

**CITY OF ELROY**  
**PUBLIC NOTICE**

**COMMON COUNCIL MEETING**

THE COMMON COUNCIL WILL HOLD THEIR REGULAR MONTHLY MEETING ON **TUESDAY, OCTOBER 14, 2014, AT 7:00 P.M.** IN THE COUNCIL CHAMBERS OF CITY HALL LOCATED AT 225 MAIN STREET FOR THE PURPOSE OF TAKING ACTION ON MATTERS CONCERNING THE CITY AND CLOSED SESSION PURSUANT TO WIS. STATS. 19.85(1)(E) – DELIBERATING OR NEGOTIATING THE PURCHASING OF PUBLIC PROPERTIES, THE INVESTMENT OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION. DISCUSSION ON A DEVELOPERS AGREEMENT WITH RBJ DEVELOPMENTS AND BRUNNER WIRE PRODUCTS.

**AGENDA**

This meeting will follow Robert's Rules of Order, which provides common rules and procedures for deliberation and debate in order to place the whole membership on the same footing and speaking the same language.

- 1) Call to Order
- 2) Roll Call
- 3) Pledge of Allegiance
- 4) Approval of Minutes
- 5) Public Comment (5 minute limit, no action to be taken, items not on agenda)
- 6) **PUBLIC HEARING:**
  - a) Petition 01-2014 Rezone: The Mayor calls to order a public hearing on a petition to rezone certain lands in the City of Elroy, Juneau County, Wisconsin, from A-1 Agriculture to an R-1 Residential District. Lands are owned by the City of Elroy and are described as Lots 1-4 of Certified Survey Map 4387, Vol. 19 CSM PG 184, located in the NW1/4 – SE1/4, Section 32, Township 15 North, Range 2 East. Said lands contain 8.88 acres of land more or less and is located on West Elroy Street.
  - b) Discussion and possible action on Ordinance No. 406, the rezoning of land.
- 7) **Communications:**
  - a) Mayor's Comments, Communications and Recommendations
  - b) Council's Communications
  - c) Administrator's Communications
- 8) **Consent Agenda:**
  - a) Discussion and possible action on temporary Class "B" retailer's license for Elroy Fire Department for October 4, 2014 -- the fall feed
  - b) Discussion and possible action on Operator's License for Michelle Page.
  - c) Discussion and possible action on State Trust Fund Bond
  - d) Discussion and possible action on Floodplain Study at City Park
  - e) Discussion and possible action City Hall renovation plan
  - f) Discussion and possible action on City Hall mold remediation
  - g) Review potential housing citations
  - h) Review homes with building permits and status of construction
  - i) Update on Director of Public Works position advertisement
  - j) Review YTD budget; yearend projections; and discuss potential funding of projects being considered
  - k) Review 2015 draft budget and set dates for final budget review and approval
  - l) Expenditures

9) Closed Session

a) Closed Session:

- i) Closed session pursuant to Wis. Stats. 19.85(1)(e) – Deliberating or negotiating the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Discussion on a developer's agreement with RBJ Developments and Brunner Wire Products.
- b) Reconvene into open session
- c) Discussion and possible action on developer's agreement with RBJ Developments and Brunner Wire Products.

10) Reports:

- a) Utility Commission update
- b) Update from Streets, Ordinance, Parks, and Finance Committees and CDA meetings
- c) Administrator's report: Update on Street/Water Project; Update on Bardo Construction Project; Update on WEDC CDIG Submittal; Update on City Hall Maintenance; building inspection results at 110 S. Main, 209 Academy, and 119 Main Street building; 523 Franklin raze schedule; mobile home park update; update on 205 Spring Street renovation schedule; update on 108 Prospect status; Warner building status

11) Next meeting dates – November 11, 2014 at 7:00 pm

12) Adjourn

Mark R. Stanek, Mayor

Notification of this meeting has been posted in accordance with Wisconsin's Open Meeting Laws. The Common Council may take action on any item on the agenda. It is possible that members or a quorum of members from other governing bodies may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact Mark Steward City Administrator/Clerk/Treasurer (462-2400) or by writing to City Hall, 225 Main Street.

**Common Council Meeting Minutes**  
September 9, 2014  
*UnApproved*

Call to order at 7:00 pm by Mayor Stanek

Roll call: Klipstein, Garvin, Huber, Pfof and Stanek – Here. Krueger excused absent  
In addition: Steward, Jefferson, Campfield, Lange, Eno, Rodney Knuth

Minutes: Garvin/Pfof motion to approve minutes from August 11 and 12. All ayes. Carried.  
Need to see and approve the July minutes at October meeting.

Public Comment: Rodney Knuth from Fire and Ambulance Commission – probably substantial increase to the budget of the ambulance. Meeting a few weeks ago to consider a County – wide ambulance service with Mauston, Camp Douglas. Having a hard time keeping people there and active on calls since staffing of EMT's have to have 2 on the rig. City may be looking at a levy request of \$50,000. 2 people on 24 hours a day is the reason for the increase, if we want 24 hour coverage. Need 15 transfers a month to make it a go. Mauston and Camp Douglas went to advanced EMT, and Elroy is still basic, so Elroy has lost transfers. They have 10 EMT's on staff now.

Closed Session:

Garvin/Huber motion to go into closed session at 7:13 pm pursuant to Wis. Stats. 19.85(c) – considering employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility. To discuss the sewer and water superintendent position with the Utility Commission. Roll call. All ayes. Carried.

Garvin/Huber motion to reconvene into open session. Roll call. All ayes. Carried.

Discussion and possible action on sewer and water superintendent position.

Garvin/Pfof motion to authorize the City Administrator to advertise for position of Public Works Director, and Steward will develop a job description with the assistance of other communities. Utility Commission will vote as part of this motion as this is a Joint Meeting. Roll call. All ayes. Unanimous. Carried.

Communications:

Mayor – Mayor went to workshop in Eau Claire on executives put on by League of Wisconsin Municipalities. Everyone needs the opportunity to go to this.

Mayor would like to reappoint Roger Campfield to the Utility Commission for another 5 year term.

Garvin/Huber motion to confirm appointment of Roger Campfield to Utility Commission for another 5 year term. All ayes. Carried.

Council – Klipstein: It was brought to her attention that the picnic tables at the park were full of bird feces. Who is responsible for the clean-up? Need to communicate with Paris and Jamie and Mark on when to clean. People are showering without paying – how do we handle this? Klipstein would like to see a package deal at the park for groups of 15 or more to include camping, pool, canoeing, and a breakfast.

Administrator – read thank you note from Don and Linda Taskonis

Consent:

Discussion and possible action on  
Garvin/Huber motion to approve retailer license for Fair Association for Apple Dumpling days. Vote of 3 to 1 (Pfof). Carried.

Discussion and possible action on  
Garvin/Huber motion to approve operator’s license for Marie Preuss. Vote 3 to 1 (Pfof). Carried.

Discussion and possible action on revenue bond. Steward updated Council on the status of the bond and that he will send a letter to the Board of Commissioners of Public Lands in response. He is working with Jim Mann of Ehlers on the submittal.

Discussion and possible action on Developer Agreements with Brunner Wire Products and RBJ Developments.

Steward updated on the two projects at hand at the lower plant and at the Hilltop facility.  
Garvin/Huber motion to authorize City Administrator and City Attorney to finalize developers agreement with Brunner Wire Products for utility work associated with expansion. All ayes. Carried.

Garvin/ motion to authorize City Administrator and City Attorney to finalize developers agreement with RBJ Developments at the Hilltop Precision facility to contribute towards that part of the project within the City Limits. All ayes. Carried.

Discussion and possible action on floodplain study at the City Park.

Steward and Garvin explained the need to study the Park to determine where the buildings are located and where modifications can be made. Steward will solicit a bid from Vierbicher since they did the work upstream for the floodproofing project.

Discussion and possible action on retaining an architect for City Hall improvements.

Garvin/Klipstein motion to recommend City Administrator to get a proposal from Cameron Aslaksen to do City Hall. All ayes. Carried.

Discussion and possible action on Resolution 964 – designating TID3 as distressed.

Pfof/Garvin motion to approve Resolution 964. Roll call. All ayes. Carried.

Discussion and possible action on Resolution 965 – approving the project plan amendment for TID4.

Pfof/Garvin motion to approve Resolution 965. Roll call. All ayes. Carried.

Discussion and possible action on Resolution 966 – designating TID4 as a “donor” TID and approving the project plan amendment.

Pfof/Garvin motion to approve Resolution 966. Roll call. All ayes. Carried.

Discussion and possible action on Resolution 967 – designating TID5 as a “donor” TID and approving the project plan amendment.

Pfost/Garvin motion to approve Resolution 967. Roll call. All ayes. Carried.

Expenditures:

Garvin/Huber motion to approve expenditures in the amount of \$56,651.75. Roll call. All ayes. Carried.

Review Draft Budget:

Steward reviewed budget by department and has now broken out TIF from the budget.

Reports:

Streets: Tree cutting will be handled by Tanner Dobbratz.

Ordinance: 119 Main still needs to be razed. Quote by Kendall Trucking so far, will get other quotes. Public hearing on rezoning of country estates to R-1. Reviewing ordinance chapter by chapter.

Parks: Still trying to get canoeing going, still trying to clean up river. Will be meeting with park stakeholders in November.

LRP: Talked about TID resolutions. Talked about the role of the committee. Will look at comprehensive plan and from EDI.

CDA: Talked about Brunner projects and Bardo project.

Administrator:

Next meeting is October 14, 2014 at 7:00 pm.

Garvin/Huber motion to adjourn at 10:10 pm. All ayes. Carried.

Mark Steward  
City Administrator

**CITY OF ELROY  
COMMON COUNCIL**

**PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that the City of Elroy Common Council will hold a public hearing on October 14, 2014, at 7:00 p.m. or as soon thereafter as the matter may be heard, in the Council Chambers in the City Hall to consider:

- I. A. **PETITION 01-2014 REZONE.** A petition to rezone certain lands in the City of Elroy, Juneau County, Wisconsin, from A-1 Agriculture to an R-1 Residential District. Lands are currently owned by the City of Elroy and have recently been divided and are available for purchase.

Lands to be affected by the proposed rezone are located in Vol. 19 CSM PG 184, Map #4387; formerly Lot 1 of CSM #3776, Located in the NW1/4 – SE1/4, Section 32. Town 15 North, Range 2 East, City of Elroy, Juneau County, Wisconsin and located in Tax Increment District #3. Lands are owned by the City of Elroy. Said area to be rezoned contains 8.88 acres of land more or less.

- B. Testimony of persons to appear at the public hearing; any person so desiring will be given a reasonable opportunity to express their opinions on the matter before the Common Council.
- II. A. The proposed rezone is intended to allow one single family house per lot and uses permitted in the R-1 Residential Zoning District.
- B. Any person desiring more information may contact the City of Elroy Administrator, Mark Steward, at City Hall (telephone 608-462-2400)

Date: September 29, 2014

CITY OF ELROY COMMON COUNCIL

BY: MARK STEWARD  
City of Elroy  
225 Main Street  
Elroy, WI 53929

To be published October 2, 2014 and October 9, 2014

For office use only: Petition No. 01-2014

If you have a disability and need help, reasonable accommodations can be made for those so requesting provided that a 48 hour notice is given. Please call 608-462-2400.

ORDINANCE NO. \_\_\_\_\_

The Common Council of the City of Elroy, Juneau County, Wisconsin do ordain as follows:

**SECTION I - PURPOSE**

The purpose of this Ordinance is to amend the zoning map pursuant to Sec. 10-5-170 of the City Ordinances, changing the zoning description of the land described on the attachment and other ordinances from Agriculture to R-1 Single-Family Residential District (Sec. 10-5-22 City Ordinances).

**SECTION II - PROVISIONS REVOKED AND CREATED**

The Zoning Map for the City of Elroy is hereby amended, revoked and recreated as follows: The zoning designation of land described in the attachment to this Ordinance is changed from 10-5-21 A-1 Agricultural District to Sec. 10-5-22 R-1 Single-Family Residential District, and the map should be amended accordingly.

**SECTION III - EFFECTIVE DATE**

This ordinance shall take effect upon passage and publication as required by law.

\_\_\_\_\_  
Mark Stanek, Mayor

\_\_\_\_\_  
Mark Steward, City Administrator

Introduced: \_\_\_\_\_  
Passed: \_\_\_\_\_  
Published after passage: \_\_\_\_\_

Drafted by:  
William Jefferson  
Jefferson Law Office  
P.O. Box 86, Elroy, WI 53929

704574

Register of Deeds )  
Juneau County, WI ) 53

Received for Record the 9<sup>th</sup> day of  
July, 2014 A.D., at 9:25 A.M.  
and recorded in Vol. 19 of CSM  
on Page 184.

*Christie L. Bender*  
Register of Deeds

*Stacy D. Havill, Deputy*

REGISTRAR'S RECORDING DATA

JUNEAU COUNTY CERTIFIED SURVEY MAP # 4387

LOT 1 OF JUNEAU COUNTY CSM # 3776,  
LOCATED IN THE NW¼-SE¼ AND THE NE¼-SE¼,  
SECTION 32, TOWN 15 NORTH, RANGE 2 EAST,  
CITY OF ELROY, JUNEAU COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN LICENSED LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP BEING LOT 1 OF JUNEAU COUNTY CERTIFIED SURVEY MAP NUMBER 3776, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ (NW¼-SE¼) AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼ (NE¼-SE¼) OF SECTION 32, TOWN 15 NORTH, RANGE 2 EAST, CITY OF ELROY, JUNEAU COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 32, TOWN 15 NORTH, RANGE 2 EAST;  
THENCE N 89° 07' 28" W, A DISTANCE OF 1,170.70 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 32 TO THE POINT OF BEGINNING;

THENCE S 01° 13' 15" E, A DISTANCE OF 147.41 FEET;

THENCE S 89° 34' 18" E, A DISTANCE OF 119.85 FEET TO THE NORTHWEST CORNER OF LOT 4 OF BLOCK 3 OF HART'S WEST END ADDITION TO THE CITY OF ELROY;

THENCE S 01° 02' 39" E, A DISTANCE OF 289.82 FEET ALONG THE WEST LINE OF SAID BLOCK 3 TO THE CENTERLINE OF C.T.H. "O";

THENCE N 81° 50' 13" W, A DISTANCE OF 49.92 FEET ALONG SAID CENTERLINE;

THENCE WITH A CURVE TURNING TO THE LEFT, ARC LENGTH 470.60', RADIUS 561.91', CHORD BEARING S 74° 10' 32" W, CHORD LENGTH 456.87', ALONG SAID CENTERLINE;

THENCE S 50° 11' 17" W, A DISTANCE OF 160.89 FEET ALONG SAID CENTERLINE;

THENCE N 25° 24' 13" W, A DISTANCE OF 742.63 FEET ALONG THE WEST LINE OF LOT 1 OF JUNEAU COUNTY CERTIFIED SURVEY MAP NUMBER 3776 TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 32;

THENCE S 89° 07' 28" E, A DISTANCE OF 802.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 388,773 SQUARE FEET OR 8.88 ACRES OF LAND.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES, INCLUDING THE RIGHT-OF-WAY OF C.T.H. "O" AND UTILITY EASEMENTS AS DEDICATED UPON THIS CERTIFIED SURVEY MAP AND UPON JUNEAU COUNTY CERTIFIED SURVEY MAP NUMBER 3776.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, THE SUBDIVISION REGULATIONS OF THE CITY OF ELROY, WISCONSIN AND ALSO CHAPTER A-E7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF THE CITY OF ELROY, WISCONSIN, OWNER OF THE DESCRIBED LANDS.

THAT THIS CERTIFICATION APPLIES TO ALL FOUR (4) SHEETS OF THIS CERTIFIED SURVEY MAP.

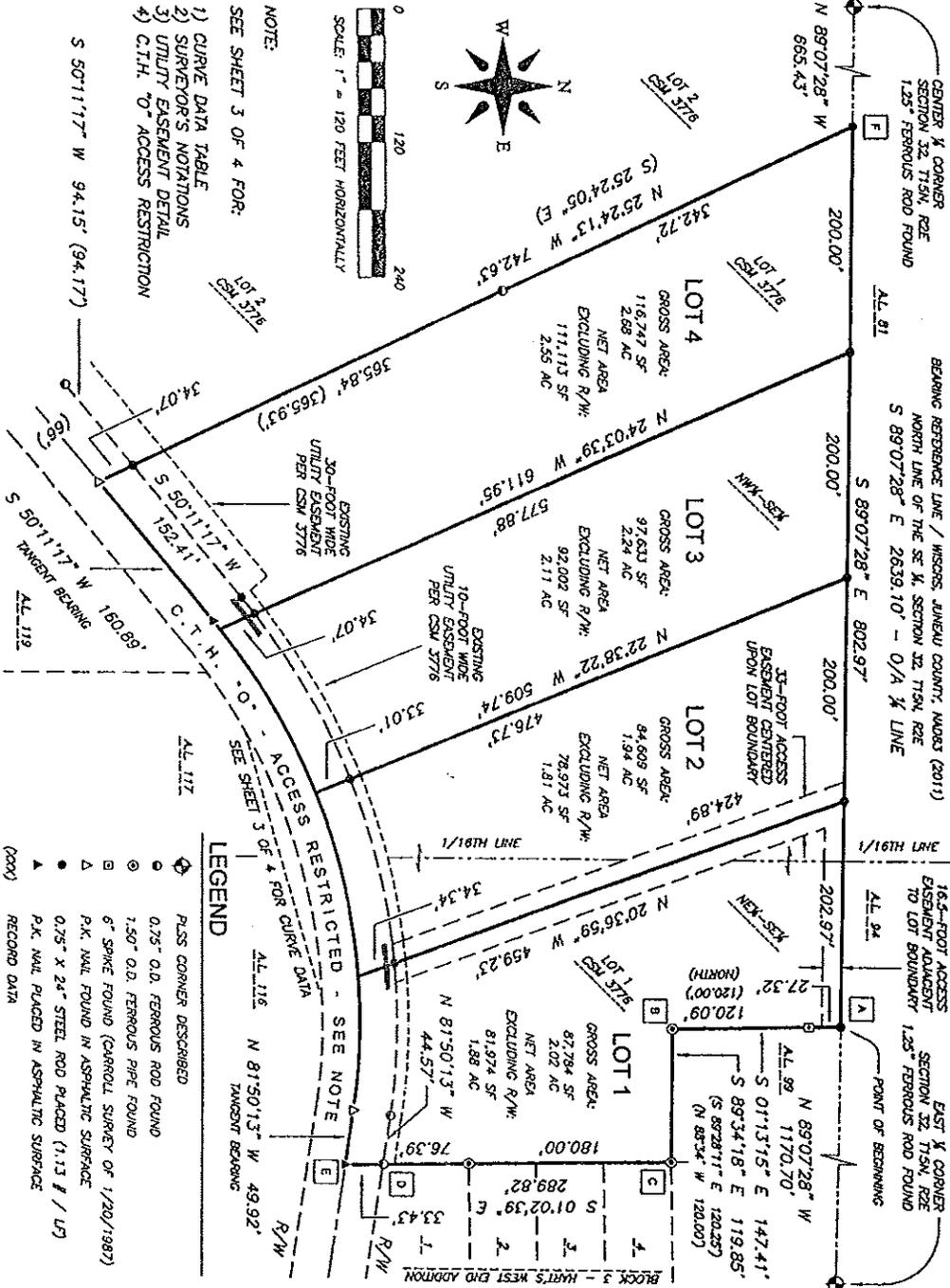
SURVEYOR'S SEAL	CLIENT:	OWNERS:
  DATE: JUNE 9, 2014	CITY OF ELROY, WISCONSIN 225 MAN STREET ELROY, WISCONSIN 53929	CITY OF ELROY, WISCONSIN 225 MAN STREET ELROY, WISCONSIN 53929
	PREPARED BY: MATTHEW M FILUS, PROFESSIONAL LAND SURVEYOR WISCONSIN LICENSED LAND SURVEYOR NUMBER 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 710 NORTH WEBB AVENUE, SUITE 700 REEDSBURG, WISCONSIN 53959 PHONE: (808) 358-4131 FAX: (888) 848-3055 E-MAIL: MFILUS@EG-WI.COM WEB: WWW.EG-WI.COM	
	PROJECT NUMBER: 2014-0019	SHEET 1 OF 4

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JUNEAU COUNTY CERTIFIED SURVEY MAP # 4387

LOT I OF JUNEAU COUNTY CSM # 3776,  
 LOCATED IN THE NW¼-SE¼ AND THE NE¼-SE¼,  
 SECTION 32, TOWN 15 NORTH, RANGE 2 EAST,  
 CITY OF ELROY, JUNEAU COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA



**JUNEAU COUNTY CERTIFIED SURVEY MAP # 4387**

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SECTION 32, TOWN 15 NORTH, RANGE 2 EAST,  
CITY OF ELROY, JUNEAU COUNTY, WISCONSIN**

REGISTRAR'S RECORDING DATA

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CENTER	561.91'	470.50'	456.87'	S 74°10'32" W	47°58'30"	250.03'
LOT 1	561.91'	120.40'	120.17'	N 87°58'32" W	12°16'39"	60.43'
LOT 2	561.91'	170.33'	169.67'	S 77°12'07" W	17°22'03"	85.82'
LOT 3	561.91'	170.33'	169.67'	S 59°50'04" W	17°22'03"	85.82'
LOT 4	561.91'	9.44'	9.44'	S 50°40'11" W	0°57'45"	4.72'
R/W	594.91'	498.13'	483.71'	S 74°10'32" W	47°58'30"	264.71'
LOT 1	594.91'	137.23'	136.93'	N 88°26'43" W	13°13'00"	68.92'
LOT 2	594.91'	171.24'	170.65'	S 76°42'01" W	16°29'33"	86.22'
LOT 3	594.91'	170.97'	170.38'	S 60°13'16" W	16°27'57"	86.08'
LOT 4	594.91'	18.69'	18.69'	S 51°05'18" W	1°48'00"	9.34'

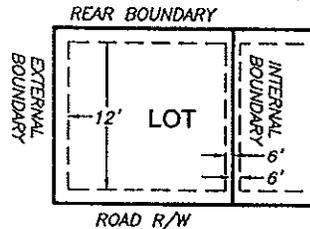
**SURVEYOR'S NOTATIONS**

- A** 0.75" X 24" STEEL ROD PLACED FALLS 0.4'± WESTERLY OF AN EXISTING CHAIN-LINK FENCE AND N 05°17' W, 2.26' FROM A 0.75" O.D. FERROUS ROD FOUND.
- B** 1.50" O.D. FERROUS PIPE FOUND IS 0.4'± SOUTHWESTERLY OF A CHAIN-LINK FENCE CORNER.
- C** 1.50" O.D. FERROUS PIPE FOUND IS DIRECTLY UNDERNEATH A WOODEN PRIVACY FENCE.
- D** 0.75" O.D. FERROUS ROD FOUND IS S 81°50'13" E, 0.36' FROM R/W LOCATION ON BOUNDARY.
- E** P.K. NAIL FOUND IN ASPHALTIC SURFACE S 81°50'13" E, 0.38' FROM BOUNDARY CORNER.
- F** 0.75" X 24" STEEL ROD PLACED FALLS N 25°24'13" W, 1.24' FROM A 0.75" O.D. FERROUS ROD FOUND.

**UTILITY EASEMENT DETAIL**

~ NOT TO SCALE ~

THIS CERTIFIED SURVEY MAP HEREBY DEDICATES UTILITY EASEMENTS 12 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARIES, AS WELL AS 6 FEET IN WIDTH ADJACENT TO EACH SIDE OF COMMON LOT LINES AS INDICATED UPON THE SKETCH TO THE RIGHT.



**C.T.H. "O" ACCESS RESTRICTION**

ACCESS TO C.T.H. "O" IS RESTRICTED. EXCEPT WHERE DESIGNATED BY THE HATCHING SHOWN AT LEFT AND AS DESCRIBED BELOW, NO DIRECT VEHICULAR ACCESS TO C.T.H. "O" SHALL BE PERMITTED.

LOTS 1 AND 2 SHALL SHARE A COMMON 40-FOOT WIDE ACCESS (DRIVEWAY) LOCATION CENTERED UPON THE COMMON BOUNDARY LINE OF THE RESPECTIVE LOTS.

LOTS 3 AND 4 SHALL SHARE A COMMON 40-FOOT WIDE ACCESS (DRIVEWAY) LOCATION CENTERED UPON THE COMMON BOUNDARY LINE OF THE RESPECTIVE LOTS.

JUNEAU COUNTY CERTIFIED SURVEY MAP # 4387

LOT I OF JUNEAU COUNTY CSM # 3776,  
LOCATED IN THE NW¼-SE¼ AND THE NE¼-SE¼,  
SECTION 32, TOWN 15 NORTH, RANGE 2 EAST,  
CITY OF ELROY, JUNEAU COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

**OWNER'S CERTIFICATE OF DEDICATION:**

AS OWNER, THE CITY OF ELROY, WISCONSIN HEREBY CERTIFIES THAT IT HAS CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE FACE OF THIS CERTIFIED SURVEY MAP.

IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- CITY OF ELROY, WISCONSIN



MARK STEWARD, CITY ADMINISTRATOR  
CITY OF ELROY, WISCONSIN

6/11/2014  
DATE

**CITY OF ELROY, WISCONSIN APPROVAL:**

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF ELROY, WISCONSIN, BE AND HEREBY IS APPROVED BY THE CITY OF ELROY, WISCONSIN AND MADE EFFECTIVE THIS 11<sup>th</sup> DAY OF JUNE, 2014.



MARK STEWARD, CITY ADMINISTRATOR  
CITY OF ELROY, WISCONSIN

6/11/2014  
DATE

## Mark Steward

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**From:** 16085477015 <16085477015@mms.elementmobile.net>  
**Sent:** Tuesday, September 23, 2014 4:06 PM  
**To:** mselroy@comantenna.com  
**Subject:** Fwd:

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**Message:** Elroy Sparta Trails won the title of Most Family Friendly trail in Wisconsin and will be receiving an award on Oct 11th. We also received props for OUR staff being very knowledgeable and the facilities being super clean. (These were the remarks on the comment cards collected by the DNR. ) I would like to THANK YOU for going a GREAT JOB! Thanks again Paris

*George Gore  
601 Academy Street  
Elroy, WI 53929*

Mark Stanek, Mayor of Elroy  
Mark Steward, City Administrator of Elroy  
City Hall, 225 Main Street  
Elroy, WI 53929

Dear Mark and Mark,

Please let me bend your ear again. The previous letter presents a good long-range fix for connecting the Omaha Trail to the 400 Trail and an interim short-range plan for connecting the Elroy-Sparta Trail to the 400 Trail.

The enclosed letter presents a better long-range plan for connecting the Elroy-Sparta Trail to the 400 Trail. This plan should be of major interest to the leaders of the city of Elroy. It is indeed time that the State complete the connection of these two trails. The leaders of the city should continue to keep the pressure on State managers to get this done. You can be much more persuasive than myself, as you represent the entire population of Elroy, while I am just one complainer.

You could also be pro-active in the process, as you may better know of properties that might be available for purchase or easier to obtain an easement, and pass that information along to the State managers. Elroy could even take the lead, making this a city project. Perhaps Cedar Street could be widened, adding a bicycle lane, or an easement obtained from Bardo for a trail.

Respectfully,

George Gore

A handwritten signature in cursive script that reads "George Gore". The signature is written in dark ink and is positioned below the typed name.

*George Gore  
601 Academy Street  
Elroy, WI 53929*

Trail Manager  
Elroy-Sparta and 400 Trails  
Wildcat Mountain State Park  
Ontario, WI 54651

cc: Elroy Mayor  
Elroy City Administrator  
Representative Ed Brooks  
Juneau County Administrator of Parks & Trails  
The Messenger Newspaper

Dear Trail Manager,

I have long observed an obvious shortcoming of the Elroy-Sparta and 400 Trails. They do not quite connect to one another. Furthermore, I have seen no effort, nor heard of any, to correct this shortcoming in the 16 years that I have lived adjacent to the trail.

I feel that the short-range or long-range plans for the Elroy-Sparta Trail and 400 Trail should include connecting the Elroy-Sparta Trail directly to the 400 Trail without using Cedar Street in Elroy as a connector. If such a plan does not already exist, I respectfully request that such a plan be added.

Cedar Street is a busy route for trucks making deliveries and pickups at the Walker Stainless Steel plant, the plastics factory, and the Bardo Blending facility, as well as employee and residential traffic. I feel that routing bicycles and snowmobiles onto Cedar Street is inappropriate. The entire trail from Sparta to Reedsburg is off-road, except for this one-block section. I feel that the connector should also be off-road.

This project may require acquisition of a small amount of property, or an easement. I have seen many greater accomplishments on the Elroy-Sparta Trail over the years. A bridge now allows trail traffic to cross over Interstate I-90 near Sparta. A tunnel allows trail traffic to cross under Route 71 near Norwalk. Taking trail traffic off Cedar Street would be a minor project compared to those major accomplishments.

It seems to me that this is a long overdue project. Completing the connection from the Elroy-Sparta Trail to the 400 Trail should have been included at the beginning of planning for the 400 Trail. Using Cedar Street as a connector should have been only an interim solution, not a permanent solution.

Since the previous trail managers did not correct this shortcoming, it is now up to you to get it done.

Incidentally, I am an 81-year old semi-invalid resident who no longer uses the trail. I have no vested interest in making the trail better. It just seems to me a long overdue correction of an obvious oversight by past managers.

I look forward to your positive response to my request.

Sincerely,

George Gore

A handwritten signature in cursive script that reads "George Gore". The signature is written in black ink and is positioned below the printed name "George Gore".

**SPECIAL CLASS "B" RETAILER'S LICENSE**

NO. 5

for the Sale of Fermented Malt Beverages at a

\$ 10.00

**GATHERING OR PICNIC**

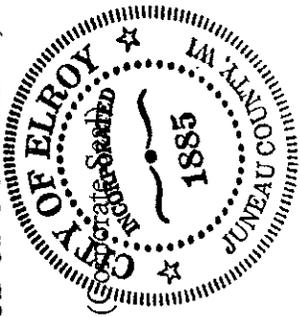
**WHEREAS**, the local governing body of the CITY OF ELROY, County of JUNEAU, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail Class "B" License to **ELROY AREA VOLUNTEER FIRE DEPARTMENT** to sell Fermented Malt Beverages, as defined by law, pursuant to Section 125.26(6) of the Statutes of the State of Wisconsin, and local ordinances:

**AND WHEREAS**, the said applicant has paid to the treasurer the sum of **\$10.00** for such Special Class "B" Retailer's Fermented Malt Beverage License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such a license:

**LICENSE IS HEREBY ISSUED** to the said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverage at the following described premises:

230 MAIN ST  
ELROY, WI 53929

FOR THE PERIOD OF OCTOBER 4, 2014



Given under my hand and the corporate seal of the City of Elroy, County of Juneau, State of Wisconsin, this 3rd day of October 2014.

Clerk

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: \_\_\_\_\_

Town  Village  City of Elroy County of Juneau

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning \_\_\_\_\_ and ending \_\_\_\_\_ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box)  Bona fide Club  Church  Lodge/Society  Veteran's Organization  Fair Association

(a) Name Elroy Fire Dept.

(b) Address 230 Main St (Street)  Town  Village  City

(c) Date organized 1991

(d) If corporation, give date of incorporation 1995

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:
President Tyler Brown
Vice President
Secretary Brian Doug Waterman
Treasurer Brian Bader

(g) Name and address of manager or person in charge of affair: Tyler Brown

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 230 Main St

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? All

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Fall Feed

(b) Dates of event 10-4-14

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer Jamie Ludwig (Signature/date)

Officer Tyler Brown (Signature/date)

Elroy Fire Dept. (Name of Organization)

Officer Day Widgeman (Signature/date)

Officer Brian Bader (Signature/date)

Date Filed with Clerk \_\_\_\_\_

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

•  
•  
•  
•  
•  
•

Elroy Police Department  
225 Main Street  
Elroy, WI 53929  
(608) 462-2424

October 2, 2014

City of Elroy  
225 Main Street  
Elroy, WI 53929

Operator's Licenses --- Records Check

Dear Common Council,

The **undersigned** did not find any records to preclude this applicant from obtaining an Operator's License with the City of Elroy on October 2, 2014--

*Michelle R. Page*  
DOB 08/07/1966

If you have any questions, or need further assistance, do not hesitate to contact us.

Thank you,

Tony Green  
Elroy Police Department

•••••

PAID

OCT 0 1 PAID

City of Elroy  
Operator's License Application

CITY OF ELROY

WARNING: Failure to fully answer, or falsifying answers, to any of the foregoing questions is a criminal offense and may result in charges in addition to cause for denial of license and will further prevent the applicant from filing another application for a period of six (6) months. APPLICATION FEES ARE NON-REFUNDABLE.

New <input checked="" type="checkbox"/>		Office Use: \$40.00 Operator's Lic. <input type="checkbox"/>	
Renewal <input type="checkbox"/>		Date Filed	
Last Name <u>Page</u>		License #	
First Name <u>Michelle</u>		Age <u>48</u>	
Middle Name <u>Renee</u>		Birth Date <u>8/7/66</u>	
Height: <u>5'6"</u> Weight: <u>150</u> Eye Color: <u>Green</u> Hair Color: <u>Brown</u>		Male <input type="checkbox"/>	
Race: <input type="checkbox"/> Hispanic <input type="checkbox"/> American Indian <input type="checkbox"/> Asian/Oriental		Female <input checked="" type="checkbox"/>	
<input type="checkbox"/> Black <input checked="" type="checkbox"/> Caucasian <input checked="" type="checkbox"/> Other <u>White</u>		Are You A Citizen Of:	
Street Address <u>E2372 Black Forest Dr</u>		The United States? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
City <u>LaValle</u> State <u>WI</u>		How long? <u>48 years</u>	
Zip Code <u>53941</u> Home Phone (608) <u>415-2870</u>		Are You A Resident Of:	
Present Occupation: <u>night Super</u>		Wisconsin? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Employer Name: <u>Hansens IGA</u>		How long? <u>8 years</u>	
Employer Address: <u>1701 Omaha</u> Phone (608) <u>462-8200</u>		Are You A Resident of Juneau County? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
READ CAREFULLY: During the past ten (10) years have you been convicted of a violation or have pending charges of: (Check yes or no; if yes, give details below your responses.)		How long? _____	
A. Any Federal Law?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Have you completed the Beverage Server Training course? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
B. Any Military Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, where and when?
C. Any State Law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>5-31-07 Computer</u>
D. City, Town, or Village Ordinance? (Other than minor traffic violations)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Operation of a motor vehicle recklessly or while intoxicated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Where are you or will be selling or serving if license is granted? <u>Hansens IGA ELROY</u>		Have you ever had an operator's license revoked? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Are you related by blood or marriage to the owner or licensee of this establishment? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no		If yes, list the date of revocation and the cause:	
If yes, what is the relationship?		List all previous last names, including maiden name, you have had:	
Have you had previous experience as an operator or bartender within the last three years? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		<u>Goodwin</u>	
If yes, where? <u>Wonevoo Fastrip</u>		<u>Winge</u>	
		<u>Lehmann</u>	

I HEREBY APPLY FOR A LICENSE TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS, SUBJECT TO THE LIMITATION IMPOSED BY SECTION 125.32(2) OF THE WISCONSIN STATUTES AND ALL ACTS AMENDATORY THEREOF AND SUPPLEMENTARY THERETO, AND HEREBY AGREE TO COMPLY WITH ALL LAWS, RESOLUTIONS, ORDINANCES AND REGULATIONS, FEDERAL, STATE OR LOCAL, AFFECTING THE SALE OF SUCH BEVERAGES AND LIQUORS IF A LICENSE BE GRANTED TO ME.

I ACKNOWLEDGE AND UNDERSTAND THAT MY PAST CRIMINAL RECORD SHALL BE CHECKED BY THE CITY OF ELROY POLICE DEPARTMENT, AND THAT THE FINDINGS SHALL BECOME A PART OF THIS APPLICATION. I UNDERSTAND THAT ANY MISREPRESENTATION, OMISSION, OR FALSE STATEMENT SHALL BE CONSIDERED A JUST CAUSE FOR THE COMMON COUNCIL OF THE CITY OF ELROY TO REFUSE TO GRANT THE LICENSE. IF, UPON GRANTING A LICENSE, THE COMMON COUNCIL SHALL LEARN OF ANY MISREPRESENTATION, OMISSION, OR FALSE STATEMENT IN THE APPLICATION, IT SHALL BE GROUNDS (UPON A PUBLIC HEARING BY THE COMMON COUNCIL) TO REVOKE THE GRANTED LICENSE.

THE UNDERSIGNED, DEPOSES AND SAYS THAT HE/SHE IS THE PERSON NAMED IN THE FOREGOING APPLICATION; THAT THE APPLICANT HAS READ AND MADE A COMPLETE ANSWER TO EACH QUESTION, AND THAT THE ANSWERS IN EACH INSTANCE ARE TRUE AND CORRECT. THE UNDERSIGNED FURTHER UNDERSTANDS THAT ANY LICENSE ISSUED CONTRARY TO CHAPTER 125 OF THE WISCONSIN STATUTES SHALL BE VOID, AND UNDER PENALTY OF STATE LAW, THE APPLICANT MAY BE PROSECUTED FOR SUBMITTING FALSE STATEMENTS AND AFFIDAVITS IN CONNECTION WITH THIS APPLICATION.

**PROVIDING FALSE OR INACCURATE INFORMATION OR OMITTING INFORMATION WILL BE GROUNDS FOR DENIAL.**

Michelle Page  
Signature of Applicant

325-72-0039  
Social Security Number of Applicant

STATE OF WISCONSIN)  
COUNTY OF JUNEAU)

\_\_\_\_\_, being first duly sworn on oath, says that he/she is the person who made and signed the foregoing application for an operator's license; that all the statements made by the applicant are true.  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Lynn Johnson  
Notary Public, Juneau County, Wisconsin  
My Commission Expires 4-30-19

Reviewed by the Chief of Police  
  
Approved by the City Council

DATE	INITIALS
<u>10/02</u>	<u>T6</u> <i>Applicant ✓</i>
_____	_____

# SELLER / SERVER CERTIFICATION

school program license #: A1001  
 trainee's social security #:  
 trainee's name: **Michelle R Goodvin**  
 school's name: Learn2Serve  
 certification #: TEMP1001  
 trainee date of birth: 08/07/1966  
 class date: Thursday, May 31, 2007

this certification expires 3 (three) years after the date issued unless otherwise mandated. Refer questions to 360training at 800-442-1149 or support@360training.com

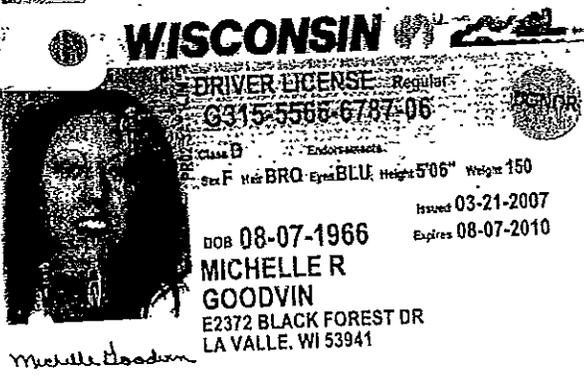
I, Albert J. Lilly  
 certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

COMPLIES WITH WISCONSIN STATUTES 125.04, 125.17, and 134.66



**Corporate Headquarters**  
 200 Academy Dr., Ste 260  
 Austin, Texas 78701  
 800-442-1149: tel  
 512-441-1811: fax

**WISCONSIN DRIVER LICENSE** DUP USA WI  
**REGULAR**





**BCPL WORKSHEET**  
**MUNICIPAL TID REVENUE LOAN APPLICATION REQUEST**

**DATE** October 7, 2014

**MUNICIPALITY** City of Elroy  
Please include type of municipality (e.g., Town of Newbold, Village of Prairie du Sac, Bayfield County)

**COUNTY** Juneau

**HEAD OF MUNICIPALITY** Mark Steward Phone # 608-462-2400

**E-MAIL ADDRESS** mrelroy@comantenna.com

**MUNICIPAL MAILING ADDRESS** 225 Main Street  
Elroy, WI 53929-1251

**MUNICIPAL CLERK** Same Phone # \_\_\_\_\_

**E-MAIL ADDRESS** \_\_\_\_\_

**FINANCE DIR/TREASURER** Same Phone # \_\_\_\_\_

**E-MAIL ADDRESS** \_\_\_\_\_

**FINANCIAL ADVISOR/FIRM** Jim Mann, Ehlers Phone # 262-796-6162

**E-MAIL ADDRESS** jmann@ehlers-inc.com

**AMOUNT OF LOAN:** \$250,000 (Please note attached amortization  
schedule utilizing a 9 year  
repayment)

**TERM OF LOAN:** 10 Years

**LOAN PURPOSE:** Brunner Incentive  
(Reimburse for stormwater, wastewater & electric  
utility work)

**BCPL Worksheet Attachments**

Please be as complete and accurate as possible, as the loan application will not be made available until all requested information has been reviewed by BCPL. Furthermore, the loan application will require the certification of all documents and other information included with this worksheet to be true and correct to the best of your knowledge.

1. **Project History** - Attach the original TID project plan approved by the Borrower and the joint review board, along with any approved revisions to that plan. Include a map showing all parcels located within the current TID boundaries.
2. **Current Project Status** - Attach a description of current project status including an explanation of how the project development has varied from the TID project plan. Include details regarding both historic and anticipated future project investments and expenditures by the Borrower and other TID investors.  
  
The equalized value for the base year of 1999 for the TID has been determined by the Wisconsin Department of Revenue to be \$ 1,007,700. Include a table detailing the TID equalized value, value increment, and borrower tax increment allocations for each year from the formation of the TID to the current year.
3. **Project Future** - Attach a statement detailing future annual tax increment allocations anticipated by the Borrower during the term of this loan. This statement shall include an explanation of assumptions and calculations used by the Borrower in forecasting these annual tax increments.
4. This TID ~~has~~<sup>has not</sup> (cross out one) been designated as distressed or severely distressed under the laws of the State of Wisconsin.
5. The TID ~~has~~<sup>has not</sup> (cross out one) been designated as a Recipient TID for the purposes of receiving tax increment allocations from a Donor TID.
6. The maximum life of the TID is currently set to end on September 4, 2022.
7. The Borrower received \$ 573,515 of base shared revenue from the State of Wisconsin for the year prior to this application.

**Head of Municipality**

Mark Steward, Administrator

Print Name and Title

Mark Steward      10/8/2014  
Signature                      Date

**Municipal Clerk**

Mark Steward, Administrator

Print Name

Mark Steward      10/8/2014  
Signature                      Date

TID #4 Amortization  
Principal Rate Interest

2015		4.00%	6,773
2016		4.00%	10,658
2017		4.00%	10,512
2018	40,000	4.00%	10,368
2019	40,000	4.00%	8,648
2020	40,000	4.00%	6,951
2021	40,000	4.00%	5,278
2022	40,000	4.00%	3,628
2023	60,000	4.00%	2,000
	250,000		63,817



*Managing Wisconsin's trust assets for public education.*

**BCPL WORKSHEET**  
**MUNICIPAL TID REVENUE LOAN APPLICATION REQUEST**

DATE October 7, 2014

MUNICIPALITY City of Elroy

Please include type of municipality (e.g. Town of Newbold, Village of Prairie du Sac, Bayfield County)

COUNTY Juneau

HEAD OF MUNICIPALITY Mark Steward, Administrator Phone # 608-462-2400

E-MAIL ADDRESS mselroy@comantenna.com

MUNICIPAL MAILING ADDRESS 225 Main Street  
Elroy, WI 53929-1251

MUNICIPAL CLERK Same Phone # \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

FINANCE DIR/TREASURER Same Phone # \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

FINANCIAL ADVISOR/FIRM Jim Mann, Ehlers Phone # 262-796-6162

E-MAIL ADDRESS jmann@ehlers-inc.com

AMOUNT OF LOAN: \$285,000 (Please not attached amortization schedule for proposed loan)

TERM OF LOAN: 20 Years

LOAN PURPOSE: Development Incentive - cash grant for acquisition and utility improvements



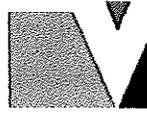
TID #6 STF Loan

285000

Dated Date:

Principal Est. Rate Interest

	Principal	Est. Rate	Interest
2015		6.00%	7,344
2016	0	5.00%	14,448
2017	10,000	5.00%	14,448
2018	10,000	5.00%	13,941
2019	10,000	5.00%	13,434
2020	15,000	5.00%	12,927
2021	15,000	5.00%	12,167
2022	15,000	5.00%	11,406
2023	15,000	5.00%	10,646
2024	15,000	5.00%	9,885
2025	15,000	5.00%	9,125
2026	15,000	5.00%	8,365
2027	15,000	5.00%	7,604
2028	15,000	5.00%	6,844
2029	20,000	5.00%	6,083
2030	20,000	5.00%	5,969
2031	20,000	5.00%	4,056
2032	20,000	5.00%	3,042
2033	20,000	5.00%	2,028
2034	20,000	5.00%	1,014
	285,000		173,876



September 11, 2014

Mark Steward, AICP, Administrator  
City of Eroy  
225 Main Street  
Eroy, WI 53929

Re: Agreement for Engineering Consulting Services

Dear Mr. Steward:

Vierbicher Associates, Inc. (Consultant) is pleased to submit this Agreement to provide Engineering Consulting Services to the City of Eroy (Client).

**I. PROJECT UNDERSTANDING**

Client intends to undertake improvements at E.O. Schultz Park located on the south side of the City between the Baraboo River and STH 80/82. In order to make the improvements, a flood study on the Baraboo River is being requested. The area to be studied (project limits) includes the section of the Baraboo River from the southerly limits of a previously studied area, downstream to the STH 82 bridge. The area previously studied was part of the Flood Mitigation project completed by Vierbicher Associates, Inc in 2012.

**II. SCOPE OF SERVICES**

**A. General**

Consultant shall prepare a floodplain analysis to determine the location of the floodway within the project limits. The floodway will be determined by hydraulic modeling using HEC-RAS as required by WDNR.

**B. Specific Services Provided by Consultant**

Specific services to determine the elevation and location of the floodway and floodplain within the project limits for the 1 percent chance annual reoccurrence flood will includes:

1. Topographic Survey & Base Map
  - a. Field survey additional cross sections of the Baraboo River needed to perform the hydraulic analysis. Cross sections will include both the roadway and bike trail bridges on the downstream limits of the project area. Additionally, five cross sections will be surveyed in the park between the bridge structures and one on the downstream side of the southerly bridges. 2010 LIDAR will be used to supplement the cross sections.
  - b. Complete a topographic survey of the site including significant buildings within E.O. Schultz Park and ground shots on the east and west sides of the farm buildings.

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

- c. Prepare a base map of the study area using the 2010 LiDAR data and field survey.

2. Flood Analysis

- a. Update the existing HEC-RAS floodplain model to add cross-sections to determine the floodplain and floodway within the project limits.
- b. Analyze the model and develop exhibits and elevations for the 1 percent annual reoccurrence floodplain elevation. An annotative Flood Insurance Rate Map (FIRM) will be prepared.
- c. Submit the floodplain analysis to the Wisconsin Department of Natural Resources (WDNR) and the Federal Emergency Management Agency (FEMA) for their review.
- d. Update the model based on comments from WDNR and FEMA.
- e. Prepare and submit a Conditional Letter of Map Revision (CLOM-R) to FEMA.

C. Additional Services if Requested by Client

The Scope of Services in this Agreement is intended to cover services normally required for this type of project. However, occasionally events occur beyond the control of the Consultant or the Client that creates a need for additional services beyond those required for a standard contract.

III. SCHEDULE

This Agreement is based upon the following anticipated schedule:

<u>Activity</u>	<u>Date</u>
Contract Executed.....	September, 2014
Complete River Cross Section Survey .....	November, 2014
Complete floodplain analysis and submit to WDNR/FEMA.....	Dec. – Jan. 2014
Finalize Study Based on WDNR/FEMA Comments ...	Approx. April, 2015 (Tentative on Review)

IV. SCHEDULE OF DELIVERABLES

- A. The following items will be delivered to the Client as part of this Scope of Work:

- 1. Floodplain Analysis Report

V. DESIGNATION OF RESPONSIBLE PARTIES

The designated responsible parties representing the Client and Consultant, respectively, shall have authority to transmit instructions, receive information, and render decisions relative to the project on behalf of each respective party.

Overall coordination and project supervision for Consultant is the responsibility of *Craig E. Mathews*, Project Manager. *He*, along with other personnel, will provide the services required for the various aspects of the project. Please direct all communications that have a substantive impact on the project to *Craig*.

The Client designates Mark Steward as their representative. Consultant will direct all communications that have a substantive impact on the project to that individual, and that individual's responses shall be binding on the Client.

**VI. FEES**

A. The fixed fee to provide the scope of services described herein is as follows:

1. Topographic Survey and Base Map .....\$3,800
2. Floodplain Analysis .....\$7,100
3. LOMR (Based on New Data) .....\$300

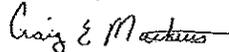
B. These fees assume that the work will be completed within the time frame set forth herein. If significant delays to the project occur, which are not due to the negligence of the Consultant including, by way of example and not limitation, decisions of the Client, regulatory approvals, deferrals to the next construction season or calendar year, etc., the Consultant reserves the right to negotiate and adjust an appropriate change to the fees.

**VII. GENERAL TERMS AND CONDITIONS**

The General Terms and Conditions dated 7/1/14 and attached hereto are incorporated herein by reference.

We appreciate the opportunity to work with you on this project. If this Agreement is acceptable to you, please sign the Authorization below and return one copy to Craig E. Mathews at our Reedsburg office. Should you have any questions or require any additional information, please feel free to contact us.

Sincerely,



Craig Mathews  
Project Manager

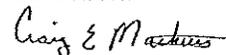
Enclosure: General Terms & Conditions

**AUTHORIZATION TO PROCEED**

In witness whereof the parties have made and executed this Agreement as of the day and year written below.

Client

Consultant



\_\_\_\_\_  
Mark Stanek  
Mayor  
City of Eroy  
225 Main Street  
Eroy, WI 53929

\_\_\_\_\_  
Craig Mathews, P.E.  
Engineering Department Manager  
Vierbicher Associates, Inc.  
400 Viking Drive  
Reedsburg, WI 53959

\_\_\_\_\_  
Date

\_\_\_\_\_  
September 11, 2014  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

© 2014 Vierbicher Associates, Inc.

September 17, 2014

Mark Steward  
Administrator/Clerk/Treasurer  
City of Elroy  
225 Main Street  
Elroy, WI 53929



Re: Elroy City Hall Renovation  
CAA Project Number 14-068-01

Mark:

We are pleased to offer this agreement for Architectural services to the City of Elroy, referenced herein as (Client), for a Space Needs Assessment, Existing Facility Evaluation, schematic design layouts, and cost opinions for the Elroy City Hall building in Elroy, Wisconsin. We are performing services as Cameron Aslaksen Architects, LLC, referenced herein as (Consultant).

### 1. The Project

The project is the first phase of a multiple phase process to assist the City of Elroy in determining a solution for the City's building needs for City administration and police. As discussed in our previous letter of interest, a project similar to yours typically follows a 3 phase process. These include:

#### **Phase 1: Space Needs/Program Report and Existing Facility Review**

End Product: Program report of Feasible Options such as remodel or new including Probable Costs.

#### **Phase 2: Concept Design**

End Product: Conceptual Design Plans and 3D Renderings illustrating option chosen in Phase 1 with updated Cost Opinion.

#### **Phase 3: Final Design and Construction Documents**

End Product: Fully Developed Design with Construction Documents (Plans & Specifications) ready for Bidding and Construction and designed to fit within the planned budget.

This contract is for *Phase 1 only*.

### 2. The Scope of Services

The Scope of Services is proposed in two primary parts. The first part can be generally described as Space Needs Assessment, Facility Evaluation, and a Feasibility Review. The second part can generally be described as including Schematic Design block-diagram layouts and project budget Cost Opinions that compare existing building renovation versus new construction. The intent of this agreement will be to provide the project information that a Client would typically need to render decisions, and develop an implementation plan. Services are specifically described as follows:

#### **PART 1**

##### 2.1 Space Needs Assessment / Information Gathering

- 2.1.1 Kick-off Meeting: Attend an initial meeting with the Client Representative at the Consultant's office to review the overall project. Topics will include the project goals, expectations, key issues, and schedule. At this time, specific staff and stakeholders will also be identified to interview regarding specific space needs.
- 2.1.2 Data Collection : On the same day as the kick-off meeting, collect existing building and site information available, including existing building plans (including electronic CAD student drawings in REVIT format), utility information, topographic information (alley and utilities in alley) and other information (e.g. previous studies) that can assist in determining the opportunities for and restrictions on the facility going forward.
- 2.1.3 Interviews: Schedule and conduct 1 or 2 group interviews with identified staff and stakeholders over a one-day period at City Hall to assess current and future space needs, adjacencies, staffing and work flow, special needs, public service issues, parking and site issues, furniture and special equipment needs, security, privacy, and other identified issues.

- 2.1.4 Program Report: Summarize the interview information and combine it with other collected information into a report of a program of space needs to be used as a basis of design. The summary will include the following:
- 2.1.4.1 A written narrative summary of findings.
  - 2.1.4.2 Charts listing each existing space/activity area, square footage existing/needed, and remarks or special requirement notes.
  - 2.1.4.3 Future needs for square footage or completely new anticipated spaces will be included based on the interviews and current municipal/police standards.
  - 2.1.4.4 The individual space square footages will be totaled to arrive at a total net square foot need for City Hall - Administration and Police. A conversion factor (to account for wall thicknesses, HVAC, circulation, and other support spaces) will be added to come up with a gross total.

## 2.2 Existing Facilities Evaluation

- 2.2.1 Building/Site Condition Review: Review the existing site and building as to their current conditions. This will be a visual review using checklists and photos. Items to be reviewed will include: site infrastructure and drainage; roof and flashing; windows, doors, and penetrations; walls; interior and exterior finishes; accessibility; and the general condition of heating, ventilating, and air-conditioning (HVAC) equipment, electrical, and plumbing.
- 2.2.2 Code Review: Conduct a preliminary review of state and local codes in regard to their impacts on potential remodeling and/or expansion of the existing facility.
- 2.2.3 Report: Prepare a report of findings.

## 2.3 Feasibility Review

- 2.3.1 Narrative Summary: Prepare a brief summary of findings comparing the program needs versus the capabilities and limitations of the building based on its condition and code impacts of needed improvements to meet the program.
- 2.3.2 Interim Review Meeting: Review the program summary, facility review conclusions and feasibility conclusions with the Client's Representative at the Consultant's office. The result of this meeting will be to proceed or to not proceed onto Part 2.

## **PART 2**

Based on the review and approval to proceed from the review meeting at the end of Part 1, develop the following:

### 2.4 Schematic Floor Plan Layouts and Site Layouts

- 2.4.1 Existing Plans: Prepare existing plans of both floor levels and site. Floor plans will be based on existing REVIT CAD student drawings provided by the Client with dimensions selectively 'spot-checked' in the field. A site plan suitable for schematic planning purposes will be developed from field measurements and topographic data provided by the Client.
- 2.4.2 Floor Plan Options: Generate up to two (2) plan arrangements for each floor and the rear site of the building. These will include rear exterior site configurations as applicable. These will consist of colored blocks of spaces of primary functions to communicate the needed spaces and preferred/required adjacencies but not detailed furniture arrangements.
- 2.4.3 Building/Site Sections: Diagrammatic sections will be generated to illustrate how existing floor levels and proposed improvements relate vertically to existing site conditions.

### 2.5 Budget Cost Opinion:

- 2.5.1 Cost Opinions: Prepare cost opinions that will include both 'hard' and 'soft' costs for budgeting purposes.

'Hard' costs include dollar-per-square-foot averages for new construction versus remodeling the existing structure. They will also include updates to the mechanical, electrical, and plumbing as identified in the facility assessment.

'Soft' costs are those costs that are beyond 'bricks and mortar' hard costs but that still have a large impact on the final costs of a project.

Items that may be addressed include:

- Furniture, storage elements, and shelving
- Computer and Communication (IT) Equipment (phone systems, server/data racks)
- Window Treatments, display cabinets, bulletin boards
- Architectural and Engineering Fees, Soil Borings, State Application Fees
- Moving/Temporary Storage Costs
- Public Payment/Performance Construction Bonding
- Construction Prevailing Wage Rate Percentage Increases

These costs will be included based on previous experience with similar facilities and as identified by Client staff. Dollar amounts will be either single cost numbers (per item or group) or as square-foot percentages based on previous experience or published cost data. The end result will be a budget number that can be utilized for bonding and other funding strategies.

2.6 Funding Summary: A summary will be prepared of possible sources to pursue to assist with meeting the final project budget. Included will be brief descriptions of each source, what may be funded, approximate amounts available (and matching requirements), and timing of application/funding. Primary source list to be provided by the Client.

## 2.7 Final Report

2.7.1 Final Report: Combine all the individual reports into one final report. Sections will include the Space Needs Assessment, Facility Evaluation, Feasibility Review, the Schematic layouts, and Cost Opinions and will include an Executive Summary of the various components.

2.7.2 Final Presentation Meeting: Review the final report in a meeting of the City Council.

## 3. Optional Services Not Included In This Proposal

- 3.1 Detailed structural analysis, as determined following initial investigations as part of Section 2.
- 3.2 Concept Design, including renderings, models, or other visual graphics for presentation or public education.
- 3.3 Hazardous material testing or discovery, including asbestos, PCBs, mold, or lead paint. It is understood these will be provided by the Client.
- 3.4 Destructive testing or investigations beyond visual review.
- 3.5 Soil borings, topographic survey, or site surveys.
- 3.6 Detailed HVAC, Electrical, Plumbing, Structural or other evaluations or coordination beyond narrative listed in Section 2.
- 3.7 Meetings beyond those listed in Section 2.

## 4. Changes in Scope

When changes in the defined scope of services are requested by the Client, a contract amendment shall be prepared by the Consultant and approved by the Client prior to performing the work.

## 5. Client's Responsibilities

- 5.1 Provide all criteria and full information about the project's requirements.
- 5.2 Provide copies of previous studies, surveys, plans, or other documents pertinent to this project.
- 5.3 Site Plot Plan, including lot line dimensions and utility easements.
- 5.4 Topographic and site utility information.
- 5.5 Provide safe access to the site.
- 5.6 Examine all reports, studies, alternate solutions, and other documents presented by Consultant and render timely decisions pertaining thereto.
- 5.7 Coordinate and schedule meetings. All meetings to be held at Consultant's office unless specifically noted otherwise.

## 6. Compensation

- 6.1 Services described under Section 2 will be provided on a fixed fee basis as listed below.  
 6.2 Fixed fee does not include reimbursable expenses such as color and black and white reproductions, mileage, and report binding.

PART 1 - Services listed in 2.1 - 2.3	Fixed Fee	\$8,450.00
PART 2 - Services listed in 2.4 & 2.5	Fixed Fee	\$5,400.00
Reimbursable Expenses - Part 1	Time & Expense	\$260.00 (estimate)
Reimbursable Expenses - Part 2	Time & Expense	\$335.00 (estimate)

- 6.3 *Compensation will be divided between the 2 parts. After the completion of Part 1 (Space Needs Assessment through feasibility review) at the interim review meeting, if it is determined that the project cannot meet program requirements without a substantial increase in budget costs, the Client will be invoiced for the first part only and after which this agreement will be terminated.*
- 6.4 Invoices will be submitted monthly.  
 6.5 Payment is due within 30 days of receipt.  
 6.6 Unpaid invoices shall accrue interest at a rate of 1½ % per month. Services may be suspended on any project for invoices more than 60 days past due.  
 6.7 Client agrees to pay all normal and reasonable cost of collections on past due accounts including attorney fees.  
 6.8 Fees may be adjusted annually beginning on January 1, 2015, for this agreement.

## 7. Schedule

- 7.1 Execution of the agreement is anticipated to be on or about October 14, 2014 (regular City Council Meeting date). Work will begin within 3 days of an executed agreement.  
 7.2 Work will proceed in a timely manner to meet the Client's project schedule. Timely progress will require the Client to make critical decisions and provide feedback and project dependant information in a timely manner.  
 7.3 Completion of the Final Report and presentation is anticipated to be within 90 days, or approximately by the end of January, 2015.

## 8. Responsible Parties

- 8.1 Mark Steward will be the Client's representative. He or his designee is authorized to give instruction, render decisions, and act on behalf of the Client.  
 8.2 Dave Cameron, AIA will be the Consultant's representative. He or his designee is authorized to give instruction, render decisions, and act on behalf of the Consultant.

## 9. Insurance

- 9.1 Consultant shall maintain Professional Liability, General liability, and Automobile insurance for the duration of the project.  
 9.2 Client will be responsible for Workers Compensation, and General Liability insurance as required.

## 10. Terms and Conditions

- 10.1 Indemnification:** The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Consultant. The Client and Consultant mutually waive consequential damages for claims, disputes, and other matters arising out of, or relating to this agreement.
- 10.2 Information for the Sole Use and Benefit of the Client:** All opinions and conclusions of the Consultant, whether written or oral, and any plans, specifications or other documents and services provided by the Consultant are for the sole use and benefit of the Client and are not to be provided to any other person or entity without the prior written consent of the Consultant. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Consultant or the Client.

- 10.3 Certification, Guarantees and Warranties:** The Consultant shall not be required to execute any documents that would result in the Consultant certifying, guaranteeing or warranting the existence of any conditions. The field observations and report are not warranted to cover every condition or defect, and do not relieve the contractor of any duties or obligations under the agreement with the owner.
- 10.4 Limitation of Liability:** In recognition of the relative risks, rewards and benefits of the project to both the Client and the Consultant, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client for any and all injuries, damages, claims, losses, expenses or claim expenses arising out of this Agreement from any cause or causes, shall not exceed the fees of the consultant. Such causes include, but are not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.
- 10.5 Ownership of Documents:** All documents produced by the Consultant under this Agreement are instruments of the Consultant's professional service and shall remain the property of the Consultant and may not be used by the Client for any other purpose without the prior written consent of the Consultant.
- 10.6 Dispute Resolution:** Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of this Agreement shall be submitted to nonbinding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.
- 10.7 Termination:** This agreement may be terminated by either party upon seven days written notice. Consultant shall be compensated for all services rendered prior to the date of termination.

**Acceptance:**

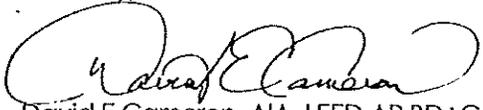
I have reviewed the agreement outlined above, and I accept this agreement for services.

			9/18/14
Mark Stanek Mayor, City of Eroy	Date	David E Cameron, AIA Cameron Aslaksen Architects, LLC	Date

Trusting this is acceptable to you, please sign and return one copy of this agreement to my office.

Thank you for the opportunity to work with you on this project.

Sincerely,

  
 David E Cameron, AIA, LEED AP BD+C  
 Project Architect  
 Cameron Aslaksen Architects, LLC



September 26, 2014

Mark Steward  
225 Main st  
Elroy, WI 53929

Re: Mold Remediation

Dear Mark:

Thank you for investing some of your time to meet with me. It is a privilege to work with you, and your interest in our services is greatly appreciated.

I have enclosed a detailed proposal for mold remediation resulting from the water damage in the back areas of the building that we discussed during my onsite visit. The remainder of the building is not included in our investigation, scope of work, or cost estimate.

The attached estimate gives the details of our proposed work, which meets the current standard of care in the industry. I am confident that you will find everything in order.

I strongly recommend that you have an environmental consultant complete a post-remediation verification after our remediation work is finished.

If you would like to proceed with the project as outlined in our summary and detailed in our proposal, please sign on the "Accepted By:" signature line found on page 9. I am attaching some additional detailed information about the materials we will use in the project for your review and approval.

Some of our work may require coordination with sub-contractors which could affect project initiation due to scheduling issues or obtaining additional quotes.

Again, thank you for your interest in our services and please feel free to call with any questions or clarifications. I look forward to working with you.

Sincerely,  
A & J SPECIALTY SERVICES, INC. DKI

Cole Pustina CDS,MRTS

CP/RJK  
Enclosure

# Remediation Proposal prepared for Mark Steward, September 26, 2014

**Proposal Estimate:** \$2,000.00-2,800.00 Price may change based on what we find as we open things up.

## **Potential additional costs:**

3<sup>rd</sup> Party Post Remediation Verification test.

Duct Cleaning: Not included or recommended at this point

## **Summary of the Work Plan:**

Set up containment to define the work area(s).

Set up a single stage decontamination chamber.

Set up HEPA filtered equipment and tools required for the remediation process.

Remove and dispose of contaminated materials.

Clean inside the containment area:

HEPA vacuum, apply Fiberlock IAQ Advanced Peroxide Cleaner and HydroBoost.

Air wash, HEPA vacuum floors and wipe horizontal surfaces with an EPA registered sanitizer.

HVAC System cleaning (*optional*):

Performed by a recommended contractor.

If optional HVAC duct cleaning is included in the project it will need to be scheduled prior to the project start date to ensure that the duct cleaning is completed before the last day of the project.

If an optional independent PRV test is included in the project, then filtration and ventilation equipment (fans, HEPA air scrubbers, et cetera) will run an additional one to four days, as determined by the PRV consultant.

If a PRV test is not part of project, the need for any additional air filtration equipment will be determined during the project.

City of Elroy

2013 Building Permit Applications

Municipality No.: 29-221		2013 Building Permit Applications						
GEC Job No.: I29-221		Address	Owner/Contractor	Est. Cost	Description	GEC Fee	Fee	
Date	Permit #	Class						
1-17	13-01	4/34	1409 ACADEMY ST.	WILLIAM JEFFERSON	10,000	Remodel	110.00	120.00
1-17	13-02	131	325 MAIN ST	CITY OF ELROY	2,000	Commercial Electrical	76.00	76.00
2-7-14	13-03	326	501 2nd MAIN ST	Elroy Public Library	98,000	Comm Renovation	528.55	588.45
3-14	13-04	324	1002 ACADEMY ST.	W.M. SPRINKMAN CORP.	47,800	COMM. CONST. + ELEC.	210.00	230.55
4-2	13-05	127	108 MAIN ST	JENNIFER SEIDER	500	Sign	59.50	65.00
4-2	13-06	420	406 ACADEMY ST.	PAT FLYNN	800	Rebuild Porch	110.00	120.00
4-11	13-07	130	220 KIMBALL AVE.	ELROY GAS	2,000	Plumbing	90.00	98.00
5-7	13-08	434	805 2ND MAIN	MARK STANLEY	3,000	Roof Expansion	111.00	121.00
5-21	13-09	131	1010 PARISHALL LN	ROBERT THOMPSON	1,000	Change Electrical Panel	100.00	109.00
6-11	13-10	434	205 2ND MAIN	PAUL SITE ETER	5,000	FOUNDATION REPAIR	110.00	121.00
6-18	13-11	645	1007 ACADEMY ST.	BETTY STEFFEN	2,000	Raze Home	60.00	65.00
6-18	13-12	434	117 GROVE ST.	LISA RHODES	25,000	ADDITION	220.00	242.00
7-2	13-13	122	1002 ACADEMY ST.	SPRINKMAN CORP	6,500	COMPUTER WIRE	176.00	193.60
7-2	13-14	101	104 PEARCE ST.	ALVE GRANT	25,000	MODULAR S-FAR	246.70	271.24
7-23	13-15	434	109 BROOKHUR	JERRY DOBRATZ	5,000	Remodel	110.00	121.00
7-30	13-16	438	211 WESTERN AVE.	TORY GREEN	9,500	GARAGE ADDITION	187.00	205.70
8-6	13-17	434	501 WESTERN AVE.	WILLIAM DEDRICK	60,000	Remodel Home	550.96	611.02
8-13	13-18	131	213 JOHNSON AVE	PAT McLUCKEY	1,600	New Elect. Service	100.00	109.00
8-27	13-19	120	117 GROVE AVE.	KEROLISA RHODES	3,500	Deck	110.00	121.00
8-27	13-20	127	130 MAIN ST.	MELISSA MOETHLEBANS	500.00	Sign	50.00	55.00
9-19	13-21	131	138 MAIN ST.	DON TASKOWIS	300.00	UPGRADE SUB PANEL	152.00	145.20
9-19	13-22	438	402 2ND ST.	STEVE GREEN	1,500	Pole Shed Addition	90.00	98.00
10/4	13-23	120	109 PROSPECT	E SCLUTZ	500	Porch-Deck Raze	90.00	98.00
10/8	13-24	131	2743 CITY O	BRADY FAMILY	1500	SEWER & WATER	100.00	109.00

City of Elroy

Municipality No.: 29-221		2013 Building Permit Applications						
GEC Job No.: 129-221		Address	Owner/Contractor	Est. Cost	Description	GEC Fee	Fee	
Date	Permit #	Class						
10/8	13-25	328	437 SOUTH MAIN	SEBASTIANEK	1700 <sup>00</sup>	STONAGE BUILD	198 <sup>00</sup>	224 <sup>00</sup>
10/8	13-26	120	818 ALABAMA ST	LEE	500 <sup>00</sup>	MECK	111 <sup>00</sup>	121 <sup>00</sup>
10/29	13-27	328	421 SOUTH MAIN	LINDENBERG	57,533 <sup>00</sup>	STONAGE BUILD	560 <sup>00</sup>	626 <sup>00</sup>
11/5	13-28	734	107 LAKE ST	LITKE	10,000 <sup>00</sup>	LOWR LAKEL FRONT	312 <sup>00</sup>	429 <sup>00</sup>
11/10	13-29	649	303 2ND MAIN	SOBRENSEN		DRIVE S.H.P.D.	50 <sup>00</sup>	65 <sup>00</sup>
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City of Elroy

Municipality No.: 29-221		2014 Building Permit Applications						
GEC Job No.: 129-221		Owner/Contractor	Est. Cost	Description	GEC Fee	Fee		
Date	Permit #	Address	Class	Est. Cost	Description	GEC Fee	Fee	
1/10	14-01	109 Ackerman	131	1,000 <sup>00</sup>	Restore electric service	200 <sup>00</sup>	8109 <sup>00</sup>	
2/25	14-02	1002 ALABAMA ST	437	43,890 <sup>00</sup>	Common ALTERATION	315 <sup>00</sup>	341 <sup>85</sup>	
4/10	14-03	309 ACADEMY ST	434	5,000 <sup>00</sup>	WALL REPAIR	111 <sup>00</sup>	121 <sup>00</sup>	
5/6	14-04	243 MAE ST	130	1,500 <sup>00</sup>	PLUMBING	90 <sup>00</sup>	98 <sup>00</sup>	
5/27	14-05	309 MAE ST	128	7,500 <sup>00</sup>	DETACHED GARAGE	188 <sup>70</sup>	205 <sup>70</sup>	
6/10	14-06	601 N. BROOKLYN	120	400 <sup>00</sup>	DECK	111 <sup>00</sup>	121 <sup>00</sup>	
6/17	14-07	104 PINE ST	434	0 <sup>00</sup>	GARAGE/BAR/BEVERLY	26841	29145	
6/17	14-08	205 SPRING ST	434	20,000 <sup>00</sup>	FOUNDATION/DECK	20,900	229 <sup>90</sup>	
7/8	14-09	437 E. MAIN	437	11,000 <sup>00</sup>	Storage unit addn	1,100	158 <sup>00</sup>	
7/15	14-10	805 2ND MAIN ST	120	2,500 <sup>00</sup>	DECK	111 <sup>00</sup>	121 <sup>00</sup>	
7/29	14-11	105 S. BROOKLYN	434	5,500 <sup>00</sup>	WINDOWS-WORK	111 <sup>00</sup>	121 <sup>00</sup>	
7/29	14-12	1313 2ND MAIN ST.	438	14,000 <sup>00</sup>	NEW GARAGE	188 <sup>70</sup>	205 <sup>70</sup>	
8-14	14-13	212 SPANG ST	434	2,500 <sup>00</sup>	NEW ROOF FRAMING	111 <sup>00</sup>	121 <sup>00</sup>	
8-19	14-14	104 S. MAIN ST.	131	?	SERVICE UPGRADE	100 <sup>00</sup>	109 <sup>00</sup>	
8-19	14-15	N 2310 WHEEL RD	170	500 <sup>00</sup>	Small Deck	111 <sup>00</sup>	121 <sup>00</sup>	
8-26	14-16	405 ELROY ST	437	30,100 <sup>00</sup>	Commercial Addition	6,370 <sup>7</sup>	205 <sup>01</sup>	
9-11	14-17	205 MAIN ST	120	500 <sup>00</sup>	Porcht Removal	111 <sup>00</sup>	121 <sup>00</sup>	
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	14-24							

<u>Street</u>	<u>Address</u>	<u>Outside Code Violation</u>	<u>Home Needs Fix Up</u>	<u>Remodel (Status)</u>	<u>Potential Raze</u>
1st Street					
2nd Street					
3rd Street					
	110	X			
	114	X			
2nd Main					
	205	X		X	
	306	X	X		
	315		X		
	821		X		
Academy					
	209	X	X		X
	309		X		
	317	X	X	X	
	403		X		
	406		X		
	1208	X	X		
	1416	X	X		X
	1421	X	X		X
Ackerman					
Badger					
Brooklyn	North				
	103		X		X
	South				
	401		X		X
Cedar					
	104		X	Across from Bardo Expansion	
Center					
Chestnut					
Crandon					
Depot					
Division					
	210			X	
Duhig					
Edwards					
Elroy					
	101 W		X		
	204 E		X		
	206 E			X	
Erickson					
	220			X	
Franklin					
Genrich					
Grove					
High					
Huntley					

<u>Street</u>	<u>Address</u>	<u>Outside Code Violation</u>	<u>Home Needs Fix Up</u>	<u>Remodel (Status)</u>	<u>Potential Raze</u>
Huston					
Johnson					
Juneau					
Kavanaugh					
Kimball					
Kittleson					
Lake					
Liberty					
Lincoln					
Marshall					
Main					
Lueck	119		X		X
Hawkhunter	121		X		
Warner	201		X		
	110 S		X		X
	113 S		X		X
	122 S		X		X
McLean					
Merrill					
Mohns					
Nassau					
North					
North Limits					
Pfaff					
Plymouth					
Prospect					
Church	108		X		X
	210		X		
Railroad					
Hotel	314		X		X
Riverview	206	X	X		
Royall					
Spring	203		X		
	205			X	X
Summit					
Thompson					
Weger					
Western	501			X	
Wiley					
Wisconsin					