budget	2026	2026 DRAFT Amended Budget	2027	2028	2029	2030	2031
Patrol Dump Truck (**Replacement #13 -** Model Year 2001) New Truck 11	$72,953										
4 by 4 Roadside Tractor w/Flail Mower (**Replacement #26 -** Model Year 2002)											
Brine tanks x (4) for existing patrols trucks (New)											
Boom Mower Attachment											
SUV (**Replacement #9** - Model Year 2001) and retrofit lift gate on Truck #3											
1- Ton Dump Truck Forestry Truck											
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							
20 yd Patrol Truck **Replacement #12** - Model Year 2004 New Truck 16		2025/2026	$228,915	$228,915							
Truck #9 Aerial Equipment & Accessories (**Replacement #30** - Model Year 1997)			$166,472	$166,472							
Cedar Creek Bridge Design			$30,500	$75,000							
Cedar Sauk Road SMA with Town of Saukville			$100,000	$60,000							
Used Quad Axle Painting			$0	$5,200							
Patrol Dump Truck (**Replacement #13 -** Model Year 2001) New Truck 11 Lettering			$0	$500							
Used Road Grader with shoulder reclaiming equipment (**Replacement #24 -** Model Year 1992)					$75,000	$75,000					
20 yd Patrol Truck **Replacement #12** - Model Year 2004 New Truck 16						$81,325					
Capital Road Sealing					$345,000	$182,915					
Fire Station 2 Generator						$37,483					
Computer Replacements						$19,218					
Board Room AV						$72,953					
Station 2 Masonry						$13,950					
Station 2 HVAC						$36,320					
Station 2 & DPW Shop Compressor						$16,171					
Cedar Creek Bridge TLE Contract Amendment						$16,762					
Cedar Creek Bridge Design					$55,500	$55,500					
Cedar Creek Bridge SMA Construction							$630,179				
20 Yard Patrol Truck Cab and Chassis (**Replacement #15 -** Model Year 2007)							$161,000				
Caterpillar G314 Sorting Grapple							$52,000				
TBD							$20,032				
20 Yard Patrol Truck (**Replacement #15 -** Model Year 2007)								$93,000			
UTV Replacement (Recreation Fund)									$35,000	Skid Steer	Mini Excavator
Pickup Truck (**Replacement #4 -** Model Year 2004)									$85,000		
20 Yard Patrol Truck (**Replacement #15 -** Model Year 2007)									$90,000		
Capital Plan Total Cost	**$2,465,000**	**$3,031,500**	**$525,887**	**$846,330**	**$475,500**	**$607,597**	**$863,211**	**$93,000**	**$210,000**	**$0**	**$0**
Equipment Total Annual Cost	**$720,000**	**$859,000**	**$395,387**	**$711,330**	**$75,000**	**$352,420**	**$213,000**	**$93,000**	**$175,000**	**$0**	**$0**
Road Total Annual Cost (Capital Fund)	**$1,745,000**	**$2,172,500**	**$130,500**	**$135,000**	**$400,500**	**$255,177**	**$630,179**	**TBD**	**TBD**	**TBD**	**TBD**

Agenda Date: 10/5/2026
Agenda Item: # 11k

TOWN BOARD OF SUPERVISOR MEETING MEMORANDUM

MEMO TO: David Salvaggio, Chairman
Town Board
MEMO FROM: Adam Monticelli, Director Public Works
MEMO WRITTEN: September 29, 2026
MEMO SUBJECT: **Item #11k:** Discussion and possible motion on the purchase of a new 6,250 gallon vertical storage tank*

BACKGROUND

The Public Works Department has spent extensive time refining our snow and ice control operations over the last 10 years. Over that period of time, the Town has invested in (2) 2,000 gallon vertical storage tanks, 2,000 gallon pre-wetting system that was mounted to an existing patrol truck to treat our roadways pre-event, in shop liquid control systems to blend different materials prior to loading our patrol trucks, external liquid tanks for our patrol trucks, liquid brine/beet heat material annually, and other modifications to our equipment to become more efficient. All these measures have resulted in safer roadways and more effective ways to manage the ever-changing climate and snow/ice events.

Due to the increased use and commitment to liquids, the Town has reduced the amount of salt used and increased the amount of liquids we use. The Town purchases our liquid brine from Ozaukee County and loads at the Port Washington shop, this has caused an increase in travel and we've become less efficient.

STAFF ANALYSIS

To reduce inefficiencies through wasted travel time, an increase of our storage capacity is suggested. Currently, we can store 4,000 gallons, however we would like to increase that to 8,250 gallons by way of purchasing a new 6,250-gallon vertical storage tank from Contree Sprayer & Equipment Company LLC. This new tank would cost $6,550 (per the attached quote).

ACTION REQUESTED

Staff requests the Town Board review and consider approval of the 6,250 gallon vertical storage tank quote in the amount of $6,550. This item will be funded by the 2026 Budget, Snow and Ice Control Account.

ATTACHMENT

I. Contree Sprayer & Equipment Company, LLC. Quote

Store: 1

Contree Sprayer & Equipment Company, LLC
W9898 Jackson Rd.
Beaver Dam, WI 53916
Tel. (920) 356-0121 Fax (920) 356-0228

Sales Order #72640

Ordered: 2/3/2026
Associate: Kevin

Bill To: Town of Cedarburg
Town of Cedarburg
1293 Washington Ave.
Cedarburg, WI 53012
262-377-4509

Ship To: Town of Cedarburg
Andy Basrtley
1293 Washington Ave.
Cedarburg, WI 53012
262-377-4509

Order Status: Quote

INSTRUCTIONS: Quote to Andy

Qty	Description 1	Description 2	Bin #	Price	Disc %	Ext Price
1	VT6250-102+*	6250 gallon vertical tank 102" diameter x 194" tall standard w/ 3" fitting 1550 pounds	YARD-W	$6,350.00	32.59%	$6,350.00
1	Shipping Non Taxable	Shipping Charges for Tax Exempt		$200.00		$200.00

Total Qty Ordered: 2 0 2

Percent Unfilled: 100

Subtotal:	$6,550.00
Exempt 0 % Tax:	+ $0.00
TOTAL:	**$6,550.00**
Deposit Balance:	**$0.00**
Balance Due:	$6,550.00