CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

COMMON COUNCIL AGENDA

January 8, 2024

REEDSBURG CITY HALL COUNCIL CHAMBERS

5:30 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on December 11, 2023
2. Approve/Deny: Financial Report for December 2023.
3. Receive: Building Permit Report for December 2023
4. Receive: Ambulance Report for December 2023.
5. Approve/Deny: Appointment of Jodi Beyer to the Community Development Authority.

II. GENERAL BUSINESS:

1. Approve/Deny: Amendment #1 to TID 11 Development Agreement with Third Act Investments, LLC.
2. Approve/Deny: Agreement with the State of Wisconsin Department of Transportation for funding the City portion of HWY 23 - south reconstruction.
3. Approve/Deny: Billing Services Agreement with EMS Management & Consultants, Inc. for billing services on behalf of the City of Reedsburg Ambulance.

III. CITY ADMINISTRATOR REPORTS:

1. Development Agreement with JNB Reedsburg Family, LLC for construction of a 54 - Unit multi-family development.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 1st Meeting Committees: Historic Preservation (any other committees or commissions with reports).

The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

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V. OFFICE OF THE MAYOR:

VI. CLOSED SESSION:

1. The Common Council will enter into closed session, under section 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically relating to a general employee and/or a contractor.

VII. ADJOURN:

The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg Meeting of the Common Council
December 11, 2023

Present:	Mayor Dave Estes, Alderpersons David Moon, Sonny Hyde, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson and Adam Kaney.
Absent:	Alderperson Jason Schulte.
Others Present:	Timothy M. Becker, City Administrator, Finance Director/City Clerk-Treasurer Jacob Crosetto, City Attorney Max Buckner, Police Chief Pat Cummings, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on November 27, 2023; Financial Report for November 2023; Poll Workers for 2024-2025; and Monthly Building Permit Report for November 2023.

Motion: Seamonson, Second: Gargano to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS:

A. Approve/Deny: Resolution 4535-23 Granting easements for construction of WWTP sewer system lines.
    a. **Motion: Peterson, Second: Knudsen to approve Resolution 4535-23 as presented. Motion carried 8-0.**

Motion: Gargano, Second: Hyde to enter Closed Session per section 19.85(1)(e) of the Wisconsin statutes n for the purpose of deliberating or negotiating 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, specifically related to a project in TID 11.
Motion carried 8-0. Time: 6:06 p.m.

Motion: Knudsen, Second: Frenz to exit Closed Session.
Motion carried 8-0. Time: 6:19 p.m.

Motion: Gargano, Second: Seamonson to adjourn.
Motion carried 8-0. Meeting adjourned at 6:19 p.m.

Respectfully submitted,

Finance Director/City Clerk-Treasurer
Jacob Crosetto

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-131630	**A/R UTILITY (VISION PREMIUMS)**						
262196	AMERITAS LIFE INSURANCE C	010-40272-000	VISION PREMIUMS - NOVEMBER 2023	12/08/2023	361.92	361.92	12/14/2023
Total 10-131630 A/R UTILITY (VISION PREMIUMS):					361.92	361.92	
10-131650	**A/R UTILITY (DENTAL PREMIUMS)**						
262196	AMERITAS LIFE INSURANCE C	010-40272-000	DENTAL PREMIUMS	12/08/2023	3,294.68	3,294.68	12/14/2023
Total 10-131650 A/R UTILITY (DENTAL PREMIUMS):					3,294.68	3,294.68	
10-131660	**A/R UTILITY (METLIFE PREMIUMS)**						
130652	METLIFE SBC	KM05735175-0	RUC METLIFE PREMIUMS - DEC 2023	12/26/2023	66.70	66.70	12/28/2023
Total 10-131660 A/R UTILITY (METLIFE PREMIUMS):					66.70	66.70	
10-212910	**SUNDRY ACCOUNTS PAYABLE**						
262403	AMBER M EMERY	AE121823	TAX REFUND - EMERY PARCEL #0548-00000	12/18/2023	17.46	17.46	12/28/2023
262954	JACOB H WILLIAMS	JW121823	2023 TAX REFUND 2515-30700	12/18/2023	18.93	18.93	12/28/2023
261917	MAXINE L WHEELER	MW121923	TAX REFUND PARCEL 2646-00000	12/19/2023	21.78	21.78	12/28/2023
264324	MELISSA KUESTER	MK121923	TAX REFUND PARCEL 1390-00000	12/19/2023	17.98	17.98	12/28/2023
262410	OTIS G SCHWICHTENBERG	OS121923	TAX REFUND PARCEL 0663-00000	12/19/2023	17.27	17.27	12/28/2023
262389	PATRICK A & STACEY M THERIN	Thering #PT12	TAX REFUND PARCEL 2826-40900	12/14/2023	233.86	233.86	12/28/2023
264321	PATRICK A STRUTZ	PS121823	TAX REFUND - STRUTZ 0455-00000	12/18/2023	16.98	16.98	12/28/2023
262380	REBECCA L WISNIEWSKI	RW121923	TAX REFUND 0584-00000	12/19/2023	17.41	17.41	12/28/2023
261949	SHEA AND KENDRA EASTMAN	EastmanTaxRe	2023 TAX REFUND PARCEL #0097-00000	12/11/2023	17.94	17.94	12/14/2023
264323	STEVEN R & ANGELA L HOAG	SH12192023	TAX REFUND 1877-00000	12/27/2023	17.95	17.95	12/28/2023
262477	TOWN OF REEDSBURG TREAS	TOR121523	TAX REFUND TOWN OF REEDSBURG 0841-10000	12/15/2023	1,855.20	1,855.20	12/28/2023
263960	TRACEY EHRENBERGER OR D	TE122623	TAX REFUND PARCEL #0135-00000	12/26/2023	1,187.35	1,187.35	12/28/2023
264322	TREAZURE N KOTLOWSKI	TK121923	TAX REFUND PARCEL 2515-18700	12/19/2023	231.20	231.20	12/28/2023
264325	VILLAGE OF LAKE DELTON	LD#122623	TAX DEPOSIT ERROR FROM MERCHANTS BANK	12/26/2023	3,115.31	3,115.31	12/28/2023
264320	ZACHARY S MEYER	ZM121423	TAX OVERPAYMENT MEYER 276-2313-00000	12/14/2023	5,823.93	5,823.93	12/28/2023
Total 10-212910 SUNDRY ACCOUNTS PAYABLE:					12,610.55	12,610.55	
10-213610	**UNION DUES DEDUCTIONS**						
231168	WPPA	WPPA-1223	POLICE OFFICERS UNION DUES	12/01/2023	602.00	602.00	12/14/2023
Total 10-213610 UNION DUES DEDUCTIONS:					602.00	602.00	
10-213810	**DEFERRED COMPENSATION**						
263283	NORTH SHORE BANK FSB	DeferredComp	ANITA YOUNG TA MOD, JON PETERS	12/06/2023	150.00	150.00	12/14/2023
263283	NORTH SHORE BANK FSB	DeferredComp	ANITA YOUNG TA MOD, JON PETERS	12/20/2023	150.00	150.00	12/28/2023
Total 10-213810 DEFERRED COMPENSATION:					300.00	300.00	
10-213910	**FLEX PLAN CONTRIBUTIONS**						
50315	EMPLOYEE BENEFITS	R106-121423	BEST FLEX PLAN	12/14/2023	33,398.56	33,398.56	12/14/2023

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-213910 FLEX PLAN CONTRIBUTIONS:					33,398.56	33,398.56	
10-213915 VISION PREMIUMS							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	VISION PREMIUMS - NOVEMBER 2023	12/08/2023	422.12	422.12	12/14/2023
Total 10-213915 VISION PREMIUMS:					422.12	422.12	
10-213925 DENTAL PREMIUMS							
262196	AMERITAS LIFE INSURANCE C	010-40272-000	DENTAL PREMIUMS	12/08/2023	3,952.56	3,952.56	12/14/2023
Total 10-213925 DENTAL PREMIUMS:					3,952.56	3,952.56	
10-213935 METLIFE PREMIUMS							
130652	METLIFE SBC	KM05735175-0	CITY EMPLOYEE METLIFE PREMIUMS	12/26/2023	247.17	247.17	12/28/2023
Total 10-213935 METLIFE PREMIUMS:					247.17	247.17	
10-213955 SECURIAN ACC. PREMIUMS							
130675	SECURIAN FINANCIAL GROUP I	002832L-0124	LIFE INS	12/11/2023	2,112.72	2,112.72	12/14/2023
130675	SECURIAN FINANCIAL GROUP I	76038-1223	LIFE INS	12/01/2023	87.44	87.44	12/14/2023
Total 10-213955 SECURIAN ACC. PREMIUMS:					2,200.16	2,200.16	
10-217620 MOBILE HOME TAXES-SCHOOL							
190962	SCHOOL DIST OF REEDSBURG	MHT#1123	MOBILE HOME TAX - JULY 2023	12/19/2023	5,658.54	5,658.54	12/28/2023
Total 10-217620 MOBILE HOME TAXES-SCHOOL:					5,658.54	5,658.54	
10-514110-03 LEGISLATIVE SUPPORT-OPERATING							
120590	LEAGUE OF WI MUNICIP	2024Dues	2024 LEAGUE MEMBERSHIP DUES	11/17/2023	3,526.42	3,526.42	12/14/2023
Total 10-514110-03 LEGISLATIVE SUPPORT-OPERATING:					3,526.42	3,526.42	
10-514240-03 TRAINING							
262839	JACOB CROSETTO	JC120623	MILEAGE REIMBURSEMENT CTFO MEETING	12/06/2023	81.22	81.22	12/14/2023
Total 10-514240-03 TRAINING:					81.22	81.22	
10-514250-03 TECHNOLOGY							
262365	APPRIVER	2780768	EMAIL SPAM FILTERING, VIRUS PROTECTION	12/02/2023	541.27	541.27	12/14/2023
263340	CIVICPLUS LLC	278018	CIVIC CLERK ANNUAL RENEWAL	12/14/2023	4,375.82	4,375.82	12/14/2023
20094	CONCENTRIC INTEGRATION LL	0253899	2023 SUPPORT SERVICES	12/19/2023	14,126.07	14,126.07	12/28/2023
264312	JOHNSON BLOCK & COMPANY	512347	IT CITYHALL/POLICE	12/05/2023	7,305.00	7,305.00	12/14/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESCANON IMAGEFORMULA DR-C225 II OFFICE DOCUMENT SCANNER, BLACK - 3258C002. (QTY. 4) ASIN: B07FPQZ6H8	12/28/2023	1,200.00	1,200.00	12/29/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESUCDDS-1N UNIVERSAL USB 4K DOCK DUAL MONITOR PD CHARGING (QTY. 1) SERIAL NUMBERS: VM4515996D230C02127	12/28/2023	200.00	200.00	12/29/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESSMART BUY PROBOOK				

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			455 G10 SYST R7-7730U 15.6IN 32GB 1 TB W11P64 (QTY. 1) SERIAL NUMBER: 5CD34675GM	12/28/2023	1,100.00	1,100.00	12/29/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESWESTERN DIGITAL 4TB WD RED SA500 NAS 3D NAND INTERNAL SSD - SATA III 6 GB/S, 2.5"/7MM, UP TO 560 MB/S -WDS400T1R0A, SOLID STATE HARD DRIVE (QTY. 8)	12/28/2023	2,800.00	2,800.00	12/29/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESQNAP DUAL 2.5" SARA SSD TO 3.5" SATA RAID ADAPTER CONVERTER - 2 X2.5" SSD TO 3.5" SATA ADAPTER WITH RAIDSUPPORT FOR PC AND NAS. (QDA-A2AR) (QTY. 8)	12/28/2023	600.00	600.00	12/29/2023
264312	JOHNSON BLOCK & COMPANY	512869	IT HARDWARE/SOFTWARE SALESQNAP TS-832PX-4G8 BAY HIGH-CAPACITY NAS WITH 10GBE SFP + AND 2.5 GBE (QTY. 1)	12/28/2023	1,000.00	1,000.00	12/29/2023
262628	RHYME BUSINESS PRODUCTS	35474406	COPIER MACHINES - CITY HALL	12/08/2023	841.52	841.52	12/14/2023
262628	RHYME BUSINESS PRODUCTS	35563520	COPIER	12/22/2023	172.00	172.00	12/28/2023
211058	US CELLULAR	0622037290	CELL PHONES	12/26/2023	213.80	213.80	12/28/2023
	Total 10-514250-03 TECHNOLOGY:				34,475.48	34,475.48	
10-515110-03 GENERAL MANAGEMENT - OPERATING							
70375	GAWRONSKI SIGNS & ADVERTI	27235	HARDHATS	12/12/2023	66.00	66.00	12/28/2023
262839	JACOB CROSETTO	JC12212023	MILEAGE TO/FROM MADISON	12/21/2023	82.53	82.53	12/28/2023
262839	JACOB CROSETTO	JC12212023	COSTCO	12/21/2023	13.99	13.99	12/28/2023
190940	SAUK COUNTY TREASURER	Tax Bills 2023	2023 TAX BILL CHARGES	12/27/2023	2,564.28	2,564.28	12/28/2023
	Total 10-515110-03 GENERAL MANAGEMENT - OPERATING:				2,726.80	2,726.80	
10-515200-03 ASSESSMENT OF PROPERTY							
10046	ASSOCIATED APPRAISAL INC.	171686	ASSESSOR SERVICES	12/01/2023	3,816.64	3,816.64	12/14/2023
	Total 10-515200-03 ASSESSMENT OF PROPERTY:				3,816.64	3,816.64	
10-515700-03 INDEPENDENT AUDITING							
20072	BAKER TILLY US, LLP	BT2632799	SERVICES IN CONNECTION WITH THE DECEMBER 31, 2022 SINGLE AUDIT FOR THE ARPA, FEMA/FLOODREMEDIATION, AND STATE TRANSIT PROGRAMS.	12/20/2023	4,498.00	4,498.00	12/28/2023
20072	BAKER TILLY US, LLP	BT2632799	SERVICES IN CONNECTION WITH THE DECEMBER 31, 2023 FINANCIAL STATEMENT AUDIT FOR CITY FUNDS.	12/20/2023	4,040.00	4,040.00	12/28/2023
	Total 10-515700-03 INDEPENDENT AUDITING:				8,538.00	8,538.00	
10-516110-03 COUNSEL							
20138	BOARDMAN & CLARK LLP	276942	ATTORNEY SERVICES	12/06/2023	8,033.50	8,033.50	12/14/2023
190934	SAUK COUNTY CLERK OF COU	APPEALCOX1	SAUK COUNTY CIRCUIT COURT APPEAL	11/30/2023	144.50	144.50	12/01/2023
	Total 10-516110-03 COUNSEL:				8,178.00	8,178.00	
10-516120-03 COUNSEL - PD							
20138	BOARDMAN & CLARK LLP	276943	ATTORNEY SERVICES	12/06/2023	368.00	368.00	12/14/2023

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-516120-03 COUNSEL - PD:					368.00	368.00	
10-517100-03 MAINT OF BUILDINGS - OPERATING							
261316	KIMBALL MIDWEST	101751453	GLOVES, PAINT	12/20/2023	133.62	133.62	12/28/2023
261269	LENNY'S HEATING & AIR CONDI	LHAC121123	HVAC CITYHALL	12/11/2023	1,019.00	1,019.00	12/14/2023
80442	ROCKET INDUSTRIAL INC	IN00449069	CLEANING SUPPLIES	12/13/2023	683.32	683.32	12/28/2023
190957	SCHILLING PAPER COMPANY	943814-00	PAPER TOWELS & BATH TISSUE	12/14/2023	729.32	729.32	12/28/2023
190957	SCHILLING PAPER COMPANY	944629-00	PAPER TOWELS & BATH TISSUE	12/21/2023	125.26	125.26	12/28/2023
261296	SCHINDLER ELEVATOR CORP.	8106418552	ELEVATOR MAINTENANCE - PD	12/01/2023	1,233.89	1,233.89	12/14/2023
Total 10-517100-03 MAINT OF BUILDINGS - OPERATING:					3,924.41	3,924.41	
10-517110-03 HALL-UTILITIES							
10024	ALLIANT ENERGY/WP&L	5586440478-11	GAS SOUTH SCHOOL GYM	11/29/2023	660.36	660.36	12/14/2023
180905	REEDSBURG UTILITY	23095-1223	HALL - UTILITIES	12/20/2023	735.12	735.12	12/28/2023
180905	REEDSBURG UTILITY	586583-1223	SOUTH SCHOOL UTILITIES	12/20/2023	79.07	79.07	12/28/2023
180905	REEDSBURG UTILITY	78-1223	FIRE DEPT UTILITIES	12/20/2023	247.62	247.62	12/28/2023
Total 10-517110-03 HALL-UTILITIES:					1,722.17	1,722.17	
10-521100-03 PD ADMINISTRATION - OPERATING							
264128	KWIK TRIP INC	00501352-1123	GAS - PD	12/01/2023	1,854.88	1,854.88	12/14/2023
180795	REEDSBURG AREA AMBULANC	RAAS120123	LEGAL BLOOD DRAWS - NOVEMBER 2023	12/01/2023	140.00	140.00	12/14/2023
180890	REEDSBURG TRUE VALUE	800233-1223	SQUEEGEE CAR DRIYER	12/25/2023	11.98	11.98	12/28/2023
191006	STANDARD INSURANCE CO	630950 0001-0	DIABILITY INS	12/26/2023	990.36	990.36	12/28/2023
263104	WHEEL CITY MOTORS INC	3070	TIRE PATCH	12/10/2023	40.00	40.00	12/14/2023
263104	WHEEL CITY MOTORS INC	3079	#34 INSTALL NEW TIRES	12/14/2023	150.00	150.00	12/28/2023
263104	WHEEL CITY MOTORS INC	3081	#14 OLF & TIRE ROTATION	12/14/2023	89.00	89.00	12/28/2023
261645	WISCONSIN CHIEFS OF POLIC	10605	CUMMINGS MEMBERSHIP	12/01/2023	150.00	150.00	12/14/2023
263506	WISCONSIN DEPT OF JUSTICE	cummings/stelt	ACTIVE THREAT RESPONSE TRAINING	12/19/2023	382.50	382.50	12/28/2023
264291	WISCONSIN LAW ENFORCEME	247	ACCREDITATION ANNUAL DUE-PD	12/13/2023	675.00	675.00	12/28/2023
Total 10-521100-03 PD ADMINISTRATION - OPERATING:					4,483.72	4,483.72	
10-521900-03 POLICE UNIFORM ALLOWANCE							
30190	CHECKERED FLAG LLC	21772	HAT- BEAUCHAINE UNIFORM ALLOWANCE	11/21/2023	21.00	21.00	12/14/2023
30190	CHECKERED FLAG LLC	21802	HAT- YEAGER UNIFORM ALLOWANCE	11/29/2023	24.00	24.00	12/14/2023
30190	CHECKERED FLAG LLC	21813	FLEECE JACKETS X2 - HELM	11/30/2023	93.00	93.00	12/14/2023
30190	CHECKERED FLAG LLC	21852	CLOTHING ALLOWANCE - KARLL SHIRTS	12/13/2023	100.00	100.00	12/28/2023
30190	CHECKERED FLAG LLC	21867	CLOTHING ALLOWANCE-MEEKER PATCH	12/18/2023	4.22	4.22	12/28/2023
262231	KYLE L YEAGER	KY120823	UNIFORM ALLOWANCE REIMBURSEMENT	12/08/2023	2.33	2.33	12/14/2023
Total 10-521900-03 POLICE UNIFORM ALLOWANCE:					244.55	244.55	
10-523100-01 FIRE ADMINISTRATION - WAGES							
264092	GENCOMM	326965	NEW RADIO'S	12/11/2023	14,230.08	14,230.08	12/28/2023
Total 10-523100-01 FIRE ADMINISTRATION - WAGES:					14,230.08	14,230.08	
10-523100-03 FIRE ADMINISTRATION-OPERATING							
20120	BEST SERVICE	182950	CLEAN MATS & TOWELS - FIRE	11/24/2023	71.43	71.43	12/14/2023

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
20120	BEST SERVICE	183057	CLEAN MATS & TOWELS & 12 3X10 MATS- FIRE	12/08/2023	71.43	71.43	12/14/2023
261336	CONWAY SHIELD	0514377	6" SHIELDS WITH 3 PANELS & BRACKETS - FIRE	11/13/2023	159.00	159.00	12/14/2023
264092	GENCOMM	324746	GENCOMM, PAGER BELT CLIPS	12/04/2023	57.00	57.00	12/28/2023
264092	GENCOMM	326482	PAGER REPAIR & SHIPPING - FIRE	11/22/2023	171.40	171.40	12/14/2023
264092	GENCOMM	326483	PAGER REPAIR & SHIPPING - FIRE	11/22/2023	160.00	160.00	12/14/2023
100520	JEFFERSON FIRE & SAFETY	IN309478	JEFFERSON, TANK SAVER	12/07/2023	92.00	92.00	12/28/2023
264128	KWIK TRIP INC	00501352-1123	GAS - FIRE	12/01/2023	116.22	116.22	12/14/2023
263489	MACQUEEN EQUIPMENT	P22436	BATTERY REPAIR	11/21/2023	12.06	12.06	12/14/2023
180890	REEDSBURG TRUE VALUE	800195-1223	OFFICE SUPPLIES	12/25/2023	43.46	43.46	12/28/2023
263776	STEVEN DEMPSEY	SD-1223	HOTSPOT CHARGE FOR IPAD INSPECTIONS ON PERSONAL CELL PHONE - FIRE	12/01/2023	20.00	20.00	12/14/2023
221074	VIKING EXPRESS MART	64400-1123	FUEL	11/30/2023	87.43	87.43	12/28/2023
Total 10-523100-03 FIRE ADMINISTRATION-OPERATING:					1,061.43	1,061.43	
10-523200-03 PUBLIC FIRE PROTECTION							
180905	REEDSBURG UTILITY	468929-1223	PUBLIC FIRE PROTECTION	12/21/2023	27,119.13	27,119.13	12/28/2023
Total 10-523200-03 PUBLIC FIRE PROTECTION:					27,119.13	27,119.13	
10-524100-03 BUILDING INSPECTION-OPERATING							
261657	JAMES O. SANDBERG SR	JS112923	INSPECTION 537 K STREET	11/29/2023	35.00	35.00	12/14/2023
261657	JAMES O. SANDBERG SR	JS120523	INSPECTION 537 K STREET	12/05/2023	70.00	70.00	12/14/2023
261657	JAMES O. SANDBERG SR	JS120623	INSPECTION 185 S WENGEL	12/06/2023	35.00	35.00	12/14/2023
261657	JAMES O. SANDBERG SR	JS120723	INSPECTION 537 K STREET	12/07/2023	35.00	35.00	12/14/2023
261657	JAMES O. SANDBERG SR	JS121223	INSPECTION - AMBULANCE	12/12/2023	35.00	35.00	12/28/2023
261657	JAMES O. SANDBERG SR	JS122023	INSPECTION - HIE - FIELDHOUSE	12/20/2023	70.00	70.00	12/28/2023
261657	JAMES O. SANDBERG SR	JS122123	INSPECTION N WALNUT 9/28/23	12/21/2023	35.00	35.00	12/28/2023
264128	KWIK TRIP INC	00501352-1123	GAS - BUILDING INSPECTOR	12/01/2023	55.12	55.12	12/14/2023
Total 10-524100-03 BUILDING INSPECTION-OPERATING:					370.12	370.12	
10-525600-03 COMMUNICATIONS - OPERATING							
263074	ALADTEC INC	INV00311220	ALADTEC ONLINE EMPLOYEE SCHEDULING & WORKFORCE MANAGEMENT - PD	11/22/2023	3,307.12	3,307.12	12/14/2023
263787	AT&T MOBILITY	287304672169	CELL PHONES & SQUAD AIRCARDS - PD	11/23/2023	834.36	834.36	12/14/2023
262164	LANGUAGE LINE SERVICE	11162134	INTERPRETATION OVER THE PHONE - PD	11/30/2023	101.90	101.90	12/14/2023
160760	PITNEY BOWES GLOBAL FINAN	3318410167	P.D. POSTAGE MACHINE	12/11/2023	142.53	142.53	12/28/2023
180905	REEDSBURG UTILITY	RUC #20369-1	INTERNET, PHONE, TELEVISION	12/20/2023	1,547.57	1,547.57	12/28/2023
261252	RESERVE ACCOUNT	PDPostage120	ADDITIONAL POSTAGE - PD	12/05/2023	400.00	400.00	12/14/2023
Total 10-525600-03 COMMUNICATIONS - OPERATING:					6,333.48	6,333.48	
10-541100-03 FLEET, SHED, & MACH - OPS							
10011	AIRGAS	5503644773	CYL OXYGEN -SHOP	11/30/2023	53.08	53.08	12/14/2023
10024	ALLIANT ENERGY/WP&L	7380027668-11	GAS - SHOP	11/20/2023	634.34	634.34	12/14/2023
20066	BADGER WELDING SUPPLIES	3800500	125 OXYGEN, ACETYLENE-SHOP	11/30/2023	12.00	12.00	12/14/2023
30172	CARQUEST OF REEDSBURG	1600-1123	AUTO PARTS	11/30/2023	878.59	878.59	12/14/2023
60270	FASTENAL COMPANY	WIBAR243360	PARTS - SHOP	11/30/2023	21.97	21.97	12/28/2023
60321	FEDDERLY CHRYSLER DODGE	26022	TRUCK REPAIR	11/27/2023	315.35	315.35	12/14/2023
261888	FEDERAL LICENSING INC	FLI121523	RADIO LICENSE	12/15/2023	120.00	120.00	12/28/2023
80455	HARTJE TIRE CENTER INC	2013219	4 TIRES - SHOP	11/13/2023	45.00-	45.00-	12/28/2023

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80455	HARTJE TIRE CENTER INC	2014178	4 TIRES - SHOP	12/11/2023	610.80	610.80	12/28/2023
100520	JEFFERSON FIRE & SAFETY	IN309094	SHOP FIRE PROTECTION	11/22/2023	150.00	150.00	12/14/2023
264128	KWIK TRIP INC	00501352-1123	GAS - PUBLIC WORKS	12/01/2023	2,259.96	2,259.96	12/14/2023
261667	LAKES GAS CO.	2597351	#20, 33 CYLINDER FILLS - SHOP	12/14/2023	37.25	37.25	12/28/2023
263902	LASER FIRE PROTECTION LLC	23091	SHOP FIRE PROTECTION	11/30/2023	195.00	195.00	12/14/2023
130655	MEYER OIL COMPANY	110913A	LP CYLINDER FILL - SHOP	11/28/2023	36.00	36.00	12/14/2023
130655	MEYER OIL COMPANY	111341A	LP CYLINDER FILL - SHOP	12/08/2023	40.00	40.00	12/14/2023
130655	MEYER OIL COMPANY	702822	DIESEL FUEL	11/28/2023	2,365.61	2,365.61	12/14/2023
130655	MEYER OIL COMPANY	702879G	FUEL SHOP	11/28/2023	251.63	251.63	12/14/2023
263372	O'REILLY AUTO PARTS	2341-212165	AIR FILTER & OIL FILTER	11/27/2023	64.16	64.16	12/14/2023
263372	O'REILLY AUTO PARTS	2341-212935	AIR FILTER & OIL FILTER	12/04/2023	216.84	216.84	12/14/2023
263372	O'REILLY AUTO PARTS	2341-214062	SHOP PARTS	12/14/2023	101.88	101.88	12/28/2023
180905	REEDSBURG UTILITY	20228-1223	PUBLIC WORKS UTILITIES	12/20/2023	193.60	193.60	12/28/2023
191011	STATE INDUSTRIAL PRODUCTS	903145135	SHOP CLEANING SUPPLIES	11/30/2023	954.36	954.36	12/14/2023
191007	STEVES AUTO SERVICE INC	128693	TIRE DISPOSAL	12/13/2023	105.00	105.00	12/28/2023
231160	WISCONSIN METAL SALES INC	463572	EXPANDED METAL, HOT ROLLED ANGLES - SHOP	12/13/2023	42.00	42.00	12/28/2023
	Total 10-541100-03 FLEET, SHED, & MACH - OPS:				9,614.42	9,614.42	
10-543100-03 STS/TRFC/TREE/BRUSH/SW - OPS							
190980	SERVICE ELECTRIC	23715	TRAFFIC SIGNAL REPAIR	12/11/2023	446.00	446.00	12/14/2023
190980	SERVICE ELECTRIC	23724	TRAFFIC SIGNAL REPAIR	12/18/2023	96.00	96.00	12/28/2023
	Total 10-543100-03 STS/TRFC/TREE/BRUSH/SW - OPS:				542.00	542.00	
10-543500-03 SNOW & ICE CONTROL - OPERATING							
70405	GRINDER SHEET METAL	8873	SNOWPLOWS	11/07/2023	187.41	187.41	12/14/2023
201025	TAPCO	1767625	TRAFFIC SIGNAL REPAIR	11/30/2023	5,060.50	5,060.50	12/14/2023
	Total 10-543500-03 SNOW & ICE CONTROL - OPERATING:				5,247.91	5,247.91	
10-552300-03 SWIMMING POOL - OPERATING							
80458	HARTJE LUMBER INC	MN382369	CONCRETE MIX 80# BAG, 5000 PSI - PARKS	11/30/2023	105.70	105.70	12/14/2023
262023	RAHS WELDING	RAHS121323	BENCHES - POOL	12/13/2023	400.00	400.00	12/28/2023
180905	REEDSBURG UTILITY	23677-1223	POOL	12/20/2023	209.45	209.45	12/28/2023
	Total 10-552300-03 SWIMMING POOL - OPERATING:				715.15	715.15	
10-553400-03 CELEBRATIONS & ENTERTAINMENT							
120593	ORIGINAL LAND COMPANY	3374	FLAG REPAIR	11/16/2023	68.00	68.00	12/14/2023
	Total 10-553400-03 CELEBRATIONS & ENTERTAINMENT:				68.00	68.00	
10-554100-03 PARKS - OPERATING							
30172	CARQUEST OF REEDSBURG	1600-1123	AUTO PARTS	11/30/2023	11.74	11.74	12/14/2023
80458	HARTJE LUMBER INC	MN381230	CONCRETE MIX 80# BAG, 5000 PSI - PARKS	11/14/2023	126.84	126.84	12/14/2023
80458	HARTJE LUMBER INC	MN381292	LUMBER - PARKS	11/14/2023	24.36	24.36	12/14/2023
80458	HARTJE LUMBER INC	MN381823	SHINGLES	11/22/2023	96.04	96.04	12/14/2023
80458	HARTJE LUMBER INC	MN382256	CONCRETE MIX 80# BAG, 5000 PSI - PARKS	11/30/2023	105.70	105.70	12/14/2023
264128	KWIK TRIP INC	00501352-1123	GAS - PARKS	12/01/2023	420.84	420.84	12/14/2023
130648	MENARDS BARABOO	32329	GUTTERS	12/08/2023	17.00	17.00	12/28/2023
130648	MENARDS BARABOO	32330	GUTTERS	12/08/2023	73.43	73.43	12/28/2023
160650	PETERSON SANITATION INC	59072-1223-Cit	GARBAGE & REFUSE	12/01/2023	112.00	112.00	12/14/2023
211058	US CELLULAR	0622037290	CELL PHONES	12/26/2023	67.08	67.08	12/28/2023

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Total 10-554100-03 PARKS - OPERATING:					1,055.03	1,055.03	
10-554500-03 REEDS AREA COMM ARENA (RACA)							
160650	PETERSON SANITATION INC	59072-1223-Cit	GARBAGE & REFUSE	12/01/2023	104.00	104.00	12/14/2023
160650	PETERSON SANITATION INC	59072-1223-R	RACA	12/01/2023	190.00	190.00	12/14/2023
262779	PICKETT'S SEPTIC SERVICE IN	PSS120123-R	PUMPING SERVICES	12/01/2023	250.00	250.00	12/14/2023
180905	REEDSBURG UTILITY	20275-1223	RACA	12/20/2023	33.60	33.60	12/28/2023
Total 10-554500-03 REEDS AREA COMM ARENA (RACA):					577.60	577.60	
10-563300-03 LONG RANGE PLANNING-OPERATING							
211058	US CELLULAR	0622037290	CELL PHONES	12/26/2023	38.54	38.54	12/28/2023
Total 10-563300-03 LONG RANGE PLANNING-OPERATING:					38.54	38.54	
10-564300-03 HISTORIC PRESERVATION							
262763	LEE GNATZIG	0159-1	HPC WEBSITE UPGRADE 1/2 PAYMENT	12/18/2023	2,000.00	2,000.00	12/28/2023
Total 10-564300-03 HISTORIC PRESERVATION:					2,000.00	2,000.00	
10-564400-03 INDUSTRIAL DEVELOPMENT							
261370	SAUK COUNTY DEVELOPMENT	12122023-1	2024 SUPPORT OF SCDC - MEMBERSHIP DUES	12/12/2023	10,000.00	10,000.00	12/14/2023
221070	VIERBICHER ASSOCIATES INC	230025-00011	RIDC - 2023 GENERAL	12/11/2023	1,440.00	1,440.00	12/28/2023
Total 10-564400-03 INDUSTRIAL DEVELOPMENT:					11,440.00	11,440.00	
10-564900-03 COMMUNITY DEVELOPMENT AUTHORIT							
264208	AT THE OFFICE	KG-0124	INCUBATOR MONTHLY PAYMENT	12/15/2023	1,000.00	1,000.00	12/28/2023
264208	AT THE OFFICE	MF-0124	MACS FORM OCTOBER 2023 INCUBATOR PAYMENT	12/15/2023	600.00	600.00	12/28/2023
261512	B & D PROPERTIES LLC	B&G-0124	INCUBATOR - B&G TAX	12/15/2023	700.00	700.00	12/28/2023
263944	BLAINE H ALBERT	HF-0124	INCUBATOR MONTHLY PAYMENT	12/15/2023	670.00	670.00	12/28/2023
264247	BLONDIES SALON LLC	BS-0124	INCUBATOR MONTHLY PAYMENT	12/15/2023	400.00	400.00	12/28/2023
264303	LAWRENCE D GORDON	LG-0124	STATZ INCUBATOR	12/15/2023	1,000.00	1,000.00	12/28/2023
180905	REEDSBURG UTILITY	23786-1223	FOOD PANTRY	12/20/2023	33.60	33.60	12/28/2023
264091	SCHULTE PROPERTIES LLC	SP-0124	INCUBATOR MONTHLY PAYMENT - THREE MOUNTAIN GAMES - JANUARY 2023	12/15/2023	400.00	400.00	12/28/2023
264018	VV PROPERTIES LIMITED PART	VVPLP-0124	INCUBATOR MONTHLY PAYMENT - PETERSON & COMPANY YOGA STUDIO - JANUARY 2023	12/15/2023	500.00	500.00	12/28/2023
261402	ZIEGLER INVESTMENTS LLC	ZI0124	DARE 2 DREAM TEAM TOYS INCUBATOR PAYMENT	12/20/2023	250.00	250.00	12/28/2023
Total 10-564900-03 COMMUNITY DEVELOPMENT AUTHORIT:					5,553.60	5,553.60	
10-594000-03 MISCELLANEOUS EXPENSES							
30215	CITY OF REEDSBURG	Bill #629098&6	TAX BILL FOR CITY LAND	12/07/2023	477.13	477.13	12/14/2023
30215	CITY OF REEDSBURG	Bill#625542	TAX BILL 625542	12/07/2023	252.79	252.79	12/14/2023
Total 10-594000-03 MISCELLANEOUS EXPENSES:					729.92	729.92	
15-515120-03 MUNICIPAL COURT - OPERATING							
261631	IMT INSURANCE	Gorsuch12192	BOND - JUDGE GORSUCH	12/19/2023	100.00	100.00	12/28/2023
263149	PIZZA RANCH #6925	14681857	PIZZA RANCH FOR TEEN COURT	12/20/2023	42.98	42.98	12/28/2023

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211058	US CELLULAR	0622037290	TEEN COURT PHONR	12/26/2023	11.04	11.04	12/28/2023
Total 15-515120-03 MUNICIPAL COURT - OPERATING:					154.02	154.02	
15-515121-03 STATE FEES - COURT							
231139	STATE OF WISCONSIN	56-15663-1130	COURT FEES - STATE	11/30/2023	4,670.72	4,670.72	12/06/2023
Total 15-515121-03 STATE FEES - COURT:					4,670.72	4,670.72	
15-515122-03 COUNTY FEES - COURT							
190940	SAUK COUNTY TREASURER	CTFEES11302	COURT FEES - SEPTEMBER	11/30/2023	1,362.60	1,362.60	12/06/2023
Total 15-515122-03 COUNTY FEES - COURT:					1,362.60	1,362.60	
15-515123-03 RESTITUTION FEES - COURT							
264222	ALFREDO E TETLALMATZI-JUA	Restitution1130	RESTITUTION	11/30/2023	53.00	53.00	12/06/2023
264308	JUSTIN PRICE	Restitution1130	RESTITUTION	11/30/2023	340.00	340.00	12/06/2023
263372	O'REILLY AUTO PARTS	Restitution1130	RESTITUTION	11/30/2023	26.25	26.25	12/06/2023
180890	REEDSBURG TRUE VALUE	NSF113023	RESTITUTION	11/30/2023	24.99	24.99	12/06/2023
263374	TEDS & FREDS	NSF113023	RESTITUTION	11/30/2023	24.73	24.73	12/06/2023
261986	WESTWOOD COURT LLC	NSF113023	RESTITUTION	11/30/2023	100.00	100.00	12/06/2023
Total 15-515123-03 RESTITUTION FEES - COURT:					568.97	568.97	
15-515125-03 TOWN OF LAVALLE FEES - COURT							
201100	TOWN OF LAVALLE	Ctfees113023	COURT FEES - LA VALLE	11/30/2023	908.52	908.52	12/06/2023
Total 15-515125-03 TOWN OF LAVALLE FEES - COURT:					908.52	908.52	
15-515126-03 TEEN COURT EXPENSES							
263149	PIZZA RANCH #6925	13924988	PIZZA DELIVERED FOR TEEN COURT 11/28/23	11/28/2023	56.97	56.97	12/14/2023
Total 15-515126-03 TEEN COURT EXPENSES:					56.97	56.97	
15-516110-03 PROSECUTION - REEDSBURG							
20138	BOARDMAN & CLARK LLP	276944	PROSECUTION - REEDSBURG	12/06/2023	3,922.00	3,922.00	12/14/2023
Total 15-516110-03 PROSECUTION - REEDSBURG:					3,922.00	3,922.00	
15-542600-03 IT SYSTEMS - MUNICIPAL COURT							
261704	TITAN PUBLIC SAFETY SOLUTI	5764	TIPSS COURTS ANNUAL SUPPORT - COURT	12/14/2023	7,177.00	7,177.00	12/28/2023
Total 15-542600-03 IT SYSTEMS - MUNICIPAL COURT:					7,177.00	7,177.00	
20-511000-03 LABORATORY							
140718	NCL OF WISCONSIN INC	496640	WWTP LAB SUPPLIES	12/07/2023	1,266.42	1,266.42	12/14/2023
261946	TOTAL WATER OF BARABOO LL	0366546	DEMENERALIZED WATER - WWTP	11/08/2023	200.70	200.70	12/14/2023
Total 20-511000-03 LABORATORY:					1,467.12	1,467.12	
20-521000-03 GEN TREATMENT/SOLIDS - OPS							
60270	FASTENAL COMPANY	WIBAR243397	WWTP PARTS	12/04/2023	22.92	22.92	12/28/2023
60270	FASTENAL COMPANY	WIBAR243545	WWTP PARTS	12/13/2023	25.28	25.28	12/28/2023
60270	FASTENAL COMPANY	WIBAR243564	WWTP PARTS	12/14/2023	9.30	9.30	12/28/2023
262066	GRAINGER	9932655427	WWTP PARTS	12/12/2023	43.63	43.63	12/28/2023
261321	INTERSTATE BATTERY	190510102094	12 V BATTERY - WWTP	12/19/2023	175.92	175.92	12/28/2023

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60300	JOHN DEER FINANCIAL	Slamas #31764	WWTP SUPPLIES	12/04/2023	44.63	44.63	12/28/2023
130655	MEYER OIL COMPANY	201252	DIESEL FUEL - WWTP	12/11/2023	259.42	259.42	12/28/2023
130664	MID-AMERICAN RESEARCH CH	0806687-IN	WWTP NITRILE GLOVES	12/01/2023	256.83	256.83	12/14/2023
262779	PICKETT'S SEPTIC SERVICE IN	13773	SLUDGE HAULING	11/03/2023	7,500.00	7,500.00	12/14/2023
264311	VELOCITYEHS	297696	CHEMICAL MANAGEMENT	11/27/2023	2,566.32	2,566.32	12/14/2023
231160	WISCONSIN METAL SALES INC	463842	WWTP SUPPLIES	12/19/2023	34.00	34.00	12/28/2023
261207	ZORN COMPRESSOR & EQUIP	409893-00	AIR COMPRESSOR MAINT WWTP	12/21/2023	2,274.54	2,274.54	12/28/2023
261207	ZORN COMPRESSOR & EQUIP	413281-00	WWTP COMPRESSORS	11/30/2023	1,004.95	1,004.95	12/14/2023
	Total 20-521000-03 GEN TREATMENT/SOLIDS - OPS:				14,217.74	14,217.74	
20-522000-03 LIME							
150255	OMNI MATERIALS INC	354723	60/40 FINES-WWTP	11/26/2023	5,130.61	5,130.61	12/28/2023
150255	OMNI MATERIALS INC	354739	60/40 FINES-WWTP	12/03/2023	5,075.00	5,075.00	12/28/2023
	Total 20-522000-03 LIME:				10,205.61	10,205.61	
20-523000-03 Chemicals							
80496	HAWKINS INC	6652646	FERRIC CHLORIDE SOLUTION - WWTP	12/21/2023	1,198.79	1,198.79	12/28/2023
80496	HAWKINS INC	6653417	FERRIC CHLORIDE SOLUTION - WWTP	12/22/2023	12,917.65	12,917.65	12/28/2023
	Total 20-523000-03 Chemicals:				14,116.44	14,116.44	
20-524000-03 POLYMER							
261758	AQUACHEM OF AMERICA INC	8415AQ	AQUACHEM CHEMICALS - WWTP	12/07/2023	17,664.00	17,664.00	12/14/2023
	Total 20-524000-03 POLYMER:				17,664.00	17,664.00	
20-526000-03 UTILITIES - BIO-SOLIDS							
180905	REEDSBURG UTILITY	616113-1123	UTILITIES WWTP	11/30/2023	6,689.23	6,689.23	12/14/2023
	Total 20-526000-03 UTILITIES - BIO-SOLIDS:				6,689.23	6,689.23	
20-527100-03 NEW WWTP PROJECT							
201064	TOWN & COUNTRY	26060	WWTP FINAL DESIGN	11/23/2023	155.00	155.00	12/14/2023
201064	TOWN & COUNTRY	26062	WWTP FINAL DESIGN	11/23/2023	2,528.75	2,528.75	12/14/2023
201064	TOWN & COUNTRY	26063	WWTP FINAL DESIGN	11/23/2023	32,000.00	32,000.00	12/14/2023
201064	TOWN & COUNTRY	26064	WWTP FINAL DESIGN	11/23/2023	244,500.00	244,500.00	12/14/2023
201064	TOWN & COUNTRY	26065	WWTP FINAL DESIGN	11/23/2023	5,199.00	5,199.00	12/14/2023
201064	TOWN & COUNTRY	26163	NEW WWTP ENGINEERING	12/21/2023	9,270.00	9,270.00	12/28/2023
201064	TOWN & COUNTRY	26164	NEW WWTP ENGINEERING	12/21/2023	5,113.75	5,113.75	12/28/2023
201064	TOWN & COUNTRY	26165	NEW WWTP ENGINEERING	12/21/2023	21,600.00	21,600.00	12/28/2023
201064	TOWN & COUNTRY	26167	NEW WWTP ENGINEERING	12/21/2023	99,225.00	99,225.00	12/28/2023
201064	TOWN & COUNTRY	62061	WWTP FINAL DESIGN	11/23/2023	320.00	320.00	12/14/2023
	Total 20-527100-03 NEW WWTP PROJECT:				419,911.50	419,911.50	
20-531000-03 COLLECTION SYSTEM							
262278	CINTAS CORP	4175609458	CINTAS	11/30/2023	139.64	139.64	12/14/2023
262278	CINTAS CORP	5186275309	CINTAS	11/30/2023	160.90	160.90	12/14/2023
70360	D L GASSER CONSTRUCTION	5000028652	ASPHALT PATCHES	12/01/2023	26,174.00	26,174.00	12/14/2023
40276	DIGGERS HOTLINE INC	231199501	DIGGERS	11/30/2023	121.39	121.39	12/14/2023
120400	LA FARGE TRUCK CENTER	03P11520	AIR FILTER, CENTRIFUGE OIL FILTER - WWTP	12/21/2023	405.40	405.40	12/28/2023
263437	SABEL MECHANICAL LLC	230750	LIFT STATION REPAIR	11/15/2023	4,110.49	4,110.49	12/14/2023
261310	TOP TIER LLC	11488	SEWER COLLECTION REPAIR	12/14/2023	1,381.46	1,381.46	12/28/2023

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
261310	TOP TIER LLC	11505	SEWER TELEVISE	12/08/2023	260.00	260.00	12/14/2023
261310	TOP TIER LLC	11506	SEWER COLLECTION REPAIR	12/08/2023	956.00	956.00	12/14/2023
261310	TOP TIER LLC	11507	WATER TRUCK	11/08/2023	393.60	393.60	12/14/2023
Total 20-531000-03 COLLECTION SYSTEM:					34,102.88	34,102.88	
20-541000-03 GENERAL ADMIN/TRAINING - OPS							
211058	US CELLULAR	0622037290	CELL PHONES	12/26/2023	92.62	92.62	12/28/2023
Total 20-541000-03 GENERAL ADMIN/TRAINING - OPS:					92.62	92.62	
20-541300-03 TRANSPORTATION EXPENSE							
264128	KWIK TRIP INC	00501352-1123	GAS - WWTP	12/01/2023	126.93	126.93	12/14/2023
263736	SAFELITE FULFILLMENT INC	05165-187776	LOADER WINDOW	11/28/2023	204.99	204.99	12/14/2023
Total 20-541300-03 TRANSPORTATION EXPENSE:					331.92	331.92	
20-543000-03 BILLING/COLLECTIONS							
180905	REEDSBURG UTILITY	2995	WWTP SEWER BILLING	12/08/2023	39,088.18	39,088.18	12/14/2023
Total 20-543000-03 BILLING/COLLECTIONS:					39,088.18	39,088.18	
20-551000-03 BLDGS/GROUNDS MAINTENANCE							
263792	BATZNER PEST CONTROL INC	53583972	WWTP PEST CONTROL	11/28/2023	95.70	95.70	12/14/2023
262278	CINTAS CORP	4177108676	CLOTHES CLEANED-WWTP	12/14/2023	139.64	139.64	12/28/2023
262278	CINTAS CORP	4177839942	CLOTHES CLEANED-WWTP	12/21/2023	139.64	139.64	12/28/2023
262278	CINTAS CORP	5189392025	EMERGENCY KIT SUPPLIES AND CLEANED - WWTP	12/19/2023	35.97	35.97	12/28/2023
Total 20-551000-03 BLDGS/GROUNDS MAINTENANCE:					410.95	410.95	
20-561000-03 TREATMENT							
190985	SHARE CORPORATION	254453	CHEMICALS, PARTS - WWTP	12/13/2023	331.87	331.87	12/28/2023
Total 20-561000-03 TREATMENT:					331.87	331.87	
20-562000-03 UTILITIES - BLDGS/GROUNDS MAIN							
180905	REEDSBURG UTILITY	20524-1223	UTILITES WWTP	12/20/2023	1,029.35	1,029.35	12/28/2023
180905	REEDSBURG UTILITY	616113-1123	UTILITIES WWTP	11/30/2023	4,459.49	4,459.49	12/14/2023
Total 20-562000-03 UTILITIES - BLDGS/GROUNDS MAIN:					5,488.84	5,488.84	
20-593200-04 REPLACEMENT FUND EXP (INT)							
262205	MID-STATE EQUIPMENT	Excavator 2023	NEW EXCAVATOR	05/05/2023	42,000.00	42,000.00	12/14/2023
Total 20-593200-04 REPLACEMENT FUND EXP (INT):					42,000.00	42,000.00	
21-546100-03 CONTRACT SERVICES							
160650	PETERSON SANITATION INC	59072-1223-Cit	GARBAGE & REFUSE	12/01/2023	33,837.30	33,837.30	12/14/2023
Total 21-546100-03 CONTRACT SERVICES:					33,837.30	33,837.30	
21-546200-03 PUBLIC INFORMATION							
263931	STERICYCLE INC	8005693970	SHRED IT - CITY HALL	12/25/2023	116.18	116.18	12/28/2023
263931	STERICYCLE INC	8005694188	SHRED IT - PD	12/25/2023	104.38	104.38	12/28/2023
261583	THE VERNON COMPANY	2654741	CHIP CLIPS	12/20/2023	614.23	614.23	12/28/2023
261583	THE VERNON COMPANY	6396752	CHIP CLIPS	12/08/2023	525.00	.00	12/28/2023

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Total 21-546200-03 PUBLIC INFORMATION:					1,359.79	834.79	
21-546300-03 OPERATING EXPENSES							
160650	PETERSON SANITATION INC	59072-1223-Cit	GARBAGE & REFUSE	12/01/2023	4,627.02	4,627.02	12/14/2023
Total 21-546300-03 OPERATING EXPENSES:					4,627.02	4,627.02	
21-547100-03 GARBAGE & REFUSE (STICKERS)							
160650	PETERSON SANITATION INC	59072-1223-Cit	GARBAGE & REFUSE	12/01/2023	935.00	935.00	12/14/2023
Total 21-547100-03 GARBAGE & REFUSE (STICKERS):					935.00	935.00	
23-513600-03 BILLING							
180905	REEDSBURG UTILITY	2995	CITY STORM WATER 4TH QTR 2022	12/08/2023	5,546.24	5,546.24	12/14/2023
Total 23-513600-03 BILLING:					5,546.24	5,546.24	
23-541100-03 EQUIPMENT REPLACEMENT							
262205	MID-STATE EQUIPMENT	Excavator 2023	NEW EXCAVATOR	05/05/2023	22,989.64	22,989.64	12/14/2023
262205	MID-STATE EQUIPMENT	Z95426	SKID STEER REPAIR	11/27/2023	635.35	635.35	12/14/2023
Total 23-541100-03 EQUIPMENT REPLACEMENT:					23,624.99	23,624.99	
23-543300-03 CURB, SWEEPING, BRUSH - OPS							
70405	GRINDER SHEET METAL	8879	REPAIR LEAF SUCKER BOOT	11/08/2023	211.00	211.00	12/14/2023
263974	HILLSBORO EQUIPMENT INC	317965	MOWER LEASE	12/08/2023	4,500.00	4,500.00	12/14/2023
Total 23-543300-03 CURB, SWEEPING, BRUSH - OPS:					4,711.00	4,711.00	
23-544500-03 STORM SEWER REPAIRS							
264128	KWIK TRIP INC	00501352-1123	GAS - STORM	12/01/2023	753.32	753.32	12/14/2023
130655	MEYER OIL COMPANY	702822	DIESEL FUEL	11/28/2023	788.53	788.53	12/14/2023
Total 23-544500-03 STORM SEWER REPAIRS:					1,541.85	1,541.85	
28-521100-03 AMBULANCE ADMIN - OPERATING							
264276	TOWN OF DELLONA	TD120123	AMBULANCE LOAN REPAYMENT	12/01/2023	57,092.25	57,092.25	12/01/2023
261692	TOWN OF EXCELSIOR	TE120123	AMBULANCE LOAN REPAYMENT	12/01/2023	115,112.24	115,112.24	12/01/2023
264277	TOWN OF FREEDOM	TF120223	AMBULANCE LOAN REPAYMENT	12/01/2023	42,724.03	42,724.03	12/01/2023
264278	TOWN OF IRONTON	TI120123	AMBULANCE LOAN REPAYMENT	12/01/2023	31,781.35	31,781.35	12/01/2023
201100	TOWN OF LAVALLE	TL120123	AMBULANCE LOAN REPAYMENT	12/01/2023	102,837.41	102,837.41	12/01/2023
264279	TOWN OF LYNDON	TL120123	AMBULANCE LOAN REPAYMENT	12/01/2023	37,109.96	37,109.96	12/01/2023
262477	TOWN OF REEDSBURG TREAS	TR120123	AMBULANCE LOAN REPAYMENT	12/01/2023	109,141.35	109,141.35	12/01/2023
264280	TOWN OF SEVEN MILE CREEK	TSMC120123	AMBULANCE LOAN REPAYMENT	12/01/2023	16,556.75	16,556.75	12/01/2023
264281	TOWN OF WASHINGTON	TW120123	AMBULANCE LOAN REPAYMENT	12/01/2023	98,674.43	98,674.43	12/01/2023
264282	TOWN OF WESTFIELD	TW120123	AMBULANCE LOAN REPAYMENT	12/01/2023	56,331.02	56,331.02	12/01/2023
261939	TOWN OF WINFIELD	TW120123	AMBULANCE LOAN REPAYMENT	12/01/2023	85,448.06	85,448.06	12/01/2023
264284	VILLAGE OF LIME RIDGE	VLR120123	AMBULANCE LOAN REPAYMENT	12/01/2023	14,939.14	14,939.14	12/01/2023
264285	VILLAGE OF LOGANVILLE	VL120123	AMBULANCE LOAN REPAYMENT	12/01/2023	28,546.12	28,546.12	12/01/2023

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264287	VILLAGE OF NORTH FREEDOM	VNF120123	AMBULANCE LOAN REPAYMENT	12/01/2023	56,901.94	56,901.94	12/01/2023
Total 28-521100-03 AMBULANCE ADMIN - OPERATING:					853,196.05	853,196.05	
41-542600-03 TAXI CAB EXPENSES							
263508	RUNNING INC	28763	11 PUNCH CARDS & 4 PUNCH CARDS - TAXI	11/30/2023	920.00	920.00	12/14/2023
263508	RUNNING INC	28797	CAB MONTLY EXPENSES - NOVEMBER 2023	12/05/2023	21,996.15	21,996.15	12/14/2023
Total 41-542600-03 TAXI CAB EXPENSES:					22,916.15	22,916.15	
42-517110-03 AIRPORT UTILITIES, CELL PHONES							
180905	REEDSBURG UTILITY	28015-1223	UTILITES AIRPORT	12/20/2023	34.20	34.20	12/28/2023
180905	REEDSBURG UTILITY	52183-1223	UTILITES AIRPORT	12/20/2023	100.17	100.17	12/28/2023
180905	REEDSBURG UTILITY	9678-1223	UTILITES AIRPORT	12/20/2023	91.82	91.82	12/28/2023
Total 42-517110-03 AIRPORT UTILITIES, CELL PHONES:					226.19	226.19	
42-545300-03 AIRPORT OPERATING (FBO)							
262918	REEDSBURG AVIATION LLC	RA-1223	AIRPORT MANAGEMENT	12/01/2023	4,334.00	4,334.00	12/14/2023
Total 42-545300-03 AIRPORT OPERATING (FBO):					4,334.00	4,334.00	
45-521500-03 YOUTH CRIME PREVENTION EXPENSE							
263611	DIGITALBAY LLC	11915	WEBB PARK CAMERA UPGRADE	12/19/2023	2,079.49	2,079.49	12/28/2023
Total 45-521500-03 YOUTH CRIME PREVENTION EXPENSE:					2,079.49	2,079.49	
48-554620-03 COMMUNITY TREE LIGHTING EXPENS							
264309	DEFORGE HOLDINGS INC	DH111623	COMMUNITY TREE LIGHTING	11/16/2023	125.00	125.00	12/14/2023
264159	JAMIE PHEPHLES	PHEPHLES12	COMMUNITY TREE LIGHTING	12/08/2023	322.09	322.09	12/14/2023
263254	JENNY TOURDOT	FT120423	COMMUNITY TREE LIGHTING	12/04/2023	766.34	766.34	12/14/2023
263254	JENNY TOURDOT	JT120823	COMMUNITY TREE LIGHTING	12/08/2023	473.37	473.37	12/14/2023
110551	KRUEGER OFFICE SUPPLIES	94291	COMMUNITY TREE LIGHTING	11/02/2023	125.00	125.00	12/14/2023
110551	KRUEGER OFFICE SUPPLIES	94426	COMMUNITY TREE LIGHTING	11/30/2023	203.00	203.00	12/14/2023
262268	MARK J BARREAU	MB120423	COMMUNITY TREE LIGHTING	12/04/2023	13.04	13.04	12/14/2023
140729	NEWS PUBLISHING INC	BE186896	COMMUNITY TREE LIGHTING	11/30/2023	500.00	500.00	12/14/2023
262779	PICKETT'S SEPTIC SERVICE IN	PSS120123	COMMUNITY TREE LIGHTING	12/01/2023	270.00	270.00	12/14/2023
264143	VAN ERT CHRISTMAS TREES	VE121123	COMMUNITY TREE LIGHTING	12/11/2023	666.00	666.00	12/14/2023
221075	VIKING VILLAGE INC	152300-1123	COMMUNITY TREE LIGHTING	11/30/2023	57.46	57.46	12/14/2023
Total 48-554620-03 COMMUNITY TREE LIGHTING EXPENS:					3,521.30	3,521.30	
54-535110-03 CEMETERY OPERATING							
110555	KOENECKE EQUIPMENT INC	28530	MOWER PARTS - CEMETERY	12/04/2023	19.21	19.21	12/28/2023
110551	KRUEGER OFFICE SUPPLIES	28371	CEMETERY OFFICE	12/05/2023	190.81	190.81	12/14/2023
110551	KRUEGER OFFICE SUPPLIES	94466	CEMETERY OFFICE	12/08/2023	9.89	9.89	12/14/2023
110551	KRUEGER OFFICE SUPPLIES	94487	CEMETERY OFFICE	12/13/2023	14.29	14.29	12/28/2023
110551	KRUEGER OFFICE SUPPLIES	94532	CEMETERY OFFICE	12/20/2023	6.20	6.20	12/28/2023
261667	LAKES GAS CO.	2591451	BULK LP - GREENWOOD CEMETERY	12/04/2023	219.05	219.05	12/14/2023
160650	PETERSON SANITATION INC	59072-1223-Ce	GARBAGE & RECYCLING-GREENWOOD CEMETERY	12/01/2023	144.71	144.71	12/14/2023
180890	REEDSBURG TRUE VALUE	800299-1223	CEMETERY PARTS	12/25/2023	101.85	101.85	12/28/2023
Total 54-535110-03 CEMETERY OPERATING:					706.01	706.01	

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56-517110-03 UTILITIES, CELL PHONES							
211058	US CELLULAR	0622171347	CELLULAR HOT SPOT	12/10/2023	28.00	28.00	12/28/2023
Total 56-517110-03 UTILITIES, CELL PHONES:					28.00	28.00	
56-551300-03 LIBRARY OPERATING							
264005	AMAZON CAPITAL SERVICES	1LWK-PR3Y-V	DVDS, BOOK, PROGRAM SUPPLIES	12/11/2023	348.25	348.25	12/14/2023
20070	BAKER & TAYLOR	2037954153	BOOKS	12/12/2023	288.58	288.58	12/14/2023
20070	BAKER & TAYLOR	2037974320	BOOKS	12/12/2023	113.08	113.08	12/14/2023
20070	BAKER & TAYLOR	2037975044	BOOKS	12/04/2023	350.47	350.47	12/14/2023
20070	BAKER & TAYLOR	2037978358	BOOKS	12/26/2023	123.86	123.86	12/28/2023
30174	CENTER POINT LARGE PRINT	2058955	LARGE PRINT BOOKS	12/26/2023	287.04	287.04	12/28/2023
263533	ENVISIONWARE INC	INV-US-68645	ENVISONWARE SERVICE RENEWAL 2024	12/01/2023	1,852.77	1,852.77	12/28/2023
70300	GALE	82966239	LARGE PRINT BOOKS - NOV CHRISTIAN FICTION 2	12/12/2023	51.73	51.73	12/14/2023
70300	GALE	82966657	LARGE PRINT BOOKS - NOVEMBER CHRISTIAN ROMANCE 2	11/09/2023	47.98	47.98	12/14/2023
70300	GALE	82984607	LARGE PRINT BOOKS	11/15/2023	41.23	41.23	12/14/2023
70300	GALE	83047398	LARGE PRINT BOOKS - CHRISTIAN ROMANCE 2	12/08/2023	47.98	47.98	12/28/2023
60335	GORDON FLESCH CO INC	14477574	COPIERS 12/07/2023 - 1/06/2024 - COPIES 10/31-12/01	12/07/2023	462.74	462.74	12/14/2023
90510	INGRAM	78759145	BOOKS	11/09/2023	21.31	21.31	12/28/2023
90510	INGRAM	78823749	BOOKS	11/14/2023	154.36	154.36	12/28/2023
90510	INGRAM	78938041	BOOKS	12/26/2023	132.72	132.72	12/28/2023
90510	INGRAM	79050965	BOOKS	11/28/2023	93.51	93.51	12/28/2023
90510	INGRAM	79162239	BOOKS	12/04/2023	183.03	183.03	12/28/2023
262620	MIDWEST TAPE LLC	504636824	AUDIIO BOOKS ON CD	10/14/2023	44.99	44.99	12/14/2023
262888	MILWAUKEE JOURNAL SENTIN	MJ3054549	MILWAUKEE JOURNAL SENTINEL - 1 YEAR SUB 1/1/2020-12/31/2020	12/14/2023	739.95	739.95	12/14/2023
180844	QUILLIN'S INC	01655372	STORYTIME TREATS	11/08/2023	4.77	4.77	12/14/2023
180905	REEDSBURG UTILITY	20304-1223	INTERNET, PHONE, TELEVISION	12/20/2023	627.56	627.56	12/28/2023
263931	STERICYCLE INC	8005694185	SHREDDING SERVICES	12/25/2023	99.15	99.15	12/28/2023
264151	THE ATLANTIC	5012356-23	THE ATLANTIC - 1 YEAR SUBSCRIPTION RENEWAL	12/05/2023	49.95	49.95	12/14/2023
263033	TURNER WATERCARE	8120-202312	WATER SERVICE	12/01/2023	35.00	35.00	12/14/2023
263951	USA TODAY	UT4187440	USA TODAY ANNUAL SUBSCRIPTION	12/12/2023	399.01	399.01	12/14/2023
263105	WENDY COLLINS	20231214wc	MILEAGE - SCIL 42MI@.655	12/14/2023	27.51	27.51	12/28/2023
261262	WISCONSIN DEPT OF NATURAL	320114	STATE PARK DAILY ADMISSION PASSES - SLP 2024	11/21/2023	500.00	500.00	12/14/2023
Total 56-551300-03 LIBRARY OPERATING:					7,128.53	7,128.53	
61-565200-03 SITE DEVELOPMENT							
263260	A-1 EXCAVATING INC	PMT #1 My Ho	MY HOME ESTATES INFRASTRUCTURE	10/31/2023	354,379.45	354,379.45	12/28/2023
70360	D L GASSER CONSTRUCTION	5000028646	RETZLAFF DRIVE PAVEMENT	11/29/2023	39,584.00	39,584.00	12/14/2023
261310	TOP TIER LLC	PMT #3 Retzlaf	RETZLAFF DRIVE EXTENSION	12/15/2023	42,196.13	42,196.13	12/28/2023
221070	VIERBICHER ASSOCIATES INC	230214-00005	MY HOME ESTATES TID 11 PROFESSIONAL SERVICES	12/11/2023	26,485.75	26,485.75	12/28/2023
Total 61-565200-03 SITE DEVELOPMENT:					462,645.33	462,645.33	
69-565200-03 SITE DEVELOPMENT							
264163	H. JAMES & SONS INC	PMT #3 Final	TID 9 BUSINESS PARK HOTEL INFRASTRUCTURE	12/15/2023	64,244.72	64,244.72	12/28/2023
221070	VIERBICHER ASSOCIATES INC	210134-00030	2021 BUSINESS PARK EXPANSION - TID 9	12/08/2023	27,876.00	27,876.00	12/14/2023
221070	VIERBICHER ASSOCIATES INC	210134-00031	2021 BUSINESS PARK				

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			EXPANSION	12/11/2023	12,836.50	12,836.50	12/28/2023
221070	VIERBICHER ASSOCIATES INC	220187-00018	2021 BUSINESS PARK EXPANSION - TID 9	12/15/2023	2,652.95	2,652.95	12/28/2023
Total 69-565200-03 SITE DEVELOPMENT:					107,610.17	107,610.17	
70-554100-03 PARKS VEHICLES & EQUIPMENT							
263488	HARTJE FARM & POWER EQUI	3695	TRAIL GROOMER	12/06/2023	1,600.00	1,600.00	12/28/2023
264192	JAY'S AG & TURF	149485	BLADE	12/06/2023	76.87	76.87	12/28/2023
130643	MCFARLANE MFG CO INC	600794	FURN DOLLY	12/05/2023	89.98	.00	12/26/2023
130643	MCFARLANE MFG CO INC	600794A	FURN DOLLY	12/05/2023	89.98	89.98	12/28/2023
130643	MCFARLANE MFG CO INC	IV95790	TRACTOR WEIGHTS	12/05/2023	542.78	.00	12/26/2023
261437	REINDERS	6044016-01	AERATOR TINES	12/04/2023	386.40	386.40	12/14/2023
261437	REINDERS	604406-00	AERATOR TINES	11/28/2023	570.11	570.11	12/14/2023
Total 70-554100-03 PARKS VEHICLES & EQUIPMENT:					3,356.12	2,723.36	
75-517100-03 MUNICIPAL CAMPUS							
264310	J L BUSINESS INTERIORS INC	37071	CHAIR REPLACEMENT- PD SQUAD ROOM	11/28/2023	4,607.93	4,607.93	12/14/2023
Total 75-517100-03 MUNICIPAL CAMPUS:					4,607.93	4,607.93	
75-543100-03 STREET RECONSTRUCTION							
70360	D L GASSER CONSTRUCTION	5000028652	ASPHALT MISC	12/01/2023	27,679.00	27,679.00	12/14/2023
261536	ROD'S LANDSCAPE & MAINTEN	2897M	STREET WORK	12/14/2023	11,479.89	11,479.89	12/28/2023
231140	WISCONSIN DEPT OF TRANSP	395-00003322	DOT HWY 33 WEST	12/01/2023	254.95	254.95	12/14/2023
231140	WISCONSIN DEPT OF TRANSP	395-000033221	DOT HWY 33	12/01/2023	67.94	67.94	12/14/2023
231140	WISCONSIN DEPT OF TRANSP	395-00003322	MAIN STREET DOT	12/01/2023	167.27	167.27	12/14/2023
Total 75-543100-03 STREET RECONSTRUCTION:					39,649.05	39,649.05	
75-554800-03 PARKS IMPROVEMENTS							
264227	HAUGH ELECTIC & REPAIR LLC	665200	COMMUNITY MARKET LIGHTING	11/27/2023	15,940.00	15,940.00	12/14/2023
264227	HAUGH ELECTIC & REPAIR LLC	665201	ELECTICAL PANEL	11/27/2023	3,645.00	3,645.00	12/14/2023
264227	HAUGH ELECTIC & REPAIR LLC	665202	ELECTRICAL PANEL	11/27/2023	1,227.00	1,227.00	12/14/2023
262598	HENKE SIGNS	HS113023	COMMUNITY MARKET SIGNS	11/30/2023	10,140.00	10,140.00	12/14/2023
263371	LEE RECREATION LLC	16091-23	SOUTH SCHOOL PLAYGROUND	12/01/2023	56,132.00	56,132.00	12/14/2023
261190	RAY ZOBEL & SONS INC	56603	BLACKTOP SHAVINGS	12/01/2023	563.49	563.49	12/14/2023
261190	RAY ZOBEL & SONS INC	56604	BLACKTOP SHAVINGS	12/01/2023	1,568.76	1,568.76	12/14/2023
Total 75-554800-03 PARKS IMPROVEMENTS:					89,216.25	89,216.25	
75-554955-03 FIELD HOUSE EXPENSES							
263146	ARCHITECURAL DESIGN CONS	16674	PROFESSIONAL SERVICE - REEDSBURG FIELDHOUSE	11/30/2023	3,976.30	3,976.30	12/28/2023
264226	FOWLER & HAMMER INC	Fieldhouse-Pmt	REEDSBURG FIELDHOUSE	10/02/2023	230,371.54	230,371.54	12/14/2023
264219	KRISTAL SPORTS LLC	15700	BASKETBALL GOAL, PORTABLE TABLETOP SCOREBOARD, JUDGES PLATFORM, BLEACHERS, PLAYERS BENCHES - FIELDHOUSE	12/13/2023	45,711.00	45,711.00	12/28/2023
Total 75-554955-03 FIELD HOUSE EXPENSES:					280,058.84	280,058.84	
90-564200-03 SPECIAL EVENT GRANT (20%)							
262879	REEDSBURG COUNTRY CLUB	122558	ROOM TAX FOR HERO BIKE RIDE	01/01/2023	2,154.37	2,154.37	12/28/2023
Total 90-564200-03 SPECIAL EVENT GRANT (20%):					2,154.37	2,154.37	

Vendor No	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Grand Totals:					2,806,453.45	2,805,295.69	

Dated: _____

City Administrator: _____

Dated: _____

City Clerk-Treasurer: _____

Dated: _____

Mayor: _____

City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

STAFF REPORT AGENDA ITEM: _____

To: Mayor and Common Council
From: Brian Duvalle, Planning & Building
Date of Meeting: January 8, 2024

Subject: Monthly Building Permit Report

BACKGROUND

On a routine basis the building inspector presents to the Common Council the actions of the proceeding monthly activity.

PERMITS

	Dec 2022	Dec 2023	Total Change
Zoning	1	3	+2
Building	12	9	-3

VALUE

	Dec 2022	Dec 2023	Total Change
Zoning	$25,000	$12,000	($13,000)
Building	$11,811,000	$1,032,000	($10,779,000)

STAFF RECOMMENDATION

Recommend the Monthly Building Permit Report be received and filed by the Common Council.

NOTES

December 2022 included permit for Holiday Inn Express

Not included in the December 2023 value is $15M that Lakeside Foods is doing on their ponds (floodplain permit).

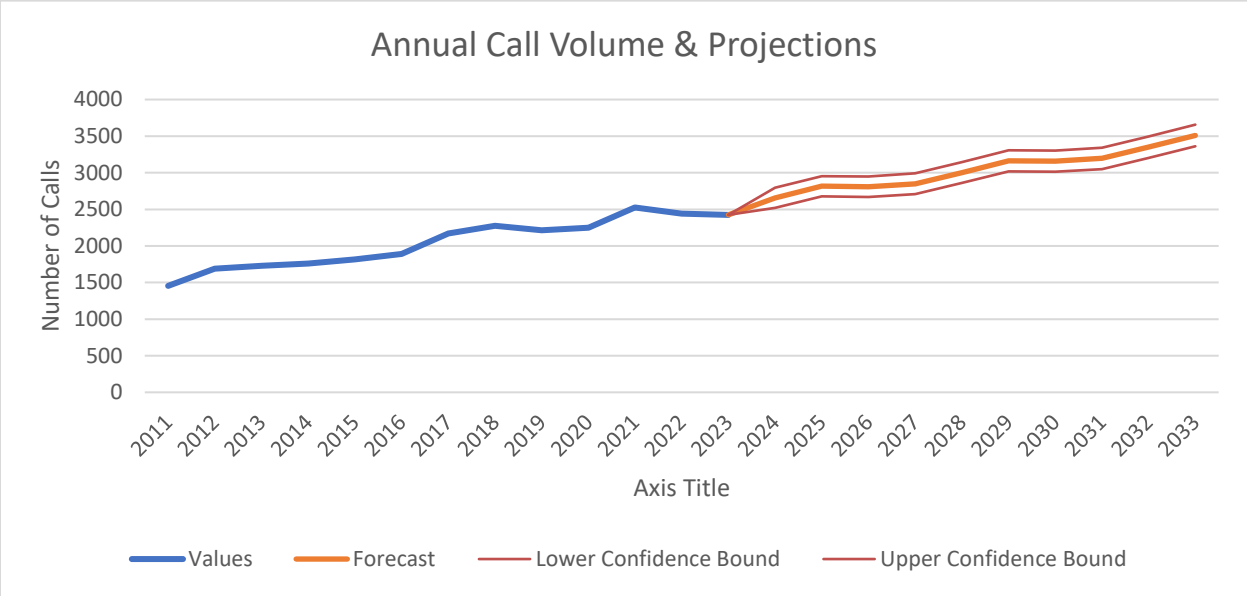
Reedsburg Area Ambulance Service
Monthly Report
January 1, 2023 – December 31, 2023

Types of Calls	Dec. 2023	Dec. 2022	2023 Total	2022 Total	2021 Total	2020 Total	2019 Total	2018 Total	2017 Total	2016 Total	2015 Total	2014 Total	2013 Total
911 Calls	145	134	1670	1628	1729	1463	1481	1495	1432	1401	1372	1325	1291
Transfers (Nursing Home and Madison)	56	59	754	810	796	787	733	779	740	490	442	433	436
Hospital to Hospital Transfers	45	41	593	650	662	662	595	652	605	425	395	382	380
Total	201	193	2424	2438	2525	2250	2214	2274	2172	1891	1814	1761	1727

January 1 - December 31, 2022					
Primary 911	**1103**	**45.2%**	**68.5%**	**91.9**	**Calls/Month**
Primary Transfer	**568**	**23.3%**		**47.3**	**Calls/Month**
2nd 911	**457**	**18.7%**	**25.7%**	**38.1**	**Calls/Month**
2nd Transfer	**169**	**6.9%**		**14.1**	**Calls/Month**
3rd 911	**123**	**5.0%**	**5.3%**	**10.3**	**Calls/Month**
3rd Transfer	**7**	**0.3%**		**0.58**	**Calls/Month**
4th 911	**8**	**0.3%**	**0.3%**	**0.67**	**Calls/Month**
5th 911	**3**	**0.1%**	**0.1%**	**0.25**	**Calls/Month**
Total Records	**2438**	**99.9%**		**203**	**Calls/Month**

January 1 - December 31, 2023					
Primary 911	**1127**	**46.5%**	**70.7%**	**93.9**	**Calls/Month**
Primary Transfer	**586**	**24.2%**		**48.8**	**Calls/Month**
2nd 911	**480**	**19.8%**	**24.5%**	**40**	**Calls/Month**
2nd Transfer	**115**	**4.7%**		**9.58**	**Calls/Month**
3rd 911	**107**	**4.4%**	**4.6%**	**8.92**	**Calls/Month**
3rd Transfer	**5**	**0.2%**		**0.42**	**Calls/Month**
4th 911	**4**	**0.2%**	**0.2%**	**0.33**	**Calls/Month**
5th 911	**0**	**0.0%**	**0.0%**	**0**	**Calls/Month**
Total Records	**2424**	**100.0%**		**202**	**Calls/Month**

Double Transfers 2017	**151**		**Transfers Declined 2017**	**32**
Double Transfers 2018	**129**		**Transfers Declined 2018**	**38**
Double Transfers 2019	**111**		**Transfers Declined 2019**	**28**
Double Transfers 2020	**134**		**Transfers Declined 2020**	**128**
Double Transfers 2021	**165**		**Transfers Declined 2021**	**223**
Double Transfers 2022	**176**		**Transfers Declined 2022**	**314**
Double Transfers 2023	**120**		**Transfers Declined 2023**	**225**
Open Hours in November	**364 Hours**			
Extra overtime in November	**231.5 Hours**	**$6,391.38**		



Runs Average Run Times Summary Report

Avg Unit Notified to Enroute in Minutes	Avg Unit Enroute to Arrived at Scene in Minutes	Avg Unit Arrived on Scene to Left Scene in Minutes	Avg Unit Left Scene to Arrived at Destination in Minutes	Avg Unit Arrived at Destination to Unit Back In Service in Minutes	Number of Runs
1.93	8.73	22.24	27.01	41.20	201

Runs by City

Scene Incident City Name (eScene.17)	Number of Runs	Percent of Total Runs
City of Reedsburg	106	52.74%
Reedsburg	43	21.39%
Village of La Valle	14	6.97%
Baraboo	7	3.48%
Prairie du Sac	6	2.99%
Village of Loganville	4	1.99%
Village of North Freedom	4	1.99%
Village of Rock Springs	4	1.99%
Village of Lyndon Station	3	1.49%
Hill Point	2	1.00%
Richland Center	2	1.00%
City of Mauston	1	0.50%
City of Wisconsin Dells	1	0.50%
La Valle	1	0.50%
Village of Cazenovia	1	0.50%
Village of Ironton	1	0.50%
Village of Lime Ridge	1	0.50%
	Total: 201	**Total: 100.00%**

Runs by Destination Name

Disposition Destination Name Delivered Transferred To (eDisposition.01)	Number of Runs	Percent of Total Runs
	50	24.88%
AGRACE HOSPICECARE	1	0.50%
American Family Childrens Hosp-Madison	2	1.00%
DIVINE SAVIOR HEALTHCARE-PORTAGE	1	0.50%
Gundersen Lutheran Med Ctr-La Crosse	3	1.49%
Mayo Clinic Health Sys-Eau Claire	1	0.50%
Middleton Mem VA Hosp-Madison	2	1.00%
MILE BLUFF MED CTR-MAUSTON	2	1.00%
REEDSBURG AREA MED CTR	87	43.28%
RICHLAND HOSP-RICHLAND CENTER	1	0.50%
RIDGEVIEW TERRACE LONG TERM CARE	1	0.50%
SSM Health St Clare Hosp-Baraboo	5	2.49%
SSM Health St Marys Hosp-Madison	15	7.46%
Unitypoint Health-Meriter-Madison	6	2.99%
UW HOSP & CLINICS-MADISON	12	5.97%
WI Assisted Living Facility	1	0.50%
WI Nursing Home	2	1.00%
WI-Nursing Home	5	2.49%
WI-Other Unlisted Facility	4	1.99%
	Total: 201	**Total: 100.00%**

Runs by Location Name and Code

Scene Incident Facility Or Location Name (eScene.13)	Number of Runs	Percent of Total Runs
	126	62.69%
REEDSBURG AREA MED CTR	36	17.91%
WI-Nursing Home	10	4.98%
SSM Health St Clare Hosp-Baraboo	7	3.48%
SAUK PRAIRIE HOSP-PRAIRIE DU SAC	6	2.99%
Home	4	1.99%
WI Assisted Living Facility	3	1.49%
CASA DE OAKES	2	1.00%
RICHLAND HOSP-RICHLAND CENTER	2	1.00%
CASA DE OAKES INC REEDSBURG	1	0.50%
OUR HOUSE ASSISTED CARE-Reedsburg	1	0.50%
OUR HOUSE SENIOR LIVING-Reedsburg	1	0.50%
RIDGEVIEW TERRACE LONG TERM CARE	1	0.50%
SAUK COUNTY HEALTH CARE CENTER	1	0.50%
	Total: 201	**Total: 100.00%**

Runs by Responding Unit

Response EMS Unit Call Sign (eResponse.14)	Number of Runs	Percent of Total Runs
515	78	38.81%
511	77	38.31%
512	33	16.42%
516	10	4.98%
513	3	1.49%
	Total: 201	**Total: 100.00%**

Runs by Zone - District

Scene Incident Zone	Number of Runs	Percent of Total Runs
City of Reedsburg	136	67.66%
Village of LaValle	9	4.48%
City of Baraboo	7	3.48%
Town of Reedsburg	5	2.49%
Village of Prairie du Sac	5	2.49%
Town of LaValle	4	1.99%
Town of Winfield	4	1.99%
Town of Excelsior	3	1.49%
Town of Washington	3	1.49%
Village of North Freedom	3	1.49%
City of Richland Center	2	1.00%
Town of Freedom	2	1.00%
Town of Lyndon	2	1.00%
Town of Westfield	2	1.00%
Village of Lime Ridge	2	1.00%
Village of Loganville	2	1.00%
Village of Rock Springs	2	1.00%
City of Mauston	1	0.50%
Mutual Aid	1	0.50%
Paramedic Intercept	1	0.50%
Town of Dellona	1	0.50%
Town of Ironton	1	0.50%
Town of Seven Mile Creek	1	0.50%
Village of Sauk City	1	0.50%
Winneshiek Village	1	0.50%
	Total: 201	**Total: 100.00%**

Runs per Month Report

Incident Month Name	Number of Runs	Percent of Total Runs
January	204	8.42%
February	196	8.09%
March	196	8.09%
April	218	8.99%
May	208	8.58%
June	195	8.04%
July	207	8.54%
August	200	8.25%
September	189	7.80%
October	207	8.54%
November	203	8.37%
December	201	8.29%
	Total: 2,424	**Total: 100.00%**

AMENDMENT NO. 1
TAX INCREMENT DISTRICT NO. 11
DEVELOPMENT AGREEMENT
Between
Third Act Investment, LLC
&
City of Reedsburg

THIRD ACT INVESTMENT, LLC, a Wisconsin limited liability company (the "Developer") and the CITY OF REEDSBURG, a Wisconsin Municipal Corporation ("City") agree to amend the Tax Increment No. 11 Development Agreement dated October 20, 2023 & January 2, 2024 ("Development Agreement"), a signed copy of which is attached hereto and fully incorporated herein.

WHEREAS, the Developer and City desire to amend the Development Agreement.

THEREFORE, the Development Agreement is amended ("Amendment No. 1") as follows:

Using TID No. 11 funds, the City shall provide an additional Direct Business Assistance grant in the amount of Six Hundred Thousand and 00/100 Dollars ($600,000.00) in conjunction with the construction of the fifty-six (56) unit apartment building on the development site. The City shall provide the additional Six Hundred Thousand and 00/100 Dollars ($600,000.00) of TIF funding to the Developer using the "PayGo" methodology. The City shall make annual TIF PayGo incentive payments to the Developer in the amount of Sixty Thousand and 00/100 Dollars ($60,000.00) for a period of 10 years. The first payment will be made on August 31, 2026 and the last payment on August 31, 2035. Said payments shall be made provided the Developer is in compliance with the terms of the Development Agreement. Payments are also subject to the Guaranteed Tax Increment Revenue provisions included in Section VI. C. of the Agreement.

Except as amended herein, all other terms and conditions of the Development Agreement dated October 20, 2023 & January 2, 2024 are fully incorporated herein. This signed Amendment shall be attached to the original Development Agreement. All parties hereby warrant, represent and acknowledge that this Amendment No. 1 has been freely executed, that all have had an opportunity to review the Amendment No. 1 with such persons and advisors, including legal professionals, as it may desire. All parties further acknowledge that they were not induced to enter into the Amendment No. 1 by any promises, guarantees or representations not included in the Development Agreement and Amendment No. 1 herein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on: January 8, 2024.

THIRD ACT INVESTMENTS, LLC

BY: _____
Carl Dvorak, Member

BY: _____
Theresa Dvorak, Member

BY: _____
Maxwell Dvorak, Member

STATE OF WISCONSIN }
} SS
COUNTY OF SAUK }

Personally came before me this 4th day of January, 2024, the above-named Carl Dvorak, Theresa Dvorak and Maxwell Dvorak, to me known to be the person who executed the foregoing instrument.

TIMOTHY M. BECKER NOTARY PUBLIC STATE OF WISCONSIN

Timothy M. Becker
Notary Public, State of Wisconsin
My Commission Expires: 05/31/2027

CITY OF REEDSBURG, WISCONSIN

By: _____
David G. Estes, Mayor

By: _____
Jacob Crosetto, Clerk-Treasurer

STATE OF WISCONSIN }
} SS
COUNTY OF SAUK }

Personally came before me this _____ day of _____, 2024, the above named David G. Estes and Jacob Crosetto, to me known to be the person who executed the foregoing instrument.

Timothy M. Becker
_____
Notary Public, State of Wisconsin
My Commission Expires:_____

	STATE/MUNICIPAL FINANCIAL AGREEMENT FOR A STATE- LET HIGHWAY PROJECT	Date: December 18, 2023 I.D.: 5080-09-03 /-23 /-73 Road Name: STH 23 Title: Spring Green - Reedsburg Limits: Elder Ridge Road to CTH K County: Sauk Roadway Length: 8.1 miles

The signatory **City of Reedsburg**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: The highway segment scheduled for improvement is classified as a minor arterial with both rural and urban highway features. The rural portion of the project consists of two twelve (12)-Foot travel lanes with shoulder and ditch section. Current pavement is aged and deteriorated with cracking. Purpose of project is to update the existing pavement and is classified as a pavement replacement project.

Proposed Improvement - Nature of work: Replace the existing pavement. Update curb ramps to meet ADA standards.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: The Municipality has requested the installation of a Rapid Flashing Beacon in conjunction with this project. Construction of the Rapid Flashing Beacon will be 100% the responsibility of the Municipality.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
Preliminary Engineering:					
Plan Development 5080-09-03	$ 616,000	$ 616,000	100%	$ -	
Real Estate Acquisition:					
Acquisition 5080-09-23	$ 28,200	$ 28,200	100%	$ -	
[1]Construction:					
Roadway	$ 10,373,800	$ 10,373,800	100%		
Rapid Flashing Beacon	$ 49,500	$ -		$ 49,500	100%
subtotal 5080-09-73:	$ 10,423,300	$ 10,373,800		$ 49,500	
Total Cost Distribution	**$ 11,067,500**	**$ 11,018,000**		**$ 49,500**	

1. Estimates include 10% construction engineering.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 3 – 4); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State, upon fully executed signature of applicable State Municipal Maintenance Agreement and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and in behalf of the **City of Reedsburg** (please sign in blue ink)

Name (print) Title

Signature Date

Signed for and in behalf of the **State** (please sign in blue ink)

Name **Steve Flottmeyer** Title **WisDOT Southwest Region Planning Chief**

Signature Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.

2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:

   (a) Design engineering and state review services.

   (b) Real Estate necessitated for the improvement.

   (c) Compensable utility adjustment and railroad force work necessitated for the project.

   (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.

   (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.

   (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.

   (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.

   (h) Replacement of existing sidewalks necessitated by construction.

   (i) Replacement of existing driveways, in kind, necessitated by the project.

   (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.

3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:

   (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.

   (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.

   (c) Roadway and bridge width in excess of standards.

   (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.

   (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.

   (f) Parking lane costs.

(g) Coordinate, clean up, and fund any hazardous materials encountered for municipal utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.

4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.

5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.

6. The work will be administered by the State and may include items not eligible for federal/state participation.

7. The Municipality shall, in cooperation with the State, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.

8. Basis for local participation:

   (a) Roadway Construction (5080-09-73):

   Construction costs necessitated by the roadway improvement are 100% eligible for Federal/ State funding. As items are identified during design that require cost participation or are ineligible for Federal/ State funding, this agreement will be amended to reflect those costs.

   Costs associated with the Rapid Flashing Beacon, installed to WisDOT standards at the time of project construction, are 100% responsibility of the Municipality. All future maintenance and operation of the Rapid Flashing Beacon are the responsibility of the Municipality.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.

BILLING SERVICES AGREEMENT

THIS BILLING SERVICES AGREEMENT (hereinafter "Agreement"), is entered into this _____ day of _____ 2023, between EMS MANAGEMENT & CONSULTANTS, INC. (hereinafter "EMS|MC") and the CITY OF REEDSBURG AMBULANCE, (hereinafter "Client").

WITNESSETH:

WHEREAS, EMS|MC is an ambulance billing service company with experience in providing medical billing and collection services to medical transport providers, including fire and rescue and emergency medical service (EMS) providers; and

WHEREAS, Client is normally engaged in the business of providing emergency medical services, and billable medical transportation services; and

WHEREAS, Client wishes to retain EMS|MC to provide medical billing, collection and related services as set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements described below and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. ENGAGEMENT.

a. During the term of this Agreement, EMS|MC shall provide routine billing, bill processing and fee collection services reasonably required and customary for service providers of similar size and situation to Client (the "Revenue Cycle Management Services" or "RCM Services"). The RCM Services shall include: (1) preparing and submitting initial and secondary claims and bills for Client to insurers and others responsible for payment; (2) performing reasonable and diligent routine collection efforts to secure payments from primary and secondary payers and patients or other entities, (as EMS|MC, in its sole discretion deems appropriate); (3) issuing up to three patient statements for all unpaid balances; and (4) referring accounts which have not been collected during EMS|MC normal billing cycle to an outside collection agency if so directed by Client.

b. Collectively, the RCM Services that EMS|MC provides to Client shall be referred to as the "Services".

2. EMS|MC Responsibilities.

a. EMS|MC will provide the RCM Services in material compliance with all applicable state and federal laws and regulations.

b. EMS|MC will submit all "Completed Claims" to the applicable third-party payer. A "Completed Claim" is a claim for emergency medical services and billable medical transportation services that (i) is received by EMS|MC and supported by an ePCR record that contains all necessary and accurate information; (ii) has been reviewed and any identified issues sent to Client for remediation have been rectified; (iii) is for a patient encounter that has been electronically signed off by Client in the ePCR; (iv) has been reviewed by Client and deemed ready for billing; and (v) is not subject to a billing hold. EMS|MC will not have any responsibility for any adverse impact to Client that may result from any delay of Client in completing claims.

c. Accounts with outstanding balances after the insurance and/or third-party payer has determined benefits due will be billed by EMS|MC to the patient. EMS|MC will send up to three patient statements to the patient or responsible party, except as to those accounts on which an insurance carrier or third-party payer has accepted responsibility to pay. Once Client has submitted all necessary information, EMS|MC will bill all uninsured patients directly.

d. Within ten (10) business days of the last business day of the month, EMS|MC will provide to Client a month end report, which shall include an account analysis report, aging report and accounts receivables reconciliation report for the previous month. Deposit reports will be provided daily.

e. During the term of this Agreement, EMS|MC shall maintain, provide appropriate storage and data back-up for all billing records pertaining to the RCM Services provided by EMS|MC hereunder. Upon at least five (5) business days' prior written notice, EMS|MC shall make such records accessible to Client during EMS|MC business hours. Upon termination of this Agreement, trip data pertaining to the RCM Services shall be returned to Client. Notwithstanding anything to the contrary herein, Client acknowledges and agrees that EMS|MC is not a custodian of clinical records nor a clinical records repository. Client is responsible for maintaining all clinical records in accordance with Section 3(d).

f. EMS|MC shall notify Client of (i) all patient complaints about clinical services within five (5) business days of receipt; (ii) all patient complaints about billing within ten (10) business days of receipt; and (iii) all notices of audit, requests for medical records or other contacts or inquiries out of the normal course of business from representatives of Medicare, Medicaid or private payers with which Client contracts or any law enforcement

or government agency ("Payer Inquiries") within ten (10) business days of receipt, unless such agency prohibits EMS|MC from disclosing its inquiry to Client.

g. EMS|MC will reasonably assist Client in responding to Payer Inquiries which occur in the normal course of Client's business and arise from EMS|MC's provision of the Services. If EMS|MC, in its sole discretion, determines that (i) Client is excessively utilizing EMS|MC's assistance in responding to Payer Inquiries, (ii) a Payer Inquiry is outside the normal course of Client's business; or (iii) a Payer Inquiry does not arise from the Services provided by EMS|MC, EMS|MC may charge Client, and Client shall pay, for any assistance provided by EMS|MC at EMS|MC's then current hourly rates.

h. EMS|MC is appointed as the agent of Client under this Agreement solely for the express purposes of this Agreement relating to billing and receiving payments and mail, receiving and storing documents, and communicating with hospitals and other entities to facilitate its duties. EMS|MC will have no authority to pledge credit, contract, or otherwise act on behalf of Client except as expressly set forth herein.

i. As to all payments received from Medicare, Medicaid and other government funded programs, the parties specifically acknowledge that EMS|MC will only prepare claims for Client and will not negotiate checks payable or divert electronic fund transfers to Client from Medicare, Medicaid or any other government funded program. All Medicare, Medicaid and any other government funded program payments, including all electronic fund transfers, will be deposited directly into a bank account designated by Client to receive such payments and as to such account only Client, through its officers and directors, shall have access.

j. The Services provided by EMS|MC to Client under this Agreement are conditioned on Client's fulfillment of the responsibilities set forth in this Agreement.

k. EMS|MC shall have no responsibility to provide any of the following services:

i. Determining the accuracy or truthfulness of documentation and information provided by Client;

ii. Providing services outside the EMS|MC billing system;

iii. Submitting any claim that EMS|MC believes to be inaccurate or fraudulent; or

iv. Providing any service not expressly required of EMS|MC by this Agreement.

l. For Client's service dates that occurred prior to the mutually agreed go live date for the Services, Client agrees and understands that EMS|MC is not responsible for any services including, but not limited to, submitting claims or managing any denials, refunds or patient calls. As between Client and EMS|MC, Client is fully responsible for the proper billing and accounting of any remaining balances related to service dates that occurred prior to such go live date.

3. RESPONSIBILITIES OF CLIENT. The following responsibilities of Client are a condition of EMS|MC's services under this Agreement, and EMS|MC shall have no obligation to provide the Services to the extent that Client has not fulfilled these responsibilities:

a. Client will pay all amounts owed to EMS|MC under this Agreement.

b. Client will implement standard commercially reasonable actions and processes as may be requested by EMS|MC from time-to-time to allow EMS|MC to properly and efficiently provide the RCM Services. These actions and processes include, but are not limited to, the following:

i. Providing EMS|MC with complete and accurate demographic and charge information necessary for the processing of professional and/or technical component billing to third parties and/or patients including, without limitation, the following: patient identification (name, address, phone number, birth date, gender); guarantor identification and address; insurance information; report of services; special claim forms; pre-authorization numbers; and such additional information as is requested by EMS|MC;

ii. Providing EMS|MC with complete and accurate medical record documentation for each incident or patient service rendered for reimbursement, which is necessary to ensure proper billing and secure claim payment;

iii. Providing EMS|MC, in a timely manner, with Patient Care Reports (PCRs) that thoroughly detail the patient's full medical condition at the time of service and include a chronological narrative of all services and treatment rendered;

iv. Obtaining authorizations and signatures on all required forms, including consent to treat, assignment of benefits, release of information and claims;

v. Obtaining physician certification statements (PCS) forms for all non-emergency transports and other similar medical necessity forms or prior authorization statements as deemed necessary by the payer;

vi. Obtaining or executing all forms or documentation required by Medicare, Medicaid, CHAMPUS, and any other payer or insurance carriers to allow EMS|MC to carry out its billing and other duties under this Agreement; and

vii. Implementing reasonable and customary charges for complete, compliant billing.

c. Client represents and warrants that the PCR and any and all associated medical records, forms and certification statements provided to EMS|MC are true and accurate and contain only factual information observed and documented by the attending field technician during the course of the treatment and transport.

d. Client shall maintain Client's own files with all original or source documents, as required by law, and only provide to EMS|MC copies of such documents. Client acknowledges that EMS|MC is not the agent of Client for storage of source documentation.

e. Client will provide EMS|MC with a copy of any existing billing policy manuals or guidelines, Medicare or Medicaid reports, or any other record or document related to services or billing of Client's accounts.

f. Client will report to EMS|MC within ten (10) business days of payments received directly by Client, and promptly notify EMS|MC of any cases requiring special handling or billing. Client shall advise EMS|MC of any Payer Inquiries within ten (10) business days of receipt.

g. Client shall ensure that any refunds posted by EMS|MC are actually issued and paid to the patient, insurer, or other payer as appropriate.

h. Client agrees to provide EMS|MC with administrative access to the ePCR system or similar access in order to run reports and review documents and attachments to better service Client's account.

i. Client shall provide EMS|MC with access to its facilities and personnel for the purpose of providing on-site and/or online training to such personnel. Client shall cooperate with EMS|MC and facilitate any training that EMS|MC wishes to provide.

j. Client shall complete EMS|MC's online training course within 90 days of the contract start date and all new hires will complete EMS|MC's online documentation

training within 90 days of hire date. Newly developed training materials by EMS|MC should be mutually agreed upon by the parties to be required training.

k. Client shall comply with all applicable federal, state, and local laws, rules, regulations, and other legal requirements that in any way affect this Agreement or the duties and responsibilities of the parties hereunder.

4. EMS|MC WEB PORTALS.

a. EMS|MC shall provide Client and those individuals appointed by Client ("Users") with access to EMS|MC Web Portals (the "Portals"), which shall be subject to the applicable Terms of Use found on the Portals. To be appointed as a User, the individual must be an employee of Client or otherwise approved by Client and EMS|MC. Client is responsible for all activity of Users and others accessing or using the Portals through or on behalf of Client including, but not limited to, ensuring that Users do not share credentials for accessing the Portals. Client is also responsible for (i) identifying individuals who Client determines should be Users; (ii) determining and notifying EMS|MC of each User's rights; (iii) monitoring Users' access to and use of the Portals; (iv) acting upon any suspected or unauthorized access of information through the Portals; (v) ensuring each User's compliance with this Agreement and the Terms of Use governing the use of the Portals; and (vi) notifying EMS|MC to deactivate a User account whenever a User's employment, contract or affiliation with Client is terminated or Client otherwise desires to suspend or curtail a User's access to and use of the Portals. Client agrees to follow best practices to ensure compliance with this provision.

b. Client acknowledges that EMS|MC may suspend or terminate any User's access to the Portals (i) for noncompliance with this Agreement or the applicable Terms of Use; (ii) if such User poses a threat to the security or integrity of the Portals or information available therein; (iii) upon termination of Client; or (iv) upon notice of suspension or termination of such User by Client. Client may suspend or terminate a User's access to the Portals at any time.

5. COMPENSATION OF EMS|MC.

a. Client shall pay a fee for the Services of EMS|MC hereunder, on a monthly basis, in an amount equal to 8.0% percent of "Net Collections" and 18% of "Net Collections" for Delinquent Account Collections as defined below (the "RCM Fee"). Net Collections shall mean all cash and check amounts including electronic fund transfers (EFTs) received by EMS|MC from payers, patients, attorney's offices, court settlements, collection agencies, government institutions, debt set-off programs, group health insurance plans, private payments, credit cards, healthcare facilities or any person or entity submitting funds on a patient's account, or any amounts paid directly to Client with

or without the knowledge of EMS|MC that are paid, tendered, received or collected each month for Client's transports, less refunds processed or any other necessary adjustments to those amounts. Price adjustments for such services shall be allowed at the completion of each contract year. Price adjustments shall not exceed the change in the average of the Consumer Price Index (CPI) for all Urban Consumers, Not Seasonally Adjusted, Area: U.S. city average, Item: All item, Base Period: 1982-84=100 over the twelve months prior.

b. The RCM Fee is referred to as the "Compensation".

c. EMS|MC shall submit an invoice to Client by the tenth (10th) day of each month for the Compensation due to EMS|MC for the previous calendar month. The Compensation amount reflected on the invoice shall be paid in full by the 20th day of the month in which the invoice is first presented to Client (the "Payment Date"). Such amount shall be paid without offset unless the calculation of the amount is disputed in good faith, in which case Client shall pay the undisputed amount and shall provide EMS|MC with detailed written notice of the basis for the disputed portion no later than the Payment Date. Any invoices not disputed in writing by the Payment Date shall be deemed "undisputed" for all purposes of the Agreement. All invoices are to be paid directly from Client's banking institution to EMS|MC via paper check, direct deposit or ACH draft initiated by EMS|MC into EMS|MC's bank account.

d. A one-time late fee of 5% shall be added to any invoices that remain unpaid by the 5th day of the calendar month following the Payment Date. Interest shall begin to accrue on all unpaid balances starting thirty (30) days after the presentment of said invoice for any unpaid balances at the rate of 1½% per month or the highest rate allowed under applicable law, whichever is lower. Client shall be responsible for all costs of collection incurred by EMS|MC or others in attempting to collect any amounts due from Client under this Agreement, including, but not limited to, reasonable attorney fees.

e. In the event of a material change to applicable law, the billing process and/or scope of Services provided in this Agreement or a material difference in any of the patient demographics provided by the Client and set forth in Exhibit A, EMS|MC reserves the right to negotiate a fee change with Client and amend this Agreement accordingly or terminate this Agreement.

f. EMS|MC may, in its sole discretion, immediately cease to provide Services for Client should the outstanding balance owed to EMS|MC become in arrears. Claims processing will not resume until all outstanding balances are paid in full or arrangements approved by EMS|MC have been made to wholly resolve any outstanding balances.

6. TERM OF AGREEMENT.

a. This Agreement shall be effective commencing on January 1, 2024, and shall thereafter continue through December 31, 2026, ("Initial Term"). This Agreement shall be binding upon the parties hereto and their respective successors, assigns, and transferees. The Agreement shall automatically renew on the same terms and conditions as stated herein, for successive one (1) year terms (each a "Renewal Term"), unless either party gives written notice of intent not to renew at least 60 days before expiration of any term. Notwithstanding anything herein to the contrary, this Agreement may be terminated under the provisions provided below. (The Initial Term and any Renewal Terms are referred to as the "Term".)

b. **Termination for Cause**. Notwithstanding Section 6(a), either party may terminate this Agreement if the other party materially breaches this Agreement, unless (i) the breaching party cures the breach within 10 days following receipt of notice describing the breach in reasonable detail, or (ii) with respect to a breach which may not reasonably be cured within a 10-day period, the breaching party commences, is diligently pursuing cure of, and cures the breach as soon as practical following receipt of notice describing the breach in reasonable detail.

c. **Immediate Termination**. Either party may terminate this Agreement immediately as a result of the following:

i. Failure of Client to make timely payments due under this Agreement;

ii. Injury to any customer, independent contractor, employee or agent of the other party hereto arising from the gross negligence or willful misconduct of a party;

iii. Harassment of any employee or contractor of a party or commitment of any act by a party which creates an offensive work environment; or

iv. Commitment of any unethical or immoral act which harms the other party or could have the effect of harming the other party.

7. RESPONSIBILITIES UPON TERMINATION.

a. Subject to Client's payment of all amounts due hereunder, upon any termination of this Agreement, and during the period of any notice of termination, EMS|MC will make available to Client or its authorized representatives data from the billing system regarding open accounts in an electronic format, and will otherwise reasonably cooperate and assist in any transition of the Services to Client, or its successor billing agent. Upon request, EMS|MC will provide to Client trip data associated with the claims submitted by EMS|MC on behalf of Client pursuant to this Agreement. EMS|MC shall retain financial

and billing records not tendered or returned to Client on termination hereof for at least ten (10) years following the date of service.

b. Following termination of this Agreement, for a period of ninety (90) days (the "Wind Down"), EMS|MC will continue its billing and collection efforts as to those accounts with dates of services prior to termination, subject to the terms and conditions of this Agreement including, but not limited to, Section 5. Client will continue to provide EMS|MC with copies of checks and payments on those accounts which were filed by EMS|MC under this Agreement. EMS|MC shall have no further responsibilities as to such accounts after the Wind Down; however, EMS|MC shall be entitled to compensation as provided in Section 5(a) for such amounts filed by EMS|MC, regardless of whether such amounts are collected by Client during or after the Wind Down period. During the Wind Down and for up to twelve months following termination of this Agreement, EMS|MC shall continue to make the Portals available to Client, subject the applicable Terms of Use. Notwithstanding the foregoing, in the event EMS|MC terminated this Agreement pursuant to Sections 6(b) or 6(c), EMS|MC shall have no obligation to provide any Services after the date of termination.

8. EXCLUSIVITY AND MISCELLANEOUS BILLING POLICIES.

a. During the term of this Agreement, EMS|MC shall be Client's exclusive provider of the RCM Services. Client may not directly file, submit or invoice for any medical or medical transportation services rendered while this Agreement is in effect.

b. In addition, Client agrees not to collect or accept payment for services from any patient unless the service requested does not meet coverage requirements under any insurance program in which the patient is enrolled or the patient is uninsured. Payments received directly by Client for these services must be reported to EMS|MC as provided in Section 3(f) hereof and shall be treated as Net Collections for purposes of Section 5(a) hereof.

c. In compliance with CMS regulations, Medicare patients will not be charged by Client a higher rate or amount for identical covered services charged to other insurers or patients. Accordingly, only one fee schedule shall exist and be used in determining charges for all patients regardless of insurance coverage.

d. EMS|MC reserves the right not to submit a claim for reimbursement on any patient in which the PCR and/or associated medical records are incomplete or appear to be inaccurate or do not contain enough information to substantiate or justify reimbursement. This includes missing patient demographic information, insurance information, Physician Certification Statements (PCS) or any required crew and/or patient signatures, or otherwise contradictory medical information.

e. Client shall implement and maintain a working compliance plan ("Compliance Plan") in accordance with the most current guidelines of the U.S. Department of Health and Human Services ("HHS"). The Compliance Plan must include, but not be limited to, formal written policies and procedures and standards of conduct, designation of a compliance officer, quality assurance policy and effective training and education programs.

f. In accordance with the HHS Office of Inspector General ("OIG") Compliance Program Guidance for Third-Party Medical Billing Companies, EMS|MC is obligated to report misconduct to the government, if EMS|MC discovers credible evidence of Client's continued misconduct or flagrant, fraudulent or abusive conduct. In the event of such evidence, EMS|MC has the right to (a) refrain from submitting any false or inappropriate claims, (b) terminate this Agreement and/or (c) report the misconduct to the appropriate authorities.

9. NON-INTERFERENCE/NON-SOLICITATION OF EMS|MC EMPLOYEES. Client understands and agrees that the relationship between EMS|MC and each of its employees constitutes a valuable asset of EMS|MC. Accordingly, Client agrees that both during the term of this Agreement and for a period beginning on the date of termination of this Agreement, whatever the reason, and ending three (3) years after the date of termination of this Agreement (the "Restricted Period"), Client shall not, without EMS|MC's prior written consent, directly or indirectly, solicit or recruit for employment; attempt to solicit or recruit for employment; or attempt to hire or accept as an employee, consultant, contractor, or otherwise, or accept any work from EMS|MC's employees with whom Client had material contact during the term of this Agreement, in any position where Client would receive from such employees the same or similar services that EMS|MC performed for Client during the term of this Agreement. Client also agrees during the Restricted Period not to unlawfully urge, encourage, induce, or attempt to urge, encourage, or induce any employee of EMS|MC to terminate his or her employment with EMS|MC. Client has carefully read and considered the provisions of Section 9 hereof, and having done so, agrees that the restrictions set forth in such section (including, but not limited to, the time period) are fair and reasonable and are reasonably required for the protection of the legitimate interests of EMS|MC, its officers, directors, shareholders, and employees.

10. PRIVACY.

a. *Confidentiality*. The Parties acknowledge that they will each provide to the other Confidential Information as part of carrying out the terms of this Agreement. EMS|MC and Client will be both a Receiving Party and a Disclosing Party at different

times. The Receiving Party agrees that it will not (i) use any such Confidential Information in any way, except for the exercise of its rights and performance of its obligations under this Agreement, or (ii) disclose any such Confidential Information to any third party, other than furnishing such Confidential Information to its employees, consultants, and subcontractors, who are subject to the safeguards and confidentiality obligations contained in this Agreement and who require access to the Confidential Information in the performance of the obligations under this Agreement. In the event that the Receiving Party is required by applicable law to make any disclosure of any of the Disclosing Party's Confidential Information, by subpoena, judicial or administrative order or otherwise, the Receiving Party will first give written notice of such requirement to the Disclosing Party, and will permit the Disclosing Party to intervene in any relevant proceedings to protect its interests in the Confidential Information, and provide full cooperation and assistance to the Disclosing Party in seeking to obtain such protection, at the Disclosing Party's sole expense. "Confidential Information" means the provisions of the Agreement (including, but not limited to, the financial terms herein) and any information disclosed by a Party (the "Disclosing Party") to the other Party (the "Receiving Party"). Information will not be deemed Confidential Information hereunder if the Receiving Party can prove by documentary evidence that such information: (a) was known to the Receiving Party prior to receipt from the Disclosing Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (b) becomes known (independently of disclosure by the Disclosing Party) to the Receiving Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (c) becomes publicly known or otherwise ceases to be secret or confidential, except through a breach of this Agreement by the Receiving Party; or (d) is independently developed by the Receiving Party without the use of any Confidential Information of the Disclosing Party.

b. *HIPAA Compliance*. The parties agree to comply with the Business Associate Addendum, attached hereto and incorporated by reference herein as Attachment 1, documenting the assurances and other requirements respecting the use and disclosure of Protected Health Information. It is Client's responsibility to ensure that it obtains all appropriate and necessary authorizations and consents to use or disclose any individually identifiable health information in compliance with all federal and state privacy laws, rules and regulations, including but not limited to the Health Insurance Portability and Accountability Act. In the event that this Agreement is, or activities permitted or required by this Agreement are, inconsistent with or do not satisfy the requirements of any applicable privacy or security law, rule or regulation, the parties shall take any reasonably necessary action to remedy such inconsistency.

11. DISCLAIMERS, LIMITATIONS OF LIABILITY AND DISPUTE RESOLUTION

a. Each Party acknowledges that the liability limitations and warranty disclaimers in the Agreement are independent of any remedies hereunder and shall apply regardless of whether any remedy fails of its essential purpose. Client acknowledges that the limitations of liability set forth in this Agreement are integral to the amount of consideration offered and charged in connection with the Services and that, were EMS|MC to assume any further liability other than as provided in the Agreement, such consideration would of necessity be set substantially higher.

b. EMS|MC and Client acknowledge and agree that despite their best efforts, billing errors may occur from time to time. Each party will promptly notify the other party of the discovery of a billing error. EMS|MC's sole obligation in the event of a billing error will be to correct the error by making appropriate changes to the information in its system, posting a refund if appropriate, and re-billing the underlying claim if permissible.

c. Except for any express warranty provided herein or in the applicable exhibit, the services are provided on an "as is," "as available" basis. Client agrees that use of the services is at client's sole risk; and, to the maximum extent permitted by law, EMS|MC expressly disclaims any and all other express or implied warranties with respect to the services including, but not limited to, warranties of merchantability, fitness for a particular purpose, title, non-infringement or warranties alleged to arise as a result of custom and usage.

d. A "Claim" is defined as any claim or other matter in dispute between EMS|MC and Client that arises from or relates in any way to this Agreement or to the Services, or data provided by EMS|MC hereunder, regardless of whether such claim or matter is denominated as a contract claim, tort claim, warranty claim, indemnity claim, statutory claim, arbitration demand, or otherwise.

e. To the fullest extent allowed by law, the total liability of EMS|MC to Client regarding any and all Claims shall be capped at, and shall in no event exceed, the total fees paid by Client to EMS|MC under this Agreement in the twelve (12) months prior to the event giving rise to the Claim (the "Liability Cap"). All amounts that may be potentially awarded against EMS|MC in connection with a Claim are included in and subject to the Liability Cap and shall not cause the Liability Cap to be exceeded, including, without limitation, all direct compensatory damages, interest, costs, expenses, and attorneys' fees. Provided, however, that nothing in the foregoing shall be construed as an admission of liability by EMS|MC in any amount or as a waiver or compromise of any other defense that may be available to EMS|MC regarding any Claim.

f. To the fullest extent allowed by law, and notwithstanding any statute of limitations, statute of repose, or other legal time limit to the contrary, no Claim shall be brought by Client against EMS|MC after the earlier of the following to occur (the "Claim Time Limit"): (i) the time period for bringing an action under any applicable state or federal statute of limitations; one (1) year after the date upon which Client discovered, or should have discovered, the facts giving rise to an alleged claim; or (ii) two (2) years after the first act or omission giving rise to an alleged claim. Any Claim not brought within the Claim Time Limit is waived. The Claim Time Limit applies, without limitation, to any Claim brought in arbitration under the arbitration clause below, and shall be deemed to have been satisfied if an arbitration demand asserting such Claim is received by the American Arbitration Association (or other arbitration administrator as may be mutually agreed on by EMS|MC and Client) within the Claim Time Limit. Notwithstanding the foregoing, if a Claim has been asserted in arbitration within the Claim Time Limit, a proceeding in court to confirm, enforce, vacate, modify, correct, or amend an arbitration award resulting from such arbitration may be brought outside the Claim Time Limit as long as it is brought within the time period required by applicable law.

g. Client agrees that any Claim Client may have against EMS|MC, including EMS|MC's past or present employees or agents, shall be brought individually and Client shall not join such Claim with claims of any other person or entity or bring, join or participate in a class action against EMS|MC.

h. To the fullest extent allowed by law, EMS|MC and Client waive claims against each other for consequential, indirect, incidental, special, punitive, exemplary, and treble damages, and for any other damages in excess of direct, compensatory damages including, but not limited to, loss of profits, loss of data, or loss of business, regardless of whether such claim or matter is denominated as a contract claim, tort claim, warranty claim, indemnity claim, statutory claim, arbitration demand, or otherwise, even if a party has been apprised of the possibility or likelihood of such damages occurring (the "Non-Direct Damages Waiver").

i. Subject to the Liability Cap, the Claim Time Limit and the Non-Direct Damages Waiver, EMS|MC agrees to indemnify, hold harmless, and defend Client, with reasonably acceptable counsel, from and against any fines, penalties, damages, and judgments that Client becomes legally obligated to pay to a third party proximately caused by EMS|MC's gross negligence or willful misconduct. Provided, however, that this indemnity is subject to the following further conditions and limitations: (i) Client must provide prompt written notice to EMS|MC of the matter for which indemnity is or may be sought, within such time that no right of EMS|MC is prejudiced, and in no event no later than thirty (30) days after Client first becomes aware of the facts that give rise or may

give rise to a right of indemnity; (ii) Client must allow EMS|MC the opportunity to direct and control the defense and handling of the matter for which indemnity is or may be sought; (iii) Client must not agree to any settlement or other voluntary resolution of a matter for which indemnity is or may be sought without EMS|MC's express consent; and (iv) Client shall not seek or be entitled to indemnify for amounts that Client reimburses or refunds to Medicaid, Medicare, any governmental entity, any insurer, or any other payer as a result of medical services or medical transportation services for which Client should not have received payment in the first place under applicable rules, regulations, standards and policies. Client waives all rights of indemnity against EMS|MC not in accordance with this subsection.

j. All Claims between EMS|MC and Client shall be resolved by binding arbitration under the Commercial Arbitration Rules of the American Arbitration Association then in effect, except that either party may, at that party's option, seek appropriate equitable relief in any court having jurisdiction. The hearing in such arbitration proceeding shall take place in Charlotte, North Carolina, or in such other location as may be mutually agreed on by EMS|MC and Client. The arbitrator in such proceeding, or if more than one arbitrator, each arbitrator, shall be an attorney with at least fifteen (15) years of experience in commercial litigation or in health care law. The arbitrator(s) shall have no authority to enter an award against EMS|MC that: (i) exceeds the Liability Cap; (ii) is based on a Claim brought after the Claim Time Limit; (iii) includes any damages waived by the Non-Direct Damages Waiver; or (iv) is otherwise in contravention of this Agreement. An award entered by the arbitrator(s) shall be enforceable in the United States District Court for the Western District of North Carolina or in any other court having jurisdiction.

k. In any arbitration proceeding or permitted court proceeding regarding any Claim, the prevailing party shall be entitled to recover from the non-prevailing party the reasonable costs and expenses incurred by the prevailing party in connection with such proceeding, including, without limitation, the reasonable attorneys' fees, arbitration or court filing fees, arbitrator compensation, expert witness charges, court reporter charges, and document reproduction charges incurred by the prevailing party. Which party is the prevailing party shall be determined in light of the surrounding circumstances, such as comparing the relief requested with that awarded, and shall not be determined simply by whether one party or the other receives a net monetary recovery in its favor.

12. GENERAL.

a. Status of Parties. Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between EMS|MC and Client,

or as establishing an agency relationship beyond EMS|MC's service as a billing and collection agent of Client under the express terms of this Agreement. EMS|MC and its employees and representatives shall have no legal authority to bind Client.

b. Assignment. Neither this Agreement nor any rights or obligations hereunder shall be assigned by either party without prior written consent of the other party, except that this Agreement may be assigned without consent to the survivor in any merger or other business combination including either party, or to the purchaser of all or substantially all of the assets of either party.

c. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns (where permitted), and transferees.

d. Notices. All notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given: (i) on the day received, if personally delivered; (ii) on the day received if sent by a recognized overnight delivery service, according to the courier's record of delivery; and (iii) on the 5th (fifth) calendar day after the date mailed by certified or registered mail. Such notices shall be addressed as follows:

Client:

City of Reedsburg Ambulance
230 Railroad Street
Reedsburg, WI 53959

EMS|MC:

EMS Management & Consultants, Inc.
Chief Executive Officer
2540 Empire Drive
Suite 100
Winston-Salem, NC 27103

Either party may change its address for notices under this Agreement by giving written notice of such change to the other party in accordance with the terms of this section.

e. Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and governed by the laws of the State of North Carolina, notwithstanding any conflicts of law rules to the contrary.

f. Integration of Terms. This instrument together with all attachments, exhibits and schedules constitutes the entire agreement between the parties, and supersedes all prior negotiations, commitments, representations and undertakings of the parties with respect to its subject matter. Without limiting the foregoing, this Agreement supersedes and takes precedence over any inconsistent terms contained in any Request for Proposal ("RFP") from Client and any response to that RFP from EMS|MC.

g. Amendment and Waiver. This Agreement may be amended or modified only by an instrument signed by all of the parties. A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent or other breach thereof.

h. Severability. If any provision of this Agreement shall not be valid for any reason, such provision shall be entirely severable from, and shall have no effect upon, the remainder of this Agreement. Any such invalid provision shall be subject to partial enforcement to the extent necessary to protect the interest of the parties hereto.

i. Force Majeure. With the exception of Client's payment obligation, a Party will not be in breach or liable for any delay of its performance of this Agreement caused by natural disasters or other unexpected or unusual circumstances reasonably beyond its control.

j. Third Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

k. Counterparts. This Agreement may be executed in multiple counterparts by a duly authorized representative of each party.

l. Survival. All terms which by their nature survive termination shall survive termination or expiration of the Agreement including, but not limited to, Sections 3(c), 3(f) – (h), 5(a), 5(c), 7, 9 – 12.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed on the later of the dates set forth below.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

EMS|MC:	CLIENT:
EMS Management & Consultants, Inc.	City of Reedsburg Ambulance
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Attachment 1
Business Associate Addendum

This Business Associate Addendum (the "Addendum") is made effective the ____ day of _____ 2023, by and between the City of Reedsburg Ambulance, hereinafter referred to as "Covered Entity," and EMS Management & Consultants, Inc., hereinafter referred to as "Business Associate" (individually, a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, the Parties wish to enter into a Business Associate Addendum to ensure compliance with the Privacy and Security Rules of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA Privacy and Security Rules") (45 C.F.R. Parts 160 and 164); and

WHEREAS, the Health Information Technology for Economic and Clinical Health ("HITECH") Act of the American Recovery and Reinvestment Act of 2009, Pub. L. 111-5, modified the HIPAA Privacy and Security Rules (hereinafter, all references to the "HIPAA Privacy and Security Rules" include all amendments thereto set forth in the HITECH Act and any accompanying regulations); and

WHEREAS, the Parties have entered into a Billing Services Agreement (the "Agreement") whereby Business Associate will provide certain services to Covered Entity and, pursuant to such Agreement, Business Associate may be considered a "business associate" of Covered Entity as defined in the HIPAA Privacy and Security Rules; and

WHEREAS, Business Associate may have access to Protected Health Information or Electronic Protected Health Information (as defined below) in fulfilling its responsibilities under the Agreement; and

WHEREAS, Covered Entity wishes to comply with the HIPAA Privacy and Security Rules, and Business Associate wishes to honor its obligations as a Business Associate to Covered Entity.

THEREFORE, in consideration of the Parties' continuing obligations under the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to the provisions of this Addendum.

I. DEFINITIONS

Except as otherwise defined herein, any and all capitalized terms in this Addendum shall have the definitions set forth in the HIPAA Privacy and Security Rules. In the event of an inconsistency between the provisions of this Addendum and mandatory provisions of the HIPAA Privacy and Security Rules, as amended, the HIPAA Privacy and Security Rules in effect at the time shall control. Where provisions of this Addendum are different than those mandated by the HIPAA Privacy and Security Rules, but are nonetheless permitted by the HIPAA Privacy and Security Rules, the provisions of this Addendum shall control.

The term "Breach" means the unauthorized acquisition, access, use, or disclosure of protected health information which compromises the security or privacy of such information, except where an unauthorized person to whom such information is disclosed would not reasonably have been able to retain such information. The term "Breach" does **not** include: (1) any unintentional acquisition, access, or use of protected health information by any employee or individual acting under the authority of a covered entity

or business associate if (a) such acquisition, access, or use was made in good faith and within the course and scope of the employment or other professional relationship of such employee or individual, respectively, with the covered entity or business associate, and (b) such information is not further acquired, accessed, used, or disclosed by any person; or (2) any inadvertent disclosure from an individual who is otherwise authorized to access protected health information at a facility operated by a covered entity or business associate to another similarly situated individual at same facility; and (3) any such information received as a result of such disclosure is not further acquired, accessed, used, or disclosed without authorization by any person.

The term "Electronic Health Record" means an electronic record of health-related information on an individual that is created, gathered, managed, and consulted by authorized health care clinicians and staff.

The term "HIPAA Privacy and Security Rules" refers to 45 C.F.R. Parts 160 and 164 as currently in effect or hereafter amended.

The term "Protected Health Information" means individually identifiable health information as defined in 45 C.F.R § 160.103, limited to the information Business Associate receives from, or creates, maintains, transmits, or receives on behalf of, Covered Entity.

The term "Electronic Protected Health Information" means Protected Health Information which is transmitted by or maintained in Electronic Media (as now or hereafter defined in the HIPAA Privacy and Security Rules).

The term "Secretary" means the Secretary of the Department of Health and Human Services.

The term "Unsecured Protected Health Information" means Protected Health Information that is not rendered unusable, unreadable, or indecipherable to unauthorized individuals through the use of a technology or methodology specified by the Secretary in guidance published in the Federal Register at 74 Fed. Reg. 19006 on April 27, 2009 and in annual guidance published thereafter.

II. PERMITTED USES AND DISCLOSURES BY BUSINESS ASSOCIATE

a. Business Associate may use or disclose Protected Health Information to perform functions, activities, or services for, or on behalf of, Covered Entity as specified in the Agreement or this Addendum, provided that such use or disclosure would not violate the HIPAA Privacy and Security Rules if done by Covered Entity. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, disclose only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless the person or entity to whom Business Associate is making the disclosure requires certain direct identifiers in order to accomplish the intended purpose of the disclosure, in which event Business Associate may disclose only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the disclosure.

b. Business Associate may use Protected Health Information in its possession for its proper management and administration and to fulfill any present or future legal responsibilities of Business Associate, provided that such uses are permitted under state and federal confidentiality laws.

c. Business Associate may disclose Protected Health Information in its possession to third parties for the purposes of its proper management and administration or to fulfill any present or future legal responsibilities of Business Associate, provided that:

1. the disclosures are required by law; or

2. Business Associate obtains reasonable assurances from the third parties to whom the Protected Health Information is disclosed that the information will remain confidential and be used or further disclosed only as required by law or for the purpose for which it was disclosed to the third party, and that such third parties will notify Business Associate of any instances of which they are aware in which the confidentiality of the information has been breached.

d. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, access, use, and request only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless Business Associate requires certain direct identifiers in order to accomplish the intended purpose of the access, use, or request, in which event Business Associate may access, use, or request only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the access, use, or request. Covered Entity shall determine what quantum of information constitutes the "minimum necessary" amount for Business Associate to accomplish its intended purposes.

e. Business Associate may use Protected Health Information to de-identify such information in accordance with 45 C.F.R. § 164.514(b) for Business Associate's own business purposes or in connection with the services provided pursuant to the Agreement or to provide Data Aggregation services to Customer as permitted by 45 C.F.R. 164.504(e)(2)(i)(b). Once the Protected Health Information has been de-identified or aggregated, it is no longer considered Protected Health Information governed by this Addendum.

III. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

a. Business Associate acknowledges and agrees that all Protected Health Information that is created or received by Covered Entity and disclosed or made available in any form, including paper record, oral communication, audio recording, and electronic display by Covered Entity or its operating units to Business Associate or is created or received by Business Associate on Covered Entity's behalf shall be subject to this Addendum.

b. Business Associate agrees to not use or further disclose Protected Health Information other than as permitted or required by the Agreement, this Addendum or as required by law.

c. Business Associate agrees to use appropriate safeguards to prevent use or disclosure of Protected Health Information other than as provided for by this Addendum. Specifically, Business Associate will:

1. implement the administrative, physical, and technical safeguards set forth in Sections 164.308, 164.310, and 164.312 of the HIPAA Privacy and Security Rules that reasonably and appropriately protect the confidentiality, integrity, and availability of any Protected Health Information that it creates, receives, maintains, or transmits on behalf of Covered Entity, and, in accordance with Section 164.316 of the HIPAA Privacy and Security Rules, implement and maintain reasonable and appropriate policies and procedures to enable it to comply with the requirements outlined in Sections 164.308, 164.310, and 164.312; and

2. report to Covered Entity any use or disclosure of Protected Health Information not provided for by this Addendum of which Business Associate becomes aware. Business Associate shall report to Covered Entity any Security Incident of which it becomes aware. Notice is deemed to have been

given for unsuccessful Security Incidents, such as (i) "pings" on an information system firewall; (ii) port scans; (iii) attempts to log on to an information system or enter a database with an invalid password or user name; (iv) denial-of-service attacks that do not result in a server being taken offline; or (v) malware (*e.g.*, a worms or a virus) that does not result in unauthorized access, use, disclosure, modification or destruction of Protected Health Information.

d. Business Associate agrees to ensure that any agent, including a subcontractor, to whom it provides Protected Health Information received from, or created or received by Business Associate on behalf of Covered Entity, agrees to the same restrictions and conditions that apply through this Addendum to Business Associate with respect to such information.

e. Business Associate agrees to comply with any requests for restrictions on certain disclosures of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules and of which Business Associate has been notified by Covered Entity. In addition, and notwithstanding the provisions of Section 164.522 (a)(1)(ii), Business Associate agrees to comply with an individual's request to restrict disclosure of Protected Health Information to a health plan for purposes of carrying out payment or health care operations if the Protected Health Information pertains solely to a health care item or service for which Covered Entity has been paid by in full by the individual or the individual's representative.

f. At the request of the Covered Entity and in a reasonable time and manner, not to extend ten (10) business days, Business Associate agrees to make available Protected Health Information required for Covered Entity to respond to an individual's request for access to his or her Protected Health Information in accordance with Section 164.524 of the HIPAA Privacy and Security Rules. If Business Associate maintains Protected Health Information electronically, it agrees to make such Protected Health Information available electronically to the applicable individual or to a person or entity specifically designated by such individual, upon such individual's request.

g. At the request of Covered Entity and in a reasonable time and manner, Business Associate agrees to make available Protected Health Information required for amendment by Covered Entity in accordance with the requirements of Section 164.526 of the HIPAA Privacy and Security Rules.

h. Business Associate agrees to document any disclosures of and make Protected Health Information available for purposes of accounting of disclosures, as required by Section 164.528 of the HIPAA Privacy and Security Rules.

i. Business Associate agrees that it will make its internal practices, books, and records relating to the use and disclosure of Protected Health Information received from, or created or received by Business Associate on behalf of, Covered Entity, available to the Secretary for the purpose of determining Covered Entity's compliance with the HIPAA Privacy and Security Rules, in a time and manner designated by the Secretary, subject to attorney-client and other applicable privileges.

j. Business Associate agrees that, while present at any Covered Entity facility and/or when accessing Covered Entity's computer network(s), it and all of its employees, agents, representatives and subcontractors will at all times comply with any network access and other security practices, procedures and/or policies established by Covered Entity including, without limitation, those established pursuant to the HIPAA Privacy and Security Rules.

k. Business Associate agrees that it will not directly or indirectly receive remuneration in exchange for any Protected Health Information of an individual without the written authorization of the individual or the individual's representative, except where the purpose of the exchange is:

1. for public health activities as described in Section 164.512(b) of the Privacy and Security Rules;

2. for research as described in Sections 164.501 and 164.512(i) of the Privacy and Security Rules, and the price charged reflects the costs of preparation and transmittal of the data for such purpose;

3. for treatment of the individual, subject to any further regulation promulgated by the Secretary to prevent inappropriate access, use, or disclosure of Protected Health Information;

4. for the sale, transfer, merger, or consolidation of all or part of Business Associate and due diligence related to that activity;

5. for an activity that Business Associate undertakes on behalf of and at the specific request of Covered Entity;

6. to provide an individual with a copy of the individual's Protected Health Information pursuant to Section 164.524 of the Privacy and Security Rules; or

7. other exchanges that the Secretary determines in regulations to be similarly necessary and appropriate as those described in this Section III.k.

l. Business Associate agrees that it will not directly or indirectly receive remuneration for any written communication that encourages an individual to purchase or use a product or service without first obtaining the written authorization of the individual or the individual's representative, unless:

1. such payment is for a communication regarding a drug or biologic currently prescribed for the individual and is reasonable in amount (as defined by the Secretary); or

2. the communication is made on behalf of Covered Entity and is consistent with the terms of this Addendum.

m. Business Associate agrees that if it uses or discloses patients' Protected Health Information for marketing purposes, it will obtain such patients' authorization before making any such use or disclosure.

n. Business Associate agrees to implement a reasonable system for discovery of breaches and method of risk analysis of breaches to meet the requirements of HIPAA, The HITECH Act, and the HIPAA Regulations, and shall be solely responsible for the methodology, policies, and procedures implemented by Business Associate.

o. State Privacy Laws. Business Associate shall understand and comply with state privacy laws to the extent that state privacy laws are not preempted by HIPAA or The HITECH Act.

IV. BUSINESS ASSOCIATE'S MITIGATION AND BREACH NOTIFICATION OBLIGATIONS

a. Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of Protected Health Information by Business Associate in violation of the requirements of this Addendum.

b. Following the discovery of a Breach of Unsecured Protected Health Information, Business Associate shall notify Covered Entity of such Breach without unreasonable delay and in no case later than forty-five (45) calendar days after discovery of the Breach. A Breach shall be treated as discovered by Business Associate as of the first day on which such Breach is known to Business Associate or, through the exercise of reasonable diligence, would have been known to Business Associate.

c. Notwithstanding the provisions of Section IV.b., above, if a law enforcement official states to Business Associate that notification of a Breach would impede a criminal investigation or cause damage to national security, then:

1. if the statement is in writing and specifies the time for which a delay is required, Business Associate shall delay such notification for the time period specified by the official; or

2. if the statement is made orally, Business Associate shall document the statement, including the identity of the official making it, and delay such notification for no longer than thirty (30) days from the date of the oral statement unless the official submits a written statement during that time.

Following the period of time specified by the official, Business Associate shall promptly deliver a copy of the official's statement to Covered Entity.

d. The Breach notification provided shall include, to the extent possible:

1. the identification of each individual whose Unsecured Protected Health Information has been, or is reasonably believed by Business Associate to have been, accessed, acquired, used, or disclosed during the Breach;

2. a brief description of what happened, including the date of the Breach and the date of discovery of the Breach, if known;

3. a description of the types of Unsecured Protected Health Information that were involved in the Breach, if known (such as whether full name, social security number, date of birth, home address, account number, diagnosis, disability code, or other types of information were involved);

4. any steps individuals should take to protect themselves from potential harm resulting from the Breach; and

5. a brief description of what Business Associate is doing to investigate the Breach, to mitigate harm to individuals, and to protect against any further Breaches.

e. Business Associate shall provide the information specified in Section IV.d., above, to Covered Entity at the time of the Breach notification if possible or promptly thereafter as information becomes available. Business Associate shall not delay notification to Covered Entity that a Breach has occurred in order to collect the information described in Section IV.d. and shall provide such information to Covered Entity even if the information becomes available after the forty-five (45)-day period provided for initial Breach notification.

V. OBLIGATIONS OF COVERED ENTITY

a. Upon request of Business Associate, Covered Entity shall provide Business Associate with the notice of privacy practices that Covered Entity produces in accordance with Section 164.520 of the HIPAA Privacy and Security Rules.

b. Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by an individual to use or disclose Protected Health Information, if such changes affect Business Associate's permitted or required uses and disclosures.

c. Covered Entity shall notify Business Associate of any restriction to the use or disclosure of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules, and Covered Entity shall inform Business Associate of the termination of any such restriction, and the effect that such termination shall have, if any, upon Business Associate's use and disclosure of such Protected Health Information.

VI. TERM AND TERMINATION

a. Term. The Term of this Addendum shall be effective as of the date first written above, and shall terminate upon the later of the following events: (i) in accordance with Section VII.c., when all of the Protected Health Information provided by Covered Entity to Business Associate or created or received by Business Associate on behalf of Covered Entity is destroyed or returned to Covered Entity or, if such return or destruction is infeasible, when protections are extended to such information; or (ii) upon the expiration or termination of the Agreement.

b. Termination for Cause. Upon Covered Entity's knowledge of a material breach of this Addendum by Business Associate and Business Associate's failure to cure such breach within thirty (30) days of receiving notice of same from Covered Entity, Covered Entity shall have the right to terminate this Addendum and the Agreement.

c. Effect of Termination.

1. Except as provided in paragraph 2. of this subsection, upon termination of this Addendum, the Agreement or upon request of Covered Entity, whichever occurs first, Business Associate shall return or destroy all Protected Health Information received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to Protected Health Information that is in the possession of subcontractors or agents of Business Associate. Neither Business Associate nor its subcontractors or agents shall retain copies of the Protected Health Information.

2. In the event that Business Associate determines that returning or destroying the Protected Health Information is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible and shall extend the protections of this Addendum to such Protected Health Information and limit further uses and disclosures of such Protected Health Information to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such Protected Health Information.

VII. MISCELLANEOUS

a. **No Rights in Third Parties**. Except as expressly stated herein, the Parties to this Addendum do not intend to create any rights in any third parties.

b. **Survival**. The obligations of Business Associate under Section VII(c) of this Addendum shall survive the expiration, termination, or cancellation of this Addendum, the Agreement, and/or the business relationship of the parties, and shall continue to bind Business Associate, its agents, employees, contractors, successors, and assigns as set forth herein.

c. **Amendment**. This Addendum may be amended or modified only in a writing signed by the Parties. The Parties agree that they will negotiate amendments to this Addendum to conform to any changes in the HIPAA Privacy and Security Rules as are necessary for Covered Entity to comply with the current requirements of the HIPAA Privacy and Security Rules. In addition, in the event that either Party believes in good faith that any provision of this Addendum fails to comply with the then-current requirements of the HIPAA Privacy and Security Rules or any other applicable legislation, then such Party shall notify the other Party of its belief in writing. For a period of up to thirty (30) days, the Parties shall address in good faith such concern and amend the terms of this Addendum, if necessary to bring it into compliance. If, after such thirty (30)-day period, the Addendum fails to comply with the HIPAA Privacy and Security Rules or any other applicable legislation, then either Party has the right to terminate this Addendum and the Agreement upon written notice to the other party.

d. **Independent Contractor**. None of the provisions of this Addendum are intended to create, nor will they be deemed to create, any relationship between the Parties other than that of independent parties contracting with each other solely for the purposes of effecting the provisions of this Addendum and any other agreements between the Parties evidencing their business relationship.

e. **Interpretation**. Any ambiguity in this Addendum shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Privacy and Security Rules.

f. **Certain Provisions Not Effective in Certain Circumstances**. The provisions of this Addendum relating to the HIPAA Security Rule shall not apply to Business Associate if Business Associate does not receive any Electronic Protected Health Information from or on behalf of Covered Entity.

g. **Ownership of Information**. Covered Entity holds all right, title, and interest in and to the PHI and Business Associate does not hold and will not acquire by virtue of this Addendum or by virtue of providing goods or services to Covered Entity, any right, title, or interest in or to the PHI or any portion thereof.

h. **Entire Agreement**. This Addendum is incorporated into, modifies and amends the Agreement, inclusive of all other prior amendments or modifications to such Agreement. The terms and provisions of this Addendum shall control to the extent they are contrary, contradictory or inconsistent with the terms of the Agreement. Otherwise, the terms and provisions of the Agreement shall remain in full force and effect and apply to this Addendum.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the day and year written above.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

Business Associate:	**Covered Entity:**
EMS Management & Consultants, Inc.	**City of Reedsburg Ambulance**
By: _____	By: _____
Print: _____	Print: David G. Estes
Title: _____	Title: Mayor
Date: _____	Date: January 8, 2024

TAX INCREMENT DISTRICT NO. 8
DEVELOPMENT AGREEMENT
Between
JNB Reedsburg Family, LP
And The
City Of Reedsburg, Wisconsin

This Development Agreement (the "Agreement") is made this 8th day of January 2024 (the "Effective Date"), by and between the CITY OF REEDSBURG, WISCONSIN, a Wisconsin municipal corporation (the "City"), and JNB REEDSBURG FAMILY, LP, a Wisconsin limited partnership (the "Developer").

RECITALS

Whereas, the City created Tax Increment District (TID) No. 8 as a Mixed-Use TID in 2008 to promote commercial development, redevelopment and new housing opportunities on the City's Westside; and,

Whereas, the City recognizes the need to encourage new residential and commercial development on the Westside to provide affordable housing and offer essential goods and services to the residents in the area; and

Whereas, the Developer is proposing to purchase numerous vacant in-fill parcels and develop a new mixed-use residential and commercial development to create affordable housing and commercial lease space; and,

Whereas, the ability to develop the mixed-use residential and commercial development in Reedsburg will be based on the financial feasibility of the project; and

Whereas, the City recognizes having additional residential and commercial development on the Westside is desirable to support continued growth of the City; and

Whereas, the City has concluded that it is in the best interest of the community to invest TID No. 8 funds to help fund the new mixed-use residential and commercial building.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

AGREEMENT

I. DEVELOPER'S OBLIGATIONS.

A. Developer shall purchase tax parcels 276-2537-00000, 276-2563-00000, 276-2563-10000, 276-2563-20000, and 276-2563-30000 (collectively, the "Development Property") from the current owner.

B. Developer shall construct a new mixed-use development as shown on Exhibit A, herein after referred to as the "Development Project". The development shall create Fifty-Four (54) residential rental units, a clubhouse and a commercial building. The project activities include site grading, access drives, parking and landscaping.

C. The residential component of the development shall include construction of a 54-unit affordable family housing development consisting of eleven duplexes (with attached garages) and four 8-plex buildings. The project is 100% affordable housing with income limits of 30% to 60% of Area Median Income (AMI). The rents shall comply with the requirements of the WHEDA Low Income Housing Tax Credit Program. The unit mix in the proposed development includes:

1. Two 1-bedroom/1-bathroom units,
2. Twelve 2-bedroom/2-bathroom units,
3. Twenty 3-bedroom/2-bathroom units, and
4. Twenty 4-bedroom/2-bathroom units.

The Development Project also includes an on-site clubhouse, which consists of a community room, kitchen, exercise room, computer area, restrooms, storage room, mechanical room and an office for the on-site manager.

This development is unique in that it offers large units (twenty 3-bedroom units and twenty 4-bedroom units). Sixteen of the 4-bedroom units will be in two-story duplexes with attached garages making it feel like home for the families that will reside there. Six units will be set aside as veteran units, and the development will work with the Sauk County Veterans Service Office to fill the units with qualified veterans.

See Exhibit B for preliminary plans.

D. The commercial building shall consist of an approximate 2,035 square foot building including an open commercial space, restrooms, and mechanical room. The building shall be available for lease to a permitted use in the City's Zoning Code. See Exhibit B for preliminary plans.

E. Developer agrees to enhance the appearance of the development site and building to create an attractive development at the south gateway into the City. Building enhancements include architecture materials and features on the street facades of the building facing the public

streets as generally depicted on Exhibit B. Landscaping shall include green space, trees and shrubs around the perimeter of the buildings.

F. The Developer's timetable to complete the construction of the building is as follows:

1. Start construction by June 1, 2024
2. Complete construction by December 31, 2025

G. The total construction costs are estimated to be $11,750,000 and the total development cost is estimated to be $15,812,700.

H. The Developer shall generate an annual Guaranteed Tax Increment Revenue of Fifty-Two Thousand and 00/100 Dollars ($52,000.00) (the "Guaranteed Tax Increment Revenue"). The first full Guaranteed Tax Increment Revenue payment shall be made to the City in 2027 and subsequent payments shall be made each year until September 22, 2031 (the "Termination Date"). In the event the actual tax increment revenue is less than Fifty-Two Thousand and 00/100 Dollars ($52,000.00) from 2027 through the Termination Date, the Developer shall pay to the City annually a sum equal to the difference between the Guaranteed Tax Increment Revenue and the actual tax increment revenue payments. Also see Article V, Section B.

I. Prior to issuance of a building permit, the Developer shall submit a site plan, landscaping plan and building plan to the City for review and approval.

J. The Developer shall obtain all necessary permits; comply with all local, state, and federal requirements. The Developer shall be responsible for paying all permit fees and City connection fees.

K. Developer shall not seek a reduction of property tax assessment during the term of the Development Agreement such that the tax increment revenue from the Developer's project is less than the Guaranteed Tax Revenue.

L. The Developer will not be allowed to sell the development to another developer during the term of the Development Agreement unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.

M. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost to the City.

II. CITY'S OBLIGATIONS.

A. Using TID No. 8 funds, the City shall provide a Direct Business Assistance grant in the amount of Seven Hundred Ten Thousand and 00/100 Dollars ($710,000.00) (the "Grant Funds") in conjunction with the Development Project. The Grant Funds shall be used for eligible activities including soft costs, site development and building construction. The Seven Hundred Ten Thousand

and 00/100 Dollars ($710,000.00) shall be paid by the City to the Developer within thirty (30) days after completion of the Development Project and the certificate of occupancy has been issued for all the buildings in the Development Project by the City.

B. Any money expended exclusively by the City for this Development Project will not be reimbursed by the Developer.

III. APPROVALS AND DEVELOPMENT STANDARDS.

A. Approval of Public Bodies. The Developer shall obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Developer Property) all approvals and consents necessary for the City to approve the development of the Developer Property, and any other approvals necessary to utilize the Developer Property for the Development Project.

B. Acceptance of Agreement. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any additional approvals, including, but not limited to, variances, exceptions, or conditional use permits, or approve any building or use the City determines not to be in compliance with the applicable municipal codes and ordinances of the City. The City agrees to work in good faith, promptly, and diligently in connection with the issuance or grant of all such approvals, consents, permits, certificates, and any other documents as may be necessary or desirable in connection with the development, utilization, and operation of the Developer Property and to act reasonably and expeditiously and in cooperation with the Developer in connection therewith; it being understood and agreed that this provision is not intended to limit the rights of the City as more particularly set forth above or in Article VII, below.

C. Development Requirements. The Developer shall use the Development Property for the Development Project in accordance with the provisions of this Agreement, and all other applicable federal, state, county, and City laws and regulations.

D. Tax Exemption Forbearance. Developer acknowledges that the City is relying upon the Developer's real property taxes to generate the Available Tax Increment to fund the City Contribution. As a result, the Developer agrees that until the Termination Date, neither the Developer nor any existing or future Affiliate or related entity of the Developer (collectively, "Developer Affiliates") will pursue, assist, support, or be involved in any federal, state, or local, judicial, legislative, or regulatory action or process that seeks, directly or indirectly, to prohibit, set aside, or limit the taxability of all or any portion of the Development Property on any basis whatsoever to an amount less than the Guaranteed Tax Increment Revenue amount, and the Developer for itself and on behalf of the Developer Affiliates, and each of their respective successors in interest, waives any and all rights thereto (collectively, the "Restrictive Covenant"). This Restrictive Covenant shall permit the City to have enforcement rights. Notwithstanding anything to the contrary contained herein, the Restrictive Covenant shall automatically terminate on the Termination Date.

IV. WARRANTIES AND REPRESENTATIONS.

A. The Developer hereby warrants, represents, and covenants to the City:

1. The Developer is a duly organized and existing limited partnership in the State of Wisconsin and authorized to transact business in the State of Wisconsin. The current partners of the Developer are JNB Reedsburg Family GP, LLC, a Wisconsin limited liability company, and Iceberg Development Group, LLC, an Illinois limited liability company.

2. The execution, delivery, and performance of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized and approved by the Developer, and no other or further acts or proceedings of the Developer or its partners, directors, or officers are necessary to authorize and approve the execution, delivery, and performance of this Agreement, and the matters contemplated hereby. This Agreement, the exhibits, documents, and instruments associated herewith and made a part hereof, have, if applicable, been duly executed and delivered by the Developer and constitute the legal, valid, and binding agreement and obligation of the Developer, enforceable against the Developer in accordance with their respective terms, except as the enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or other similar laws affecting the enforcement of creditors' rights generally, and by general equitable principles.

3. There are no lawsuits filed or, to the knowledge of the Developer, pending or threatened against the Developer or the Development Property that may in any material way jeopardize the ability of the Developer to perform its obligations hereunder.

4. The Developer has commitments for sufficient funds through equity and debt financing sources to continuously operate, maintain, and fulfill the Development Project.

B. The City hereby warrants and represents to the Developer that:

1. Subject to the approval of City Common Council, the execution, delivery, and performance of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized and approved by the City, and no other or further acts or proceedings of the City or its officials are necessary to authorize and approve the execution, delivery, and, subject to annual appropriation by the City Common Council, performance of this Agreement, and the matters contemplated hereby. This Agreement, the exhibits, documents, and instruments associated herewith and made a part hereof, have, if applicable, been duly executed and delivered by the City and constitute the legal, valid, and binding agreement and obligation of the City, enforceable against the City in accordance with their respective terms, except as the enforceability thereof may be limited by applicable law and as is otherwise subject to annual appropriation by the City Common Council.

2. No special assessments or other charges of any kind shall be assessed or levied against or accrue or come due from the Developer or the Development Property with respect to the Grant Funds.

3. City has, or will have, sufficient funds available from all necessary sources in which to pay the Grant Funds when such amounts shall be due and payable pursuant to this Agreement.

V. SECURITY.

A. Insurance. The Developer shall maintain insurance on the Development Property, in an amount not less than the replacement value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of the Development Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Development Property or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Development Property. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Development Property are damaged or destroyed after the City has paid the Grant Funds to the Developer but before the City has totally recovered its Net City Upfront Development Cost (as such term is hereafter defined), the proceeds from the insurance shall be payable to the Developer, and subject to any Lender's requirements, shall be applied toward either (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then unrecovered repayment of the City's Net City Upfront Development Cost. The parties agree that solely for purposes of this MOU, the amount of the City's Development Cost is Seven Hundred Fifteen Thousand and 00/100 Dollars ($715,000.00) in conjunction with the Development Project ("Net City Upfront Development Cost"). The Net City Upfront Development Costs for purposes of the Section includes the $710,000 TID No. 8 Direct Business Assistance Grant and $5,000 for soft costs.

B. Guaranteed Tax Increment Revenue. During the term of this Agreement, the Developer shall generate an annual Guaranteed Tax Increment Revenue of Fifty-Two Thousand and 00/100 Dollars ($52,000.00). The first full Guaranteed Tax Increment Revenue payment shall be made to the City in 2027 and subsequent payments shall be made each year until the Termination Date.

If the actual annual payments to the City are less than Fifty-Two Thousand and 00/100 Dollars ($52,000.00), Developer shall pay to City annually a sum equal to the difference between the actual payments and Fifty-Two Thousand and 00/100 Dollars ($52,000.00). If the Developer fails to make the payment upon the written demand of the City, the City shall add the amount owed by the Developer to the real estate tax bill for the Development Property. In no event shall this paragraph be interpreted to allow the Developer to pay less than the legally established annual property tax levied against the Development Property which may be in excess of the Guaranteed Tax Increment Revenue; nor shall the Developer be relieved of its responsibility to pay such taxes levied after termination of the Development Agreement.

VI. DEVELOPER DEFAULT.

An "Event of Default" is (i) any failure by the Developer to perform or observe any and all covenants, conditions, obligations, or agreements on its part to be observed or performed when and as required

under this Agreement, within 30 days after written notice to Developer of such failure; provided however that if the Developer commences to cure such matter within the 30 day period and thereafter reasonable and continuously takes action to complete such cure and such cure is completed within 90 days of the date of written notice to Developer, then the event will not be an Event of Default; or (ii) any failure by the City to perform or observe any and all covenants, conditions, obligations, or agreements on its part to be observed or performed when and as required under this Agreement, within 30 days after written notice to the City of such failure. In the event that any dispute arises with respect to the enforcement, interpretation, or application of this Agreement and court proceedings are instituted to resolve such dispute, the prevailing party in such court proceedings shall be entitled to recover from the non-prevailing party all costs and expenses, including, but not limited to, reasonable attorney's fees, incurred by the prevailing party in such court proceedings.

VII. MISCELLANEOUS PROVISIONS.

A. Maintenance and Repair. Developer shall maintain the Project, and all additions, improvements, and fixtures on the Development Property, in good condition, in compliance with all applicable statutes, building codes, and the Reedsburg code.

B. Incorporation of Attachments. All exhibits and other documents attached hereto or referred to herein are hereby incorporated in and shall become a part of this Agreement.

C. Term. The term of this Agreement shall continue until September 22, 2031, which is the final year of revenue for TID No. 8.

D. Responsibility. Each party to this Agreement shall be responsible for the consequences of its own acts, errors, and omissions, and those if its employees, boards, commissions, agencies, officers and representatives, and shall be responsible for any claims attributable to such acts including providing its own defense. It is not the intent of the parties to impose liability beyond that imposed by state statutes.

E. Contractual Liability. Each party shall be responsible for satisfying any and all contracts and/or subcontracts entered into by that part with third parties for purposes of completing its respective portion of the project, and shall, indemnify and hold the other party harmless for any such contractual liability.

F. Relationship of Parties. City is not a partner or joint venture with Developer in the Development Project or otherwise. Under no circumstances shall City be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third-party beneficiaries of this Agreement.

G. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder in the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose

performance was interfered with, and which exercise of reasonable diligence, such party is able to prevent.

H. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association, or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the Termination Date.

I. Time of the Essence. Time is deemed to be of the essence regarding all dates and time periods set forth herein and incorporated herein.

J. Headings. The heading inserted in this Agreement are for convenience only and in no way define, limit, or otherwise describe the scope or intent of this Agreement or any provision of this Agreement.

K. Delivery of Notices. Any notice required hereunder shall be given in writing, signed by the party giving notice, personally delivered, mailed by certified or registered mail, return receipt requested, sent by overnight delivery service, or faxed or emailed to the parties respective addresses (or at such other address for a party as shall be specified in a notice given in accordance with this Section) as follows, provided any notice given by facsimile or email is also given by one of the other methods:

To the City:	City of Reedsburg Administrator 134 South Locust Street P.O. Box 490 Reedsburg, WI 53959-0490 Attn: Timothy M. Becker Email: tbecker@ci.reedsburg.wi.us
With a copy to:	Boardman & Clark LLP 141 3rd Avenue Suite 1 P.O. Box 443 Baraboo, WI 53913 Attn: Maximilian Buckner Email: mbuckner@boardmanclark.com
To Developer:	JNB Reedsburg Family, LP 1621 Progressive Parkway, P.O. Box 703 Platteville, WI 53818 Attn: Brian J. Fritz Email: brian@ppmirentals.com
With a copy to:	Ward, Murray, Pace & Johnson, P.C. Attn. Mathew M. Keegan

226 W. River Street, P.O. Box 404
Dixon, IL 61021
Email: keegan@wmpj.com

and shall be deemed given upon personal delivery, the first business day after certification or registration, the first business day after deposit with the overnight delivery service, and upon acknowledgement of receipt by facsimile or email (provided notice is promptly sent by one of the other methods).

L. Entire Agreement. This Agreement and the documents to be delivered hereunder constitute the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersede all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. In the event of any inconsistency between this Agreement and the documents to be delivered hereunder, or the Exhibits, this Agreement will control. This Agreement may be modified only in writing signed by all parties.

M. Law Applicable. This Agreement shall be construed in accordance with the internal laws of the State of Wisconsin. The venue for any disputes shall be the Sauk County Circuit Court.

N. Run With the Land. This Agreement shall run with the land and shall be binding upon and inure to the benefits of the parties and their heirs, successors, and assigns. As such, the current and all future owners of the Development Property shall be subject to all the obligations stated herein. This Agreement shall be subject and subordinate to any mortgage, lien or other encumbrance that may be recorded against the Development Site (or any portion thereof) after the recording of this Agreement (or Memorandum thereof) which is entered into in connection with the construction or permanent financing for the Development Project and Development Property.

O. Originals and Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original.

P. Amendments to Agreement. This Agreement shall not be amended orally but only by the written agreement of the Parties signed by the appropriate representatives of each party.

Q. Recording of Agreement. The parties agree that this Agreement shall be recorded on the record title to the Development Property upon Developer acquiring the Development Property.

R. Developer's Obligations to Run with the Land. The Developer's obligations under this Agreement and all consents, obligations, waivers, restrictions, and other requirements of the Developer as set forth in this Agreement, shall be deemed as covenants running with the land and shall be binding upon the Development Property and the successors, assigns, and other transferees of the Developer. The rights and benefits conferred upon the Developer shall not be covenants running with the land and shall not inure to the successors, assigns, or other transferees of the Developer, provided, however, Developer shall be entitled to assign its rights under this Agreement to any lender as collateral for any construction or permanent financing for the Development Project and the City

hereby consents to such assignment. The City shall acknowledge any collateral assignment in such form as may be reasonably requested by the Developer from time to time.

S. Severance. If any portion of this Agreement is deemed invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall remain in full force and effect and enforceable to the fullest extent permitted by law.

T. Entire Agreement. This Agreement and the documents to be delivered hereunder constitute the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersede all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. In the event of any inconsistency between this Agreement and the documents to be delivered hereunder, or the Exhibits, this Agreement will control. This Agreement may be modified only in writing by all signed parties.

[Signatures Begin on Next Page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date stated in the first paragraph of this Agreement.

JNB REEDSBURG FAMILY, LP, a Wisconsin limited partnership

By JNB Reedsburg Family GP, LLC, a Wisconsin limited liability company, its general partner

By Iceberg Development Group, LLC, an Illinois limited liability company, its managing member

BY:_____
James N. Bergman, Sole Member

STATE OF Wisconsin }
} SS
COUNTY OF Grant }

Personally came before me this 28th day of December, 2023, the above-named James N. Bergman, the sole member of Iceberg Development Group, LLC, the managing member of JNB Reedsburg Family GP, LLC, the general partner of JNB Reedsburg Family, LP, to me known to be the person who executed the foregoing instrument.

COREY MORAN
Notary Public
State of Wisconsin

Corey Moran
*_____
Notary Public, State of Wisconsin
My Commission: Expires May 19, 2024

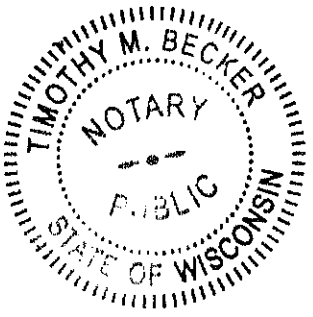
CITY OF REEDSBURG, WISCONSIN

By: _____
David G. Estes, Mayor

By: _____
Jacob Crosetto, Clerk-Treasurer

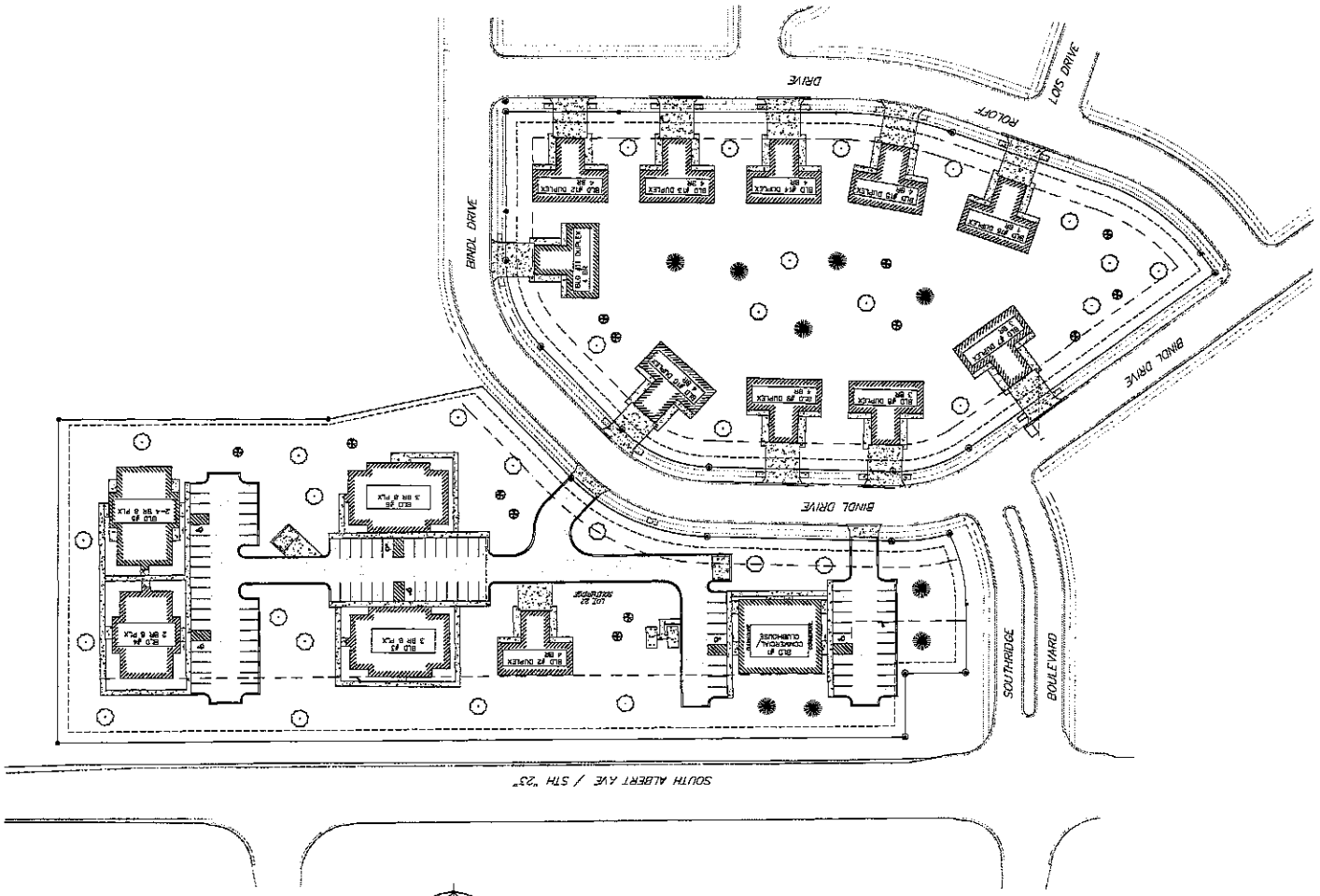
STATE OF WISCONSIN }
} SS
COUNTY OF SAUK }

Personally came before me this 2ND day of January, 2024, the above named David G. Estes and Jacob Crosetto, to me known to be the persons who executed the foregoing instrument.



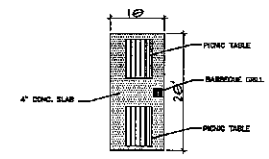
* _____
Notary Public, State of Wisconsin
My Commission: 05/31/2027

Exhibit A
Development Project Site Plan



DEVELOPMENT NOTES:

BUILDINGS:
(1) 1 BEDROOM TOWNHOUSE DUPLEX BUILDING
(2) 3 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
(8) 4 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
(1) 2 BEDROOM TWO STORY 8 PLEX BUILDING
(2) 3 BEDROOM TWO STORY 8 PLEX BUILDINGS
(1) 2/4 BEDROOM TWO STORY 8 PLEX BUILDING
(2) CLUBHOUSE / COMMERCIAL BUILDING.



PICNIC AREA DETAIL
(2 TABLES & 1 GRILL
AT EACH AREA)

LANDSCAPE SCHEDULE			
KEY	NAME	SIZE (AT TIME OF PLANTING)	COMMENT
	HARD MAPLE	2 1/2" DIA - 5' TALL +/-	B & B
	AUSTRIAN PINE	2 1/2" DIA - 5' TALL +/-	B & B
	PURPLE LEAF PLUM	2 1/2" DIA - 5' TALL +/-	B & B
	MUGO PINE	24"	POTTED

north

ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'----0"

REV 06SEP23

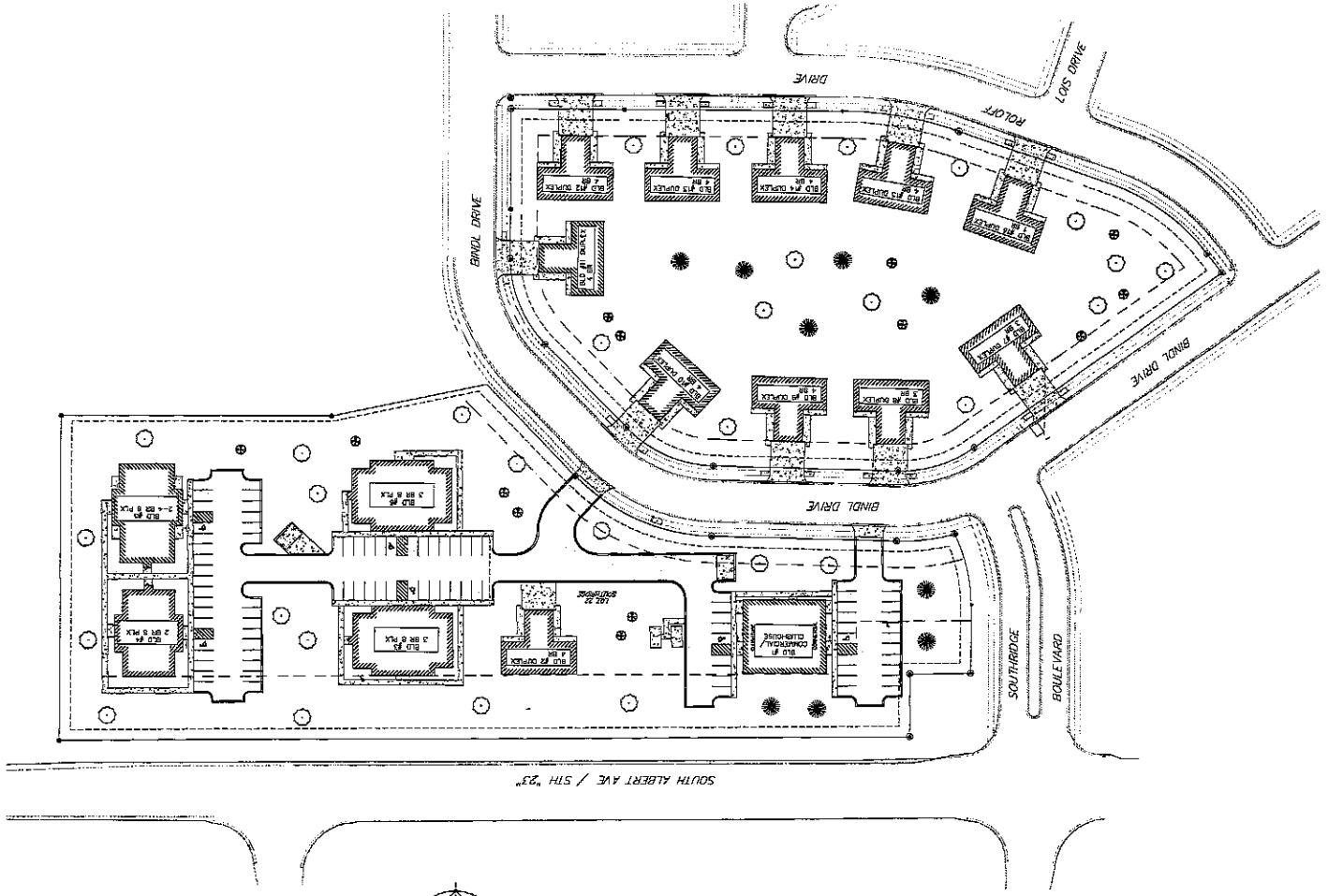
AS 1

REEDSBURG
APARTMENTS

REEDSBURG, WI

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST ASHLEY ROAD
SOONVILLE, MO 65233
660-265-6326

Exhibit B
Preliminary Plans



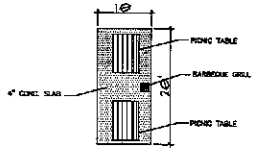
north

ARCHITECTURAL SITE PLAN

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

DEVELOPMENT NOTES:

BUILDINGS:
(1) 1 BEDROOM TOWNHOUSE DUPLEX BUILDING
(2) 3 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
(8) 4 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
(1) 2 BEDROOM TWO STORY 8 PLEX BUILDING
(2) 3 BEDROOM TWO STORY 8 PLEX BUILDINGS
(1) 2/4 BEDROOM TWO STORY 8 PLEX BUILDING
(2) CLUBHOUSE / COMMERCIAL BUILDING.



PICNIC AREA DETAIL
(2 TABLES & 1 GRILL AT EACH AREA)

LANDSCAPE SCHEDULE			
KEY	NAME	SIZE (AT TIME OF PLANTING)	CONTENT
	HARD MAPLE	2 1/2" DIA - 5' TALL +/-	B & B
	AUSTRIAN PINE	2 1/2" DIA - 5' TALL +/-	B & B
	PURPLE LEAF PLUM	2 1/2" DIA - 5' TALL +/-	B & B
	MUGO PINE	24"	POTTED

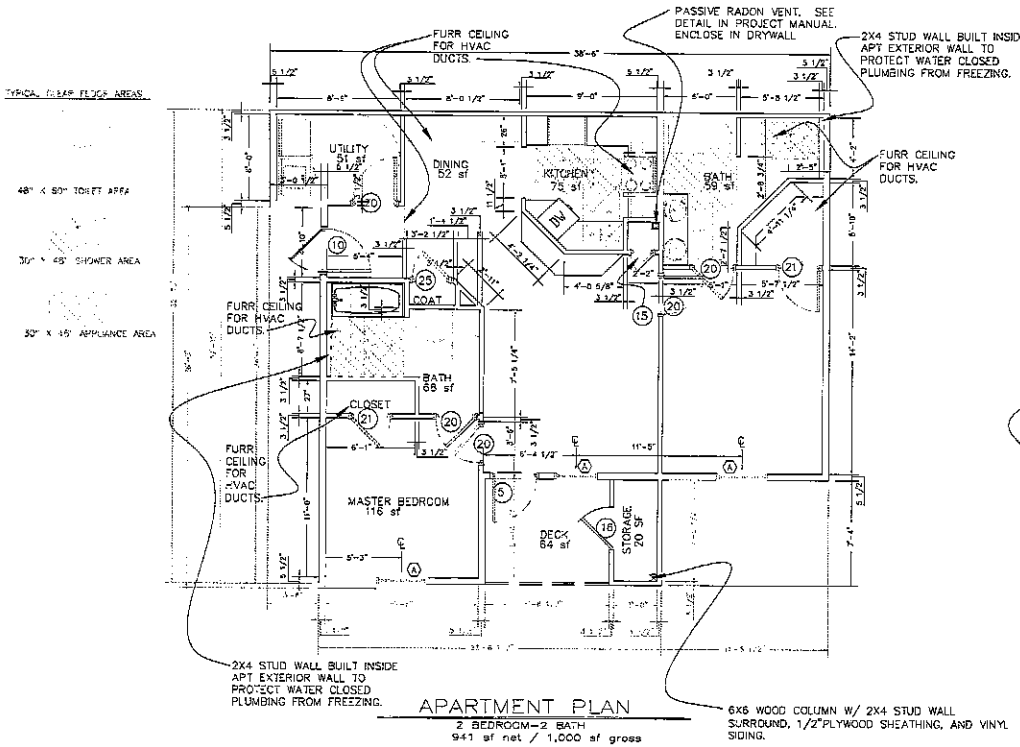
REV 06SEP23

AS 1

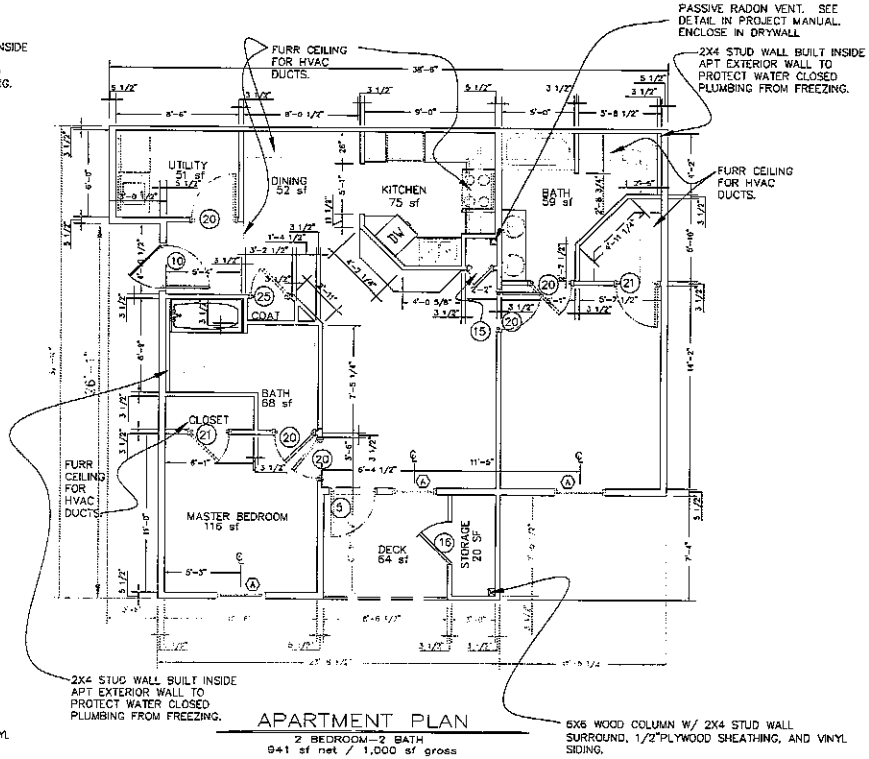
REEDSBURG APARTMENTS

REEDSBURG, WI

MECCO A/E, LLC
ARCHITECTURE & ENGINEERING
1420 WEST ASHLEY ROAD
SPOONVILLE, MO 65232
660-883-6326



APARTMENT PLAN
2 BEDROOM–2 BATH
941 sf net / 1,000 sf gross



APARTMENT PLAN
2 BEDROOM–2 BATH
941 sf net / 1,000 sf gross

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

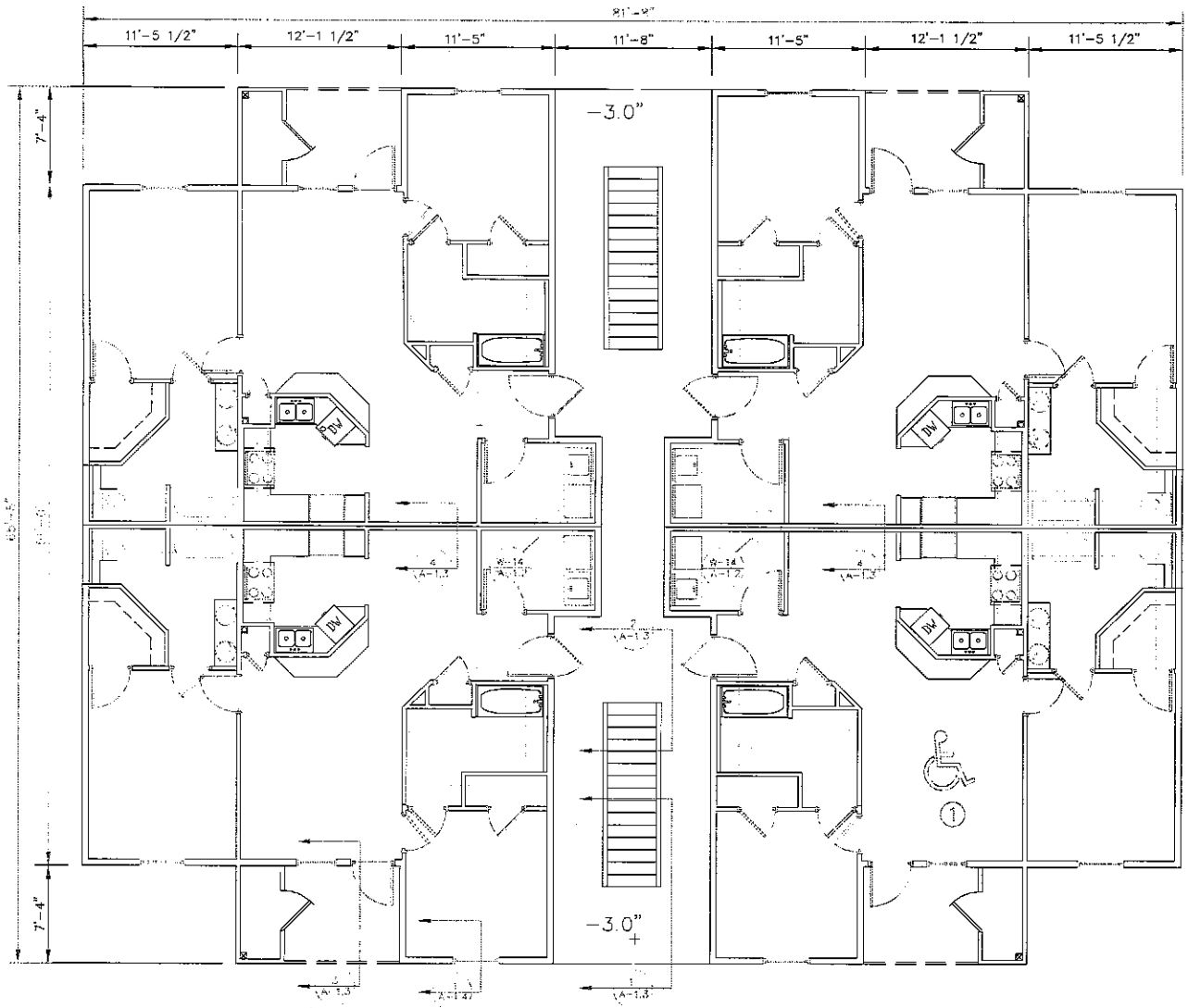
SHEET DESCRIPTION
TWO BEDROOM APARTMENT PLANS

JOB NO. 1039.001
DATE 10JAN03
DRAWN BY MS

A–2.1.1

SHEET No.

© 2022 meco a/e, llc



2 BR 8 PLEX

SCALE: 1/4" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

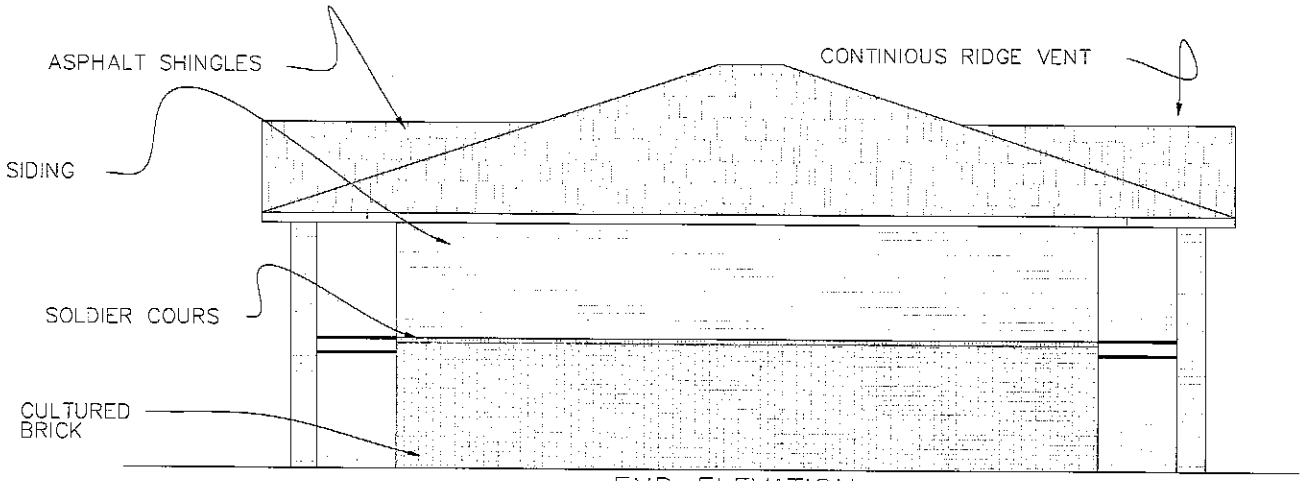
SHEET DESCRIPTION
OVERALL BUILDING PLAN, 2 BD RM 8 PLEX

JOB NO. 1028.001
DATE 11/4/23
DRAWN BY: MS

A-2.1.2

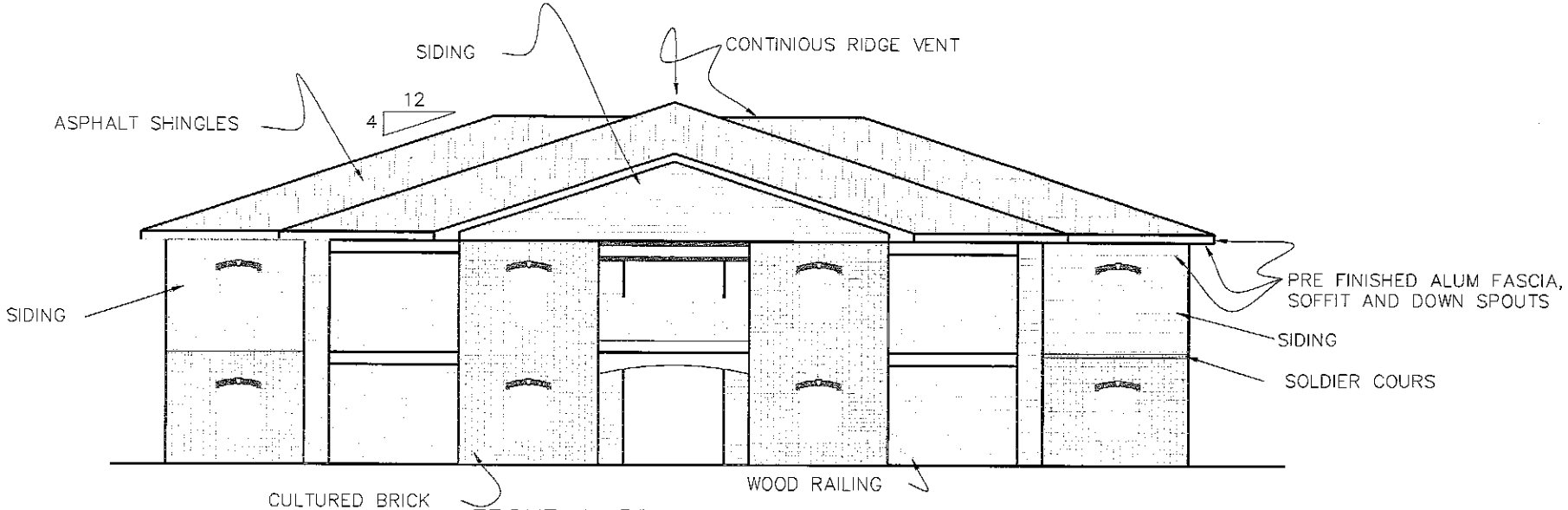
SHEET No.

© 2022 Meco A/E, LLC



END ELEVATION
2 BED ROOM 8 PLEX

SCALE: 1/4" = 1'----0"



FRONT & REAR ELEVATION
2 BED ROOM 8 PLEX

SCALE: 1/4" = 1'----0"

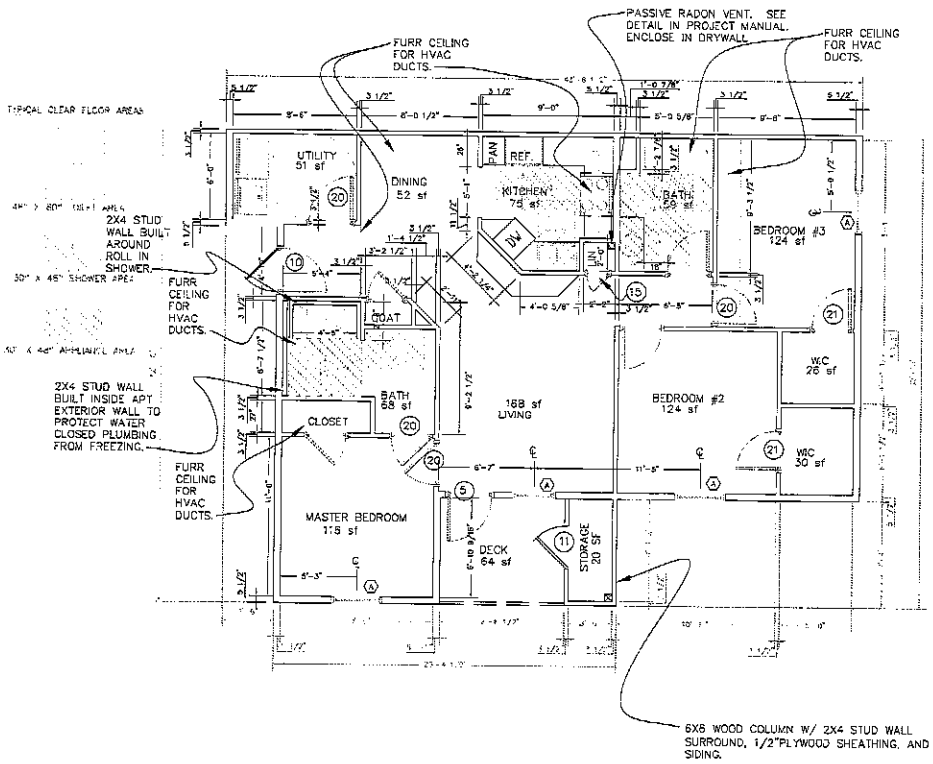
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

REVISIONS

REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

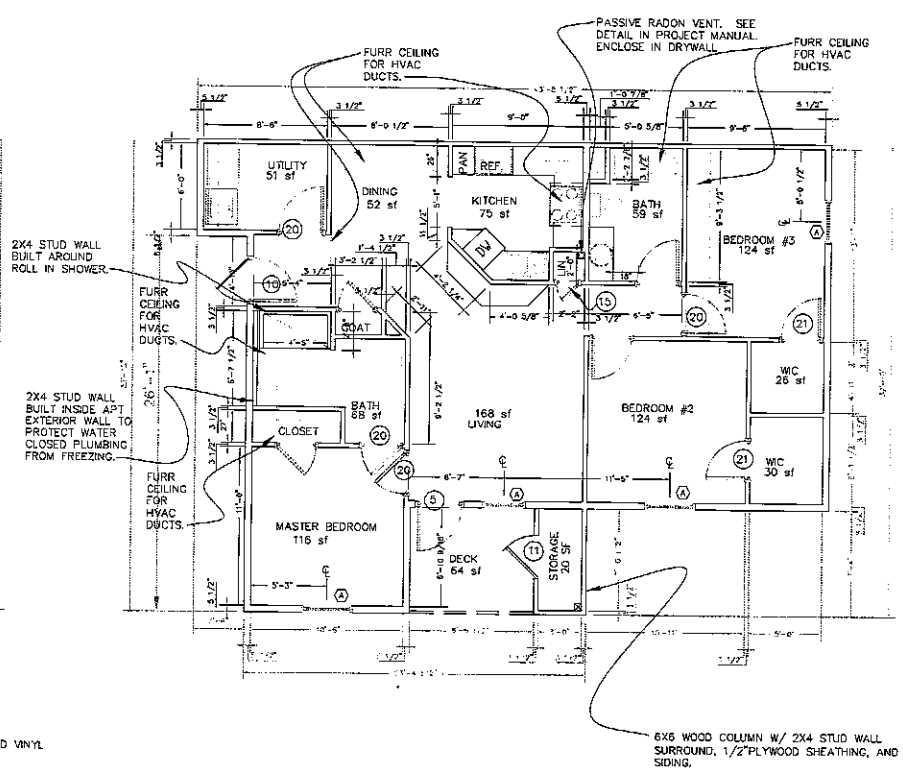
SHEET DESCRIPTION
BUILDING
EXTERIOR
ELEVATIONS.
2 BD RM
8 PLEX

A-2.1.3



APARTMENT PLAN

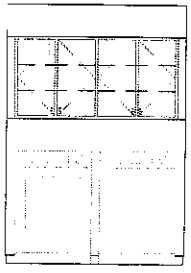
3 BEDROOM 2 BATH ACCESSIBLE
1,070 sf net / 1,133 sf gross



APARTMENT PLAN

3 BEDROOM 2 BATH
1,070 sf net / 1,133 sf gross

3
A-2.2



INTERIOR ELEVATIONS
UTILITY ROOM
SCALE: 3/8" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

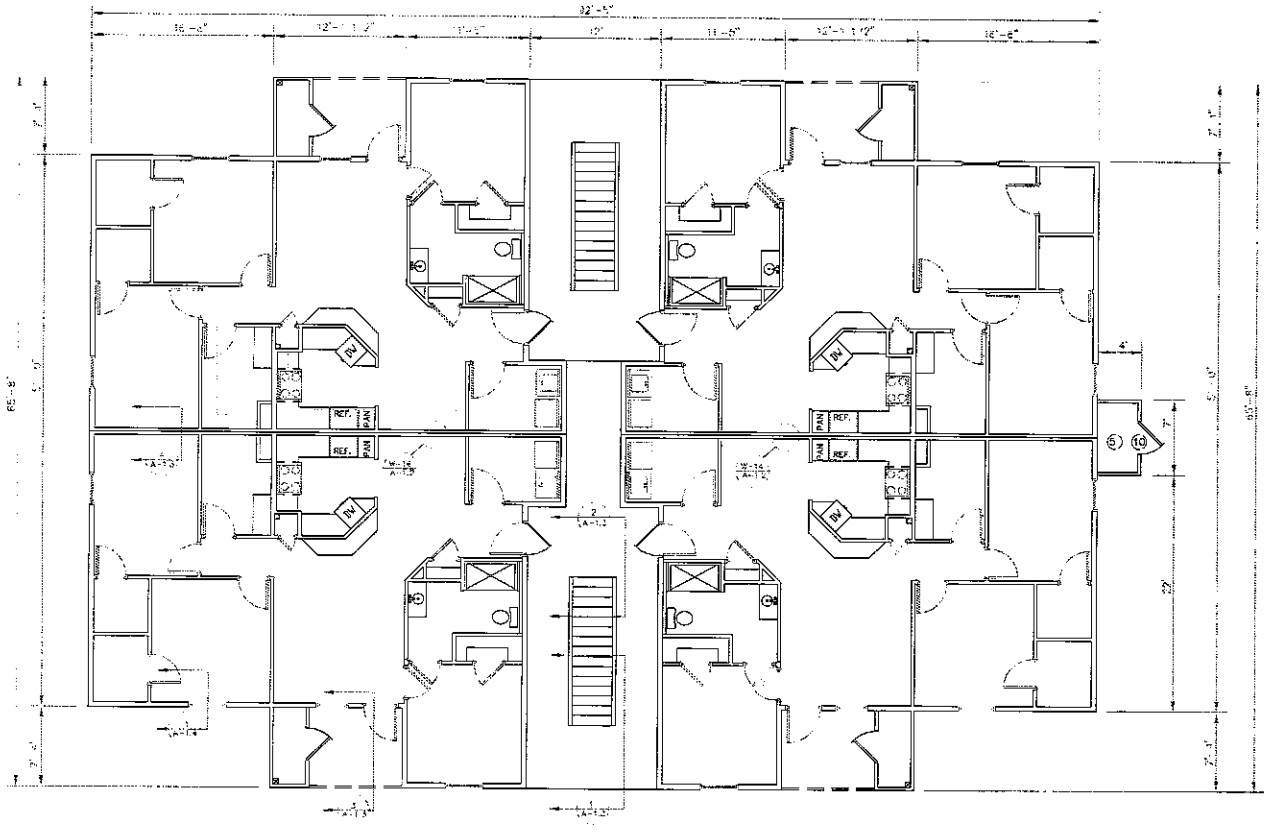
REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
THREE BEDROOM APARTMENT PLANS

A-2.2.1

SHEET No.

1) ACCESSIBLE APARTMENT (FIRST FLOOR)
2) TYPE "A" APARTMENT (FIRST FLOOR)
3) VISITABLE APARTMENT (FIRST FLOOR)
4) ROLL IN SHOWER (NON ADA UNIT)
5) SPRINKLER ROOM
6) SPRINKLER ROOM DOOR – DOOR NO. 10
7)



3 BD RM 8 PLEX BUILDING PLAN

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

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MECD A/E, LLC
ARCHITECTURE
&
ENGINEERING

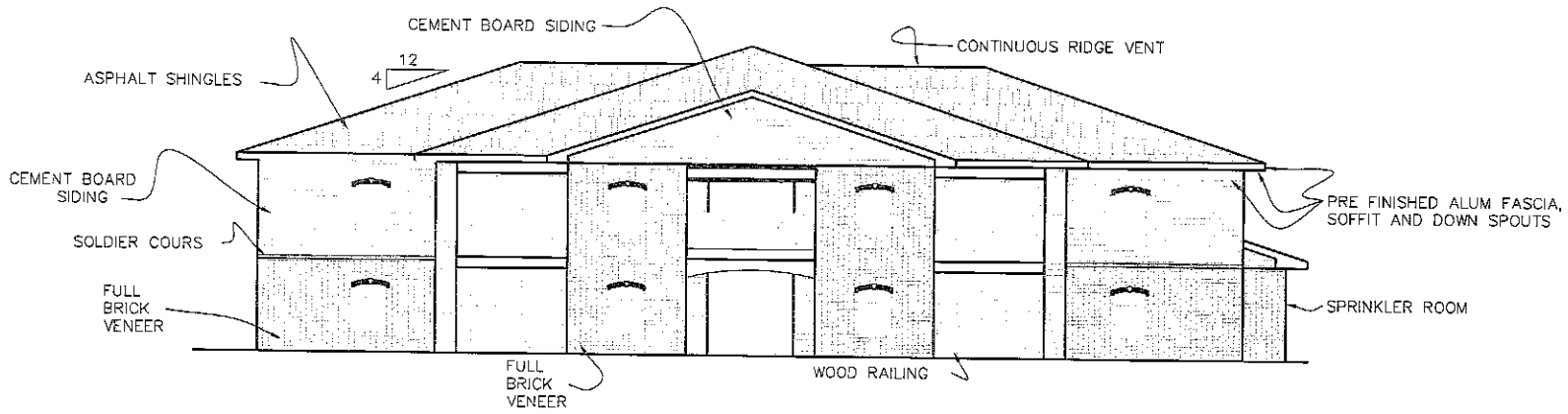
REVISIONS

RIFFSBURG FAMILY APARTMENTS
RIFFSBURG, VA

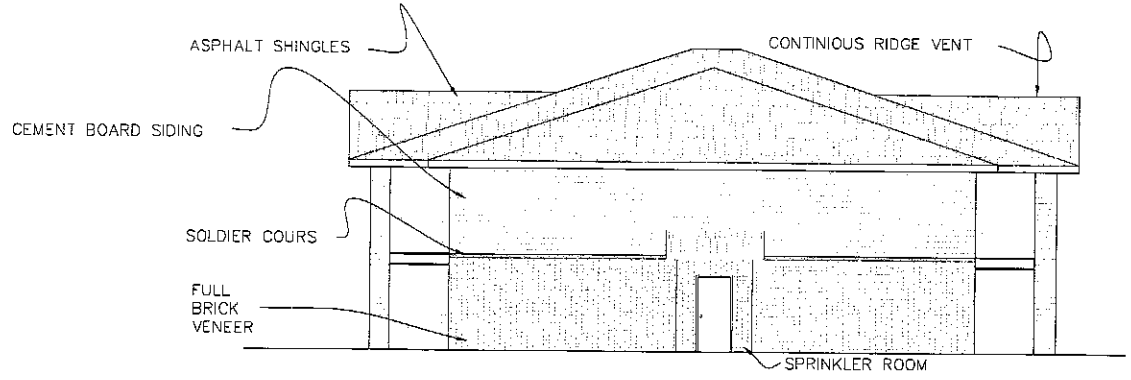
SHEET DESCRIPTION
OVERALL BUILDING PLAN. 3 BD RM 8 PLEX

A-2.2.2

SHEET No.



FRONT & REAR ELEVATION
3 BD RM 8PLEX
SCALE: 3/16" = 1'----0"



END ELEVATION
3 BD RM 8PLEX
SCALE: 3/16" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

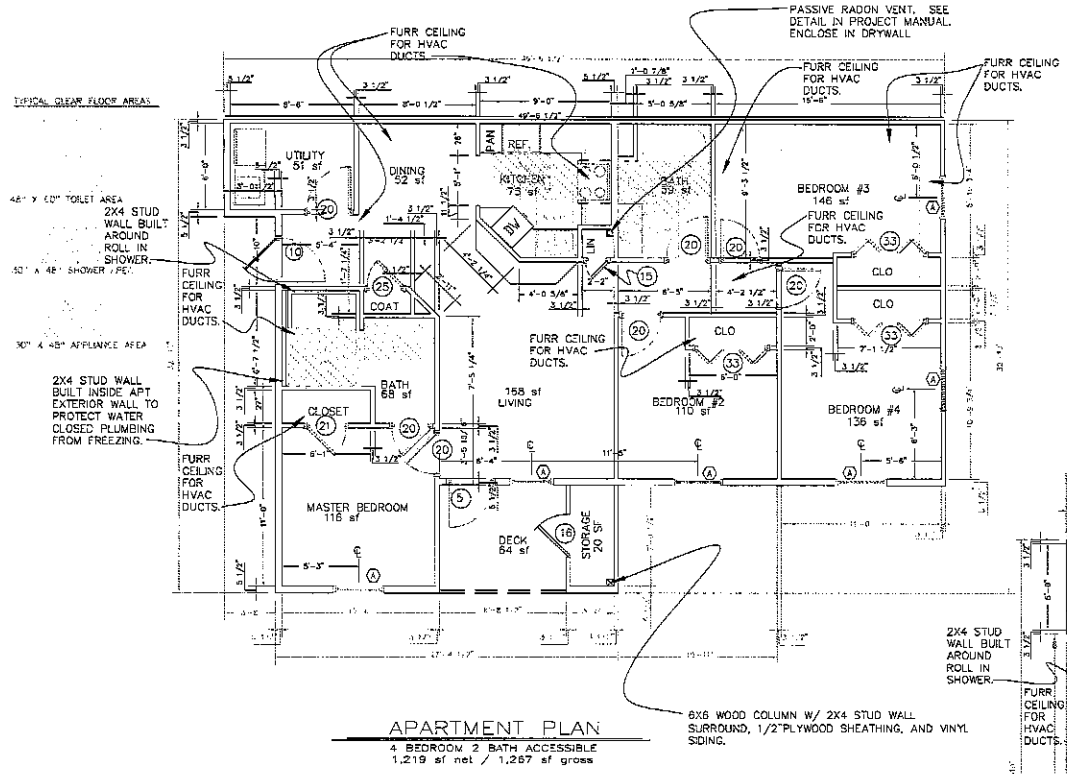
REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
BUILDING EXTERIOR ELEVATIONS. 3 BD RM 8 PLEX

A-2.2.3

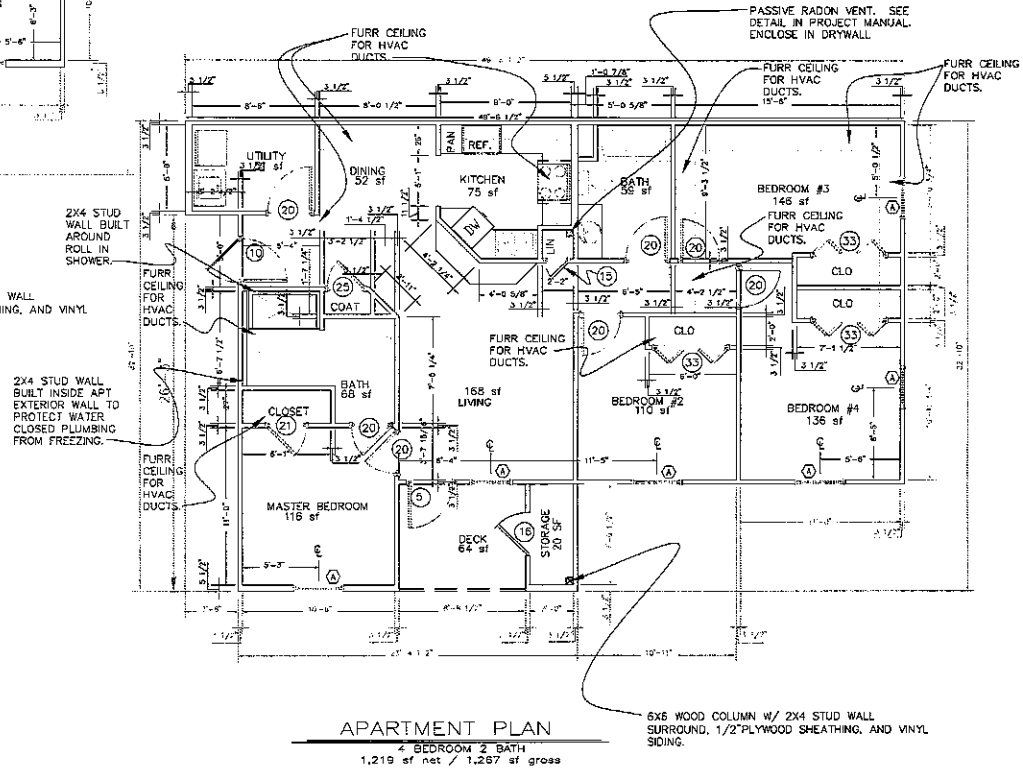
SHEET NO.



APARTMENT PLAN

4 BEDROOM 2 BATH ACCESSIBLE

1,219 sf net / 1,267 sf gross



APARTMENT PLAN

4 BEDROOM 2 BATH

1,219 sf net / 1,267 sf gross

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PRINT AND SCALES SHOWN MAY NOT BE ACCURATE.
THE PROFESSIONAL WHOSE SEAL APPEARS HEREON SERVED AS THE ARCHITECT OF RECORD FOR THE PREPARATION OF THESE PLANS AND SPECIFICATIONS. HE/SHE HAS NOT SUPERVISED THE CONSTRUCTION OF THE PROJECT AND ASSUMES NO RESPONSIBILITY FOR BUILDING CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION. HE/SHE ASSUMES NO RESPONSIBILITY FOR CONTRACTORS OR SUBCONTRACTORS PERFORMING OR FURNISHING WORK, AND DOES NOT HAVE CONTROL OVER THEIR WORK.

REDESIGNED FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
FOUR BEDROOM APARTMENT PLANS

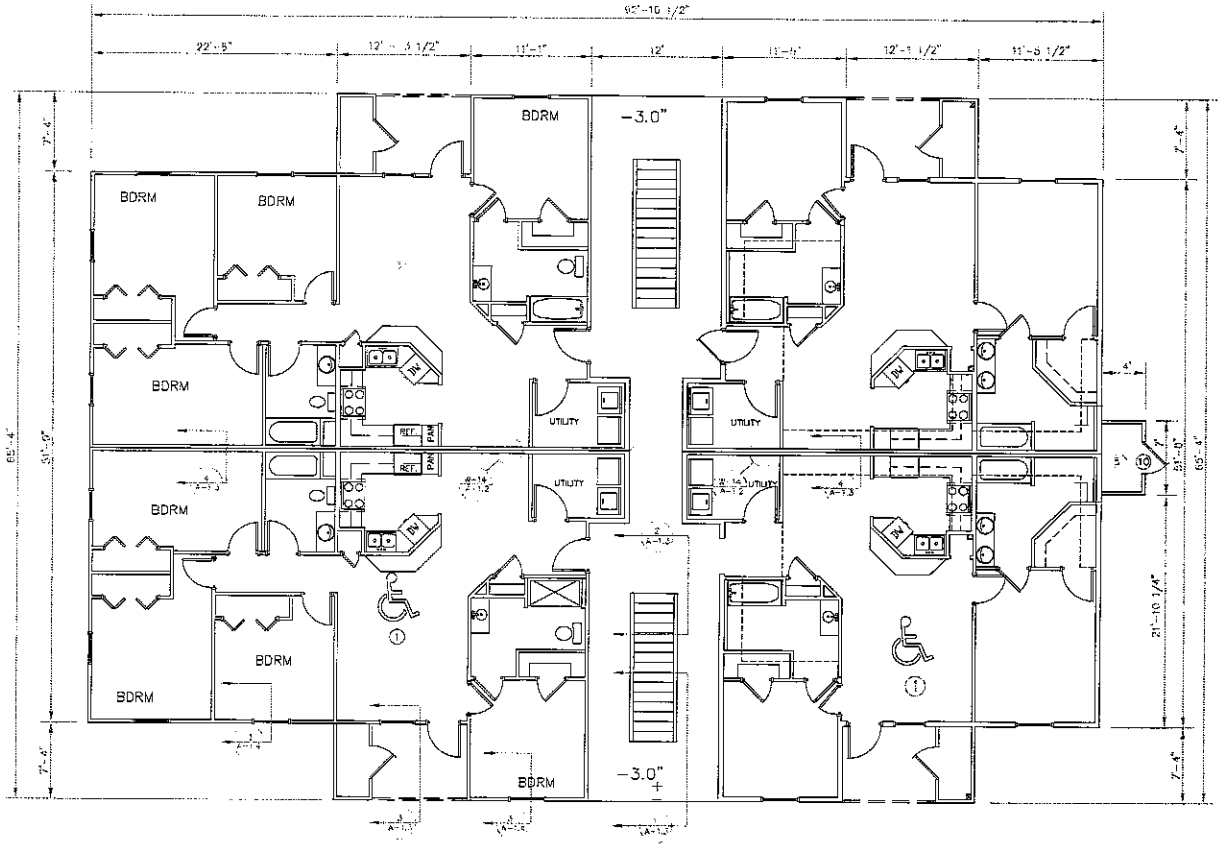
JOB NO 1026.021
DATE 4.4.23
DRAWN BY MS

A-2.3.1

SHEET NO

© 2022 meco a/e, llc

1) ACCESSIBLE APARTMENT (FIRST FLOOR)
2) TYPE "A" APARTMENT (FIRST FLOOR)
3) VISITABLE APARTMENT (FIRST FLOOR)
4) ROLL IN SHOWER (NON ADA UNIT)
5) SPRINKLER ROOM
6) SPRINKLER ROOM DOOR – DOOR NO. 10
7)



BUILDING #2
2/4 BD RM 8 PLEX BUILDING PLAN

SCALE: 1/8" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

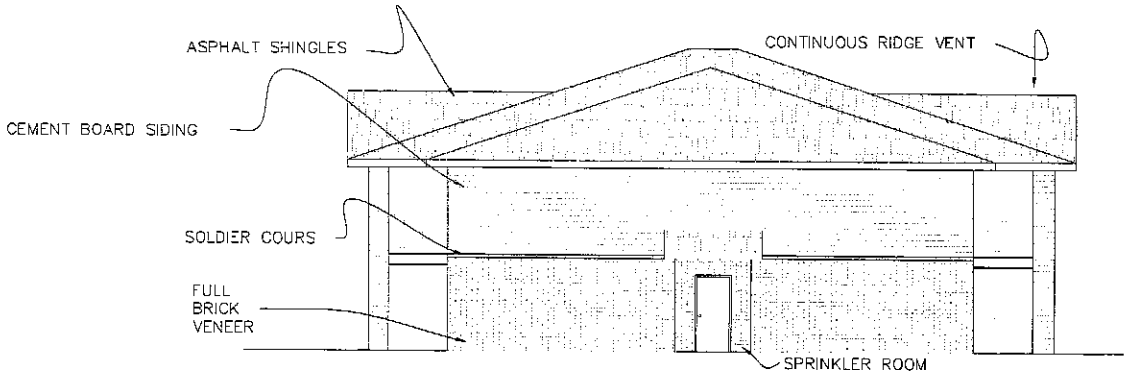
REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
OVERALL BUILDING PLAN.
2/4 BD RM 8 PLEX

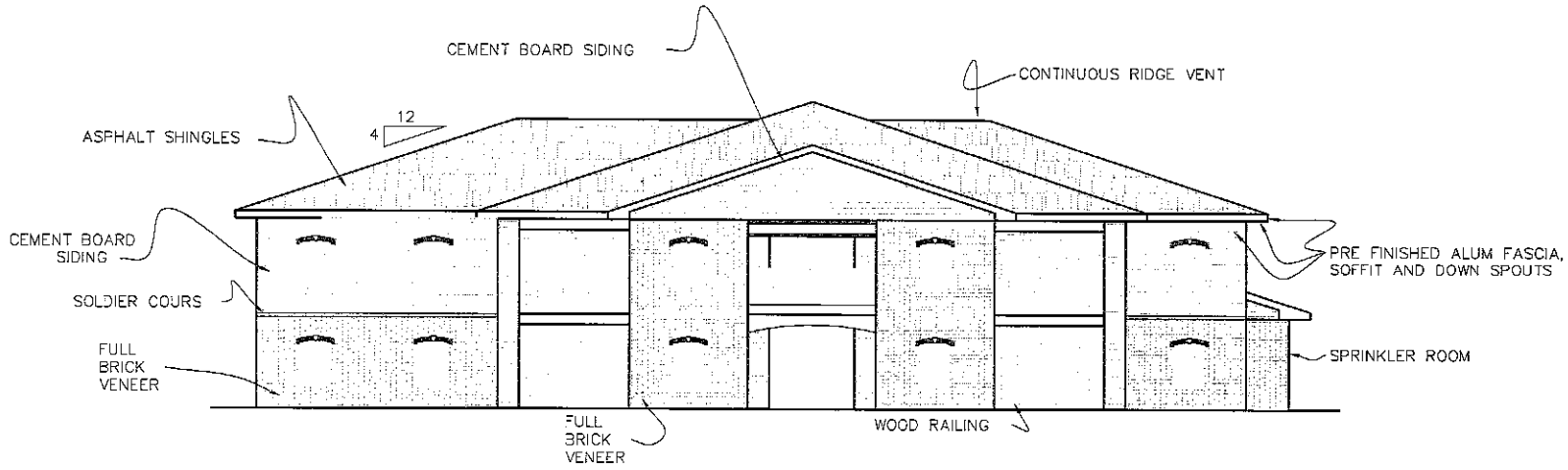
A-2.3.2

SHEET No



END ELEVATION
2/4 BD RM 8PLEX

SCALE: 1/8" = 1'----0"



FRONT & REAR ELEVATION
2/4 BD RM 8PLEX

SCALE: 1/8" = 1'----0"

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

REVISIONS

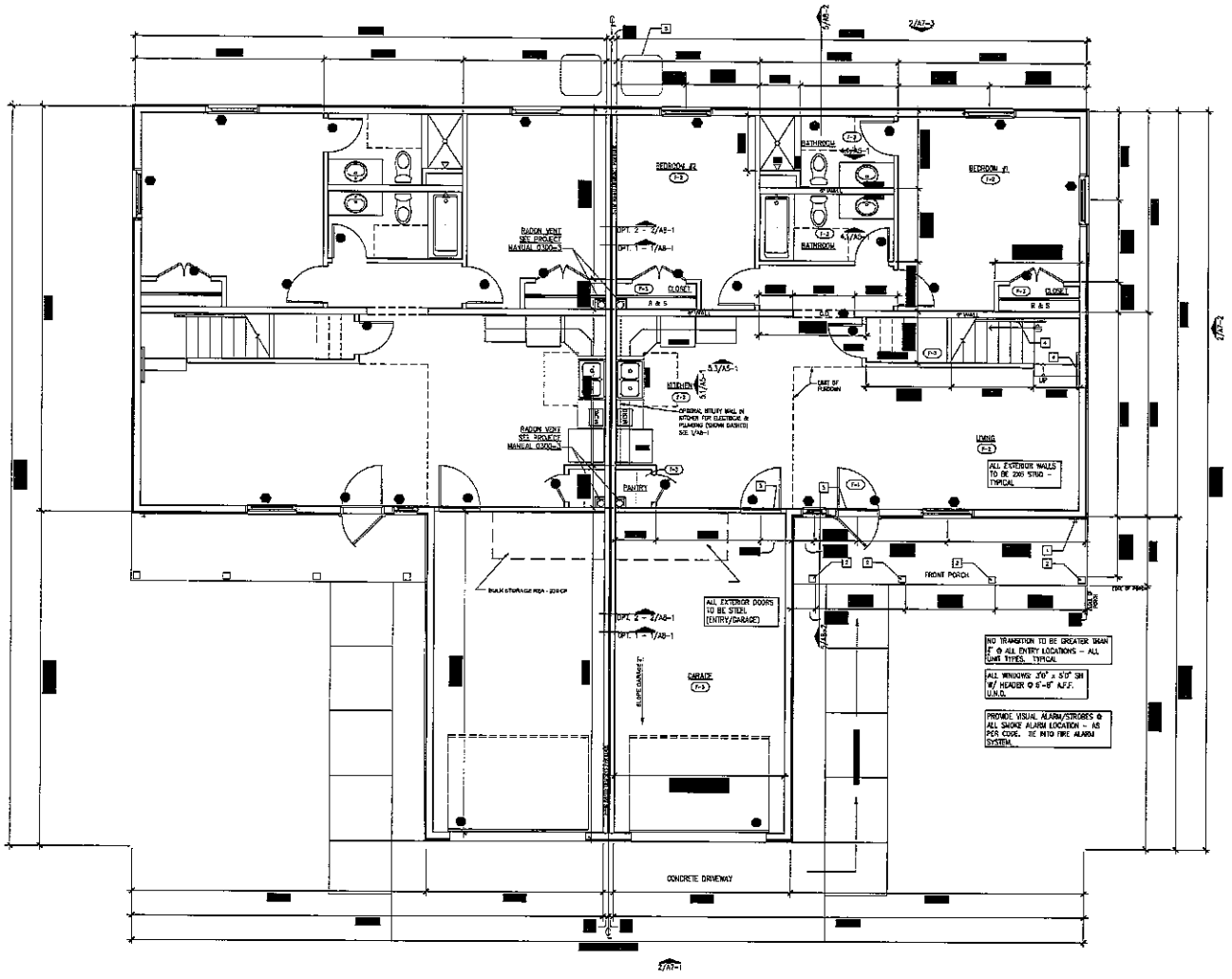
FREEDSBURG FAMILY
APARTMENTS
FREEDSBURG WI

SHEET DESCRIPTION
BUILDING
EXTERIOR
ELEVATIONS.
4/2 BD RM
8 PLEX

A-2.3.3

SHEET No.

© 2022 meco a/e, LLC



WINDOW TYPE CALLOUT – SEE A6-1

DOOR TYPE CALLOUT – SEE A6-1

KEYED NOTE

FINISH TYPE CALLOUT – SEE A6-1

SHEET LEGEND E

1. HOSE BIBB (FREEZE RESISTANT) – SEE PLUMBING
2. TRTD. WOOD COLUMN – 6X6
3. THRESHOLD, MAX. ALLOWED TRANSITION ½" (TYPICAL ALL UNITS).
4. 1½" ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
5. AIR CONDITIONER COMPRESSOR – SEE MECHANICAL

KEYED NOTES (THIS SHEET) D

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE ½" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

1. NO TRANSITION TO BE GREATER THAN ¼" @ ALL ENTRY DOORS – TYPICAL ALL UNITS.
2. ALL EXTERIOR DOORS TO BE STEEL.
3. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
4. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
5. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPIABLE ROOMS IN ALL OCCUPIABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL PER ASHRAE 62.1 – LATEST ED.

GENERAL NOTES C

1ST FLOOR SQUARE FOOTAGE =	997 SF
2ND FLOOR SQ FT =	680
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,012 SF
UNIT TOTAL GROSS SQ FT =	2,096 SF

UNIT SQUARE FOOTAGE B

SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN: 4 BEDROOM 1

1/4" = 1'-0"

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MECO A/E, LLC
ARCHITECTURE & ENGINEERING
1 ROAD WEST ARLINGTON, MA 02476
2 WILLIAMS WAY BEDFORD, MA 01730

REVISIONS
29JUL22
13SEP22

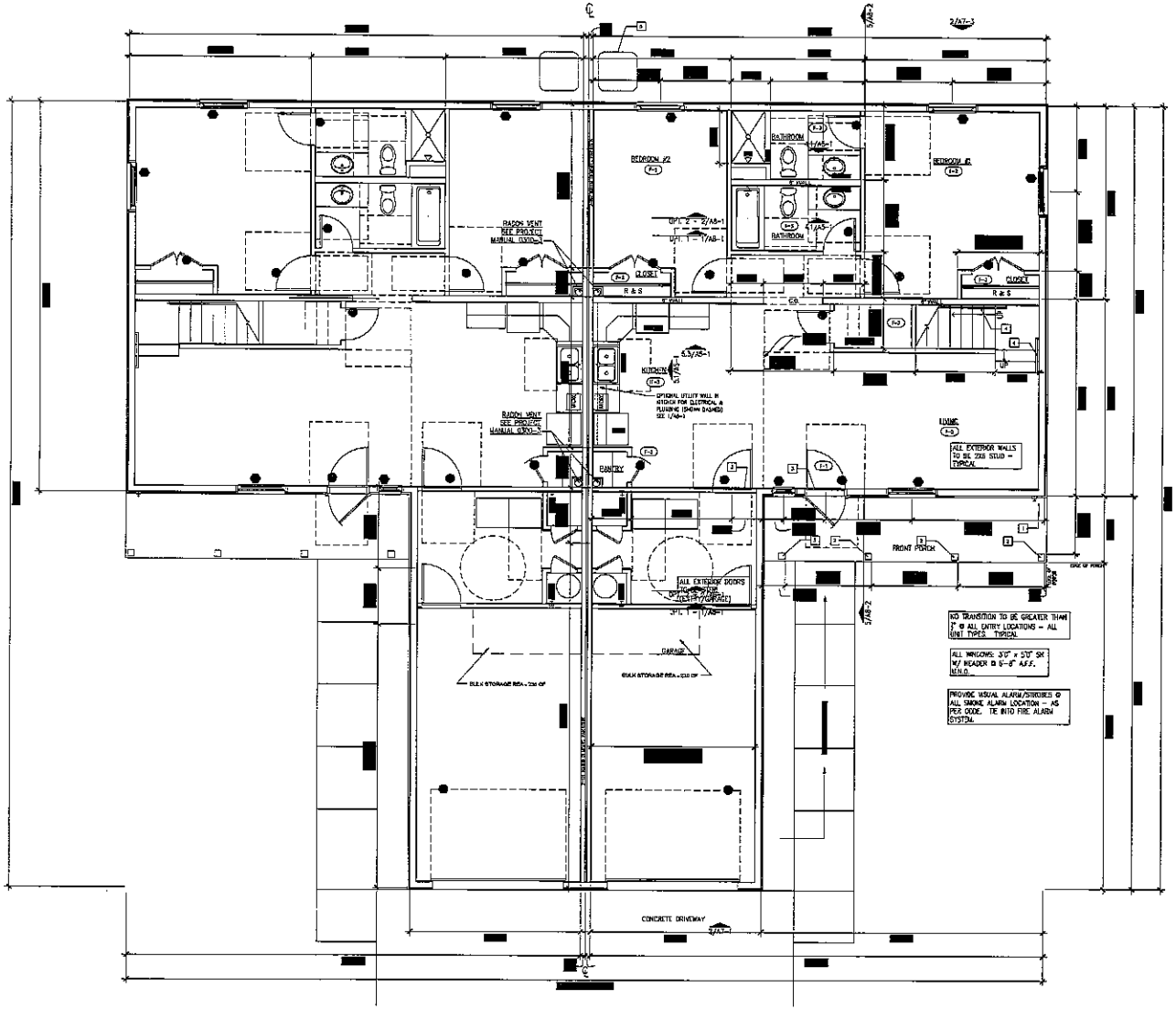
RECOMMENDED FAMILY APARTMENT; WI

SHEET DESCRIPTION
UNIT TYPE:
4 BEDROOM 1ST FLR

JOB NO.: 1028.001
DATE: 14NOV22
DRAWN BY: MS

A2-4

SHEET NO.



SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN: 3 BEDROOM 1

1/4" = 1'-0"

WINDOW TYPE CALLOUT - SEE A6-1

DOOR TYPE CALLOUT - SEE A6-1

KEYED NOTE

FINISH TYPE CALLOUT - SEE A6-1

SHEET LEGEND E

1. HOSE BIBB (FREEZE RESISTANT) - SEE PLUMBING
2. TRTD. WOOD COLUMN - 6X6
3. THRESHOLD. MAX. ALLOWED TRANSITION 1/2" (TYPICAL ALL UNITS).
4. 1 1/2" ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
5. AIR CONDITIONER COMPRESSOR - SEE MECHANICAL

KEYED NOTES (THIS SHEET) D

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X6 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE 1/2" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR - TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

1. NO TRANSITION TO BE GREATER THAN 1/2" @ ALL ENTRY DOORS - TYPICAL ALL UNITS.
2. ALL EXTERIOR DOORS TO BE STEEL.
3. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
4. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
5. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPIABLE ROOMS IN ALL OCCUPIABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL PER ASHRAE 62.1 - LATEST ED.

GENERAL NOTES C

1ST FLOOR SQUARE FOOTAGE =	1,158 SF
2ND FLOOR SQ FT =	680 SF
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,173 SF
UNIT TOTAL GROSS SQ FT =	2,274 SF

UNIT SQUARE FOOTAGE B

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MEGO A/E, LLC
ARCHITECTURE
ENGINEERING
1420 W. PARK AVENUE, SUITE 300
PLEASANT PRAIRIE, WI 53158
262.925.2000

REVISIONS
28JUL22
13SEP22

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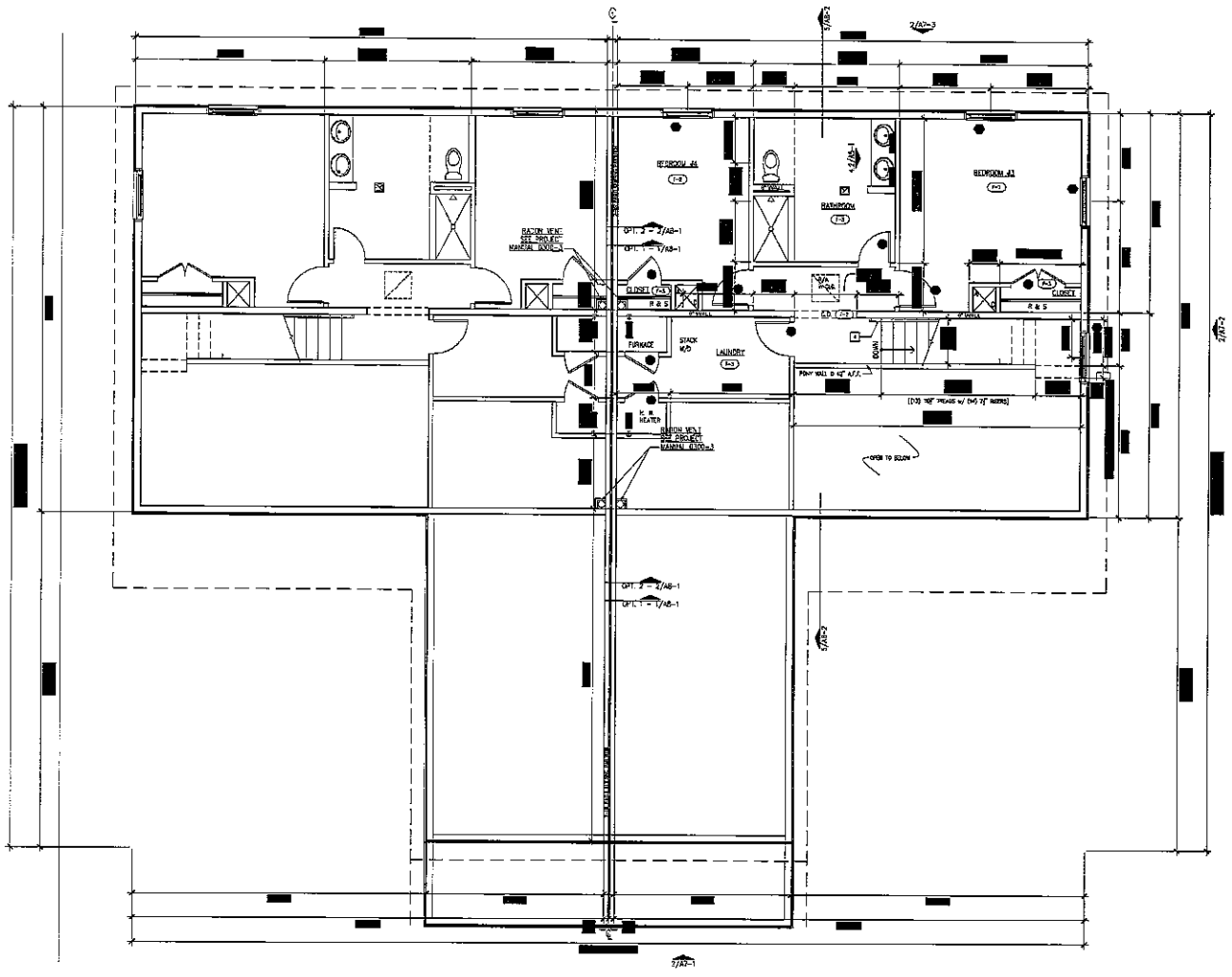
REDBARN FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
UNIT TYPE:
3 BEDROOM 1ST FLR

JOB NO.: 1036.001
DATE: 13NOV22
DRAWN BY: MS

A2-4b

SHEET NO.



SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN: 4 BEDROOM

1/4" = 1'-0"

1

WINDOW TYPE CALLOUT – SEE A6-1

DOOR TYPE CALLOUT – SEE A6-1

KEYED NOTE

FINISH TYPE CALLOUT – SEE A6-1

SHEET LEGEND E

1. HOSE BIBB (FREEZE RESISTANT) – SEE PLUMBING
2. TRTD. WOOD COLUMN – 6X6
3. THRESHOLD, MAX. ALLOWED TRANSITION ¾" (TYPICAL ALL UNITS).
4. 1½" ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
5. AIR CONDITIONER COMPRESSOR – SEE MECHANICAL

KEYED NOTES (THIS SHEET) D

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE ½" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

1. NO TRANSITION TO BE GREATER THAN ¾" @ ALL ENTRY DOORS – TYPICAL ALL UNITS.
2. ALL EXTERIOR DOORS TO BE STEEL.
3. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
4. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
5. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPIABLE ROOMS IN ALL OCCUPIABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL PER ASHRAE 62.1 – LATEST ED.

GENERAL NOTES C

UNIT SQUARE FOOTAGE B

1ST FLOOR SQUARE FOOTAGE =	997 SF
2ND FLOOR SQ FT =	680
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,012 SF
UNIT TOTAL GROSS SQ FT =	2,096 SF

MECO A/E, LLC
ARCHITECTURE
ENGINEERING
1 [illegible]
[illegible]
[illegible]

REVISIONS
28JUL22
13SEP22

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THE PROFESSIONAL WORK REPRESENTED HEREIN AND ON THE ATTACHED DRAWINGS WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF [illegible]
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REEDSBURG FAMILY APARTMENTS, LLC

SHEET DESCRIPTION
UNIT TYPE: 4 BR
2ND FLR (TYP & ADA)

JOB NO.: 1038.001
DATE: 13SEP22
DRAWN BY: MS

A2-5
SHEET No.

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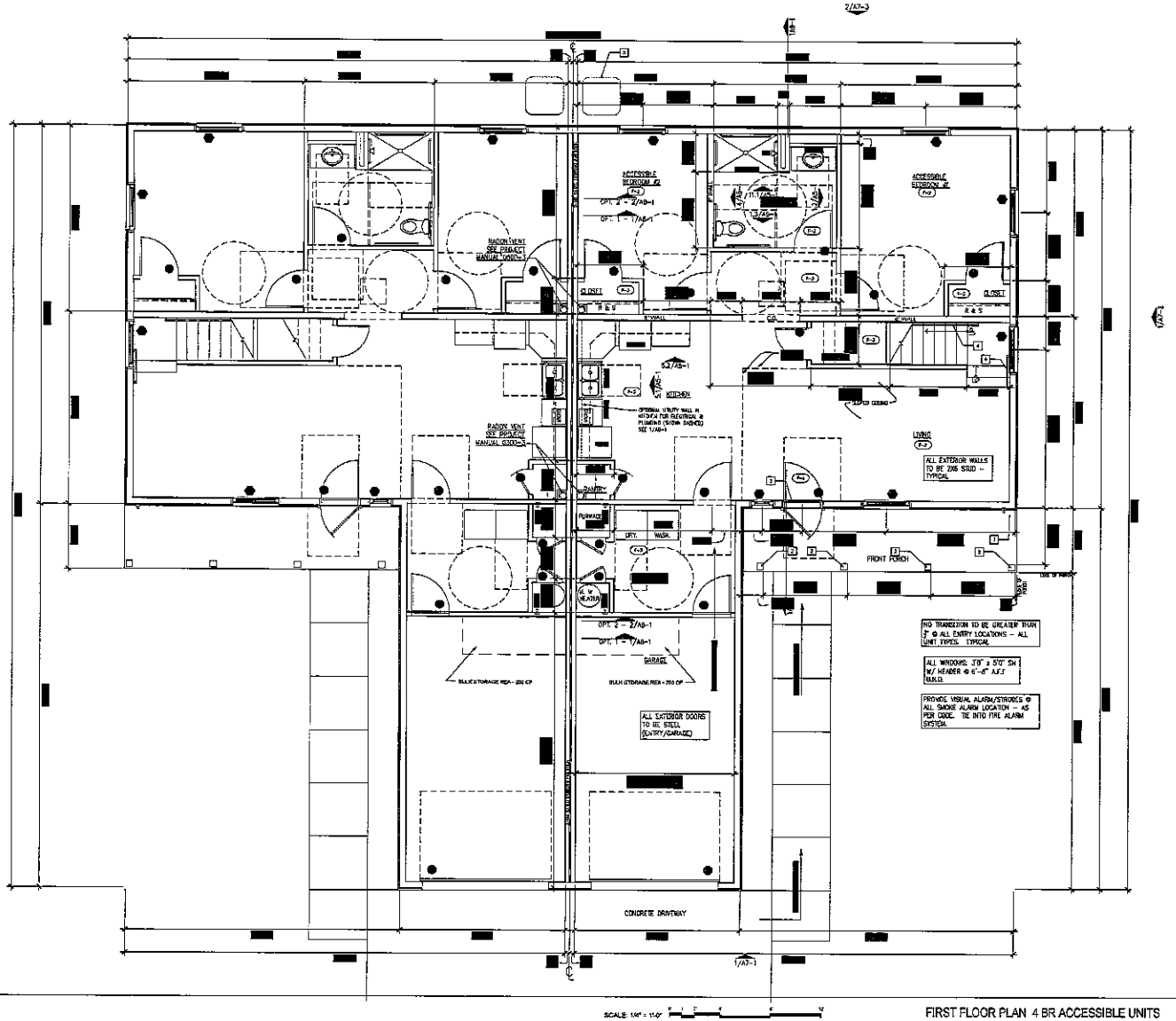

FIRST FLOOR PLAN 4 BR ACCESSIBLE UNITS 1

SCALE: 1/4" = 1'-0"

WINDOW TYPE CALLOUT - SEE A6-1

DOOR TYPE CALLOUT - SEE A6-1

KEYED NOTE

FINISH TYPE CALLOUT - SEE A6-1

SHEET LEGEND E

1. HOSE BIBB (FREEZE RESISTANT) - SEE PLUMBING
2. TRTD. WOOD COLUMN - 6X6
3. THRESHOLD. MAX. ALLOWED TRANSITION ¾" (TYPICAL ALL UNITS).
4. 1¼" ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
5. AIR CONDITIONER COMPRESSOR - SEE MECHANICAL

KEYED NOTES (THIS SHEET) D

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE ½" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR - TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

1. NO TRANSITION TO BE GREATER THAN ½" @ ALL ENTRY DOORS - TYPICAL ALL UNITS.
2. ALL EXTERIOR DOORS TO BE STEEL.
3. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
4. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
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GENERAL NOTES C

1ST FLOOR SQUARE FOOTAGE =	1,158 SF
2ND FLOOR SQ FT =	880 SF
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,173 SF
UNIT TOTAL GROSS SQ FT =	2,274 SF

UNIT SQUARE FOOTAGE B

MECO A/E, LLC
ARCHITECTURE & ENGINEERING
N3248 WEST ASHLEY ROAD
NEW LONDON, WI 54961
920.982.9999

REVISIONS
REQUEST
13SEP23

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REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
UNIT TYPE: (ADA)
3&4 BEDROOM 1ST FLR
JOB NO.: 1939.001
DATE: 13NOV23
DRAWN BY: MS

A2-6d

SHEET No.

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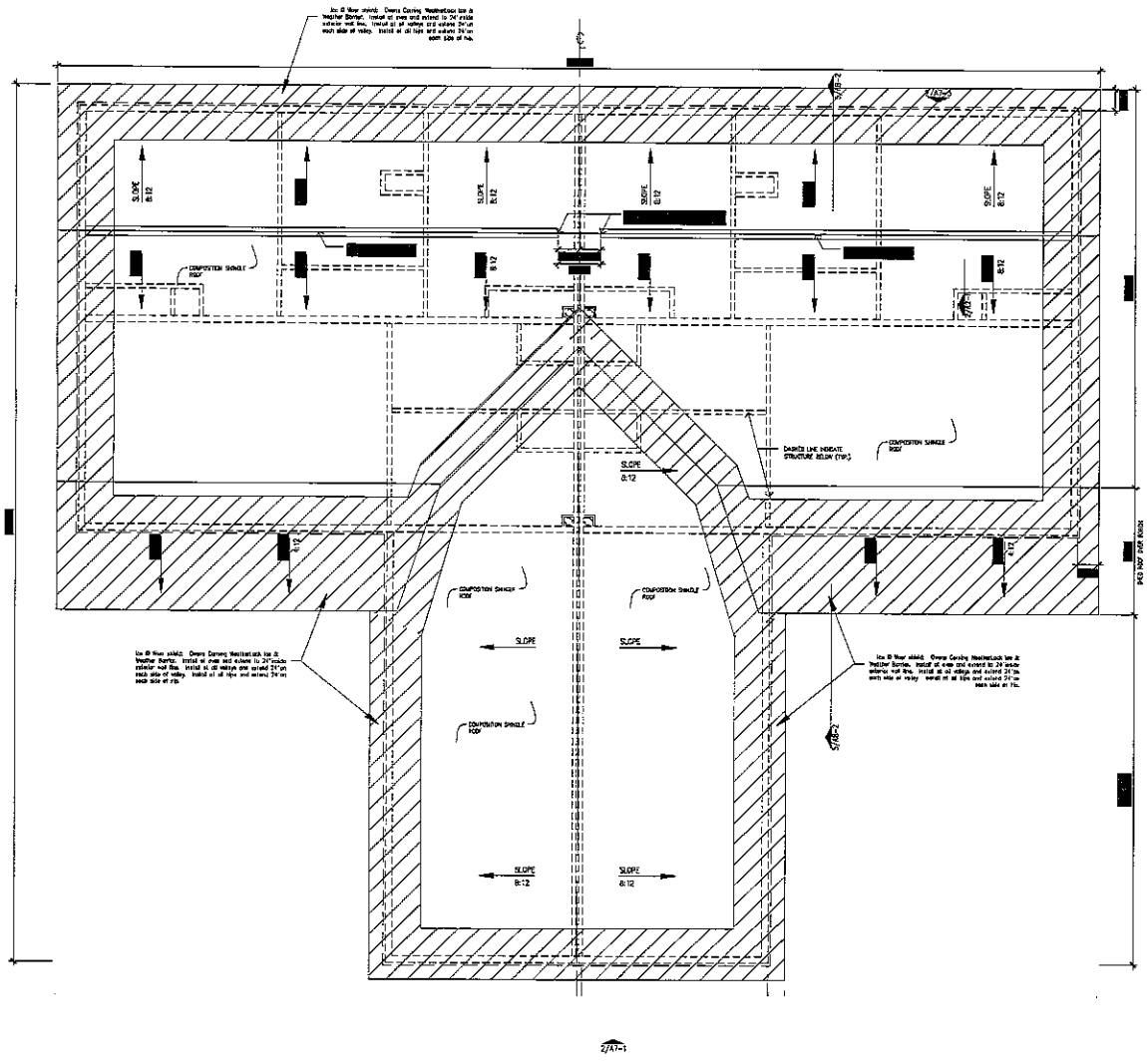
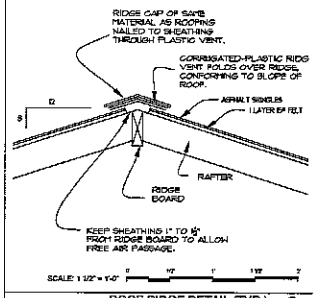


SCALE: 1/4" = 1'-0"

TYPICAL ROOF PLAN - 3 & 4 BEDROOM ADA UNIT TYPE 1

1/4" = 1'-0"



ROOF RIDGE DETAIL (TYP.) 2

1 1/2" = 1'-0"

GENERAL:

1. ROOFING TO BE A COMPOSITION ASPHALT SHINGLE MEETING UL 790 CLASS A FIRE RESISTANCE RATING.
2. ROOFING MUST HAVE QUALIFYING 25-YEAR WARRANTY.
3. ENSURE WHEN FLASHING AROUND ROOF PENETRATIONS THAT THE UNDERLAYMENT EXTENDS UP THE SIDES OF THE PENETRATION AT LEAST 1½"

GENERAL NOTES (THIS SHEET) A

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MEGO A/E, LLC
ARCHITECTURE & ENGINEERING
14240 WEST ASHLEY ROAD
NEW BERLIN, WI 53151
(262) 641-8620

REVISIONS
REVISED
13SEP23

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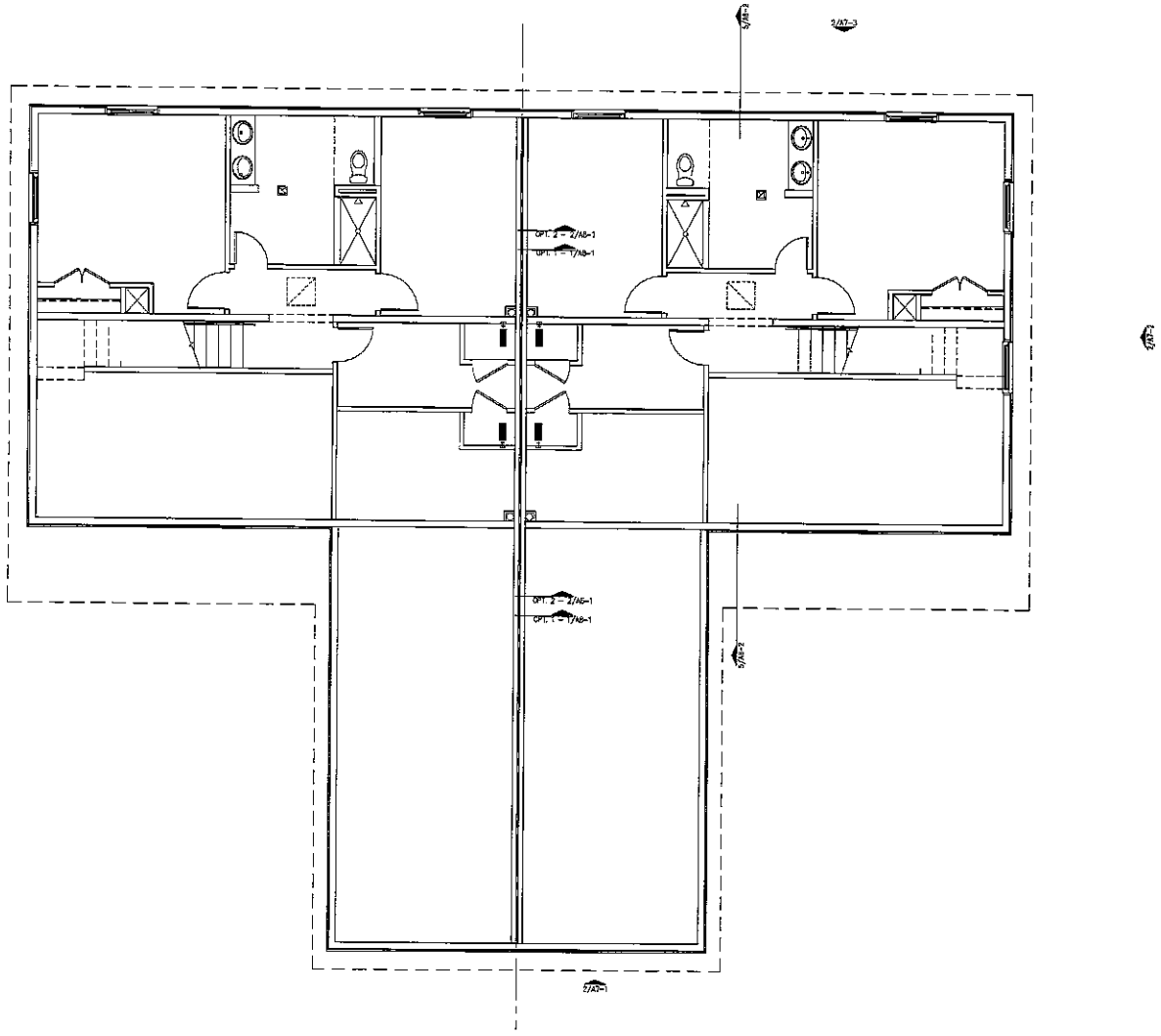
REEDSBURG FAMILY
REEDSBURG, WI

SHEET DESCRIPTION
ROOF PLAN TYPICAL
3 & 4-BEDROOM ADA

JOB NO.: 1028.001
DATE: 14NOV23
DRAWN BY: MS

A2-8b

SHEET NO.



SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN: BEDROOM 1
1/4" = 1'-0"

WINDOW TYPE CALLOUT – SEE A6-1

DOOR TYPE CALLOUT – SEE A6-1

KEYED NOTE

FINISH TYPE CALLOUT – SEE A6-1

SHEET LEGEND E

1. HOSE BIBB (FREEZE RESISTANT) – SEE PLUMBING
2. TRTD. WOOD COLUMN – 6X6
3. THRESHOLD, MAX. ALLOWED TRANSITION ½" (TYPICAL ALL UNITS).
4. 1½" ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
5. AIR CONDITIONER COMPRESSOR – SEE MECHANICAL

KEYED NOTES D
(THIS SHEET)

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL ⅝" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE ½" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

1. NO TRANSITION TO BE GREATER THAN ¾" @ ALL ENTRY DOORS – TYPICAL ALL UNITS.
2. ALL EXTERIOR DOORS TO BE STEEL.
3. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
4. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES, PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
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GENERAL NOTES C

1ST FLOOR SQUARE FOOTAGE =	1,158 SF
2ND FLOOR SQ FT =	680 SF
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,173 SF
UNIT TOTAL GROSS SQ FT =	2,274 SF

UNIT SQUARE FOOTAGE B

MECO A/E, LLC
ARCHITECTURE & ENGINEERING
14249 WEST ASHLEY ROAD
NEW BERLIN, WI 53151
(262) 660-5656 (262) 633-3

REVISIONS
25JUL22
15SEP22

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REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
UNIT TYPE: 3BR
2ND FLR (TYP & ADA)

JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A2-5b
SHEET NO.

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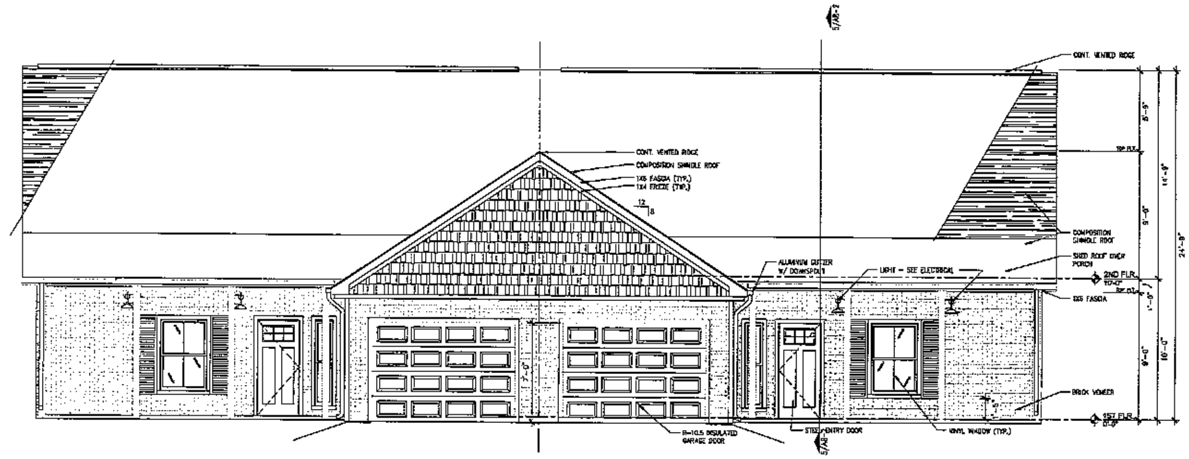

FRONT ELEVATION - TYPICAL 2-FLOOR UNIT 2
1/4" = 1'-0"

FRONT ELEVATION - TYPICAL 1-FLOOR UNIT 1
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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ARCHITECTURE & ENGINEERING
14240 WEST ASHLEY ROAD
BOONVILLE, MO 65233
660-882-6036

REVISIONS
28JUL22
13SEP22

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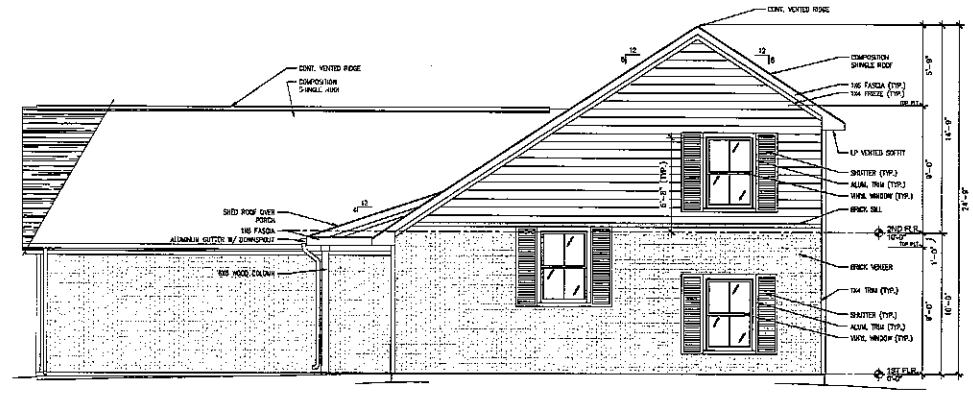
REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
EXTERIOR ELEVATIONS (TYPICAL)
JOB NO.: 1026.001
DATE: 15NOV23
DRAWN BY: MB

A7-1
SHEET NO.



SIDE ELEVATION - 2-FLOOR UNIT 2
1/4" = 1'-0"

SIDE ELEVATION - 1-FLOOR UNIT 1
1/4" = 1'-0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING
1424 WEST GHALY ROAD
MEQUON, WI 53092
(262) 556-6225

REVISIONS
26JUL22
13SEP22

IF THIS DRAWING IS PLOTTED LESS THAN 24X36 IN SIZE, IT IS A PRINTED COPY - SCALE AND/OR DIMENSIONS ARE ADJUSTED ACCORDINGLY

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DOES NOT ASSUME RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
EXTERIOR ELEVATIONS (TYPICAL)

JOB NO.: 1528.001
DATE: 15NOV23
DRAWN BY: MC

A7-2
SHEET NO.

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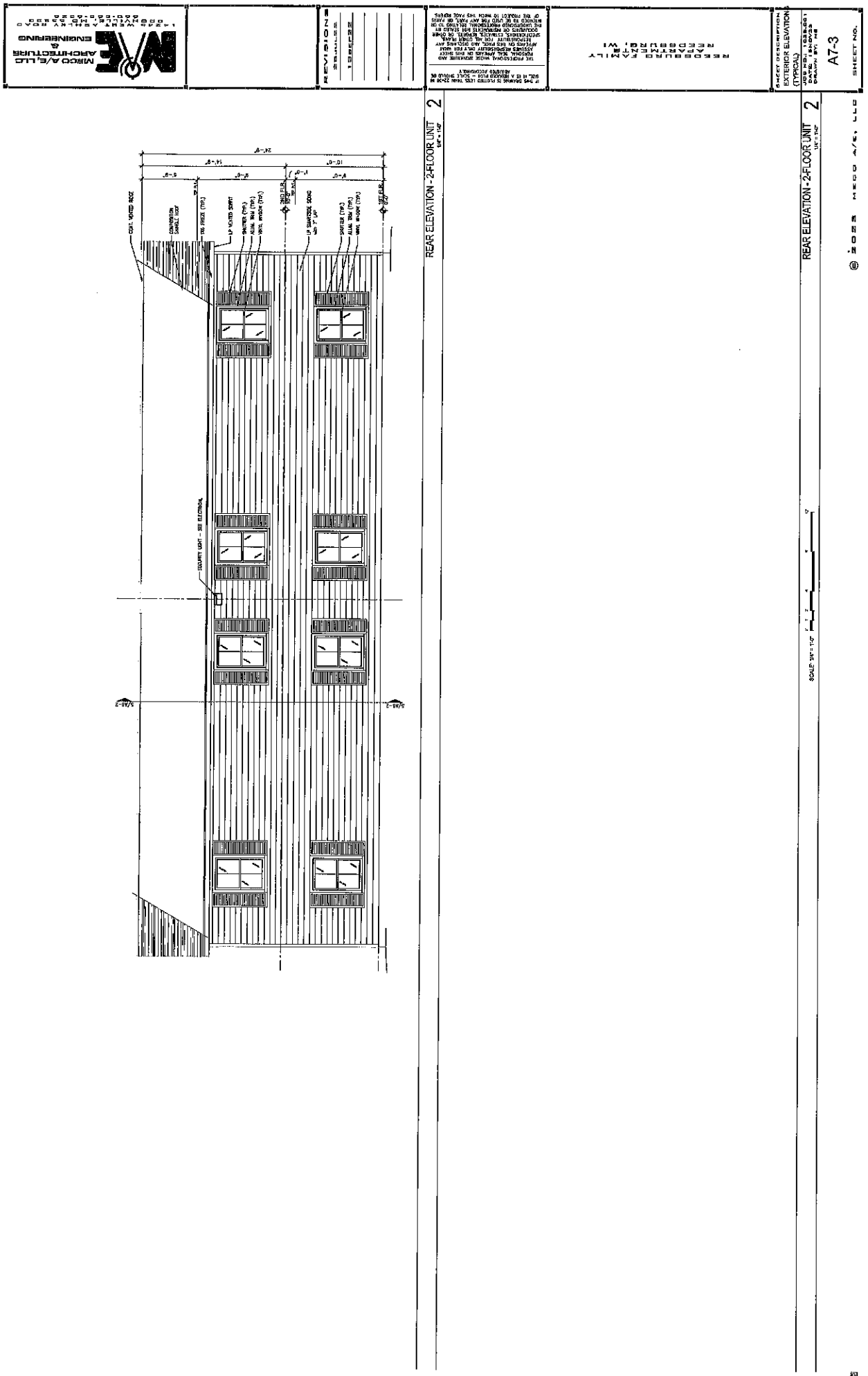
SCALE: 1/4" = 1'-0"



MECO A/E, LLC
ARCHITECTURE & ENGINEERING
REVISIONS
REAR ELEVATION - 2-FLOOR UNIT 2
REAR ELEVATION - 2-FLOOR UNIT 2
SHEET DESCRIPTION
EXTERIOR ELEVATION (TYPICAL)
A7-3
SHEET NO.
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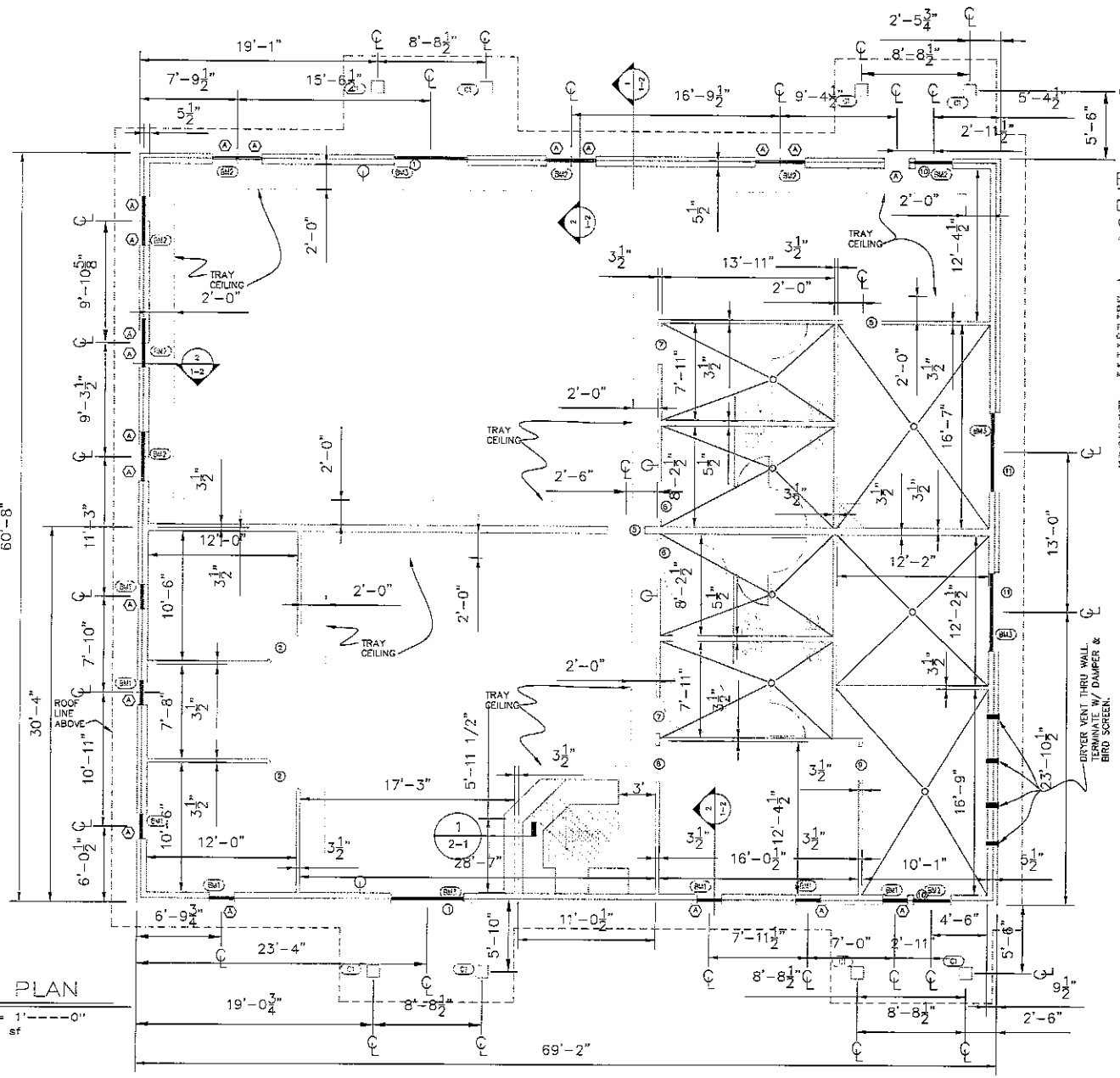

FLOOR PLAN

SCALE: 1/4" = 1'----0"
4,110 sf

north

FLOOR PLAN LEGEND

- ROOM NUMBER - SEE ROOM FINISH SCHEDULE SHEET 2-3.
- DOOR NUMBER - SEE DOOR SCHEDULE SHEET 2-3.
- WINDOW TYPE - SEE WINDOW SCHEDULE SHEET 2-3.
- FIRE EXTINGUISHER.
- SLOPE DOWN

DS	DOWNSPOUT	REF	REFRIGERATOR
DW	DISHWASHER	R/S	ONE ROD/ONE SHELF
F	CABINET FILLER	SH	SHELF (S)
FD	FLOOR DRAIN	SR	SHOWER CURTAIN ROD
GB	GRAB BAR	SV	SHAFT VENT
HR	HANGRAIL	TB	TOWEL BAR
HVAC	AIR HANDLER	TP	TOILET PAPER HOLDER
MC	MEDICINE CABINET	WH	WATER HEATER
MI	MIRROR		

NOTES

1) KITCHEN RANGE IS INTENDED FOR WARMING & PREP. THERE SHALL BE NO COOKING THAT WILL PRODUCE GREASE LADEN VAPORS.
2) ALL EXTERIOR WALLS ARE SHEATHED WITH PLYWOOD AND ARE THEREFORE SHEAR WALLS. NAILING TO BE: 10d MAILS AT 2" O/C AROUND THE PERIMETER AND 3" O/C IN THE FIELD.
3) 4'W X 3'H FIXED GLASS WINDOW LOOKING FROM OFFICE TO COMMUNITY ROOM

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

FLOOR PLAN

2-1

SHEET No.

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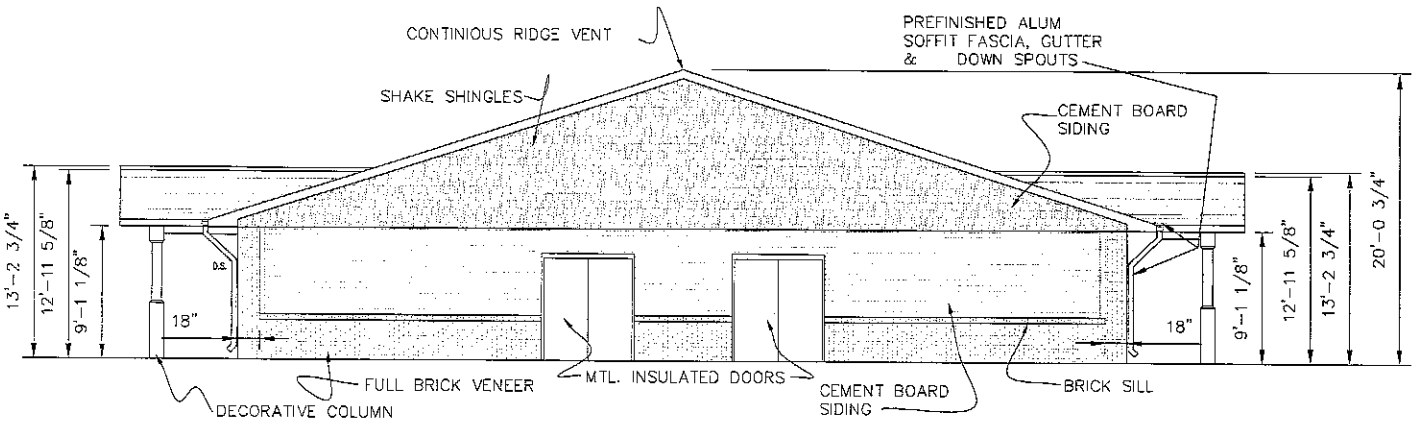
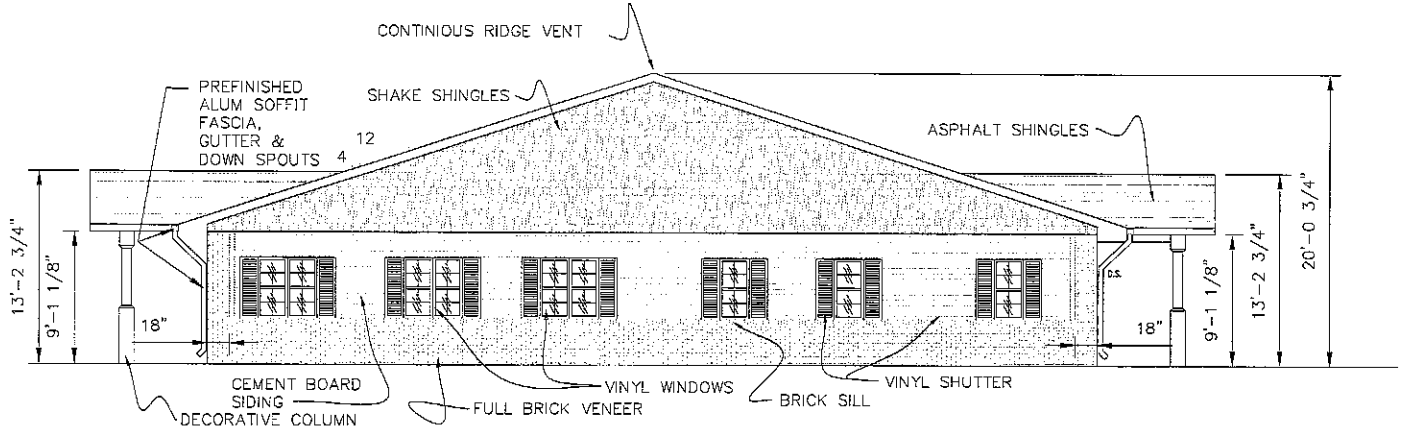


WEST ELEVATION

SCALE: 1/4" = 1'----0"



EAST ELEVATION

SCALE: 1/4" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

JOB NO. 1024.001
DATE 10JAN23
DRAWN BY MS

2-2.1

SHEET No.

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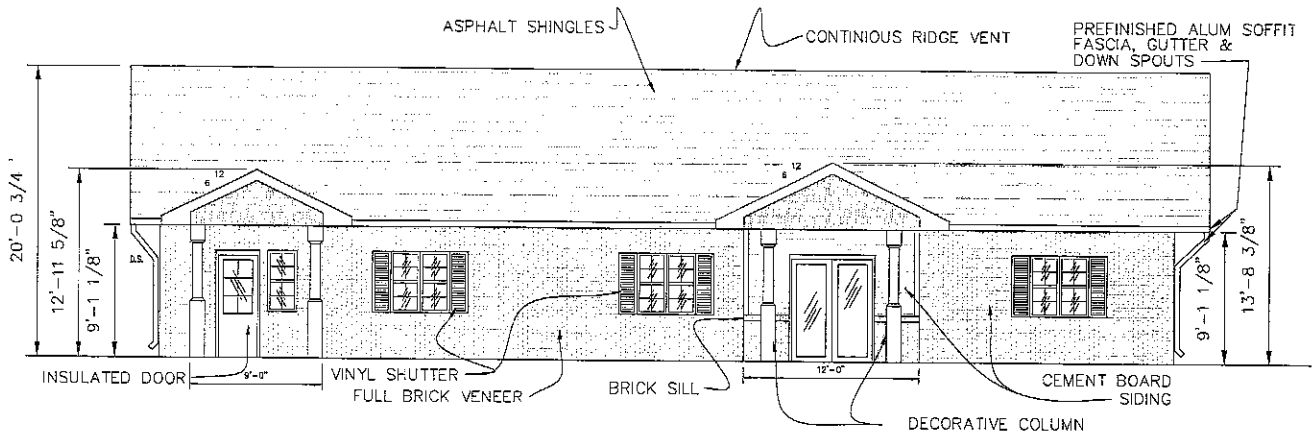
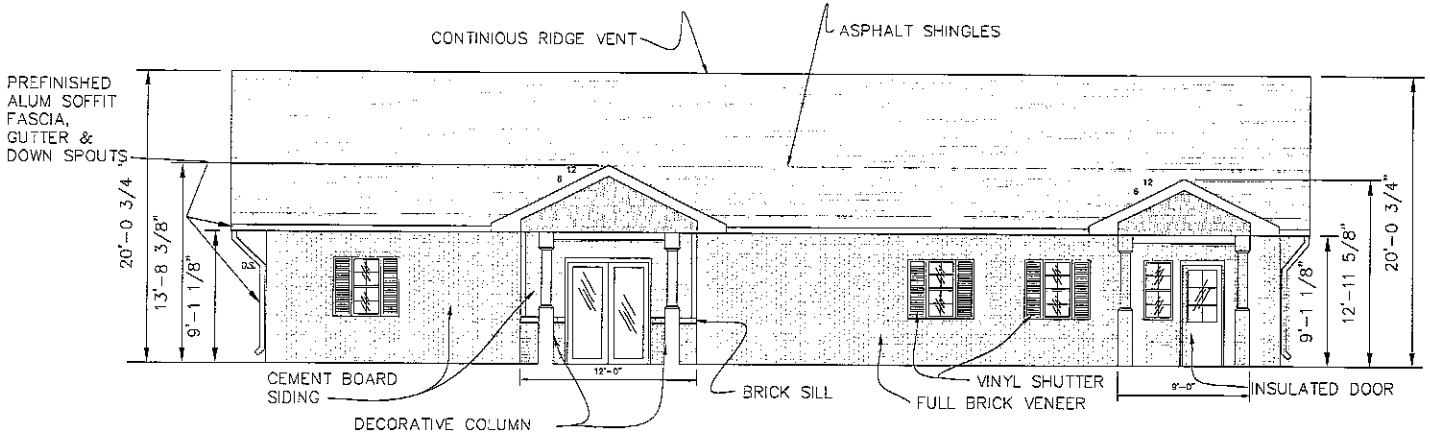


NORTH/COMMERCIAL ELEVATION

SCALE: 1/4" = 1'----0"



SOUTH/CLUB HOUSE ELEVATION

SCALE: 1/4" = 1'----0"

MECO A/E, LLC
ARCHITECTURE & ENGINEERING

REVISIONS

REEDSBURG FAMILY APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

2-2

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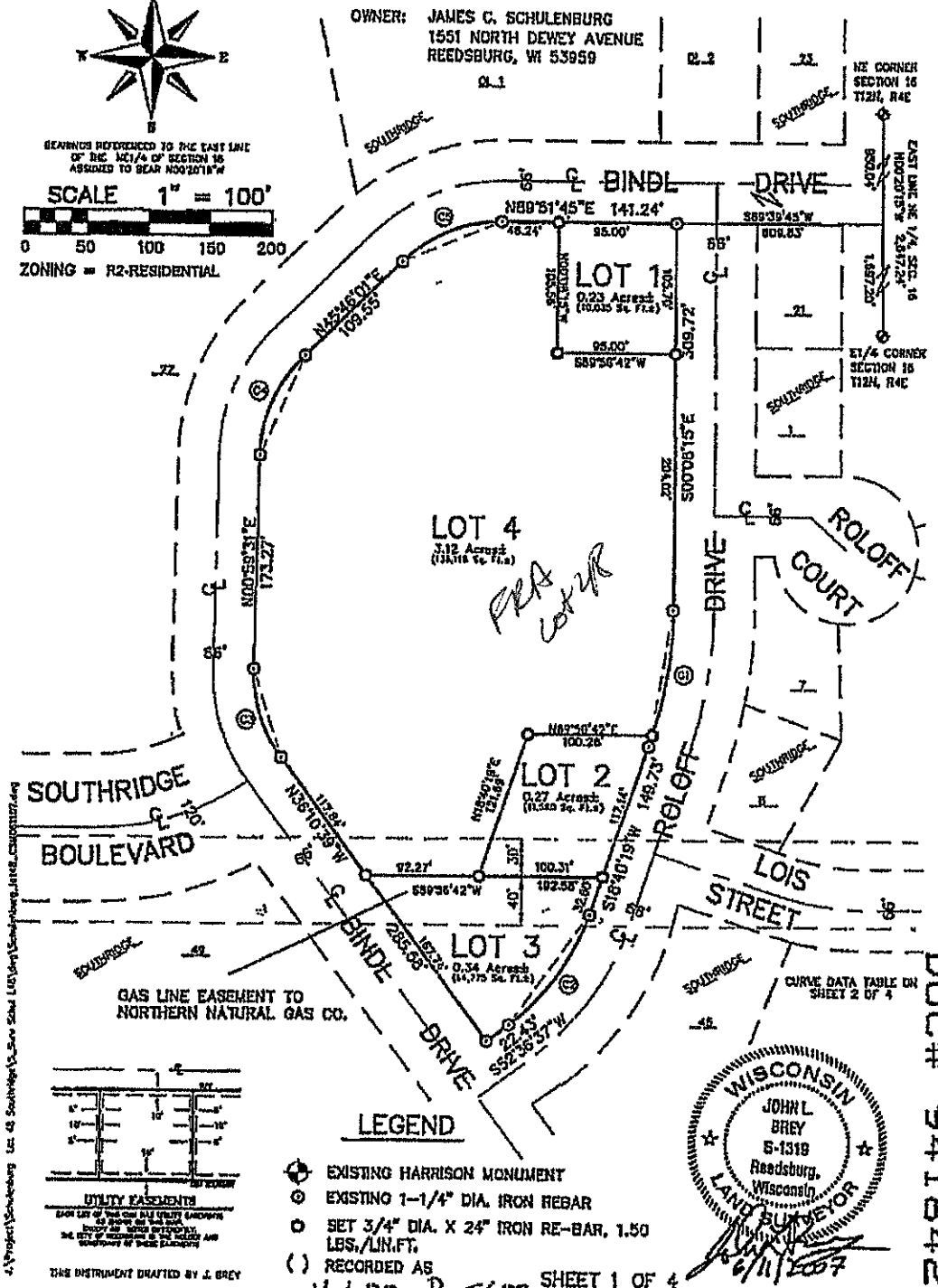
SAUK COUNTY CERTIFIED SURVEY MAP NO. 5609

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4, SECTION 16
TOWN 12 NORTH, RANGE 4 EAST, AND BEING LOT 48, SOUTHRIDGE
CITY OF REEDSBURG, SAUK COUNTY WISCONSIN.



Vol 32 Pg 5609

SHEET 1 OF 4

DOC# 941842

SURVEYOR'S CERTIFICATE

I, John L. Brey, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 16, Town 12 North, Range 4 East, being Lot 48, Southridge, City of Reedsburg, Sauk County, Wisconsin. Parcel contains 3.967 acres more or less.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey, land division and plat by the direction of the James C. Schulenburg, owner of said lands, according to the description furnished.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the City of Reedsburg Subdivision Regulations.

Dated this 11th day of June, 2007.

John L. Brey R.L.S-1319
Vierbicher Associates, Inc.

WISCONSIN
JOHN L. BREY
S-1319
Reedsburg, Wisconsin
LAND SURVEYOR

CURVE DATA TABLE

CURVE	LOT NO.	RADIUS	CENT. ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1		342.00'	18°48'34"	112.27'	S09°16'02"W	111.77'
C1	LOT 4	342.00'	18°02'56"	107.73'	S08°53'13"W	107.26
C1	LOT 2	342.00'	00°45'38"	4.54'	S18°17'30"W	4.54'
C2		192.00'	33°56'18"	113.73'	N35°38'28"E	112.07'
C3		117.00'	37°10'10"	75.90'	S17°35'34"E	74.58'
C4		117.00'	44°46'30"	91.43'	N23°22'45"E	89.12'
C5		117.00'	44°05'44"	90.05'	N67°48'53"E	87.84'

Vol 32 56094

SHEET 2 OF 4

DOC # 941842

Consent of Corporate Mortgagee

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of James C. Schulenburg, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2007.

In the presence of:

_____ _____

_____ _____

_____ _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2007, _____, _____, and _____, _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority

_____

Notary Public, _____, Wisconsin
My commission expires _____.

CITY OF REEDSBURG COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey in the NE1/4 of the NE1/4 and SE1/4 of the NE1/4, Section 16, T12N, R4E, City of Reedsburg, James C. Schulenburg, owner, is hereby approved by the City of Reedsburg Common Council.

Date 7-9-2007 Signed _____
John Deltrich, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Reedsburg.

Date 7-9-2007 Signed _____
Anna L. Meister, City Clerk

WISCONSIN
JOHN L. BREY
S-1319
Reedsburg, Wisconsin
LAND SURVEYOR
06/11/2007

DOC# 941842

SHEET 4 OF 4

Vol 32 Pg 5609B

OWNER'S CERTIFICATE OF DEDICATION

As owner, I, James C. Schulenburg, hereby certify that I caused the lands described herein to be surveyed, divided, mapped, and dedicated 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 or objection: City of Reedsburg.

WITNESS, the hand and seal of said James C. Schulenburg this 9, day of August, 2007.

In the presence of:

Lorraine I Cassan
Lorraine I Cassan

James C. Schulenburg
James C. Schulenburg

STATE OF WISCONSIN)
) SS
SAUK COUNTY)

Personally came before me this 9th day of August, 2007, the above named James C. Schulenburg, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, Sauk Co, Wisconsin

My commission expires 4-18-10

WISCONSIN
JOHN L. SHEY
S-1319
Reedsburg, Wisconsin
LAND SURVEYOR
6/11/2007

Doc # 941842
REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD
AT 2:10 O'CLOCK P M
ON Aug 9 2007
cash 17.00
REGISTRAR

SHEET 3 OF 4

Vol 32 Pg 5609C

DOC# 941842

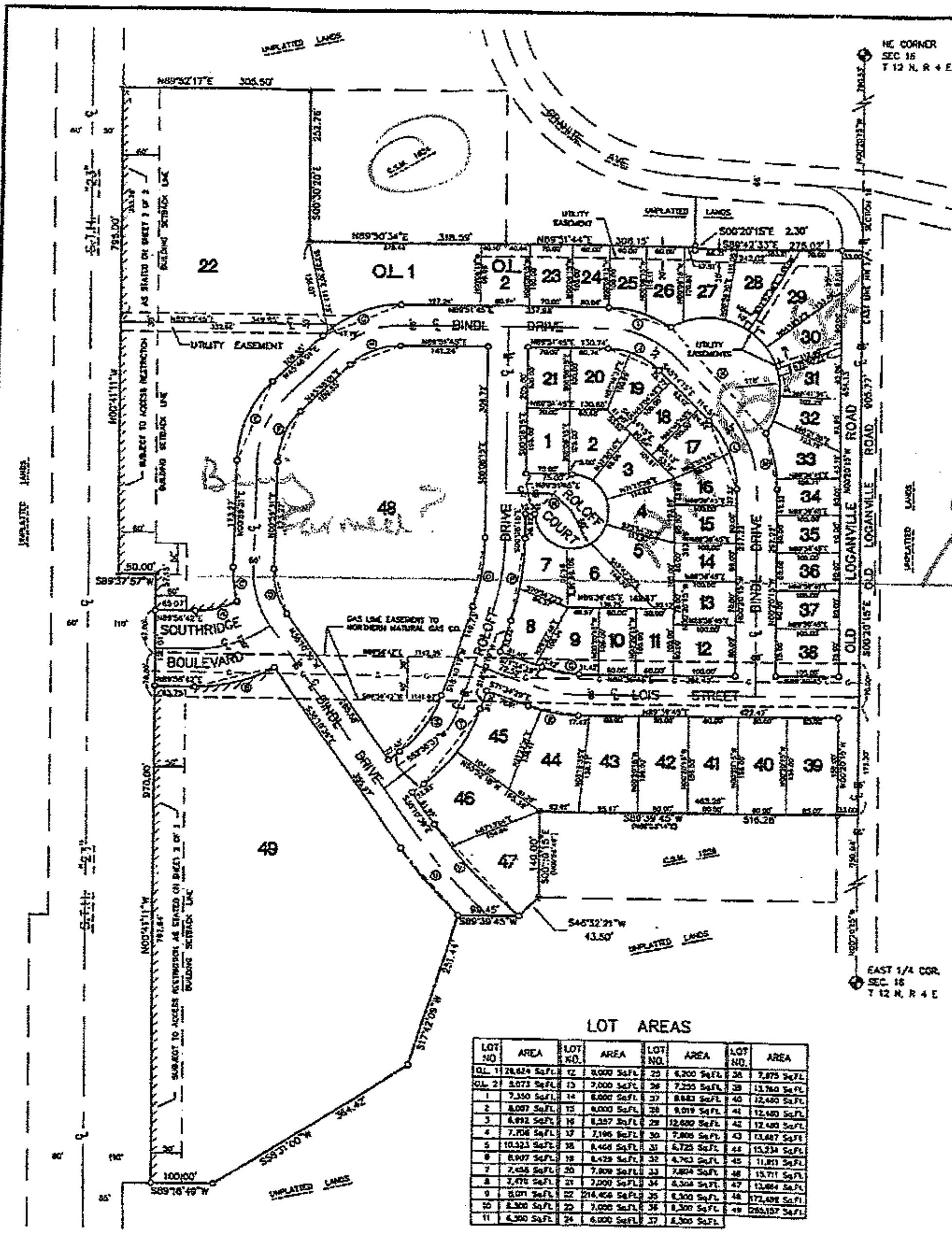
EXHIBIT "A"

Parcel 1: Lot 22, Plat of Southridge in the City of Reedsburg, Sauk County Wisconsin.

Parcel 2: Lots 1, 2, 3 and 4, Sauk County Certified Survey Map No. 5609 as recorded in the office of the Register of Deeds for Sauk County, Wisconsin in Volume 32 Page 5609, Document No. 941842.

SOUTHRIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 16, T12N, R4E CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



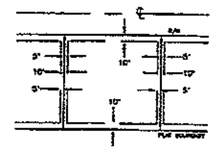
There are no objections to this plat with respects to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 12th day of April, 1996

Jeanne A Stow

Department of Agriculture, Trade & Consumer Protection

NORTH

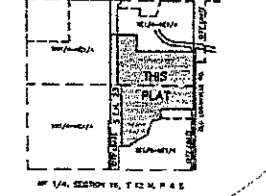


UTILITY EASEMENTS

BEARINGS REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 16 ASSUMED TO BEAR N00°20'15"W

SCALE IN FEET

0 50 100 200



NE 1/4, SECTION 16, T 12 N, R 4 E

LOCATION SKETCH

LEGEND

HARRISON MONUMENT EXISTING

EXISTING 3/4" Ø IRON ROD

1-1/4" x 30" IRON REBAR SET 4.30 LBS./LIN. FT.

ALL OTHER LOT CORNERS AND OUTLOT CORNERS MONUMENTED WITH 3/4"x 24" ROUND IRON ROD, 1.50 LBS./LIN.FT.

( ) RECORDED AS

—G— EXISTING GAS MAIN

NOTE: LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT, ANGLES HAVE BEEN TURNED TO THE NEAREST 5 SECONDS AND CALCULATED TO THE NEAREST ONE SECOND.

ZONING

LOTS 1–21, 23–38 R2 CONDITIONAL
LOTS 39–47 R2
LOTS 22,48,49,OL1 & OL2 COMMERCIAL

CURVE DATA TABLE

CURVE	LOT NO.	RADIUS	CENT. ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
A		150.83'	25°25'46"	50.75'	N75°41'48"E	68.13'	N63°26'56"E
B		270.83'	28°20'05"	134.56'	S75°41'42"W	133.18'	N61°28'42"E
C		183.00'	17°19'36"	55.36'	S87°40'27"E	55.15'	N19°27'25"W
D		117.00'	37°10'10"	75.90'	S17°35'34"E	74.58'	
E		183.00'	44°48'30"	143.01'	S23°22'46"W	139.40'	
F		117.00'	44°46'30"	91.43'	N23°22'45"E	89.12'	
G		183.00'	44°05'44"	140.84'	S67°48'53"W	137.39'	
G	22	183.00'	03°19'24"	10.61'	S47°25'43"W	10.61'	
G	O.L. 1	183.00'	40°46'20"	130.23'	N69°28'35"E	127.50'	
H		117.00'	44°05'44"	90.05'	N67°46'55"E	87.84'	
I		183.00'	33°13'38"	106.13'	S73°31'26"E	104.64'	S56°54'37"E
I	25	183.00'	19°08'37"	61.15'	S80°34'04"E	60.85'	
I	26	183.00'	14°05'15"	45.00'	S63°37'15"E	44.88'	
J		117.00'	44°54'00"	91.68'	N67°41'15"W	89.36'	
J	19	117.00'	26°56'32"	55.02'	N58°42'31"W	54.51'	
J	20	117.00'	17°57'28"	36.67'	N81°08'31"W	36.52'	
K		118.00'	256°41'24"	322.70'	S47°33'26"E	231.13'	N59°05'30"E S30°47'14"W
K	26	118.00'	10°37'15"	21.88'	S84°24'29"W	21.84'	
K	27	118.00'	35°17'34"	88.57'	S86°21'55"W	87.61'	
K	28	118.00'	20°21'06"	41.92'	N66°48'44"W	41.70'	
K	29	118.00'	19°31'00"	40.18'	N46°37'40"W	40.00'	
K	30	118.00'	19°31'00"	40.18'	S27°21'40"E	40.00'	
K	31	118.00'	21°42'23"	44.70'	S06°44'59"E	44.44'	
K	32	118.00'	21°21'14"	41.91'	N14°18'48"E	41.90'	
K	33	118.00'	11°19'54"	23.34'	N30°07'17"E	23.30'	
L		157.00'	44°54'00"	123.03'	S27°47'15"E	119.91'	
L	16	157.00'	22°22'10"	61.29'	N11°31'20"W	60.91'	
L	17	157.00'	22°31'50"	61.74'	N33°58'20"W	61.34'	
M		223.00'	24°03'32"	83.64'	S12°22'01"E	82.95'	N24°23'47"W
M	33	223.00'	19°28'08"	75.84'	N14°39'14"W	75.47'	
M	34	223.00'	04°34'26"	17.80'	S02°37'28"E	17.80'	
N		60.00'	264°15'36"	276.73'	S41°58'34"W	88.99'	N05°52'27"W
N	2	60.00'	33°36'34"	35.07'	N75°24'58"W	34.55'	
N	3	60.00'	38°13'36"	40.03'	N37°54'35"W	39.29'	
N	4	60.00'	38°13'36"	40.03'	S00°36'43"E	39.29'	
N	5	60.00'	38°13'36"	40.03'	S38°52'19"W	39.29'	
N	6	60.00'	38°13'36"	40.03'	S77°06'55"W	39.29'	
N	7	60.00'	77°54'40"	81.59'	N64°49'57"W	75.45'	
O		342.00'	18°48'34"	112.27'	S09°18'02"W	111.77'	
P		408.00'	18°48'34"	133.94'	S09°18'02"W	133.34'	
P	7	408.00'	11°25'20"	81.33'	N05°34'28"E	81.21'	
P	8	408.00'	07°23'08"	52.58'	N14°58'45"E	52.56'	
Q		187.00'	18°45'46"	61.24'	N80°57'22"W	60.96'	
R		253.00'	18°45'46"	82.85'	S80°57'22"E	82.48'	
R	44	253.00'	13°45'16"	60.73'	S83°27'37"E	60.59'	
R	45	253.00'	05°00'30"	22.12'	N74°04'44"W	22.11'	
S		192.00'	33°56'16"	113.73'	N35°36'28"E	112.07'	
T		258.00'	33°56'16"	152.82'	S35°36'28"W	150.60'	
T	45	258.00'	17°33'33"	79.06'	N27°23'04"E	78.75'	
T	46	258.00'	16°22'43"	73.76'	S44°25'13"W	73.51'	
U		823.00'	09°56'08"	142.71'	S41°08'45"E	142.53'	N46°06'42"W
V		757.00'	15°20'14"	202.64'	S43°50'44"E	202.04'	N51°30'53"W
V	46	757.00'	03°26'58"	45.36'	N37°53'28"W	45.35'	
V	47	757.00'	11°54'16"	157.28'	S45°53'45"E	157.00'	

LOT AREAS

LOT NO	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
O.L. 1	28,624 Sq.Ft.	12	8,000 Sq.Ft.	25	6,200 Sq.Ft.	38	7,875 Sq.Ft.
O.L. 2	3,073 Sq.Ft.	13	7,000 Sq.Ft.	26	7,255 Sq.Ft.	39	13,760 Sq.Ft.
1	7,350 Sq.Ft.	14	8,000 Sq.Ft.	27	8,843 Sq.Ft.	40	12,480 Sq.Ft.
2	8,097 Sq.Ft.	15	8,000 Sq.Ft.	28	9,019 Sq.Ft.	41	12,480 Sq.Ft.
3	6,892 Sq.Ft.	16	8,357 Sq.Ft.	29	12,609 Sq.Ft.	42	12,480 Sq.Ft.
4	7,706 Sq.Ft.	17	7,196 Sq.Ft.	30	7,806 Sq.Ft.	43	13,487 Sq.Ft.
5	10,323 Sq.Ft.	18	8,466 Sq.Ft.	31	6,725 Sq.Ft.	44	15,234 Sq.Ft.
6	8,907 Sq.Ft.	19	8,429 Sq.Ft.	32	4,763 Sq.Ft.	45	11,893 Sq.Ft.
7	7,456 Sq.Ft.	20	7,809 Sq.Ft.	33	7,804 Sq.Ft.	46	15,711 Sq.Ft.
8	7,470 Sq.Ft.	21	7,000 Sq.Ft.	34	6,304 Sq.Ft.	47	13,864 Sq.Ft.
9	8,071 Sq.Ft.	22	214,454 Sq.Ft.	35	6,300 Sq.Ft.	48	172,498 Sq.Ft.
10	8,300 Sq.Ft.	23	7,000 Sq.Ft.	36	6,300 Sq.Ft.	49	255,157 Sq.Ft.
11	6,300 Sq.Ft.	24	6,000 Sq.Ft.	37	6,300 Sq.Ft.		

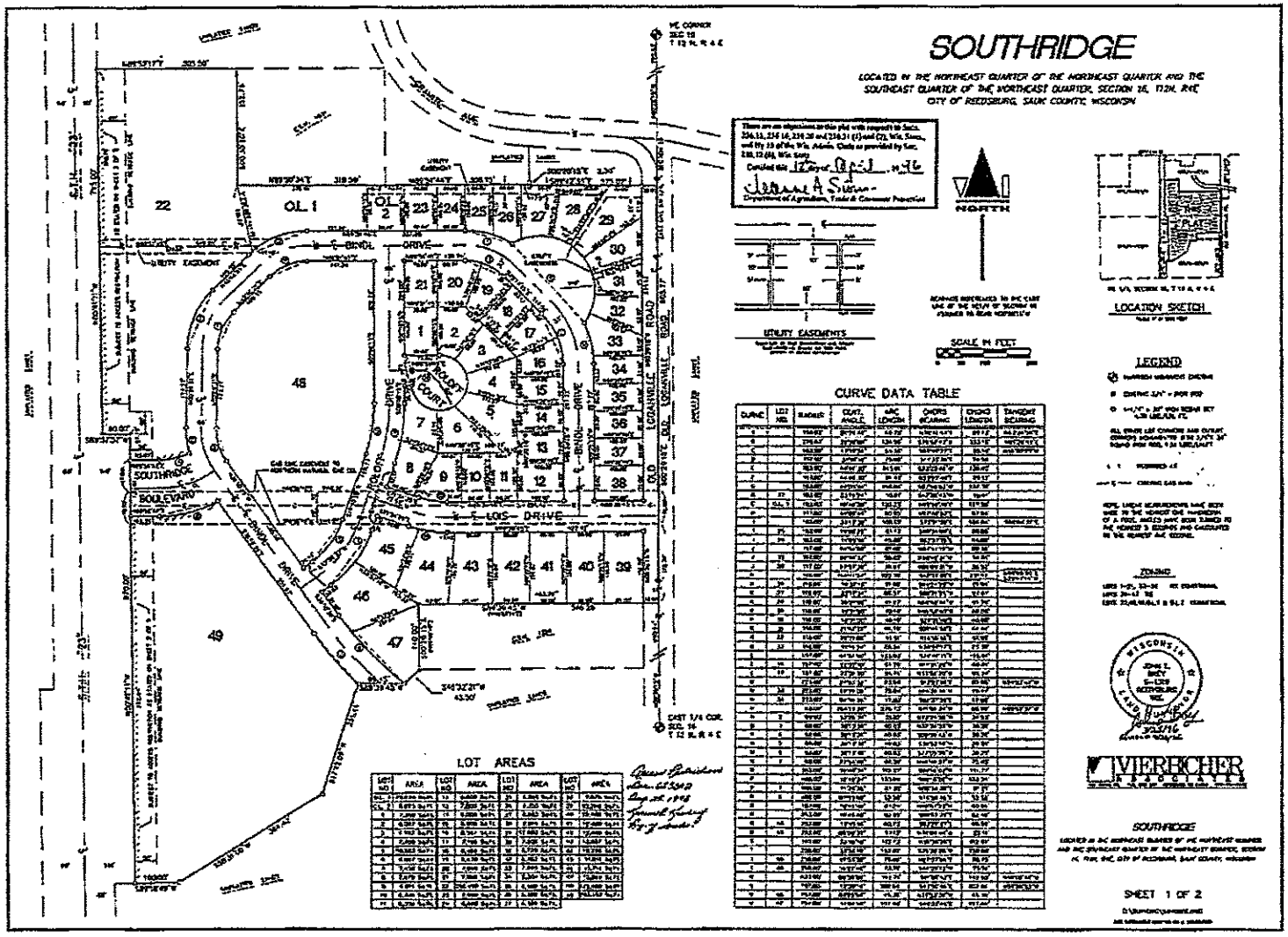
WISCONSIN JOHN L. SPEY S-1319 REEDSBURG WIS. LAND SURVEYOR 3/25/96

VIERBICHER ASSOCIATES

SOUTHRIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 16, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SHEET 1 OF 2



R+E Development

Ralph + Evelyn Bindl

M 643470

Rec. 10-1-1996

SOUTHRIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, T12N, R9E CITY OF RICHLAND, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JOHN L. BRET, REGISTERED LAND SURVEYOR HEREBY CERTIFY,

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED SOUTHRIDGE, LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4, SECTION 18, TOWN 12 NORTH, RANGE 4 EAST, CITY OF RICHLAND, SAUK COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF R & E DEVELOPMENT CORPORATION, OWNER OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, T 12 N, R 4 E; THENCE N00°20'10"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S89°39'50"W, 1319.28 FEET; THENCE CONTINUE S89°39'50"W, 1320.71 FEET; THENCE S89°39'50"W, 33.00 FEET; THENCE S89°39'50"W, 264.45 FEET; THENCE N00°20'10"W, 330.41 FEET; THENCE S89°39'50"W, 264.45 FEET; THENCE N00°20'10"W, 330.41 FEET; THENCE S89°39'50"W, 264.45 FEET; THENCE N00°20'10"W, 990.60 FEET; THENCE N89°39'50"E, 2640.00 FEET; THENCE S00°20'10"E, 330.41 FEET; THENCE S89°39'50"W, 264.45 FEET; THENCE N00°20'10"W, 330.41 FEET; THENCE S89°39'50"W, 264.45 FEET; THENCE N00°20'10"W, 330.41 FEET; THENCE N89°39'50"E, 1320.71 FEET; THENCE N00°20'10"W, 330.41 FEET; THENCE N89°39'50"E, 1319.28 FEET; THENCE S00°20'10"E, 2310.88 FEET; THENCE S89°39'50"W, 33.00 FEET; THENCE S00°20'10"E, 2310.88 FEET; THENCE S89°39'50"W, 1319.28 FEET; THENCE S00°20'10"E, 50.00 FEET TO THE POINT OF BEGINNING.

THAT SAID PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF RICHLAND, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 25th DAY OF MARCH, 1996.

JOHN L. BRET
REGISTERED LAND SURVEYOR S-1318

WISCONSIN JOHN L. BRET S-1318 RICHLAND CO. LAND SURVEYOR

ACCESS RESTRICTION CLAUSE

AS OWNERS WE HEREBY RESTRICT ALL LOTS IN SAID RE DANCE. POSSESSION, USES, FOR LICENSEE, NOR OTHER PERSON SHALL MAKE ANY RIGHT OF DIRECT VEHICULAR ENTRANCE OR EGRESS INTO STATE HIGHWAY 23 OR SOUTHRIDGE BOULEVARD, AS SHOWN ON THE PLAT, IT BEING EXPRESSLY AGREED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

OWNER'S CERTIFICATE

AS OWNER, R & E DEVELOPMENT CORPORATION, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.S.236.10 OR S.S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF RICHLAND, DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 2nd DAY OF September, 1996.

IN PRESENCE OF:

RALPH A. SIMON, PRESIDENT

EVELYN O. SIMON, SECRETARY

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

PERSONALLY CAME BEFORE ME THIS 2nd DAY OF September, 1996, THE ABOVE NAMED RALPH A. SIMON, AND EVELYN O. SIMON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC Sauk Co., WISCONSIN

MY COMMISSION EXPIRES 02-24-2000

NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

LANDMARK BANK OF WISCONSIN, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF R & E DEVELOPMENT CORPORATION, OWNER.

IN WITNESS WHEREOF, LANDMARK BANK OF WISCONSIN HAS CAUSED THESE PRESENTS TO BE SIGNED BY REX A. FLETCHER, ITS PRESIDENT, AT RICHLAND, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 2nd DAY OF September, 1996.

IN THE PRESENCE OF:

LANDMARK BANK OF WISCONSIN

REX A. FLETCHER, PRESIDENT

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

PERSONALLY CAME BEFORE ME THIS 2nd DAY OF August, 1996, REX A. FLETCHER, PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC Sauk Co., WISCONSIN

MY COMMISSION EXPIRES 4/30/2000

NOTARY PUBLIC STATE OF WISCONSIN

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

I, CAROLINE HEISE, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF RICHLAND, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF SOUTHRIDGE.

DATE August 27, 1996 — Caroline Heise
CAROLINE HEISE, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN } SS
COUNTY OF SAUK }

I, ANN FELDT, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF SAUK, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO OUTSTANDING TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF SOUTHRIDGE.

DATE Oct 30, 1996 — Ann Feldt
ANN FELDT, TREASURER

CITY COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF SOUTHRIDGE, IN THE CITY OF RICHLAND IS & E DEVELOPMENT CORPORATION, OWNER, IS HEREBY APPROVED BY THE CITY COUNCIL.

DATE August 27, 1996 APPROVED Lawrence Eberle
L. LAWRENCE EBERLE, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF RICHLAND.

Caroline Heise
CAROLINE HEISE, CITY CLERK

643470

RECORDED AT THE REQUEST OF RICHLAND ABSTRACT & TITLE CO. ON THE 4th DAY OF April A.D. 1997 AT 10:30 O'CLOCK A.M. IN VOLUME 17 OF PLATS ON PAGE 101-102 AS DOCUMENT NO. 643470

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., and Ch. 23 of the Wis. Admin. Code as promulgated by Sec. 236.12(4), Wis. Stats.
Certified this 12th day of April 19 96
Department of Agriculture, Trade & Consumer Protection

VIERBICHER ASSOCIATES

SOUTHRIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, T12N, R9E CITY OF RICHLAND, SAUK COUNTY, WISCONSIN

THIS INSTRUMENT DRAFTED BY J. C. HOWARTH — SHEET 2 OF 2