



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

VILLAGE BOARD AGENDA

Wednesday, September 3, 2025 at 7:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments
- 5) Consent Agenda
 - a. Consideration of August 06, 2025 Meeting Minutes
 - b. Consider Resolution 2025-11 "Annual Bank Authorization"
 - c. Consideration of Pay Request #1 for Contract 25-100 - Nesheim Water Main Rehabilitation Project
 - d. Consideration of Pay Request #5 for Contract 25-101 - 2025 Street Improvements Project
 - e. Consideration of Renewal of PILOT Agreement-Wisconsin Illinois Senior Housing, Inc. (Ingleside Senior Living, Inc.)
 - f. Consideration of Facade Improvement Grant Application, Lassen Commercial Buildings, 209-211 W Main St
 - g. Consideration of Street Use Permit Application for October 3rd-5th from the Mount Horeb Area Chamber of Commerce for Fall Village Market Event on October 4th-5th, 2025
 - h. Consideration of Revised Employee Overtime Policy
- 6) Agenda Items
 - a. Consider Proclamation for Trustee Brett Halverson
 - b. Presentation by Fire Chief Minter on 2026 Mount Horeb Area Fire Department Budget
 - c. Recommendation to Village Fire District Representative on Budget Vote
 - d. Recommendation of Project Plan for Tax Incremental District Number 6

- e. Consideration of Resolution 2025-12 "Resolution Requesting Exemption from Dane County Library Tax"
 - f. Consider Lukken property park concept plans A and B
 - g. Consideration of Resolution 2025-13 3-Year Renewal of Dane County Urban County Consortium
 - h. Consideration of Public Comment Notice for Agendas
- 7) Committee Reports:
- a. Community Development Authority
 - b. Dane County Cities & Villages Association Report
 - c. Finance/Personnel
 - d. Historic Preservation Committee Report
 - e. Library Board
 - f. Mount Horeb Area Chamber of Commerce
 - g. Mount Horeb Area Joint Fire Department
 - h. Parks, Recreation, and Forestry Commission
 - i. Plan Commission
 - j. Public Safety Committee
 - k. Public Works Committee
 - l. School Liaison
 - m. Sustainability and Natural Resources Committee
 - n. Tourism Commission
 - o. Utility Commission
- 8) Village President's report
- a. Written Report
- 9) Village Administrator's report
- 10) Village Clerk's report
- 11) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
AUGUST 6, 2025**

The Village Board met in regular session in-person on the above date in the Board Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Jones, White, and Best. Trustees Schellpfeffer and Gauger were absent. Also present were Administrator Nic Owen and Village Clerk Alyssa Gaffney.

Public Comments: Village resident Beth Bacher-Gresock voiced her concerns about public comments and hearings involvement.

Consent Agenda: White moved, Best seconded to approve the following consent agenda items: July 2, 2025 Meeting Minutes; Ordinance 2025-09 Amending Certified Municipality Status Regarding Commercial Plan Review; Application for ETJ Certified Survey Map, Helen Witte, 801 Hamilton Street; Ordinance 2025-10 Rezone for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential; Ordinance 2025-12 Changing Title of Emergency Government Director to Emergency Management Director; Pay Request #4 for Contract 25-101 – 2025 Street Improvements Project; Operator License application that was reviewed by the Public Safety Committee- Heather Meier. Motion carried by unanimous voice vote.

Consideration of Appointment to Vacant Village Trustee Seat: Czyzewski explained this item, and nominated Jason Fendrick to the vacant seat. Fendrick spoke about the nomination. Jones moved, White seconded to approve the nomination of Fendrick. Motion carried by unanimous voice vote.

Trustee-Oath/Swearing In: Clerk Gaffney swore in Fendrick and gave him his oath.

Consideration of Revisions to Village Committee Assignments: Czyzewski explained this item. Best moved, White seconded to approve the committee appointments as discussed. Motion carried by unanimous voice vote.

Consideration of Proclamation Recognizing Ron Haag's Contributions to the Village: Owen explained the proclamation and Czyzewski read it aloud. White moved, Best seconded to approve the proclamation. Motion carried by unanimous voice vote.

Consideration of Renewal of School Resource Officer Agreement with Mount Horeb Area School District: Czyzewski and Owen explained this item. Jones moved, Fendrick seconded to approve the agreement. Motion carried by unanimous voice vote.

Consideration of Wisconsin Professional Police Association 2026-2028

Contract: Owen explained this item. The board discussed the specifics of the contract. Jones moved, White seconded to approve the contract. Fendrick abstained. Motion carried.

Consideration of Boundary Agreement with the Town of Vermont: The board briefly discussed the agreement. Jones moved, White seconded to approve the agreement. Motion carried by unanimous voice vote.

Consideration of Development Agreement for Public Improvements for Brookstone Hills Subdivision: Owen explained this item. Fendrick moved, Best seconded to approve the development agreement. Motion carried by unanimous voice vote.

Consideration of Resolution 2025-10, "Authorizing the Issuance and Sale of Up to \$1,871,833 General Obligation Water System Promissory Notes, Series 2025 and Providing for Other Details and Covenants with Respect Thereto": Owen explained this item. Jones moved, Best seconded to approve the resolution. Motion carried by unanimous voice vote.

Consideration of Ordinance 2025-11, "An Ordinance changing the zoning classification from PB Planned Business to PD Planned Development for Parcel 0606-124-0065-1, 101 Perimeter Road and consideration of CSM for 101 Perimeter Road, JT Klein Company Inc: Danny Afable and Jacob Klein from JT Klein Company Inc spoke about the project and fielded questions from the board. The board discussed. Best moved, White seconded to approve Ordinance 2025-11. Motion carried by unanimous voice vote. Best moved, White seconded to approve the CSM. Motion carried by unanimous voice vote.

Consideration of Public Comment Notice for Agendas: Czyzewski and Owen explained this item. The board members gave their input. Village resident Beth Bacher-Gresock questioned how the public is notified of information. Jones moved, Fendrick seconded to table the item. Motion carried by unanimous voice vote.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski stated that the preliminary equalized values have been released and he talked with Stoughton about their zoning code. He also stated that Brett Halverson had resigned as Trustee, and thanked Jason Fendrick for joining the board again. Other items Czyzewski spoke about were the Board of Review meeting in July, the Hwy 18-151 corridor study, RFP for housing on the Lukken Farm, and the Administrator Review meeting.

Village Administrator's report: Owen spoke about budget preparations, CultureCon Conference, the equalized value report, and road construction that will be coming up in a couple years.

Village Clerk's report: Gaffney did not have anything to report.

Adjournment: With no further business before the board, Jones moved, White seconded to adjourn @ 8:51pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

RESOLUTION 2025-11

ANNUAL BANK AUTHORIZATION RESOLUTION

WHEREAS, the Village of Mount Horeb, Dane County, Wisconsin has the responsibility to maintain security for the finances of the village; and

WHEREAS, the Village has a limited number of employees to maintain that security;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin that the following employees will be given the authority to handle the finances as described below:

Bank Accounts: All bank accounts require two signatures for checks or withdrawals, unless the Village Administrator gives authorization to modify this requirement. The Clerk or Treasurer are authorized to set up new bank accounts or close accounts, as needed, following the requirements established in this resolution. The authorized signers shall be the Clerk, Treasurer, Deputy Treasurer, and Village President unless the Village Administrator approves other signers.

Wire Transfers/ACH Transactions: The Clerk, Treasurer, or Deputy Treasurer may send wire transfers or ACH transactions as necessary to conduct village business, with a daily limit of \$1,000,000 and prior approval of the Village Administrator.

Online Transfers: The Clerk, Treasurer, or Deputy Treasurer may transfer funds online between bank accounts as needed to conduct village business.

AUTHORIZED FINANCIAL INSTITUTIONS

Pursuant to approved Village policy 100-10 - Financial Investments, the following are authorized public depositories for funds of the Village of Mount Horeb:

Farmers Savings Bank, Lake Ridge Bank, Mound City Bank, Old National Bank, Summit Credit Union, and the State of Wisconsin Local Government Investment Pool.

Deposits in authorized financial institutions shall be time deposits, demand deposits, or savings deposits and may vary with each public depository from time-to-time.

With the exception of Village investments in authorized bonds, each public depository must furnish security in a format acceptable to the Village for all Village deposits held in excess of federally insured amounts.

Introduced and passed this 3rd day of September 2025.

APPROVED:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

SMITHGROUP

August 27, 2025

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Pay Request No. 1 – Contract 25-100, Nesheim Water Main Rehabilitation

Dear Nic,

Enclosed is Payment Request No. 1 from S&L Underground, Inc. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of \$420,812.15. A summary of the payment is listed below, and the detailed request has been attached.

TOTAL AMOUNT REQUESTED TO DATE	\$442,960.16
LESS RETAINAGE	\$22,148.01
NET AMOUNT DUE	\$420,812.15
AMOUNT OF PREVIOUS PAYMENTS	-
AMOUNT DUE THIS APPLICATION	\$420,812.15

If you have questions, please do not hesitate to call. Thank you.

Sincerely,



Heather Brose, PE
Associate | Civil Engineer

cc: S&L Underground, Inc. via Email

REQUEST AND CERTIFICATE FOR PAYMENT

PROJECT: Nesheim Water Main Rehabilitation

CITY CONTRACT NO.: 25-100

OWNER: Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

CONTRACTOR: S & L Underground, Inc.
P.O. Box 167
Lodi, WI 53555

REQUEST NO. **1**

REQ. DATE: 8/14/25

CHANGE ORDER SUMMARY			
Previously Approved Change Orders:		Additions	Deductions
Current Change Orders:		Additions	Deductions
Net Change by Change Orders:			\$0.00

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of work completed under the contract referred to above have been applied to discharge in full, all obligations of CONTRACTOR incurred in connection with the work covered by prior applications for payment numbered _0_ through _1_ inclusive (none); and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this application for payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests, and encumbrances (except such as covered by Bond acceptable to OWNER).

Request is made for payment, as shown below, in connection with the contract. Continuation Sheet is attached.

The present status of the contract is as follows:

ORIGINAL CONTRACT SUM:..... \$1,773,672.41

NET CHANGE BY CHANGE ORDERS:..... \$0.00

CONTRACT SUM TO DATE:..... \$1,773,672.41

TOTAL COMPLETED TO DATE:..... \$442,960.16

RETAINAGE: (5% of work completed until 50% complete)..... \$22,148.01

TOTAL EARNED LESS RETAINAGE:..... \$420,812.15

LESS PREVIOUS CERTIFICATES FOR PAYMENT:..... \$0.00

CURRENT PAYMENT DUE:..... \$420,812.15

Submitted by Contractor: Matt Kundert

Date: 8/14/2025

Recommended by Engineer: Heather R. Brose

Date: 08/27/2025

Approved by Owner: _____

Date: _____

CONTINUATION SHEET

REQUEST AND CERTIFICATE FOR PAYMENT -CONTRACTOR'S SIGNED CERTIFICATE IS ATTACHED

PROJECT: Nesheim Water Main Rehabilitation

CITY CONTRACT NO.: 25-100

OWNER: Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

CONTRACTOR: S & L Underground, Inc.
P.O. Box 167
Lodi, WI 53555

REQUEST NO. 1

REQ. DATE:

8/14/25

Item No. (A)	Description of Work (B)	Unit of Measure	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed				Total Completed To Date (E+F)		% Complete
						Previous Requests (E)		This Request (F)				
						Quantity	Amount	Quantity	Amount	Quantity	Amount	
Roadway												
1	Install 30" Concrete Curb & Gutter. (Includes placement and compaction of 12" depth crushed stone Base Course to 12" behind curb & gutter.) (Complete in place)	LF	1500	\$ 39.00	\$58,500.00		\$0.00		\$ -	0	\$0.00	0.00%
2	Special Waterway Curb. (Includes placement and compaction of 12" depth crushed stone Base Course to 12" behind back of curb.) (Complete in place)	SF	180	\$ 52.30	\$9,414.00		\$0.00		\$ -	0	\$0.00	0.00%
3	Driveway Plating and Access During Curb Curing (undistributed)	EA	4	\$ 500.00	\$2,000.00		\$0.00		\$ -	0	\$0.00	0.00%
4	Sawcut Butt Joint (Complete in place)	LF	9600	\$ 1.60	\$15,360.00		\$0.00	2762	\$ 4,419.20	2762	\$4,419.20	28.77%
5	Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT) (Complete in place)	SY	6500	\$ 31.46	\$204,490.00		\$0.00		\$ -	0	\$0.00	0.00%
6	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base (Complete in place)	SF	500	\$ 5.60	\$2,800.00		\$0.00		\$ -	0	\$0.00	0.00%
7	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (Complete in place)	SF	230	\$ 13.70	\$3,151.00		\$0.00		\$ -	0	\$0.00	0.00%
8	Hydrant Curb Striping. (15 LF centered on hydrant, curb face and head, yellow) (Complete in place)	LF	150	\$ 40.00	\$6,000.00		\$0.00		\$ -	0	\$0.00	0.00%
9	Restoration	LS	1	\$ 35,000.00	\$35,000.00		\$0.00		\$ -	0	\$0.00	0.00%
10	Construction Staking and Layout	LS	1	\$ 16,161.00	\$16,161.00		\$0.00	0.5	\$ 8,080.50	0.5	\$8,080.50	50.00%
11	Traffic Control	LS	1	\$ 55,866.41	\$55,866.41		\$0.00	0.5	\$ 27,933.21	0.5	\$27,933.21	50.00%
12	Erosion Control	LS	1	\$ 25,000.00	\$25,000.00		\$0.00	0.5	\$ 12,500.00	0.5	\$12,500.00	50.00%
Water Main												
13	8-inch Ductile Iron Water Main (Complete in place)	LF	4865	\$ 116.00	\$564,340.00		\$0.00	1848	\$ 214,368.00	1848	\$214,368.00	37.99%
14	6-inch Ductile Iron Water Main (Complete in place)	LF	220	\$ 101.00	\$22,220.00		\$0.00	38	\$ 3,838.00	38	\$3,838.00	17.27%
15	8-inch Gate Valve and Box (includes Gate Valve Adapter) (Complete in place)	EA	21	\$ 3,716.00	\$78,036.00		\$0.00	8	\$ 29,728.00	8	\$29,728.00	38.10%
16	Fire Hydrant with Auxiliary Valve (Complete in place)	EA	10	\$ 9,161.00	\$91,610.00		\$0.00	3	\$ 27,483.00	3	\$27,483.00	30.00%
17	Tapping Tee and Gate Valve (includes live tap) (Complete in place)	EA	2	\$ 6,492.00	\$12,984.00		\$0.00		\$ -	0	\$0.00	0.00%
18	Connection to Existing Main (Complete in place)	EA	1	\$ 50,000.00	\$50,000.00		\$0.00	1	\$ 50,000.00	1	\$50,000.00	100.00%
19	Install Temporary Water Main System for Oak Tree Ct Water Main Replacement (includes temporary connections to individual curb stops) (Complete in place)	LS	1	\$ 12,981.00	\$12,981.00		\$0.00	0.25	\$ 3,245.25	0.25	\$3,245.25	25.00%
20	Install Temporary Standpipe for Hydrostatic Testing	EA	3	\$ 1,540.00	\$4,620.00		\$0.00		\$ -	0	\$0.00	0.00%
21	Install Surge Suppressor & Precast Water Access Structure (includes 8 x 6 tee and casting adjustment to finished grade) (Complete in place)	LS	1	\$ 8,717.00	\$8,717.00		\$0.00		\$ -	0	\$0.00	0.00%
22	Abandon Existing Water Main	LS	1	\$ 11,211.00	\$11,211.00		\$0.00		\$ -	0	\$0.00	0.00%
23	Replacement of Water Service (including tap and connections, corporation, box, curb stop, and reducer as required) (Complete in place)	EA	61	\$ 1,718.00	\$104,798.00		\$0.00		\$ -	0	\$0.00	0.00%
24	Install 1" Type K Copper Water Service (Complete in place)	LF	1690	\$ 57.70	\$97,513.00		\$0.00		\$ -	0	\$0.00	0.00%
25	Install 1.5" Type K Copper Water Service (Complete in place)	LF	20	\$ 95.40	\$1,908.00		\$0.00		\$ -	0	\$0.00	0.00%
26	Install 2" Type K Copper Water Service (Complete in place)	LF	20	\$ 107.00	\$2,140.00		\$0.00		\$ -	0	\$0.00	0.00%
27	Underground Utility Exploration (as requested by Engineer) (undistributed)	EA	6	\$ 970.00	\$5,820.00		\$0.00		\$ -	0	\$0.00	0.00%
28	Rock Excavation	LF	1500	\$ 85.00	\$127,500.00		\$0.00	251	\$ 21,335.00	251	\$21,335.00	16.73%

Item No. (A)	Description of Work (B)	Unit of Measure	Scheduled Quantity (C)	Unit Price (D)	Item Total (C*D)	Work Completed				Total Completed To Date (E+F)		% Complete
						Previous Requests (E)		This Request (F)				
						Quantity	Amount	Quantity	Amount	Quantity	Amount	
Sanitary Sewer												
29	Install 4" Deep Bituminous Pavement for Pavement Patches associated with Sanitary Sewer Repairs. (2-1/4" Binder, 1-3/4" Surface) (Complete in place)	SY	1300	\$ 31.50	\$40,950.00		\$0.00		\$ -	0	\$0.00	0.00%
30	Remove and Replace 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals) (Complete in place)	LF	64	\$ 130.00	\$8,320.00		\$0.00	64	\$ 8,320.00	64	\$8,320.00	100.00%
31	Remove and Replace 48" diameter Sanitary Sewer Manhole with castings (Neenah R-1550-Bwith non-rocking lid) (includes adjustment, polyethylene rings, and external chimney seal) (Complete in place)	EA	2	\$ 7,770.00	\$15,540.00		\$0.00	1	\$ 7,770.00	1	\$7,770.00	50.00%
32	Remove Sanitary Manhole Brick Risers and Replace with New Pre-Cast Concrete Eccentric Cone Section, Chimney, Casting, and External Seal (includes adjustment) (Complete in place) (SAN-MH-7 & SAN-MH-8)	EA	2	\$ 3,455.00	\$6,910.00		\$0.00		\$ -	0	\$0.00	0.00%
33	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethylene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted. (Complete in place)	EA	11	\$ 1,222.00	\$13,442.00		\$0.00		\$ -	0	\$0.00	0.00%
34	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid Item 33	EA	5	\$ 620.00	\$3,100.00		\$0.00		\$ -	0	\$0.00	0.00%
35	Sanitary Spot Repair - 10 LF (includes Fernco connections.) (Complete in place)	EA	28	\$ 1,190.00	\$33,320.00		\$0.00	9	\$ 10,710.00	9	\$10,710.00	32.14%
36	Sanitary Spot Repair - 20 LF (includes Fernco connections.) (Complete in place)	EA	6	\$ 2,205.00	\$13,230.00		\$0.00	6	\$ 13,230.00	6	\$13,230.00	100.00%
37	Sanitary Spot Repair - 30 LF (Ravine Rd) (includes Fernco connections.) (Complete in place)	EA	1	\$ 3,280.00	\$3,280.00		\$0.00		\$ -	0	\$0.00	0.00%
38	Sanitary Spot Repair - 50 LF (Ravine Rd) (includes Fernco connections.) (Complete in place)	EA	1	\$ 5,440.00	\$5,440.00		\$0.00		\$ -	0	\$0.00	0.00%
	Original Contract TOTAL:				\$1,773,672.41		\$0.00		\$442,960.16		\$442,960.16	
Change Orders/Additions												
					\$0.00				\$ -	0	\$0.00	#DIV/0!
					\$0.00				\$ -	0	\$0.00	#DIV/0!
					\$0.00				\$ -	0	\$0.00	#DIV/0!
					\$0.00				\$ -	0	\$0.00	#DIV/0!
					\$0.00				\$ -	0	\$0.00	#DIV/0!
					\$0.00				\$ -	0	\$0.00	#DIV/0!
				TOTAL CO #1	\$0.00		\$0.00		\$0.00		\$0.00	
	Subtotal - Change Orders/Additions:				\$0.00		\$0.00		\$0.00		\$0.00	
TOTAL:					\$1,773,672.41		\$0.00		\$442,960.16		\$442,960.16	

SMITHGROUP

August 27, 2025

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Pay Request No. 5 – Contract 25-101, 2025 Street Improvements

Dear Nic,

Enclosed is Payment Request No. 5 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of \$295,771.14. A summary of the payment is listed below, and the detailed request has been attached.

TOTAL AMOUNT REQUESTED TO DATE	\$1,285,426.46
LESS RETAINAGE	\$30,525.38
NET AMOUNT DUE	\$1,254,901.08
AMOUNT OF PREVIOUS PAYMENTS	\$959,129.94
AMOUNT DUE THIS APPLICATION	\$295,771.14

If you have questions, please do not hesitate to call. Thank you.

Sincerely,



Heather Brose, PE
Associate | Civil Engineer

cc: Rule Construction, Ltd. via Email

Contractor's Application for Payment No. 5

Application Period: July 22, 2025 - August 20, 2025		Application Date: 8/20/2025	
To (Owner): Village of Mount Horeb	From (Contractor): Rule Construction, Ltd.	Via (Engineer): Smith Group	
Project: Mount Horeb 2025 Street Improvements	Contract: 25-101		
Owner's Contract No.: 25-101	Contractor's Project No.: 25-101	Engineer's Project No.: 25-101	

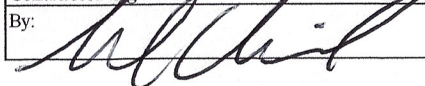
**Application For Payment
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$	\$1,358,391.77 \$1,221,015.00
Number	Additions	Deductions	2. Net change by Change Orders.....	\$	\$90,376.77
Change Order #1	\$17,863.77		3. Current Contract Price (Line 1 ± 2).....	\$	\$1,448,768.54 \$1,311,391.77
Change Order #2	\$56,163.00		4. TOTAL COMPLETED AND STORED TO DATE		
Change Order #3	\$13,500.00		(Column F total on Progress Estimates).....	\$	\$1,285,426.46
Change Order #4	\$2,850.00		5. RETAINAGE: 5% of First 50%		
			a. 5% X \$610,507.50 Work Completed.	\$	\$30,525.38
			b. X Stored Material....	\$	
			c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$30,525.38
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$1,254,901.08
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$959,129.94
			8. AMOUNT DUE THIS APPLICATION.....	\$	\$295,771.14
			9. BALANCE TO FINISH, PLUS RETAINAGE		
			(Column G total on Progress Estimates + Line 5.c above).....	\$	\$103,490.69 \$56,490.69
TOTALS	\$90,376.77				
NET CHANGE BY CHANGE ORDERS	\$90,376.77				

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 8/20/2025

Payment of: \$ **\$295,771.14**
 (Line 8 or other - attach explanation of the other amount)

is recommended by: Heather R. Brose 08/27/2025
 (Engineer) (Date)

Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____
 (Owner) (Date)

Approved by: _____
 Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work								Contractor's Application			
For (Contract): Mount Horeb 2025 Street Improvements								Application Number: 5			
Application Period: July 22, 2025 - August 20, 2025								Application Date: Wednesday, August 20, 2025			
A					B	C	D	E	F		
Item		Contract Information				Estimated	Value of Work	Materials	Total Completed	%	Balance to Finish
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)	Quantity Installed	Installed to Date	Presently Stored (not in C)	and Stored to Date (D + E)	(F / B)	(B - F)
1	Unclassified Excavation - Including Removal of all Materials & Subgrade (for 4" asphalt and 18" aggregate base, all driveways, and miscellaneous removals) Excavation for utilities is not included in estimated unclassified excavation quantity and is incidental to the associated Utility work & Bid Items.	1	LS	\$164,000.00	\$164,000.00	1.00	\$164,000.00		\$164,000.00	100.0%	
2	Excavation Below Subgrade & Place Stone Fill (Undercut)	1230	CY	\$52.50	\$64,575.00	178	\$9,345.00		\$9,345.00	14.5%	\$55,230.00
3	Geotextile Fabric	620	SY	\$4.00	\$2,480.00	211.1	\$844.40		\$844.40	34.0%	\$1,635.60
4	Install Crushed Stone Base Course 18" deep	12800	SY	\$17.65	\$225,920.00	12558.92	\$221,664.94		\$221,664.94	98.1%	\$4,255.06
5	Finish Grade Base Course	39	STA	\$465.00	\$18,135.00	39	\$18,135.00		\$18,135.00	100.0%	
6	Install 30" Concrete Curb & Gutter. (Includes placement and compaction of 18" depth crushed stone Base Course to 12" behind curb & gutter	2200	LF	\$42.00	\$92,400.00	2585.81	\$108,604.02		\$108,604.02	117.5%	-\$16,204.02
7	Special Waterway Curb. (Includes placement and compaction of 18" depth crushed stone Base Course to 12" behind back of curb.)	235	SF	\$14.00	\$3,290.00	502.74	\$7,038.36		\$7,038.36	213.9%	-\$3,748.36
8	Driveway Plating and Access During Curb Curing (undistributed)	1	EA	\$2,000.00	\$2,000.00	4	\$8,000.00		\$8,000.00	400.0%	-\$6,000.00
9	Sawcut Butt Joint	680	LF	\$2.50	\$1,700.00	739.87	\$1,849.68		\$1,849.68	108.8%	-\$149.68
10	Asphalt Milling	4700	SY	\$2.67	\$12,549.00	4630	\$12,362.10		\$12,362.10	98.5%	\$186.90
11	Install 2.5" Overlay Bituminous Pavement Type LT	4700	SY	\$10.00	\$47,000.00						\$47,000.00
12	Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT)	13300	SY	\$16.00	\$212,800.00	13404.89	\$214,478.24		\$214,478.24	100.8%	-\$1,678.24
13	Remove Existing Bituminous Drive Apron and Replacement with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base	180	SF	\$8.00	\$1,440.00	928.55	\$7,428.40		\$7,428.40	515.9%	-\$5,988.40
14	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (Includes decorative concrete)	450	SF	\$10.50	\$4,725.00	767	\$8,053.50		\$8,053.50	170.4%	-\$3,328.50
15	Install New 5" Concrete Sidewalk on New 4" Deep Aggregate Base	3500	SF	\$8.50	\$29,750.00	3496	\$29,716.00		\$29,716.00	99.9%	\$34.00
16	Remove and Replace 5" Concrete Sidewalk on New 4" Deep Aggregate Base	1300	SF	\$10.50	\$13,650.00	2406.1	\$25,264.05		\$25,264.05	185.1%	-\$11,614.05
17	Accessible Ramps (2-24"x24" Detectable warning plates per each)	12	EA	\$300.00	\$3,600.00	14	\$4,200.00		\$4,200.00	116.7%	-\$600.00
18	Sidewalk Striping (across fire department apron) 2-4" solid red lines, 4' apart	345	LF	\$8.00	\$2,760.00	345	\$2,760.00		\$2,760.00	100.0%	
19	Hydrant Curb Striping (15 LF centered on hydrant, curb face and head, yellow)	30	LF	\$8.00	\$240.00	15	\$120.00		\$120.00	50.0%	\$120.00
20	Restoration	1	LS	\$42,000.00	\$42,000.00	1	\$42,000.00		\$42,000.00	100.0%	
21	Construction Staking and Layout	1	LS	\$6,000.00	\$6,000.00	1	\$6,000.00		\$6,000.00	100.0%	
22	Traffic Control	1	LS	\$16,000.00	\$16,000.00	1	\$16,000.00		\$16,000.00	100.0%	
23	Erosion Control	1	LS	\$7,000.00	\$7,000.00	1	\$7,000.00		\$7,000.00	100.0%	
24	Install New 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)	465	LF	\$72.00	\$33,480.00	465	\$33,480.00		\$33,480.00	100.0%	
25	Provide New 48" Dia Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid (includes installation, adjustment, polyethylene rings and external chimney seal)	2	EA	\$5,800.00	\$11,600.00	2	\$11,600.00		\$11,600.00	100.0%	
26	Remove and Replace 48" dia Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid) (includes adjustment, polyethylene rings and external chimney seal)	1	EA	\$8,900.00	\$8,900.00	1	\$8,900.00		\$8,900.00	100.0%	
27	Adjust existing sanitary sewer manhole casting to finish grade. Provide new polyethylene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted.	12	EA	\$1,170.00	\$14,040.00	12	\$14,040.00		\$14,040.00	100.0%	

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Mount Horeb 2025 Street Improvements							Application Number: 5				
Application Period: July 22, 2025 - August 20, 2025							Application Date: Wednesday, August 20, 2025				
A					B	C	D	E	F		
Item				Contract Information		Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
28	Provide new sanitary sewer manhole casting. (Neenah r-1550-b with non-rocking lid) installation and adjustment are included within bid item 26	11	EA	\$600.00	\$6,600.00	11	\$6,600.00		\$6,600.00	100.0%	
29	Sanitary Spot Repair PVC - 10 LF (includes Fernco connections)	1	EA	\$4,600.00	\$4,600.00	1	\$4,600.00		\$4,600.00	100.0%	
30	Sanitary spot repair truss pipe - 10 LF (includes fernco connections)	7	EA	\$4,700.00	\$32,900.00	7	\$32,900.00		\$32,900.00	100.0%	
31	Sanitary spot repair truss pipe - 20 LF (includes fernco connections)	1	EA	\$7,900.00	\$7,900.00	1	\$7,900.00		\$7,900.00	100.0%	
32	Connection to existing sanitary manhole (field core EX-SAN-MH-21)	1	EA	\$1,500.00	\$1,500.00	1	\$1,500.00		\$1,500.00	100.0%	
33	Rock Excavation	465	LF	\$55.00	\$25,575.00	525	\$28,875.00		\$28,875.00	112.9%	-\$3,300.00
34	Underground Utility Exploration (as requested by Engineer) (undistributed)	2	EA	\$1,200.00	\$2,400.00	1	\$1,200.00		\$1,200.00	50.0%	\$1,200.00
35	8" Ductile Iron Water Main (includes connections to existing main)	40	LF	\$195.00	\$7,800.00						\$7,800.00
36	Replace 10" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill	2	EA	\$1,805.00	\$3,610.00	1	\$1,805.00		\$1,805.00	50.0%	\$1,805.00
37	Replace 8" Gate Valve Box including Gate Valve Adaptor and Clear Stone Backfill	6	EA	\$1,805.00	\$10,830.00	4	\$7,220.00		\$7,220.00	66.7%	\$3,610.00
38	Replace 6" Gate Valve Box, including Gate valve adaptor and clear stone backfill	1	EA	\$1,805.00	\$1,805.00						\$1,805.00
39	Replace 4" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill	1	EA	\$1,805.00	\$1,805.00	1	\$1,805.00		\$1,805.00	100.0%	
40	Replace 8" Gate Valve Box Top Section	3	EA	\$450.00	\$1,350.00	8	\$3,600.00		\$3,600.00	266.7%	-\$2,250.00
41	Replace 6" Gate Valve Box Top Section	1	EA	\$450.00	\$450.00	1	\$450.00		\$450.00	100.0%	
42	Underground Utility Exploration (as shown on Drawings)	2	EA	\$1,200.00	\$2,400.00	1	\$1,200.00		\$1,200.00	50.0%	\$1,200.00
43	12" RCP Storm Sewer	116	LF	\$121.00	\$14,036.00	116	\$14,036.00		\$14,036.00	100.0%	
44	Provide New 2x3' Type H Curb Inlet with casting and grate (includes installation, adjustment, and rings)	3	EA	\$2,570.00	\$7,710.00	3	\$7,710.00		\$7,710.00	100.0%	
45	Provide New 48" dia storm manhole with castings and grate (includes installation adjustment, and rings)	1	EA	\$3,800.00	\$3,800.00	1	\$3,800.00		\$3,800.00	100.0%	
46	Connection to Existing Storm Manhole (Field Core EX-STM-MH-16)	1	EA	\$2,000.00	\$2,000.00	1	\$2,000.00		\$2,000.00	100.0%	
47	Adjust Existing storm sewer manhole casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise notes.	11	EA	\$750.00	\$8,250.00	11	\$8,250.00		\$8,250.00	100.0%	
48	Provide New Inlet Casting. (Neenah R-3067cC with Type A Grate with no curb box)	1	EA	\$900.00	\$900.00	1	\$900.00		\$900.00	100.0%	
49	Underground Utility Exploration (as shown on drawings)	2	EA	\$1,200.00	\$2,400.00	1	\$1,200.00		\$1,200.00	50.0%	\$1,200.00
50	Sawcut Butt Joint	120	LF	\$2.50	\$300.00	172	\$430.00		\$430.00	143.3%	-\$130.00
51	Alley Pavement Restoration (includes 4" Bituminous Pavement Patch and 12" crushed stone base course)	1	LS	\$5,460.00	\$5,460.00	1	\$5,460.00		\$5,460.00	100.0%	
52	Install new 8" SDR 35 PVC Storm Sewer	84	LF	\$125.00	\$10,500.00	84	\$10,500.00		\$10,500.00	100.0%	
53	Install New 24" storm sewer manhole with inbell grate (county materials drawing #A17)	2	EA	\$3,500.00	\$7,000.00	2	\$7,000.00		\$7,000.00	100.0%	
54	Connection to existing storm manhole (field core EX-STM-MH-103)	1	EA	\$1,500.00	\$1,500.00	1	\$1,500.00		\$1,500.00	100.0%	
55	Underground Utility Exploration	3	EA	\$1,200.00	\$3,600.00	3	\$3,600.00		\$3,600.00	100.0%	
CO1-1	Sanitary MH 26	1	EA	\$14,350.00	\$14,350.00	1	\$14,350.00		\$14,350.00	100.0%	
CO1-2	Stewart Lake Fill	553.35	Tons	\$6.35	\$3,513.77	553.35	\$3,513.77		\$3,513.77	100.0%	
CO2-1	Sewer Repair Vista Ridge	1	EA	\$6,100.00	\$6,100.00	1	\$6,100.00		\$6,100.00	100.0%	
CO2-2	Sewer Repair Third Street	1	EA	\$5,694.00	\$5,694.00	1	\$5,694.00		\$5,694.00	100.0%	
CO2-3	Sewer Repair on Hickory (A)	1	EA	\$6,373.00	\$6,373.00	1	\$6,373.00		\$6,373.00	100.0%	
CO2-4	Sewer Repair on Hickory (B)	1	EA	\$7,592.00	\$7,592.00	1	\$7,592.00		\$7,592.00	100.0%	
CO2-5	Sewer Repair on Hickory (C)	1	EA	\$9,860.00	\$9,860.00	1	\$9,860.00		\$9,860.00	100.0%	
CO2-6	Sewer Repair Deertrail (A)	1	EA	\$6,779.00	\$6,779.00	1	\$6,779.00		\$6,779.00	100.0%	
CO2-7	Sewer Repair Deertrail (B)	1	EA	\$7,321.00	\$7,321.00	1	\$7,321.00		\$7,321.00	100.0%	
CO2-8	Sewer Repair Deertrail (D)	1	EA	\$5,694.00	\$5,694.00	1	\$5,694.00		\$5,694.00	100.0%	
CO2-9	No Cost Tolling Between A and B on Deer Trail	1	EA			1					
CO2-10	Repouring Bench at Hanneman Blvd	1	EA	\$750.00	\$750.00	1	\$750.00		\$750.00	100.0%	

Progress Estimate - Unit Price Work								Contractor's Application			
For (Contract): Mount Horeb 2025 Street Improvements								Application Number: 5			
Application Period: July 22, 2025 - August 20, 2025								Application Date: Wednesday, August 20, 2025			
A					B	C	D	E	F		
Item			Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description		Item Quantity	Units	Unit Price	Total Value of Item (\$)					
CO3-2	Adding Item 11A - Install 3" Overlay		4700	SY	\$12.50	\$58,750.00	4630	\$57,875.00		\$57,875.00	98.5%
CO3-3	Replacing additional Asphalt Pavement at curb patches on Garfield		1	LS	\$1,750.00	\$1,750.00	1	\$1,750.00		\$1,750.00	100.0%
CO4-1	Valve Repair at Parkway		1	LS	\$2,850.00	\$2,850.00	1	\$2,850.00		\$2,850.00	100.0%
	Totals					\$1,358,391.77		\$1,285,426.46		\$1,285,426.46	94.6%
											\$72,965.31

**PAYMENT IN SUPPORT OF MUNICIPAL SERVICES AGREEMENT
BETWEEN WISCONSIN ILLINOIS SENIOR HOUSING, INC.
AND THE VILLAGE OF MOUNT HOREB, WISCONSIN**

This Agreement is entered into by and between **WISCONSIN ILLINOIS SENIOR HOUSING, INC.** ("WISH"), an Illinois non-stock, not for profit corporation, and the **VILLAGE OF MOUNT HOREB** (the "Village"), a Wisconsin municipal corporation and is effective as of January 1, 2013 ("Agreement").

RECITALS

A. WISH is the owner of property located at 407 North Eighth Street, Mount Horeb, Wisconsin, and more particularly described in Exhibit A attached hereto (the "Property").

B. WISH operates the Property as a licensed skilled nursing facility and a registered residential care apartment complex (assisted living facility) pursuant to Wisconsin Statutes Chapter 50.

C. Commencing on January 1, 2013, the Property (including the personal property thereat) will qualify for exemption from property tax under Wisconsin Statutes § 70.11(4)(a).

D. WISH recognizes that, notwithstanding the property tax exempt status of the Property, the Village will provide valuable governmental services and benefits to the Property and the residents of the Property and WISH agrees to make voluntary payments to the Village in support of those services and benefits.

AGREEMENTS

In consideration of the mutual agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals.

The parties acknowledge that the above Recitals are incorporated as part of this Agreement.

2. Definitions.

Whenever used in this Agreement:

A. The term "Essential Municipal Services" shall mean Village services provided to Village residents and property, the expenditures for which are identified in the General Fund Budget of the Village as General Government services, Public Safety, and Public Works (except for Refuse and Garbage Collection).

B. The term "Facility" shall mean the licensed skilled nursing and registered residential care apartment complex and related facilities located at the Property.

3. Village Services.

The Village agrees to furnish municipal services to WISH and the Facility of the same type and to the same extent as are furnished from time to time, without cost or charge (except by means of property tax), to other properties and residents in the Village. WISH understands that it may be subject to special assessments or special charges charged by the Village in the same manner that such special assessments and special charges are charged to other properties in the Village in accordance with Wisconsin Statutes Chapter 66. However, nothing herein shall be interpreted to preclude WISH from exercising its rights to appeal the imposition of any special assessment or special charge as and in the manner provided by Wisconsin law.

4. Payments in Support of Municipal Services.

A. WISH to Make Payments in Support of Municipal Services. In recognition of the services and benefits provided by the Village, WISH agrees to pay the Village a payment in support of municipal services ("PSMS") for that portion of the Property that is exempt, for each calendar year during which WISH owns the Property until termination of this Agreement.

B. Voluntary Payment. WISH is voluntarily entering into this Agreement and its obligation to make PSMS payments is strictly limited to the terms of this Agreement.

C. Calculation of the PSMS Amount.

(1) For the year 2013 and thereafter, the PSMS for each year, or portion thereof, of this Agreement shall be determined as of January 1 of each year and shall be calculated as an amount that is equal to the product of:

- (a) The Village's portion of the net property tax mill rate for the calendar year for which the PSMS is calculated (the "Applicable Year"); times
- (b) Eighty percent (80%) (which the parties acknowledge is typically the approximate percentage of the Village's General Fund Expenditures attributable to the cost of Essential Municipal Services provided by the Village); times
- (c) The value of the Property as of January 1 of the Applicable Year as determined in accordance with this Agreement ("Value").

(2) In the event that WISH transfers or conveys the Property to an unrelated third party, the PSMS for the calendar year in which the Property is conveyed shall be prorated based on the number of full months for which WISH owned the Property.

D. Value of the Property for Determination of the PSMS Amount.

(1) For the year 2012, the Village Assessor determined that the Value of the Property was \$5,370,400.

(2) For the year 2013 and for each subsequent year through the year immediately prior to the year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), the Value of the Property shall be deemed to be \$5,370,400 for purposes of this Agreement. In the event that WISH constructs any new building or constructs an addition to an existing building on the Property, the Value of the Property shall be revised to take account of such new building or addition and shall be determined by the Village Assessor in the same manner as if the Property had been subject to property tax. Such determination shall be subject to the appeal rights in Paragraph 4G of this Agreement.

(3) In any year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), the Value of the Property shall be determined in the same manner and shall be consistent with the valuation of other similar properties in the Village for tax assessment purposes as provided by law. The Value as determined by the Village Assessor for any revaluation year shall continue to be the Value of the Property for purposes of this Agreement until the next revaluation year when the Value of the Property may then be revised in accordance with the terms of this Agreement.

E. Notification of Determination of Value. For any year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), and in the event that the Village Assessor determines that the Value of the Property is to be revised, the Village shall notify WISH of the Village Assessor's determination of the Value of the Property for such year, no later than the date on which the Village notifies property owners of assessed values under Wisconsin Statutes § 70.365

F. PSMS Due Dates. The Village shall send an invoice to WISH for the annual PSMS no later than January 15 of the year following the calendar year for which the PSMS is calculated. Upon receipt of the invoice from the Village, the annual PSMS shall be due and payable by WISH as follows: (i) in full on or before January 31 of the year following the calendar year for which the PSMS was calculated; or (ii) if WISH elects to pay in installments, according to the following schedule: one-half of the PSMS by January 31, and the remaining one-half by July 31, where January and July are in the year following the year for which the PSMS was calculated. WISH shall be deemed to have elected to pay the PSMS in installments by making payments according to the schedule herein.

G. Appeal of Value. WISH shall have the same rights to challenge any determination of Value made with respect to the Property as an owner of taxable property would have in accordance with the procedures set forth in Wisconsin law. The Village specifically acknowledges WISH's right to contest the Value of the Property under the procedures provided in Wisconsin Statutes §§ 70.47 and 74.37 and any related or successor statutes thereto, and the Village expressly agrees not to dispute or challenge WISH's right to contest the Value of the Property under said Statutes.

5. Exempt Status of the Property.

A. Property Is Exempt. The Village has determined that commencing on January 1, 2013, the Property will qualify for property tax exemption for the real property (improvements and up to ten acres of land) and the personal property thereat under Wisconsin law, subject to the filing of a completed Property Tax Exemption Request (Form PR 230) with the Village as required under Wisconsin Statutes § 70.11 (Intro.). The Village further agrees to continue to recognize the property tax exempt status of the Property in subsequent years unless there is a change in ownership or use of the Property or a change in the Wisconsin Statutes that would specifically change the status of the Property from exempt to taxable.

B. Village Determination of Change in Exempt Status. If for any reason the Village determines that the Property, or any part of the Property, no longer qualifies for exemption from property tax, for the year for which the determination is made:

(1) The Village shall give written notice of such determination to WISH no later than May 15 of that year.

(2) This Agreement shall terminate with respect to that full year and any subsequent years.

(3) If a PSMS payment has been made during that year for the immediately prior year, the Village agrees to promptly refund such PSMS payment to WISH.

(4) If WISH disagrees with the Village's determination, WISH may challenge such determination of nonexempt status by any procedure provided under Wisconsin law.

6. Term.

A. Term of the Agreement. Unless terminated sooner in accordance with paragraph 6.B., this Agreement shall terminate on December 31, 2022.

B. Termination of the Agreement. Upon the occurrence of any of the following events and notwithstanding Paragraph 6.A., this Agreement shall terminate on the earliest of any of the following:

(1) In the event that the Village determines that as a result of a statutory change by the State of Wisconsin, the Property no longer qualifies for property tax exemption, in whole or in part, this Agreement shall terminate on January 1 of the year for which the Property is determined by the Village or its Assessor to be taxable, in whole or in part, regardless of whether WISH challenges such determination.

(2) In the event that the State of Wisconsin enacts a mandatory payment for municipal services, mandatory license fee or similar type of charge by owners of property exempt from general property tax which would be imposed on WISH or the Property, this Agreement shall terminate on January 1 of the year such payment for municipal services is enacted.

(3) In the event that the applicable government authorities no longer recognize voluntary payments for services to municipal governments by organizations exempt from property tax as an allowable expense for Medicaid or other similar or successor governmental program ("Allowable Expense"), this Agreement shall terminate on December 31 of the year such payments are no longer recognized as an Allowable Expense. At its sole discretion, WISH may terminate this Agreement immediately upon written notice by WISH to the Village of the occurrence of this event and WISH shall not be obligated to make any PSMS payment for that year or any subsequent year.

(4) In the event that WISH conveys the Property to an unrelated third party, this Agreement shall terminate on the date of the conveyance unless WISH exercises the option in Paragraph 8 of this Agreement, in which case this Agreement shall not terminate upon conveyance of the Property. Within a reasonable time after the conveyance of the Property, WISH shall give notice to the Village of said conveyance of the Property and termination of this Agreement.

(5) Upon mutual agreement in writing executed by the parties to terminate the Agreement.

7. Amendment.

The Village and WISH reserve the right to amend this Agreement from time to time as they shall mutually agree in writing executed by the parties.

8. Successors and Assigns.

At the option and in the sole discretion of WISH, this Agreement may be assigned to any successor of WISH or to any other person or entity whose use of the Property also qualifies the Property for real and personal property tax exemption under Wisconsin law whereupon this Agreement shall not terminate and shall inure to and be binding on such successors and/or assigns.

9. Governing Law.

The laws of the State of Wisconsin shall be the governing law with respect to this Agreement.

10. Authority.

WISH represents and warrants to the Village that its officers executing this Agreement are duly authorized to execute and to cause WISH to enter into this Agreement. The Village represents and warrants to WISH that the undersigned Village officials are duly authorized to execute and to cause the Village to enter into this Agreement.

11. Entire Agreement.

This Agreement shall constitute the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements, oral or written, and all other communications between the parties relating to such subject matter.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective as of the date and year first written above.

**VILLAGE OF MOUNT HOREB,
WISCONSIN**

By: _____

Its: _____

Attest: _____

**WISCONSIN ILLINOIS SENIOR
HOUSING, INC.**

By: _____

Its: _____

Attest: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot One (1), Certified Survey Map No. 9618, recorded in Volume 55 of Certified Survey Maps, Page 154 as Document No. 3196244, in the Village of Mount Horeb, Dane County, Wisconsin.

Together with easements established in Sanitary Sewer Easements recorded in Volume 12144 of Records, Page 50 as Document No. 2112130 and in Volume 12144 of Records, Page 51 as Document No. 2112131.

Parcel Identification Number 157/0606-121-2025-1

AGREEMENT FOR PAYMENT IN LIEU OF TAXES
FOR SUPPORT OF MUNICIPAL SERVICES

between
WISCONSIN ILLINOIS SENIOR HOUSING, INC.
and
THE VILLAGE OF MOUNT HOREB, WISCONSIN

dated September 3, 2025

This agreement is made and entered into as of September 3, 2025 by and between WISCONSIN ILLINOIS SENIOR HOUSING, INC. , an ILLINOIS non-stock, not for profit corporation, and the VILLAGE OF MOUNT HOREB (the "Village"), a Wisconsin municipal corporation ("Agreement").

RECITALS

- A. WISCONSIN ILLINOIS SENIOR HOUSING, INC. is the owner of property located at 407 North Eighth Street, Mount Horeb, Wisconsin, and more particularly described in Exhibit A attached hereto (the "Property").
- B. WISCONSIN ILLINOIS SENIOR HOUSING, INC. operates the Property as a licensed skilled nursing facility and a registered residential care apartment complex (assisted living facility) pursuant to Wisconsin Statutes Chapter 50.
- C. Commencing on January 1, 2013, the Property (including the personal property thereat) qualified for exemption from property tax under Wisconsin Statutes § 70.11(4)(a).
- D. WISCONSIN ILLINOIS SENIOR HOUSING, INC. recognizes that, notwithstanding the property tax exempt status of the Property, the Village will provide valuable governmental services and benefits to the Property and the residents of the Property and WISCONSIN ILLINOIS SENIOR HOUSING, INC. agrees to make voluntary payments to the Village in support of those services and benefits.

AGREEMENTS

In consideration of the mutual agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals:

The parties acknowledge that the above Recitals are incorporated as part of this Agreement.

2. Definitions:

Whenever used in this Agreement:

- a. The term "Essential Municipal Services" shall mean Village services provided to Village residents and property, the expenditures for which are identified in the General Fund Budget of the Village as General Government services, Public Safety, and Public Works (except for Refuse and Garbage Collection).

- b. The term "Facility" shall mean the licensed skilled nursing and registered residential care apartment complex and related facilities located at the Property.
- 3. Village Services:

The Village agrees to furnish municipal services to WISCONSIN ILLINOIS SENIOR HOUSING, INC. and the Facility of the same type and to the same extent as are furnished from time to time, without cost or charge (except by means of property tax), to other properties and residents in the Village. WISCONSIN ILLINOIS SENIOR HOUSING, INC. understands that it may be subject to special assessments or special charges charged by the Village in the same manner that such special assessments and special charges are charged to other properties in the Village in accordance with Wisconsin Statutes Chapter 66. However, nothing herein shall be interpreted to preclude WISCONSIN ILLINOIS SENIOR HOUSING, INC. from exercising its rights to appeal the imposition of any special assessment or special charge as and in the manner provided by Wisconsin law.
- 4. Payments in Support of Municipal Services.
 - a. WISCONSIN ILLINOIS SENIOR HOUSING, INC. to Make Payments in Support of Municipal Services. In recognition of the services and benefits provided by the Village, WISCONSIN ILLINOIS SENIOR HOUSING, INC. agrees to pay the Village a payment in support of municipal services ("PSMS") for that portion of the Property that is exempt, for each calendar year during which WISCONSIN ILLINOIS SENIOR HOUSING, INC. owns the Property until termination of this Agreement.
 - b. Voluntary Payment. WISCONSIN ILLINOIS SENIOR HOUSING, INC. is voluntarily entering into this Agreement and its obligation to make PSMS payments is strictly limited to the terms of this Agreement.
 - c. Calculation of the PSMS Amount.
 - i. For the year 2025 and thereafter, the PSMS for each year, or portion thereof, of this Agreement shall be determined as of January 1 of each year and shall be calculated as an amount that is equal to the product of:
 - 1. The Village's portion of the net property tax mill rate for the calendar year for which the PSMS is calculated (the "Applicable Year"); times
 - 2. Eighty percent (80%) (which the parties acknowledge is typically the approximate percentage of the Village's General Fund Expenditures attributable to the cost of Essential Municipal Services provided by the Village); times
 - 3. The value of the Property as of January 1 of the Applicable Year as determined in accordance with this Agreement ("Value").
 - ii. In the event that WISCONSIN ILLINOIS SENIOR HOUSING, INC. transfers or conveys the Property to an unrelated third party, the PSMS for the calendar year in which the Property is conveyed shall be prorated based on the number of full months for which WISCONSIN ILLINOIS SENIOR HOUSING, INC. owned the Property.

- d. Value of the Property for Determination of the PSMS Amount.
- i. For the year 2013, the Village Assessor determined that the Value of the Property was \$5,370,400.
 - ii. For the year 2014 and for each subsequent year through the year immediately prior to the year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), the Value of the Property shall be deemed to be \$5,370,400 for purposes of this Agreement. In the event that WISCONSIN ILLINOIS SENIOR HOUSING, INC. constructs any new building or constructs an addition to an existing building on the Property, the Value of the Property shall be revised to take account of such new building or addition and shall be determined by the Village Assessor in the same manner as if the Property had been subject to property tax. Such determination shall be subject to the appeal rights in Paragraph 4G of this Agreement.
 - iii. In any year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), the Value of the Property shall be determined in the same manner and shall be consistent with the valuation of other similar properties in the Village for tax assessment purposes as provided by law. The Value as determined by the Village Assessor for any revaluation year shall continue to be the Value of the Property for purposes of this Agreement until the next revaluation year when the Value of the Property may then be revised in accordance with the terms of this Agreement.
- e. Notification of Determination of Value. For any year in which the Village Assessor performs a revaluation of the property in the Village (in whole or in part by class of property), and in the event that the Village Assessor determines that the Value of the Property is to be revised, the Village shall notify WISCONSIN ILLINOIS SENIOR HOUSING, INC. of the Village Assessor's determination of the Value of the Property for such year, no later than the date on which the Village notifies property owners of assessed values under Wisconsin Statutes § 70.365.
- f. PSMS Due Dates. The Village shall send an invoice to WISCONSIN ILLINOIS SENIOR HOUSING, INC. for the annual PSMS no later than January 15 of the year following the calendar year for which the PSMS is calculated. Upon receipt of the invoice from the Village, the annual PSMS shall be due and payable by WISCONSIN ILLINOIS SENIOR HOUSING, INC. as follows: (i) in full on or before January 31 of the year following the calendar year for which the PSMS was calculated; or (ii) if WISCONSIN ILLINOIS SENIOR HOUSING, INC. elects to pay in installments, according to the following schedule: one-half of the PSMS by January 31, and the remaining one-half by July 31, where January and July are in the year following the year for which the PSMS was calculated. WISCONSIN ILLINOIS SENIOR HOUSING, INC. shall be deemed to have

elected to pay the PSMS in installments by making payments according to the schedule herein.

- g. Appeal of Value. WISCONSIN ILLINOIS SENIOR HOUSING, INC. shall have the same rights to challenge any determination of Value made with respect to the Property as an owner of taxable property would have in accordance with the procedures set forth in Wisconsin law. The Village specifically acknowledges WISCONSIN ILLINOIS SENIOR HOUSING, INC. 's right to contest the Value of the Property under the procedures provided in Wisconsin Statutes §§ 70.47 and 74.37 and any related or successor statutes thereto, and the Village expressly agrees not to dispute or challenge WISCONSIN ILLINOIS SENIOR HOUSING, INC. 's right to contest the Value of the Property under said Statutes.

5. Exempt Status of the Property.

- a. Property Is Exempt. The Village has determined that commencing on January 1, 2013, the Property qualified for property tax exemption for the real property (improvements and up to ten acres of land) and the personal property thereat under Wisconsin law, subject to the filing of a completed Property Tax Exemption Request (Form PR 230) with the Village as required under Wisconsin Statutes § 70.11 (Intro.). The Village further agrees to continue to recognize the property tax exempt status of the Property in subsequent years unless there is a change in ownership or use of the Property or a change in the Wisconsin Statutes that would specifically change the status of the Property from exempt to taxable.
- b. Village Determination of Change in Exempt Status. If for any reason the Village determines that the Property, or any part of the Property, no longer qualifies for exemption from property tax, for the year for which the determination is made:
 - i. The Village shall give written notice of such determination to WISCONSIN ILLINOIS SENIOR HOUSING, INC. no later than May 15 of that year.
 - ii. This Agreement shall terminate with respect to that full year and any subsequent years.
 - iii. If a PSMS payment has been made during that year for the immediately prior year, the Village agrees to promptly refund such PSMS payment to WISCONSIN ILLINOIS SENIOR HOUSING, INC. .
 - iv. If WISCONSIN ILLINOIS SENIOR HOUSING, INC. disagrees with the Village's determination, WISCONSIN ILLINOIS SENIOR HOUSING, INC. may challenge such determination of nonexempt status by any procedure provided under Wisconsin law.

6. Term.

- a. Term of the Agreement. Unless terminated sooner in paragraph 6.B., this Agreement shall terminate on December 31, 2035.
- b. Termination of the Agreement. Upon the occurrence of any of the following events and notwithstanding Paragraph 6.A., this Agreement shall terminate on the earliest of any of the following:

- i. In the event that the Village determines that as a result of a statutory change by the State of Wisconsin, the Property no longer qualifies for property tax exemption, in whole or in part, this Agreement shall terminate on January 1 of the year for which the Property is determined by the Village or its Assessor to be taxable, in whole or in part, regardless of whether WISCONSIN ILLINOIS SENIOR HOUSING, INC. challenges such determination.
- ii. In the event that the State of Wisconsin enacts a mandatory payment for municipal services, mandatory license fee or similar type of charge by owners of property exempt from general property tax which would be imposed on WISCONSIN ILLINOIS SENIOR HOUSING, INC. or the Property, this Agreement shall terminate on January 1 of the year such payment for municipal services is enacted.
- iii. In the event that the applicable government authorities no longer recognize voluntary payments for services to municipal governments by organizations exempt from property tax as an allowable expense for Medicaid or other similar or successor governmental program ("Allowable Expense"), this Agreement shall terminate on December 31 of the year such payments are no longer recognized as an Allowable Expense. At its sole discretion, WISCONSIN ILLINOIS SENIOR HOUSING, INC. may terminate this Agreement immediately upon written notice by WISCONSIN ILLINOIS SENIOR HOUSING, INC. to the Village of the occurrence of this event and WISCONSIN ILLINOIS SENIOR HOUSING, INC. shall not be obligated to make any PSMS payment for that year or any subsequent year.
- iv. In the event that WISCONSIN ILLINOIS SENIOR HOUSING, INC. conveys the Property to an unrelated third party, this Agreement shall terminate on the date of the conveyance unless WISCONSIN ILLINOIS SENIOR HOUSING, INC. exercises the option in Paragraph 8 of this Agreement, in which case this Agreement shall not terminate upon conveyance of the Property. Within a reasonable time after the conveyance of the Property, WISCONSIN ILLINOIS SENIOR HOUSING, INC. shall give notice to the Village of said conveyance of the Property and termination of this Agreement.
- v. Upon mutual agreement in writing executed by the parties to terminate the Agreement.

7. Amendment.

The Village and WISCONSIN ILLINOIS SENIOR HOUSING, INC. reserve the right to amend this Agreement from time to time as they shall mutually agree in writing executed by the parties.

8. Successors and Assigns.

At the option and in the sole discretion of WISCONSIN ILLINOIS SENIOR HOUSING, INC., this Agreement may be assigned to any successor of

WISCONSIN ILLINOIS SENIOR HOUSING, INC. or to any other person or entity whose use of the Property also qualifies the Property for real and personal property tax exemption under Wisconsin law whereupon this Agreement shall not terminate and shall inure to and be binding on such successors and/or assigns.

9. Governing Law.

The laws of the State of Wisconsin shall be the governing law with respect to this Agreement.

10. Authority.

WISCONSIN ILLINOIS SENIOR HOUSING, INC. represents and warrants to the Village that its officers executing this Agreement are duly authorized to execute and to cause WISCONSIN ILLINOIS SENIOR HOUSING, INC. to enter into this Agreement. The Village represents and warrants to WISCONSIN ILLINOIS SENIOR HOUSING, INC. that the undersigned Village officials are duly authorized to execute and to cause the Village to enter into this Agreement.

11. Entire Agreement.

This Agreement shall constitute the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements, oral or written, and all other communications between the parties relating to such subject matter.

[Signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective as of the date and year first written above.

VILLAGE OF MOUNT HOREB, WISCONSIN

By: _____ Date: _____

Ryan Czyzewski, Village President

_____ Date: _____

Alyssa Gaffney, Village Clerk

WISCONSIN ILLINOIS SENIOR HOUSING, INC.

By: _____ Date: _____

Bob Siebel, President, Carriage Healthcare Companies, Inc/Wisconsin Illinois Senior Housing, Inc.

EXHIBIT A

LEGAL DESCRIPTION



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 5.f

Consideration of Facade Improvement Grant Application, Lassen Commercial Buildings, 209-211 W Main St

BACKGROUND

This is a Facade Improvement Grant Application for the repair and repainting of two buildings, 209 and 211 W Main Street, in common ownership, on the west end of downtown. The applications were thorough, including all insurance and required ownership information. Pictures of the two-story building at 209 clearly show the chipping and peeling paint; the pictures of the single-story building at 211 are a little less clear about the work needed. The estimates of the low bidder do not show the amounts of the anticipated surface repair work, but from the difference between the low and high bids, it's not hard to believe that the \$1,500 and \$500 listed in the application will be reached. The actual low cost of the low bid shown would result in a reimbursement of \$4,500. If the additional costs are realized, they would be eligible for the full \$5,000 reimbursement. The CDA recommends approval of up to \$5,000 if the invoice submitted for reimbursement includes proper supporting materials to justify the additional cost.

RECOMMENDATION

ATTACHMENTS

1. Lassen Combined App



Village of Mount Horeb
Façade/Building Improvement Grant and Loan Application

Date: 07/30/25

Program (circle all that apply): Façade Grant Bldg. Rehab Grant Bldg. Rehab Loan

Project Name: Lassen Commercial Buildings

Applicant Name: Kia & Roy Lassen

Project Address: 209 & 211 W. Main St.

Applicant Phone Number: 608-445-9332 Email: kharris@lassenassociates.com

Property Owner (if other than applicant): _____

Lease Term (if applicable): _____

General Project Description: Repainting exterior surfaces and repairs as needed for paint surfaces

Estimated Start Date: 09/04/25 Estimated Completion Date: 09/30/25

Total Project Cost (hard and soft costs): 20,000.00

Total Grant Requested (\$): 5,000.00 Total Loan Requested (\$): 0.00

Project Budget (attach additional pages if necessary):

List Individual Project Elements	Total Cost	Grant/Loan Request	Applicant Match (cash)*	Applicant Match (in-kind)*
209 - Exterior Painting	11,500.00	\$2,875.00	8,625.00	
209 - Exterior surface repair Est.	1,500.00	375.00	1,125.00	
211 - Exterior Painting	6,500.00	1,625.00	4,875.00	
211- Exterior surface repair Est.	500.00	125.00	375.00	
TOTALS	20,000.00	5,000.00	15,000.00	

*Total applicant match must equal at least 75% for façade and/or building rehabilitation grants, or 10% equity for rehabilitation loans. Matching funds may be in the form of cash for grant/loan-eligible project costs, or qualifying costs incurred as part of a building rehabilitation project ("in-kind", for grant program only). See corresponding program information sheet for complete lists of funding- and match-eligible items.

General Contractor: Early Bird Painting, LLC

Contractor Contact Name: John Zafari **Phone Number:** 608-274-7132

Selected Bank (for Building Rehab Loan): _____

Bank Contact Name: _____ **Phone Number:** _____

Applicant Remarks: All paint colors will be the same as current colors which were selected from the approved color list for the Historic District. The repair costs are estimates only. They will be billed as time and materials once they know if surface can be sanded or needs replaced. Actual cost for any repairs will be submitted upon completion. Buildings are fully owned by Roy & Kia Lassen (211) or their LLC, Lassen Development (209). Thank you for this opportunity!

Applicant's Certification:

The Applicant certifies that all information in this application and all documents submitted in support of this application are given for the purpose of obtaining a grant and/or loan under the Village of Mount Horeb Façade/Building Improvement Program and is true and complete to the best of the applicant's knowledge.

Signature of Applicant: _____ **Date:** 07/30/2025

Signature of Property Owner: _____ **Date:** 07/30/2025

Required Attachments:

- ✓ Site/building photos
- ✓ Copy of property lease, land contract or deed
- ✓ Written authorization from building owner (if applicant is tenant)
- ✓ Proof of property insurance
- ✓ Application fee (\$50.00 for each type of funding request), payable by check or money order to "Village of Mount Horeb"

Additional attachments, as appropriate

- ☐ Bids, estimates and/or contracts
- ☐ Site plans, building floor plans, elevations, or other conceptual designs, including colors/materials for façade work
- ☐ Business information, marketing materials, or other relevant documents demonstrating project viability and planned future uses of site/building

Note: Selected bank will require full financial statements and disclosure to evaluate the loan request. Please check with your bank to determine the required information, but submit it only to the bank, not the Village.

Please send this completed application and accompanying materials to:
nic.owen@mounthorebwi.info

Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572

EARLY BIRD PAINTING – BID

926 Sky Ridge Dr.
Madison, WI 53719
Khalid (John) Zafari
Phone: (608)274-7132
Direct: (608)446-3252
Ebirdpainting@yahoo.com



Quote For

Kia A. Harris
209 W. Main St.
Mount Horeb, WI 53572
Phone: (608) 437-8700
Email: Kharris@lassenassociate.com

DATE	7/13/2025
Quote #	71325
CUSTOMER ID	

DESCRIPTION	AMOUNT
Scope of work.	
This proposal covers the preparation and repainting of all previously painted exterior surfaces, including: . Siding . Window trim . Structural posts . Front porch ceiling Preparation & Protection Our team will ensure thorough surface protection and preparation before painting: Mask and tarp all non-painted areas (windows, landscaping, doors, walkways, etc.) using appropriate coverings to avoid overspray or paint damage. Scrape all loose, flaking, or peeling paint to ensure proper adhesion. Clean all surfaces thoroughly to remove dirt, dust, mildew, and debris prior to application. Painting Process Priming: Spot-prime all bare or repaired areas with a high-quality exterior-grade primer to seal and prepare the surface. Topcoat Application: Apply two coats of Sherwin-Williams premium 100% acrylic exterior paint to all designated surfaces. All work will be completed using professional equipment and techniques to ensure an even, durable finish.	

Cleanup:

- . Removal of all debris and trash from the work area
- . Proper disposal of paint materials
- . Leaving the work area clean and tidy

Insurance:

- . Workers Compensation insurance is with Westbend
- . Liability and Umbrella policy is with Hartford Insurance
- . All handled with Avid Risk
- . Please contact Sharon Selchert with any questions 902-545-5673

Labor & Materials

11,500.00

Subtotal 11,500.00

Taxable

Tax rate

Tax due

Other

TOTAL \$ 11,500.00

OTHER COMMENTS

Thank you for the opportunity to bid on your project!

Approved: _____ Date: _____

EARLY BIRD PAINTING – BID

926 Sky Ridge Dr.
Madison, WI 53719
Khalid (John) Zafari
Phone: (608)274-7132
Direct: (608)446-3252
Ebirdpainting@yahoo.com



Quote For

Kia A. Harris
211 W. Main St.
Mount Horeb, WI 53572
Phone: (608) 437-8700
Email: kharris@lassenassociate.com

DATE	7/15/2025
Quote #	71525
CUSTOMER ID	

DESCRIPTION	AMOUNT
Scope of work.	
This proposal includes exterior surface preparation and painting of the following areas:	
. Siding	
. Doors	
. Fascia boards	
. Window trim	
Project Description All surfaces listed above will be thoroughly inspected and prepared in accordance with industry best practices. The scope of work includes:	
Scraping and removal of all loose or peeling paint	
Spot priming of bare or repaired areas to ensure proper adhesion and surface consistency	
Application of two full coats of Sherwin-Williams premium 100% acrylic exterior paint	
All work will be performed using professional equipment and materials to deliver a clean, long-lasting finish.	
Cleanup:	
. Removal of all debris and trash from the work area	
. Proper disposal of paint materials	
. Leaving the work area clean and tidy	
Insurance:	
. Workers Compensation insurance is with Westbend	
. Liability and Umbrella policy is with Hartford Insurance	
. All handled with Avid Risk	
. Please contact Sharon Selchert with any questions 902-545-5673	

Labor & Materials	6,500.00

Subtotal	6,500.00
Taxable	
Tax rate	
Tax due	
Other	
TOTAL	\$ 6,500.00

OTHER COMMENTS

Thank you for the opportunity to bid on your project!

Approved: _____ Date: _____



(SG) GENERAL REPAIRS

JUL 02, 2025

We can help you with
Roofing, Siding, Gutters, Windows, Doors
Residential and Commercial

jaustin@stormguardrc.com
608-497-3301

KIA LASSEN

209 West Main Street
Mount Horeb, WI
53572

INTRODUCTION

Hi Kia,

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, (if applicable).

The following estimate is for:

1. Remove and disposal of old materials (if applicable).
2. Repair of damaged areas.
3. Cleanup of entire work area (all nails and other materials)

If you have any questions, please give us a call. We always want to provide the best value to our clients. We appreciate your patience in advance. We have a long queue of repairs. It is our goal to fix every repair expeditiously but given the sheer number of repairs we take on, there may be delays. Please bear with us.

You will not be held personally liable should a worker happen to get injured. We maintain current WCB for all employees and crews. In addition to WCB, Storm Guard carries \$2,000,000 worth of liability insurance.

We require all staff complete safety training to ensure safe practices are followed. Upon completion of the project, we will ensure all work is up to our strict craftsmanship standards and the jobsite is thoroughly cleaned.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Logan Postweiler | Sales Manager
lpostweiler@stormguardrc.com
608-512-7447

INSPECTION



Paint all wood siding, trim, fascia, and soffits at 211 WI-78



Prep and paint all wood trim at 209 W Main Street

209 WEST MAIN STREET

Description
Prep and Paint All Wood Trim
Wash all areas to be painted prior to prep work
Scrape lost paint on wood trim and use primer on all bare wood areas (columns on porch are included in painting quote for single color applied to them)
Apply two coats of Sherwin Williams Duration Exterior Paint to all wood trim on building
In the event more damage is found, above and beyond the scope of work covered in this quote, StormGuard will reach out to determine if you would like to move forward with the add-ons for an additional charge.

Quote subtotal	\$21,840.00
Returning Client Discount	(\$2,184.00)
Adjusted subtotal	\$19,656.00
Total	\$19,656.00

211 WI-78

Description	
Prep and Painting of all Trim and Siding	
Wash all areas to be painted prior to prep work	
Scrape lost paint on wood trim and siding, use primer on all bare wood areas	
Apply two coats of Sherwin Williams Duration Exterior Paint to all wood trim on building	
In the event more damage is found, above and beyond the scope of work covered in this quote, StormGuard will reach out to determine if you would like to move forward with the add-ons for an additional charge.	
Quote subtotal	\$13,793.00
Returning Client Discount	(\$1,379.30)
Adjusted subtotal	\$12,413.70
Total	\$12,413.70

AUTHORIZATION PAGE

☐ 209 West Main Street	\$19,656.00	Name: Kia Lassen
☐ 211 WI-78	\$12,413.70	Address: 209 West Main Street, Mount Horeb, WI

Customer Comments / Notes

Kia Lassen: _____

Date: _____

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices. Offer valid for 30 days. Discount applied cannot be combined with other offers. Not applicable to previous orders or orders in process. Advertised offer must be accepted at the initial sales consultation. Storm Guard is neither a broker nor a lender. Any financing terms or estimates only. Third-party financing from unaffiliated lenders may be available for qualified homeowners, subject to credit requirements and satisfactory completion of finance documents with such lenders. Dwelling Contractor: DC-031500090.

Terms and Conditions

Signature above represents acceptance of proposal/quote as a contract. All owners must sign if applicable.

I certify that I am the registered owner of the above project property or have the legal permission to authorize Storm Guard to perform the work as stated and agree to pay the total project price. Insurance settlements (*if applicable on this contract*) are ultimately the signee's responsibility and we allow 10 days for you to make your settlement from the date of the Storm Guard Roofing and Construction's (our) invoice. The monetary portion you receive from your insurance provider is due immediately upon job completion. If your insurance provider disputes your claim, the remaining balance from this signed contract is still owed to us upon job completion. Interest may be charge, by Storm Guard, after the 10-day (post job completion) time frame. Storm Guard is entitled to contractors' "Overhead & Profit", material tax and base service charge that is paid by the insurance company.

Retail Payment Schedule: 60% due at signing for ordering of materials and production planning. Balance due at completion.

Payment type: Check, ACH (electronic check), Cash, Financing, Visa/MC.

Please make checks payable to: Storm Guard Roofing and Construction

I understand that approval of my estimate is subject to customer credit approval by Storm Guard. I agree that Storm Guard may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval (applicable to financed jobs only). Acceptance of this proposal/quote as a contract: Owner (signee) shall be responsible to have all materials approved by any applicable home or neighborhood associations. All outstanding balances, non-insurance related, from this contract (if signee withheld a percentage of the balance) are due immediately upon receipt of invoice unless otherwise stated in writing. Storm Guard may charge up to 18% interest (APR) on outstanding balances of 10 days or more post Storm Guard deeming the project complete. All disputes or craftsmanship issues will fall under the warranty/service umbrella and shall not be considered a valid reason for signee to withhold payment.

By signing this contract, the signee affirms they have read the "about your job" document, provided by Storm Guard, and accepts applicable responsibilities therein.

***Note: Storm Guard delivers excess material to the job site to ensure installation can be completed without shortages. All excess materials are owned by Storm Guard and will be**

I acknowledge that I have read and understand this page. Initials: _____

removed from the job site within 10 days after completion. Please notify Storm Guard of any materials still on site after 10 days and we will promptly remove.

If Storm Guard is performing multiple trades within the scope of this contract, Storm Guard reserves the right to collect in full the amount owed on each individual monetary portion of each individual trade upon Storm Guard deeming that portion complete.

Storm Guard solely reserves the right to deem a project complete. Signee is responsible for payment upon completion.

*If homeowner does not agree to the "worry free guarantee", any damaged or rotted deck boards will be replaced for an additional charge of \$105.00 per sheet installed.

*I understand that any additional roofing layers not discovered prior to tear-off will be removed. Storm Guard reserves the right to bill me \$50.00/per square in addition to the estimate cost.

Delays in completing the job due to inclement weather, labor disputes, or customer-imposed constraints shall not be our responsibility. Extra materials shall be delivered to the job site to prevent us from running out of material while completing the job.

This contract price and estimated completion time has been calculated assuming our personnel (Storm Guard Roofing and Construction employees) shall have free access around the signee's property and free access to electricity throughout the completion of the project.

Signee accepts all responsibility for any color selection made by them, or another on their behalf, of materials to be used. If the signee chooses to change colors after the materials were ordered, the signee is responsible for the payment of the old and the new material to be ordered.

Storm Guard Roofing and Construction promises to use the utmost care to protect the property where the project is taking place. Because this is a construction project, damage to the property does occasionally occur. Please note the About Your Job document for common property damage that Storm Guard is not responsible for. If there are damages to the property during the construction process, please document those damages and forward to Storm Guard for review. If the damages are deemed to be outside of the About Your Job listed issues and due to negligence by Storm Guard, Storm Guard will review and assess the damage.

Five Year Craftsmanship warranty: Limited to full replacements of roof, siding, gutters, windows & doors. Two Year Craftsmanship warranty on all painting and drywall projects. If any project requires us to attach our product to an existing product not previously purchased or installed by Storm Guard Roofing and Construction, the craftsmanship warranty is no longer valid. If payment is not made in full, craftsmanship warranty is void. Should default be made in payment of this agreement, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by

law. If placed in the hands of and attorney for collection, signee will pay all attorney and legal fees.

Pre-Lien Notice: Company hereby provides notification that any person or company supplying labor or materials for this improvement to the property may file a lien against your property if that person or company is not paid for their contribution to the project. All disputes shall be handled in the city of Verona and county of Dane, WI.

All contract prices are guaranteed for 30 days.

Thank you for choosing Storm Guard Roofing and Construction!

I acknowledge that I have read and understand this page. Initials: _____





Village of Mt Horeb
Street Use Permit Application

\$20.00

pd

Applicant Name: MOUNT HOREB CHAMBER OF COMMERCE

Address: 300 E. Main Street, Mount Horeb, WI 53572 Telephone: 608-437-5914

Event Sponsor (if different than above): _____

Address: _____ Telephone: _____

Responsible Person(s) (if different than above): JESSIE BEDWARD

Address: 300 E. Main Street, Mount Horeb, WI 53572 Telephone: _____

FALL VILLAGE MARKET

Event Information

Start date: OCTOBER 3, 2025 Time: 5pm/7pm End Date: OCTOBER 5, 2025 Time: 6:00pm

Include set-up and tear-down/clean-up time

Detailed description of street(s) proposed to be used: E. Front St. from 2nd to 4th St. Entrance

S. 1st Street: From Front St. to Bike Shelter parking lot (only if needed). S. 2nd Street: From Main St. to TO LINCOLN ST/S. 3RD STREET: FROM MAIN ST

to Front St. (one Lane) Duluth/EC Parking Lot (permission from Duluth/ ELC CHURCH) CLOSING 3RD/MAIN & 4TH ST/E.FRONT ST.
BIKE SHELTER PARKING LOT (dnr eVENT PERMIT rEQUIRED) PARKING LOT AT W. FRONT ST/S.1ST ST TO BE USED FOR VENDOR
AND ENANTS OVERNIGHT PARKING/HANDICAP PARKING DURING EVENT LOT BETWEEN MHTC/OLSONS FLOWERS FOR BEER AREA

Estimated number of persons: 10,000 (Certificate of Insurance may be required)

Use of street (include a detailed description of all activities such as vending, music, selling of food or alcohol beverages, location and use of tents, stages, or other equipment, and a detailed plan for clean-up after the event): _____

ARTIST & CRAFTERS BOOTHS FOR LSELLING WORK MUSIC STAGE (BIKE SHELTER FACING EAST ON S.2ND ST. FOOD VENDORS
OPEN INTOXICANTS: SEE FOOTPRINT. WILL HAVE BEER/KID AREA ON MAIN ST. SELLING CANNED BEER WILL BE INSIDE OPEN INTOX. FOOTPRINT
CLEAN UP: DUMPSTER, A CREW FOR CLEAN UP DAILY AND WORK WITH THE VILLAGE PUBLIC SERVICES DEPARTMENT

If using recording or sound amplification equipment please describe: _____

Entertainment: bring own equipment and sound system.

Designate any public facilities or equipment to be used (additional costs may be incurred): _____

Bike Shelter and Restrooms (S. 2nd. St.), Municipal Building Restrooms

I certify that I have read and understand the Village of Mount Horeb Ordinance 2006-17 An Ordinance To Require Street Use Permits, and agree to adhere to all of the rules and requirements outlined in the Ordinance and that all information provided on this application is true and correct.

Jessie Bedward
Signature

8/11/2025
Date

CHIEF OF POLICE: D ACCEPTED _____ DECLINED VILLAGE ADMINISTRATOR: _____ ACCEPTED _____ DECLINED

RECEIPT#: 632 LICENSE# _____

MAP VIEW



Fall Village Market Street Closure Oct. 3-5, 2025 (set up only on 10/3/25)

Bike Shelter Parking lot:
From 2nd St. to 1st St. Special
Event Permit DNR

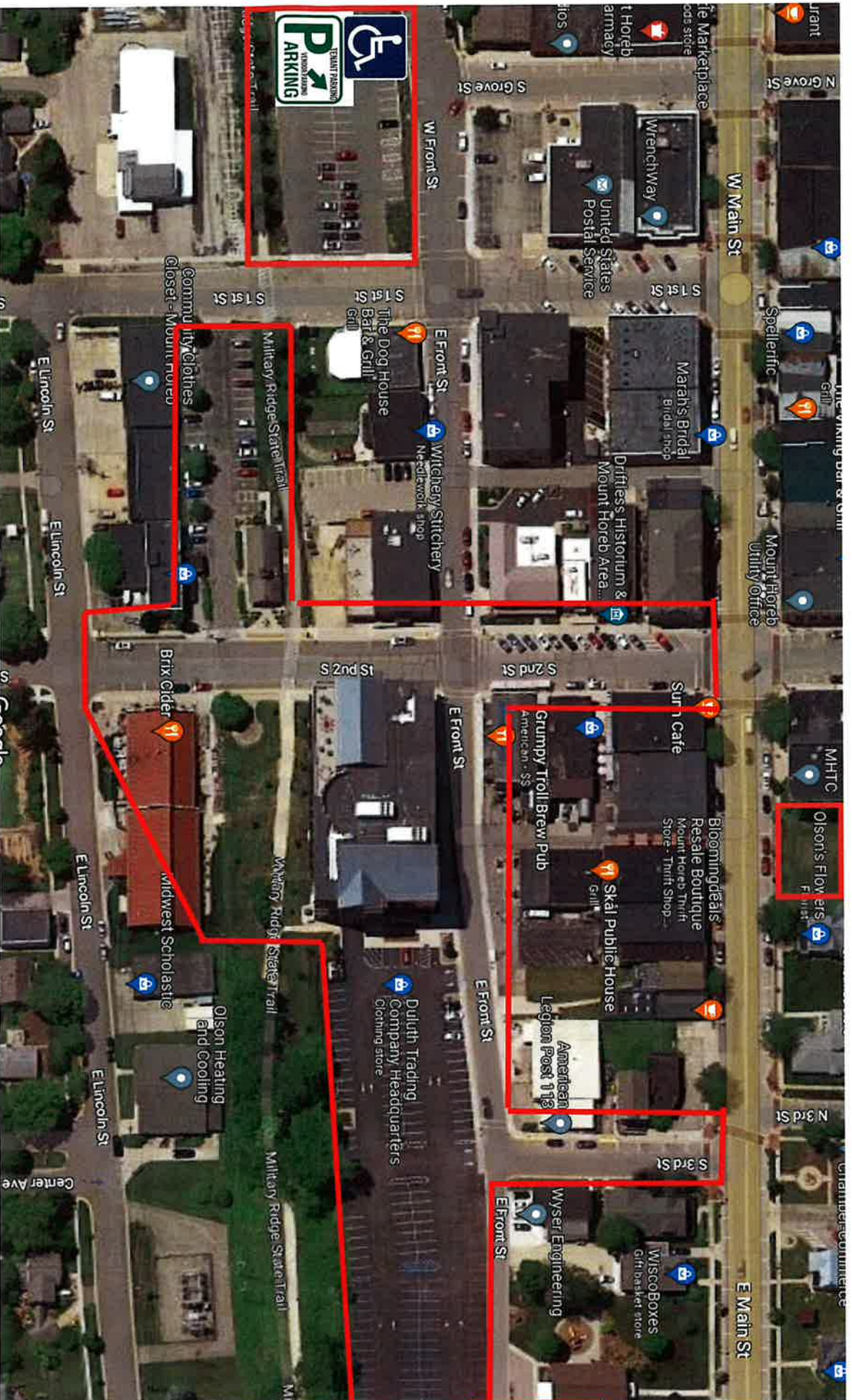
Parking Lot at: W. Front St. and S.2nd Street -
Vendor/tenant/handicap parking during event

Main Street: Beer Area
Between MHTC & Olson's Flowers

2nd Street:
Main St. to Lincoln St.
2nd/Main - Barricaded
2nd/Lincoln - Blocked

Duluth Parking Lot/ELC Parking Lot
Permission granted from Duluth/ELC Church

Front Street:
From 2nd St. to 3rd Street.
3rd Street & E. Front St
Closed and Barricaded
4th Street & E. Front St.
Closed and Blocked
Duluth/ELC Parking Lot



Fall Village Market Street Closure Oct. 3-5, 2025 (set up only on 10/3/25)

Bike Shelter Parking lot:
From 2nd St. to 1st St. Special
Event Permit DNR

Parking Lot at: W. Front St. and S. 2nd Street -
Vendor/tenant/handicap parking during event

Main Street: Beer Area
Between MHTC & Olson's Flowers

2nd Street:
Main St. to Lincoln St.
2nd/Main - Barricaded
2nd/Lincoln - Blocked

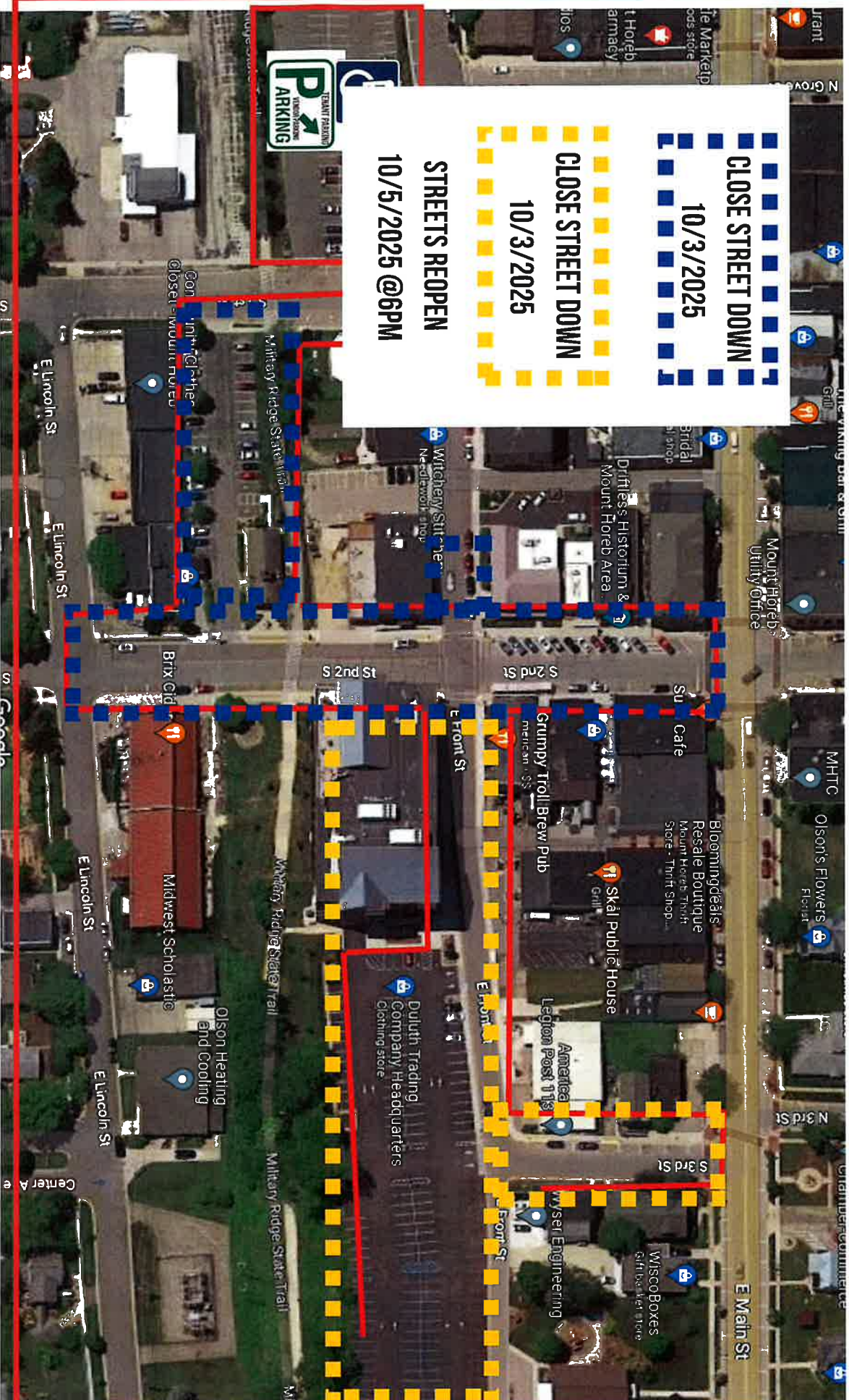
Duluth Parking Lot/ELC Parking Lot
Permission granted from Duluth/ELC Church

Front Street:
From 2nd St. to 3rd Street.
3rd Street & E. Front St.
Closed and Barricaded
4th Street & E. Front St.
Closed and Blocked
Duluth/ELC Parking Lot

CLOSE STREET DOWN
10/3/2025

CLOSE STREET DOWN
10/3/2025

STREETS REOPEN
10/5/2025 @6PM



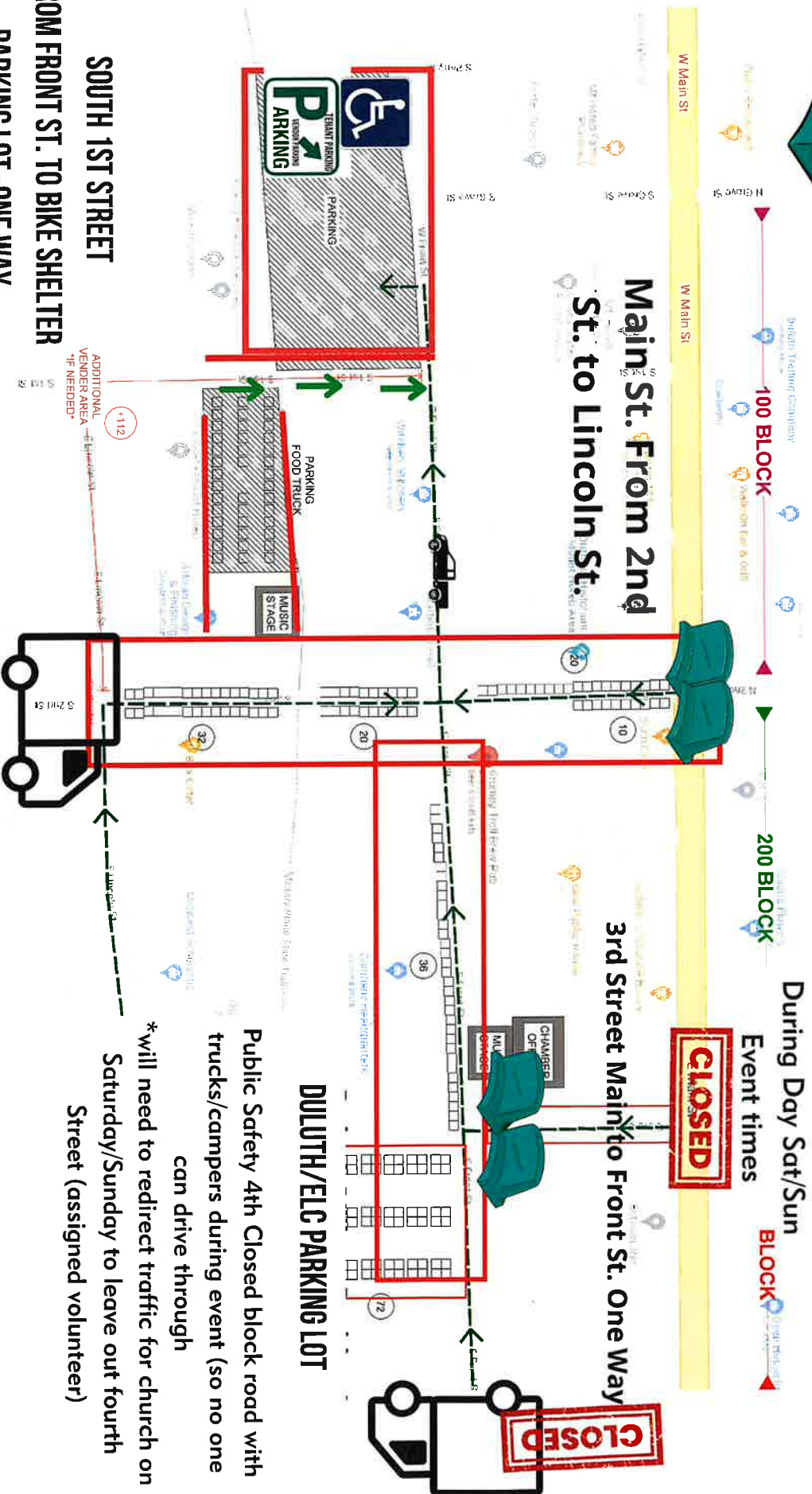
During Day Sat/Sun

BLOCK

3rd Street Main to Front St. One Way

Public Safety 4th Closed block road with trucks/campers during event (so no one can drive through

**SOUTH 1ST STREET
FROM FRONT ST. TO BIKE SHELTER
PARKING LOT -ONE WAY**



Fall Village Market, 2025

Liquor Foot Print for open intoxicants

Main St. - From S & N. Washington St/JG to 400E. Main St.

S. 2nd Street - From Main St. to Lincoln St.

DNR - Bike Shelter and Parking lot - 116 S. 2nd Street

East Front St. - From S. 1st St. to S. 3rd Street/Duluth/Church (the

whole Parking Lot)

S. 1st Street - From Main St. to Lincoln St.



Village of Mount Horeb



Policy: Overtime Policy

Number: 400-3

Dept:

Released:

Approved By:

I. PURPOSE:

This policy outlines the Village of Mount Horeb's practices for the authorization, calculation, and compensation of overtime and compensatory (comp) time for non-exempt employees, in accordance with the Fair Labor Standards Act (FLSA) and operational needs.

II. ELIGIBILITY:

This policy applies to all non-exempt employees of the Village of Mount Horeb, excluding those covered under the WPPA bargaining unit. Exempt employees such as salaried administrative, executive, or professional staff are not eligible for overtime, standby time, or comp time under this policy.

III. GENERAL POLICY:

All employees of the Village of Mount Horeb are classified as either exempt or non-exempt under the Fair Labor Standards Act (FLSA). Non-exempt employees are eligible for overtime compensation or compensatory time at the rate of 1.5 times their regular hourly rate for all hours exceeding 40 in a defined workweek (Sunday through Saturday).

For the purposes of this policy, time off in pay status- such as sick leave, comp time, funeral leave, vacation, or military leave- will be treated as hours worked when determining eligibility for overtime.

IV. OVERTIME AND COMPENSATORY TIME OPTIONS

Employees who work overtime have two options for compensation: Standard Overtime Pay and Compensatory (Comp Time).

Department head approval is required prior to working overtime. Each department head is responsible for communicating their department's specific procedures and expectations related to overtime authorization.

A. Standard Overtime Pay

- Overtime is paid at one and one-half (1.5) times the regular hourly rate.
- Must work or be in pay status for 40 hours in the work week (Sunday – Saturday).

B. Compensatory Time (Comp Time): Employees may choose comp time instead of overtime pay, earned at 1.5 hours per overtime hour worked.

Village of Mount Horeb



Policy: Overtime Policy

Number: 400-3

Dept:

Released:

Approved By:

- **Maximum accrual:** 48 hours.
- **Hours beyond the cap are paid out** automatically at overtime rate.
- Unused comp time carries over to the following calendar year unless a payout is requested.
- Employees must submit payout requests to their supervisor, Human Resources, or the Finance Director by **December 1** to receive payment before year-end.

Separation of Employment

Employees who separate from Village employment will receive a payout for all unused comp time at their regular rate of pay in their final paycheck.

- C. **Standby Pay:** Standby time refers to scheduled periods during which an employee must be available to respond to operational needs or emergencies outside their regular working hours, though they are not actively working unless they are called in. Standby duties are rotated amongst staff weekly and compensation for standby time is compensated at the employee's straight time rate as follows:

Standby Schedule and Compensation	
Day	Standby Pay (Straight Time Hours)
Monday- Thursday	2.0 hours
Friday- spring – fall schedule	2.5 hours
Friday- winter hours	2.0 hours
Saturday- Sunday	3.0 hours

- D. **Scheduled Overtime & Evening Meeting Attendance:** Non-exempt employees may occasionally be scheduled in advance to work overtime or attend evening meetings that extend beyond their regularly scheduled work schedule. In these situations, employees must consult with their supervisor to determine the appropriate compensation method. Only the actual time worked or spent attending the meeting should be recorded on the timesheet.

The following may be considered:

- Flex time: Adjust the employee's schedule within the same workweek to remain under 40 total hours.
- If paid leave is used during the week, the employee may:

Village of Mount Horeb



Policy: Overtime Policy

Number: 400-3

Dept:

Released:

Approved By:

- Receive straight time pay for the meeting, or
- Adjust the amount of leave used to remain within 40 hours.

If flexing the schedule is not possible, the employee must obtain prior approval from their supervisor to be compensated for the additional hours at 1.5 times their regular hourly rate, either as overtime pay or compensatory time.

DRAFT



HERITAGE
COMMUNITY
OPPORTUNITY

Village of Mount Horeb

138 E Main Street

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PROCLAMATION FOR TRUSTEE BRETT HALVERSON

Whereas, it is with great honor and gratitude that we celebrate the contributions of Brett Halverson for his dedicated service to the Village of Mount Horeb;

Whereas, Brett has given his time and energy to public service, always working to make life better for our residents and the community as a whole;

Whereas, he has shown a true commitment to fairness, transparency, fiscal responsibility, leadership, and doing what is best for the people of Mount Horeb;

Whereas, Brett has shared his thoughtful perspective and friendly spirit on the board, helping guide important conversations and decisions;

Whereas, he has worked hard to support policies and programs that strengthen our community, keep our neighbors safe, and encourage growth and opportunity;

Now, therefore, let it be proclaimed that Brett Halverson is recognized with sincere thanks for his service and his dedication to the people of Mount Horeb;

We extend our heartfelt appreciation to Brett for his commitment to local government and for his tireless efforts to build a stronger, more prosperous, and more equitable community.

We wish Brett all the best in what comes next, as we reap the benefits from the work he has done for our Village.

DATED this 3rd day of September 2025.

Signed: _____
Ryan Czyzewski, Village President



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.b

Presentation by Fire Chief Minter on 2026 Mount Horeb Area Fire Department Budget

BACKGROUND

In September, Fire Chief Minter presents the annual proposed Fire Department Budget to the Village Board and answers any questions the Board has ahead of the annual Fire District Budget meeting. At the Fire District meeting, all District members have a vote on approval of the district budget. Following the presentation and q&a the Board will direct the Village representatives on the District Board on how to vote on the budget.

Early on in the year, Village staff reached out to Chief Minter letting her know we were going to have a tight budget and would not be able to afford a significant increase, and the 3.9% looks in line with that request.

RECOMMENDATION

ATTACHMENTS

1. Capital Expenditure MHAJFD 2026 Packet
2. MHAJFD 2026 Budget Packet



Mount Horeb Area Joint Fire Department

400 Blue Mounds Street
Mount Horeb, Wisconsin 53572

Phone: (608) 437-5571

Fax: (608) 437-3873

Email: jminter@fdmh.org

DATE: August 26, 2025

TO: Joint Fire Department Municipalities

FROM: Chief Jenny Minter 

SUBJECT: Capital Expenditure Fund

Enclosed you will find the MHAJFD Capital Expenditure Fund and Apparatus Replacement Schedule that will be presented at the Annual Budget Meeting scheduled for Wednesday, September 26, 2025 beginning at 7:00 p.m.

The objective of the Capital Expenditure Fund is to keep all apparatus and apparatus mounted equipment expenditures within the annual Fire Department Operating Budget requiring no additional funds from individual municipalities. Modifiers include obligations, unforeseen major repairs, special purchases, contributions, interest earned, miscellaneous income, etc.

The replacement of large fire trucks is at a 20-year interval. Ambulance replacements switched to a 6-year interval with the newest purchase of Rescue 38. These figures are based on a review looking at call volume, mileage/hours, repair costs, downtime during repairs, and both NFPA and ISO recommendations. This evaluation process will need to continue on a regular basis to ensure that MHAJFD is able to "get out the door" and serve our customers.

We currently have a short-term loan obligation for the purchase of Engine 4, which arrived in early 2025. That loan payment is reflected in the Capital Expenditure Fund schedule. The schedule has been updated to show apparatus needs for the next 20 years. Pricing are estimates, as recent fire apparatus build increases have been well over anticipated costs. The MHAJFD board is supportive of this fund document and is looking towards working within this proposal for future purchases.

The enclosed document is only a projection and is proposed that in order to maintain a consistent apparatus replacement schedule we will need to continue at the planned level of investments. For purchases greater than 10 years out, the board and department management will need to have discussions to work out solutions to keep the fund solvent. A presentation on this Fund and Schedule will be given at the Annual Budget Meeting. If you have any questions please feel free to contact me at the fire station.

Capital Expenditure Fund & Replacement Schedule

Capital Expenditure Fund			Apparatus Replacement Schedule				
Year	Fund Contributions	Loan Payments	Scheduled Replacement	Loan Proceeds	Replacement Cost	Sale Proceeds/Extra Payments	End of Year Balance
2024	\$315,000		B2 chassis/build		\$75,000	\$26,226	\$620,500
2025	\$315,000	-\$67,000	Engine 4	\$600,000	\$1,153,890	\$40,000	\$354,610
2026	\$315,000	-\$134,100	Rescue 40		\$445,000		\$90,510
2027	\$315,000	-\$134,100					\$271,410
2028	\$315,000	-\$134,100	Car 1		\$100,000		\$352,310
2029	\$315,000	-\$134,100	Rescue 38		\$515,000		\$18,210
2030	\$315,000	-\$67,000					\$266,210
2031	\$315,000						\$581,210
2032	\$315,000		Rescue 40 + Defibs		\$656,000		\$240,210
2033	\$315,000						\$555,210
2034	\$315,000		Engine 3	\$500,000	\$1,500,000		-\$129,790
2035	\$315,000		Rescue 38		\$690,000		-\$504,790
2036	\$315,000		Truck 1		\$2,500,000		-\$2,689,790
2037	\$315,000		Brush 2		\$150,000		-\$2,524,790
2038	\$315,000		Rescue 40		\$800,000		-\$3,009,790
2039	\$315,000		Car 1		\$180,000		-\$2,874,790
2040	\$315,000		Engine 2		\$1,700,000		-\$4,259,790
2041	\$315,000		Rescue 38 + Defibs		\$985,000		-\$4,929,790
2042	\$315,000						-\$4,614,790
2043	\$315,000						-\$4,299,790
2044	\$315,000						-\$3,984,790

At inception, the apparatus fund increased 9% each year. For the years 2011 to 2016 increases in contributions to the fund ranged from 11% to 15%. In 2018, the fund contributions were able to be decreased to maintenance levels. Large apparatus repairs or apparatus mounted equipment replacements have also historically come from this fund. Sales from used apparatus are deposited into the account, but recent sales have not been large enough to affect fund contributions.

modified 8/19/2025



Mount Horeb Area Joint Fire Department

400 Blue Mounds Street
Mount Horeb, Wisconsin 53572

Phone: (608) 437-5571

Fax: (608) 437-3873

Email: jminter@fdmh.org

Date: August 26, 2025

To: All Municipal Members of the Mount Horeb Area Joint Fire Department

From: Chief Jenny Minter 

Subject: 2026 Operating Budget

Enclosed you will find the 2026 Operating Budget Proposal approved by the Mount Horeb Area Joint Fire Department (MHAJFD) Board of Directors. We are asking for a budget increase of \$63,200 (a 3.9% increase from 2025). Act 12, the state supplemental funding targeted for public safety needs, will be increasing by 3.4% for 2026 which you may find useful in helping to pay for the 2026 budget increase. Please review the 2026 budget proposal and plan to attend the Annual Budget Meeting scheduled for Wednesday, September 24, 2025 beginning at 7:00 p.m.

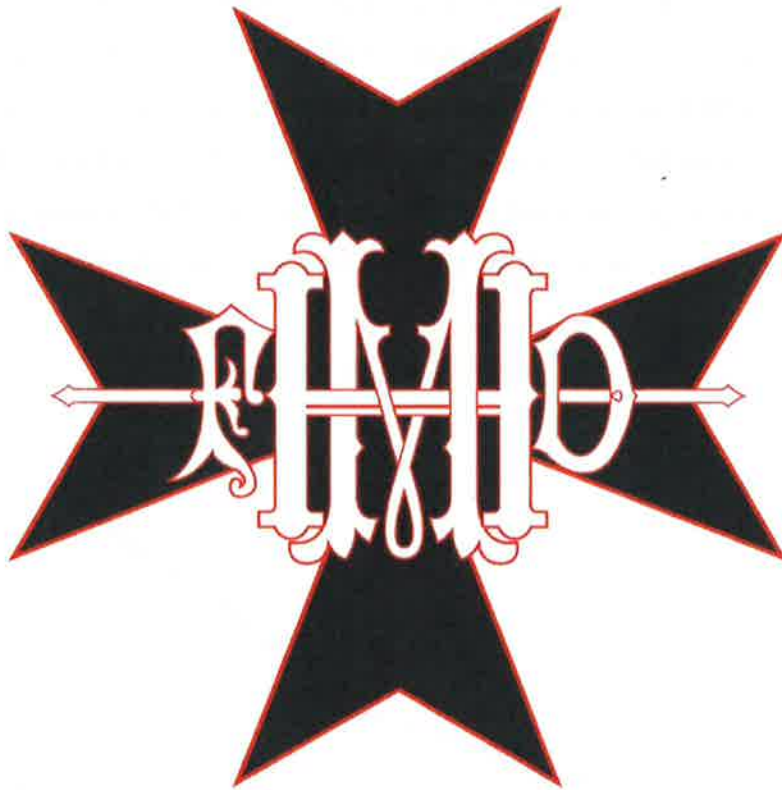
This year, our budget process takes a hard look at our EMS compensation model. If you attended the pre-budget informational meeting, you already know that MHAJFD is an area outlier for EMS compensation, relying on low pager pay (\$2-\$4.25/hr) while neighboring departments have moved to standard hourly wages. The low number of volunteers choosing to sign up for EMS shifts is unsustainable and unsafe. We are on track for a record-breaking number of EMS calls in 2025 with a call volume expected to cross 1,500. The good news here is that the more calls we take, the higher our EMS revenue. We are in a favorable position to engage in a financial partnership with our eight municipalities in order to provide our EMS staff hourly wages.

Just like your home bills, our expenses have ticked up in numerous areas, mostly notably the continued rise in health care costs for our full-time staff, and repair expenses of our apparatus and equipment. To offset the personnel-related expenses, we will continue to apply for grants of all varieties, which have helped immensely in the past, and the Mount Horeb Volunteers have donated funds and equipment to the MHAJFD totaling over \$400,000 in the last 5 years. We are thankful for the Volunteers, who also donate their time for Fire and EMS on scene, in training, and for project/maintenance work.

There is a detailed narrative document attached, outlining all category changes for 2026. Following the narrative document in the packet is the budget spreadsheet. The loan payment for the USDA building loan and reserve funds due in 2026, along with estimated 2% fire dues payments and purchases, are located on page 4 of the budget spreadsheet.

Please provide at least one elected or appointed official to discuss and vote on the 2026 MHAJFD Operating Budget Proposal at the Annual Meeting on Wednesday, September 24th. Through the management by your MHAJFD board members you will be proud of your decision to support this budget as it plays a pivotal role in making your department the best to continue to meet the needs of your constituents.

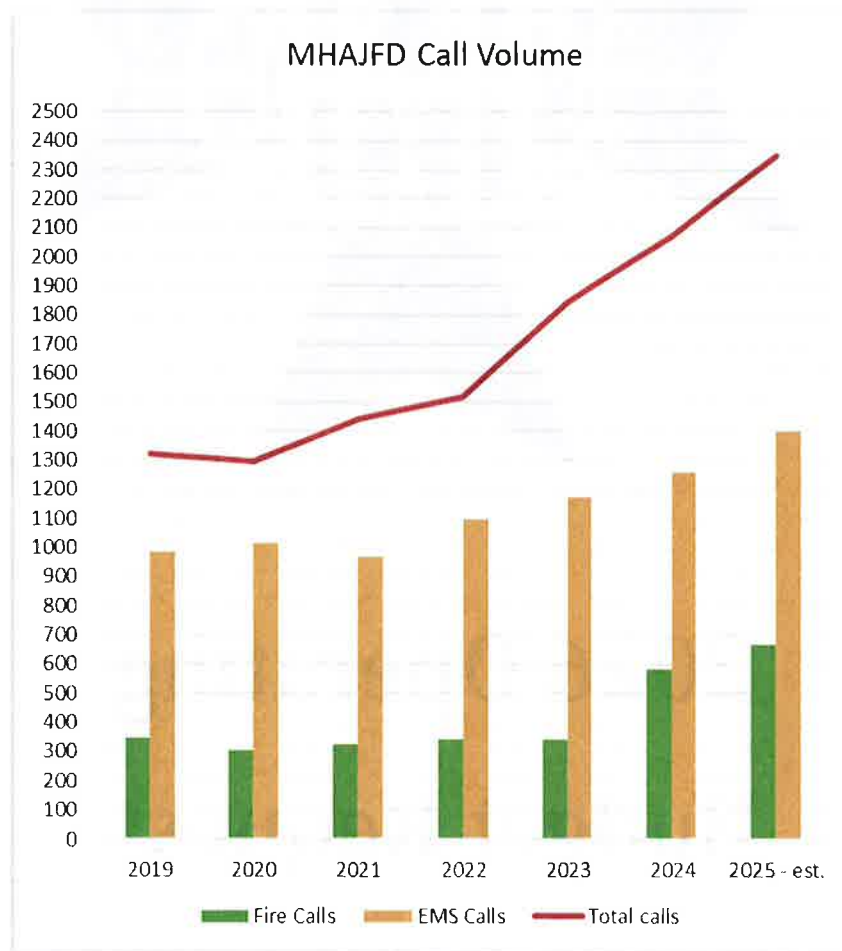
Mount Horeb Area Joint Fire Department



2026 Operating Budget Request

The Mount Horeb Area Joint Fire Department presents the following 2026 Budget Request. The budget process began with a thorough review of historic spending and anticipated expenses. A pre-budget session was held with municipalities in July to review 2025 year-to-date and secure municipal expectations for the 2026 budget. This document covers the changed categories, both additions and subtractions. All other budget categories remain unchanged for 2026.

There continues to be a steady nationwide decline in volunteerism. The volunteer method of staffing Fire and EMS is no longer sustainable with our call volume of over 2000 calls per year. As a combination department, out of our 90 members, we have 60 Fire and EMS volunteers that serve our Department. Increasing call volume strains the volunteer workforce when they run calls all night or weekend then go to a full-time job or have other personal commitments the next day. In the chart below, we are projecting an 80% increase in calls from 2020.



We have worked for years at increasing volunteer EMS shift sign ups. Despite all our efforts, we continue to have staffing shortages on our ambulances and are relying on mutual aid for our patients. For the upcoming 2026 budget we have focused on EMS needs above all else. Yes, there are needs on the Fire side, but we can no longer simply hope for a better outcome on the EMS side when we have reached an internal emergency. We looked at area compensation models for EMS, and you can pick any direction to go for a much better paycheck. The numbers make it hard for retention, and near impossible for recruiting. Of our neighbors using part-time EMS to staff, we have the highest call volume.

If volunteers choose to no longer serve, it would be at least a \$1,500,000 budget addition. The 1.5-million-dollar addition would provide minimum staffing of 20 additional personnel, for a total of 28 (3 shifts of 8 FF/AEMTs), to keep two ambulances and one fire truck in service 24 hours a day. This does not include vacation or sick days.

The following budget categories have proposed changes for 2026: Red numbers decrease the overall budget; black numbers increase the overall budget.

5230 Accountant (\$1,000)

The accountant assists MHAJD in making sure the department is running as effectively and efficiently as possible and complying with rules and regulations that govern public sector organizations. Since implementation of the accounting services, the amount of assistance to streamline the department has decreased and historical costs show a budget reduction can be made to this account.

5260 Employee Benefits \$11,000

Benefits include payroll taxes, retirement, health care, dental, and a retirement health savings account for accrued sick leave. The state announced a health insurance premium increase of 9% for 2026 as all health care services continue to increase. Retirement contribution rates for local employers will stay steady for 2026, but increased salaries will increase the total contributions.

5270 Fire/EMS Administrator \$19,900

This account is salary for the full-time Chief position. A salary schedule was increased by the Board of Directors in September of 2024 along with a bonus. The increase in this account for 2026 includes those adjustments, a longevity increase given every 4 years of service to the department, and an adjustment to similar fire/EMS chief salaries in the region given the previous salary schedule failed to increase the base at a comparable rate. The MHAJFD chief not only runs the department of 90 members, but also handles payroll, financial duties, and human resource duties for the department in the absence of municipal government offices that most other fire/EMS chiefs rely on. Our Chief has 31 years of service.

5275 Deputy Chief \$6,500

This budget category adjusts for the salary of our full-time Deputy Chief position to help with administration and staffing in our department. This position was filled in March 2024. The salary schedule was modified in September 2024 with increased raises and longevity to stay comparable to similar positions in fire/EMS departments of our size and call volume. Our Deputy Chief came to us with over 20 years of experience in the fire service, including previous chief officer level leadership.

5285 C.H.H. Cadet Program \$12,000

This program is named after former Fire Chief Chuck Himsel who started the program in 2002. These costs cover the expense of 6 full-time cadets who serve our department for 2 years, living in the fire station while attending school. With school, station duty, training, EMS and fire calls, each cadet provides a minimum of 56 hours per week commitment. This category covers tuition and expense reimbursements, training costs, turnout gear, and uniforms. The cost of turnout gear has increased, and to stay competitive in attracting applicants we need to increase our expense reimbursements.

5310 Heating (\$3,500)

The total cost of the natural gas we used for heating in the last 12 months and the last complete calendar year were reviewed by the Public Safety Building Committee. The proposed budget figure will match the historical spending figures with recent decreases in the cost per therm of gas.

5350 Maintenance \$3,500

The Public Safety Building Committee has reviewed historical repair costs on the building in addition to potential upcoming replacements. Maintenance includes annual service on our equipment to curb repair costs and to keep it running longer. Equipment includes boilers and boiler chemicals, kitchen hood extinguishment system, elevator, fire alarm system testing and monitoring, grease traps, and inspection and upkeep of the roof. We add \$2,000 annually to a fund for future building repairs or replacements. This is matched by the Village of Mount Horeb and managed by the Joint Public Safety Building Committee. Historical spending in this account has been over budget the last four years, prompting this adjustment.

5355 Disposable Supplies \$400

Historical costs in this category were reviewed and need an adjustment. Housing disposable supplies include products such as toilet tissue, paper towel, garbage can liners and other disposable items used to clean and care for the station.

5405 Fire Apparatus Repair \$4,000

The cost of maintaining our aging fleet of fire apparatus has been over budget. Numerous repairs to all the vehicles and increased price of parts and labor necessitate an adjustment to this category.

5410 Fire Equipment Repair \$1,000

The cost of maintaining our fire equipment has been over budget. We are required to check and test our air packs and masks on an annual basis as well as

annual checks on our extrication equipment and gas monitors. Increased prices of this maintenance and parts necessitate an adjustment to this category.

*5420 Fire Fuel, Gas, Grease **\$1,000***

The cost of fuel for our fire apparatus has been over budget the last several years. Increased fuel costs per gallon, DEF use in our trucks, and higher call volumes have contributed prompting an adjustment in this category.

*5425 Fire Training **\$3,000***

While most initial training is covered by state grants, the cost of additional coursework and props have increased. We use these additional opportunities to enhance the recruitment and retention of our firefighter volunteers in addition to increasing and enhancing their skill sets.

*5435 Fire Fill-In Staff **\$26,000***

Fill-in staff covers openings in the full-time staff through sick, vacation, and other absences of a staff member. They also cover Monday to Friday daytime shifts to keep our response at minimum requirements. The increase in this category includes both an adjustment to full-time staff time-off coverage seen in the last 12 months, and an addition to cover hours for two employees attending paramedic classes. These staff costs are equally shared in the EMS Expense category 5535.

*5440 Firefighter Salary **\$14,500***

The increase in this account for 2026 includes the scheduled annual expense in salaries and incentives from our signed Union contract for our full-time Firefighter/AEMTs and paramedics. These staff costs are equally shared in the EMS Expense category 5540.

*5455 Fire Travel & Mileage **\$1,500***

Costs of annual travel and mileage includes costs for hotels, meals and mileage for both training programs and trips to take apparatus for repairs. An increase in

the training travel portion coincides with an effort at recruitment and retention through advanced training offerings.

*5477 DNR Grant Equipment **(\$1,000)***

The annual DNR grant is traditionally a 50% state funded grant awarded in October for equipment used in wildland firefighting. Several years ago, the DNR changed to funding only a portion of each portable radio. This year we have requested funding for two portable radios, chainsaw protective equipment, chainsaw, hoses, nozzle, hand tools, leaf blower, and backpack pumps. The equipment requested is different every year.

*4510 Fire Income – Run Fees **\$3,000***

This billing income involves vehicle incidents that require extrication, fire extinguishment, traffic control or other fire related tasks on scene. The Fire Board has approved billing for all vehicle incidents. A billing company change in 2025 led to the stoppage of current fire billing. We are in the process of signing on with a new company to perform the fire billing and start collections again after onboarding.

*4530 DNR Grant Funds **\$500***

This is a decrease in the income from the DNR grant if we are awarded it in October. The grant traditionally pays for 50% of the requested items for wildland firefighting and \$1,250 per radio. For 2026 we have requested less equipment costs which means less income from the grant, if awarded.

*5505 EMS Apparatus Repair **\$1,000***

Repair costs and frequency of repairs on our rescues continue to rise as call volume and mileage increases. We do have a newer rescue, added at the beginning of 2024, but oil changes, frequent tire changes, and mechanical repairs have increased with both primary and back up ambulances in the last 12 months.

*Paramedic Training **\$10,000***

The MHAJFD board has agreed to support the training advancement of up to two members each year to achieve their paramedic licensure. These staffing upgrades help to provide a more advanced service to our patients, and leads to higher EMS billing reimbursement rates. Tuition reimbursement is capped at \$5,000 for each student and the member will sign on to a one-year employment commitment after completing their licensure.

*5535 EMS Fill-In Staff **\$26,000***

Fill-in staff covers openings in the full-time staff through sick, vacation, and other absences of a staff member. They also cover Monday to Friday daytime shifts to keep our response at minimum requirements. The increase in this category includes both an adjustment to full-time staff time-off coverage seen in the last 12 months, and an addition to cover hours for two employees attending paramedic classes. These staff costs are equally shared in the Fire Expense category 5435.

*5540 EMT Salary **\$14,500***

The increase in this account for 2026 includes the scheduled annual expense in salaries and incentives from our signed Union contract for our full-time Firefighter/AEMTs and paramedics. These staff costs are equally shared in the Fire Expense category 5440.

*5565 EMS Equipment Replacement **(\$2,000)***

This category includes long duration equipment items including EMS turnout gear. The category can be reduced due to increases in a state funding assistance program that helps provide for this type of equipment.

*5575 EMS New Equipment **(\$2,000)***

This category includes patient care items and other EMS equipment that last for only several years. This category can be reduced due to increases in a state funding assistance program that helps provide for this type of equipment.

5585 EMS Pager Pay (\$30,000)

This category will be eliminated for 2026 as we move to a part-time paid EMS coverage of shifts. Two new categories will be created to continue to track two existing portions of this budget category. One is the pager pay that will continue for our cadet program participants. The other new category will track pager pay for our UW experience program that provides an opportunity to pre-med UW students to train and become EMTs in a two-year program

EMS Paid on Premise \$230,000

This category includes the part-time wages to switch from our volunteer EMS staffing platform. Volunteer EMS coverage of shifts continued to decline and is no longer sustainable. Call volumes continue to increase and we need to provide a staffing solution that will reward our EMS for the hours of work in addition to recruiting and retaining EMS who have opportunities to make more money at all our neighboring departments.

5590 EMS Medical Director \$4,000

This category includes the fee for our medical direction, required by our EMS licensure. We switched in 2024 to coverage by UW Hospital, which included a new online training platform and in-person training performed by UW doctors. The Mount Horeb Volunteers, Inc agreed to cover the increased cost of this program in 2025, and split the cost of the coverage in 2026. We thank them for helping out with this essential cost of running our EMS service.

4600 EMS Run Fees Revenue (\$290,000)

This EMS income category is charges billed for transports to hospitals. The last three years show an increase can be made to our income. We have a higher call volume, implemented multiple rate increases, increased payable rates due to our paramedic flex service, and moved forward with costs savings in a new EMS billing service. There are many uncollectable costs in EMS billing, the largest being Medicare and Medicaid mandated write-offs. Our payer mix in 2024 included

61.5% Medicare and 6.4% Medicaid patients and total write-offs for 2024 totaled \$724,624.

Of note is the 2% fire dues collection and expenditure area that is not included in the operating budget. These funds have allowed us to remove many expense categories from our operating budget, now relying on 2% fire dues to pay these costs. 2% fire dues from the State of Wisconsin are a portion of fire insurance premiums collected by insurers doing business in Wisconsin. The funds are to be used exclusively for four purposes: purchasing fire protection equipment, performing fire inspection and public education, training inspectors, and funding pensions for firefighters. In 2025 the payments received for MHAJFD were higher than 2024 projections. The budget will project the same amount received in 2025 for the 2026 estimate. After receipt of the funds by municipalities in July 2026, any excess funds above the estimate will be collected. Excess funds need to be applied to the fire equipment and training needs of the MHAJFD within that same calendar year.

We thank the Mount Horeb Volunteers Inc in their financial support of the MHAJFD. They fund the Student Volunteer program, which trains high school students in firefighting. Some of those students have continued on to volunteer membership or the Internship program. In addition to supporting the Students, the Volunteers have donated \$400,000 in the last five years to MHAJFD for the purchase of equipment, apparatus and a storage building to help meet our needs. Part of that funding went to new defibrillators and a device which helps to provide chest compressions during a cardiac arrest. They have recently paid for a safer emergency lighting system on our Engine 2 that helps enhance the safety of our fire and EMS responders while we are out of the truck on the highways.

Act 12 supplemental funding continues for 2026 at a 3.4% increase to the municipalities. This funding is public safety focused and requires that the MHAJFD and municipal clerks submit an annual maintenance of effort that includes equipment expenditures, training and maintenance of licensure for Firefighters and EMS personnel, response times for Fire and EMS, and full-time equivalent hours of all our Firefighters and EMS personnel which includes the volunteers.

Maintenance of effort is required to secure this supplemental municipal funding each year and avoid penalties on regular state funding as well. The increased Act 12 funding for 2026 could provide a means to help fund the 2026 MHAJFD budget increase.

Approval of the 2026 MHAJFD Budget will be at the Annual Budget Meeting set for September 24th, 2025 at 7:00 p.m. Questions on the 2026 Budget Request can be directed to Fire Chief Jenny Minter at the Fire Station, 608-437-7832 or email at jminter@fdmh.org.

Mount Horeb Area Joint Fire Department - 2026 Budget

ACCT#	ACCOUNT NAME	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 6 MO.	2025 EST.TOTAL	2026 BUDGET	2027 ESTIMATE
ADMINISTRATIVE- 5200										
5205	Board of Directors	1,400	1,360	1,400	1,380	1,400	0	1,400	1,400	1,400
5206	Board Secretary	100	100	100	100	100	0	100	100	100
5207	Board Treasurer	100	100	100	100	100	0	100	100	100
5208	Board President	200	200	200	200	200	0	200	200	200
5210	Insurance	33,000	38,038	38,000	38,881	40,000	36,447	40,500	40,000	42,000
5215	Disposable Supplies	8,000	7,515	5,000	7,569	6,000	2,649	6,000	6,000	6,000
5220	Copier	7,800	6,680	7,800	7,688	7,200	860	2,000	7,200	7,200
5225	District Audit	1,500	0	1,500	1,500	8,000	0	7,500	8,000	8,000
5230	Accountant			5,000	594	2,000	261	1,000	1,000	1,000
5235	Attorney Fees	500	7,462	3,000	15,131	3,000	1,234	3,000	3,000	3,000
5245	Inservices, Mtgs, Confer.	1,000	884	1,000	1,409	3,000	1,424	3,000	3,000	3,000
5250	Travel and Mileage	800	798	1,000	905	3,000	717	3,000	3,000	3,000
5255	Computer Equipment	5,600	6,798	7,600	8,481	13,000	7,102	13,000	13,000	13,000
5260	Employee Benefits	210,000	228,496	357,500	310,998	368,000	151,473	335,000	379,000	390,000
5262	Staff Uniform Allowance			2,400	2,264	3,000	972	3,000	3,000	3,000
5265	Admin Office Personnel	9,000	3,472	20,000	0	16,000	780	9,000	16,000	18,000
5270	Fire/EMS Administrator	113,100	111,234	113,600	113,496	115,700	60,867	119,300	135,600	139,700
5275	Deputy Chief			85,000	71,400	91,000	47,330	94,700	97,500	103,300
5285	C.H.H. Cadet Program	44,000	31,376	44,000	50,836	44,000	18,875	50,000	56,000	56,000
5290	Service Award Program	13,000	17,667	15,000	14,325	0	0	0	0	0
Total Administrative		449,100	462,179	709,200	647,256	724,700	330,991	691,800	773,100	798,000
FACILITIES- 5300										
5310	Heating	18,900	18,112	20,700	12,891	20,700	10,741	16,000	17,200	18,000
5320	Utilities - electric	24,600	30,312	28,700	27,138	31,000	10,350	30,000	31,000	32,000
5330	Utilities - water & sewer	3,400	4,091	4,100	3,573	4,100	2,108	4,100	4,100	4,200
5340	Telephone	12,800	11,287	11,500	11,251	11,500	5,707	11,500	11,500	12,500
5350	Maintenance	21,000	22,295	25,800	42,423	28,500	34,959	50,000	32,000	34,000
5355	Disposable Supplies	1,600	1,760	1,600	1,507	1,600	1,698	2,000	2,000	2,000
Total Facilities		82,300	87,858	92,400	98,785	97,400	65,562	113,600	97,800	102,700
Total Administrative & Facility		531,400	550,037	801,600	746,041	822,100	396,552	805,400	870,900	900,700

Mount Horeb Area Joint Fire Department - 2026 Budget

Fire Department Expense & Income

ACCT#	ACCOUNT NAME	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 6 MO.	2025 EST. TOTAL	2026 BUDGET	2027 ESTIMATE
FIRE EXPENSE										
5405	Apparatus Repair	19,000	18,819	22,000	56,472	22,000	17,689	30,000	26,000	30,000
5407	Maintenance Tools	500	135	500	21	500	98	300	500	500
5410	Equipment Repair	5,000	7,607	7,000	8,086	7,000	5,452	8,000	8,000	8,000
5415	Disposable Supplies	3,000	2,389	3,000	3,066	3,000	1,237	3,000	3,000	3,000
5420	Fuel, Gas, Grease	14,000	14,547	14,000	14,119	14,000	9,341	16,000	15,000	15,000
5425	Training	6,000	4,056	6,000	10,235	6,000	4,720	9,000	9,000	10,000
5430	Run Charges	3,500	15,002							
5435	Fill-In Staff Wages	18,000	28,147	22,000	38,751	44,000	38,794	70,000	70,000	75,000
5440	Firefighter Salary	197,600	197,242	262,000	240,364	272,500	130,052	269,300	287,000	296,000
5445	Clothing Allowance	4,000	3,996	4,000	3,996	4,000	1,998	4,000	4,000	4,000
5450	Travel & Mileage	1,000	536	1,000	1,861	1,000	2,550	3,000	2,500	2,500
5455	Computer Program	3,700	4,605	4,000	4,739	5,000	3,354	5,000	5,000	6,000
5460	Apparatus Replacement									
5465	Equipment Replacement	36,000	35,944	41,000	45,736	25,900	1,597	25,900	25,900	25,900
5470	New Apparatus									
5475	New Equipment	8,000	7,592	8,000	16,050	0	0	0	0	0
5476	AFG Expenditures		10,217		6,736					
5477	DNR Grant Equipment	7,200	8,051	14,000	13,207	14,000	12,117	12,100	13,000	13,000
5480	Inspection/Prevention Program	1,500	409	1,500	1,473	0	0	0	0	0
5485	Volunteer Stipend Program			20,000	19,999	20,000	0	20,000	20,000	20,000
5490	Expenses - Fire Officers	2,000	359	2,000	992	2,000	907	2,000	2,000	2,000
5495	Capital Expenditure Fund	210,000	210,000	135,700	135,700	168,000	100,800	168,000	168,000	168,000
Fire Department Expense		540,000	569,653	567,700	621,605	608,900	330,707	645,600	658,900	678,900
FIRE INCOME										
4510	Run Fees	16,000	13,706	8,000	2,365	8,000	0	0	5,000	8,000
4520	AFG Grant Funds		8,786		5,702					
4530	DNR Grant Funds	2,500	2,500	4,700	4,380	5,000	4,847	4,800	4,500	4,500
Fire Department Revenue		18,500	24,992	12,700	12,447	13,000	4,847	4,800	9,500	12,500
Total Fire Department		521,500	544,662	555,000	609,157	595,900	325,859	640,800	649,400	666,400

Mount Horeb Area Joint Fire Department - 2026 Budget

EMS Expense & Income

ACCT#	ACCOUNT NAME	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 6 MO.	2025 EST. TOTAL	2026 BUDGET	2027 ESTIMATE
EMS EXPENSE										
5505	Apparatus Repair	8,000	8,082	6,000	14,401	7,000	5,000	8,000	8,000	8,000
5510	Equipment Repair	5,500	5,997	6,000	5,754	6,000	5,829	6,000	6,000	4,000
5515	Disposable Supplies	30,000	36,716	30,000	35,341	30,000	11,677	30,000	30,000	30,000
5520	Fuel, Gas, Grease	17,000	17,202	17,000	15,356	17,000	7,948	16,000	17,000	18,000
5525	Training	6,000	9,469	6,000	11,213	6,000	4,068	8,000	6,000	6,000
Paramedic Training								10,000	10,000	10,000
5530	Run Charges	11,700	0							
5535	Fill-in Staff Wages	18,000	28,147	22,000	38,751	44,000	38,794	70,000	70,000	75,000
5540	EMT Salary	197,600	197,242	262,000	240,364	272,500	130,052	269,300	287,000	296,000
5545	Clothing Allowance	4,000	3,996	4,000	3,996	4,000	1,998	4,000	4,000	4,000
5550	Travel and Mileage	1,000	997	1,000	765	1,000	689	1,000	1,000	1,000
5555	Computer Program	2,700	2,827	3,600	4,454	3,600	1,144	3,600	3,600	3,600
5560	Apparatus Replacement									
5565	Equipment Replacement	3,000	1,640	5,000	6,959	5,000	2,001	3,000	3,000	3,000
5570	New Apparatus									
5575	New Equipment	3,000	3,358	5,000	5,876	5,000	0	3,000	3,000	3,000
5585	EMS Pager Pay	80,000	72,695	75,000	66,758	75,000	39,483	75,000	0	0
Cadet Pager Pay									37,000	37,000
UW Experience Pager Pay									8,000	8,000
EMS Paid on Premise									230,000	230,000
5590	Expenses - EMS Officers, Directors	5,600	5,383	5,600	5,000	5,600	5,000	5,000	9,000	18,000
4622	Funding Assistance Program Expense	0		0	5,753	0	37,132	52,290	0	0
5595	Capital Expenditure Fund	105,000	105,000	105,000	105,000	105,000	63,000	105,000	105,000	105,000
EMS Expense		498,100	498,751	553,200	565,741	586,700	353,815	669,190	837,600	859,600
EMS INCOME										
4610	EMS Run Fees	375,000	403,535	375,000	684,789	410,000	280,519	675,000	700,000	700,000
4621	Funding Assistance Program Revenue	0		0	7,457	0	52,290	52,290	0	0
EMS Revenue		375,000	403,535	375,000	692,246	410,000	332,809	727,290	700,000	700,000
Total EMS		123,100	95,216	178,200	(126,505)	176,700	21,006	(58,100)	137,600	159,600

Mount Horeb Area Joint Fire Department - 2026 Budget

BUDGET SUMMARY	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2024 ACTUAL	2025 BUDGET	2025 6 MO.	2025 EST. TOTAL	2026 BUDGET	2027 ESTIMATE
Administrative/Facilities Budget	531,400	550,037	801,600	746,041	822,100	396,552	805,400	870,900	900,700
Fire Department Net Budget	521,500	544,662	555,000	609,157	595,900	325,859	640,800	649,400	666,400
EMS Net Budget	123,100	95,216	178,200	(126,505)	176,700	21,006	(58,100)	137,600	159,600
SAFER Grant Staff Reserve	60,000	18,000						-	-
Interest Income	-	(1,611)	-	(28,953)	-	(16,548)		-	-
Unbudgeted Revenues	-		-	(4,000)	-	(5,225)		-	-
Total Operating Budget Levy	1,236,000	1,206,303	1,534,800	1,195,740	1,594,700	721,645	1,388,100	1,657,900	1,726,700
USDA Annual Building Loan Payment	296,200	293,193	296,200	292,437	296,200	203,561	292,365	296,200	296,200
USDA Loan Payment - Principle	107,200	107,200	110,200	110,200	113,200	113,200	113,200	116,400	119,600
USDA Loan Payment-Interest	185,226	185,993	182,237	182,237	179,165	90,361	179,165	176,008	172,763
4551 2% Fire Dues - Village of Mount Horeb			38,000	43,796	43,800	0	43,800	48,851	54,700
4552 2% Fire Dues - Village of Blue Mounds			4,100	4,511	4,500	0	4,500	4,954	5,500
4553 2% Fire Dues - Town of Blue Mounds			7,500	8,393	8,400	0	8,400	8,970	10,000
4554 2% Fire Dues - Town of Cross Plains			3,200	2,899	2,900	0	2,900	3,400	3,800
4555 2% Fire Dues - Town of Perry			2,600	2,946	2,900	0	2,900	3,400	3,800
4556 2% Fire Dues - Town of Primrose			1,800	2,318	2,300	0	2,300	2,683	3,000
4557 2% Fire Dues - Town of Springdale			14,500	16,812	16,800	0	16,800	19,032	21,300
4558 2% Fire Dues - Town of Vermont			2,600	2,971	3,000	0	3,000	3,359	4,000
Total - 2% Fire Dues Revenue - Restricted Use			74,300	84,645	84,600	0	84,600	94,649	106,100
5466 Equipment Replacement - 2% Fire Dues				10,345	18,100	0	18,100	24,149	33,600
5475 New Equipment					8,000	1,128	8,000	10,000	12,000
5290 Service Award Program					15,000	14,118	15,000	17,000	17,000
5480 Inspection/Prevention Program					1,500	686	1,500	1,500	1,500
5496 Capital Expenditure Fund - 2% Fire Dues			74,300	74,300	42,000	25,200	42,000	42,000	42,000
Total - 2% Fire Dues Expense - Restricted Use			74,300	84,645	84,600	41,132	84,600	94,649	106,100
Net 2% Fire Dues:			0	0	0	-41,132	0	0	0
Operating Account: end of year									
Fund Balance (goal 5% of expenditures)	33,100	16,705	45,000	353,446	85,000		200,000	120,000	122,000
Special Funds: end of year balances									
Capital Expenditure Fund (vehicles)	229,700	354,243	508,500	621,287	274,200		354,600	90,500	271,400
Personnel Fund	62,300	61,198	65,000	64,574	65,000		102,000	103,000	103,000
Equipment Fund (SCBAs, extrication equip)	154,000	154,236	171,200	146,259	168,750		175,000	192,000	209,000
USDA Loan Reserve Payment	118,480	136,579	148,100	169,012	177,720		193,900	207,340	236,960
Building Fund (future repairs/replacements)	25,000	32,042	32,000	48,915	36,000		41,000	43,000	45,000
Board Designated Funds		17,510		22,510			12,510		



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.d

Recommendation of Project Plan for Tax Incremental District Number 6

BACKGROUND

The Community Development Authority (CDA) held a public hearing, and after no public comment, approved the plan for the TID 6 - Karakahl area. The TID plan lays out the expected costs as well as increments generated by the redevelopment of the two properties included in the project plan. The CDA reviewed several cash-flow options for the project and all options ended in the black using the proposed pay-as-you-go funding style preferred by the Village over the years, because there are no incentives provided if there is no development that occurs producing increment. If approved by the Board, the next step in the process is Joint Review Board approval. Administrator Owen and Economic Development Consultant Fish-Peterson will also present the plan to the School District.

RECOMMENDATION

ATTACHMENTS

1. Project Plan TID 6

Project Plan

Tax Incremental District No. 6

Village of Mount Horeb, WI

Organizational Joint Review Board Meeting:

Public Hearing:

Approval by CDA:

Approval by Village Board:

Approval by Joint Review Board:

Table of Contents:

1. Statement of Type, Purpose, Orderly Development of Tax Incremental District No. 6	2
2. General Description of the District	4
.....	6
4. Statement of the Kind, Number & Location of Proposed Public Works or Improvements within the District	7
5. Proposed Improvements and Half Mile Radius	9
6. Parcel List and Analysis	10
7. Equalized Value Test.....	10
8. List of Estimated Project Costs and Expenditures.....	11
9. Economic Feasibility of TID No. 6	11
10. Annexed Property.....	15
11. Estimate of Property to be Devoted to Retail Businesses	15
12. Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances	15
13. Statement of the Proposed Method for the Relocation of any Persons to be Displaced .	15
14. How Creation of the Tax Increment District Promotes the Orderly Development of the Village	15
15. List of Estimated Non-Project Costs.....	15
16. Legal Opinion Advising Whether the Plan is Complete and Complies with Wis Stat. § 66.1105(4)(f).....	16

1. Statement of Type, Purpose, Orderly Development of Tax Incremental District No. 6

Description of the District

Tax Increment District (TID) No. 6 is being created by the Village of Mount Horeb under the authority provided by Wisconsin Statute Section 66.11-5 “Tax Increment Law” to eliminate blight and stimulate redevelopment of underutilized property on the Village’s east side. One site currently houses the now empty and defunct Karakahl Inn building, has not adapted to changing conditions and now lags in growth and economic dynamics. The purpose and intent of the TIF District is to stimulate investment to redevelop and revitalize this property along the commercial corridor of Springdale St.

A map of the proposed TID No. 6 boundary follows in Section 3. The TID area includes the former Karakahl Inn site as well as the vacant parcel directly west across Perimeter St. The district is being created as a Redevelopment District based on the finding that at least 50% of area by real property within the district is blighted within the meaning of Wisconsin Statute Section 66.1105(2)1a as described below:

A blighted area means any of the following:

“An area, including a slum area in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare”.

The Village recognizes that the creation of TID No. 6 is necessary to facilitate the orderly redevelopment of the subject parcels.

Summary of Findings

As outlined in this Project Plan and the supporting exhibits contained within and added as reference, e.g., 2022 Village of Mount Horeb Comprehensive Plan (including the amendment made in 2024), in accordance with Section 66.1105 of the Wisconsin State Statutes, the following findings are made:

1. But for the creation of TID No. 6, the development and redevelopment projected in the Project Plan A) would not occur, or B) would not occur in the timeframe and manner or with the values of the Village. This statement is made on the following basis and information:

- a. The property identified in need of redevelopment, rehabilitation and conservation has been vacant and/or underutilized for many years due to lack of adapting to changes in normal market conditions, which requires both public and private investment over the long term.
- b. To help capture opportunities and achieve economic development recommendations within the Comprehensive Plan, the Village of Mount Horeb may need to make significant investments to pay for costs associated with development incentive payments; and other costs.
- c. It is found that redevelopment is required for revitalization to occur and that the area will not achieve development goals relying on only private investment. Thus, without tax incremental financing being used as a municipal resource, business development and redevelopment will likely not occur.
- d. Considering Mount Horeb’s history and recent past as well as most commercial development occurring elsewhere in the community (and surrounding communities), the

Village finds that tax incremental financing will provide the means to stimulate new economic activity on this site.

2. The economic benefits of the Tax Incremental District, as measured by increased employment, business/personal income and property value are sufficient to cover the cost of the improvements.
 - a. As outlined in the Economic Feasibility portion of the Project Plan, 'value increment' (amount of taxes expected to be collected over the life of the District) is sufficient to pay for proposed project costs.
 - b. The improvements made on these properties are likely to enhance the value of surrounding properties
 - c. The proposed project costs serve to directly promote orderly development/redevelopment consistent with the purpose for which the district is created.
 - c. A well-balanced commercial district will host businesses and entertainment but also residential opportunities. It is anticipated that rehab of existing properties and new development will create approximately 84 multifamily residential units providing housing for current and potential new residents.
3. The district creation date for the purpose of allocating tax increment is August 6, 2025.
4. The equalized value of the taxable property within the proposed district plus the proposed value increment of the development and all other existing districts in Mount Horeb does not exceed 12% of the total equalized value of taxable property within the Village.
5. The Project Plan for TID No. 6 is feasible.
6. Improvements in the District are likely to encourage and promote conformity with the Village's Planning policies and procedures.

2. General Description of the District

Boundary Description

Tax Increment District No. 6 is made up of two parcels: parcels # 157/0606-124-0065-1 located at 101 Perimeter Rd., and 157/0606-124-0275-6 (no parcel address noted). These properties total 5.43 acres in size. The properties are split by Perimeter Rd. and the 3.42 acres on the west side is also bordered by Cox St. on the north. A map of the district boundary can be found in the Appendix. The legal description of the property is as follows:

Village of Mount Horeb – TID 6 Boundary

Lands containing all of Lot 2 of Certified Survey Map No. 12149, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 75 of Certified Survey Maps, Page 55, as Document No. 4308289, and part of Outlot 110 Assessor's Plat of Mount Horeb, recorded in Volume 10 of Plats, on Pages 35 to 38, located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 06 North, Range 06 East, Village of Mount Horeb, Dane County, Wisconsin. Described more particularly as follows;

Commencing at the East Quarter Corner of aforesaid Section 12, Thence, along the North line of the Southeast Quarter of said Section 12, North 89 degrees 38 minutes 21 seconds West, 69.45 feet; Thence, South 00 degrees 21 minutes 39 seconds West, 85.20 feet to a point on the South Right-of-Way of Springdale Street and the Point of Beginning; Thence, southwesterly along the West line of Lot 3 of CSM 5968, South 06 degrees 55 minutes 48 seconds West, 322.05 feet; Thence, Southeasterly continuing along said Lot 3, South 44 degrees 32 minutes 09 seconds East, 164.01 feet; Thence, Southwesterly continuing along said Lot 3, South 13 degrees 52 minutes 43 seconds West, 182.25 feet; Thence, Southwesterly continuing along said Lot 3, South 52 degrees 12 minutes 29 seconds West, 107.77 feet; Thence, Westerly continuing along said Lot 3 and extending to the West Right of Way of Perimeter Road, North 89 degrees 35 minutes 34 seconds West, 133.52 feet to a nontangent curve; Thence, Southerly along said Right-of-Way, curving Southerly 56.85 feet on a curve to the left having a radius of 441.36 feet and a long chord that bears South 03 degrees 39 minutes 57 seconds East at 56.81 feet; Thence, continuing along said Right-of-Way, S 00 degrees 11 minutes 59 seconds West, 12.27 feet; Thence, continuing along the South line of the Outlot 110 Assessor's Plat of Mount Horeb, North 89 degrees 35 minutes 58 seconds West, 330.26 feet; Thence, continuing Northerly along said Outlot and extending to the North Right-of-Way of Cox Drive, North 00 degrees 25 minutes 30 seconds West, 524.26 feet; Thence, continuing Easterly along said Right-of-Way and extending to the East Right-of-Way of Perimeter Road, South 89 degrees 37 minutes 16 seconds East, 335.88 feet; Thence, continuing South along said Right-of-Way, South 00 degrees 10 minutes 56 seconds West, 185.28 feet to a tangent curve; Thence, along said Right-of-Way, curving Southerly 3.57 feet on a curve to the left having a radius of 336.68 feet and a long chord that bears South 00 degrees 02 minutes 32 seconds East at 3.57 feet to the Southwest Corner of Lot 1 of CSM 12149; Thence, Southeasterly along the South Line of said Lot 1, South 83 degrees 07 minutes 02 seconds East, 198.27 feet; Thence, along said Lot 1, North 51 degrees 53 minutes 00 seconds East, 25.39 feet; Thence, along said Lot 1, North 06 degrees 55 minutes 48 seconds East, 360.46 feet; Thence, North 89 degrees 45 minutes 43 seconds West, 39.71 feet; Thence, South 00 degrees 23 minutes 54 seconds East, 17.98 feet; Thence, South 89 degrees 21 minutes 53 seconds West, 6.13 feet; Thence, North 00 degrees 36 minutes 56 seconds East, 19.98 feet to the South Right-of-Way of Springdale Street; Thence, along said Right-of-Way, South 89 degrees 32 minutes 59 seconds East, 47.98 feet to the Point of Beginning.

Existing Land Use and Property Conditions

The existing land use map in the Appendix shows the property has the following uses, Business & Office, and Vacant Subdivided Land. The former Karakahl Inn is located on the eastern parcel. The western property is currently undeveloped without trees or other features.

Zoning

The Village of Mount Horeb zoning and future land use for this property has been recently codified in the 2022 Comprehensive Plan, which was adopted by the Village Board and amended in 2024. The properties' current land uses are Business & Office and Vacant Subdivided Land. The future land use for both properties is Planned Mixed Use, which is an appropriate zoning classification. From the Comprehensive Plan, the Planned Mixed-use category is described as follows:

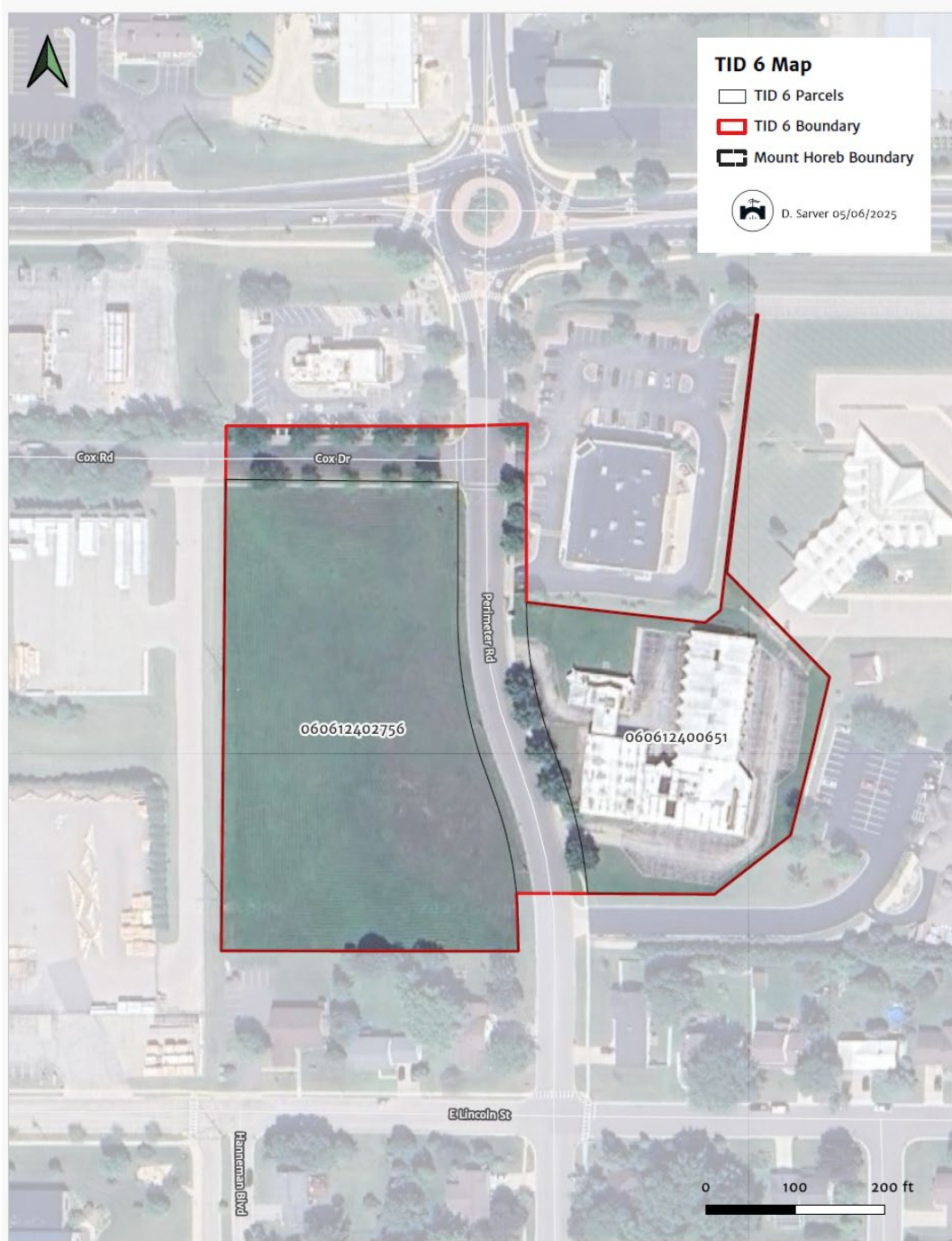
This land use category is designed to blend the Multi-Family Residential, Government and Institutional, Neighborhood Mixed-Use, Planned Business, and Planned Business Park/Planned Industrial land use categories. A combination of existing Village Zoning Districts may be appropriate to implement this future land use category.

Policies and Programs:

- 1. Develop Planned Mixed-Use projects in areas of the Village that would create active live-work environments through inclusion of identifiable centers of activity that can be compatible, mutually beneficial, and can be conveniently reached by a variety of transportation modes including walking. Ensure that public gathering places in the form of public commons, plazas, parks, and pedestrian ways are an integral part of the overall design for these areas.*
- 2. Depending on the specific type of building or buildings proposed, adhere to the appropriate design guidelines of the Neighborhood Mixed-Use, Planned Businesses, Planned Business Park/Planned Industrial, or Multi-Family Residential land use category.*
- 3. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices.*

There are no proposed zoning changes or changes to City ordinances planned for this Tax Increment District.

3. Map of Tax Incremental District No. 6 Boundary



4. Statement of the Kind, Number & Location of Proposed Public Works or Improvements within the District

The Village of Mount Horeb intends to include a minimal number of public works projects as a part of TID #6, which will positively impact the redevelopment of the property within the District. The following eligible activities may take place within the district:

A. INFRASTRUCTURE WITHIN THE DISTRICT

Infrastructure projects within the district could include support for sanitary sewer, water, storm water, or other infrastructure as warranted by a proposed development, or to further development goals of the Village of Mount Horeb, including within 1/2 mile of the TID boundaries.

B. STREETSCAPING and SITE IMPROVEMENTS

Streetscaping improvements to improve aesthetics within and surrounding the TID including landscaping, lighting, and other streetscape amenities. Site improvements required to facilitate redevelopment of the property would include but not limited to access drives, parking areas, landscaping, signage, walkways, lighting fencing, renovating existing buildings, demolishing existing buildings, site prep activities, relocating utilities and other related activities.

C. ENVIRONMENTAL STUDIES AND REMEDIATION

Costs associated with environmental studies and associated remediation of contamination would be eligible expenses within TID #6, including but not limited to regulatory fees, wetland and floodplain delineation, and removal of hazardous materials.

D. DEVELOPMENT INCENTIVES/CASH GRANTS TO DEVELOPERS

The Village may enter into agreements with property owners, lessees or developers of land located within the District to stimulate investment for the purpose of supporting and sharing project costs which promote the types of development and redevelopment activities and goals sought to improve the area. The Village may provide incentives in the form of a loan, loan guarantee, land write-down, forgivable loan, or cash grants to property owners and developers to facilitate the development and redevelopment of the sites within TID #6. No monetary incentive will be provided unless and until the Village executes a 'developer agreement' with the recipient of the incentive. Any payments of incentives are considered eligible Project Costs.

Development incentives are intended to be applied to project improvements such as site preparation, environmental studies and possible remediation, stormwater management, parking lot improvements, infrastructure to serve the development, and other typical redevelopment costs.

The Village of Mount Horeb prefers development financing assistance in the form of a "Developer-Financed" incentive, also known as a "Pay-As-You-Go" incentive.

E. PLANNING, PROMOTION AND DEVELOPMENT

Promotion and development of TID #6 including professional services for planning, recruitment, marketing /advertising costs, administrative costs and support of development organizations responsible for promotion of the District are all eligible expenses under this section. Proportionate costs related to creating or amending other Village planning or engineering studies which include land area within this District, and costs related to establishing or amending developer agreements are eligible expenses.

F. REAL ESTATE INSPECTION, ACQUISITION, VACATING AND RELOCATION FOR PUBLIC WORKS AND OTHER TID ELIGIBLE PROJECTS

This may include, but is not limited to purchase of fee title, easements, inspections, appraisals, consultant fees, closing costs, real estate commissions and fees in lieu of commissions, surveying and mapping, lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs are not applicable at the point of creation of the district as there are no businesses or residents occupying either property.

G. CONTRIBUTIONS TO THE VILLAGE'S COMMUNITY DEVELOPMENT AUTHORITY (CDA)

The Village may provide funds to its Community Development Authority, (CDA) to be used for administration, planning, and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan.

H. ADMINISTRATIVE / ORGANIZATIONAL COSTS

Imputed administrative costs including but not limited to a portion of the salaries of Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, grant applications, professional assistance with the creation, amendment, and general administration of TID #6 over the life of the District. Also included as an eligible expense is all creation and annual fees charged by the Wisconsin Department of Revenue related to the District.

I. FINANCING COSTS

Interest, financing fees, bond discounts, bond redemption premiums, legal opinions, ratings capitalized interest, bond insurance and other expenses related to financing TID #6 are eligible expenses.

The eligible expenses and related activities identified above will allow the Village to fully implement the project plan for TID #6. The Village may or may not expend funds within each category listed above but retains the right to do so by including the eligible expense categories in this plan. These projects may be implemented by the Village in varying degrees and at various times throughout the life of the District, and activities will be in accordance with this project plan, the Village's Comprehensive Plan and any other appropriate planning documents applicable to the area.

A map showing proposed improvements for TID No. 6 is below. Location of proposed infrastructure improvements are identified on the map. Pursuant to Wisconsin Statute Section 66.1105(2)(f)(1)(n), the Village may undertake projects within a one-half (1/2) mile radius of the boundary of the District and fund those projects through Tax Increment Financing, provided that:

1. The project area is located within the corporate boundary of the Village; and
2. The projects are eligible TID expenses within this project plan; and
3. The expenditure is made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

Any of the projects identified in this Project Plan may be implemented within one half mile of the boundary of the District upon adoption of this plan and authorization of the Village Board, in accordance with items 1-4 above. The one-half mile radius from the boundary is depicted on the map which follows, entitled, "Proposed Improvements and Half Mile Radius".

5. Proposed Improvements and Half Mile Radius



6. Parcel List and Analysis

There are two parcels which comprise this Tax Increment District:

1. Parcel Number – 157/0606-124-0065-1
2. Parcel Number – 157/0606-124-0275-6

Table 1 – Parcel List
Village of Mount Horeb Tax Increment District No. 6

Base Property Information				2024 Assessment Information			Equalized Value				Classification Description	Future Land Use	District Classification
Parcel Number	Street Address	Owner	Acreage	Land	Improvement	Total	Equalized Value Ratio	Land	Improvement	Total			
157/0606-124-0065-1	101 Perimeter Rd	Mount Horeb Acquisitions, LLC	1.96	\$ 211,200	\$ 52,200	\$ 263,400	0.9580	\$ 220,460	\$ 54,489	\$ 274,949	Commercial	Planned Mixed Use	Blighted
157/0606-124-0275-6	N/A	BVD, LLC	3.47	\$ 402,300	\$ -	\$ 402,300	0.9580	\$ 419,938	\$ -	\$ 419,938	Commercial	Planned Mixed Use	Vacant/ Blighted
Totals			5.43	\$ 613,500	\$ 52,200	\$ 665,700		\$ 640,398	\$ 54,489	\$ 694,887			

7. Equalized Value Test

The following calculations demonstrate that the Village expects to follow Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$125,655,087. This value is less than the maximum of \$152,144,340 in equalized value that is permitted for the Village.

Table 2 – Equalized Value Calculation
Village of Mount Horeb – Tax Increment District No. 6

Base Value		
2024 Base Value of the Village of Mount Horeb		\$1,267,869,500
12% of Base Value		\$152,144,340
2024 Value of Property within TIDs		
TID 3	\$	57,309,000
TID 5	\$	67,651,200
Base Value of properties in TID 6	\$	694,887
Equalized Value within a TID	\$	125,655,087
Percent Value within TIDs		9.911%
Value available to get to 12%	\$	26,489,253

8. List of Estimated Project Costs and Expenditures

The Project Plan for TID No. 6 is not meant to be a final budget for the district, but a guide within which to work. The table below lists estimated / proposed expenditures by category. The Wisconsin Department of Revenue requires project costs to be presented in this manner per pe-209, which indicates project costs should be “estimated expenditures expected for each major category of public improvements”. These estimates have been made without exact engineering or design studies or proper bids for the work.

Table 3 – Estimated Project Costs and Expenditures Village of Mount Horeb – Tax Increment District No. 6				
Project Categories	Year Proposed	1/2 mile or utilities outside boundary	Project Costs	Non TID Project Costs
Utilities	2027	Utility Extension	\$ 500,000	\$ 3,000,000
Incentives to Developers	as needed	No	\$ 7,000,000	
Contribution to the CDA	annually	No	\$ 50,000	
Financing Costs	2027	No	\$ 30,000	
Administration	annually	No	\$ 45,000	

Costs are estimates based on recent similar projects and based on 2024 numbers. With fluctuations in interest rates and changing construction costs, estimates could change. The Village reserves the right to increase or decrease project costs within budgeted categories without changing the overall total (simply moving costs from one budgeted category to another) or amending the Project Plan.

The above list of public works and other projects are the projected activities of the District currently. The nature and pace of development within the District may dictate additions or deletions from the above list of projects and improvements. In the event any of the projects are not allowed under Wisconsin State Statutes 66.1105 by an opinion of counsel or court of record, then such projects will be deleted from this plan and the remainder of the projects shall be deemed eligible projects for purposes of the Project Plan. The Village reserves the right to implement only those projects that remain economically viable as the project period proceeds.

9. Economic Feasibility of TID No. 6

Since Tax Increment District No. 6 is a two-site district and it is proposed to fund a single development project on each site and limited public infrastructure projects, it is feasible to analyze without the distraction of a significant number of unknown and complicating factors.

The development of a new, multifamily complex will be the initial development generating revenue within the district. This is the first anticipated development which will generate incremental tax over the proposed 27-year life of the District.

It is anticipated that construction will commence in 2026 and be completed and ready for occupancy as soon as feasible according to the proposed construction schedule. For tax increment calculation purposes, it was assumed the first tax year for the new development will be 2028.

Inflation Rate: Property value inflation is assumed to be 1% over the life of the District. This will provide a conservative estimate, and any inflationary gains will be beneficial to the value and subsequent tax revenue for the district.

Full Value Tax Rate: The tax rate used to calculate taxes on the development within TID No. 6 is \$15.99. This has been held constant throughout the life of the district for consistency purposes. Should the tax rate fluctuate, the corresponding revenue and cash flow of the district will fluctuate proportionately.

**Table 4 - Development Assumptions
Village of Mount Horeb Tax Increment District No. 6**

Construction Year		JT Klein Dev.	BVD, LLC	Annual Total
1	2025			
2	2026	\$ 18,000,000		\$ 18,000,000
3	2027			
4	2028			
5	2029			
6	2030		\$10,000,000	\$ 10,000,000
7	2031		\$10,000,000	\$ 10,000,000
8	2032			
9	2033			
10	2034			
11	2035			
12	2036			
13	2037			
14	2038			
15	2039			
16	2040			
17	2041			
18	2042			
19	2043			
20	2044			
21	2045			
22	2046			
23	2047			
24	2048			
25	2049			
26	2050			
27	2051			
Total		\$ 18,000,000	\$20,000,000	\$ 38,000,000

Village of Mount Horeb Tax Increment District No. 6

Type of District	Blight/ Rehabilitation	Base Value	\$ 694,887
District Creation Date	6-Aug-25	Appreciation Factor	0.50%
Valuation Date	1/1/2025	Base Tax Rate	15.99
Max Life (Years)	27	Rate Adjustment Factor	-1.00%
Expenditure Period Termination	8/6/2052	Tax Exempt Discount Rate	3.00%
Final Year	2052	Taxable Discount Rate	4.00%

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2025	0	2026	\$ -	\$ -	2027	15.99	\$ -
2 2026	\$ 18,000,000	2027	\$ -	\$ 18,000,000	2028	15.99	\$ 287,876
3 2027	\$ -	2028	\$ 90,000	\$ 18,090,000	2029	15.99	\$ 289,315
4 2028	\$ -	2029	\$ 90,450	\$ 18,180,450	2030	15.99	\$ 290,762
5 2029	\$ -	2030	\$ 90,902	\$ 18,271,352	2031	15.99	\$ 292,216
6 2030	\$ 10,000,000	2031	\$ 91,357	\$ 28,362,709	2032	15.99	\$ 453,608
7 2031	\$ 10,000,000	2032	\$ 141,814	\$ 38,504,523	2033	15.99	\$ 615,807
8 2032		2033	\$ 192,523	\$ 38,697,045	2034	15.99	\$ 618,886
9 2033		2034	\$ 193,485	\$ 38,890,530	2035	15.99	\$ 621,981
10 2034		2035	\$ 194,453	\$ 39,084,983	2036	15.99	\$ 625,091
11 2035		2036	\$ 195,425	\$ 39,280,408	2037	15.99	\$ 628,216
12 2036		2037	\$ 196,402	\$ 39,476,810	2038	15.99	\$ 631,357
13 2037		2038	\$ 197,384	\$ 39,674,194	2039	15.99	\$ 634,514
14 2038		2039	\$ 198,371	\$ 39,872,565	2040	15.99	\$ 637,687
15 2039		2040	\$ 199,363	\$ 40,071,928	2041	15.99	\$ 640,875
16 2040		2041	\$ 200,360	\$ 40,272,287	2042	15.99	\$ 644,079
17 2041		2042	\$ 201,361	\$ 40,473,649	2043	15.99	\$ 647,300
18 2042		2043	\$ 202,368	\$ 40,676,017	2044	15.99	\$ 650,536
19 2043		2044	\$ 203,380	\$ 40,879,397	2045	15.99	\$ 653,789
20 2044		2045	\$ 204,397	\$ 41,083,794	2046	15.99	\$ 657,058
21 2045		2046	\$ 205,419	\$ 41,289,213	2047	15.99	\$ 660,343
22 2046		2047	\$ 206,446	\$ 41,495,659	2048	15.99	\$ 663,645
23 2047		2048	\$ 207,478	\$ 41,703,138	2049	15.99	\$ 666,963
24 2048		2049	\$ 208,516	\$ 41,911,653	2050	15.99	\$ 670,298
25 2049		2050	\$ 209,558	\$ 42,121,212	2051	15.99	\$ 673,649
26 2050		2051	\$ 210,606	\$ 42,331,818	2052	15.99	\$ 677,018
27 2051		2052	\$ 211,659	\$ 42,543,477	2053	15.99	\$ 680,403
							\$ 15,213,274

Table: Cash Flow

TID #6 CASH FLOW (ANNUAL INFLATION)

Former Karakahi Site and adjacent property - Village of Mount Horeb, WI

Current Year	2025	Spending Years Remaining	22	Inflation Rate	1.00%
TIF Creation Year	2025	Collection Years Remaining	27	Tax Rate (2025)	0.01599
Total Years of Spending Life	22	Village Infrastructure Cost	\$500,000	First Full Year on Tax Rolls	2027
Total Years of Collections	27	Developer Incentive Payment	\$0	First Full Year of Increment	2028
Final Expenditure Year	2052	Total Village Borrowing	\$500,000	Base Value (2025)	\$694,887

estimate-change to actual when known											50.00%		40%		0.00%		4.00%	
TIF Year	Calendar Year	Annual Value Added	Cumulative Value Added	Total Value	Mill Rate	Inflation Factor	Total Inflated Value	Value Increment	Total Taxes	Projected Tax Increment	Infra-structure Debt Payment	Developer PAYGO Payment	Developer PAYGO Payment	Annual Contribution to TIF	Annual Balance to Village (with Interest)	Cumulative TID Balance	Net Present Value of Annual TID Contribution	
0	2025	\$0	\$0	\$694,887	0.01599	1.000	\$694,887	\$0	\$12,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1	2026	\$0	\$0	\$694,887	0.01599	1.010	\$701,836	\$6,949	\$11,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	2027	\$18,000,000	\$18,000,000	\$18,694,887	0.01599	1.020	\$18,881,836	\$18,186,949	\$11,222	\$111	\$0	\$0	\$44	\$67	\$67	\$67	\$62	
3	2028	\$0	\$18,000,000	\$18,694,887	0.01599	1.030	\$19,261,361	\$18,566,474	\$301,921	\$290,809	\$18,650	\$143,910	\$0	\$128,249	\$128,249	\$128,316	\$114,013	
4	2029	\$0	\$18,000,000	\$18,694,887	0.01599	1.041	\$19,453,974	\$18,759,087	\$307,989	\$296,878	\$33,425	\$143,910	\$0	\$119,543	\$119,543	\$247,859	\$102,186	
5	2030	\$10,000,000	\$28,000,000	\$28,694,887	0.01599	1.051	\$30,158,615	\$29,463,728	\$311,069	\$299,958	\$37,900	\$143,910	\$0	\$118,148	\$118,148	\$366,007	\$97,109	
6	2031	\$10,000,000	\$38,000,000	\$38,694,887	0.01599	1.062	\$41,075,402	\$40,380,515	\$482,236	\$471,125	\$37,200	\$143,910	\$116,006	\$174,009	\$174,009	\$540,016	\$137,522	
7	2032	\$0	\$38,000,000	\$38,694,887	0.01599	1.072	\$41,486,156	\$40,791,269	\$656,796	\$645,684	\$36,400	\$143,910	\$186,150	\$279,225	\$279,225	\$819,240	\$212,188	
8	2033	\$0	\$38,000,000	\$38,694,887	0.01599	1.083	\$41,901,018	\$41,206,131	\$663,364	\$652,252	\$35,600	\$143,910	\$189,097	\$283,645	\$283,645	\$1,102,886	\$207,257	
9	2034	\$0	\$38,000,000	\$38,694,887	0.01599	1.094	\$42,320,028	\$41,625,141	\$669,997	\$658,886	\$34,800	\$143,910	\$192,070	\$288,106	\$288,106	\$1,390,991	\$202,419	
10	2035	\$0	\$38,000,000	\$38,694,887	0.01599	1.105	\$42,743,228	\$42,048,341	\$676,697	\$665,586	\$34,000	\$143,910	\$195,070	\$292,606	\$292,606	\$1,683,597	\$197,674	
11	2036	\$0	\$38,000,000	\$38,694,887	0.01599	1.116	\$43,170,661	\$42,475,774	\$683,464	\$672,353	\$33,200	\$143,910	\$198,097	\$297,146	\$297,146	\$1,980,743	\$193,020	
12	2037	\$0	\$38,000,000	\$38,694,887	0.01599	1.127	\$43,602,367	\$42,907,480	\$690,299	\$679,188	\$37,300	\$143,910	\$199,191	\$298,787	\$298,787	\$2,279,529	\$186,621	
13	2038	\$0	\$38,000,000	\$38,694,887	0.01599	1.138	\$44,038,391	\$43,343,504	\$697,202	\$686,091	\$36,300	\$143,910	\$202,352	\$303,528	\$303,528	\$2,583,058	\$182,291	
14	2039	\$0	\$38,000,000	\$38,694,887	0.01599	1.149	\$44,478,775	\$43,783,888	\$704,174	\$693,063	\$35,300	\$143,910	\$205,541	\$308,312	\$308,312	\$2,891,369	\$178,042	
15	2040	\$0	\$38,000,000	\$38,694,887	0.01599	1.161	\$44,923,563	\$44,228,676	\$711,216	\$700,104	\$34,300	\$143,910	\$208,758	\$313,137	\$313,137	\$3,204,506	\$173,874	
16	2041	\$0	\$38,000,000	\$38,694,887	0.01599	1.173	\$45,372,798	\$44,677,911	\$718,328	\$707,217	\$38,200	\$143,910	\$210,043	\$315,064	\$315,064	\$3,519,570	\$168,215	
17	2042	\$0	\$38,000,000	\$38,694,887	0.01599	1.184	\$45,826,526	\$45,131,639	\$725,511	\$714,400	\$37,000	\$143,910	\$213,396	\$320,094	\$320,094	\$3,839,664	\$164,328	
18	2043	\$0	\$38,000,000	\$38,694,887	0.01599	1.196	\$46,284,791	\$45,589,904	\$732,766	\$721,655	\$35,800	\$143,910	\$216,778	\$325,167	\$325,167	\$4,164,831	\$160,512	
19	2044	\$0	\$38,000,000	\$38,694,887	0.01599	1.208	\$46,747,639	\$46,052,752	\$740,094	\$728,983	\$34,600	\$143,910	\$220,189	\$330,284	\$330,284	\$4,495,114	\$156,767	
20	2045	\$0	\$38,000,000	\$38,694,887	0.01599	1.220	\$47,215,116	\$46,520,229	\$747,495	\$736,384	\$33,400	\$143,910	\$223,629	\$335,444	\$335,444	\$4,830,558	\$153,092	
21	2046	\$0	\$38,000,000	\$38,694,887	0.01599	1.232	\$47,687,267	\$46,992,380	\$754,970	\$743,858	\$37,100	\$143,910	\$225,139	\$337,709	\$337,709	\$5,168,267	\$148,198	
22	2047	\$0	\$38,000,000	\$38,694,887	0.01599	1.245	\$48,164,140	\$47,469,253	\$762,519	\$751,408	\$35,700	\$143,910	\$228,719	\$343,079	\$343,079	\$5,511,346	\$144,764	
23	2048	\$0	\$38,000,000	\$38,694,887	0.01599	1.257	\$48,645,781	\$47,950,894	\$770,145	\$759,033	\$0	\$0	\$0	\$759,033	\$759,033	\$6,270,380	\$307,960	
24	2049	\$0	\$38,000,000	\$38,694,887	0.01599	1.270	\$49,132,239	\$48,437,352	\$777,846	\$766,735	\$0	\$0	\$0	\$766,735	\$766,735	\$7,037,114	\$299,120	
25	2050	\$0	\$38,000,000	\$38,694,887	0.01599	1.282	\$49,623,561	\$48,928,674	\$785,624	\$774,513	\$0	\$0	\$0	\$774,513	\$774,513	\$7,811,628	\$290,533	
26	2051	\$0	\$38,000,000	\$38,694,887	0.01599	1.295	\$50,119,787	\$49,424,910	\$793,481	\$782,369	\$0	\$0	\$0	\$782,369	\$782,369	\$8,593,997	\$282,192	
27	2052	\$0	\$38,000,000	\$38,694,887	0.01599	1.308	\$50,620,995	\$49,926,108	\$801,416	\$790,304	\$0	\$0	\$0	\$790,304	\$790,304	\$9,384,302	\$274,091	
TOTAL		\$38,000,000					\$16,701,662	\$16,388,947	\$696,175	\$2,878,200	\$696,175	\$2,878,200		\$9,384,302	\$9,384,302	\$4,734,048		
Use of TIF											4%	18%	21%	57%				
Net Present Value (5%)											\$1,655,768							

10. Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

11. Estimate of Property to be Devoted to Retail Businesses

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail businesses at the end of the District's maximum expenditure period.

12. Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances: The proposed Project Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map: The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for commercial and residential development.

Building Codes and Ordinances: Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

13. Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Implementation of this Plan will not require relocation of individuals or business operations. Should implementation of this Plan require future relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

14. How Creation of the Tax Increment District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in this Plan will promote the orderly development of the Village by creating opportunities for commercial development, workforce and senior affordable housing, and providing appropriate financial incentives for private development projects. Using tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the development will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community, such as increased residential options and increased employment opportunities.

15. List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to the properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-costs:

- Sewer capacity upgrades \$500,000

16. Legal Opinion Advising Whether the Plan is Complete and Complies with Wis Stat. § 66.1105(4)(f)

Legal Opinion to come from Village Attorney

RESOLUTION 2025-12
Resolution Requesting Exemption from Dane County Library Tax

WHEREAS the Dane County Board has established a county library and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

WHEREAS the Dane County Library Board has determined that the library serving the Village of Mount Horeb meets the minimum standards of operation established by the County Board (RES 185, 2011-2012; RES 98, 2013-2014; RES 233, 2016-2017) in compliance with Section 43.11 (3) (d) of the Wisconsin Statutes, and

WHEREAS Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city which levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, and

WHEREAS the Village of Mount Horeb will appropriate in 2025 and expend in 2026 an amount in excess of that calculated above in support of its library,

NOW THEREFORE BE IT RESOLVED that the Village of Mount Horeb hereby requests of the Dane County Board of Supervisors that the Village of Mount Horeb be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

BE IT FURTHER RESOLVED that confirmed copies of this resolution will be forwarded by the Village Clerk to the following party:

Tracy Herold, Director
Dane County Library Service
herold@dcls.info

Date Passed: _____

Vote: _____

Introduced and passed this 3rd day of September, 2025.

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

AGENDA ITEM # 6.f

Consider Lukken property park concept plans A and B

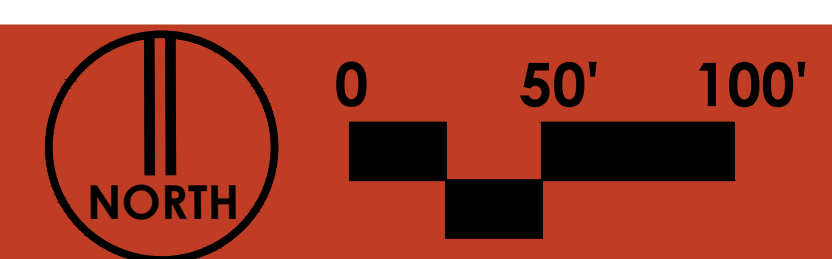
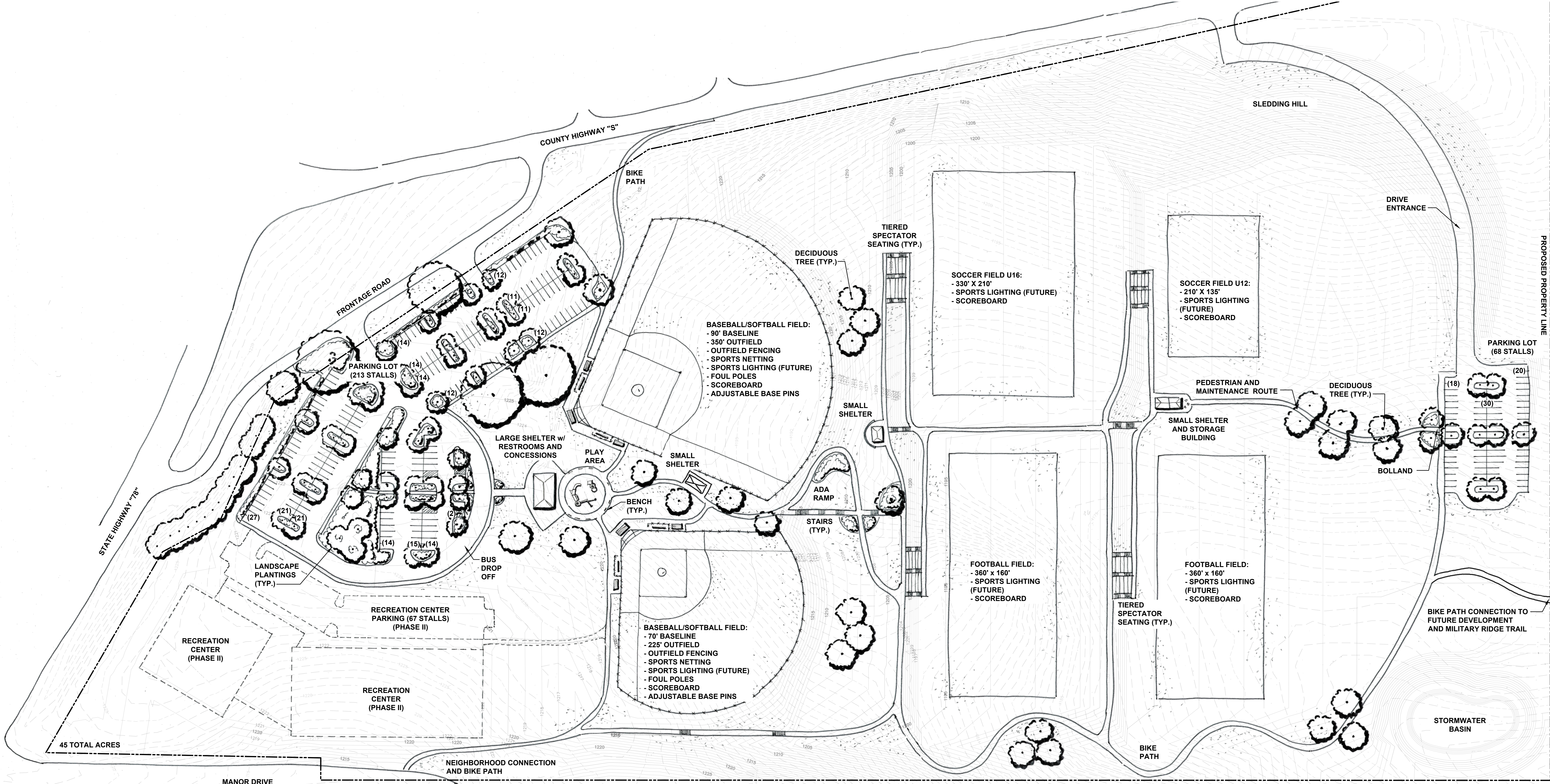
BACKGROUND

The two concept plans, A and B, are attached here as they were presented at the last public input meeting. The Parks, Recreation and Forestry Commission are recommending using Concept B with the addition of a basketball court near the playground. The Sustainability and Natural Resources Committee have also reviewed the plans and would like to see at least 50% of the plantings used being native plantings and that other sustainable items be considered, such as bio-retention areas, solar panels, if financially feasible and permeable pavement in portions of the parking lot where it makes sense. Once the Board chooses a plan, JSD will prepare the project plan and grading plan for final approval.

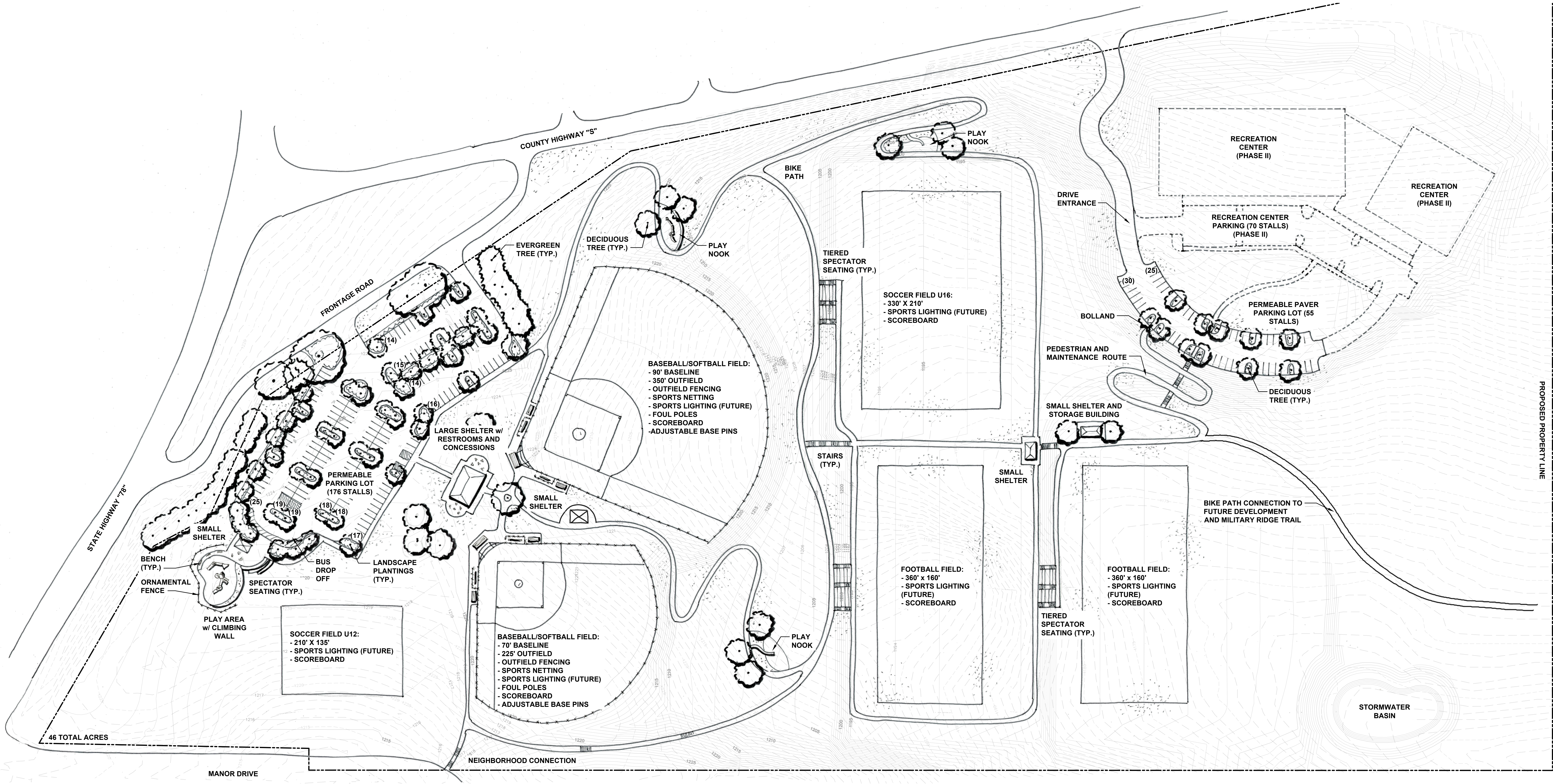
RECOMMENDATION

ATTACHMENTS

1. Presented Concept A
2. Presented Concept B



CONCEPT A



CONCEPT B



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.g

Consideration of Resolution 2025-13 3-Year Renewal of Dane County Urban County Consortium

BACKGROUND

This resolution is the 3-year renewal of our 3-year membership in the Dane County Urban Consortium. There is no cost for the membership. It essentially says we will cooperate with the county to assist with activities associated with assisting with lower-income housing. By signing the agreement, it makes us eligible to receive County Community Development Block Grant (CDBG) funds, and we agree not to apply for CDBG funds on our own. The agreement also includes some human rights items that we have in place and follow already. The agreement and approving resolution are included in the packet. I'm still waiting for confirmation on the year we joined the consortium from the county so I can add that to the resolution.

RECOMMENDATION

ATTACHMENTS

1. Dane County UCC - Cooperation Agreement 2025
2. reso 2025-13 Dane County Urban County Consortium

2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9

WITNESSETH:

WHEREAS the United States Congress enacted the Housing and Community Development Act of 1974 (P.L. 93-383) as amended (hereinafter referred to as "the HCD Act"), providing federal assistance for the support of community development activities which are directed toward the specific objectives identified in Section 101 of the Act; and

WHEREAS, the United States Congress also enacted the Cranston-Gonzalez National Affordable Housing Act (P.L. 100-625) as amended, (hereinafter referred to as "the NAH Act") providing Federal assistance for, among other things, the HOME Investment Partnership program (hereinafter referred to as "HOME") which is intended to increase the number of families served with decent, safe, sanitary, and affordable housing and expand the long-term supply of affordable housing; and

WHEREAS the HCD Act and the NAH Act make possible the allocation of funds to COUNTY for the purpose of undertaking only community development and housing program activities identified in Section 105 of the HCD Act and housing activities identified in the NAH Act; and

WHEREAS COUNTY is applying to be qualified by the United States Department of Housing as an Urban County eligible to receive Community Development Block Grant (hereinafter referred to as "CDBG") for federal fiscal years 2026, 2027 and 2028; and

WHEREAS the HCD Act recognizes that MUNICIPALITY may enter into a cooperation agreement with COUNTY in order to undertake housing and community development activities as authorized in the HCD Act and in the NAH Act; and

WHEREAS COUNTY and MUNICIPALITY have determined that joint action is an effective way to accomplish the purposes of the HCD Act and the NAH Act; and

WHEREAS counties in Wisconsin, pursuant to Section 59.01 of the Wisconsin Statutes, and municipalities in Wisconsin, pursuant to Section 66.0301 of the Wisconsin Statutes, have the necessary authority to enter into contracts of the type herein contemplated;

NOW THEREFORE, upon the consideration of the mutual promises contained herein, it is agreed between COUNTY and MUNICIPALITY as follows:

Page 103 of 124

The purpose of this Agreement is to establish the mutual desire to cooperate to undertake, or assist in undertaking, essential community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing, by means of implementing a Consolidated Plan and Annual Action Plan for both HUD CDBG funds as an Urban County for Federal fiscal years 2026, 2027, and 2028 appropriations and from any program income generated from the expenditure of such funds, and HUD HOME funds, if received, from appropriations in the same federal fiscal year and from any program income generated from the expenditure of such funds.

CONSIDERATION

MUNICIPALITY, by the execution of this Cooperation Agreement, agrees to have its population, its number of impoverished residents, its extent of housing over-crowding, its age of housing and other applicable statistics, all as defined in the HCD Act and the NAH Act, included in the formula allocations set forth in the HCD Act and in the NAH Act for the purpose of determining the allocation of funds to COUNTY as an Urban County, as defined in the HCD Act and the NAH Act, as amended. COUNTY agrees to include MUNICIPALITY as part of its Annual Action Plan, to be submitted to HUD under the terms and conditions of the HCD Act and the NAH Act.

RESTRICTIONS

Neither COUNTY nor MUNICIPALITY shall have a veto or other restrictive power which would in any way limit the cooperation of the parties to this Agreement or any other cooperating units of government in achieving the activities set forth in the Consolidated Plan, the Annual Action Plan, and any other CDBG submissions or HOME submissions for the program years covered by this Agreement.

TERM

The term of this Agreement shall be three (3) years commencing October 1, 2025 and continuing through the 2028 federal fiscal year, and for such additional time as may be established under the automatic renewal terms of this section or as may be required for the expenditure of the CDBG and HOME funds granted to COUNTY for such period and the related program income, as defined by HUD regulations and all activities are completed. Neither the COUNTY nor the MUNICIPALITY executing this Agreement shall have the opportunity to opt out of the Urban County Program during the period that this Agreement is in effect.

This Agreement shall be automatically renewed for participation in future three-year qualification periods, unless COUNTY or MUNICIPALITY provides written notice to the other party that it elects not to participate in a new qualification period by the date specified in HUD's urban county qualification notice for the next qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified in HUD's Urban County Qualification Notice. By the date specified in HUD's urban county qualification notice for the next qualification period,

COUNTY shall notify MUNICIPALITY of its right not to participate in the next qualification period. A copy of the County's notification must be sent to the HUD field office by the date specified in the Urban County Qualification Notice.

Both COUNTY and MUNICIPALITY shall adopt any amendment to the Agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in HUD's urban county qualification notice for a future three-year urban county qualification period. COUNTY shall submit such amended Agreement to HUD as provided in the urban county qualification notice. Failure to comply shall void the automatic renewal of such subsequent qualification period.

PROVISIONS

COUNTY and MUNICIPALITY agree to cooperate to undertake, or assist in undertaking, essential community renewal and lower-income housing assistance activities. COUNTY and MUNICIPALITY further agree to undertake all actions necessary to assure compliance with Dane County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended. The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act and the implementing regulations at 24 CFR part 100, and will affirmatively further fair housing. See 24 CFR § 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 2021), to be codified at 24 CFR 5.151 and 5.152.

COUNTY and MUNICIPALITY further agree to comply with section 109 of Title I of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulation at 28 CFR part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR part 146, and Section 3 of the Housing and Urban Development Act of 1968 and other applicable laws.

Urban County funding is prohibited for activities in, or in support of, any cooperating unit of local government that does not affirmatively further fair housing within its own jurisdiction or that impedes COUNTY's actions to comply with its fair housing certification.

COUNTY and MUNICIPALITY acknowledge that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of CDBG funds covered by this agreement to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974, as amended.

MUNICIPALITY understands that by executing this Cooperation Agreement, it may not apply for grants from appropriations under the State Small Cities or State CDBG programs for fiscal years during the period in which it participates in COUNTY's CDBG program, and

MUNICIPALITY may receive a formula allocation under the HOME program only through COUNTY, and even if COUNTY does not receive a HOME formula allocation, MUNICIPALITY cannot form a HOME consortium with other local governments.

This does not preclude COUNTY or MUNICIPALITY from applying for HOME funds from the State, if the State allows.

Non-compliance by MUNICIPALITY with any of the provisions above may constitute non-compliance by COUNTY which may provide cause for funding sanctions or other remedial actions by HUD.

Nothing contained in this Agreement shall deprive MUNICIPALITY of any power of zoning, development control or other lawful authority which it presently possesses.

MUNICIPALITY must inform COUNTY of any income generated by the expenditure of CDBG or HOME funds received by MUNICIPALITY. Any such program income must be paid to COUNTY, or, if the completion of an approved activity should require the use of program income, MUNICIPALITY may retain said income upon mutual agreement of COUNTY and MUNICIPALITY. Any program income MUNICIPALITY is authorized to retain may only be used for eligible activities in accordance with all CDBG and HOME requirements as may then apply.

MUNICIPALITY must establish and maintain appropriate record-keeping and reporting of any retained program income and make such available to COUNTY in order that COUNTY can meet its monitoring and reporting responsibilities to HUD.

Pursuant to 24 CFR 570.501(b), MUNICIPALITY is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR 570.503.

If the Dane County Urban County Program is, at some future date, closed out, or if the status of MUNICIPALITY's participation in the Dane County Urban County Program changes, any program income retained by MUNICIPALITY, or received subsequent to the close-out or change in status, shall be paid to COUNTY.

MUNICIPALITY attests that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

If MUNICIPALITY utilizes, in whole or in part, funds covered by this Agreement to acquire or improve real property that is or will be within the control of MUNICIPALITY, then the following standards shall apply:

1. MUNICIPALITY will notify COUNTY of any modification or change in the use of the real property from that planned at the time of the acquisition or improvement, including disposition, and,

2. MUNICIPALITY will, if acquired or improved property is sold or transferred for a use which is not an eligible CDBG or HOME activity, as applicable, reimburse COUNTY in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG or HOME funds); and,

3. Program income generated from the disposition or transfer of property acquired or improved in whole or in part with CDBG or HOME funds prior to or subsequent to the close-out, change of status, or termination of this Agreement shall be treated under the provisions of this Agreement concerning program income.

The above Cooperation Agreement has been authorized by the governing body of Village of Mount Horeb by resolution dated September 3, 2025 and is executed this 3rd day of September, 2025, by the Village President and the Clerk of the Village of Mount Horeb.

Chief Executive Officer/Village President

Village of Mount Horeb Clerk

The above Cooperation Agreement has been authorized by the Dane County Board of Supervisors, by resolution, dated _____ (copy attached), and is executed this _____ by the County Executive of Dane County.

Melissa Agard
County Executive

The terms and provisions of the above Cooperation Agreement are fully authorized under State and local law and the Cooperation Agreement provides full legal authority for the County of Dane to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and lower income housing activities. The above Cooperation Agreement includes the language required by 24 CFR 570 and CPD Notice 25-04.

Dated this _____ day of _____, 2025.

Susan Rauti
Assistant Corporation Counsel
State Bar # 1037944

RESOLUTION

2025-13

**APPROVING PARTICIPATION IN THE
DANE COUNTY URBAN COUNTY CONSORTIUM (DCUCC)**

WHEREAS, the Village of Mount Horeb has participated as a member of the Dane County Urban County Consortium since **XXXX (year)**; and

WHEREAS, the Village of Mount Horeb supports efforts to provide accessible and affordable housing for its citizens; and

WHEREAS, the Village of Mount Horeb supports efforts to provide public services and economic assistance to its citizens; and

WHEREAS, the Village of Mount Horeb wishes to continue to participate in a Consortium that administers programs and provides funding for affordable housing and public services to low- to moderate-income persons; and

WHEREAS, the Village of Mount Horeb has determined that joining the Dane County Urban County Consortium will be advantageous to Mount Horeb residents.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Mount Horeb shall participate in the Dane County Urban County Consortium. Village of Mount Horeb staff are hereby authorized to execute all necessary documents to participate in the DCUCC.

The above and foregoing Resolution was duly adopted at a meeting of the Board of Village of Mount Horeb on September 3, 2025

This resolution was adopted

Motion by:

Seconded by:

Roll Call: Yeas: Noes:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.h

Consideration of Public Comment Notice for Agendas

BACKGROUND

Continued discussion from last month's meeting on public comment language.

To provide the audience with a better idea of the procedure for the public comment section of the Village Board, Committee and Commission agendas staff have prepared the draft language that would be added to all agendas. The language sets the expectations of what the public should expect during the public comment section and also advises on how to submit written public comments if they cannot be present at the meeting. To prepare the language, we researched the agendas of several other municipalities that allow public comments and came up with what we felt best fit the intent of our public comment section. This is the first draft, and we are looking for recommendations from the Board.

Last month, it seemed we had consensus that the Chair of the meeting should retain the flexibility of allowing public comment as they see fit as long as it does not become disruptive to the meeting. There was discussion but not consensus about where in the meeting allowing public comment made the most sense, at the beginning for all items and non-agenda items or prior to each agenda item.

RECOMMENDATION

ATTACHMENTS

1. Public Comment Instructions

Public Comment Instructions:

As permitted by the Wisconsin open meetings law and while not required, the Village Board has chosen to allow public comments during their Board, Committee and Commission meetings. This is specifically listed on the agenda as Public Comments. Public Officials may not engage in discussion or take action during this period but may consider the subject later with public notice. Members of the public may provide comments on agenda items or other items pertaining to Village matters. Members of the public will not be permitted to speak during the remainder of the meeting unless recognized by the meeting Chair.

Written: Send written comments by 12:00 p.m. on the date of the meeting on any matter, either on or not on the agenda, by emailing Deputy Treasurer/Governance Coordinator Niki Erickson niki.erickson@mounthorebwi.info with the subject line Public Comment Request and clearly state in the body which meeting your comment is addressing, or in writing to Village Board, 138 E Main Street, Mount Horeb WI, 53572 ATTN Public Comment and the Meeting Title.

In-Person: Public comment forms are available at the Board Room entrance. Please fill out legibly and hand to staff prior to the start of the meeting. Comments are limited to three-minutes per person and must be delivered at the desk at the front of the Board Room for recording purposes. Accommodations can be provided for those unable to access the desk.



AGENDA ITEM REPORT

MEETING DATE

September 3, 2025

PREPARED BY

AGENDA ITEM # 8.a

Written Report

BACKGROUND

I've often referenced different resources I've used to help educate myself on the big picture of local government issues (Financial stability, planning, decision making, legal requirements, and communication). In this month's report, I'm including some resources I've found helpful over the past several years as both a Trustee and a member of various committees. With fundamental shifts in social and economic changes (aging demographics, low unemployment, normalization of inflation and interest rates, and housing appreciation in the last 5 years) these have shown to be great resources to understand how things have changed and provide ideas to help the Village sustain success. If you look through the identified resources, or delve into the source organizations they came from, you'll see a lot of info that helps understand the Village Strategic Plan, Comprehensive Plan, Downtown Redevelopment Plan, Comprehensive Outdoor Recreation Plan, etc. As always, I encourage Trustees to review the resources available to them.

Strong Towns – <https://www.strongtowns.org>. The way municipalities are designed over the past several generations creates a broken system of financial instability, social disconnects, and transportation safety issues.

- It's Time To Rethink How We Measure Cities. We Can't Afford Not To.:
<https://www.youtube.com/watch?v=syP8g8HBcy4>
<https://www.strongtowns.org/journal/2024/2/14/6-rules-for-actually-changing-peoples-minds>
- The Suburban Experiment vs. Traditional Development: 7 Key Differences:
<https://www.strongtowns.org/journal/2020/9/4/seven-key-differences>
- Why You Can't Afford to Live Where You Grew Up (and how we can fix it):
<https://www.youtube.com/watch?v=1h--3Jky91A>
- Are Parking Lots Ruining Your City?:
<https://www.youtube.com/watch?v=vUhOFUQDLQk>
- It's Time To Rethink How We Measure Cities. We Can't Afford Not To.:
<https://www.youtube.com/watch?v=syP8g8HBcy4>



AGENDA ITEM REPORT

- <https://www.strongtowns.org/journal/2024/2/14/6-rules-for-actually-changing-peoples-minds>

League of Wisconsin Municipalities – <https://www.lwm-info.org> - provides information and education to WI municipal government elected officials and staff. Numerous monthly webinars, lunch chats, and round tables, but many of resources available on website and available to anyone

- Great info for zoning code rewrite: <https://www.lwm-info.org/1706/More-Housing-Wisconsin>

Dane County's Regional Housing Strategy - <http://danecountyplanning.com/RHS>

The Regional Housing Strategy (RHS) is a five-year strategic action plan to help local governments, employers, non-profit agencies, residents and the private sector, better address the housing crisis in Dane County. A lot of the same participants and ideas that went into the Village's Housing Task Force and analysis can be seen here. The RHS's success comes from the participation of municipalities in the County facing the same issues and consists of achievable ways our area can address affordable housing crisis and provides the background for why it's important.

Wisconsin Economic Development Corporation - WEDC.org – statewide resource for planning for economic development that helps identify more macro economic issues that affect us locally. Great resource for generating ideas from other community success.

Madison Region Economic Partnership (MadREP) <https://madisonregion.org/> – Regional (8 counties) resource for economic development. Have worked with staff in the past to help identify data and ideas towards strategies that went into the Comp Plan, Downtown Redevelopment Plan, and identify the synergy of local partnership and interdependencies for a stronger workforce in the Village

Parking Reform Network - <https://parkingreform.org/> - Supports activists and professionals working in any discipline or policy area impacted by car parking. Newsletters, articles, case studies, and data.

International Downtown Association - <https://downtown.org/> Check out their Knowledge Center and Webinars



AGENDA ITEM REPORT

Don't forget your greatest resource: **Village Staff** – reach out to Village Administrator for questions or resources!!! If you chair a committee, talk to the department head. They want you to be the best Trustees you can be, and love to get you the info you need so the Village can have the resources to implement our Strategic Plan.

RECOMMENDATION

ATTACHMENTS

1. Lot Development Cost MHW Briefing Paper 7 September_FINAL
2. Public Engagement



MORE HOUSING
WISCONSIN

HELPING COMMUNITIES DEVELOP
HOUSING SOLUTIONS.

WHITEPAPER SERIES
Briefing Paper **7**

SEPTEMBER 2024

Municipal Housing *Solutions*





More Housing Wisconsin

Wisconsin is experiencing a **significant housing shortage**. A recent study estimates Wisconsin will need to build **over 200,000 housing units by 2030** to accommodate all the people who want to live and work here.ⁱ More Housing Wisconsin, a collaboration between the League of Wisconsin Municipalities, Wisconsin REALTORS® Association, and the Wisconsin Builders Association, seeks to educate and inform Wisconsin city and village leaders and staff about zoning changes and other strategies communities can use to help **address this state's housing shortage**. Our goal is to bring tools, resources, and best practices to municipalities to help communities initiate housing solutions that meet their unique needs and **strengthen our economy**.



THIS MONTH'S TOPIC SEPTEMBER 2024

Why is the cost of a single-family home lot so expensive? Understanding the costs of developing a buildable lot.

Developing a new housing subdivision is complex and costly. Many of the costs are beyond the control of both developers and local governments. However, allowable density, locally imposed engineering standards, and municipal fees can combine to make an already risky business venture unfeasible. A better understanding of the actual costs of developing a subdivision can serve as an important guide for creating local policies that encourage, rather than discourage, new home construction.

According to a recent Harvard University report, there are several reasons builders and developers are unable to provide enough homes at affordable prices, including:

- high interest rates and rising inflation
- cost and availability of labor
- price of building materials
- cost and availability of developed lots
- difficulties obtaining zoning or permit approvalsⁱⁱ

This briefing paper focuses on the low availability and subsequent high cost of developed lots. As the Harvard University report explains, nationwide, “the availability of developed land remains a key impediment to increasing the supply of housing.”ⁱⁱⁱ The trend over the last ten years is that substantially less buildable lots are being created. “Though lot availability was down just 1 percent year over year in the first quarter of 2024, it was down 11 percent from the first quarter of 2020 and 42 percent relative to the same quarter in 2015.”^{iv} According to a recent article in the New York Times, this has been the case since “the Great Recession broke the U.S. housing market.”^v The number of vacant developed lots remains 40 percent below its pre-Great Recession level.^{vi}

In Wisconsin the situation is much the same as it is nationally. According to a recent report published by the Wisconsin Policy Forum, there has been a significant long-term decline in the number of new lots being developed. The number of newly recorded lots in Wisconsin remains 72.5% below the pace of new lot recordings seen during the housing construction boom during the years of 2002-2004.^{vii}

ARE THERE ACTIONS LOCAL POLICYMAKERS CAN TAKE TO ENCOURAGE THE DEVELOPMENT OF MORE BUILDABLE SINGLE FAMILY HOME LOTS?

To help answer this question let’s look at three proposed housing developments from three different Wisconsin cities and compare the impacts that municipal policies and fees have on the cost of the lots.

The following cost comparisons reflect actual proposed developments and were prepared by Steve DeCleene, President, Neumann Companies, a residential development company headquartered in Pewaukee, and Robert Procter, a real estate lawyer with Axley Brynelson. The data have been normalized for ease of comparison by, for example, setting the size of the land at 80 acres in all 3 markets.

When comparing the costs of the three developments, three major differences stand out and help explain why the cost of the lots differ so greatly – allowable density, costs of engineering companies hired by the municipality to inspect infrastructure, and infrastructure costs.

1. Density. The allowable density (i.e., number of lots per acre) is an important cost factor that differs between the three developments.

- In the Waukesha County community large mandatory minimum lot sizes per single family home results in 97 buildable lots out of 80 acres. The average cost would be \$168,737 per lot. To make a 20% margin, a developer would need to charge \$210,922 per lot.
- In the Dane County example zoning standards allow for more density, resulting in 151 lots on the same 80 acres. The added density results in an average cost of \$118,899 per lot. To make a 20% margin, a developer would need to charge \$148,624 for the lot.
- In Dodge County the community's zoning standards allow for even more density, resulting in 171 lots (all single family) at a cost of \$54,707. To earn a 20% margin, the developer would need to sell the lots for \$68,383.

Note also that the total cost of grading and storm ponds is not significantly different between the three developments, but the per lot cost varies considerably because of the allowable density. More lots allow for less cost of grading per lot. The cost per lot for grading and storm ponds in the least dense development, Waukesha County, is \$23,259. The cost per lot in the denser development in Dane County is \$16,296 and the cost per lot in the densest development in Dodge County is \$9,717.

2. Inspection fees. Municipally imposed inspection fees are another key cost difference between the three developments. State law allows communities to recover the cost from developers that the community sustains in hiring private engineering firms to inspect

the water, sewer, street, and other infrastructure items the developer is required to construct as a condition of subdivision approval to ensure that the construction meets municipal standards.^{viii} However, not all communities incur such expenses and for those that do the costs can vary considerably. In the three developments before us, the Waukesha County development was charged \$8,000 per lot for inspection fees. The Dane County development was charged \$1,382 per lot, and in Beaver Dam the inspection fee amount was \$1,500 per lot.

3. Infrastructure costs. Another cost that differs considerably between the three developments is the cost of infrastructure the municipalities require the developer to construct, such as water, sewer, and stormwater facilities. The difference in cost often, as here, reflects the amount and capacity of the piping, backfill requirements (i.e., gravel versus soil under the piping), and other engineering standards a community imposes. For example, the storm water costs differ significantly between the three developments. The total cost of storm water in the Waukesha County development was \$950,956. In Dane County, the storm water cost exceeded \$2 million. While in the Dodge County development the amount was substantially less at \$485,714.

Storm water costs per development rise or fall depending on the engineering standards a community imposes. For example, the number and location of stormwater inlet structures and subsequent piping and pipe sizes that municipalities require can add substantially to the developer's costs. While some communities will allow storm water to flow in swales and curb lines for long distances, others prohibit water from flowing in front of or behind more than two lots without needing it to be captured into a storm water structure and piping. Also, some municipalities require storm pipe to be installed on both sides of the road. In addition, some municipalities require drain tile be installed along the bottom of every curb.

Other infrastructure costs can vary significantly as well. Notice, for example, that in the Waukesha County development the developer was required to construct a sewer lift station at a cost of \$556,221 despite the community also imposing a sewer system impact fee that will be collected when building permits are pulled. Similarly, the developer in the Dane County development was required to build a booster station for water distribution at a cost of \$653,000. The Dodge County community imposed no such requirements on the developer.

Conclusion: Many cost factors influencing developer decision-making lie outside the control of local policymakers, but some are within the power of elected officials, planning professionals, and municipal engineers to control and therefore have implications for public policy. Minimum lot sizes and other zoning standards relating to the density of a particular development, inspection fees charged against the development, and various infrastructure requirements all add cost to a potential development and could be changed through policy.

A University of California Berkley study on the costs of building new housing explains it well:

“In many cases, the level at which [local] policies are set can make or break the financial feasibility of new housing development. While there may be reasonable motivations to put such policies in place, many policymakers are not aware of the tradeoffs. Without knowledge of how policy decisions affect development feasibility, policymakers run the risk of implementing requirements that are not well-calibrated to the broader real estate market. This can curtail the creation of badly-needed new housing supply, exacerbating the housing shortage.”^{ix}

WAUKESHA COUNTY EXAMPLE

DEVELOPMENT LINE ITEM BUDGET		TOTAL	PER LOT
Total Acreage:		80	
Number of Lots:		97	1.21
Land Cost:		4,000,000	41,367
Dev. Loan Interest		1,147,826	11,871
Closing Cost, Property Tax, Loan Fees, LOC		241,391	2,496
Land Planning, Due Diligence, and Legal		154,087	1,594
Land, Closing Cost, and Financing		5,543,304	57,327
Engineering Paid to Developer Engineer		285,009	2,947
Inspection Fees charged by Municipality		773,565	8,000
Engineering and Inspections		1,058,574	10,947
Grading and Erosion Control		2,249,043	23,259
Sanitary Distribution		1,648,522	17,049
Sanitary Laterals		386,783	4,000
Water Distribution		985,739	10,194
Water Laterals		280,417	2,900
Storm Sewer		950,957	9,835
Sidewalks		-	-
Cost of Curbs and Roads		1,067,922	11,044
On Site Infrastructure		7,569,383	78,280
Booster Station		556,522	5,755
Offsite Water Distribution		566,202	5,856
Highway Improvements		83,478	863
Off Site Infrastructure		1,206,202	12,474
Landscaping and Amenities		208,696	2,158
Electric, net of reimbursement		120,870	1,250
Gas, net of reimbursement		-	-
Sales Commissions at 3%		609,183	6,300
Other Costs		938,748	9,708
Total Costs		16,316,211	168,738
Retail Value at 20% Margin			210,922

DANE COUNTY EXAMPLE

DEVELOPMENT LINE ITEM BUDGET		TOTAL	PER LOT
Total Acreage:		80	
Number of Lots:		151	1.89
Land Cost:		4,000,000	26,471
Dev. Loan Interest		1,311,111	8,676
Closing Cost, Property Tax, Loan Fees, LOC		570,844	3,778
Land Planning, Due Diligence, and Legal		227,778	1,507
Land, Closing Cost, and Financing		6,109,733	40,432
Engineering Paid to Developer Engineer		375,556	2,485
Inspection Fees charged by Municipality		208,889	1,382
Engineering and Inspections		584,445	3,868
Grading and Erosion Control		2,557,778	16,926
Sanitary Distribution		1,622,222	10,735
Sanitary Laterals		577,778	3,824
Water Distribution		1,657,778	10,971
Water Laterals		133,333	882
Storm Sewer		2,082,222	13,779
Sidewalks		354,699	2,347
Cost of Curbs and Roads		1,982,634	13,120
On Site Infrastructure		8,631,111	57,118
Booster Station		653,333	4,324
Offsite Water Distribution		-	-
Highway Improvements		584,444	3,868
Off Site Infrastructure		1,237,778	8,191
Landscaping and Amenities		509,000	3,368
Electric, net of reimbursement		187,893	1,242
Gas, net of reimbursement		-	-
Sales Commissions at 3%		707,200	4,680
Other Costs		1,403,893	9,290
Total Costs		17,966,960	118,899
Retail Value at 20% Margin			148,624

DODGE COUNTY EXAMPLE

DEVELOPMENT LINE ITEM BUDGET		TOTAL	PER LOT
Total Acreage:		80	
Number of Lots:		171	2.14
Land Cost:		1,600,000	9,333
Dev. Loan Interest		571,429	3,333
Closing Cost, Property Tax, Loan Fees, LOC		208,571	1,217
Land Planning, Due Diligence, and Legal		208,571	1,217
Land, Closing Cost, and Financing		2,588,571	15,100
Engineering Paid to Developer Engineer		400,000	2,333
Inspection Fees charged by Municipality		257,143	1,500
Engineering and Inspections		657,143	3,833
Grading and Erosion Control		1,665,714	9,717
Sanitary Distribution		1,268,571	7,400
Sanitary Laterals		457,143	2,667
Water Distribution		1,197,143	6,983
Water Laterals		214,286	1,250
Storm Sewer		485,714	2,833
Sidewalks		-	-
Cost of Curbs and Roads		1,322,857	7,717
On Site Infrastructure		5,288,571	30,850
Booster Station		-	-
Offsite Water Distribution		-	-
Highway Improvements		171,429	1,000
Off Site Infrastructure		171,429	1,000
Landscaping and Amenities		114,286	667
Electric, net of reimbursement		208,571	1,217
Gas, net of reimbursement		-	-
Sales Commissions at 3%		345,714	2,040
Other Costs		672,571	3,923
Total Costs		9,378,286	54,707
Retail Value at 20% Margin			68,383

ⁱForward Analytics, *A Housing Hurdle: Demographics Drive Need for More Homes*; January 2023.

ⁱⁱ*The State of the Nation's Housing 2024*, Joint Center for Housing Studies, Harvard University.

ⁱⁱⁱIbid.

^{iv}Ibid.

^vNew York Times, *“Why Too Few Homes get Built in the U.S.”*, August 22, 2024.

^{vi}Ibid.

^{vii}*Housing Permitting Slows, Adding to Affordability Concerns*, Wisconsin Policy Forum, July 2024.

^{viii}Under Wis. Stat. § 66.0628(3), the rate charged to the developer for engineering inspection services may not exceed “the rate customarily paid for similar services by the political subdivision.”

^{ix}A TERNER CENTER for Housing Innovation REPORT, UC-Berkley - DECEMBER 2023 *Making It Pencil: The Math Behind Housing Development (2023 Update)*

Local government has spent years bending over backward to get more public engagement. We've expanded meetings, flooded social media with updates, hosted town halls, and created endless platforms for feedback. And yet, after all of that effort, participation is still abysmal, misinformation is still rampant, and the loudest voices still drive the conversation while the majority remains disengaged.

I am going to say what no one wants to say out loud: public engagement is broken.

We pretend that more meetings, more outreach, and more "listening sessions" will magically create a well-informed, engaged public. But that's not what's happening. Instead, we're empowering the same small group of activists, political opportunists, and professional complainers while failing to reach the people who actually make up the majority of our communities.

The people who show up to meetings aren't always representative of the people who live in the city. They're just the ones with the time, the loudest opinions, or the strongest personal agendas. Yet, cities still make decisions based on whoever shows up, terrified of bad press or public outrage, even if that outrage comes from the same ten people every week.

At some point, we have to ask, "Are we actually engaging the public, or are we just giving a megaphone to the loudest and most extreme voices?"

The problem isn't that people don't care about their communities. The problem is that public engagement has been hijacked by a process that rewards outrage, ignores expertise, and creates the illusion of representation while sidelining the silent majority.

We cannot run cities based on whoever yells the loudest. We cannot let misinformation dominate policy. We cannot keep acting as if every opinion is equally informed when some are based on reality and others are fueled by nonsense they saw on Facebook.

Engagement should be about educating as much as listening. It should be about ensuring that facts carry more weight than feelings. It should be about making space for real participation, not just creating a stage for those who thrive on outrage.

If local government doesn't fix this, we will continue to be held hostage by a vocal minority while the people who actually need us, the working families, the business owners, the residents who trust us to do our jobs, are left behind.

The goal of public engagement isn't to validate the loudest voices. It's to govern effectively.

hashtag#LocalGovernmentLeadership hashtag#PublicEngagementFail
hashtag#LeadWithCourage hashtag#StopTheNoise hashtag#PublicAdministration
hashtag#CityManagement hashtag#FactsOverFeelings
hashtag#GovernanceOverGrandstanding hashtag#PublicServiceMatters
hashtag#NoMoreEchoChambers hashtag#TruthOverOutrage hashtag#LocalGovernment