



**Regular Village Board Meeting Agenda**  
**Tuesday, July 21, 2026**

**The Regular Village Board Meeting will start immediately following the  
adjournment of the Special Village Board Meeting which begins at 5:00 PM**

Village Hall, 235 Hickory Street, Pewaukee, WI 53072

**To view the meeting live:**

<https://www.youtube.com/watch?v=fW93lSsHgdM>

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call.
2. Public Hearings/Presentations:
  - a. Presentation of the 2025 Village audit results by Baker Tilly.
  - b. Public hearing on Ordinance 2026-07: An Ordinance to Amend the Official Zoning Map of the Village of Pewaukee to Assign the Zoning of PWV 0925-998-001 to IPS Institutional and Public Service District.
3. Approval of Minutes of Previous Meeting.
  - a. Minutes from the June 16, 2026, Regular Village Board Meeting.
  - b. Minutes from the June 22, 2026 Special Village Board Meeting.
4. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker, with time being indicated by an audible alarm. When the alarm sounds, speakers are asked to conclude their comments. Speakers are asked to use the podium and state their name and address.*
5. Ordinances
  - a. Ordinance 2026-07: An Ordinance to Amend the Official Zoning Map of the Village of Pewaukee to Assign the Zoning of PWV 0925-998-001 to IPS Institutional and Public Service District.
6. Resolutions – None.
7. Old Business – None.
8. New Business
  - a. Review, discussion and possible action on a proposal from Ruckert-Mielke to write a Facilities Plan for Lift Station #1.
  - b. Review, discussion and possible action on Change Order #1 from DF Tomasini Contractors for a 2026 Street and Utility Project.
  - c. Review, discussion and possible action on Change Order #2 from DF Tomasini Contractors for a 2026 Street and Utility Project.
  - d. Review, discussion and possible action on Change Order #3 from DF Tomasini Contractors for a 2026 Street and Utility Project.
  - e. Review, discussion and possible action on Village regulation and enforcement of e-bike and electric scooter use.
  - f. Review, discussion and possible action on Alcohol Beverage License Approvals 2026-2027.
  - g. Review, discussion and possible action to confirm committee appointments by the Village President:
    - a. Public Works and Safety Committee – 1 Citizen Member (3-year term); Andy Sisler
    - b. Joint Parks and Recreation Board – 1 Citizen Member (3-year term); Teri Morse.
  - h. Review, discussion and possible action on a quarterly financial report to the Board.
  - i. Review, discussion and possible action the invoices and checks from June, 2026.
  - j. Review and discussion to recap community events on the weekend of July 3/July 4.
  - k. Review, discussion and possible action on a land license agreement with Soo Line Railroad Company D/B/A Canadian Pacific Kansas City for land adjacent to Kopmeier Drive.
  - l. Review, discussion and possible action on a letter of support from the Village for Amtrack to operate a temporary passenger train station in the Village of Pewaukee.
  - m. The Village Board of the Village of Pewaukee will enter into closed session pursuant to Wis. Statute Section 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding a land license agreement with Soo Line Railroad Company D/B/A Canadian Pacific Kansas City for land adjacent to Kopmeier

Drive and a letter of support from the Village for Amtrack to operate a temporary passenger train station in the Village of Pewaukee. After conclusion of any closed session, the Village Board will reconvene in open session pursuant to Wis. Statute Section 19.85(2) for possible additional review, discussion and action concerning these agenda items and to address the remaining meeting agenda.

9. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker, with time being indicated by an audible alarm. When the alarm sounds, speakers are asked to conclude their comments. Speakers are asked to use the podium and state their name and address.*

10. Adjournment.

Note: Notice is hereby given that a quorum of a Village Committee and/or Commission may be present at the Village Board meeting, and if so, this meeting shall be considered an informational meeting of that Committee or Commission and no formal action of that Committee or Commission shall occur. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Posted July 17<sup>th</sup>, 2026



# Village of Pewaukee

## Financial highlights

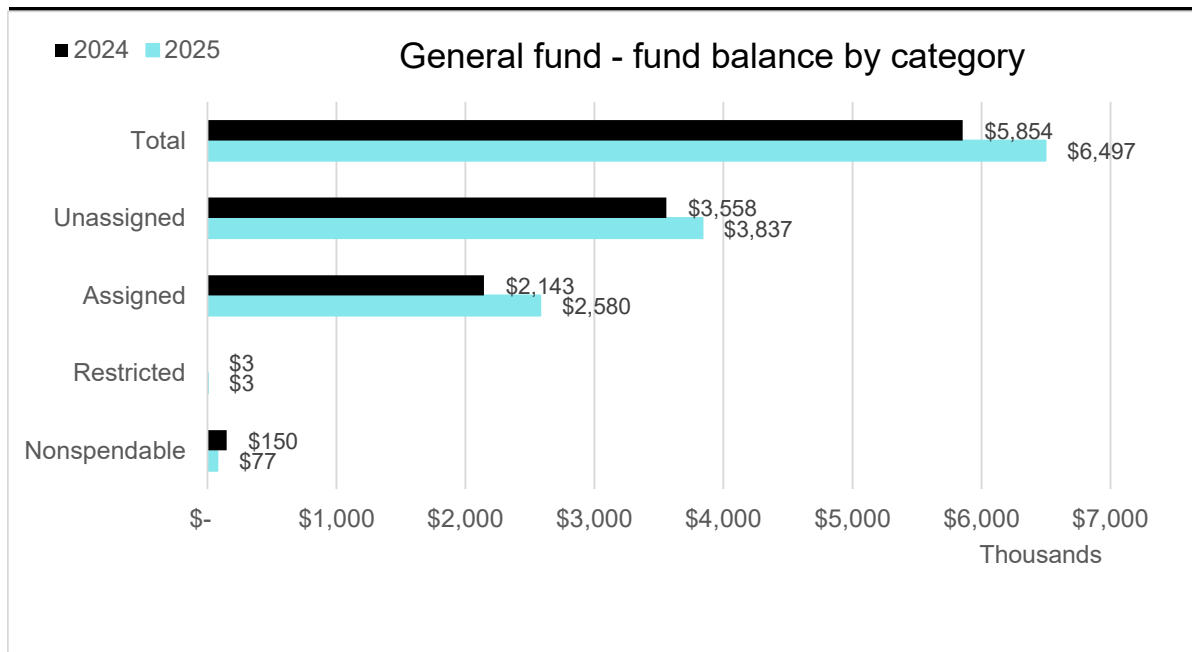
June 16, 2026

### Client service team

John Rader, Managing Director, CPA  
Leah Gaffney, Senior Manager, CPA

## Village of Pewaukee

### General fund results



### Summarized income statement

|                                       | Actual            | Final budget      | Variance          |
|---------------------------------------|-------------------|-------------------|-------------------|
| Revenues and other financing sources  | \$ 10,097,647     | \$ 9,068,036      | \$ 1,029,611      |
| Expenditures and other financing uses | 9,454,563         | 8,893,347         | (561,216)         |
| Net change in fund balance            | <u>\$ 643,084</u> | <u>\$ 174,689</u> | <u>\$ 468,395</u> |

### Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

Unassigned - residual amounts that have not been classified within other categories above.



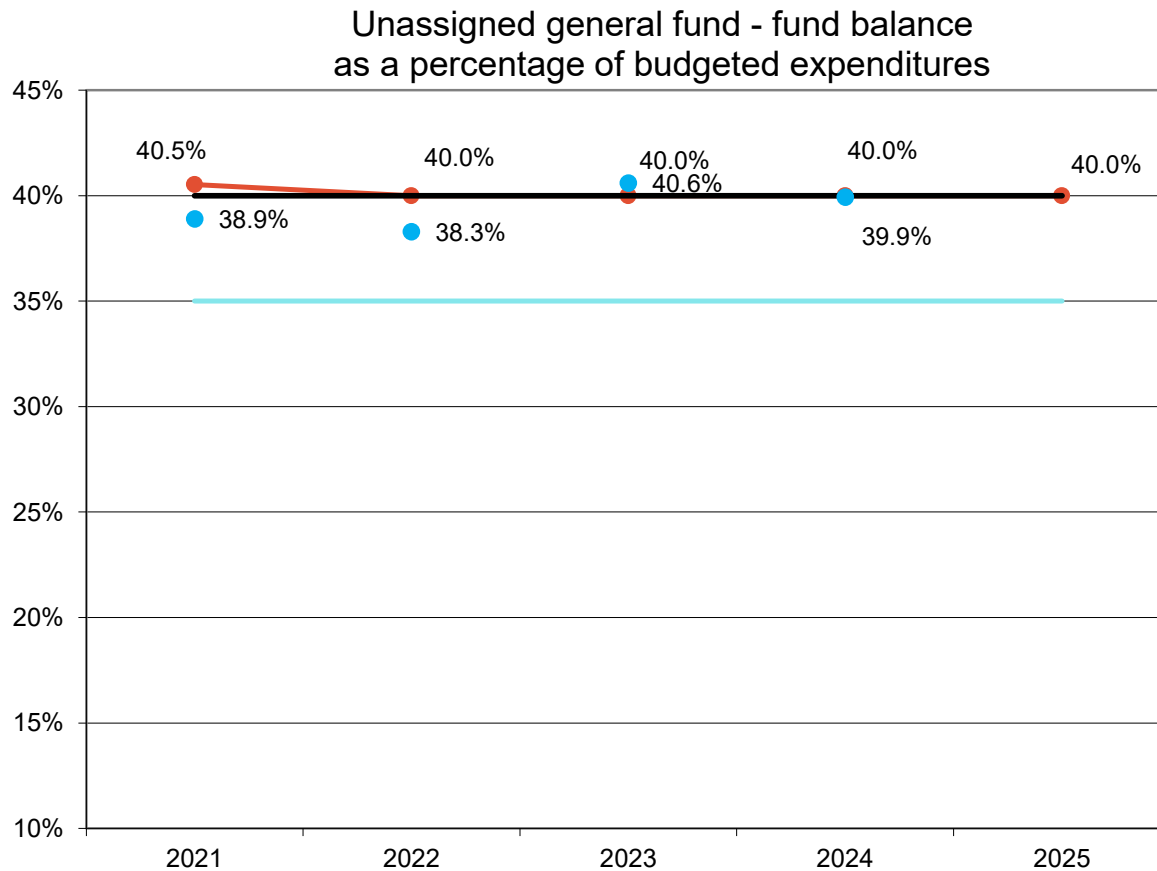
## Village of Pewaukee

### General fund - fund balance trends

#### Fund balance policy:

A minimum of 35% of the ensuing year's budgeted general fund expenditures, with a targeted maximum of 40%. Any amount over 40% may be assigned for future capital projects and infrastructure needs.

—●— General Fund Actual    — Policy minimum    — Policy maximum    ● Reference - Median



#### Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population range of under 10,000.

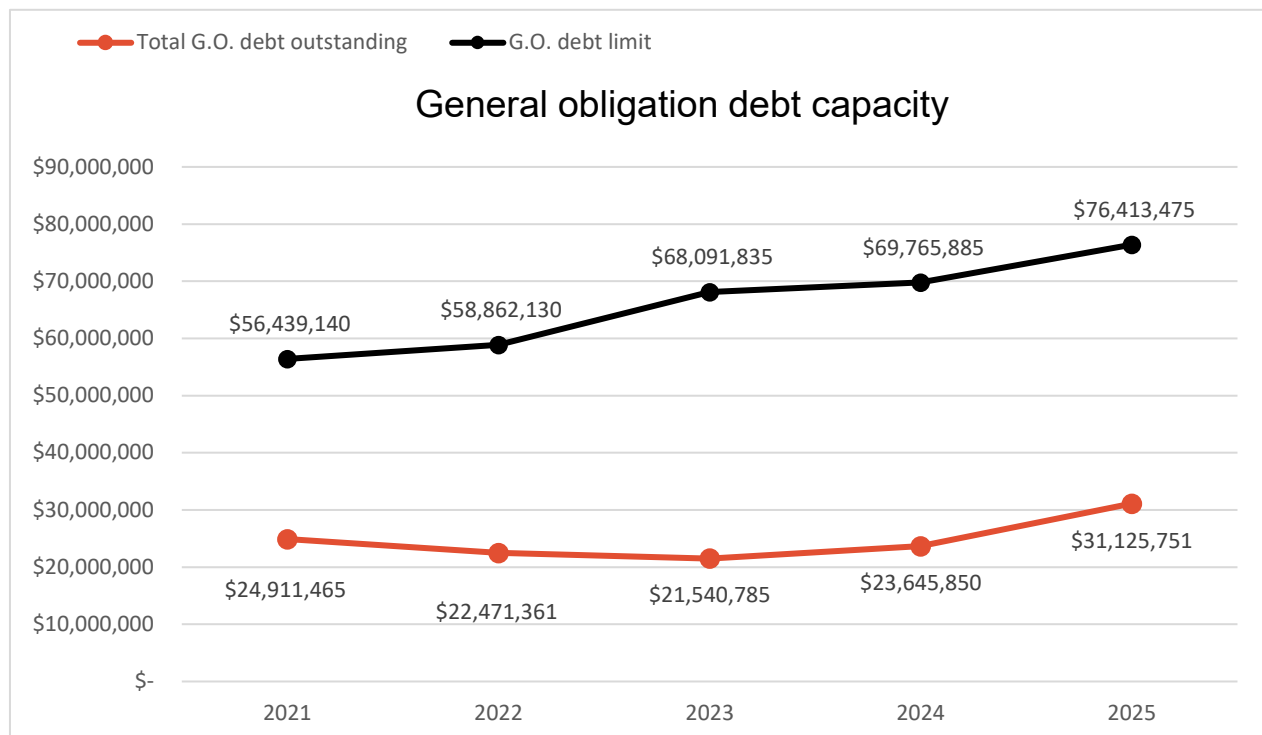
## Village of Pewaukee

### General obligation debt

#### Debt management policy:

The village intends to keep outstanding GO debt to within 40% of the statutory limitations. Total annual debt service for governmental fund GO debt will not exceed 25% of the village's total levy.

Actual percentage of debt limit at 12/31/25: **41%**



#### Total debt outstanding by type at 12/31/2025

|                      | General obligation   | Comp abs          | Total                |
|----------------------|----------------------|-------------------|----------------------|
| Village              | \$ 15,274,261        | \$ 97,893         | \$ 15,372,154        |
| Utilities and Laimon | 12,086,322           | 11,662            | 12,097,984           |
| TIF                  | 3,765,168            | -                 | 3,765,168            |
| <b>Total</b>         | <b>\$ 31,125,751</b> | <b>\$ 109,555</b> | <b>\$ 31,235,306</b> |

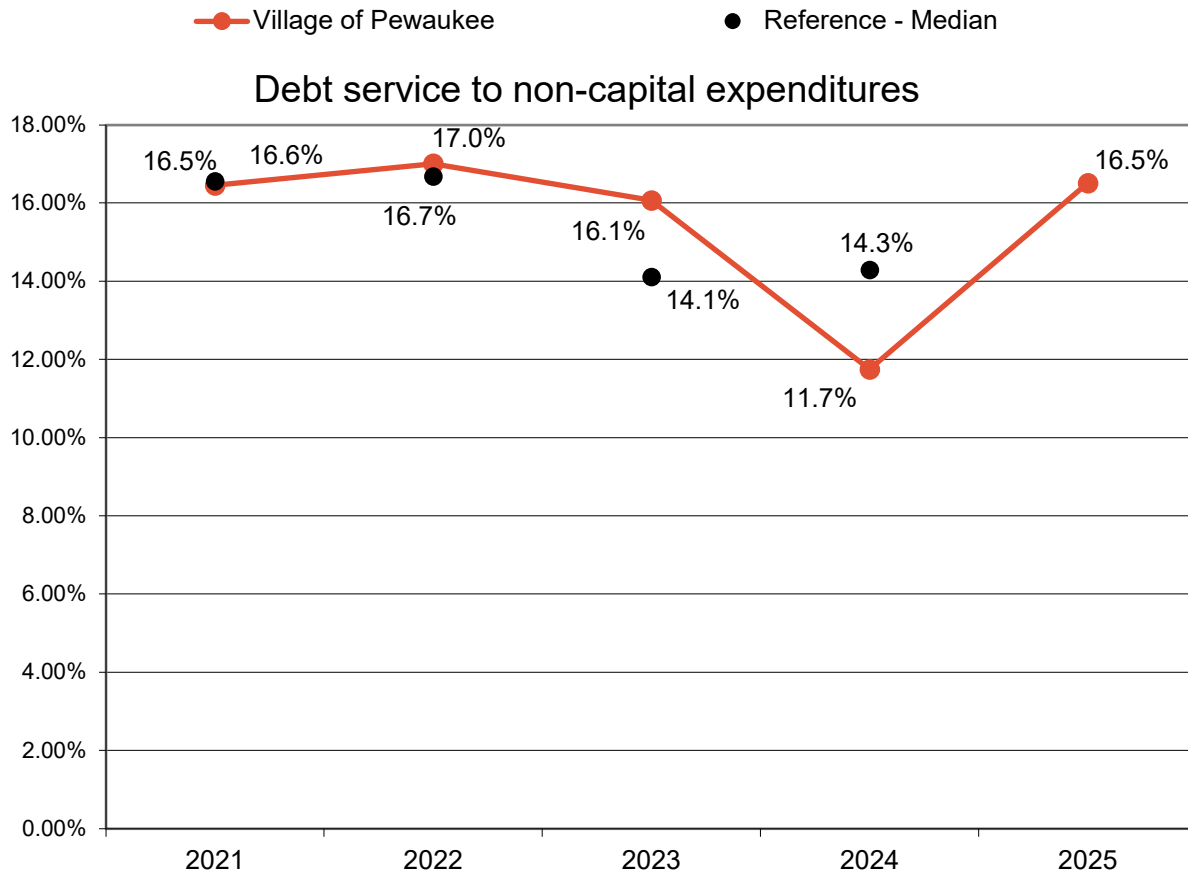
Comparative metrics available online through the Wisconsin Policy Forum.

<https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/>

Select "Debt" -- options for custom comparisons or comparisons by county

## Village of Pewaukee

### Governmental funds - debt service



### Current and prior year data

|             | 2025                | 2024                |
|-------------|---------------------|---------------------|
| Principal * | \$ 1,479,380        | \$ 938,228          |
| Interest    | 639,028             | 445,899             |
| Total       | <u>\$ 2,118,408</u> | <u>\$ 1,384,127</u> |

|                          |                      |                      |
|--------------------------|----------------------|----------------------|
| Non-capital expenditures | <u>\$ 12,830,797</u> | <u>\$ 11,780,127</u> |
|--------------------------|----------------------|----------------------|

\*-Excludes refunding amounts for 2025

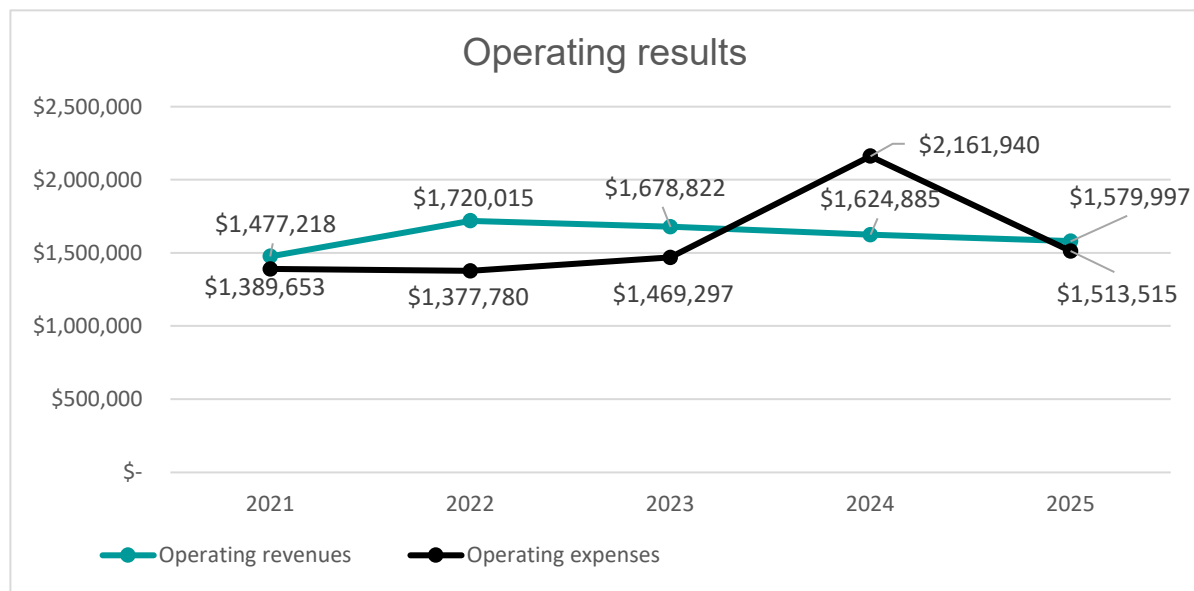
### Other reference values

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population range of under 10,000.



## Village of Pewaukee Water Utility Results

|                           | Current Year | Prior Year |
|---------------------------|--------------|------------|
| Actual Rate of Return     | 2.73%        | -5.84%     |
| Authorized Rate of Return | 4.90%        | 4.90%      |



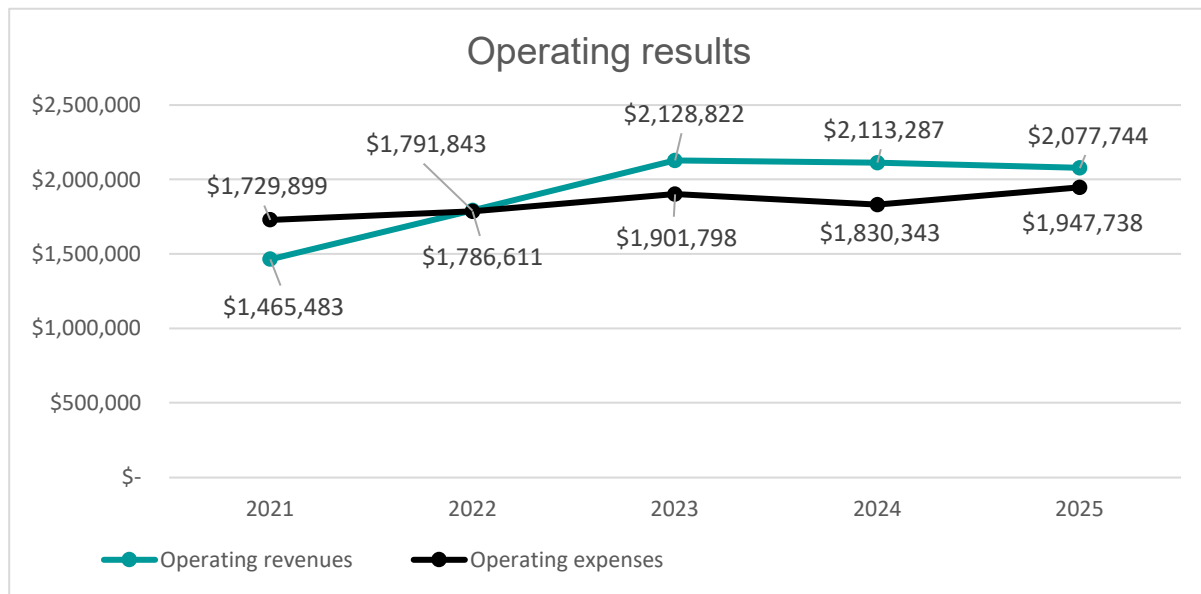
## Unrestricted Reserves

|                  | 2021         | 2022         | 2023         | 2024         | 2025         |
|------------------|--------------|--------------|--------------|--------------|--------------|
| Year end balance | \$ 1,907,994 | \$ 1,377,866 | \$ 1,868,643 | \$ 1,704,857 | \$ 1,210,720 |
| Months on hand   | 15.50        | 9.61         | 13.36        | 12.59        | 9.20         |

## Investment in Capital



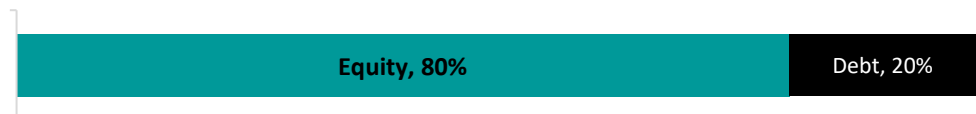
## Village of Pewaukee Sewer Utility Results



## Unrestricted Reserves

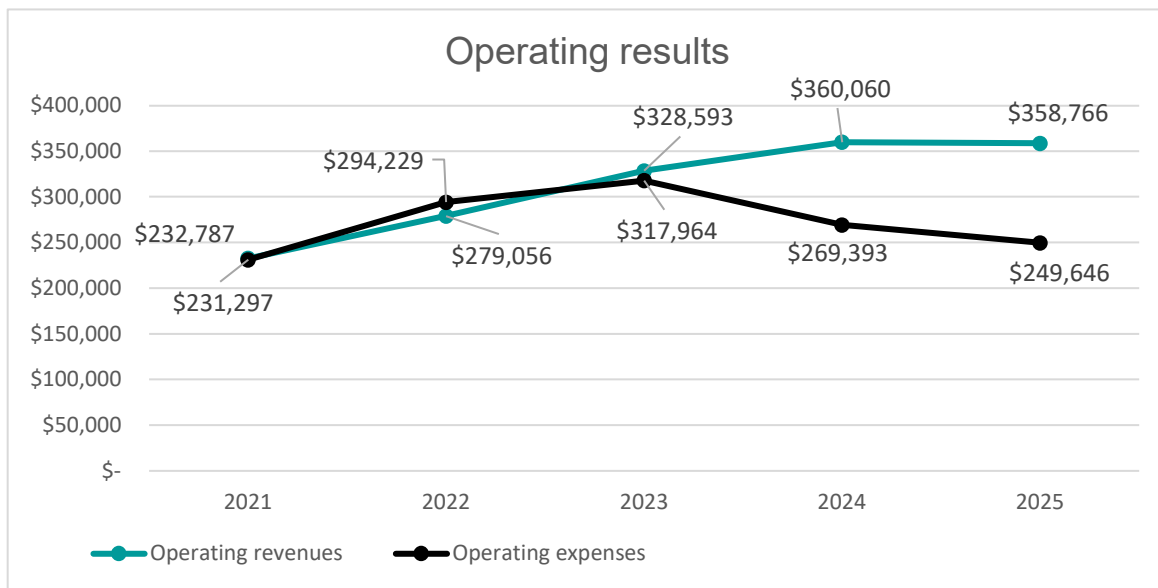
|                  | 2021         | 2022         | 2023         | 2024         | 2025         |
|------------------|--------------|--------------|--------------|--------------|--------------|
| Year end balance | \$ 5,309,650 | \$ 3,443,314 | \$ 2,937,361 | \$ 2,648,004 | \$ 3,186,543 |
| Months on hand   | 43.48        | 23.06        | 16.56        | 15.04        | 18.40        |

## Investment in Capital





## Village of Pewaukee Stormwater Utility Results



## Unrestricted Reserves

|                  | 2021      | 2022 | 2023      | 2024       | 2025       |
|------------------|-----------|------|-----------|------------|------------|
| Year end balance | \$ 98,814 | \$ - | \$ 40,340 | \$ 169,377 | \$ 296,386 |
| Months on hand   | 5.09      | 0.00 | 1.47      | 5.64       | 9.91       |

## Investment in Capital



# Laimon Fund

## 2025 FINANCIAL STATEMENT HIGHLIGHTS

|                                  | <u>2023</u>         | <u>2024</u>         | change | <u>2025</u>         | change |
|----------------------------------|---------------------|---------------------|--------|---------------------|--------|
| <b>Assets</b>                    |                     |                     |        |                     |        |
| Current Assets                   | \$ 350,230          | \$ 412,059          |        | \$ 510,245          |        |
| Noncurrent Assets                | <u>1,333,439</u>    | <u>1,397,639</u>    |        | <u>1,392,852</u>    |        |
| Total Assets                     | <u>1,683,669</u>    | <u>1,809,698</u>    | 7%     | <u>1,903,097</u>    | 5%     |
| <b>Liabilities</b>               |                     |                     |        |                     |        |
| Current Liabilities              | 73,749              | 76,597              |        | 140,636             |        |
| Noncurrent Liabilities           | <u>355,543</u>      | <u>328,832</u>      |        | <u>301,120</u>      |        |
| Total Liabilities                | <u>429,292</u>      | <u>405,429</u>      | -6%    | <u>441,756</u>      | 9%     |
| <b>Net Position</b>              |                     |                     |        |                     |        |
| Net Investment in Capital Assets | 952,189             | 945,322             |        | 1,008,307           |        |
| Unrestricted Net Position        | <u>292,449</u>      | <u>324,085</u>      |        | <u>356,259</u>      |        |
| Total Net Position               | <u>\$ 1,244,638</u> | <u>\$ 1,269,407</u> | 2%     | <u>\$ 1,364,566</u> | 7%     |
| <b>Income Statement</b>          |                     |                     |        |                     |        |
|                                  | <u>2022</u>         | <u>2023</u>         | change | <u>2024</u>         | change |
| Operating Revenue                | \$ 219,415          | \$ 245,437          |        | \$ 194,337          |        |
| Operating Expense                | <u>118,896</u>      | <u>216,569</u>      |        | <u>105,110</u>      |        |
| Operating Income                 | <u>100,519</u>      | <u>28,868</u>       | -71%   | <u>89,227</u>       | 209%   |
| Nonoperating Revs & (Exps)       | (11,604)            | (4,099)             |        | 5,932               |        |
| Change in Net Position           | <u>\$ 88,915</u>    | <u>\$ 24,769</u>    |        | <u>\$ 95,159</u>    |        |

# **Reporting and insights from the 2025 audit:**

**Village of Pewaukee**

**December 31, 2025**



# Executive summary

May 29, 2026

To the Village Board of  
Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072-3592

We have completed our audit of the financial statements of the Village of Pewaukee (the Village) for the year ended December 31, 2025, and have issued our report thereon dated May 29, 2026. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

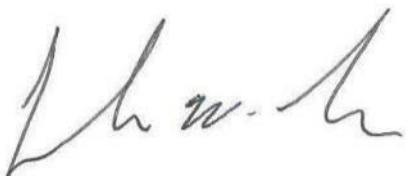
Additionally, we have included information on key risk areas Village of Pewaukee should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- John Rader, Managing Director: [john.rader@bakertilly.com](mailto:john.rader@bakertilly.com) or +1 (608) 240 2431
- Leah Gaffney, Senior Manager: [leah.gaffney@bakertilly.com](mailto:leah.gaffney@bakertilly.com) or +1 (608) 240 2346

Sincerely,

Baker Tilly US, LLP

A handwritten signature in dark ink, appearing to read "John W. Rader". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John W. Rader, Managing Director, CPA

THIS COMMUNICATION IS INTENDED SOLELY FOR THE INFORMATION AND USE OF THOSE CHARGED WITH GOVERNANCE, AND, IF APPROPRIATE, MANAGEMENT, AND IS NOT INTENDED TO BE AND SHOULD NOT BE USED BY ANYONE OTHER THAN THESE SPECIFIED PARTIES.

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# Responsibilities

## Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of those charged with governance:
  - Are free from material misstatement
  - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or those charged with governance of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of those charged with governance, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

# Audit status

## Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

# Audit approach and results

## Planned scope and timing

### Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards
- Areas of complexity including Tax Incremental Financing districts and debt refundings

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

## Key areas of focus and significant findings

### Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditors' professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

| Significant risk areas                    | Testing approach                                                                                                                                                          | Conclusion                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Management override of controls           | Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise                                      | Procedures identified provided sufficient evidence for our audit opinion |
| Improper revenue recognition due to fraud | Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables | Procedures identified provided sufficient evidence for our audit opinion |

### Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

| Other areas of emphasis                 |                                            |                                              |
|-----------------------------------------|--------------------------------------------|----------------------------------------------|
| Cash                                    | Revenues and receivables, including leases | General disbursements                        |
| Payroll                                 | Pension liability                          | Long-term debt                               |
| Capital assets including infrastructure | Net position and fund balance calculations | Financial reporting and required disclosures |

## Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- **Financial statement close process**

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered material weakness surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports.

Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

## Other comments and recommendations

### Current Year Points

- **Restricted Funds Held for Library**

Beginning in 2006, efforts to raise funds for the construction of the Pewaukee Public Library were led by the Library Foundation. Over the next several years, a total of \$90,000 was raised and turned over to the Village to be applied towards the construction of the library. In addition, \$156,711 has been available from unspent bond proceeds on the debt issued for the Library, for a total of \$246,711. Each year this was reported in the Village's financials and communicated to management. Based upon the activity in the Village's debt service fund, it does not appear that these funds were applied towards the final payment on the Library debt in 2025. We recommend the Village consider how these unspent and restricted funds are to be used for the library building.

- **Ambulance and Recreation Fees**

During 2024, the company utilized by both the City and Village of Pewaukee for EMS services was acquired by another provider. During this transition, it was difficult to obtain reports from the new provider resulting in lower and ceased payments to the Village until the reporting issues could be resolved. During 2025, collections appear to be comparable by month when compared to 2023. However, 2024 collections are still below what we would have anticipated, and it appears that amounts still may not have been paid to the Village for 2024 EMS services.

In addition, the City of Pewaukee pays the Village for recreation fees collected. These have approximated \$150,000 per year actual, and this is also the amount the Village budgeted in 2025. During the course of the audit, we noted that the Village had not received any recreation fees from the City in 2025 as the revenue account was \$0. As a result, the Village reached out to the City and determined that \$140,140 was owed to the Village for recreation fees. We have recorded an audit adjustment to report a receivable for this as well as the related revenue.

We recommend the Village develop the necessary controls to ensure all fees collected by the City and owed to the Village are paid in full and in a timely manner.

- **Compensatory Time**

We noted during our audit that compensatory time is being accrued for exempt employees. Section 205 of the Village's Employee Handbook specifically disallows exempt employees from accruing compensatory time or overtime. We recommend the Village adhere to their policy or consider amending it based upon an updated policy decision.

- **Fund Balance Assignments**

The Village accounts for funds held within their general fund for specific purposes such as the joint pistol range, police donations, Koepp Park maintenance, and various equipment amounts. For the last several years, the Village has stopped tracking activity and adjusting these accounts to reflect collections and spending for each one of them. Through the audit process, we have attempted to adjust them based on what we can determine from the general ledger. We recommend the Village develop a process to track this activity during the year and make the appropriate adjustments.

## Prior Year Point

- **Decentralized Cash Collections**

Many governments collect cash at numerous decentralized locations that are separate from the primary system of accounting procedures and controls. The opportunity for theft is often higher at those locations because one person is frequently involved in most, if not all, aspects of a transaction (i.e., lack of segregation of duties).

Examples in your government that fit this situation include the municipal court, the library and the marina.

Management is responsible for designing and implementing controls and procedures to detect and prevent fraud. As a result, we recommend that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment. Reviewing the adequacy of the controls is a responsibility of the governing body.

Below are example procedures and controls to help mitigate the risk of loss at decentralized cash collection points:

- Implement a centralized receipting process with adequate segregation of duties
- For cash collections, ensure pre-numbered receipts are being used and all receipts in the sequence are being reviewed by someone other than the person receipting the cash and receipts tie to deposits
- Perform surprise procedures at decentralized locations (cash counts, walkthrough of processes, etc.)
- Require regular cash deposits to minimize collection on hand
- Limit the number of separate bank accounts
- Segregate duties as much as possible – the person receipting cash should be separate from the person preparing deposits and the person reconciling bank accounts should be separate from the cash collection activity
- Perform a month-to-month or year-to-year comparisons to look for unusual changes in collections
- If collecting from a drop box site, consider sending two people to collect the funds, especially during peak times

As always, the cost of controls and staffing must be weighed against the benefits of safeguarding your assets.

# Required communications

## Qualitative aspect of accounting practices

- Accounting policies: Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Village are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing accounting policies was not changed during 2025. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- Accounting estimates: Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

| Estimate                                                      | Management's process to determine                                          | Baker Tilly's conclusions regarding reasonableness            |
|---------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------|
| Shared services with the City of Pewaukee for fire and rescue | Evaluation is based on budgetary estimates utilizing prior year actuals    | Reasonable in relation to the financial statements as a whole |
| Net pension liability and related deferrals                   | Evaluation of information provided by the Wisconsin Retirement System      | Reasonable in relation to the financial statements as a whole |
| Depreciation                                                  | Evaluate estimated useful life of the asset and original acquisition value | Reasonable in relation to the financial statements as a whole |

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates noted above.

- Financial statement disclosures: The disclosures in the financial statements are neutral, consistent and clear.

## Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

## Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.



## **Disagreements with management**

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the basic financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

## **Audit report**

There have been no departures from the auditors' standard report.

## **Audit consultations outside the engagement team**

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

## **Uncorrected misstatements and corrected misstatements**

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial, and to communicate accumulated misstatements to management. The schedule within the attachments summarizes the uncorrected misstatements, other than those that are clearly trivial, that we presented to management and the material corrected misstatements that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the uncorrected misstatements and corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Management has determined that the effects of the uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the basic financial statements under audit.

## **Other audit findings or issues**

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

## **Other information in documents containing audited basic financial statements**

### *Official statements*

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepared documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditors' acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

### **Management's consultations with other accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

### **Written communications between management and Baker Tilly**

The attachments include copies of other material written communications, including a copy of the management representation letter.

### **Compliance with laws and regulations**

We did not identify any non-compliance with laws and regulations during our audit.

### **Fraud**

We did not identify any known or suspected fraud during our audit.

### **Going concern**

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditors' report. No such matters or conditions have come to our attention during our engagement.

### **Independence**

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

### **Related parties**

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

## Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

## Nonattest services

The following nonattest services were provided by Baker Tilly:

- Financial statement preparation
- Adjusting journal entries
- Bookkeeping assistance
- Compiled regulatory reports
- Compiled TIF reports
- Utility rate study

In addition, as part of the financial statement preparation we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

# Village Board resources

Our business is to know every aspect of yours and to maintain a constant lookout for what's next. We invite you to learn about some of the trending challenges and opportunities for public sector organizations like yours and how Baker Tilly can help.

To explore more trending topics and regulatory updates, visit our resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.



## Capital project oversight

Public sector capital projects face increasing pressure from cost escalation, supply chain disruption, regulatory complexity and heightened scrutiny around transparency and accountability. Strong planning, governance and controls are critical across the full project life cycle, from feasibility and funding strategy through execution and closeout.

Independent oversight helps chart a clear course from planning to delivery. Our teams work alongside leadership to strengthen governance, establish financial and contractual controls, align funding with project goals, and monitor performance throughout execution, helping projects stay on schedule, within budget, and aligned with community priorities.



## Succession planning

An aging workforce, rising retirement rates, and competition for specialized talent make succession planning a fiscal and operational a priority for public sector organizations.

By identifying critical roles, assessing workforce risk, building internal talent pipelines, and integrating succession planning with broader workforce strategies, Baker Tilly helps organizations preserve institutional knowledge and maintain continuity, today, and into the future.

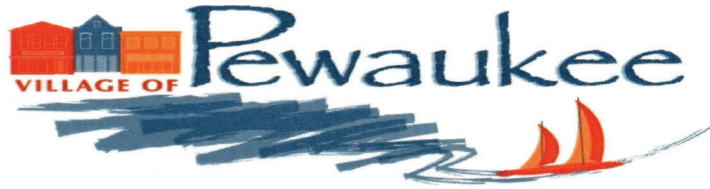


## Economic development

Successful economic development depends on disciplined planning, sound financial analysis and coordinated execution. Public sector leaders must balance incentives, infrastructure investment, funding opportunities and stakeholder priorities while maintaining fiscal responsibility.

Baker Tilly's supports local governments with strategic and financial planning, incentive structuring and negotiation, tax increment financing administration, project financing, grant strategy, and economic and fiscal impact analysis. This integrated approach helps leaders move from vision to action, strengthening communities and advancing sustainable, long-term growth.

# Management representation letter



May 29, 2026

Baker Tilly US, LLP  
4807 Innovate Ln  
PO Box 7398  
Madison, WI 53707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Pewaukee as of December 31, 2025 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Pewaukee and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

#### **Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 10, 2021, including our responsibility for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America U.S. GAAP.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with accounting principles generally accepted in the United States of America U.S. GAAP.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with accounting principles generally accepted in the United States of America.
- 10) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

#### **Information Provided**

- 11) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
  - b) Additional information that you have requested from us for the purpose of the audit.
  - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
  - d) Minutes of the meetings of Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - a) Management,
  - b) Employees who have significant roles in internal control, or
  - c) Others where the fraud could have a material effect on the financial statements.

- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 15) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 16) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

#### Other

- 17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 18) We have a process to track the status of audit findings and recommendations.
- 19) We have identified to you any previous financial audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 21) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for our report.
- 22) The Village of Pewaukee has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.
- 23) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 24) There are no:
  - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
  - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.
  - c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
  - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.



- e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.
- 25) As part of your audit, you assisted with the preparation of the financial statements. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements.
- 26) We have made all management decisions and performed all management functions in relation to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, as identified in the engagement letter or an addendum to the engagement letter. We have designated Colin Palm, Village Treasurer, an employee with suitable skill, knowledge, and/or experience to oversee the services received. Furthermore, we have established and maintained internal controls, including monitoring activities related to the nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, and we have evaluated and accept responsibility for the adequacy and results of the nonattest services received.

The nonattest services provided by Baker Tilly US, LLP or Baker Tilly Advisory Group, LP, are listed below.

- a) Financial statement preparation
- b) Adjusting journal entries
- c) Compiled TIF financial statements
- d) Compiled regulatory reports
- e) Utility rate consulting
- f) Bookkeeping assistance

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

- 27) The Village of Pewaukee has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Village of Pewaukee has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 29) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if any.
- 30) The financial statements properly classify all funds and activities.
- 31) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

- 32) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 33) The Village of Pewaukee has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.
- 34) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 36) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 38) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 39) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 40) Tax-exempt bonds issued have retained their tax-exempt status.
- 41) We have appropriately disclosed the Village of Pewaukee's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 42) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 43) With respect to the supplementary information, (SI):
  - a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.



- 44) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 45) We have evaluated and considered all potential tax abatements and believe all material tax abatements have been properly reported and disclosed.
- 46) We have reviewed our long-term debt agreements and believe that all terms related to significant events of default with finance-related consequences, termination events with finance-related consequences and subjective acceleration clauses have been properly identified and disclosed.
- 47) We have identified any leases, subscription-based information technology agreements or other contracts that are required to be reported as leases or subscription obligations and are in agreement with the key assumptions used in the measurement of any lease/subscription related assets, liabilities or deferred inflows of resources.
- 48) We have evaluated our ongoing operations and determined there are no concentrations or constraints meeting the requirements for disclosure under GASB Statement No. 102.
- 49) The auditing standards define an annual report as "a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity's operations and the financial results and financial position as set out in the financial statements." Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditors' report thereon. We confirm that we do not prepare and have no plans to prepare an annual report.
- 50) We have evaluated our GASB 75 OPEB liability and related deferrals and determined that they are not material to the financial statements.

Sincerely,

Village of Pewaukee

Signed: \_\_\_\_\_



Signed: \_\_\_\_\_



# Client service team



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# Accounting changes relevant to Village of Pewaukee

## Future accounting standards update

| GASB statement number | Description                            | Potentially impacts you | Effective date |
|-----------------------|----------------------------------------|-------------------------|----------------|
| 103                   | Financial reporting model improvements | ✓                       | 12/31/26       |
| 104                   | Disclosure of certain capital assets   | ✓                       | 12/31/26       |
| 105                   | Subsequent Events                      | ✓                       | 12/31/27       |

Further information on upcoming [GASB pronouncements](#).

## Changes to the financial reporting model

GASB Statement 103, *Financial Reporting Model Improvements*, builds on Statement 34 by providing key targeted improvements to the financial reporting model. Its requirements are designed to:

- Enhance the effectiveness of governmental financial reports in providing information essential for decision making and assessing a government's accountability, and
- Address certain application issues.

The targeted improvements contained in Statement 103 establish or modify existing accounting and financial reporting requirements related to:

- Management's discussion and analysis - While the overall requirements do not substantially change management's discussion and analysis, the modifications are meant to improve the analysis included in this section and provide details about the items that should be discussed as currently known facts, decisions, or conditions expected to have a significant financial effect in the subsequent period.
- Unusual or infrequent items (previously known as extraordinary and special items) - The new statement simplifies GASB literature by eliminating the separate presentation of extraordinary and special items. Under the requirement of Statement 103, applicable items will either be identified as unusual or infrequent, or both.
- Presentation of the proprietary fund statement of revenues, expenses and changes in fund net position - The changes are designed to improve consistency around the classification of items in these statements by better defining what should be included in operating revenues and expenses and nonoperating revenues and expenses including, for example, the addition of subsidies received or provided as a new category of nonoperating revenues and expenses.
- Major component unit information, and budgetary comparison information - Statement 103 is designed to improve the consistency of the reporting of major component unit information and budgetary comparison information by specifying required placement of that information.

## Revisions to disclosures for certain capital assets

Governments are required to provide information on capital assets in the footnotes to the financial statements as outlined in GASB Statement No. 34. Recent standards have impacted the accounting and reporting for capital assets and as a result GASB issued Statement No. 104, *Disclosure of Certain Capital Assets* to provide enhanced disclosures for certain capital assets, including:

- (a) Lease assets reported under Statement No. 87, intangible right-to-use assets reported under Statement No. 94 and subscription assets reported under Statement No. 96 should all be disclosed separately, and by major class of underlying asset. In addition, if there are any other intangible assets reported they should also be disclosed separately.
- (b) Capital assets that are held for sale should have the ending balance with separate disclosure for historical cost and related accumulated depreciation as well as any outstanding debt for which the asset is pledged as collateral disclosed by major class of asset. Assets held for sale are defined as those for which the government has decided to pursue the sale, and it is probable that the sale will be finalized within one year of the financial statement date.

While these changes are focused on footnote disclosures it is important to plan ahead to ensure the required information is available for implementation.

## Updated guidance for the financial reporting of subsequent events

GASB Statement No. 105, *Subsequent Events*, which supersedes GASB Statement No. 56, is intended to enhance consistency in the application of requirements for subsequent events.

The Statement defines subsequent events as transactions or other events that occur after year end but before the date the financial statements are available to be issued. The date the financial statements are available to be issued is the date at which (a) the financial statements are complete in a form and format that complies with generally accepted accounting principles (GAAP) and (b) approvals necessary for issuance have been obtained, or typically the opinion date. The definition of subsequent events in this Statement modifies the subsequent events time frame throughout the GASB literature.

The Statement also clarifies:

- The different types of subsequent events (recognized and nonrecognized events)
- When note disclosures are required
- The information that should be included in those note disclosures

# Uncorrected misstatements

- The allocation of insurance expense to the water utility was not corrected in the current year; therefore, the assets and net position were overstated and the current expenses were understated by \$13,581.

# Material corrected misstatements

| Description                                                             | Opinion unit                                 | Amount       |
|-------------------------------------------------------------------------|----------------------------------------------|--------------|
| To adjust debt payable account for principal paid                       | Sewer Utility                                | \$ 2,680,000 |
| To reverse duplicate transfer for LGIP                                  | General Fund                                 | 6,717,310    |
| To record current year lease activity                                   | Water Utility, Laimon Enterprise Fund        | 133,338      |
| To record grant revenue                                                 | Capital Projects Fund                        | 119,260      |
| To adjust principal and interest to amortization table                  | Laimon Enterprise fund                       | 26,711       |
| To record capital asset activity, including depreciation expense        | Sewer Utility                                | 1,138,508    |
| To record capital asset activity, including depreciation expense        | Water Utility                                | 4,679,538    |
| To adjust debt payable accounts for principal paid                      | Water Utility                                | 639,980      |
| To record capital asset activity, including depreciation expense        | Laimon Enterprise Fund                       | 87,656       |
| To accrue Q4 utility revenues                                           | Water, Stormwater, and Sewer Utility         | 832,437      |
| To adjust accrued interest payable                                      | Water, Stormwater, and Sewer Utility, Laimon | 319,747      |
| To record annual amortization for wastewater treatment plant            | Sewer Utility                                | 230,368      |
| To record transfer between LGIP account                                 | General and Laimon                           | 225,000      |
| To adjust LGIP accounts to actual and remove duplicate interest entries | Various                                      | 61,142       |
| To record special assessments receivable                                | Capital Projects fund                        | 54,690       |
| To adjust payment in lieu of taxes (PILOT)                              | Water Utility, General Fund                  | 49,024       |
| To record retainages payable                                            | Water Utility                                | 87,489       |
| To adjust accounts related to the WRS pension liability                 | Water and Sewer Utilities                    | 106,483      |

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

# Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
  - Identify types of potential misstatements
  - Consider factors that affect the risks of material misstatement
  - Design tests of controls, when applicable and substantive procedures
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?



Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. We do preliminary financial audit work during the months of October-December. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork, but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditors' sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

# **Village of Pewaukee**

Financial Statements and  
Supplementary Information

December 31, 2025

# Village of Pewaukee

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Table of Contents  
December 31, 2025

|                                                                                                                                             | <u>Page</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Independent Auditors' Report</b>                                                                                                         | i           |
| <b>Required Supplementary Information</b>                                                                                                   |             |
| Management's Discussion and Analysis                                                                                                        | iv          |
| <b>Basic Financial Statements</b>                                                                                                           |             |
| Government-Wide Financial Statements                                                                                                        |             |
| Statement of Net Position                                                                                                                   | 1           |
| Statement of Activities                                                                                                                     | 3           |
| Fund Financial Statements                                                                                                                   |             |
| Balance Sheet - Governmental Funds                                                                                                          | 4           |
| Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position                                                  | 5           |
| Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds                                                       | 6           |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 8           |
| Statement of Net Position - Proprietary Funds                                                                                               | 9           |
| Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds                                                             | 13          |
| Statement of Cash Flows - Proprietary Funds                                                                                                 | 15          |
| Statement of Fiduciary Net Position - Fiduciary Funds                                                                                       | 19          |
| Statement of Changes in Fiduciary Net Position - Fiduciary Funds                                                                            | 20          |
| Index to Notes to Financial Statements                                                                                                      | 21          |
| Notes to Financial Statements                                                                                                               | 22          |
| <b>Required Supplementary Information</b>                                                                                                   |             |
| Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund                                  | 54          |
| Schedule of Proportionate Share of the Net Pension Liability (Asset) - Wisconsin Retirement System                                          | 58          |
| Schedule of Employer Contributions - Wisconsin Retirement System                                                                            | 58          |
| Notes to Required Supplementary Information                                                                                                 | 59          |

# Village of Pewaukee

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Table of Contents  
December 31, 2025

|                                                                                                          | <u>Page</u> |
|----------------------------------------------------------------------------------------------------------|-------------|
| <b>Supplementary Information</b>                                                                         |             |
| Combining Balance Sheet - Nonmajor Governmental Funds                                                    | 60          |
| Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds | 62          |
| Combining Statement of Fiduciary Net Position - Custodial Funds                                          | 64          |
| Combining Statement of Changes in Fiduciary Net Position - Custodial Funds                               | 65          |

## **Independent Auditors' Report**

To the Village Board of  
Village of Pewaukee

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Pewaukee, Wisconsin (the Village), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Emphasis of Matter**

As discussed in Note 3 to the financial statements, changes in the presentation of funds within the financial statements had occurred and adjustments were made to the reporting periods beginning fund balance. Our opinions are not modified with respect to this matter.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

*Baker Tilly US, LLP*

Madison, Wisconsin  
May 29, 2026



## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# **Village of Pewaukee**

## **Management's Discussion and Analysis December 31, 2025 (Unaudited)**

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The management of the Village of Pewaukee offers all persons interested in the financial position of the Village this narrative overview and analysis of the Village's financial performance during the fiscal year ended December 31, 2025. You are invited to read this narrative in conjunction with the Village's financial statements.

### **Financial Highlights**

- The assets and deferred outflows of the Village of Pewaukee exceeded its liabilities and deferred inflows by \$57,001,132 (net position). Of this amount, \$13,977,242 is considered unrestricted, \$4,571,389 is restricted for specific purposes (restricted net position) and \$38,452,501 is the net investment in capital assets.
- The Village's total net position increased by \$1,822,089. Governmental activities net position increased by \$1,783,293, while business-type net position increased by \$38,796.
- On December 31, 2025, the Village's governmental funds reported combined fund balances of \$11,605,672 an increase of \$2,557,294 from 2024. The unassigned fund balance was \$3,837,042.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Village's basic financial statements. These financial statements consist of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. The basic financial statements include two kinds of statements that present different views of the Village:

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the Village's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of Village government, reporting the Village's operations in more detail than the government-wide statements.

These financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

# Village of Pewaukee

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

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## Government-Wide Statements

The government-wide statements report information about the Village as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, deferred outflows and inflows of resources and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the Village's net position and how they have changed. Net Position - the difference between the Village's assets, deferred outflows and inflows of resources and its liabilities - is one way to measure the Village's financial health or position. Over time, increases or decreases in the Village's net position are an indicator of whether its financial health is improving or deteriorating. To assess the overall health of the Village you need to consider additional nonfinancial factors such as changes in the Village's property tax base and the condition of the Village's roads.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenue and expenses reported in this statement for some items will only result in cash flows in future fiscal periods.

## Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

*Governmental Funds* - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Village maintains ten (10) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, general debt service fund, and the capital projects fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

## Village of Pewaukee

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Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

The Village adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

*Proprietary Funds* - The Village maintains five proprietary funds, all of which are enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Proprietary fund financial statements present the same type of information as the government-wide financial statements, only in more detail.

*Fiduciary Funds* - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

*Notes to the Financial Statements* - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

*Other Information* - In addition to the basic financial statements and accompanying notes, *required supplementary information* presents a detailed budgetary comparison schedule for the general fund to demonstrate compliance with the budget. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information.

### **Financial Analysis of the Village as a Whole**

An analysis of the Village's financial position begins with a review of the Statement of Net Position and the Statement of Activities. These two statements report the Village's net position and changes therein. It should be noted that the financial position can also be affected by nonfinancial factors, including economic conditions, population growth and new regulations.

# Village of Pewaukee

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

A summary of the Village's Statement of Net Position is presented below in Table 1.

**Table 1**  
**Condensed Statements of Net Position**

|                                | Governmental Activities |               | Business-Type Activities |               | Total         |               |
|--------------------------------|-------------------------|---------------|--------------------------|---------------|---------------|---------------|
|                                | 2025                    | 2024          | 2025                     | 2024          | 2025          | 2024          |
| Assets:                        |                         |               |                          |               |               |               |
| Current and other assets       | \$ 21,324,730           | \$ 18,351,714 | \$ 13,816,887            | \$ 17,380,817 | \$ 35,141,617 | \$ 35,732,531 |
| Capital assets                 | 27,034,745              | 26,331,429    | 39,235,133               | 36,118,820    | 66,269,878    | 62,450,249    |
| Total assets                   | 48,359,475              | 44,683,143    | 53,052,020               | 53,499,637    | 101,411,495   | 98,182,780    |
| Deferred outflows of resources | 2,065,224               | 2,782,184     | 247,420                  | 261,593       | 2,312,644     | 3,043,777     |
| Long-term liabilities          | 19,925,955              | 18,435,617    | 12,425,438               | 12,391,044    | 32,351,393    | 30,826,661    |
| Other liabilities              | 1,028,475               | 1,179,571     | 1,425,557                | 1,826,833     | 2,454,032     | 3,006,404     |
| Total liabilities              | 20,954,430              | 19,615,188    | 13,850,995               | 14,217,877    | 34,805,425    | 33,833,065    |
| Deferred inflows of resources  | 9,196,831               | 9,359,994     | 2,720,751                | 2,854,455     | 11,917,582    | 12,214,449    |
| Net investment in capital      | 10,804,432              | 10,670,084    | 27,648,069               | 28,448,185    | 38,452,501    | 39,086,006    |
| Restricted                     | 1,792,856               | 1,162,885     | 2,778,533                | 2,662,193     | 4,571,389     | 3,825,078     |
| Unrestricted                   | 7,676,150               | 6,657,176     | 6,301,092                | 5,578,520     | 13,977,242    | 12,267,959    |
| Total net position             | \$ 20,273,438           | \$ 18,490,145 | \$ 36,727,694            | \$ 36,688,898 | \$ 57,001,132 | \$ 55,179,043 |

The largest portion of the Village's net position (67%) reflects its investment in capital assets (e.g., land, buildings and improvements, machinery and equipment and infrastructure), less any debt used to acquire those assets that is still outstanding. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Village's net position (8%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (25%) may be used to meet the government's ongoing obligation to citizens and creditors.

# Village of Pewaukee

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

**Table 2**  
**Condensed Statement of Activities**

|                                    | Governmental Activities |               | Business-Type Activities |               | Total         |               |
|------------------------------------|-------------------------|---------------|--------------------------|---------------|---------------|---------------|
|                                    | 2025                    | 2024          | 2025                     | 2024          | 2025          | 2024          |
| <b>Revenues</b>                    |                         |               |                          |               |               |               |
| Program revenues:                  |                         |               |                          |               |               |               |
| Charges for services               | \$ 4,573,716            | \$ 3,879,807  | \$ 4,210,844             | \$ 4,408,130  | \$ 8,784,560  | \$ 8,287,937  |
| Operating grants and contributions | 628,378                 | 691,316       | -                        | -             | 628,378       | 691,316       |
| Capital grants and contributions   | 304,421                 | 300,055       | 106,010                  | 2,213,950     | 410,431       | 2,514,005     |
| General revenues:                  |                         |               |                          |               |               |               |
| Property taxes                     | 5,549,171               | 4,823,452     | -                        | -             | 5,549,171     | 4,823,452     |
| Other taxes                        | 45,218                  | 113,667       | -                        | -             | 45,218        | 113,667       |
| Intergovernmental                  | 685,239                 | 698,690       | -                        | -             | 685,239       | 698,690       |
| Investment income                  | 612,014                 | 693,620       | 359,310                  | 458,125       | 971,324       | 1,151,745     |
| Gain on sale of assets             | 53,639                  | 20,123        | -                        | -             | 53,639        | 20,123        |
| Miscellaneous                      | 47,369                  | 116,072       | 128                      | 4,667         | 47,497        | 120,739       |
| Total revenues                     | 12,499,165              | 11,336,802    | 4,676,292                | 7,084,872     | 17,175,457    | 18,421,674    |
| <b>Expenses</b>                    |                         |               |                          |               |               |               |
| General government                 | 1,047,237               | 892,364       | -                        | -             | 1,047,237     | 892,364       |
| Public safety                      | 6,262,618               | 5,751,682     | -                        | -             | 6,262,618     | 5,751,682     |
| Health and human services          | 15,907                  | 35,101        | -                        | -             | 15,907        | 35,101        |
| Public works                       | 2,019,218               | 1,484,956     | -                        | -             | 2,019,218     | 1,484,956     |
| Culture, recreation and education  | 862,865                 | 754,528       | -                        | -             | 862,865       | 754,528       |
| Conservation and development       | 268,925                 | 2,042,114     | -                        | -             | 268,925       | 2,042,114     |
| Water                              | -                       | -             | 1,833,463                | 2,389,618     | 1,833,463     | 2,389,618     |
| Sewer                              | -                       | -             | 2,058,391                | 1,921,696     | 2,058,391     | 1,921,696     |
| Lakeside Park                      | -                       | -             | 118,053                  | 230,475       | 118,053       | 230,475       |
| Transportation                     | -                       | -             | 37,435                   | 94,283        | 37,435        | 94,283        |
| Stormwater                         | -                       | -             | 263,078                  | 281,056       | 263,078       | 281,056       |
| Interest and fiscal charges        | 566,178                 | 505,651       | -                        | -             | 566,178       | 505,651       |
| Total expenses                     | 11,042,948              | 11,466,396    | 4,310,420                | 4,917,128     | 15,353,368    | 16,383,524    |
| Income (loss) before transfers     | -                       | (129,594)     | -                        | 2,167,744     | -             | 2,038,150     |
| Transfers                          | 327,076                 | 421,216       | (327,076)                | (421,216)     | -             | -             |
| Increases in net position          | 1,783,293               | 291,622       | 38,796                   | 1,746,528     | 1,822,089     | 2,038,150     |
| <b>Beginning Net Position</b>      | 18,490,145              | 18,198,523    | 36,688,898               | 34,942,370    | 55,179,043    | 53,140,893    |
| <b>Ending Net Position</b>         | \$ 20,273,438           | \$ 18,490,145 | \$ 36,727,694            | \$ 36,688,898 | \$ 57,001,132 | \$ 55,179,043 |

As previously noted, the Statement of Net Position shows the financial position as of year-end. The specific nature or source of these changes then becomes more evident in the Statement of Activities as shown above in Table 2.

# **Village of Pewaukee**

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

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## **Governmental Activities**

Governmental activities increased the Village's net position by \$1,783,293. The \$2.5M increase in the fund balance of governmental funds was decreased to the \$1.7M noted on the statement of activities as a result of the Village issuing \$1.3M more in debt than repaying, coupled with a slight increase in the pension liability and related deferrals.

## **Business-Type Activities**

Net position of the business-type activities increased \$38,796. This was due to the water and transportation utility funds experiencing losses this year which were offset by the gains in the sewer utility and Laimon Lakeside enterprise funds. Cumulatively, these funds essentially broke even for the fiscal year.

## **Financial Analysis of the Village's Funds**

### **Governmental Funds**

The focus of the Village of Pewaukee's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Village's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the government's net resources available for spending at the end of the fiscal year.

At December 31, 2025, the Village's governmental funds reported combined fund balances of \$11,605,672. Approximately 33% of this amount, \$3,837,042, constitutes unassigned fund balance, which is available to meet the Village's current and future needs. An additional \$2,703,224 is assigned for specific projects or expenditures. Restricted fund balance is \$4,988,063 and the remaining \$77,343 of fund balance is attributed to nonspendable amounts for prepaid expenditures and long-term receivables.

### **General Fund**

The Village's general fund is the chief operating fund of the Village. Total fund balance in the general fund increased by \$643,084 during 2025. Unassigned fund balance increased by \$279,160. See the following General Fund Budgetary Highlights section for further details.

The Village evaluates general fund balance by measuring the unassigned general fund balance as a percentage of the subsequent year's general fund budget. For 2025, unassigned fund balance is \$3,837,042 and the 2026 general fund expenditure budget is \$9,592,604, resulting in an unassigned fund balance ratio of 40%, the same as the prior five years.

### **General Debt Service Fund**

The Village's debt service fund accounts for the accumulation of resources for and payment of, long-term debt principal, interest and related costs. The entire amount of the fund balance, \$531,970 is restricted for future debt service. Included in this restricted fund balance is \$90,000 received from the Pewaukee Public Library Foundation and \$156,711 from unspent debt proceeds, for a total of \$246,711 to be used for debt service on obligations previously issued to construct the Pewaukee Public Library.

## **Village of Pewaukee**

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

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### **General Capital Projects**

The Village's general capital projects fund is used to account for the purchase or construction of major capital items, other than those reported in the other capital project funds. The fund balance is \$3,006,599, an increase of \$1,536,748 from the prior year. This was due to the issuance of \$2.78M of new debt less \$1.6M in capital costs.

### **Nonmajor Governmental Funds**

Fund balance of all other governmental funds is \$1,569,691, of which \$164,486 is restricted for cemetery projects, \$10,355 is restricted for lake patrol purposes, \$1,258,152 is restricted for TIF projects, and \$13,137 is restricted in the downtown loan fund.

### **Proprietary Funds**

The Village of Pewaukee's proprietary fund financial statements provide the same type of information found in the government-wide financial statements, but in more detail. At December 31, 2025, the Village's proprietary funds reported combined net position of \$36,727,694.

### **Water Utility**

The water utility net position decreased \$212,820 or 1.9% from prior year. Operating revenues decreased by \$44,888 or approximately 2.8%. Operating expenses decreased by \$648,425 or approximately 30%. Most of the loss is attributable to nonoperating expenses exceeding revenues with the primary driver being interest expense which is approximately \$92,000 higher than the prior year.

### **Sewer Utility**

The sewer utility net position increased \$94,740 or less than 1%. Operating revenues decreased \$35,543 or 1.7%. Operating expenses increased \$117,395 or approximately 6.4%. While overall operating income was a positive \$130,006, nonoperating items were a similar but offsetting \$(130,420).

### **Laimon Family Lakeside Park Fund**

The Village created this fund during 2015 upon the acquisition of a marina, a building, property and equipment and is now being used for outdoor recreational purposes. At year end, the fund had \$1,364,566 of net position which was an increase of \$95,159 from the prior year. Operating revenues at year end were \$194,337, \$51,100 less than last year and operating expenses were \$105,110, \$111,459, less than last year.

### **Transportation Fund**

The Village created this utility during 2021 to finance certain public works initiatives. Based upon a 2022 ruling by the District II court of Appeals, the fee used to support these operations was ruled an impermissible tax. As a result, the capital and related debt previously accounted for in this fund were moved to governmental activities in 2024. For 2025, the only activity in this fund consisted of final billing adjustments and some investment income on the remaining cash and investments until the fund is closed.



## Village of Pewaukee

Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

### General Fund Budgetary Highlights

Overall fund balance increased by \$643,084, approximately 11% from the prior year. There were no budget amendments made during the year.

Total revenues were \$9,716,932, or \$1,037,316 more than budget. Additional revenues compared to budget were generated from state aids, building and other permits, ambulance fees, plan review fees and investment income.

Total expenditures were \$9,445,863, or \$561,216 over the budgeted amount of \$8,884,647. Significant variances with budgeted expenditures were experienced in public safety, public works and planning.

### Capital Assets

At the end of 2025, the Village had invested a total of \$66,269,878 in capital assets. This investment in capital assets includes land, buildings, machinery and equipment, utility plant, construction in progress and infrastructure.

**Table 3**  
**Capital Assets**

|                                                 | Governmental Activities |                      | Business-Type Activities |                      | Total                |                      |
|-------------------------------------------------|-------------------------|----------------------|--------------------------|----------------------|----------------------|----------------------|
|                                                 | 2025                    | 2024                 | 2025                     | 2024                 | 2025                 | 2024                 |
| Land                                            | \$ 6,565,101            | \$ 6,565,101         | \$ 925,238               | \$ 925,238           | \$ 7,490,339         | \$ 7,490,339         |
| Land improvements                               | 408,449                 | 408,449              | 586,848                  | 569,348              | 995,297              | 977,797              |
| Buildings                                       | 16,566,569              | 16,549,213           | 148,021                  | 136,706              | 16,714,590           | 16,685,919           |
| Machinery and equipment                         | 4,007,335               | 3,364,810            | 39,550                   | 6,400                | 4,046,885            | 3,371,210            |
| Water plant                                     | -                       | -                    | 22,131,663               | 21,983,608           | 22,131,663           | 21,983,608           |
| Sewer plant                                     | -                       | -                    | 31,104,018               | 30,834,286           | 31,104,018           | 30,834,286           |
| Stormwater                                      | -                       | -                    | 1,884,470                | 1,884,470            | 1,884,470            | 1,884,470            |
| Construction in progress                        | 659,117                 | -                    | 4,276,894                | 491,794              | 4,936,011            | 491,794              |
| Infrastructure                                  | 6,143,507               | 6,143,507            | -                        | -                    | 6,143,507            | 6,143,507            |
| Total capital assets                            | 34,350,078              | 33,031,080           | 61,096,702               | 56,831,850           | 95,446,780           | 89,862,930           |
| Less accumulated depreciation                   | (7,315,333)             | (6,699,651)          | (21,861,569)             | (20,713,030)         | (29,176,902)         | (27,412,681)         |
| Capital assets, net of accumulated depreciation | <u>\$ 27,034,745</u>    | <u>\$ 26,331,429</u> | <u>\$ 39,235,133</u>     | <u>\$ 36,118,820</u> | <u>\$ 66,269,878</u> | <u>\$ 62,450,249</u> |

Significant projects for 2025 include:

- Equipment purchases including a backhoe, mower and attachments, and International truck, and police vehicle.
- Playground equipment, park turf, bouys, and a concrete patio.
- Costs related to the 2025 road and utility program.
- Water utility costs associated with well 4 HMO treatment, well 6 PFAS, and a new well no. 7.
- Sewer utility costs associated with the Kopmeier lift station and the Village's share of capital items at the Brookfield treatment facility.

See Note 3 for additional information.

## **Village of Pewaukee**

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Management's Discussion and Analysis  
December 31, 2025  
(Unaudited)

### **Long-Term Debt**

At December 31, 2025, the Village and utilities had \$31,125,751 of long-term bonds and notes outstanding. Of this amount, \$19,039,429 are general obligation issues to be repaid by future levies or tax increment.

Total long-term bonds outstanding at December 31, 2025 increased by a net amount of \$7,479,901 or 31.6%.

At the end of the year, the Village was at 41% of its general obligation debt capacity. The prior year was 34%. Excluding general obligation debt to be financed by user charges of the enterprise funds, the debt capacity was 25%.

See Note 3 for additional information.

### **Currently Known Facts/Economic Conditions**

All currently known facts and economic conditions were considered in preparing the 2026 Village budget. None of these conditions are anticipated to change the overall financial position of the Village.

The Village of Pewaukee is located approximately 25 miles west of Milwaukee. The Village has successful business and commercial areas, which continue to see activity and interest. New and continuing development projects of note are: The former St. Mary's Catholic School property is currently under redevelopment into a 46-lot single-family residential development moving a significant portion of the former school property to the property tax rolls. It is called "The Glen at Pewaukee Lake" and approximately seventy-five percent of the parcels have been built out. In addition, the former River Hills Nursing Home is being redeveloped as the "Riverside Preserve". It is a 36-lot single-family subdivision which included the creation of TID #4 to assist with blight elimination. This development is almost completely built out as of mid-2026 and staff are working with the developer on final items. Another residential development in progress is Kirkland Crossing Phase 2 on Ryan Street. They added 77 residential units to their existing facility and began accepting residents in 2026. Finally, the Westerly Senior Homes project, a 141-unit senior housing continuum of care facility, was recently completed at the corner of STH 164 and Swan Road. They held a ribbon cutting in 2025 and are now housing residents. The new branch of UW Credit Union, replacing the closed Applebee's on Capital Drive, also opened in 2026. Commercial development along the lake continues as well. The new Brewfinity location opened on West Wisconsin Ave and a new European grocery is in development on Main Street. The Village is addressing a number of issues regarding its water utility with construction underway in 2026 of an HMO Treatment Facility for its Well #4 for radium reduction and the site selection of a new well (#7) on Cecelia Drive to replace well #2. The Village is also exploring a connection to Lake Michigan water supply with the City of Pewaukee having completed an NR854 study in 2026.

### **Requests for Information**

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the Village's finances. If you have questions about this report or need any additional information, contact Matt Heiser, Village Administrator at 262-691-5660 or [VillageAdmin@villageofpewaukee.gov](mailto:VillageAdmin@villageofpewaukee.gov).

General information relating to the Village of Pewaukee, Wisconsin, can be found at the Village's website, [www.villageofpewaukee.com](http://www.villageofpewaukee.com).

# Village of Pewaukee

## Statement of Net Position

December 31, 2025

|                                                                        | <b>Governmental<br/>Activities</b> | <b>Business-<br/>Type<br/>Activities</b> | <b>Total</b>  |
|------------------------------------------------------------------------|------------------------------------|------------------------------------------|---------------|
| <b>Assets and Deferred Outflows of Resources</b>                       |                                    |                                          |               |
| <b>Assets</b>                                                          |                                    |                                          |               |
| Cash and investments                                                   | \$ 11,937,415                      | \$ 5,359,750                             | \$ 17,297,165 |
| Receivables (net):                                                     |                                    |                                          |               |
| Taxes                                                                  | 8,322,148                          | -                                        | 8,322,148     |
| Accounts                                                               | 386,810                            | 1,048,354                                | 1,435,164     |
| Special assessments                                                    | 54,690                             | -                                        | 54,690        |
| Leases                                                                 | -                                  | 2,505,711                                | 2,505,711     |
| Due from other governmental units                                      | 31,758                             | -                                        | 31,758        |
| Inventories and prepaid items                                          | 77,343                             | 35,478                                   | 112,821       |
| Preliminary survey and engineering                                     | -                                  | 625,395                                  | 625,395       |
| Investment in Brookfield plant (net of amortization)                   | -                                  | 663,866                                  | 663,866       |
| Investment in Pewaukee Public Library                                  | 514,566                            | -                                        | 514,566       |
| Restricted assets:                                                     | -                                  | -                                        | -             |
| Cash and investments                                                   | -                                  | 3,578,333                                | 3,578,333     |
| Capital assets (net of accumulated depreciation):                      |                                    |                                          |               |
| Land                                                                   | 6,565,101                          | 925,238                                  | 7,490,339     |
| Construction in progress                                               | 659,117                            | 4,276,894                                | 4,936,011     |
| Other capital assets, net of accumulated depreciation                  | 19,810,527                         | 34,033,001                               | 53,843,528    |
| Total assets                                                           | 48,359,475                         | 53,052,020                               | 101,411,495   |
| <b>Deferred Outflows of Resources</b>                                  |                                    |                                          |               |
| Pension related amount                                                 | 2,065,224                          | 247,420                                  | 2,312,644     |
| Total deferred outflows of resources                                   | 2,065,224                          | 247,420                                  | 2,312,644     |
| <b>Liabilities, Deferred Inflows of Resources<br/>and Net Position</b> |                                    |                                          |               |
| <b>Liabilities</b>                                                     |                                    |                                          |               |
| Accounts payable                                                       | 444,835                            | 1,055,747                                | 1,500,582     |
| Accrued liabilities and deposits                                       | 438,502                            | 260,686                                  | 699,188       |
| Unearned revenue                                                       | 145,138                            | 109,124                                  | 254,262       |
| Noncurrent liabilities:                                                |                                    |                                          |               |
| Net pension liability                                                  | 355,390                            | 26,912                                   | 382,302       |
| Due within one year                                                    | 1,637,059                          | 569,575                                  | 2,206,634     |
| Due in more than one year                                              | 17,933,506                         | 11,828,951                               | 29,762,457    |
| Total liabilities                                                      | 20,954,430                         | 13,850,995                               | 34,805,425    |
| <b>Deferred Inflows of Resources</b>                                   |                                    |                                          |               |
| Pension related amounts                                                | 973,080                            | 215,040                                  | 1,188,120     |
| Unearned revenues                                                      | 8,223,751                          | -                                        | 8,223,751     |
| Lease related amounts                                                  | -                                  | 2,505,711                                | 2,505,711     |
| Total deferred inflows of resources                                    | 9,196,831                          | 2,720,751                                | 11,917,582    |

See notes to financial statements

## Village of Pewaukee

Statement of Net Position  
December 31, 2025

|                                  | <b>Governmental<br/>Activities</b> | <b>Business-<br/>Type<br/>Activities</b> | <b>Total</b>         |
|----------------------------------|------------------------------------|------------------------------------------|----------------------|
| <b>Net Position</b>              |                                    |                                          |                      |
| Net investment in capital assets | \$ 10,804,432                      | \$ 27,648,069                            | \$ 38,452,501        |
| Restricted for:                  |                                    |                                          |                      |
| Construction                     | 343,362                            | -                                        | 343,362              |
| Equipment replacement            | -                                  | 2,778,533                                | 2,778,533            |
| TIF activities                   | 1,258,152                          | -                                        | 1,258,152            |
| Park maintenance                 | 3,364                              | -                                        | 3,364                |
| Cemetery                         | 164,486                            | -                                        | 164,486              |
| Loans                            | 13,137                             | -                                        | 13,137               |
| Lake patrol                      | 10,355                             | -                                        | 10,355               |
| Unrestricted                     | <u>7,676,150</u>                   | <u>6,301,092</u>                         | <u>13,977,242</u>    |
| Total net position               | <u>\$ 20,273,438</u>               | <u>\$ 36,727,694</u>                     | <u>\$ 57,001,132</u> |

See notes to financial statements

# Village of Pewaukee

## Statement of Activities

Year Ended December 31, 2025

| Functions/Programs                                             | Expenses      | Program Revenues     |                                    |                                  | Net (Expenses) Revenues and Changes in Net Position |                          |               |
|----------------------------------------------------------------|---------------|----------------------|------------------------------------|----------------------------------|-----------------------------------------------------|--------------------------|---------------|
|                                                                |               | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Governmental Activities                             | Business-Type Activities | Total         |
| Governmental activities:                                       |               |                      |                                    |                                  |                                                     |                          |               |
| General government                                             | \$ 1,047,237  | \$ 186,045           | \$ -                               | \$ -                             | \$ (861,192)                                        | \$ -                     | \$ (861,192)  |
| Public safety                                                  | 6,262,618     | 3,810,342            | 145,125                            | -                                | (2,307,151)                                         | -                        | (2,307,151)   |
| Public works                                                   | 2,019,218     | 383,030              | 483,253                            | 105,886                          | (1,047,049)                                         | -                        | (1,047,049)   |
| Health and human services                                      | 15,907        | 37,901               | -                                  | -                                | 21,994                                              | -                        | 21,994        |
| Culture, recreation and education                              | 862,865       | 156,398              | -                                  | 198,535                          | (507,932)                                           | -                        | (507,932)     |
| Conservation and development                                   | 268,925       | -                    | -                                  | -                                | (268,925)                                           | -                        | (268,925)     |
| Interest and fiscal charges                                    | 566,178       | -                    | -                                  | -                                | (566,178)                                           | -                        | (566,178)     |
| Total governmental activities                                  | 11,042,948    | 4,573,716            | 628,378                            | 304,421                          | (5,536,433)                                         | -                        | (5,536,433)   |
| Business-type activities:                                      |               |                      |                                    |                                  |                                                     |                          |               |
| Water                                                          | 1,833,463     | 1,579,997            | -                                  | 100,690                          | -                                                   | (152,776)                | (152,776)     |
| Sewer                                                          | 2,058,391     | 2,077,744            | -                                  | -                                | -                                                   | 19,353                   | 19,353        |
| Lakeside park                                                  | 118,053       | 194,337              | -                                  | 5,320                            | -                                                   | 81,604                   | 81,604        |
| Transportation                                                 | 37,435        | -                    | -                                  | -                                | -                                                   | (37,435)                 | (37,435)      |
| Stormwater                                                     | 263,078       | 358,766              | -                                  | -                                | -                                                   | 95,688                   | 95,688        |
| Total business-type activities                                 | 4,310,420     | 4,210,844            | -                                  | 106,010                          | -                                                   | 6,434                    | 6,434         |
| Total                                                          | \$ 15,353,368 | \$ 8,784,560         | \$ 628,378                         | \$ 410,431                       | (5,536,433)                                         | 6,434                    | (5,529,999)   |
| <b>General Revenues</b>                                        |               |                      |                                    |                                  |                                                     |                          |               |
| Taxes:                                                         |               |                      |                                    |                                  |                                                     |                          |               |
| Property taxes, levied for general purposes                    |               |                      |                                    |                                  | 3,317,222                                           | -                        | 3,317,222     |
| Property taxes, levied for debt service                        |               |                      |                                    |                                  | 1,780,610                                           | -                        | 1,780,610     |
| Property taxes, levied for tax increment financing districts   |               |                      |                                    |                                  | 451,339                                             | -                        | 451,339       |
| Other taxes                                                    |               |                      |                                    |                                  | 45,218                                              | -                        | 45,218        |
| Intergovernmental revenues not restricted to specific programs |               |                      |                                    |                                  | 685,239                                             | -                        | 685,239       |
| Investment income                                              |               |                      |                                    |                                  | 612,014                                             | 359,310                  | 971,324       |
| Gain on sale of assets                                         |               |                      |                                    |                                  | 53,639                                              | -                        | 53,639        |
| Miscellaneous                                                  |               |                      |                                    |                                  | 47,369                                              | 128                      | 47,497        |
| Total general revenues                                         |               |                      |                                    |                                  | 6,992,650                                           | 359,438                  | 7,352,088     |
| <b>Transfers</b>                                               |               |                      |                                    |                                  | 327,076                                             | (327,076)                | -             |
| Total general revenues and transfers                           |               |                      |                                    |                                  | 7,319,726                                           | 32,362                   | 7,352,088     |
| Change in net position                                         |               |                      |                                    |                                  | 1,783,293                                           | 38,796                   | 1,822,089     |
| <b>Net Position, Beginning</b>                                 |               |                      |                                    |                                  | 18,490,145                                          | 36,688,898               | 55,179,043    |
| <b>Net Position, Ending</b>                                    |               |                      |                                    |                                  | \$ 20,273,438                                       | \$ 36,727,694            | \$ 57,001,132 |

See notes to financial statements

# Village of Pewaukee

Balance Sheet -  
Governmental Funds  
December 31, 2025

|                                                                     | <u>General Fund</u>  | <u>General Debt<br/>Service</u> | <u>Capital<br/>Projects</u> | <u>Nonmajor<br/>Governmental<br/>Funds</u> | <u>Total</u>         |
|---------------------------------------------------------------------|----------------------|---------------------------------|-----------------------------|--------------------------------------------|----------------------|
| <b>Assets</b>                                                       |                      |                                 |                             |                                            |                      |
| Cash and investments                                                | \$ 6,271,941         | \$ 532,287                      | \$ 3,427,793                | \$ 1,705,394                               | \$ 11,937,415        |
| Receivables:                                                        |                      |                                 |                             |                                            |                      |
| Taxes                                                               | 5,887,527            | 1,845,033                       | 13,683                      | 575,905                                    | 8,322,148            |
| Accounts                                                            | 375,094              | -                               | -                           | 11,716                                     | 386,810              |
| Special assessments                                                 | -                    | -                               | 54,690                      | -                                          | 54,690               |
| Due from other governments                                          | 31,758               | -                               | -                           | -                                          | 31,758               |
| Due from other funds                                                | 1,147                | -                               | -                           | -                                          | 1,147                |
| Prepaid items                                                       | 77,343               | -                               | -                           | -                                          | 77,343               |
| Total assets                                                        | <u>\$ 12,644,810</u> | <u>\$ 2,377,320</u>             | <u>\$ 3,496,166</u>         | <u>\$ 2,293,015</u>                        | <u>\$ 20,811,311</u> |
| <b>Liabilities, Deferred Inflows of Resources and Fund Balances</b> |                      |                                 |                             |                                            |                      |
| <b>Liabilities</b>                                                  |                      |                                 |                             |                                            |                      |
| Accounts payable                                                    | \$ 8,629             | \$ 317                          | \$ 434,792                  | \$ 1,097                                   | \$ 444,835           |
| Accrued liabilities                                                 | 171,941              | -                               | -                           | 37                                         | 171,978              |
| Due to other funds                                                  | -                    | -                               | -                           | 1,147                                      | 1,147                |
| Deposits                                                            | 72,860               | -                               | -                           | -                                          | 72,860               |
| Other current liabilities                                           | 5,056                | -                               | -                           | -                                          | 5,056                |
| Unearned revenues                                                   | -                    | -                               | -                           | 145,138                                    | 145,138              |
| Total liabilities                                                   | <u>258,486</u>       | <u>317</u>                      | <u>434,792</u>              | <u>147,419</u>                             | <u>841,014</u>       |
| <b>Deferred Inflows of Resources</b>                                |                      |                                 |                             |                                            |                      |
| Unearned revenues                                                   | 5,802,728            | 1,845,033                       | 85                          | 575,905                                    | 8,223,751            |
| Unavailable revenues                                                | 86,184               | -                               | 54,690                      | -                                          | 140,874              |
| Total deferred inflows of resources                                 | <u>5,888,912</u>     | <u>1,845,033</u>                | <u>54,775</u>               | <u>575,905</u>                             | <u>8,364,625</u>     |
| <b>Fund Balances</b>                                                |                      |                                 |                             |                                            |                      |
| Nonspendable                                                        | 77,343               | -                               | -                           | -                                          | 77,343               |
| Restricted                                                          | 3,364                | 531,970                         | 3,006,599                   | 1,446,130                                  | 4,988,063            |
| Assigned                                                            | 2,579,663            | -                               | -                           | 123,561                                    | 2,703,224            |
| Unassigned                                                          | 3,837,042            | -                               | -                           | -                                          | 3,837,042            |
| Total fund balances                                                 | <u>6,497,412</u>     | <u>531,970</u>                  | <u>3,006,599</u>            | <u>1,569,691</u>                           | <u>11,605,672</u>    |
| Total liabilities, deferred inflows of resources and fund balance   | <u>\$ 12,644,810</u> | <u>\$ 2,377,320</u>             | <u>\$ 3,496,166</u>         | <u>\$ 2,293,015</u>                        | <u>\$ 20,811,311</u> |

See notes to financial statements

## Village of Pewaukee

Reconciliation of the Balance Sheet of Governmental Funds  
to the Statement of Net Position  
December 31, 2025

**Total Fund Balances, Governmental Funds** \$ 11,605,672

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental funds are not financial resources and, therefore, are not reported in the funds.

|                               |             |
|-------------------------------|-------------|
| Land and right of way         | 6,565,101   |
| Construction in progress      | 659,117     |
| Other capital assets          | 27,125,860  |
| Less accumulated depreciation | (7,315,333) |

Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements. See Note 3.

140,874

The net pension liability does not relate to current financial resources and is not reported in the governmental funds.

(355,390)

Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.

2,065,224

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.

(973,080)

The Village's investment in the library joint venture is not a financial resource and, therefore, is not reported in the fund statements.

514,566

Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

|                          |              |
|--------------------------|--------------|
| Bonds and notes payable  | (19,039,429) |
| Compensated absences     | (97,893)     |
| Accrued interest         | (188,608)    |
| Unamortized debt premium | (433,243)    |

**Net Position of Governmental Activities** \$ 20,273,438

# Village of Pewaukee

## Statement of Revenues, Expenditures and Changes in Fund Balances -

### Governmental Funds

Year Ended December 31, 2025

|                                                   | <u>General Fund</u> | <u>General Debt Service</u> | <u>Capital Projects</u> | <u>TID No. 4</u> |
|---------------------------------------------------|---------------------|-----------------------------|-------------------------|------------------|
| <b>Revenues</b>                                   |                     |                             |                         |                  |
| Taxes                                             | \$ 3,362,440        | \$ 1,780,610                | \$ -                    | \$ -             |
| Intergovernmental                                 | 1,063,172           | -                           | 223,796                 | -                |
| Licenses and permits                              | 479,556             | -                           | -                       | -                |
| Fines, forfeitures and penalties                  | 132,197             | -                           | -                       | -                |
| Public charges for services                       | 4,065,249           | -                           | -                       | -                |
| Special assessments                               | -                   | -                           | 19,940                  | -                |
| Investment income                                 | 551,424             | 4,826                       | 18,085                  | -                |
| Miscellaneous revenues                            | 62,894              | -                           | 6,957                   | -                |
|                                                   | <u>9,716,932</u>    | <u>1,785,436</u>            | <u>268,778</u>          | <u>-</u>         |
| <b>Expenditures</b>                               |                     |                             |                         |                  |
| Current:                                          |                     |                             |                         |                  |
| General government                                | 1,021,801           | -                           | -                       | -                |
| Public safety                                     | 5,851,420           | -                           | -                       | -                |
| Public works                                      | 1,538,951           | -                           | -                       | -                |
| Health and human services                         | -                   | -                           | -                       | -                |
| Culture, recreation and education                 | 737,216             | -                           | -                       | -                |
| Conservation and development                      | 196,833             | -                           | -                       | -                |
| Capital outlay                                    | 99,642              | -                           | 1,512,030               | -                |
| Debt service:                                     |                     |                             |                         |                  |
| Principal                                         | -                   | 2,669,969                   | -                       | -                |
| Interest and fiscal charges                       | -                   | 410,507                     | 47,825                  | -                |
|                                                   | <u>9,445,863</u>    | <u>3,080,476</u>            | <u>1,559,855</u>        | <u>-</u>         |
| Excess (deficiency) of revenues over expenditures | <u>271,069</u>      | <u>(1,295,040)</u>          | <u>(1,291,077)</u>      | <u>-</u>         |
| <b>Other Financing Sources</b>                    |                     |                             |                         |                  |
| Debt issued                                       | -                   | -                           | 2,780,000               | -                |
| Refunding bonds issued                            | -                   | 1,220,000                   | -                       | -                |
| Premium on debt issued                            | -                   | 152,754                     | 47,825                  | -                |
| Sales of capital assets                           | 53,639              | -                           | -                       | -                |
| Transfers in                                      | 327,076             | -                           | -                       | -                |
| Transfers out                                     | (8,700)             | -                           | -                       | -                |
|                                                   | <u>372,015</u>      | <u>1,372,754</u>            | <u>2,827,825</u>        | <u>-</u>         |
| Total other financing sources                     | <u>372,015</u>      | <u>1,372,754</u>            | <u>2,827,825</u>        | <u>-</u>         |
| Net change in fund balances                       | 643,084             | 77,714                      | 1,536,748               | -                |
| <b>Fund Balances, Beginning</b>                   | 5,854,328           | 454,256                     | 1,469,851               | 371,794          |
| Accounting changes (see note disclosure)          | -                   | -                           | -                       | (371,794)        |
| <b>Fund Balances, Beginning, as Adjusted</b>      | <u>5,854,328</u>    | <u>454,256</u>              | <u>1,469,851</u>        | <u>-</u>         |
| <b>Fund Balances, Ending</b>                      | <u>\$ 6,497,412</u> | <u>\$ 531,970</u>           | <u>\$ 3,006,599</u>     | <u>\$ -</u>      |

See notes to financial statements



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| Nonmajor<br>Governmental<br>Funds |                  | Total                |
|-----------------------------------|------------------|----------------------|
| <hr/>                             |                  |                      |
| \$                                | 451,339          | \$ 5,594,389         |
|                                   | 241,495          | 1,528,463            |
|                                   | -                | 479,556              |
|                                   | -                | 132,197              |
|                                   | 37,901           | 4,103,150            |
|                                   | -                | 19,940               |
|                                   | 37,648           | 611,983              |
|                                   | 250              | 70,101               |
|                                   | <hr/>            | <hr/>                |
|                                   | 768,633          | 12,539,779           |
|                                   | <hr/>            |                      |
|                                   | 1,484            | 1,023,285            |
|                                   | 67,152           | 5,918,572            |
|                                   | -                | 1,538,951            |
|                                   | 15,907           | 15,907               |
|                                   | -                | 737,216              |
|                                   | 72,680           | 269,513              |
|                                   | 121,310          | 1,732,982            |
|                                   | 18,356           | 2,688,325            |
|                                   | 180,696          | 639,028              |
|                                   | <hr/>            | <hr/>                |
|                                   | 477,585          | 14,563,779           |
|                                   | <hr/>            |                      |
|                                   | 291,048          | (2,024,000)          |
|                                   | <hr/>            |                      |
|                                   | -                | 2,780,000            |
|                                   | -                | 1,220,000            |
|                                   | -                | 200,579              |
|                                   | -                | 53,639               |
|                                   | 8,700            | 335,776              |
|                                   | -                | (8,700)              |
|                                   | <hr/>            | <hr/>                |
|                                   | 8,700            | 4,581,294            |
|                                   | <hr/>            |                      |
|                                   | 299,748          | 2,557,294            |
|                                   | 898,149          | 9,048,378            |
|                                   | 371,794          | -                    |
|                                   | 1,269,943        | 9,048,378            |
|                                   | <hr/>            | <hr/>                |
| \$                                | <u>1,569,691</u> | <u>\$ 11,605,672</u> |

See notes to financial statements

## Village of Pewaukee

Reconciliation of the Statement of Revenues, Expenditures,  
and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
Year Ended December 31, 2025

**Net Change in Fund Balances, Total Governmental Funds** \$ 2,557,294

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Net Position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

|                                                                                                                                              |           |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements | 1,732,982 |
| Some items reported as capital outlay were not capitalized                                                                                   | (315,406) |
| Depreciation is reported in the government-wide financial statements                                                                         | (704,402) |
| Net book value of assets retired                                                                                                             | (9,858)   |

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.

54,522

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

|                  |             |
|------------------|-------------|
| Debt issued      | (4,000,000) |
| Principal repaid | 2,688,325   |

Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the Statement of Net Position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the Statement of Activities and are reported as interest expense.

|                                   |           |
|-----------------------------------|-----------|
| Amortization of debt premium      | 41,121    |
| Amortization of loss on refunding | (1,410)   |
| Premium on debt issuance          | (200,579) |

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

|                                                    |           |
|----------------------------------------------------|-----------|
| Compensated absences                               | 25,051    |
| Accrued interest on debt                           | 33,139    |
| Net pension asset/liability                        | (44,256)  |
| Deferred outflows of resources related to pensions | (715,550) |
| Deferred inflows of resources related to pensions  | 631,740   |

The proportionate share of the change in net position related to joint ventures reported in the Statement of Activities neither provides nor uses current financial resources and is not reported in the fund financial statements.

10,580

**Change in Net Position of Governmental Activities** \$ 1,783,293

## Village of Pewaukee

Statement of Net Position -  
Proprietary Funds  
December 31, 2025

|                                       | <b>Business-Type Activities - Enterprise Funds</b> |                      |                                                     |                                |
|---------------------------------------|----------------------------------------------------|----------------------|-----------------------------------------------------|--------------------------------|
|                                       | <b>Water Utility</b>                               | <b>Sewer Utility</b> | <b>Laimon<br/>Family<br/>Lakeside<br/>Park Fund</b> | <b>Transportation<br/>Fund</b> |
| <b>Assets</b>                         |                                                    |                      |                                                     |                                |
| Current assets:                       |                                                    |                      |                                                     |                                |
| Cash and investments                  | \$ 1,210,720                                       | \$ 3,186,543         | \$ 469,183                                          | \$ 196,918                     |
| Accounts receivable                   | 376,176                                            | 568,187              | -                                                   | -                              |
| Lease receivable                      | 98,935                                             | -                    | 41,062                                              | -                              |
| Materials and supplies                | 25,940                                             | -                    | -                                                   | -                              |
| Prepayments                           | 5,033                                              | 2,759                | -                                                   | -                              |
| Preliminary survey and engineering    | 625,395                                            | -                    | -                                                   | -                              |
| Total current assets                  | <u>2,342,199</u>                                   | <u>3,757,489</u>     | <u>510,245</u>                                      | <u>196,918</u>                 |
| Noncurrent assets:                    |                                                    |                      |                                                     |                                |
| Restricted assets:                    |                                                    |                      |                                                     |                                |
| Equipment replacement                 | -                                                  | 2,778,533            | -                                                   | -                              |
| Construction                          | 781,336                                            | 18,464               | -                                                   | -                              |
| Capital assets:                       |                                                    |                      |                                                     |                                |
| Land                                  | 10,742                                             | 250                  | 914,246                                             | -                              |
| Construction work in progress         | 3,915,418                                          | 324,145              | -                                                   | -                              |
| Land improvements                     | -                                                  | -                    | 586,848                                             | -                              |
| Buildings and improvements            | -                                                  | -                    | 148,021                                             | -                              |
| Machinery, equipment and furnishings  | -                                                  | -                    | 39,550                                              | -                              |
| Plant in service                      | 22,131,663                                         | 31,104,018           | -                                                   | -                              |
| Less accumulated depreciation         | (9,615,689)                                        | (11,237,329)         | (351,526)                                           | -                              |
| Other assets:                         |                                                    |                      |                                                     |                                |
| Investment in Brookfield plant        | -                                                  | 6,192,698            | -                                                   | -                              |
| Less accumulated amortization         | -                                                  | (5,528,832)          | -                                                   | -                              |
| Lease receivable                      | <u>2,310,001</u>                                   | <u>-</u>             | <u>55,713</u>                                       | <u>-</u>                       |
| Total noncurrent assets               | <u>19,533,471</u>                                  | <u>23,651,947</u>    | <u>1,392,852</u>                                    | <u>-</u>                       |
| Total assets                          | <u>21,875,670</u>                                  | <u>27,409,436</u>    | <u>1,903,097</u>                                    | <u>196,918</u>                 |
| <b>Deferred Outflows of Resources</b> |                                                    |                      |                                                     |                                |
| Pension related items                 | <u>123,866</u>                                     | <u>123,554</u>       | <u>-</u>                                            | <u>-</u>                       |
| Total deferred outflows of resources  | <u>123,866</u>                                     | <u>123,554</u>       | <u>-</u>                                            | <u>-</u>                       |

See notes to financial statements

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**Business-Type Activities -  
Enterprise Funds**

| <b>Nonmajor<br/>Enterprise<br/>Fund -<br/>Stormwater<br/>Utility</b> | <b>Total</b> |
|----------------------------------------------------------------------|--------------|
|----------------------------------------------------------------------|--------------|

|                |                  |
|----------------|------------------|
| \$ 296,386     | \$ 5,359,750     |
| 103,991        | 1,048,354        |
| -              | 139,997          |
| -              | 25,940           |
| 1,746          | 9,538            |
| -              | 625,395          |
| <u>402,123</u> | <u>7,208,974</u> |

|                  |                   |
|------------------|-------------------|
| -                | 2,778,533         |
| -                | 799,800           |
| -                | 925,238           |
| 37,331           | 4,276,894         |
| -                | 586,848           |
| -                | 148,021           |
| -                | 39,550            |
| 1,884,470        | 55,120,151        |
| (657,025)        | (21,861,569)      |
| -                | 6,192,698         |
| -                | (5,528,832)       |
| -                | 2,365,714         |
| <u>1,264,776</u> | <u>45,843,046</u> |
| <u>1,666,899</u> | <u>53,052,020</u> |
| -                | 247,420           |
| -                | 247,420           |

See notes to financial statements

## Village of Pewaukee

Statement of Net Position -  
Proprietary Funds  
December 31, 2025

|                                             | <b>Business-Type Activities - Enterprise Funds</b> |                      |                                                     |                                |
|---------------------------------------------|----------------------------------------------------|----------------------|-----------------------------------------------------|--------------------------------|
|                                             | <b>Water Utility</b>                               | <b>Sewer Utility</b> | <b>Laimon<br/>Family<br/>Lakeside<br/>Park Fund</b> | <b>Transportation<br/>Fund</b> |
| <b>Liabilities</b>                          |                                                    |                      |                                                     |                                |
| Current liabilities:                        |                                                    |                      |                                                     |                                |
| Accounts payable                            | \$ 599,388                                         | \$ 425,125           | \$ 3,149                                            | \$ 5,061                       |
| Accrued wages                               | 18,922                                             | 10,831               | -                                                   | -                              |
| Accrued interest                            | 118,069                                            | 39,510               | 9,865                                               | -                              |
| Unearned revenue                            | -                                                  | -                    | 91,710                                              | -                              |
| Compensated absences                        | 10,244                                             | 1,418                | -                                                   | -                              |
| General obligation debt                     | 310,201                                            | 190,000              | 27,712                                              | -                              |
| Deposits                                    | 47,639                                             | -                    | 8,200                                               | -                              |
| Total current liabilities                   | 1,104,463                                          | 666,884              | 140,636                                             | 5,061                          |
| Noncurrent liabilities:                     |                                                    |                      |                                                     |                                |
| Long-term debt:                             |                                                    |                      |                                                     |                                |
| Unamortized premium                         | 181,181                                            | 112,489              | -                                                   | -                              |
| General obligation bonds payable            | 7,127,289                                          | 3,850,000            | 301,120                                             | -                              |
| Net pension liability                       | 16,887                                             | 10,025               | -                                                   | -                              |
| Total noncurrent liabilities                | 7,325,357                                          | 3,972,514            | 301,120                                             | -                              |
| Total liabilities                           | 8,429,820                                          | 4,639,398            | 441,756                                             | 5,061                          |
| <b>Deferred Inflows of Resources</b>        |                                                    |                      |                                                     |                                |
| Pension related items                       | 122,661                                            | 92,379               | -                                                   | -                              |
| Deferred inflow, leases                     | 2,408,936                                          | -                    | 96,775                                              | -                              |
| Total deferred inflows of resources         | 2,531,597                                          | 92,379               | 96,775                                              | -                              |
| <b>Net Position</b>                         |                                                    |                      |                                                     |                                |
| Net investment in capital assets            | 9,604,799                                          | 16,057,059           | 1,008,307                                           | -                              |
| Restricted for:                             |                                                    |                      |                                                     |                                |
| Replacement of equipment and capital assets | -                                                  | 2,778,533            | -                                                   | -                              |
| Unrestricted                                | 1,433,320                                          | 3,965,621            | 356,259                                             | 191,857                        |
| Total net position                          | \$ 11,038,119                                      | \$ 22,801,213        | \$ 1,364,566                                        | \$ 191,857                     |

See notes to financial statements

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**Business-Type Activities -  
Enterprise Funds**

| <b>Nonmajor<br/>Enterprise<br/>Fund -<br/>Stormwater<br/>Utility</b> | <b>Total</b> |
|----------------------------------------------------------------------|--------------|
|----------------------------------------------------------------------|--------------|

|               |                  |
|---------------|------------------|
| \$ 23,024     | \$ 1,055,747     |
| 3,255         | 33,008           |
| 4,395         | 171,839          |
| 17,414        | 109,124          |
| -             | 11,662           |
| 30,000        | 557,913          |
| -             | 55,839           |
| <u>78,088</u> | <u>1,995,132</u> |

|                |                   |
|----------------|-------------------|
| 6,872          | 300,542           |
| 250,000        | 11,528,409        |
| -              | 26,912            |
| <u>256,872</u> | <u>11,855,863</u> |
| <u>334,960</u> | <u>13,850,995</u> |

|   |           |
|---|-----------|
| - | 215,040   |
| - | 2,505,711 |
| - | 2,720,751 |

|                     |                      |
|---------------------|----------------------|
| 977,904             | 27,648,069           |
| -                   | 2,778,533            |
| 354,035             | 6,301,092            |
| <u>\$ 1,331,939</u> | <u>\$ 36,727,694</u> |

# Village of Pewaukee

Statement of Revenues, Expenses and Changes in Net Position -  
Proprietary Funds  
Year Ended December 31, 2025

|                                                     | <b>Business-Type Activities - Enterprise Funds</b> |                      |                                                     |                                |
|-----------------------------------------------------|----------------------------------------------------|----------------------|-----------------------------------------------------|--------------------------------|
|                                                     | <b>Water Utility</b>                               | <b>Sewer Utility</b> | <b>Laimon<br/>Family<br/>Lakeside<br/>Park Fund</b> | <b>Transportation<br/>Fund</b> |
| <b>Operating Revenues</b>                           |                                                    |                      |                                                     |                                |
| Charges for services                                | \$ 1,457,830                                       | \$ 2,077,744         | \$ 194,337                                          | \$ -                           |
| Other operating revenue                             | 122,167                                            | -                    | -                                                   | -                              |
| Total operating revenues                            | 1,579,997                                          | 2,077,744            | 194,337                                             | -                              |
| <b>Operating Expenses</b>                           |                                                    |                      |                                                     |                                |
| Operation and maintenance                           | 968,141                                            | 1,213,857            | 79,419                                              | 37,435                         |
| Depreciation                                        | 545,374                                            | 503,513              | 25,691                                              | -                              |
| Amortization                                        | -                                                  | 230,368              | -                                                   | -                              |
| Total operating expenses                            | 1,513,515                                          | 1,947,738            | 105,110                                             | 37,435                         |
| Operating income (loss)                             | 66,482                                             | 130,006              | 89,227                                              | (37,435)                       |
| <b>Nonoperating Revenues (Expenses)</b>             |                                                    |                      |                                                     |                                |
| Investment income                                   | 136,612                                            | 205,807              | 13,555                                              | 1,915                          |
| Miscellaneous revenues                              | -                                                  | -                    | -                                                   | -                              |
| Interest expense                                    | (319,948)                                          | (110,653)            | (12,943)                                            | -                              |
| Grant revenue                                       | -                                                  | -                    | 5,320                                               | -                              |
| Total nonoperating revenues<br>(expenses)           | (183,336)                                          | 95,154               | 5,932                                               | 1,915                          |
| Income (loss) before contributions<br>and transfers | (116,854)                                          | 225,160              | 95,159                                              | (35,520)                       |
| <b>Contributions and Transfers</b>                  |                                                    |                      |                                                     |                                |
| Capital contributions                               | 100,690                                            | -                    | -                                                   | -                              |
| Transfers out                                       | (196,656)                                          | (130,420)            | -                                                   | -                              |
| Total contributions and transfers                   | (95,966)                                           | (130,420)            | -                                                   | -                              |
| Change in net position                              | (212,820)                                          | 94,740               | 95,159                                              | (35,520)                       |
| <b>Net Position, Beginning</b>                      | 11,250,939                                         | 22,706,473           | 1,269,407                                           | 227,377                        |
| <b>Net Position, Ending</b>                         | <u>\$ 11,038,119</u>                               | <u>\$ 22,801,213</u> | <u>\$ 1,364,566</u>                                 | <u>\$ 191,857</u>              |

See notes to financial statements

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| <b>Business-Type Activities -<br/>Enterprise Funds</b>               |                      |
|----------------------------------------------------------------------|----------------------|
| <b>Nonmajor<br/>Enterprise<br/>Fund -<br/>Stormwater<br/>Utility</b> | <b>Total</b>         |
| \$ 358,766                                                           | \$ 4,088,677         |
| -                                                                    | 122,167              |
| <u>358,766</u>                                                       | <u>4,210,844</u>     |
| 180,316                                                              | 2,479,168            |
| 69,330                                                               | 1,143,908            |
| -                                                                    | 230,368              |
| <u>249,646</u>                                                       | <u>3,853,444</u>     |
| <u>109,120</u>                                                       | <u>357,400</u>       |
| 1,421                                                                | 359,310              |
| 128                                                                  | 128                  |
| (13,432)                                                             | (456,976)            |
| -                                                                    | 5,320                |
| <u>(11,883)</u>                                                      | <u>(92,218)</u>      |
| <u>97,237</u>                                                        | <u>265,182</u>       |
| -                                                                    | 100,690              |
| -                                                                    | (327,076)            |
| -                                                                    | (226,386)            |
| 97,237                                                               | 38,796               |
| <u>1,234,702</u>                                                     | <u>36,688,898</u>    |
| <u>\$ 1,331,939</u>                                                  | <u>\$ 36,727,694</u> |

See notes to financial statements



# Village of Pewaukee

Statement of Cash Flows -  
Proprietary Funds  
Year Ended December 31, 2025

|                                                                 | <b>Business-Type Activities - Enterprise Funds</b> |                      |                                                 |                                |
|-----------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------------------------------------|--------------------------------|
|                                                                 | <b>Water Utility</b>                               | <b>Sewer Utility</b> | <b>Laimon Family<br/>Lakeside Park<br/>Fund</b> | <b>Transportation<br/>Fund</b> |
| <b>Cash Flows From Operating Activities</b>                     |                                                    |                      |                                                 |                                |
| Received from customers                                         | \$ 1,680,446                                       | \$ 2,111,445         | \$ 199,657                                      | \$ 13,955                      |
| Customer deposits                                               | -                                                  | -                    | 61,380                                          | -                              |
| Paid to suppliers for goods and services                        | (754,333)                                          | (1,024,819)          | (71,683)                                        | (198,948)                      |
| Paid to employees for services                                  | (375,795)                                          | (212,689)            | (5,277)                                         | -                              |
| Net cash flows from operating activities                        | 550,318                                            | 873,937              | 184,077                                         | (184,993)                      |
| <b>Cash Flows From Investing Activities</b>                     |                                                    |                      |                                                 |                                |
| Investment income                                               | 136,612                                            | 205,807              | 13,555                                          | 1,915                          |
| Net cash flows from investing activities                        | 136,612                                            | 205,807              | 13,555                                          | 1,915                          |
| <b>Cash Flows From Noncapital Financing Activities</b>          |                                                    |                      |                                                 |                                |
| Paid to Municipality for tax equivalent                         | (196,656)                                          | -                    | -                                               | -                              |
| Transfers                                                       | -                                                  | (130,420)            | -                                               | -                              |
| Net cash flows from noncapital financing activities             | (196,656)                                          | (130,420)            | -                                               | -                              |
| <b>Cash Flows From Capital and Related Financing Activities</b> |                                                    |                      |                                                 |                                |
| Debt issued                                                     | 5,102,490                                          | 755,000              | -                                               | -                              |
| Debt retired                                                    | (5,022,916)                                        | (900,000)            | (26,711)                                        | -                              |
| Interest paid                                                   | (304,815)                                          | (121,461)            | (13,744)                                        | -                              |
| Debt issuance costs                                             | (106,987)                                          | (14,728)             | -                                               | -                              |
| Construction grant received                                     | 77,490                                             | -                    | -                                               | -                              |
| Acquisition and construction of capital assets                  | (4,179,496)                                        | (613,451)            | (61,965)                                        | -                              |
| Capital contributions received                                  | 23,200                                             | -                    | -                                               | -                              |
| Premium from debt issuance                                      | 144,720                                            | 21,744               | -                                               | -                              |
| Net cash flows from capital and related financing activities    | (4,266,314)                                        | (872,896)            | (102,420)                                       | -                              |
| Net change in cash and cash equivalents                         | (3,776,040)                                        | 76,428               | 95,212                                          | (183,078)                      |
| <b>Cash and Cash Equivalents, Beginning</b>                     | 5,768,096                                          | 5,907,112            | 373,971                                         | 379,996                        |
| <b>Cash and Cash Equivalents, Ending</b>                        | <u>\$ 1,992,056</u>                                | <u>\$ 5,983,540</u>  | <u>\$ 469,183</u>                               | <u>\$ 196,918</u>              |

See notes to financial statements

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**Business-Type Activities -  
Enterprise Funds**

| <b>Nonmajor<br/>Enterprise<br/>Fund -<br/>Stormwater<br/>Utility</b> | <b>Total</b>           |
|----------------------------------------------------------------------|------------------------|
| \$ 358,662                                                           | \$ 4,364,165           |
| -                                                                    | 61,380                 |
| (43,501)                                                             | (2,093,284)            |
| <u>(131,116)</u>                                                     | <u>(724,877)</u>       |
| <u>184,045</u>                                                       | <u>1,607,384</u>       |
| <br><u>1,421</u>                                                     | <br><u>359,310</u>     |
| <br><u>1,421</u>                                                     | <br><u>359,310</u>     |
| <br>-                                                                | (196,656)              |
| <u>-</u>                                                             | <u>(130,420)</u>       |
| <br><u>-</u>                                                         | <br><u>(327,076)</u>   |
| <br>180,000                                                          | 6,037,490              |
| (219,637)                                                            | (6,169,264)            |
| (17,247)                                                             | (457,267)              |
| (3,511)                                                              | (125,226)              |
| -                                                                    | 77,490                 |
| (37,331)                                                             | (4,892,243)            |
| -                                                                    | 23,200                 |
| <u>5,184</u>                                                         | <u>171,648</u>         |
| <br><u>(92,542)</u>                                                  | <br><u>(5,334,172)</u> |
| <br>92,924                                                           | (3,694,554)            |
| <u>203,462</u>                                                       | <u>12,632,637</u>      |
| <u>\$ 296,386</u>                                                    | <u>\$ 8,938,083</u>    |

See notes to financial statements

# Village of Pewaukee

Statement of Cash Flows -  
Proprietary Funds  
Year Ended December 31, 2025

| <b>Business-Type Activities - Enterprise Funds</b>                                                             |                      |                      |                                                 |                                |
|----------------------------------------------------------------------------------------------------------------|----------------------|----------------------|-------------------------------------------------|--------------------------------|
|                                                                                                                | <b>Water Utility</b> | <b>Sewer Utility</b> | <b>Laimon Family<br/>Lakeside Park<br/>Fund</b> | <b>Transportation<br/>Fund</b> |
| <b>Reconciliation of Operating Income (Loss) to Net<br/>Cash Flows From Operating Activities</b>               |                      |                      |                                                 |                                |
| Operating income (loss)                                                                                        | \$ 66,482            | \$ 130,006           | \$ 89,227                                       | \$ (37,435)                    |
| Nonoperating revenue                                                                                           | -                    | -                    | 5,320                                           | -                              |
| Adjustments to reconcile operating income (loss)<br>to net cash flows from operating activities:               |                      |                      |                                                 |                                |
| Depreciation                                                                                                   | 545,374              | 503,513              | 25,691                                          | -                              |
| Depreciation charged to other funds                                                                            | 28,517               | -                    | -                                               | -                              |
| Amortization                                                                                                   | -                    | 230,368              | -                                               | -                              |
| Changes in assets, deferred outflows,<br>liabilities and deferred inflows:                                     |                      |                      |                                                 |                                |
| Customer accounts receivable                                                                                   | 14,598               | (46,099)             | 38,087                                          | -                              |
| Due from other funds                                                                                           | 62,557               | 79,800               | -                                               | 13,955                         |
| Prepayments                                                                                                    | (5,033)              | (2,759)              | -                                               | -                              |
| Accounts payable                                                                                               | (277,687)            | (32,870)             | 2,459                                           | (161,513)                      |
| Customer deposits                                                                                              | (911)                | -                    | 61,380                                          | -                              |
| Other current liabilities                                                                                      | 18,210               | 7,455                | -                                               | -                              |
| Pension related deferrals and liabilities                                                                      | 10,722               | 4,523                | -                                               | -                              |
| Other accounts receivable                                                                                      | 89,385               | -                    | -                                               | -                              |
| Deferred inflow of resources                                                                                   | (89,385)             | -                    | (38,087)                                        | -                              |
| Due to other funds                                                                                             | 87,489               | -                    | -                                               | -                              |
| Net cash flows from operating activities                                                                       | <u>\$ 550,318</u>    | <u>\$ 873,937</u>    | <u>\$ 184,077</u>                               | <u>\$ (184,993)</u>            |
| <b>Reconciliation of Cash and Cash Equivalents to<br/>the Statement of Net Position, Proprietary<br/>Funds</b> |                      |                      |                                                 |                                |
| Cash and investments                                                                                           | \$ 1,210,720         | \$ 3,186,543         | \$ 469,183                                      | \$ 196,918                     |
| Equipment replacement                                                                                          | -                    | 2,778,533            | -                                               | -                              |
| Construction account                                                                                           | 781,336              | 18,464               | -                                               | -                              |
| Cash and cash equivalents                                                                                      | <u>\$ 1,992,056</u>  | <u>\$ 5,983,540</u>  | <u>\$ 469,183</u>                               | <u>\$ 196,918</u>              |
| <b>Noncash Capital and Related Financing Activities</b>                                                        |                      |                      |                                                 |                                |
| Amortization of premiums                                                                                       | <u>\$ 4,976</u>      | <u>\$ 12,165</u>     | <u>\$ -</u>                                     | <u>\$ -</u>                    |
| Amortization of WWTP                                                                                           | <u>\$ -</u>          | <u>\$ (230,368)</u>  | <u>\$ -</u>                                     | <u>\$ -</u>                    |

See notes to financial statements

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| <b>Business-Type Activities -<br/>Enterprise Funds</b>               |                     |
|----------------------------------------------------------------------|---------------------|
| <b>Nonmajor<br/>Enterprise<br/>Fund -<br/>Stormwater<br/>Utility</b> | <b>Total</b>        |
| \$ 109,120                                                           | \$ 357,400          |
| 128                                                                  | 5,448               |
| 69,330                                                               | 1,143,908           |
| -                                                                    | 28,517              |
| -                                                                    | 230,368             |
| (10,681)                                                             | (4,095)             |
| 10,449                                                               | 166,761             |
| (1,746)                                                              | (9,538)             |
| 4,593                                                                | (465,018)           |
| -                                                                    | 60,469              |
| 2,852                                                                | 28,517              |
| -                                                                    | 15,245              |
| -                                                                    | 89,385              |
| -                                                                    | (127,472)           |
| -                                                                    | 87,489              |
| <u>\$ 184,045</u>                                                    | <u>\$ 1,607,384</u> |
| <br>                                                                 |                     |
| \$ 296,386                                                           | \$ 5,359,750        |
| -                                                                    | 2,778,533           |
| -                                                                    | 799,800             |
| <u>\$ 296,386</u>                                                    | <u>\$ 8,938,083</u> |
| <br>                                                                 |                     |
| <u>\$ 743</u>                                                        |                     |
| <u>\$ -</u>                                                          |                     |

See notes to financial statements

## Village of Pewaukee

Statement of Fiduciary Net Position -  
Fiduciary Funds  
December 31, 2025

|                          | <u>Custodial<br/>Funds</u> |
|--------------------------|----------------------------|
| <b>Assets</b>            |                            |
| Cash and investments     | \$ 5,835,282               |
| Taxes receivable         | 5,980,740                  |
| Prepaid items            | <u>9,023</u>               |
| Total assets             | <u>11,825,045</u>          |
| <b>Liabilities</b>       |                            |
| Accounts payable         | 22,363                     |
| Accrued liabilities      | 33,809                     |
| Due to other governments | <u>11,492,700</u>          |
| Total liabilities        | <u>11,548,872</u>          |
| <b>Net Position</b>      |                            |
| Restricted               | <u>276,173</u>             |
| Total net position       | <u><u>\$ 276,173</u></u>   |

See notes to financial statements

## Village of Pewaukee

Statement of Changes in Fiduciary Net Position -  
Fiduciary Funds  
Year Ended December 31, 2025

|                                                | <b>Custodial<br/>Funds</b> |
|------------------------------------------------|----------------------------|
| <b>Additions</b>                               |                            |
| Intergovernmental                              | \$ 1,260,500               |
| Public charges for services                    | 4,009                      |
| Fines                                          | 9,684                      |
| Donations                                      | 28,511                     |
| Investment income                              | 11,593                     |
| Other miscellaneous                            | 7,058                      |
| Property taxes collected for other governments | <u>7,991,070</u>           |
| Total additions                                | <u>9,312,425</u>           |
| <b>Deductions</b>                              |                            |
| Library activities                             | 1,306,534                  |
| Property taxes collected for other governments | 7,991,070                  |
| Capital outlay                                 | <u>27,291</u>              |
| Total deductions                               | <u>9,324,895</u>           |
| Change in fiduciary net position               | (12,470)                   |
| <b>Net Position, Beginning</b>                 | <u>288,643</u>             |
| <b>Net Position, Ending</b>                    | <u><u>\$ 276,173</u></u>   |

# Village of Pewaukee

## Index to Notes to Financial Statements

December 31, 2025

|                                                                                                                  | <b>Page</b> |
|------------------------------------------------------------------------------------------------------------------|-------------|
| <b>1. Summary of Significant Accounting Policies</b>                                                             | <b>22</b>   |
| Reporting Entity                                                                                                 | 22          |
| Government-Wide and Fund Financial Statements                                                                    | 22          |
| Measurement Focus, Basis of Accounting and Financial Statement Presentation                                      | 24          |
| Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and<br>Net Position or Equity | 26          |
| Deposits and Investments                                                                                         | 26          |
| Receivables                                                                                                      | 27          |
| Inventories and Prepaid Items                                                                                    | 28          |
| Restricted Assets                                                                                                | 28          |
| Capital Assets                                                                                                   | 28          |
| Other Assets                                                                                                     | 29          |
| Deferred Outflows of Resources                                                                                   | 29          |
| Compensated Absences                                                                                             | 29          |
| Long-Term Obligations/Conduit Debt                                                                               | 29          |
| Leases                                                                                                           | 29          |
| Deferred Inflows of Resources                                                                                    | 29          |
| Equity Classifications                                                                                           | 30          |
| Pension                                                                                                          | 31          |
| Basis for Existing Rates                                                                                         | 31          |
| <b>2. Stewardship, Compliance and Accountability</b>                                                             | <b>32</b>   |
| Budgetary Information                                                                                            | 32          |
| Excess Expenditures Over Budget                                                                                  | 32          |
| Limitations on the Village's Tax Levy                                                                            | 32          |
| Transportation Utility Fund                                                                                      | 32          |
| <b>3. Detailed Notes on All Funds</b>                                                                            | <b>32</b>   |
| Deposits and Investments                                                                                         | 32          |
| Receivables                                                                                                      | 34          |
| Restricted Assets                                                                                                | 34          |
| Capital Assets                                                                                                   | 35          |
| Interfund Receivables/Payables and Transfers                                                                     | 38          |
| Long-Term Obligations                                                                                            | 39          |
| Lease Disclosures                                                                                                | 42          |
| Net Position/Fund Balances                                                                                       | 42          |
| Accounting Changes                                                                                               | 44          |
| <b>4. Other Information</b>                                                                                      | <b>44</b>   |
| Employees' Retirement System                                                                                     | 44          |
| Risk Management                                                                                                  | 49          |
| Commitments and Contingencies                                                                                    | 49          |
| Joint Ventures                                                                                                   | 50          |
| Other Postemployment Benefits                                                                                    | 52          |
| Tax Abatement                                                                                                    | 52          |
| Effect of New Accounting Standards on Current-Period Financial Statements                                        | 52          |
| Investment in Brookfield Wastewater Treatment Facility                                                           | 53          |

# Village of Pewaukee

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Notes to Financial Statements  
December 31, 2025

## 1. Summary of Significant Accounting Policies

The accounting policies of the Village of Pewaukee, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

### Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

## Government-Wide and Fund Financial Statements

### Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

### Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.



## Village of Pewaukee

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Notes to Financial Statements  
December 31, 2025

- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

### **General Fund**

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

### **Debt Service Fund**

General Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

### **Capital Projects Fund**

Capital Projects Fund accounts for financial resources to be used for the acquisition or construction of major capital facilities.

### **Enterprise Funds**

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

Transportation Fund accounts for the apportionment of costs of transportation system improvements

Laimon Family Lakeside Park Fund accounts for operations of the park and its marina facilities

The Village reports the following nonmajor governmental and enterprise funds:

### **Special Revenue Funds**

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Cemetery Fund

Downtown Loan Fund

Lake Patrol Fund

American Rescue Plan Fund

# Village of Pewaukee

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Notes to Financial Statements  
December 31, 2025

## Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Tax Incremental District (TID) No. 2  
Tax Incremental District (TID) No. 3  
Tax Incremental District (TID) No. 4

## Enterprise Fund

Enterprise Fund is used to account for and report any activity for which a fee is charged to external uses for goods or services, and must be used for activities which meet certain debt or cost recovery criteria.

Stormwater Utility

In addition, the Village reports the following fund type:

## Custodial Funds

Custodial Funds are used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Pewaukee Public Library  
Tax Collection

## Measurement Focus, Basis of Accounting and Financial Statement Presentation

### Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

## **Fund Financial Statements**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues. Delinquent special assessments being held by the County are reported as receivables and unavailable revenues. At December 31, 2025, there were \$2,963 of unrecorded anticipated future assessments which are not recorded as receivables because collection is subject to certain events occurring in the future. No formal repayment schedule has been established.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

## **Proprietary and Fiduciary Funds**

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water utility, sewer utility, Laimon family lakeside park, transportation and stormwater utility funds are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

## All Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

## Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

### Deposits and Investments

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

Additional restrictions may arise from local charters, ordinances, resolutions and grant resolutions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and carrying value is due to outstanding checks and/or deposits in transit.

## Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

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The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2025, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

### Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2025 tax roll:

|                                              |                  |
|----------------------------------------------|------------------|
| Lien date and levy date                      | December 2025    |
| Tax bills mailed                             | December 2025    |
| Payment in full, or                          | January 31, 2026 |
| First installment due                        | January 31, 2026 |
| Second installment due                       | July 31, 2026    |
| Tax sale - 2025 delinquent real estate taxes | October 2028     |

Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water and sewer utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds." Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as internal balances.

In the governmental fund financial statements, advances to other funds are offset equally by a nonspendable fund balance account which indicates that they do not constitute expendable available financial resources and, therefore, are not available for appropriation or by a restricted fund balance account, if the funds will ultimately be restricted when the advance is repaid.

It is the Village's policy to record unavailable revenue for the net amount of the receivable balance. As loans are repaid, revenue is recognized. When new loans are made from the repayments, expenditures are recorded. Interest received from loan repayments is recognized as revenue when received in cash. Any unspent loan repayments at year end are presented as restricted fund balance in the fund financial statements.

# Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

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## Inventories and Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant. Proprietary fund inventories are generally used for construction and/or for operation and maintenance work. They are not for resale. They are valued at cost based on weighted average and charged to construction and/or operation and maintenance expense when used.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

## Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

## Capital Assets

### Government-Wide Financial Statements

Capital assets, which include property, plant and equipment are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 general capital assets and \$15,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

|                         |             |
|-------------------------|-------------|
| Buildings               | 20-75 Years |
| Land improvements       | 20-75 Years |
| Machinery and equipment | 5-30 Years  |
| Utility system          | 7-108 Years |
| Infrastructure          | 30-75 Years |

## Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

## **Village of Pewaukee**

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### Notes to Financial Statements

December 31, 2025

#### **Other Assets**

Other assets in the utility funds represents the investment in the Brookfield Wastewater Treatment Plant (see Note 4).

#### **Deferred Outflows of Resources**

A deferred outflow of resources represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

#### **Compensated Absences**

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Compensatory time earned is also accrued within this liability.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2025, are determined on the basis of current salary rates and include salary related payments.

#### **Long-Term Obligations/Conduit Debt**

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

#### **Leases**

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

#### **Deferred Inflows of Resources**

A deferred inflow of resources represents an acquisition of net assets that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

## Equity Classifications

### Government-Wide Statements

Equity is classified as net position and displayed in three components:

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

### Fund Statements

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.
- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Village Clerk/Treasurer and/or Administrator to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.



## **Village of Pewaukee**

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### Notes to Financial Statements

December 31, 2025

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a working capital policy to meet cash flow needs during the year and to preserve credit worthiness. The working capital amount is to equal 10% of the ensuing year's budgeted expenditures. This amount is \$959,260 and is included within the unassigned fund balance of the general fund at year-end.

The Village has a fund balance policy that includes a requirement to maintain as of December 31 of each year a minimum of 35% of the ensuing year's budgeted general fund expenditures, with a targeted maximum of 40% for the purpose of strengthening the Village's financial position and maintaining and/or increasing the Village's bond rating. Any amount over the 40% targeted maximum may be assigned by management for future capital projects and/or infrastructure needs. As of December 31, 2025, the Village reported 40% of the ensuing year's budgeted general fund expenditures in its unassigned fund balance.

See Note 3 for further information.

### **Pension**

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions; and
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

### **Basis for Existing Rates**

#### **Water Utility**

Current water rates were approved by the Public Service Commission of Wisconsin on January 26, 2022. The Commission approved a rate increase on April 1, 2026.

#### **Sewer Utility**

Current sewer rates were approved by the Village board on November 15, 2022.

#### **Stormwater Utility**

Current stormwater rates were approved by the Village board on November 15, 2022.

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

## 2. Stewardship, Compliance and Accountability

### Budgetary Information

A budget has been adopted for the general fund, capital projects fund, debt service fund, TID District #2, TID District #3, TID District #4, lake patrol special revenue fund and the cemetery special revenue fund. A budget has not been formally adopted for the Downtown Loan special revenue fund or the American Rescue Plan special revenue fund. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

### Excess Expenditures Over Budget

The following funds had significant expenditures over budget:

| <u>Funds</u>       | <u>Budgeted<br/>Expenditures</u> | <u>Actual<br/>Expenditures</u> | <u>Excess<br/>Expenditures<br/>Over Budget</u> |
|--------------------|----------------------------------|--------------------------------|------------------------------------------------|
| Debt Service Fund  | \$ 1,780,610                     | \$ 3,080,476                   | \$ 1,299,866                                   |
| TID District No. 3 | 42,768                           | 111,835                        | 69,067                                         |
| TID District No. 4 | 2,650                            | 128,320                        | 125,670                                        |

The Village controls expenditures at the department level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

### Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

### Transportation Utility Fund

The Village established a transportation utility fee in February of 2021 to provide a source of funding for certain public works initiatives. The fee was based on a formula determined by the Institute of Traffic Engineers. This fee was successfully challenged in April of 2022 and the District II Court of Appeals ruled it as an impermissible tax. A subsequent ruling by the state Supreme Court denied a village petition to review the District Court decision. Subsequent to the Supreme Court denial, village residents were reimbursed from the Transportation fund and charges were discontinued.

## 3. Detailed Notes on All Funds

### Deposits and Investments

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments. In addition, investments are separately held by several of the Village's funds.

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

The Village's deposits and investments at year end were comprised of the following:

|                                                 | <u>Carrying<br/>Value</u> | <u>Bank and<br/>Investment<br/>Balances</u> | <u>Associated Risks</u> |
|-------------------------------------------------|---------------------------|---------------------------------------------|-------------------------|
| Deposits                                        | \$ 11,386,591             | \$ 9,662,010                                | Custodial credit        |
| LGIP                                            | 15,323,464                | 15,323,464                                  | Credit                  |
| Petty cash                                      | <u>725</u>                | <u>-</u>                                    | N/A                     |
| Total deposits and investments                  | <u>\$ 26,710,780</u>      | <u>\$ 24,985,474</u>                        |                         |
| Reconciliation to financial statements          |                           |                                             |                         |
| Per statement of net position:                  |                           |                                             |                         |
| Unrestricted cash and investments               | \$ 17,297,165             |                                             |                         |
| Restricted cash and investments                 | 3,578,333                 |                                             |                         |
| Per statement of net position, fiduciary funds: |                           |                                             |                         |
| Custodial Funds                                 | <u>5,835,282</u>          |                                             |                         |
| Total deposits and investments                  | <u>\$ 26,710,780</u>      |                                             |                         |

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit accounts (interest-bearing and non-interest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has been considered in computing custodial credit risk.

The Village maintains collateral agreements with its banks. At December 31, 2025, the banks had pledged various government securities in the amount of \$13,134,585 to secure the Village's deposits.

### Custodial Credit Risk

#### Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

### Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The Village had investments in the external Wisconsin Local Government Investment Pool which is not rated.

See Note 1 for further information on deposit and investment policies.

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

#### Receivables

All of the receivables on the balance sheet are expected to be collected within one year except for \$54,690 in special assessments receivable.

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

|                                                           | <u>Unearned</u>     | <u>Unavailable</u> |
|-----------------------------------------------------------|---------------------|--------------------|
| Property taxes receivable for subsequent year             | \$ 5,886,415        | \$ -               |
| Licenses for the subsequent year                          | 856                 | -                  |
| Yard waste fees for subsequent year                       | 529                 | -                  |
| Special assessments                                       | -                   | 54,690             |
| Unspent American Rescue Plan funds                        | 145,138             | -                  |
| Fire inspection fees                                      | <u>2,335,951</u>    | <u>86,184</u>      |
| Total unearned/unavailable revenue for governmental funds | <u>\$ 8,368,889</u> | <u>\$ 140,874</u>  |
| Unearned revenue included in liabilities                  | \$ 145,138          |                    |
| Unearned revenue included in deferred inflows             | <u>8,223,751</u>    |                    |
| Total unearned revenue for governmental funds             | <u>\$ 8,368,889</u> |                    |

#### Restricted Assets

The following represent the balances of the restricted assets:

##### Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

Following is a list of restricted assets at December 31, 2025:

|                         |                     |
|-------------------------|---------------------|
| Restricted assets:      |                     |
| Equipment replacement   | \$ 2,778,533        |
| Construction            | <u>799,800</u>      |
| Total restricted assets | <u>\$ 3,578,333</u> |

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

#### Capital Assets

Capital asset activity for the year ended December 31, 2025, was as follows:

|                                                                                                | <u>Beginning<br/>Balance</u> | <u>Additions</u>  | <u>Deletions</u> | <u>Ending<br/>Balance</u> |
|------------------------------------------------------------------------------------------------|------------------------------|-------------------|------------------|---------------------------|
| <b>Governmental Activities</b>                                                                 |                              |                   |                  |                           |
| Capital assets not being depreciated:                                                          |                              |                   |                  |                           |
| Land and right of way                                                                          | \$ 6,565,101                 | \$ -              | \$ -             | \$ 6,565,101              |
| Construction in progress                                                                       | -                            | 659,117           | -                | 659,117                   |
| Total capital assets not being depreciated                                                     | <u>6,565,101</u>             | <u>659,117</u>    | <u>-</u>         | <u>7,224,218</u>          |
| Capital assets being depreciated:                                                              |                              |                   |                  |                           |
| Buildings                                                                                      | 16,549,213                   | 17,356            | -                | 16,566,569                |
| Machinery and equipment                                                                        | 3,364,810                    | 741,103           | 98,578           | 4,007,335                 |
| Streets                                                                                        | 5,260,534                    | -                 | -                | 5,260,534                 |
| Dams                                                                                           | 582,973                      | -                 | -                | 582,973                   |
| Bridges                                                                                        | 300,000                      | -                 | -                | 300,000                   |
| Land improvements                                                                              | <u>408,449</u>               | <u>-</u>          | <u>-</u>         | <u>408,449</u>            |
| Total capital assets being depreciated                                                         | <u>26,465,979</u>            | <u>758,459</u>    | <u>98,578</u>    | <u>27,125,860</u>         |
| Total capital assets                                                                           | <u>33,031,080</u>            | <u>1,417,576</u>  | <u>98,578</u>    | <u>34,350,078</u>         |
| Less accumulated depreciation for:                                                             |                              |                   |                  |                           |
| Buildings                                                                                      | (3,616,393)                  | (315,009)         | -                | (3,931,402)               |
| Machinery and equipment                                                                        | (1,889,160)                  | (210,321)         | 88,720           | (2,010,761)               |
| Streets                                                                                        | (942,917)                    | (131,513)         | -                | (1,074,430)               |
| Dams                                                                                           | (143,410)                    | (17,489)          | -                | (160,899)                 |
| Bridges                                                                                        | (41,250)                     | (7,500)           | -                | (48,750)                  |
| Land improvements                                                                              | <u>(66,521)</u>              | <u>(22,570)</u>   | <u>-</u>         | <u>(89,091)</u>           |
| Total accumulated depreciation                                                                 | <u>(6,699,651)</u>           | <u>(704,402)</u>  | <u>88,720</u>    | <u>(7,315,333)</u>        |
| Net capital assets being depreciated                                                           | <u>19,766,328</u>            | <u>54,057</u>     | <u>9,858</u>     | <u>19,810,527</u>         |
| Total governmental activities capital assets, net as reported in the statement of net position | <u>\$ 26,331,429</u>         | <u>\$ 713,174</u> | <u>\$ 9,858</u>  | <u>\$ 27,034,745</u>      |

Depreciation expense was charged to functions as follows:

#### Governmental Activities

|                                                    |                   |
|----------------------------------------------------|-------------------|
| Public safety                                      | \$ 132,018        |
| Public works                                       | 390,713           |
| Culture, recreation and education                  | 164,686           |
| General government                                 | <u>16,985</u>     |
| Total governmental activities depreciation expense | <u>\$ 704,402</u> |

# Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

## Business-Type Activities

|                                            | <b>Beginning<br/>Balance</b> | <b>Additions</b>    | <b>Deletions</b> | <b>Ending<br/>Balance</b> |
|--------------------------------------------|------------------------------|---------------------|------------------|---------------------------|
| <b>Water</b>                               |                              |                     |                  |                           |
| Capital assets not being depreciated:      |                              |                     |                  |                           |
| Land and land rights                       | \$ 10,742                    | \$ -                | \$ -             | \$ 10,742                 |
| Construction work in progress              | 491,794                      | 3,423,624           | -                | 3,915,418                 |
| Total capital assets not being depreciated | 502,536                      | 3,423,624           | -                | 3,926,160                 |
| Capital assets being depreciated:          |                              |                     |                  |                           |
| Source of supply                           | 1,048,451                    | -                   | -                | 1,048,451                 |
| Pumping                                    | 2,684,391                    | -                   | -                | 2,684,391                 |
| Water treatment                            | 2,343,207                    | -                   | -                | 2,343,207                 |
| Transmission and distribution              | 15,526,125                   | 152,367             | 4,312            | 15,674,180                |
| General                                    | 381,434                      | -                   | -                | 381,434                   |
| Total capital assets being depreciated     | 21,983,608                   | 152,367             | 4,312            | 22,131,663                |
| Total capital assets                       | 22,486,144                   | 3,575,991           | 4,312            | 26,057,823                |
| Less accumulated depreciation for:         |                              |                     |                  |                           |
| Water                                      | (9,046,110)                  | (573,891)           | 4,312            | (9,615,689)               |
| Total accumulated depreciation             | (9,046,110)                  | (573,891)           | 4,312            | (9,615,689)               |
| Net capital assets being depreciated       | 12,937,498                   | (421,524)           | -                | 12,515,974                |
| Net water capital assets                   | <u>\$ 13,440,034</u>         | <u>\$ 3,002,100</u> | <u>\$ -</u>      | <u>\$ 16,442,134</u>      |
|                                            | <b>Beginning<br/>Balance</b> | <b>Additions</b>    | <b>Deletions</b> | <b>Ending<br/>Balance</b> |
| <b>Sewer</b>                               |                              |                     |                  |                           |
| Capital assets not being depreciated:      |                              |                     |                  |                           |
| Land and land rights                       | \$ 250                       | \$ -                | \$ -             | \$ 250                    |
| Construction work in progress              | -                            | 324,145             | -                | 324,145                   |
| Total capital assets not being depreciated | 250                          | 324,145             | -                | 324,395                   |
| Capital assets being depreciated:          |                              |                     |                  |                           |
| Collection system                          | 25,517,662                   | 257,040             | -                | 25,774,702                |
| Pumping                                    | 4,477,352                    | 32,266              | 19,574           | 4,490,044                 |
| Treatment and disposal                     | 577,088                      | -                   | -                | 577,088                   |
| General                                    | 262,184                      | -                   | -                | 262,184                   |
| Total capital assets being depreciated     | 30,834,286                   | 289,306             | 19,574           | 31,104,018                |
| Total capital assets                       | 30,834,536                   | 613,451             | 19,574           | 31,428,413                |
| Less accumulated depreciation for:         |                              |                     |                  |                           |
| Sewer                                      | (10,753,390)                 | (503,513)           | 19,574           | (11,237,329)              |
| Total accumulated depreciation             | (10,753,390)                 | (503,513)           | 19,574           | (11,237,329)              |
| Net capital assets being depreciated       | 20,080,896                   | (214,207)           | -                | 19,866,689                |
| Net sewer capital assets                   | <u>\$ 20,081,146</u>         | <u>\$ 109,938</u>   | <u>\$ -</u>      | <u>\$ 20,191,084</u>      |

# Village of Pewaukee

## Notes to Financial Statements

December 31, 2025

|                                                                                              | <b>Beginning<br/>Balance</b> | <b>Additions</b>    | <b>Deletions</b> | <b>Ending<br/>Balance</b> |
|----------------------------------------------------------------------------------------------|------------------------------|---------------------|------------------|---------------------------|
| <b>Stormwater</b>                                                                            |                              |                     |                  |                           |
| Capital assets not being depreciated:                                                        |                              |                     |                  |                           |
| Construction work in progress                                                                | \$ -                         | \$ 37,331           | \$ -             | \$ 37,331                 |
| Total capital assets not being depreciated                                                   | -                            | 37,331              | -                | 37,331                    |
| Capital assets being depreciated:                                                            |                              |                     |                  |                           |
| Mains                                                                                        | 1,583,131                    | -                   | -                | 1,583,131                 |
| Equipment                                                                                    | 301,339                      | -                   | -                | 301,339                   |
| Total capital assets being depreciated                                                       | 1,884,470                    | -                   | -                | 1,884,470                 |
| Total capital assets                                                                         | 1,884,470                    | 37,331              | -                | 1,921,801                 |
| Less accumulated depreciation for:                                                           |                              |                     |                  |                           |
| Stormwater                                                                                   | (587,695)                    | (69,330)            | -                | (657,025)                 |
| Total accumulated depreciation                                                               | (587,695)                    | (69,330)            | -                | (657,025)                 |
| Net capital assets being depreciated                                                         | 1,296,775                    | (69,330)            | -                | 1,227,445                 |
| Net stormwater capital assets                                                                | <u>\$ 1,296,775</u>          | <u>\$ (31,999)</u>  | <u>\$ -</u>      | <u>\$ 1,264,776</u>       |
|                                                                                              | <b>Beginning<br/>Balance</b> | <b>Additions</b>    | <b>Deletions</b> | <b>Ending<br/>Balance</b> |
| <b>Laimon Family Lakeside Park</b>                                                           |                              |                     |                  |                           |
| Capital assets not being depreciated:                                                        |                              |                     |                  |                           |
| Land                                                                                         | \$ 914,246                   | \$ -                | \$ -             | \$ 914,246                |
| Total capital assets not being depreciated                                                   | 914,246                      | -                   | -                | 914,246                   |
| Capital assets being depreciated:                                                            |                              |                     |                  |                           |
| Land improvements                                                                            | 569,348                      | 17,500              | -                | 586,848                   |
| Buildings and improvements                                                                   | 136,706                      | 11,315              | -                | 148,021                   |
| Machinery and equipment                                                                      | 6,400                        | 33,150              | -                | 39,550                    |
| Total capital assets being depreciated                                                       | 712,454                      | 61,965              | -                | 774,419                   |
| Total capital assets                                                                         | 1,626,700                    | 61,965              | -                | 1,688,665                 |
| Less accumulated depreciation for:                                                           |                              |                     |                  |                           |
| Land improvements                                                                            | (273,509)                    | (17,541)            | -                | (291,050)                 |
| Buildings and improvements                                                                   | (50,886)                     | (6,828)             | -                | (57,714)                  |
| Machinery and equipment                                                                      | (1,440)                      | (1,322)             | -                | (2,762)                   |
| Total accumulated depreciation                                                               | (325,835)                    | (25,691)            | -                | (351,526)                 |
| Net capital assets being depreciated                                                         | 386,619                      | 36,274              | -                | 422,893                   |
| Net transportation capital assets                                                            | <u>\$ 1,300,865</u>          | <u>\$ 36,274</u>    | <u>\$ -</u>      | <u>\$ 1,337,139</u>       |
| Business-type activities capital assets,<br>net as reported in the statement of net position | <u>\$ 36,118,820</u>         | <u>\$ 3,116,313</u> | <u>\$ -</u>      | <u>\$ 39,235,133</u>      |

## Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

Depreciation expense was charged to functions as follows:

### Business-Type Activities

|                             |               |
|-----------------------------|---------------|
| Water                       | \$ 545,374    |
| Sewer                       | 503,513       |
| Stormwater                  | 69,330        |
| Laimon Family Lakeside Park | <u>25,691</u> |

|                                                                                          |                     |
|------------------------------------------------------------------------------------------|---------------------|
| Total business-type activities, net as reported in the statement of net position expense | <u>\$ 1,143,908</u> |
|------------------------------------------------------------------------------------------|---------------------|

The difference in depreciation expense and additions to accumulated depreciation is due to salvage and cost of removal.

### Interfund Receivables/Payables and Transfers

#### Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

| <u>Receivable Fund</u>                                             | <u>Payable Fund</u> | <u>Amount</u>  | <u>Amount Not Due Within One Year</u> |
|--------------------------------------------------------------------|---------------------|----------------|---------------------------------------|
| General Fund                                                       | Lake Patrol Fund    | \$ 1,147       | \$ -                                  |
| Total, fund financial statements                                   |                     | 1,147          |                                       |
| Less fund eliminations                                             |                     | <u>(1,147)</u> |                                       |
| Total internal balances, government-wide statement of net position |                     | <u>\$ -</u>    |                                       |

The principal purpose of these interfunds is due to negative cash.

#### Transfers

The following is a schedule of interfund transfers:

| <u>Fund Transferred To</u>                               | <u>Fund Transferred From</u> | <u>Amount</u>     | <u>Principal Purpose</u>          |
|----------------------------------------------------------|------------------------------|-------------------|-----------------------------------|
| General fund                                             | Water utility                | \$ 196,656        | Payment in lieu of taxes          |
| Lake patrol fund                                         | General                      | 8,700             | Operational support               |
| General fund                                             | Sewer fund                   | <u>130,420</u>    | Budgeted transfer from operations |
| Total, fund financial statements                         |                              | 335,776           |                                   |
| Less fund eliminations                                   |                              | <u>(8,700)</u>    |                                   |
| Total transfers, government-wide statement of activities |                              | <u>\$ 327,076</u> |                                   |



# Village of Pewaukee

## Notes to Financial Statements

December 31, 2025

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

### Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2025, was as follows:

|                                                                       | <u>Beginning<br/>Balance</u> | <u>Increases</u>    | <u>Decreases</u>    | <u>Ending<br/>Balance</u> | <u>Amounts Due<br/>Within One<br/>Year</u> |
|-----------------------------------------------------------------------|------------------------------|---------------------|---------------------|---------------------------|--------------------------------------------|
| <b>Governmental Activities</b>                                        |                              |                     |                     |                           |                                            |
| Bonds and notes payable:                                              |                              |                     |                     |                           |                                            |
| General obligation debt                                               | \$ 16,004,000                | \$ 4,000,000        | \$ 1,405,000        | \$ 18,599,000             | \$ 1,482,000                               |
| General obligation notes from direct borrowings and direct placements | 783,754                      | -                   | 343,325             | 440,429                   | 57,166                                     |
| Bond anticipation notes                                               | 940,000                      | -                   | 940,000             | -                         | -                                          |
| Premiums                                                              | 273,785                      | 200,579             | 41,121              | 433,243                   | -                                          |
| Subtotal                                                              | <u>18,001,539</u>            | <u>4,200,579</u>    | <u>2,729,446</u>    | <u>19,472,672</u>         | <u>1,539,166</u>                           |
| Other liabilities:                                                    |                              |                     |                     |                           |                                            |
| Compensated absences*                                                 | 122,944                      | -                   | 25,051              | 97,893                    | 97,893                                     |
| Total other liabilities                                               | <u>122,944</u>               | <u>-</u>            | <u>25,051</u>       | <u>97,893</u>             | <u>97,893</u>                              |
| Total governmental activities long-term liabilities                   | <u>\$ 18,124,483</u>         | <u>\$ 4,200,579</u> | <u>\$ 2,754,497</u> | <u>\$ 19,570,565</u>      | <u>\$ 1,637,059</u>                        |
| <b>Business-Type Activities</b>                                       |                              |                     |                     |                           |                                            |
| Bonds and notes payable:                                              |                              |                     |                     |                           |                                            |
| General obligation debt                                               | \$ 6,120,000                 | \$ 5,960,000        | \$ 400,000          | \$ 11,680,000             | \$ 505,000                                 |
| General obligation notes from direct borrowings and direct placements | 738,096                      | 77,490              | 409,264             | 406,322                   | 52,913                                     |
| Bond anticipation notes                                               | 5,360,000                    | -                   | 5,360,000           | -                         | -                                          |
| Premiums                                                              | 146,778                      | 171,648             | 17,884              | 300,542                   | -                                          |
| Total bonds and notes payable                                         | <u>12,364,874</u>            | <u>6,209,138</u>    | <u>6,187,148</u>    | <u>12,386,864</u>         | <u>557,913</u>                             |
| Other liabilities:                                                    |                              |                     |                     |                           |                                            |
| Compensated absences*                                                 | 6,562                        | 5,100               | -                   | 11,662                    | 11,662                                     |
| Total other liabilities                                               | <u>6,562</u>                 | <u>5,100</u>        | <u>-</u>            | <u>11,662</u>             | <u>11,662</u>                              |
| Total business-type activities long-term liabilities                  | <u>\$ 12,371,436</u>         | <u>\$ 6,214,238</u> | <u>\$ 6,187,148</u> | <u>\$ 12,398,526</u>      | <u>\$ 569,575</u>                          |

\*The change in the compensated absences liability is presented as a net change.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2025, was \$76,413,475. Total general obligation debt outstanding at year end was \$31,125,751.

# Village of Pewaukee

## Notes to Financial Statements

December 31, 2025

### General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or, if the revenues are not sufficient, by future tax levies.

| <b>Governmental Activities</b>                         |                      |                       |                       |                              |                                  |
|--------------------------------------------------------|----------------------|-----------------------|-----------------------|------------------------------|----------------------------------|
| <b>General Obligation Debt</b>                         | <b>Date of Issue</b> | <b>Final Maturity</b> | <b>Interest Rates</b> | <b>Original Indebtedness</b> | <b>Balance December 31, 2025</b> |
| G.O. Corporate Purpose Bonds                           | 06/11/2013           | 03/01/2033            | 2.25-3.0%             | \$ 545,000                   | \$ 445,000                       |
| G.O. State Trust Fund Loan*                            | 09/23/2015           | 03/15/2035            | 3.75                  | 200,000                      | 124,541                          |
| G.O. Corporate Purpose Bonds                           | 04/03/2017           | 03/01/2032            | 1.10-3.0              | 1,475,000                    | 1,055,000                        |
| G.O. Corporate Purpose Bonds                           | 04/03/2017           | 03/01/2032            | 1.10-3.0              | 2,170,000                    | 705,000                          |
| G.O. State Trust Fund Loan*                            | 02/20/2018           | 03/15/2027            | 3.50                  | 166,477                      | 41,665                           |
| G.O. State Trust Fund Loan*                            | 03/12/2019           | 03/15/2038            | 4.75                  | 68,670                       | 53,116                           |
| G.O. State Trust Fund Loan*                            | 05/29/2020           | 03/15/2039            | 4.75                  | 137,330                      | 107,511                          |
| G.O. Refunding Bonds                                   | 03/24/2020           | 09/01/2035            | 2.00                  | 2,615,000                    | 1,615,000                        |
| G.O. Public Works Building Bonds                       | 12/22/2021           | 03/01/2041            | 2.00-4.00             | 6,685,000                    | 6,630,000                        |
| G.O. State Trust Fund Loan*                            | 07/23/2021           | 03/15/2031            | 3.00                  | 180,745                      | 113,596                          |
| G.O. Taxable Refunding Bonds                           | 06/30/2022           | 03/01/2033            | 3.60-3.80             | 1,075,000                    | 1,075,000                        |
| G.O. Taxable Promissory Notes                          | 08/12/2024           | 03/01/2044            | 4.95-5.15             | 2,405,000                    | 2,405,000                        |
| G.O. Promissory Notes                                  | 12/10/2024           | 03/01/2029            | 4.35                  | 1,109,000                    | 669,000                          |
| G.O. Refunding Bonds                                   | 04/14/2025           | 03/01/2040            | 4.00-5.00             | 1,220,000                    | 1,220,000                        |
| G.O. Promissory Notes                                  | 12/15/2025           | 11/01/2035            | 4.00-5.00             | 2,780,000                    | 2,780,000                        |
| Total governmental activities, general obligation debt |                      |                       |                       |                              | <u>\$ 19,039,429</u>             |

| <b>Business-Type Activities</b>                         |                      |                       |                       |                              |                                  |
|---------------------------------------------------------|----------------------|-----------------------|-----------------------|------------------------------|----------------------------------|
| <b>General Obligation Debt</b>                          | <b>Date of Issue</b> | <b>Final Maturity</b> | <b>Interest Rates</b> | <b>Original Indebtedness</b> | <b>Balance December 31, 2025</b> |
| G.O. Corporate Purpose Bonds                            | 06/11/2013           | 03/01/2033            | 2.25-3.00%            | \$ 1,425,000                 | \$ 1,170,000                     |
| G.O. State Trust Fund Loan*                             | 10/04/2015           | 03/15/2035            | 3.75                  | 528,800                      | 328,832                          |
| G.O. Corporate Purpose Bonds                            | 04/03/2017           | 03/01/2032            | 1.10-3.0              | 145,000                      | 70,000                           |
| G.O. Refunding Bond                                     | 03/24/2020           | 09/01/2040            | 2.00                  | 4,010,000                    | 3,015,000                        |
| G.O. Public Works Building Bonds                        | 12/22/2021           | 03/01/2041            | 2.00-4.00             | 3,085,000                    | 1,465,000                        |
| GO Refunding Bond                                       | 04/14/2025           | 03/01/2025            | 4.00-5.00             | 5,960,000                    | 5,960,000                        |
| Safe Drinking Water Loan*                               | 08/27/2025           | 05/01/2028            | 2.475%                | 77,490                       | 77,490                           |
| Total business-type activities, general obligation debt |                      |                       |                       |                              | <u>\$ 12,086,322</u>             |

\*Represents direct borrowing

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

Debt service requirements to maturity are as follows:

| <u>Years</u> | <b>Governmental Activities<br/>General Obligation Debt</b> |                     | <b>Business-Type Activities<br/>General Obligation Debt</b> |                     |
|--------------|------------------------------------------------------------|---------------------|-------------------------------------------------------------|---------------------|
|              | <u>Principal</u>                                           | <u>Interest</u>     | <u>Principal</u>                                            | <u>Interest</u>     |
| 2026         | \$ 1,482,000                                               | \$ 589,511          | \$ 505,000                                                  | \$ 483,070          |
| 2027         | 1,583,000                                                  | 552,137             | 650,000                                                     | 365,360             |
| 2028         | 1,626,000                                                  | 493,890             | 675,000                                                     | 342,724             |
| 2029         | 1,528,000                                                  | 434,673             | 700,000                                                     | 318,790             |
| 2030         | 1,405,000                                                  | 382,102             | 725,000                                                     | 294,551             |
| 2031-2035    | 6,170,000                                                  | 1,239,230           | 3,290,000                                                   | 1,121,553           |
| 2036-2040    | 3,515,000                                                  | 515,338             | 3,110,000                                                   | 648,830             |
| 2041-2044    | 1,290,000                                                  | 89,350              | 2,025,000                                                   | 209,052             |
| Total        | <u>\$ 18,599,000</u>                                       | <u>\$ 4,296,231</u> | <u>\$ 11,680,000</u>                                        | <u>\$ 3,783,930</u> |

| <u>Years</u> | <b>Governmental Activities<br/>Notes From Direct<br/>Borrowings and Direct<br/>Placements</b> |                   | <b>Business-Type Activities<br/>General Obligation Notes<br/>From Direct Borrowings<br/>and Direct Placements</b> |                  |
|--------------|-----------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------|------------------|
|              | <u>Principal</u>                                                                              | <u>Interest</u>   | <u>Principal</u>                                                                                                  | <u>Interest</u>  |
| 2026         | \$ 57,166                                                                                     | \$ 17,166         | \$ 52,913                                                                                                         | \$ 13,937        |
| 2027         | 59,211                                                                                        | 15,120            | 54,577                                                                                                            | 12,267           |
| 2028         | 39,365                                                                                        | 13,033            | 56,266                                                                                                            | 10,569           |
| 2029         | 40,832                                                                                        | 11,566            | 30,947                                                                                                            | 9,096            |
| 2030         | 42,318                                                                                        | 10,080            | 32,108                                                                                                            | 7,936            |
| 2031-2035    | 148,173                                                                                       | 29,932            | 179,511                                                                                                           | 20,706           |
| 2036-2038    | 53,364                                                                                        | 6,111             | -                                                                                                                 | -                |
| Total        | <u>\$ 440,429</u>                                                                             | <u>\$ 103,008</u> | <u>\$ 406,322</u>                                                                                                 | <u>\$ 74,511</u> |

The Village's outstanding State Trust Fund Loans from Direct borrowings related to governmental activities of \$440,429 and \$328,832 related to business-type activities contain clauses that any delinquent payments are subject to a penalty of one percent per month and shall be deducted from any state payments that are due to the Village.

The Village's outstanding Safe Drinking water loan from direct borrowings related to business-type activities of \$77,490 does not contain any significant finance-related consequences or acceleration default clauses.

### Other Debt Information

Estimated payments of Compensated absences are not included in the debt service requirement schedules. The Compensated absences liability attributable to governmental activities will be liquidated primarily by the general fund of the Village.

### Current Refunding

On April 14, 2025, the Village issued \$7,180,000 in general obligation refunding bonds with an average coupon rate of 4.25% to payoff a \$6,300,000 Note Anticipation Note (NAN) and also refund \$626,019 of an outstanding state trust fund loan with an average coupon rate of 5.50%. The net proceeds were used to prepay the outstanding state trust fund loan and to repay the NAN upon maturity.

## Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

The cash flow requirements on the state trust fund loan prior to the current refunding was \$790,710 from 2026 through 2033. The cash flow requirements on the 2025 refunding bonds are \$736,197 from 2026 through 2033. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$49,555. There was no gain associated with the payoff of the NAN.

### Lease Disclosures

#### Lessor - Lease Receivables

| <u>Business-Type Activities</u>                               |                              |                           |                       | <b>Receivable<br/>Balance<br/>December 31,<br/>2025</b> |
|---------------------------------------------------------------|------------------------------|---------------------------|-----------------------|---------------------------------------------------------|
| <u>Lease Receivables Description</u>                          | <u>Date of<br/>Inception</u> | <u>Final<br/>Maturity</u> | <u>Interest Rates</u> |                                                         |
| AT&T - 1010 Quinlan water tower                               | 02/07/2000                   | 02/06/2045                | 3.75%                 | \$ 613,580                                              |
| AT&T - 1515 Sunnyridge water tower                            | 05/07/2022                   | 05/06/2047                | 3.75                  | 737,905                                                 |
| T-Mobile - 1010 Quinlan water tower                           | 07/17/2003                   | 07/31/2048                | 5.00                  | 630,430                                                 |
| U.S. Cellular - 1010 Quinlan water tower                      | 07/12/2002                   | 07/11/2027                | 3.75                  | 60,278                                                  |
| Verizon - 1515 Sunnyridge water tower                         | 04/08/2009                   | 06/30/2034                | 3.75                  | 366,743                                                 |
| Beachside Boat and Bait - residential and commercial building | 04/01/2019                   | 03/31/2028                | 4.35                  | <u>96,775</u>                                           |
| Total business-type activities                                |                              |                           |                       | <u><u>\$ 2,505,711</u></u>                              |

The Village recognized \$127,472 of lease revenue during the fiscal year.

The Village recognized \$107,482 of interest revenue during the fiscal year.

### Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2025, includes the following:

#### Governmental Activities

Net investment in capital assets:

|                                                       |                  |
|-------------------------------------------------------|------------------|
| Land                                                  | \$ 6,565,101     |
| Construction in progress                              | 659,117          |
| Other capital assets, net of accumulated depreciation | 19,810,527       |
| Less long-term debt outstanding                       | (19,039,429)     |
| Plus unspent capital related debt proceeds            | 3,242,359        |
| Less unamortized debt premium                         | <u>(433,243)</u> |

Total net investment in capital assets \$ 10,804,432

# Village of Pewaukee

## Notes to Financial Statements

December 31, 2025

### Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2025, include the following:

|                                       | <u>General<br/>Fund</u> | <u>General Debt<br/>Service</u> | <u>Capital<br/>Projects<br/>Fund</u> | <u>Nonmajor<br/>Funds</u> | <u>Total</u>         |
|---------------------------------------|-------------------------|---------------------------------|--------------------------------------|---------------------------|----------------------|
| <b>Fund Balances</b>                  |                         |                                 |                                      |                           |                      |
| <b>Nonspendable:</b>                  |                         |                                 |                                      |                           |                      |
| Prepaid items                         | \$ 77,343               | \$ -                            | \$ -                                 | \$ -                      | \$ 77,343            |
| Subtotal                              | <u>77,343</u>           | <u>-</u>                        | <u>-</u>                             | <u>-</u>                  | <u>77,343</u>        |
| <b>Restricted for:</b>                |                         |                                 |                                      |                           |                      |
| Capital projects                      | -                       | -                               | 3,006,599                            | -                         | 3,006,599            |
| Debt service                          | -                       | 531,970                         | -                                    | -                         | 531,970              |
| Cemetery purposes                     | -                       | -                               | -                                    | 164,486                   | 164,486              |
| Koepp park maintenance                | 3,364                   | -                               | -                                    | -                         | 3,364                |
| TIF related purposes                  | -                       | -                               | -                                    | 1,258,152                 | 1,258,152            |
| Downtown loan fund                    | -                       | -                               | -                                    | 13,137                    | 13,137               |
| Lake patrol purposes                  | -                       | -                               | -                                    | 10,355                    | 10,355               |
| Subtotal                              | <u>3,364</u>            | <u>531,970</u>                  | <u>3,006,599</u>                     | <u>1,446,130</u>          | <u>4,988,063</u>     |
| <b>Assigned to:</b>                   |                         |                                 |                                      |                           |                      |
| Police donations                      | 2,097                   | -                               | -                                    | -                         | 2,097                |
| Joint pistol range                    | 6,985                   | -                               | -                                    | -                         | 6,985                |
| Park equipment                        | 57,927                  | -                               | -                                    | -                         | 57,927               |
| Parks and open spaces                 | 1,331                   | -                               | -                                    | -                         | 1,331                |
| Parks and recreation capital projects | 102,809                 | -                               | -                                    | -                         | 102,809              |
| Infrastructure                        | 2,408,514               | -                               | -                                    | -                         | 2,408,514            |
| ARPA                                  | -                       | -                               | -                                    | 123,561                   | 123,561              |
| Subtotal                              | <u>2,579,663</u>        | <u>-</u>                        | <u>-</u>                             | <u>123,561</u>            | <u>2,703,224</u>     |
| <b>Unassigned</b>                     | <u>3,837,042</u>        | <u>-</u>                        | <u>-</u>                             | <u>-</u>                  | <u>3,837,042</u>     |
| Total fund balances                   | <u>\$ 6,497,412</u>     | <u>\$ 531,970</u>               | <u>\$ 3,006,599</u>                  | <u>\$ 1,569,691</u>       | <u>\$ 11,605,672</u> |

### Business-Type Activities

Net investment in capital assets:

|                                                       |                  |
|-------------------------------------------------------|------------------|
| Land                                                  | \$ 925,238       |
| Construction in progress                              | 4,276,894        |
| Other capital assets, net of accumulated depreciation | 34,033,001       |
| Less long-term debt outstanding                       | (12,086,322)     |
| Plus unspent capital related debt proceeds            | 799,800          |
| Less unamortized debt premium                         | <u>(300,542)</u> |

Total net investment in capital assets \$ 27,648,069

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

#### Accounting Changes

##### Changes to or Within the Financial Reporting Entity (See Adjustments Below)

The Village has determined that Tax Incremental Financing District No. 4 no longer meets the criteria of a major governmental fund and has been reclassified to that of a nonmajor governmental fund in 2025.

##### Adjustments to Beginning Balances

During fiscal year 2025, changes within the financial reporting entity resulted in adjustments to the beginning fund balance:

|                           | <b>December 31,<br/>2024 As<br/>Previously<br/>Reported</b> | <b>Change to or<br/>Within the<br/>Financial<br/>Reporting<br/>Entity</b> | <b>December 31,<br/>2024 As<br/>Adjusted</b> |
|---------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------|
| <b>Governmental Funds</b> |                                                             |                                                                           |                                              |
| Major funds:              |                                                             |                                                                           |                                              |
| General fund              | \$ 5,854,328                                                | \$ -                                                                      | \$ 5,854,328                                 |
| General debt service      | 454,256                                                     | -                                                                         | 454,256                                      |
| Capital projects          | 1,469,851                                                   | -                                                                         | 1,469,851                                    |
| TID No. 4                 | 371,794                                                     | (371,794)                                                                 | -                                            |
| Nonmajor funds            | 898,149                                                     | 371,794                                                                   | 1,269,943                                    |
| Total governmental funds  | <u>\$ 9,048,378</u>                                         | <u>\$ -</u>                                                               | <u>\$ 9,048,378</u>                          |

#### 4. Other Information

##### Employees' Retirement System

###### Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

#### Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

#### Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially-reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

#### Postretirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

| <b>Year</b> | <b>Core Fund<br/>Adjustment %</b> | <b>Variable Fund<br/>Adjustment %</b> |
|-------------|-----------------------------------|---------------------------------------|
| 2015        | 2.9                               | 2.0                                   |
| 2016        | 0.5                               | (5.0)                                 |
| 2017        | 2.0                               | 4.0                                   |
| 2018        | 2.4                               | 17.0                                  |
| 2019        | 0.0                               | (10.0)                                |
| 2020        | 1.7                               | 21.0                                  |
| 2021        | 5.1                               | 13.0                                  |
| 2022        | 7.4                               | 15.0                                  |
| 2023        | 1.6                               | (21.0)                                |
| 2024        | 3.6                               | 15.0                                  |

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

#### Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$353,007 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2025 are:

| <b>Employee Category</b>                 | <b>Employee</b> | <b>Employer</b> |
|------------------------------------------|-----------------|-----------------|
| General (Executives & Elected Officials) | 6.90 %          | 6.90 %          |
| Protective with Social Security          | 6.90            | 14.30           |
| Protective without Social Security       | 6.90            | 19.10           |

#### Pension Liability, Pension Expense (Revenue), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the Village reported a liability of \$382,302 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023 rolled forward to December 31, 2024. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2024, the Village's proportion was 0.02326624%, which was an increase of 0.00064657% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Village recognized pension expense (revenue) of \$496,685.

At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|                                                                                                               | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|
| Differences between projected and actual experience                                                           | \$ 1,253,670                                  | \$ 1,185,923                                 |
| Changes in assumptions                                                                                        | 108,070                                       | -                                            |
| Net differences between projected and actual earnings on pension plan investments                             | 573,078                                       | -                                            |
| Changes in proportion and differences between employer contributions and proportionate share of contributions | 1,535                                         | 2,197                                        |
| Employer contributions subsequent to the measurement date                                                     | 376,291                                       | -                                            |
| Total                                                                                                         | <u>\$ 2,312,644</u>                           | <u>\$ 1,188,120</u>                          |



## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

\$376,291 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

| <b>Years Ending<br/>December 31:</b> | <b>Deferred<br/>Outflows of<br/>Resources and<br/>Deferred Inflows<br/>of Resources<br/>(Net)</b> |
|--------------------------------------|---------------------------------------------------------------------------------------------------|
| 2026                                 | \$ 225,619                                                                                        |
| 2027                                 | 774,712                                                                                           |
| 2028                                 | (192,260)                                                                                         |
| 2029                                 | (59,838)                                                                                          |

#### Actuarial Assumptions

The total pension liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

|                                                    |                                                                    |
|----------------------------------------------------|--------------------------------------------------------------------|
| Actuarial Valuation Date:                          | December 31, 2023                                                  |
| Measurement Date of Net Pension Liability (Asset): | December 31, 2024                                                  |
| Experience Study:                                  | January 1, 2021 - December 31, 2023<br>Published November 19, 2024 |
| Actuarial Cost Method:                             | Entry Age Normal                                                   |
| Asset Valuation Method:                            | Fair Value                                                         |
| Long-Term Expected Rate of Return:                 | 6.8%                                                               |
| Discount Rate:                                     | 6.8%                                                               |
| Salary Increases:                                  |                                                                    |
| Wage Inflation                                     | 3.0%                                                               |
| Seniority/Merit                                    | 0.1%-5.7%                                                          |
| Mortality:                                         | 2020 WRS Experience Mortality Table                                |
| Postretirement Adjustments*:                       | 1.7%                                                               |

\* No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate. Includes the impact of known Market Recognition Account deferred gains/losses on the liability for dividend payments.

## Village of Pewaukee

### Notes to Financial Statements

December 31, 2025

Actuarial assumptions are based upon an experience study conducted in 2024 that covered a three-year period from January 1, 2021 to December 31, 2023. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including seniority (merit) and separation rates. The Total Pension Liability for December 31, 2024 is based upon a roll-forward of the liability calculated from the December 31, 2023 actuarial valuation.

#### Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

| <b>Asset Allocation Targets and Expected Returns* as of December 31, 2024</b> |                           |                                                    |                                                   |
|-------------------------------------------------------------------------------|---------------------------|----------------------------------------------------|---------------------------------------------------|
| <b>Core Fund Asset Class</b>                                                  | <b>Asset Allocation %</b> | <b>Long-Term Expected Nominal Rate of Return %</b> | <b>Long-Term Expected Real Rate of Return %**</b> |
| Public Equity                                                                 | 38                        | 7.0                                                | 4.3                                               |
| Public Fixed Income                                                           | 27                        | 6.1                                                | 3.4                                               |
| Inflation Sensitive                                                           | 19                        | 4.8                                                | 2.1                                               |
| Real Estate                                                                   | 8                         | 6.5                                                | 3.8                                               |
| Private Equity/Debt                                                           | 20                        | 9.5                                                | 6.7                                               |
| Leverage***                                                                   | (12)                      | 3.7                                                | 1.1                                               |
| Total Core Fund                                                               | 100                       | 7.5                                                | 4.8                                               |
| <b>Variable Fund Asset</b>                                                    |                           |                                                    |                                                   |
| U.S. Equities                                                                 | 70                        | 6.5                                                | 3.8                                               |
| International Equities                                                        | 30                        | 7.4                                                | 4.7                                               |
| Total Variable Fund                                                           | 100                       | 6.9                                                | 4.2                                               |

\* Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations

\*\* New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.6%

\*\*\* The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used subject to an allowable range of up to 20%.

Village of Pewaukee

Notes to Financial Statements  
December 31, 2025

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 4.08% (Source: "20-Bond GO Index" is the Bond Buyer Index, general obligation, 20 years to maturity, mixed quality as of December 31, 2024. In describing this index, the Bond Buyer notes that the bonds' average quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard and Poor's Corp.'s AA.) Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80%) or 1-percentage-point higher (7.80%) than the current rate:

|                                                                    | 1% Decrease<br>to Discount<br>Rate (5.8%) | Current<br>Discount Rate<br>(6.8%) | 1% Increase to<br>Discount Rate<br>(7.8%) |
|--------------------------------------------------------------------|-------------------------------------------|------------------------------------|-------------------------------------------|
| Village's proportionate share of the net pension liability (asset) | \$ 3,586,499                              | \$ 382,302                         | \$ (1,894,186)                            |

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; workers compensation; and health care of its employees. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

## **Village of Pewaukee**

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Notes to Financial Statements  
December 31, 2025

From time to time, the Village is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2025. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

### **Other Commitment**

The Village has entered into an agreement with a developer that requires a one-time payment of \$30,000 to the developer out of Tax Incremental Financing District No. 2 within 45 days from the date an occupancy permit is issued. The contribution is for the installation of a modern fire suppression system being incurred by the developer. The developer has given a mortgage on the property in favor of the Village to secure the payment.

### **Joint Ventures**

#### **Pewaukee Public Library**

The Village of Pewaukee and the City of Pewaukee jointly operate the library, which is called the Pewaukee Public Library (Library) and provides library services to both communities.

The governing body is made up of citizens from each community. Two members are appointed by the Pewaukee Village President, subject to confirmation of the Village Board and four members are appointed by the City of Pewaukee Mayor, subject to confirmation by the City Council. No more than one member from each municipality can be an elected official. One additional member or designee, subject to the appointment and confirmation of the Village Board and Council, shall be the Superintendent of the Pewaukee School District. The governing body has authority to adopt its own budget and control the financial affairs of the Library. The Village is obligated by the joint venture agreement to remit an amount annually to the Library. The Village made a payment to the Library of \$262,153 in 2025.

Financial information of the Library as of December 31, 2025 is available directly from the Library's office.

The equity interest is reported in the governmental activities column of the government-wide statement of net position. Changes in the equity interest are reported on the statement of activities.

## **Village of Pewaukee**

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### Notes to Financial Statements

December 31, 2025

An agreement exists between the Village of Pewaukee, the City of Pewaukee (City) and the Joint Library Board dealing with the relative rights and the responsibilities of the parties relative to the land and building of the Pewaukee Public Library. This agreement also states that the cost of maintenance of the grounds, parking, pavement, landscaping and maintenance of the library facility are considered expenses of the Joint Library Board - not of the Village or the City. The agreement also states that the Joint Library Board provide insurance coverage naming the City and Village as additional insured's with limits acceptable to both municipalities and further indemnifying and holding harmless the Village and City against any liability which may arise as a result of the operation and maintenance of the joint library and the duties of the Village as fiscal agent and as employer of joint library for payroll and benefit purposes. The lease is from September 1, 2024 through August 31, 2044 and will automatically renew for a like term under the same conditions. However, the lessor collectively retains the right to terminate the lease prior to expiration of a term upon ninety days written notice to the lessee. There is no rent charged on the agreement.

#### **Park and Recreation Service**

The Village of Pewaukee and the City of Pewaukee jointly operate the local park and recreation service. The communities share in the operation of the District based 50% on their percentage of total equalized value and 50% on their percentage of total population.

The advisory board consists of three City citizens and one common council alderman as well as two Village citizens and one Village board trustee. The advisory board controls the financial affairs of the District. The board prepares budgets which are then approved by the Village and City governing bodies. The Village believes the joint venture will continue to provide services in the future at similar rates. The Village's share for 2025 was \$475,063.

Financial information of the District as of December 31, 2025 is available directly from the park and recreation service office.

The Village does not have an equity interest in the joint venture.

#### **Lake Patrol Service**

The Village of Pewaukee, the City of Pewaukee and the Town of Delafield jointly provide winter and summer lake patrol services on Pewaukee Lake. This agreement began December 20, 2010.

The Village, through its police department water safety patrol unit, provides the patrol services and enforces the terms of the Pewaukee Lake summer and winter lake rules as well as other applicable statutes and ordinances. All offenses cited by the water safety patrol will be prosecuted in the Village of Pewaukee Municipal Court.

Expenses associated with the administration and implementation of the services are allocated on the following basis: 43% to the City of Pewaukee, 43% to the Town of Delafield and 14% to the Village of Pewaukee. The Village's share for 2025 was \$8,700.

Financial information for the lake patrol as of December 31, 2025 is available directly from the Village's office.

The Village reports the financial activity of the Lake Patrol Service in a special revenue fund.

## Village of Pewaukee

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Notes to Financial Statements  
December 31, 2025

### Other Postemployment Benefits

The Village provides postemployment health insurance benefits for all eligible employees. Eligibility is based on being employed by the Village for 15 years for protective services and 20 years or more for general employees. The benefits are based on contractual agreements with employee groups, local ordinances or employee benefit policies. The cost of those premiums is recognized as an expenditure as the premiums are paid. The entire cost is paid by the Village. Funding for those costs is provided out of the current operating budget of the Village. The contributions are financed on a pay as you go basis. Total expenditures for such premiums during the year were not material. There is one participant currently eligible to receive benefits.

### Tax Abatement

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The Village is disclosing all abatement agreements individually.

The Village through its Tax Incremental Financing District (TID) No. 3 has entered into a tax abatement agreement with a developer in the form of a tax incremental financing incentive payment to stimulate economic development. The abatement is authorized through the TID project plan. The developer pays property taxes as they become due, and after meeting the criteria established in the development agreement, is entitled to a future incentive payment that directly correlates to the taxes paid. The incentive is calculated based on 80% of tax increment and the developer commitment includes completing the initial construction of the buildings set forth in the project plan, such that the assessed value of the constructed improvements will be not less than \$7.2 million. Additionally, the developer shall complete construction of the improvements as part of the project plan such that the value of said improvements shall not be less than \$16 million by January 1, 2024 and \$23.69 million by January 1, 2025. No incentive payments have been paid to date.

### Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 103, *Financial Reporting Model Improvements*
- Statement No. 104, *Disclosure of Certain Capital Assets*
- Statement No. 105, *Subsequent Events*

When they become effective, application of these standards may restate portions of these financial statements.

## Village of Pewaukee

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Notes to Financial Statements  
December 31, 2025

### Investment in Brookfield Wastewater Treatment Facility

The Village of Pewaukee Sewer Utility and the City of Brookfield, Town of Brookfield, City of Pewaukee and the Village of Menominee Falls are all contributing parties for a construction upgrade at the City of Brookfield Wastewater Treatment Facility. The communities share in the upgrade costs as follows:

| <u>Municipality</u>                     | <u>% Exp Paid</u>      |
|-----------------------------------------|------------------------|
| City of Brookfield                      | 48.38 %                |
| Town of Brookfield Sanitary District #4 | 12.83                  |
| City of Pewaukee Sanitary District #3   | 17.48                  |
| Village of Pewaukee                     | 14.49                  |
| Village of Menominee Falls              | 1.65                   |
| Lake Pewaukee Sanitary District         | <u>5.17</u>            |
| Total                                   | <u><u>100.00 %</u></u> |

The costs reflected in the Village of Pewaukee's sewer utility financial statements reflect the pro-rata share of costs for treatment plant capacity and do not constitute an ownership right in the facility. These costs will be amortized over the life of the facility.

## **REQUIRED SUPPLEMENTARY INFORMATION**



## Village of Pewaukee

Detailed Schedule of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual - General Fund  
Year Ended December 31, 2025

|                                               | <u>Original and<br/>Final Budget</u> | <u>Actual</u>    | <u>Variance With<br/>Final Budget</u> |
|-----------------------------------------------|--------------------------------------|------------------|---------------------------------------|
| <b>Revenues</b>                               |                                      |                  |                                       |
| <b>Taxes</b>                                  |                                      |                  |                                       |
| General property taxes                        | \$ 3,317,091                         | \$ 3,287,763     | \$ (29,328)                           |
| Payments in lieu of taxes                     | 61,746                               | 74,677           | 12,931                                |
| Other taxes                                   | 11,550                               | -                | (11,550)                              |
|                                               | <u>3,390,387</u>                     | <u>3,362,440</u> | <u>(27,947)</u>                       |
| <b>Total taxes</b>                            |                                      |                  |                                       |
|                                               | <u>3,390,387</u>                     | <u>3,362,440</u> | <u>(27,947)</u>                       |
| <b>Intergovernmental Revenues</b>             |                                      |                  |                                       |
| State shared revenues                         | 447,444                              | 457,425          | 9,981                                 |
| State aid, general transportation aids        | 419,878                              | 482,860          | 62,982                                |
| Fire insurance tax (2% fire dues)             | 55,000                               | 55,261           | 261                                   |
| Exempt computer aid                           | 14,608                               | 14,608           | -                                     |
| State aid, other law enforcement              | 4,300                                | 12,764           | 8,464                                 |
| Other state payments                          | 38,672                               | 38,723           | 51                                    |
| Grants from local governments                 | -                                    | 1,531            | 1,531                                 |
|                                               | <u>979,902</u>                       | <u>1,063,172</u> | <u>83,270</u>                         |
| <b>Total intergovernmental revenues</b>       |                                      |                  |                                       |
|                                               | <u>979,902</u>                       | <u>1,063,172</u> | <u>83,270</u>                         |
| <b>Licenses and Permits</b>                   |                                      |                  |                                       |
| Liquor and malt beverage licenses             | 16,000                               | 37,090           | 21,090                                |
| Operators' license                            | 13,000                               | 13,295           | 295                                   |
| Cigarette licenses                            | 1,100                                | 900              | (200)                                 |
| Bicycle licenses                              | 16,000                               | 23,683           | 7,683                                 |
| Dog and cat licenses                          | 3,300                                | 6,724            | 3,424                                 |
| Cable television franchise fees               | 40,000                               | 52,557           | 12,557                                |
| Building permits                              | 64,000                               | 159,956          | 95,956                                |
| Heating and air conditioning permits          | 14,000                               | 42,621           | 28,621                                |
| Electrical permits                            | 24,000                               | 50,496           | 26,496                                |
| Plumbing permits                              | 27,000                               | 49,128           | 22,128                                |
| Zoning permits and fees                       | 3,000                                | 6,631            | 3,631                                 |
| Mobile home park licenses                     | 1,500                                | 3,558            | 2,058                                 |
| Yard waste permits                            | 17,400                               | 17,800           | 400                                   |
| Other regulatory permits and fees             | 10,000                               | 15,117           | 5,117                                 |
|                                               | <u>250,300</u>                       | <u>479,556</u>   | <u>229,256</u>                        |
| <b>Total licenses and permits</b>             |                                      |                  |                                       |
|                                               | <u>250,300</u>                       | <u>479,556</u>   | <u>229,256</u>                        |
| <b>Fines, Forfeitures and Penalties</b>       |                                      |                  |                                       |
| Court penalties and costs                     | 125,000                              | 109,666          | (15,334)                              |
| Parking violations                            | 20,000                               | 22,531           | 2,531                                 |
|                                               | <u>145,000</u>                       | <u>132,197</u>   | <u>(12,803)</u>                       |
| <b>Total fines, forfeitures and penalties</b> |                                      |                  |                                       |
|                                               | <u>145,000</u>                       | <u>132,197</u>   | <u>(12,803)</u>                       |

## Village of Pewaukee

Detailed Schedule of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual - General Fund  
Year Ended December 31, 2025

|                                    | <u>Original and<br/>Final Budget</u> | <u>Actual</u>    | <u>Variance With<br/>Final Budget</u> |
|------------------------------------|--------------------------------------|------------------|---------------------------------------|
| <b>Public Charges for Services</b> |                                      |                  |                                       |
| Ambulance fees                     | \$ 312,281                           | \$ 470,393       | \$ 158,112                            |
| Refuse and garbage collection      | 325,500                              | 383,030          | 57,530                                |
| Special assessment letters         | 6,000                                | 7,860            | 1,860                                 |
| Plan review fees                   | -                                    | 157,475          | 157,475                               |
| Fire and EMS fees                  | 2,263,950                            | 2,206,469        | (57,481)                              |
| Fire inspection fees               | 85,000                               | 85,568           | 568                                   |
| Law enforcement fees               | 523,000                              | 580,366          | 57,366                                |
| Fiscal agent fees, library         | 19,086                               | 19,086           | -                                     |
| Recreation programs                | 149,660                              | 140,140          | (9,520)                               |
| Park rental                        | 6,000                                | 9,301            | 3,301                                 |
| Police charges for services        | 5,000                                | 3,561            | (1,439)                               |
| Joint pistol range                 | 2,500                                | 2,000            | (500)                                 |
| Total public charges for services  | <u>3,697,977</u>                     | <u>4,065,249</u> | <u>367,272</u>                        |
| <b>Investment Income</b>           |                                      |                  |                                       |
| Interest on investments            | <u>200,000</u>                       | <u>551,424</u>   | <u>351,424</u>                        |
| <b>Miscellaneous Revenues</b>      |                                      |                  |                                       |
| Other miscellaneous                | 8,950                                | 48,100           | 39,150                                |
| Rent                               | 7,100                                | 7,100            | -                                     |
| Insurance recoveries               | -                                    | 6,331            | 6,331                                 |
| Refund of prior year expenditures  | <u>-</u>                             | <u>1,363</u>     | <u>1,363</u>                          |
| Total miscellaneous revenues       | <u>16,050</u>                        | <u>62,894</u>    | <u>46,844</u>                         |
| Total revenues                     | <u>8,679,616</u>                     | <u>9,716,932</u> | <u>1,037,316</u>                      |
| <b>Expenditures</b>                |                                      |                  |                                       |
| <b>General Government</b>          |                                      |                  |                                       |
| Village board                      | 31,503                               | 35,469           | (3,966)                               |
| Municipal court                    | 64,948                               | 66,662           | (1,714)                               |
| Legal                              | 89,200                               | 115,057          | (25,857)                              |
| Administrator                      | 151,028                              | 164,611          | (13,583)                              |
| Clerk                              | 223,334                              | 230,152          | (6,818)                               |
| Elections                          | 24,934                               | 14,444           | 10,490                                |
| Data processing                    | 18,000                               | 19,780           | (1,780)                               |
| Property and liability insurance   | 187,000                              | 199,299          | (12,299)                              |
| Assessment of property             | 46,000                               | 38,499           | 7,501                                 |
| Accounting and auditing            | 39,200                               | 60,100           | (20,900)                              |
| Village hall                       | 63,751                               | 52,962           | 10,789                                |
| Board of review                    | -                                    | 60               | (60)                                  |
| Other general government           | <u>32,850</u>                        | <u>24,706</u>    | <u>8,144</u>                          |
| Total general government           | <u>971,748</u>                       | <u>1,021,801</u> | <u>(50,053)</u>                       |
| <b>Public Safety</b>               |                                      |                  |                                       |
| Police                             | 2,777,231                            | 2,925,489        | (148,258)                             |
| Fire service                       | 2,694,580                            | 2,695,458        | (878)                                 |
| Building inspection                | <u>101,990</u>                       | <u>230,473</u>   | <u>(128,483)</u>                      |
| Total public safety                | <u>5,573,801</u>                     | <u>5,851,420</u> | <u>(277,619)</u>                      |

See notes to required supplementary information

## Village of Pewaukee

Detailed Schedule of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual - General Fund  
Year Ended December 31, 2025

|                                                           | <b>Original and<br/>Final Budget</b> | <b>Actual</b> | <b>Variance With<br/>Final Budget</b> |
|-----------------------------------------------------------|--------------------------------------|---------------|---------------------------------------|
| <b>Health and Social Services</b>                         |                                      |               |                                       |
| Animal control                                            | \$ 4,043                             | \$ -          | \$ 4,043                              |
| <b>Public Works</b>                                       |                                      |               |                                       |
| Public works administration                               | 75,991                               | 180,798       | (104,807)                             |
| Public works wages and benefits                           | 561,875                              | 543,361       | 18,514                                |
| Engineering                                               | 25,000                               | 53,070        | (28,070)                              |
| Equipment maintenance & general operations                | 71,400                               | 70,853        | 547                                   |
| Garage expenses                                           | 60,300                               | 148,215       | (87,915)                              |
| Street maintenance                                        | 78,200                               | 85,141        | (6,941)                               |
| Snow and ice control                                      | 64,500                               | 40,401        | 24,099                                |
| Street lighting                                           | 89,000                               | 61,208        | 27,792                                |
| Tree and brush removal                                    | 240                                  | 240           | -                                     |
| Refuse and garbage collection                             | 225,000                              | 272,855       | (47,855)                              |
| Recycling                                                 | 82,000                               | 82,809        | (809)                                 |
| Total public works                                        | 1,333,506                            | 1,538,951     | (205,445)                             |
| <b>Culture, Recreation and Education</b>                  |                                      |               |                                       |
| Library                                                   | 262,153                              | 262,153       | -                                     |
| Parks and recreation                                      | 475,063                              | 475,063       | -                                     |
| Total culture, recreation and education                   | 737,216                              | 737,216       | -                                     |
| <b>Conservation and Development</b>                       |                                      |               |                                       |
| Urban forestry                                            | 15,802                               | 13,414        | 2,388                                 |
| Weed control                                              | 1,800                                | 588           | 1,212                                 |
| Planning commission                                       | 21,436                               | 182,831       | (161,395)                             |
| Total conservation and development                        | 39,038                               | 196,833       | (157,795)                             |
| <b>Capital Outlay</b>                                     |                                      |               |                                       |
| Police                                                    | 156,790                              | 81,700        | 75,090                                |
| Parks                                                     | 43,505                               | 17,942        | 25,563                                |
| Highway                                                   | 25,000                               | -             | 25,000                                |
| Total capital outlay                                      | 225,295                              | 99,642        | 125,653                               |
| Total expenditures                                        | 8,884,647                            | 9,445,863     | (561,216)                             |
| Excess (deficiency) of revenues over (under) expenditures | (205,031)                            | 271,069       | 476,100                               |

See notes to required supplementary information

## Village of Pewaukee

Detailed Schedule of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual - General Fund  
Year Ended December 31, 2025

|                                       | <b><u>Original and<br/>Final Budget</u></b> | <b><u>Actual</u></b>       | <b><u>Variance With<br/>Final Budget</u></b> |
|---------------------------------------|---------------------------------------------|----------------------------|----------------------------------------------|
| <b>Other Financing Sources (Uses)</b> |                                             |                            |                                              |
| Transfers out                         | \$ (8,700)                                  | \$ (8,700)                 | \$ -                                         |
| Sales of capital assets               | 8,000                                       | 53,639                     | 45,639                                       |
| Transfers in                          | <u>380,420</u>                              | <u>327,076</u>             | <u>(53,344)</u>                              |
| Total other financing sources (uses)  | <u>379,720</u>                              | <u>372,015</u>             | <u>(7,705)</u>                               |
| Net change in fund balance            | 174,689                                     | 643,084                    | 468,395                                      |
| <b>Fund Balance, Beginning</b>        | <u>5,854,328</u>                            | <u>5,854,328</u>           | <u>-</u>                                     |
| <b>Fund Balance, Ending</b>           | <u><u>\$ 6,029,017</u></u>                  | <u><u>\$ 6,497,412</u></u> | <u><u>\$ 468,395</u></u>                     |

**Village of Pewaukee****Schedule of Proportionate Share of the Net Pension (Asset) Liability -**

Wisconsin Retirement System

Year Ended December 31, 2025

| <b>Fiscal<br/>Year Ending</b> | <b>Proportion<br/>of the Net<br/>Pension<br/>Liability (Asset)</b> | <b>Proportionate<br/>Share of the<br/>Net Pension<br/>Liability (Asset)</b> | <b>Covered<br/>Payroll</b> | <b>Proportionate<br/>Share of the Net<br/>Pension Liability<br/>(Asset) as a<br/>Percentage of<br/>Covered Payroll</b> | <b>Plan Fiduciary<br/>Net Position as a<br/>Percentage of the<br/>Total Pension<br/>Liability</b> |
|-------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 12/31/25                      | 0.02326624%                                                        | \$ 382,302                                                                  | \$ 3,150,250               | 12.14%                                                                                                                 | 98.79%                                                                                            |
| 12/31/24                      | 0.02224514%                                                        | 330,742                                                                     | 2,804,921                  | 11.79%                                                                                                                 | 98.85%                                                                                            |
| 12/31/23                      | 0.02205617%                                                        | 1,168,470                                                                   | 2,785,750                  | 8.72%                                                                                                                  | 95.72%                                                                                            |
| 12/31/22                      | 0.02195939%                                                        | (1,769,966)                                                                 | 2,642,490                  | 66.98%                                                                                                                 | 106.02%                                                                                           |
| 12/31/21                      | 0.02219528%                                                        | (1,385,683)                                                                 | 2,607,598                  | 53.14%                                                                                                                 | 105.26%                                                                                           |
| 12/31/20                      | 0.02226248%                                                        | (717,844)                                                                   | 2,621,355                  | 27.38%                                                                                                                 | 102.96%                                                                                           |
| 12/31/19                      | 0.02227313%                                                        | 792,408                                                                     | 2,559,799                  | 30.96%                                                                                                                 | 96.45%                                                                                            |
| 12/31/18                      | 0.02192185%                                                        | (650,885)                                                                   | 2,488,305                  | 26.16%                                                                                                                 | 102.93%                                                                                           |
| 12/31/17                      | 0.02200528%                                                        | 181,376                                                                     | 2,615,778                  | 6.93%                                                                                                                  | 99.12%                                                                                            |
| 12/31/16                      | 0.02205735%                                                        | 358,496                                                                     | 2,563,304                  | 13.99%                                                                                                                 | 98.20%                                                                                            |

**Schedule of Employer Contributions - Wisconsin Retirement System**

Year Ended December 31, 2025

| <b>Fiscal<br/>Year Ending</b> | <b>Contractually<br/>Required<br/>Contributions</b> | <b>Contributions in<br/>Relation to the<br/>Contractually<br/>Required<br/>Contributions</b> | <b>Contribution<br/>Deficiency<br/>(Excess)</b> | <b>Covered<br/>Payroll</b> | <b>Contributions<br/>as a Percentage<br/>of Covered<br/>Payroll</b> |
|-------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------|---------------------------------------------------------------------|
| 12/31/25                      | \$ 376,291                                          | \$ 376,291                                                                                   | \$ -                                            | \$ 3,295,406               | 11.42%                                                              |
| 12/31/24                      | 353,374                                             | 353,374                                                                                      | -                                               | 3,150,251                  | 11.00%                                                              |
| 12/31/23                      | 295,231                                             | 295,231                                                                                      | -                                               | 2,804,056                  | 9.95%                                                               |
| 12/31/22                      | 239,058                                             | 239,058                                                                                      | -                                               | 2,522,810                  | 9.48%                                                               |
| 12/31/21                      | 253,803                                             | 253,803                                                                                      | -                                               | 2,642,490                  | 9.60%                                                               |
| 12/31/20                      | 248,169                                             | 248,169                                                                                      | -                                               | 2,607,598                  | 9.52%                                                               |
| 12/31/19                      | 234,872                                             | 234,872                                                                                      | -                                               | 2,621,355                  | 8.96%                                                               |
| 12/31/18                      | 232,824                                             | 232,824                                                                                      | -                                               | 2,559,779                  | 9.10%                                                               |
| 12/31/17                      | 225,984                                             | 225,984                                                                                      | -                                               | 2,488,305                  | 9.08%                                                               |
| 12/31/16                      | 214,160                                             | 214,160                                                                                      | -                                               | 2,615,778                  | 8.19%                                                               |

See notes to required supplementary information

## Village of Pewaukee

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Notes to Required Supplementary Information  
Year Ended December 31, 2025

### Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds action.

Appropriations lapse at year end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

### Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

*Changes in benefit terms.* There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

*Changes in assumptions.* Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the postretirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the postretirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table

## **SUPPLEMENTARY INFORMATION**

## Village of Pewaukee

Combining Balance Sheet -  
Nonmajor Governmental Funds  
December 31, 2025

|                                                                         | Special Revenue Funds |                       |                     |                                 |
|-------------------------------------------------------------------------|-----------------------|-----------------------|---------------------|---------------------------------|
|                                                                         | Cemetery<br>Fund      | Downtown<br>Loan Fund | Lake Patrol<br>Fund | American<br>Rescue Plan<br>Fund |
| <b>Assets</b>                                                           |                       |                       |                     |                                 |
| Cash and investments                                                    | \$ 165,406            | \$ 13,137             | \$ -                | \$ 268,699                      |
| Receivables:                                                            |                       |                       |                     |                                 |
| Taxes                                                                   | -                     | -                     | -                   | -                               |
| Accounts                                                                | -                     | -                     | 11,716              | -                               |
| Total assets                                                            | <u>\$ 165,406</u>     | <u>\$ 13,137</u>      | <u>\$ 11,716</u>    | <u>\$ 268,699</u>               |
| <b>Liabilities, Deferred Inflows of Resources<br/>and Fund Balances</b> |                       |                       |                     |                                 |
| <b>Liabilities</b>                                                      |                       |                       |                     |                                 |
| Accounts payable                                                        | \$ 920                | \$ -                  | \$ 177              | \$ -                            |
| Accrued liabilities                                                     | -                     | -                     | 37                  | -                               |
| Due to other funds                                                      | -                     | -                     | 1,147               | -                               |
| Unearned revenues                                                       | -                     | -                     | -                   | 145,138                         |
| Total liabilities                                                       | <u>920</u>            | <u>-</u>              | <u>1,361</u>        | <u>145,138</u>                  |
| <b>Deferred Inflows of Resources</b>                                    |                       |                       |                     |                                 |
| Unearned revenues                                                       | -                     | -                     | -                   | -                               |
| Total deferred inflows of resources                                     | <u>-</u>              | <u>-</u>              | <u>-</u>            | <u>-</u>                        |
| <b>Fund Balances</b>                                                    |                       |                       |                     |                                 |
| Restricted                                                              | 164,486               | 13,137                | 10,355              | -                               |
| Assigned                                                                | -                     | -                     | -                   | 123,561                         |
| Total fund balances                                                     | <u>164,486</u>        | <u>13,137</u>         | <u>10,355</u>       | <u>123,561</u>                  |
| Total liabilities, deferred inflows of<br>resources and fund balances   | <u>\$ 165,406</u>     | <u>\$ 13,137</u>      | <u>\$ 11,716</u>    | <u>\$ 268,699</u>               |



---

| <b>Capital Projects Fund</b> |                   |                   | <b>Total<br/>Nonmajor<br/>Governmental<br/>Funds</b> |
|------------------------------|-------------------|-------------------|------------------------------------------------------|
| <b>TID No. 2</b>             | <b>TID No. 3</b>  | <b>TID No. 4</b>  |                                                      |
| \$ 729,127                   | \$ 285,551        | \$ 243,474        | \$ 1,705,394                                         |
| 175,551                      | 298,061           | 102,293           | 575,905                                              |
| -                            | -                 | -                 | 11,716                                               |
| <u>\$ 904,678</u>            | <u>\$ 583,612</u> | <u>\$ 345,767</u> | <u>\$ 2,293,015</u>                                  |

|                   |                   |                   |                     |
|-------------------|-------------------|-------------------|---------------------|
| \$ -              | \$ -              | \$ -              | \$ 1,097            |
| -                 | -                 | -                 | 37                  |
| -                 | -                 | -                 | 1,147               |
| -                 | -                 | -                 | 145,138             |
| -                 | -                 | -                 | 147,419             |
| <u>175,551</u>    | <u>298,061</u>    | <u>102,293</u>    | <u>575,905</u>      |
| <u>175,551</u>    | <u>298,061</u>    | <u>102,293</u>    | <u>575,905</u>      |
| 729,127           | 285,551           | 243,474           | 1,446,130           |
| -                 | -                 | -                 | 123,561             |
| <u>729,127</u>    | <u>285,551</u>    | <u>243,474</u>    | <u>1,569,691</u>    |
| <u>\$ 904,678</u> | <u>\$ 583,612</u> | <u>\$ 345,767</u> | <u>\$ 2,293,015</u> |

## Village of Pewaukee

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -  
Nonmajor Governmental Funds  
Year Ended December 31, 2025

|                                                   | <b>Special Revenue Funds</b> |                               |                             |                                          |
|---------------------------------------------------|------------------------------|-------------------------------|-----------------------------|------------------------------------------|
|                                                   | <b>Cemetery<br/>Fund</b>     | <b>Downtown<br/>Loan Fund</b> | <b>Lake Patrol<br/>Fund</b> | <b>American<br/>Rescue Plan<br/>Fund</b> |
| <b>Revenues</b>                                   |                              |                               |                             |                                          |
| Taxes                                             | \$ -                         | \$ -                          | \$ -                        | \$ -                                     |
| Intergovernmental                                 | -                            | -                             | 62,496                      | 111,150                                  |
| Public charges for services                       | 37,901                       | -                             | -                           | -                                        |
| Investment income                                 | 1,292                        | -                             | 125                         | 24,811                                   |
| Miscellaneous revenues                            | -                            | -                             | 250                         | -                                        |
| Total revenues                                    | <u>39,193</u>                | <u>-</u>                      | <u>62,871</u>               | <u>135,961</u>                           |
| <b>Expenditures</b>                               |                              |                               |                             |                                          |
| Current:                                          |                              |                               |                             |                                          |
| General government                                | -                            | -                             | -                           | -                                        |
| Public safety                                     | -                            | -                             | 67,152                      | -                                        |
| Health and human services                         | 15,907                       | -                             | -                           | -                                        |
| Conservation and development                      | -                            | -                             | -                           | -                                        |
| Capital outlay                                    | -                            | -                             | 10,160                      | 111,150                                  |
| Debt service:                                     |                              |                               |                             |                                          |
| Principal                                         | -                            | -                             | -                           | -                                        |
| Interest and fiscal charges                       | -                            | -                             | -                           | -                                        |
| Total expenditures                                | <u>15,907</u>                | <u>-</u>                      | <u>77,312</u>               | <u>111,150</u>                           |
| Excess (deficiency) of revenues over expenditures | <u>23,286</u>                | <u>-</u>                      | <u>(14,441)</u>             | <u>24,811</u>                            |
| <b>Other Financing Sources</b>                    |                              |                               |                             |                                          |
| Transfers in                                      | -                            | -                             | 8,700                       | -                                        |
| Total other financing sources                     | <u>-</u>                     | <u>-</u>                      | <u>8,700</u>                | <u>-</u>                                 |
| Net change in fund balances                       | <u>23,286</u>                | <u>-</u>                      | <u>(5,741)</u>              | <u>24,811</u>                            |
| <b>Fund Balances, Beginning</b>                   | 141,200                      | 13,137                        | 16,096                      | 98,750                                   |
| Accounting changes (see note disclosure)          | -                            | -                             | -                           | -                                        |
| <b>Fund Balances, Beginning, as Adjusted</b>      | <u>141,200</u>               | <u>13,137</u>                 | <u>16,096</u>               | <u>98,750</u>                            |
| <b>Fund Balances, Ending</b>                      | <u>\$ 164,486</u>            | <u>\$ 13,137</u>              | <u>\$ 10,355</u>            | <u>\$ 123,561</u>                        |

| <b>Capital Projects Funds</b> |                   |                   | <b>Total<br/>Nonmajor<br/>Governmental<br/>Funds</b> |
|-------------------------------|-------------------|-------------------|------------------------------------------------------|
| <b>TID No. 2</b>              | <b>TID No. 3</b>  | <b>TID No. 4</b>  |                                                      |
| \$ 197,159                    | \$ 254,180        | \$ -              | \$ 451,339                                           |
| 67,849                        | -                 | -                 | 241,495                                              |
| -                             | -                 | -                 | 37,901                                               |
| 8,642                         | 2,778             | -                 | 37,648                                               |
| -                             | -                 | -                 | 250                                                  |
| <u>273,650</u>                | <u>256,958</u>    | <u>-</u>          | <u>768,633</u>                                       |
| -                             | 1,484             | -                 | 1,484                                                |
| -                             | -                 | -                 | 67,152                                               |
| -                             | -                 | -                 | 15,907                                               |
| 1,634                         | 70,233            | 813               | 72,680                                               |
| -                             | -                 | -                 | 121,310                                              |
| 18,356                        | -                 | -                 | 18,356                                               |
| 13,071                        | 40,118            | 127,507           | 180,696                                              |
| <u>33,061</u>                 | <u>111,835</u>    | <u>128,320</u>    | <u>477,585</u>                                       |
| <u>240,589</u>                | <u>145,123</u>    | <u>(128,320)</u>  | <u>291,048</u>                                       |
| -                             | -                 | -                 | 8,700                                                |
| -                             | -                 | -                 | 8,700                                                |
| <u>240,589</u>                | <u>145,123</u>    | <u>(128,320)</u>  | <u>299,748</u>                                       |
| 488,538                       | 140,428           | -                 | 898,149                                              |
| -                             | -                 | 371,794           | 371,794                                              |
| <u>488,538</u>                | <u>140,428</u>    | <u>371,794</u>    | <u>1,269,943</u>                                     |
| <u>\$ 729,127</u>             | <u>\$ 285,551</u> | <u>\$ 243,474</u> | <u>\$ 1,569,691</u>                                  |

## Village of Pewaukee

Combining Statement of Fiduciary Net Position -  
Custodial Funds  
December 31, 2025

|                          | <b>Tax Collection<br/>Fund</b> | <b>Pewaukee<br/>Library Fund</b> | <b>Total</b>      |
|--------------------------|--------------------------------|----------------------------------|-------------------|
| <b>Assets</b>            |                                |                                  |                   |
| Cash and investments     | \$ 5,511,960                   | \$ 323,322                       | \$ 5,835,282      |
| Receivables:             |                                |                                  |                   |
| Taxes                    | 5,980,740                      | -                                | 5,980,740         |
| Prepaid items            | <u>-</u>                       | <u>9,023</u>                     | <u>9,023</u>      |
| Total assets             | <u>11,492,700</u>              | <u>332,345</u>                   | <u>11,825,045</u> |
| <b>Liabilities</b>       |                                |                                  |                   |
| Accounts payable         | -                              | 22,363                           | 22,363            |
| Accrued liabilities      | -                              | 33,809                           | 33,809            |
| Due to other governments | <u>11,492,700</u>              | <u>-</u>                         | <u>11,492,700</u> |
| Total liabilities        | <u>11,492,700</u>              | <u>56,172</u>                    | <u>11,548,872</u> |
| <b>Net Position</b>      |                                |                                  |                   |
| Restricted               | <u>\$ -</u>                    | <u>\$ 276,173</u>                | <u>\$ 276,173</u> |

## Village of Pewaukee

Combining Statement of Changes in Fiduciary Net Position -

Custodial Funds

Year Ended December 31, 2025

|                                                | <b>Tax Collection<br/>Fund</b> | <b>Pewaukee<br/>Library Fund</b> | <b>Total</b>      |
|------------------------------------------------|--------------------------------|----------------------------------|-------------------|
| <b>Additions</b>                               |                                |                                  |                   |
| Intergovernmental                              | \$ -                           | \$ 1,260,500                     | \$ 1,260,500      |
| Public charges for services                    | -                              | 4,009                            | 4,009             |
| Fines                                          | -                              | 9,684                            | 9,684             |
| Donations                                      | -                              | 28,511                           | 28,511            |
| Investment income                              | -                              | 11,593                           | 11,593            |
| Miscellaneous                                  | -                              | 7,058                            | 7,058             |
| Property taxes collected for other governments | <u>7,991,070</u>               | <u>-</u>                         | <u>7,991,070</u>  |
| Total additions                                | <u>7,991,070</u>               | <u>1,321,355</u>                 | <u>9,312,425</u>  |
| <b>Deductions</b>                              |                                |                                  |                   |
| Library activities                             | -                              | 1,306,534                        | 1,306,534         |
| Capital outlay                                 | -                              | 27,291                           | 27,291            |
| Property taxes collected for other governments | <u>7,991,070</u>               | <u>-</u>                         | <u>7,991,070</u>  |
| Total deductions                               | <u>7,991,070</u>               | <u>1,333,825</u>                 | <u>9,324,895</u>  |
| Change in net position                         | -                              | (12,470)                         | (12,470)          |
| <b>Net Position, Beginning</b>                 | <u>-</u>                       | <u>288,643</u>                   | <u>288,643</u>    |
| <b>Net Position, Ending</b>                    | <u>\$ -</u>                    | <u>\$ 276,173</u>                | <u>\$ 276,173</u> |

# **Village of Pewaukee Tax Incremental District No. 2**

Financial Statements and  
Supplementary Information

December 31, 2025

## **Village of Pewaukee Tax Incremental District No. 2**

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Table of Contents  
December 31, 2025

|                                                                                                                                               | <u><b>Page</b></u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Accountants' Compilation Report</b>                                                                                                        | 1                  |
| <b>Financial Statements</b>                                                                                                                   |                    |
| Tax Incremental District No. 2 - Balance Sheet                                                                                                | 2                  |
| Tax Incremental District No. 2 - Historical Summary of Project Costs,<br>Project Revenues and Net Cost to Be Recovered Through Tax Increments | 3                  |
| Tax Incremental District No. 2 - Historical Summary of Sources, Uses and Status of Funds                                                      | 4                  |
| Notes to Financial Statements                                                                                                                 | 5                  |
| <b>Supplementary Information</b>                                                                                                              |                    |
| Tax Incremental District No. 2 - Detailed Schedule of Sources, Uses and Status of Funds                                                       | 9                  |
| Tax Incremental District No. 2 - Detailed Schedule of Capital Expenditures                                                                    | 10                 |

## Accountants' Compilation Report

To the Village Board of  
Village of Pewaukee

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the Village of Pewaukee's Tax Incremental District No. 2 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to and do not, present fairly the financial position of the Village of Pewaukee as of December 31, 2025, the changes in its financial position or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the District's financial position and changes in financial position. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Baker Tilly US, LLP*

Madison, Wisconsin  
June 11, 2026



## Village of Pewaukee Tax Incremental District No. 2

Balance Sheet

December 31, 2025

|                                                       | <b>Capital<br/>Projects<br/>Fund</b> |
|-------------------------------------------------------|--------------------------------------|
|                                                       |                                      |
| <b>Assets</b>                                         |                                      |
| Cash                                                  | \$ 729,127                           |
| Taxes receivable                                      | <u>175,551</u>                       |
| Total assets                                          | <u><u>\$ 904,678</u></u>             |
| <b>Deferred Inflows of Resources and Fund Balance</b> |                                      |
| <b>Deferred Inflows of Resources</b>                  |                                      |
| Unearned revenue                                      | <u>\$ 175,551</u>                    |
| Total deferred inflows of resources                   | <u>175,551</u>                       |
| <b>Fund Balance</b>                                   |                                      |
| Restricted                                            | <u>729,127</u>                       |
| Total fund balances                                   | <u>729,127</u>                       |
| Total deferred inflows of resources and fund balance  | <u><u>\$ 904,678</u></u>             |

See notes to financial statements

## **Village of Pewaukee Tax Incremental District No. 2**

Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered

Through Tax Increments

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                                                                | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|--------------------------------------------------------------------------------|-----------------------|--------------------------------------|
| <b>Project Costs</b>                                                           |                       |                                      |
| Capital expenditures                                                           | \$ -                  | \$ 408,921                           |
| Professional services                                                          | 1,634                 | 40,137                               |
| Developer grants                                                               | -                     | 200,000                              |
| Interest and fiscal charges                                                    | 13,071                | 113,225                              |
|                                                                                |                       |                                      |
| Total project costs                                                            | 14,705                | 762,283                              |
|                                                                                |                       |                                      |
| <b>Project Revenues</b>                                                        |                       |                                      |
| Tax increments                                                                 | 197,159               | 1,066,293                            |
| Exempt computer aid                                                            | 2,150                 | 19,485                               |
| Personal property aid                                                          | 65,699                | 65,699                               |
| Investment income                                                              | 8,642                 | 30,993                               |
| Miscellaneous revenues                                                         | -                     | 23,772                               |
|                                                                                |                       |                                      |
| Total project revenues                                                         | 273,650               | 1,206,242                            |
|                                                                                |                       |                                      |
| Net costs recoverable (recovered) through<br>tax increments, December 31, 2025 | <u>\$ (258,945)</u>   | <u>\$ (443,959)</u>                  |
|                                                                                |                       |                                      |
| <b>Reconciliation of Recoverable Costs</b>                                     |                       |                                      |
| G.O. debt                                                                      |                       | \$ 285,168                           |
| Less fund balance                                                              |                       | <u>(729,127)</u>                     |
|                                                                                |                       |                                      |
| Net costs recoverable through<br>tax increments, December 31, 2025             |                       | <u>\$ (443,959)</u>                  |

See notes to financial statements

**Village of Pewaukee Tax Incremental District No. 2**

Historical Summary of Sources, Uses and Status of Funds

Through Tax Increments

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                               | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|-----------------------------------------------|-----------------------|--------------------------------------|
| <b>Sources of Funds</b>                       |                       |                                      |
| Tax increments                                | \$ 197,159            | \$ 1,066,293                         |
| Exempt computer aid                           | 2,150                 | 19,485                               |
| Personal property aid                         | 65,699                | 65,699                               |
| Investment income                             | 8,642                 | 30,993                               |
| Miscellaneous revenues                        | -                     | 23,772                               |
| Long-term debt issued                         | -                     | 406,000                              |
|                                               |                       |                                      |
| Total sources of funds                        | 273,650               | 1,612,242                            |
|                                               |                       |                                      |
| <b>Uses of Funds</b>                          |                       |                                      |
| Capital expenditures                          | -                     | 408,921                              |
| Professional services                         | 1,634                 | 40,137                               |
| Developer grants                              | -                     | 200,000                              |
| Interest and fiscal charges                   | 13,071                | 113,225                              |
| Principal on long-term debt                   | 18,356                | 120,832                              |
|                                               |                       |                                      |
| Total uses of funds                           | 33,061                | 883,115                              |
|                                               |                       |                                      |
| Excess of sources of funds over uses of funds | 240,589               | 729,127                              |
|                                               |                       |                                      |
| <b>Fund Balance, Beginning</b>                | 488,538               | -                                    |
|                                               |                       |                                      |
| <b>Fund Balance, Ending</b>                   | <u>\$ 729,127</u>     | <u>\$ 729,127</u>                    |

*See notes to financial statements*

## Village of Pewaukee Tax Incremental District No. 2

Notes to Financial Statements

December 31, 2025

### 1. Summary of Significant Accounting Policies

The accounting policies of the Village of Pewaukee's Tax Incremental District No. 2 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of Pewaukee (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the Village.

#### Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following Village funds and the Village's long-term debt:

Tax Incremental District No. 2 - Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village. Project costs may be incurred up to five years before the unextended termination date of the District.

#### Original Project Plan

|           | <u>Creation Date</u> | <u>Last Date to Incur<br/>Project Costs</u> | <u>Last Year to Collect<br/>Increment</u> |
|-----------|----------------------|---------------------------------------------|-------------------------------------------|
| TID No. 2 | January 1, 2014      | July 15, 2036                               | 2041                                      |

#### Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

The District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

## Village of Pewaukee Tax Incremental District No. 2

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### Notes to Financial Statements

December 31, 2025

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

#### Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

#### Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

#### Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

## 2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

## Village of Pewaukee Tax Incremental District No. 2

### Notes to Financial Statements

December 31, 2025

The District, as a fund of the Village, maintains separate and common cash and investment accounts at the same financial institutions utilized by the Village. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

### 3. Long-Term Debt

#### General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the TID No. 2 funds. If those revenues are not sufficient, payments will be made by future tax levies.

| Title of Issue        | Date of Issue | Due Date   | Interest Rate | Original Indebtedness | Repaid     | Balance 12/31/2025 |
|-----------------------|---------------|------------|---------------|-----------------------|------------|--------------------|
| 2015 State Trust Fund | 09/23/2015    | 03/15/2035 | 3.75 %        | \$ 200,000            | \$ 75,459  | \$ 124,541         |
| 2019 State Trust Fund | 03/12/2019    | 03/15/2038 | 4.75          | 68,670                | 15,554     | 53,116             |
| 2019 State Trust Fund | 05/29/2019    | 03/15/2039 | 4.75          | 137,330               | 29,819     | 107,511            |
| Total                 |               |            |               | \$ 406,000            | \$ 120,832 | \$ 285,168         |

Aggregate maturities of all long-term debt relating to the District are as follows:

| Calendar Year | Principal  | Interest  | Total      |
|---------------|------------|-----------|------------|
| 2026          | \$ 19,128  | \$ 12,300 | \$ 31,428  |
| 2027          | 19,931     | 11,497    | 31,428     |
| 2028          | 20,739     | 10,688    | 31,427     |
| 2029          | 21,641     | 9,786     | 31,427     |
| 2030          | 22,551     | 8,876     | 31,427     |
| 2031-2035     | 127,813    | 29,321    | 157,134    |
| 2036-2039     | 53,365     | 6,111     | 59,476     |
| Total         | \$ 285,168 | \$ 88,579 | \$ 373,747 |

### 4. Developer Agreements

During 2014, the Village entered into an agreement for the redevelopment of a parcel of land and improvements within the District. As part of the agreement, the Village has issued a State Trust Fund Loan in the amount of \$200,000 and contributed the proceeds to the developer for assistance with site development costs of properties within the District. The economic development grant is secured by a promissory note signed by the developer in the same amount. The project improvements when completed are guaranteed by the developer to produce tax revenue equal or greater to the guaranteed tax increment required of \$1,350,000.

## **Village of Pewaukee Tax Incremental District No. 2**

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Notes to Financial Statements

December 31, 2025

During 2019, the Village entered into an agreement for improvements within the District. As part of the agreement, the Village issued State Trust Fund Loans in the amount of \$206,000 and contributed the proceeds to BeachScape, LLC for assistance with site development costs of properties within the District. The economic development grant was secured by a promissory note signed by the developer in the same amount. The project improvements when completed are guaranteed by the developer to produce tax revenue equal or greater to the estimated minimum assessed value of \$3,000,000.

During 2025, the Village entered into an agreement with a developer that requires the Village to make a one-time payment of \$30,000 within 45 days from the date an occupancy permit is issued. The funds are for the developer to install a modern fire suppression system. The developer has given a mortgage on the property in favor of the Village to secure the payment.

**Village of Pewaukee Tax Incremental District No. 2**

Detailed Schedule of Sources, Uses and Status of Funds  
From the Date of Creation Through December 31, 2025

|                                        | 2014   | 2015    | 2016      | 2017      | 2018      | 2019      | 2020      | 2021       | 2022       | 2023       | 2024       | 2025       | Total             | Project<br>Plan<br>Estimate |
|----------------------------------------|--------|---------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|-------------------|-----------------------------|
| <b>Sources of Funds</b>                |        |         |           |           |           |           |           |            |            |            |            |            |                   |                             |
| Tax increments                         | \$ -   | \$ -    | \$ 11,767 | \$ 52,323 | \$ 92,665 | \$ 42,000 | \$ 54,330 | \$ 155,180 | \$ 147,472 | \$ 178,225 | \$ 135,172 | \$ 197,159 | \$ 1,066,293      | \$ 1,910,158                |
| Exempt computer aid                    | -      | -       | 267       | 2,069     | 2,099     | 2,150     | 2,150     | 2,150      | 2,150      | 2,150      | 2,150      | 2,150      | 19,485            | -                           |
| Personal property aid                  | -      | -       | -         | -         | -         | -         | -         | -          | -          | -          | -          | 65,699     | 65,699            | -                           |
| Investment income                      | -      | -       | -         | -         | -         | 1,640     | 686       | 81         | 2,280      | 8,086      | 9,578      | 8,642      | 30,993            | 2,919                       |
| Miscellaneous revenues                 | -      | -       | -         | -         | -         | 611       | 3,962     | 7,313      | 3,962      | 3,962      | 3,962      | -          | 23,772            | 2,919                       |
| Proceeds from long-term debt           | -      | 200,000 | -         | -         | -         | 206,000   | -         | -          | -          | -          | -          | -          | 406,000           | 1,120,000                   |
| Total sources of funds                 | -      | 200,000 | 12,034    | 54,392    | 94,764    | 252,401   | 61,128    | 164,724    | 155,864    | 192,423    | 150,862    | 273,650    | 1,612,242         | 3,035,996                   |
| <b>Uses of Funds</b>                   |        |         |           |           |           |           |           |            |            |            |            |            |                   |                             |
| Capital expenditures                   | -      | 10,190  | 10,228    | 79,456    | 2,272     | 208,760   | 25,000    | -          | -          | 73,015     | -          | -          | 408,921           | 720,000                     |
| Professional services                  | 12,229 | 150     | 3,123     | 1,892     | 1,251     | 1,051     | 7,600     | 4,284      | 4,023      | 1,699      | 1,201      | 1,634      | 40,137            | -                           |
| Developer grants                       | -      | 200,000 | -         | -         | -         | -         | -         | -          | -          | -          | -          | -          | 200,000           | 400,000                     |
| Interest and fiscal charges            | -      | -       | -         | 11,075    | 7,347     | 7,053     | 15,266    | 15,851     | 15,198     | 14,518     | 13,846     | 13,071     | 113,225           | 553,058                     |
| Principal on long-term debt            | -      | -       | -         | 4,090     | 7,819     | 8,112     | 16,161    | 15,576     | 16,229     | 16,909     | 17,580     | 18,356     | 120,832           | 1,120,000                   |
| Total uses of funds                    | 12,229 | 210,340 | 13,351    | 96,513    | 18,689    | 224,976   | 64,027    | 35,711     | 35,450     | 106,141    | 32,627     | 33,061     | 883,115           | 2,793,058                   |
| <b>Fund Balance, December 31, 2025</b> |        |         |           |           |           |           |           |            |            |            |            |            | <u>\$ 729,127</u> |                             |



## Village of Pewaukee Tax Incremental District No. 2

### Detailed Schedule of Capital Expenditures

From the Date of Creation Through December 31, 2025

|                                 | <b>Actual</b>     | <b>Project<br/>Plan<br/>Estimate</b> |
|---------------------------------|-------------------|--------------------------------------|
| Site remediation                | \$ 206,010        | \$ 200,000                           |
| Pedestrian bridges              | 129,896           | 400,000                              |
| Downtown redevelopment plan     | -                 | 20,000                               |
| Public fishing pier replacement | 73,015            | 100,000                              |
|                                 | <u>73,015</u>     | <u>100,000</u>                       |
| Total capital expenditures      | <u>\$ 408,921</u> | <u>\$ 720,000</u>                    |

# **Village of Pewaukee Tax Incremental District No. 3**

Financial Statements and  
Supplementary Information

December 31, 2025

# **Village of Pewaukee Tax Incremental District No. 3**

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Table of Contents  
December 31, 2025

|                                                                                                                                               | <u><b>Page</b></u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Accountants' Compilation Report</b>                                                                                                        | 1                  |
| <b>Financial Statements</b>                                                                                                                   |                    |
| Tax Incremental District No. 3 - Balance Sheet                                                                                                | 2                  |
| Tax Incremental District No. 3 - Historical Summary of Project Costs,<br>Project Revenues and Net Cost to Be Recovered Through Tax Increments | 3                  |
| Tax Incremental District No. 3 - Historical Summary of Sources, Uses and Status of Funds                                                      | 4                  |
| Notes to Financial Statements                                                                                                                 | 5                  |
| <b>Supplementary Information</b>                                                                                                              |                    |
| Tax Incremental District No. 3 - Detailed Schedule of Sources, Uses and Status of Funds                                                       | 8                  |
| Tax Incremental District No. 3 - Detailed Schedule of Capital Expenditures                                                                    | 9                  |

## **Accountants' Compilation Report**

To the Village Board of  
Village of Pewaukee

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the Village of Pewaukee's Tax Incremental District No. 3 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to and do not, present fairly the financial position of the Village of Pewaukee as of December 31, 2025, the changes in its financial position or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the District's financial position and changes in financial position. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Baker Tilly US, LLP*

Madison, Wisconsin  
June 11, 2026

## Village of Pewaukee Tax Incremental District No. 3

Balance Sheet

December 31, 2025

|                                                           | <b>Capital<br/>Projects<br/>Fund</b> |
|-----------------------------------------------------------|--------------------------------------|
|                                                           | <hr/>                                |
| <b>Assets</b>                                             |                                      |
| Cash and investments                                      | \$ 285,551                           |
| Taxes receivable                                          | <hr/> 298,061                        |
| Total assets                                              | <hr/> <b>\$ 583,612</b> <hr/>        |
| <b>Deferred Inflows of Resources<br/>and Fund Balance</b> |                                      |
| <b>Deferred Inflows of Resources</b>                      |                                      |
| Unearned revenue                                          | <hr/> \$ 298,061                     |
| Total deferred inflows of resources                       | <hr/> 298,061                        |
| <b>Fund Balance</b>                                       |                                      |
| Restricted                                                | <hr/> 285,551                        |
| Total deferred inflows of resources<br>and fund balance   | <hr/> <b>\$ 583,612</b> <hr/>        |

See notes to financial statements

### **Village of Pewaukee Tax Incremental District No. 3**

Historical Summary of Project Costs, Project Revenues and

Net Cost to Be Recovered Through Tax Increments

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                                                               | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|-------------------------------------------------------------------------------|-----------------------|--------------------------------------|
| <b>Project Costs</b>                                                          |                       |                                      |
| Capital expenditures                                                          | \$ -                  | \$ 1,887,947                         |
| Professional services, planning, engineering, other                           | 1,634                 | 42,486                               |
| Developer Incentives                                                          | 70,083                | 100,000                              |
| Interest and fiscal charges on long-term debt                                 | 40,118                | 143,410                              |
| Debt issuance costs                                                           | -                     | 105,551                              |
|                                                                               |                       |                                      |
| Total project costs                                                           | 111,835               | 2,279,394                            |
| <b>Project Revenues</b>                                                       |                       |                                      |
| Tax increments                                                                | 254,180               | 348,887                              |
| Investment income                                                             | 2,778                 | 5,117                                |
| Sale of property                                                              | -                     | 1,125,169                            |
| Premium on long-term debt                                                     | -                     | 10,772                               |
|                                                                               |                       |                                      |
| Total project revenues                                                        | 256,958               | 1,489,945                            |
|                                                                               |                       |                                      |
| Net cost recoverable (recovered) through<br>tax increments, December 31, 2025 | <u>\$ (145,123)</u>   | <u>\$ 789,449</u>                    |
| <b>Reconciliation of Recoverable Costs</b>                                    |                       |                                      |
| G.O. debt                                                                     |                       | \$ 1,075,000                         |
| Less fund balance                                                             |                       | <u>(285,551)</u>                     |
|                                                                               |                       |                                      |
| Net cost recoverable (recovered) through<br>tax increments, December 31, 2025 |                       | <u>\$ 789,449</u>                    |

See notes to financial statements

### **Village of Pewaukee Tax Incremental District No. 3**

Historical Summary of Sources, Uses and Status of Funds

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                                       | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|-------------------------------------------------------|-----------------------|--------------------------------------|
| <b>Sources of Funds</b>                               |                       |                                      |
| Tax increments                                        | \$ 254,180            | \$ 348,887                           |
| Investment income                                     | 2,778                 | 5,117                                |
| Sale of property                                      | -                     | 1,125,169                            |
| Premium on long-term debt                             | -                     | 10,772                               |
| Long-term debt issued                                 | -                     | 3,205,000                            |
|                                                       |                       |                                      |
| Total sources of funds                                | 256,958               | 4,694,945                            |
| <b>Use of Funds</b>                                   |                       |                                      |
| Capital expenditures                                  | -                     | 1,887,947                            |
| Administration (in-house)                             | -                     | -                                    |
| Professional services, planning, engineering, other   | 1,634                 | 42,486                               |
| Developer incentives                                  | 70,083                | 100,000                              |
| Interest and fiscal charges on long-term debt         | 40,118                | 143,410                              |
| Debt issuance costs                                   | -                     | 105,551                              |
| Principal on long-term debt                           | -                     | 2,130,000                            |
|                                                       |                       |                                      |
| Total uses of funds                                   | 111,835               | 4,409,394                            |
|                                                       |                       |                                      |
| Excess of sources of funds over (under) uses of funds | 145,123               | 285,551                              |
|                                                       |                       |                                      |
| <b>Fund Balance, Beginning</b>                        | 140,428               | -                                    |
|                                                       |                       |                                      |
| <b>Fund Balance, Ending</b>                           | <u>\$ 285,551</u>     | <u>\$ 285,551</u>                    |

See notes to financial statements

# Village of Pewaukee Tax Incremental District No. 3

Notes to Financial Statements

December 31, 2025

## 1. Summary of Significant Accounting Policies

The accounting policies of the Village of Pewaukee's Tax Incremental District No. 3 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of Pewaukee (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the Village.

### Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following Village funds and the Village's long-term debt:

Tax Incremental District No. 3 - Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village. Project costs may be incurred up to five years before the unextended termination date of the District.

### Original Project Plan

|           | <u>Creation Date</u> | <u>Last Date to Incur<br/>Project Costs</u> | <u>Last Year to Collect<br/>Increment</u> |
|-----------|----------------------|---------------------------------------------|-------------------------------------------|
| TID No. 3 | January 1, 2021      | March 2, 2043                               | 2049                                      |

### Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

The District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.



## Village of Pewaukee Tax Incremental District No. 3

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### Notes to Financial Statements

December 31, 2025

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

#### Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

#### Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

#### Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

## 2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village, maintains separate and common cash and investment accounts at the same financial institutions utilized by the Village. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

## Village of Pewaukee Tax Incremental District No. 3

Notes to Financial Statements

December 31, 2025

### 3. Long-Term Debt

#### General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the capital projects funds. If those revenues are not sufficient, payments will be made by future tax levies.

Aggregate maturities of all long-term debt relating to the District are as follows:

| Title of Issue             | Date of Issue | Due Date   | Interest Rate | Original Indebtedness | Repaid              | Balance 12/31/2025  |
|----------------------------|---------------|------------|---------------|-----------------------|---------------------|---------------------|
| 2021 Tax Anticipation Note | 03/23/2021    | 07/01/2022 | 0.600 %       | \$ 2,130,000          | \$ 2,130,000        | \$ -                |
| 2022 G.O Refunding Bond    | 06/30/2022    | 06/01/2033 | 3.750-3.800   | 1,075,000             | -                   | 1,075,000           |
| Total                      |               |            |               | <u>\$ 3,205,000</u>   | <u>\$ 2,130,000</u> | <u>\$ 1,075,000</u> |

Aggregate maturities of all long-term debt relating to the District are as follows:

| Calendar Year | Principal           | Interest          | Total               |
|---------------|---------------------|-------------------|---------------------|
| 2026          | \$ 115,000          | \$ 37,962         | \$ 152,962          |
| 2027          | 120,000             | 33,556            | 153,556             |
| 2028          | 125,000             | 28,962            | 153,962             |
| 2029          | 130,000             | 24,180            | 154,180             |
| 2030          | 135,000             | 19,312            | 154,312             |
| 2031-2033     | 450,000             | 25,921            | 475,921             |
| Total         | <u>\$ 1,075,000</u> | <u>\$ 169,893</u> | <u>\$ 1,244,893</u> |

### 4. Development Agreement

The Village has entered into a development agreement with Cornerstone Development of Southeastern Wisconsin LLC. The agreement guarantees the developer will receive incentive payments if certain conditions are met. The incentive is calculated based on 80% of tax increment and the developer commitment includes completing the initial construction of the buildings set forth in the project plan, such that the assessed value of the constructed improvements will be not less than \$7.2 million. Additionally, the developer shall complete construction of the improvements as part of the project plan such that the value of said improvements shall not be less than \$16 million by January 1, 2025 and \$23.69 million by January 1, 2026. The Village made a payment to the developer in 2025 of \$70,083 for a cumulative amount paid to date of \$100,000.

**Village of Pewaukee Tax Incremental District No. 3**

Detailed Schedule of Sources, Uses and Status of Funds  
From the Date of Creation Through December 31, 2025

|                                                     | 2021      | 2022      | 2023      | 2024      | 2025       | Total             | Project<br>Plan<br>Estimate |
|-----------------------------------------------------|-----------|-----------|-----------|-----------|------------|-------------------|-----------------------------|
| <b>Sources of Funds</b>                             |           |           |           |           |            |                   |                             |
| Tax increments                                      | \$ -      | \$ -      | \$ 14,483 | \$ 80,224 | \$ 254,180 | \$ 348,887        | \$ 9,973,631                |
| Investment income                                   | -         | 918       | 610       | 811       | 2,778      | 5,117             | 174,972                     |
| Sale of property                                    | 1,125,169 | -         | -         | -         | -          | 1,125,169         | -                           |
| Premium on long-term debt                           | -         | 10,772    | -         | -         | -          | 10,772            | -                           |
| Long-term debt issued                               | 2,130,000 | 1,075,000 | -         | -         | -          | 3,205,000         | 4,175,000                   |
| Total sources of funds                              | 3,255,169 | 1,086,690 | 15,093    | 81,035    | 256,958    | 4,694,945         | 14,323,603                  |
| <b>Uses of Funds</b>                                |           |           |           |           |            |                   |                             |
| Capital expenditures                                | 1,500,000 | 325,394   | 62,553    | -         | -          | 1,887,947         | 2,490,000                   |
| Administration (in-house)                           | -         | -         | -         | -         | -          | -                 | 143,558                     |
| Professional services, planning, engineering, other | 30,504    | 6,438     | 1,200     | 2,710     | 1,634      | 42,486            | -                           |
| Developer incentives                                | -         | -         | -         | 29,917    | 70,083     | 100,000           | -                           |
| Interest and fiscal charges on long-term debt       | -         | 16,259    | 46,915    | 40,118    | 40,118     | 143,410           | 499,672                     |
| Debt issuance costs                                 | 28,075    | 77,476    | -         | -         | -          | 105,551           | 106,770                     |
| Principal on long-term debt                         | -         | 2,130,000 | -         | -         | -          | 2,130,000         | 4,175,000                   |
| Total uses of funds                                 | 1,558,579 | 2,555,567 | 110,668   | 72,745    | 111,835    | 4,409,394         | 7,415,000                   |
| <b>Fund Balance, December 31, 2025</b>              |           |           |           |           |            | <u>\$ 285,551</u> |                             |

## Village of Pewaukee Tax Incremental District No. 3

### Detailed Schedule of Capital Expenditures

From the Date of Creation Through December 31, 2025

|                                                     | <b>Actual</b>       | <b>Project<br/>Plan<br/>Estimate</b> |
|-----------------------------------------------------|---------------------|--------------------------------------|
| Capital expenditures:                               |                     |                                      |
| Purchase of St. Mary's Property                     | \$ 1,500,000        | \$ 1,500,000                         |
| Offsite sanitary sewer line upsizing from 8" to 12" | 385,600             | 405,000                              |
| Evergreen Lane watermain relay                      | 2,347               | 285,000                              |
| Razing of school/gym, environmental remediation     | -                   | 200,000                              |
| Razing of rectory, environmental remediation        | -                   | 100,000                              |
| Total capital expenditures                          | <u>\$ 1,887,947</u> | <u>\$ 2,490,000</u>                  |

# **Village of Pewaukee Tax Incremental District No. 4**

Financial Statements and  
Supplementary Information

December 31, 2025

# **Village of Pewaukee Tax Incremental District No. 4**

---

Table of Contents  
December 31, 2025

|                                                                                                                                               | <u><b>Page</b></u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Accountants' Compilation Report</b>                                                                                                        | 1                  |
| <b>Financial Statements</b>                                                                                                                   |                    |
| Tax Incremental District No. 4 - Balance Sheet                                                                                                | 2                  |
| Tax Incremental District No. 4 - Historical Summary of Project Costs,<br>Project Revenues and Net Cost to Be Recovered Through Tax Increments | 3                  |
| Tax Incremental District No. 4 - Historical Summary of Sources, Uses and Status of Funds                                                      | 4                  |
| Notes to Financial Statements                                                                                                                 | 5                  |
| <b>Supplementary Information</b>                                                                                                              |                    |
| Tax Incremental District No. 4 - Detailed Schedule of Sources, Uses and Status of Funds                                                       | 8                  |
| Tax Incremental District No. 4 - Detailed Schedule of Capital Expenditures                                                                    | 9                  |

## Accountants' Compilation Report

To the Village Board of  
Village of Pewaukee

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered Through Tax Increments and Historical Summary of Sources, Uses and Status of Funds of the Village of Pewaukee's Tax Incremental District No. 4 (District) as of and for the year ended December 31, 2025 and from the date of creation through December 31, 2025, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to and do not, present fairly the financial position of the Village of Pewaukee as of December 31, 2025, the changes in its financial position or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the District's financial position and changes in financial position. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Baker Tilly US, LLP*

Madison, Wisconsin  
June 11, 2026

## Village of Pewaukee Tax Incremental District No. 4

Balance Sheet

December 31, 2025

|                                                           | <b>Capital<br/>Projects<br/>Fund</b> |
|-----------------------------------------------------------|--------------------------------------|
|                                                           | <hr/>                                |
| <b>Assets</b>                                             |                                      |
| Cash and investments                                      | \$ 243,474                           |
| Taxes receivable                                          | <hr/> 102,293                        |
| Total assets                                              | <hr/> <b>\$ 345,767</b> <hr/>        |
| <b>Deferred Inflows of Resources<br/>and Fund Balance</b> |                                      |
| <b>Deferred Inflows of Resources</b>                      |                                      |
| Unearned revenue                                          | <hr/> \$ 102,293                     |
| Total deferred inflows of resources                       | <hr/> 102,293                        |
| <b>Fund Balance</b>                                       |                                      |
| Restricted                                                | <hr/> 243,474                        |
| Total fund balance                                        | <hr/> <b>\$ 345,767</b> <hr/>        |

See notes to financial statements



## **Village of Pewaukee Tax Incremental District No. 4**

Historical Summary of Project Costs, Project Revenues and

Net Cost to Be Recovered Through Tax Increments

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                                                               | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|-------------------------------------------------------------------------------|-----------------------|--------------------------------------|
| <b>Project Costs</b>                                                          |                       |                                      |
| Capital expenditures                                                          | \$ -                  | \$ 1,942,950                         |
| Professional services, planning, engineering, other                           | 813                   | 1,163                                |
| Interest and fiscal charges on long-term debt                                 | 127,507               | 217,413                              |
|                                                                               |                       |                                      |
| Total project costs                                                           | 128,320               | 2,161,526                            |
|                                                                               |                       |                                      |
| <b>Project Revenues</b>                                                       | -                     | -                                    |
|                                                                               |                       |                                      |
| Total project revenues                                                        | -                     | -                                    |
|                                                                               |                       |                                      |
| Net cost recoverable (recovered) through<br>tax increments, December 31, 2025 | \$ 128,320            | \$ 2,161,526                         |
|                                                                               |                       |                                      |
| <b>Reconciliation of Recoverable Costs</b>                                    |                       |                                      |
| G.O. debt                                                                     |                       | \$ 2,405,000                         |
| Less fund balance                                                             |                       | (243,474)                            |
|                                                                               |                       |                                      |
| Net cost recoverable (recovered) through<br>tax increments, December 31, 2025 |                       | \$ 2,161,526                         |

See notes to financial statements

## **Village of Pewaukee Tax Incremental District No. 4**

Historical Summary of Sources, Uses and Status of Funds

Year Ended December 31, 2025 and From the Date of Creation Through December 31, 2025

|                                                       | <b>Year<br/>Ended</b> | <b>From the Date<br/>of Creation</b> |
|-------------------------------------------------------|-----------------------|--------------------------------------|
| <b>Sources of Funds</b>                               |                       |                                      |
| Long-term debt issued                                 | \$ -                  | \$ 2,405,000                         |
| Total sources of funds                                | -                     | 2,405,000                            |
| <b>Use of Funds</b>                                   |                       |                                      |
| Capital expenditures                                  | -                     | 1,942,950                            |
| Professional services, planning, engineering, other   | 813                   | 1,163                                |
| Interest and fiscal charges on long-term debt         | 127,507               | 217,413                              |
| Total uses of funds                                   | 128,320               | 2,161,526                            |
| Excess of sources of funds over (under) uses of funds | (128,320)             | 243,474                              |
| <b>Fund Balance, Beginning</b>                        | 371,794               | -                                    |
| <b>Fund Balance, Ending</b>                           | \$ 243,474            | \$ 243,474                           |

See notes to financial statements

# Village of Pewaukee Tax Incremental District No. 4

## Notes to Financial Statements

December 31, 2025

### 1. Summary of Significant Accounting Policies

The accounting policies of the Village of Pewaukee's Tax Incremental District No. 4 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of Pewaukee (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of the District. The accompanying financial statements reflect all the significant operations of the District. The accompanying financial statements do not include the full presentation of the Village.

#### Description of Fund Structure and Long-Term Debt

This report contains the financial information of the District. The summary statements were prepared from data recorded in the following Village funds and the Village's long-term debt:

Tax Incremental District No. 4 - Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village. Project costs may be incurred up to five years before the unextended termination date of the District.

#### Original Project Plan

|           | <u>Creation Date</u> | <u>Last Date to Incur<br/>Project Costs</u> | <u>Last Year to Collect<br/>Increment</u> |
|-----------|----------------------|---------------------------------------------|-------------------------------------------|
| TID No. 4 | January 1, 2022      | April 6, 2045                               | 2050                                      |

#### Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

The District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

## Village of Pewaukee Tax Incremental District No. 4

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### Notes to Financial Statements

December 31, 2025

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

#### Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

#### Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

#### Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

## 2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village, maintains separate and common cash and investment accounts at the same financial institutions utilized by the Village. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

## Village of Pewaukee Tax Incremental District No. 4

Notes to Financial Statements

December 31, 2025

### 3. Long-Term Debt

#### General Obligation Debt

All general obligation notes payable are backed by the full faith and credit of the Village. Notes borrowed to finance the District's expenditures will be retired by tax increments accumulated by the capital projects funds. If those revenues are not sufficient, payments will be made by future tax levies.

Aggregate maturities of all long-term debt relating to the District are as follows:

| Title of Issue                   | Date of Issue | Due Date   | Interest Rate | Original Indebtedness | Repaid      | Balance 12/31/2025  |
|----------------------------------|---------------|------------|---------------|-----------------------|-------------|---------------------|
| 2025 Taxable G.O Promissory Note | 08/12/2025    | 03/01/2044 | 4.95-5.15 %   | \$ 2,405,000          | \$ -        | \$ 2,405,000        |
| Total                            |               |            |               | <u>\$ 2,405,000</u>   | <u>\$ -</u> | <u>\$ 2,405,000</u> |

Aggregate maturities of all long-term debt relating to the District are as follows:

| Calendar Year | Principal           | Interest            | Total               |
|---------------|---------------------|---------------------|---------------------|
| 2026          | \$ -                | \$ 121,115          | \$ 121,115          |
| 2027          | -                   | 121,115             | 121,115             |
| 2028          | -                   | 121,115             | 121,115             |
| 2029          | 100,000             | 118,615             | 218,615             |
| 2030          | 105,000             | 113,490             | 218,490             |
| 2031-2035     | 615,000             | 480,734             | 1,095,734           |
| 2036-2040     | 790,000             | 306,239             | 1,096,239           |
| 2041-2044     | 795,000             | 84,400              | 879,400             |
| Total         | <u>\$ 2,405,000</u> | <u>\$ 1,466,823</u> | <u>\$ 3,871,823</u> |

### 4. Development Agreement

The Village has entered into a development agreement with Riverside 321 Partners LLC. The agreement guarantees the developer will receive incentive payments if certain conditions are met. The Village shall make payment to developer as subject by a disbursement schedule within 20 days of the Village's receipt of that pay of a cumulative amount of \$1,942,950. The Village made these developer payments during 2024 and was presented as part of capital expenditures.

**Village of Pewaukee Tax Incremental District No. 4**

Detailed Schedule of Sources, Uses and Status of Funds

From the Date of Creation Through December 31, 2025

|                                                     | <b>2024</b>      | <b>2025</b>    | <b>Total</b>             | <b>Project<br/>Plan<br/>Estimate</b> |
|-----------------------------------------------------|------------------|----------------|--------------------------|--------------------------------------|
| <b>Sources of Funds</b>                             |                  |                |                          |                                      |
| Tax increments                                      | \$ -             | \$ -           | \$ -                     | \$ 6,708,835                         |
| Investment income                                   | -                | -              | -                        | 59,177                               |
| Long-term debt issued                               | <u>2,405,000</u> | <u>-</u>       | <u>2,405,000</u>         | <u>2,275,000</u>                     |
| Total sources of funds                              | <u>2,405,000</u> | <u>-</u>       | <u>2,405,000</u>         | <u>9,043,012</u>                     |
| <b>Uses of Funds</b>                                |                  |                |                          |                                      |
| Capital expenditures                                | 1,942,950        | -              | 1,942,950                | 1,942,950                            |
| Professional services, planning, engineering, other | 350              | 813            | 1,163                    | 356,014                              |
| Interest and fiscal charges on long-term debt       | 89,906           | 127,507        | 217,413                  | 431,986                              |
| Principal on long-term debt                         | <u>-</u>         | <u>-</u>       | <u>-</u>                 | <u>2,275,000</u>                     |
| Total uses of funds                                 | <u>2,033,206</u> | <u>128,320</u> | <u>2,161,526</u>         | <u>5,005,950</u>                     |
| <b>Fund Balance, December 31, 2025</b>              |                  |                | <u><u>\$ 243,474</u></u> |                                      |

## Village of Pewaukee Tax Incremental District No. 4

### Detailed Schedule of Capital Expenditures

From the Date of Creation Through December 31, 2025

|                                                     | <b>Actual</b>       | <b>Project<br/>Plan<br/>Estimate</b> |
|-----------------------------------------------------|---------------------|--------------------------------------|
| Capital expenditures:                               |                     |                                      |
| Demolition/on-site recycling of existing building   | \$ 795,000          | \$ 795,000                           |
| Environmental remediation/asbestos abatement        | 167,950             | 167,950                              |
| Demolition, dewatering allowance                    | 60,000              | 60,000                               |
| Site/demolition fill allowance                      | 200,000             | 200,000                              |
| Site earthwork/stabilization of wet soils allowance | 120,000             | 120,000                              |
| Structural fill import allowance                    | 600,000             | 600,000                              |
|                                                     |                     |                                      |
| Total capital expenditures                          | <u>\$ 1,942,950</u> | <u>\$ 1,942,950</u>                  |

**VILLAGE OF PEWAUKEE  
REGULAR VILLAGE BOARD MINUTES  
JUNE 16, 2026**

<https://www.youtube.com/watch?v=RuZU4hsEDEE>

**1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call**

President Knutson called the meeting to order at approximately 6:00 p.m. The Pledge of Allegiance was recited, followed by a moment of silence.

Roll Call was taken with the following Village Board members present: Trustee Nick Stauff, Trustee Bob Rohde, Trustee Kelli Belt, Trustee Rachel Pader, Trustee Kristen Kreuser, Trustee Jim Grabowski; and President Jeff Knutson.

Also Present: Village Attorney, Matt Gralinski; Village Administrator, Matt Heiser; Village Clerk, Mackenzie Quigley; D.P.W. Director, Dave Buechl; D.P.W. Street Supervisor, Jay Bickler; and Police Chief Tim Heier.

**2. Public Hearings/Presentations**

**a. Presentation of the 2025 Village audit results by Baker Tilly.**

Knutson shared that this will be postponed to a later meeting.

**3. Approval of Minutes of Previous Meeting**

**a. Minutes from the June 2, 2026, Regular Village Board Meeting.**

Trustee Pader moved, seconded by Trustee Rohde to approve the June 2, 2026, minutes of the Regular Village Board meeting as presented.

Motion carried 6-0. Trustee Stauff abstained.

**4. Citizen Comments – None**

**5. Ordinances – None**

**6. Resolutions – None**

**7. Old Business – None**

**8. New Business**

**a. a. Review, discussion and possible action on a proposal/license approval for Brewfinity Brewing to provide alcohol sales at the concrete pavilion area of Lakefront Park on July 4th and August 15th in conjunction with events celebrating the 150th Anniversary of the Village.**

Trustees Rohde and Grabowski reported that they talked with business owners and Brewfinity will be hosting a special event and take advantage of the DORA.

Trustee Grabowski moved, seconded by Trustee Pader to approve as presented.

Motion carried 7-0.

**b. b. Review, discussion and possible action on recommended proposal for Well #3 including exterior repaint with containment, wet interior repaint, and miscellaneous repairs at 1004 Hickory Street.**

Grabowski asked if this is the company that did it last year – Buechl informed that the previous company submitted late so this is a different company.



**Trustee Grabowski moved, seconded by Trustee Pader to approve the awarding of the bid to E&L Contractors, Inc, Painting Well #3 plus 10% contingency.  
Motion carried 7-0.**

**c. Review, discussion and possible action on a proposed agreement with Municipal Well and Pump to rehab Well #2.**

Attorney Gralinski advised that this is a project that should go out to bid. He would not recommend moving forward with this proposal tonight.

Grabowski asked DPW if this is an emergency. Director Buechl stated that the well has been shut off – if another well were to go down, it would not be good with the need to maintain minimum pressure.

Buechl explained what is wrong with Well 2. The well should be pumping 450 gallons a minute and that is now down to 350 gallons a minute – not pumping as well as it should. The pump has already been shut down to try to eliminate further damage.

Discussion followed regarding what the next steps may be. If the Board wishes to declare a Public Works emergency Gralinski advised the Public Works and Safety Committee would declare the emergency and the Village Board would approve a Resolution to award the bid.

Gralinski shared that there is nothing that he would recommend doing as of tonight. If an emergency is declared – then it would not need to go to bid.

**Board decided to schedule a Special Public Works and Safety, as well as a Special Village Board Meeting on Monday, June 22<sup>nd</sup> to declare an emergency on Well #2.**

**d. Review, discussion and possible action on the purchase of a Crack Pro Mastic Machine.**

President Knutson gave an overview – stating that the money is already in the budget as another project is being pushed back a year.

Bickler stated that it costs \$2,500 to rent for 30 days currently. DPW team has pride and is willing to make the Village roads better. This is to prevent additional damage to the roads and would last longer than cold patching. Renting has presented some challenges such as machines not working resulting in lost time and minimum rental periods that force the delay of other work.

Discussion followed regarding where this would be beneficial in the Village, maintenance and warranty of the machine, and if there is anything additional that this money could be used for that would be more beneficial.

**Trustee Grabowski moved, seconded by Trustee Rohde to approve the purchase of the Crack Pro Mastic Machine.**

**Motion carried 7-0.**

**e. Review, discussion and possible action on funding requests for promotion and activities related to the 150th Anniversary of the Village.**

Rohde gave an overview of the scope of this event and why the request for funding is being presented. Events taking place for the Villages 150<sup>th</sup> throughout the remainder of the year (July, August, October).

Kreuser asked about shuttle busses – there will be no charge.

150<sup>th</sup> Facebook page has a calendar of all of these events.

Stauff asked for clarification on what will be reimbursed. Rohde explained.

**Trustee Grabowski moved, seconded by Trustee Stauff to approve the \$26,600 for the 150<sup>th</sup> anniversary.**

**Motion carried 7-0.**

**f. Review, discussion and possible action on a proposal for consultant to perform a Compensation and Classification Study on Village staff.**

Heiser gave an overview of the study and the proposals that have been submitted.

Rohde asked if there will be traveling fees added to the proposed total. Heiser responded that the McGrath

proposal includes travel fees.

**Trustee Kreuser moved, seconded by Trustee Pader to approve the use of McGrath for the Class and Comp Study.**

**Motion carried 7-0.**

**g. Review, discussion and possible action on Alcohol Beverage License Approvals 2026-2027.**

Clerk Quigley informed the board that there were two late submissions which will be coming before the board at a later date.

Stauff asked for clarification regarding late submissions – would they lose their license. Quigley shared that they will both be getting provisional licenses.

**Trustee Kreuser moved, seconded by Trustee Grabowski to approve the Alcohol Beverage Licenses for 2026-2027, contingent upon payment of any outstanding fees/bills and any additional missing application information being submitted.**

**Motion carried 7-0.**

**h. Review, discussion and possible action on a survey of Capital Drive for additional parking.**

Heiser gave an overview. Brief discussion followed about the some of the challenges of adding parking. Rohde commented that this was envisioned to be completed for the 150<sup>th</sup> Anniversary events and since they are already underway the parking could wait.

**i. Review, discussion and possible action on a six-month update of Administrator 2026 goals.**

Rohde provided an overview.

**j. Review, discussion and possible action to cancel the July 7, 2026 Village Board meeting and schedule a strategic plan workshop on July 21.**

Heiser shared that historically the first meeting has been proposed in July to allow for board members and staff to enjoy a break around the holiday. He also requested a Strategic Plan Workshop on July 21<sup>st</sup> at 5pm.

**Trustee Grabowski moved, seconded by Trustee Rohde to cancel the July 7<sup>th</sup> Village Board meeting and schedule the Strategic Plan Workshop for July 21<sup>st</sup> at 5:00, as well as amending the July 21<sup>st</sup> Village Board start time to immediately follow the completion of the Strategic Plan Workshop.**

**Motion carried 7-0.**

**k. Review, discussion and possible action for the Village to provide matching funds of \$7,500 for July 4th Fireworks.**

Rohde gave an overview. Kreuser asked for clarification on why it is called Matching Funds. Rohde explained that he has always wanted to make sure that we are getting donations up to \$7,500 before using tax payer money.

**Trustee Kreuser moved, seconded by Trustee Pader to approve the matching funds of \$7,500.**

**Motion carried 7-0.**

**l. Review, discussion and possible action on invoices and checks from May, 2026.**

**Trustee Kreuser moved, seconded by Trustee Pader to approve the checks and invoices from May 2026, with the exception of the Library Fund.**

**Motion carried 7-0.**

**Trustee Pader moved, seconded by Trustee Stauff to acknowledge the checks and invoices for the Library fund.**

**Motion carried 7-0.**

**m. Review, discussion and possible action on a proposed extension of the agreement with the Pewaukee School District regarding the School Resource Officer and Community Resource Officer.**

Heiser provided an overview of the services that the Village provides to the school.

Stauff asked for clarification – the school pays the Village for the cost of salary and benefits. The officers still report to the Village of Pewaukee Police Department.

Grabowski asked if the Police Chief has any concerns with their current agreement and he stated he was happy with it.

Pader asked if these are permanent positions or how it works. Chief explained.

**Trustee Grabowski moved, seconded by Trustee Kreuser to approve the contract extension as presented.**

**Motion carried 7-0.**

- n. **The Village Board of the Village of Pewaukee will enter into closed session pursuant to Wis. Statute Section 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding a proposed extension of the agreement with the Pewaukee School District regarding the School Resource Officer and Community Resource Officer. After conclusion of any closed session, the Village Board will reconvene in open session pursuant to Wis. Statute Section 19.85(2) for possible additional review, discussion and action concerning these agenda items and to address the remaining meeting agenda.**

The board decided that it was not necessary to go into closed session.

**9. Citizen Comments - None**

**10. Adjournment**

**Trustee Stauff moved, seconded by Trustee Grabowski to adjourn the June 16, 2026, Regular Village Board meeting at approximately 7:05 p.m.**

**Motion carried 7-0.**

Respectfully Submitted,

Matt Heiser  
Village  
Administrator

**VILLAGE OF PEWAUKEE  
SPECIAL VILLAGE BOARD MINUTES  
JUNE 22, 2026**

<https://www.youtube.com/watch?v=NwX6XGLQlgo>

**1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call**

Clerk Quigley called the meeting to order at 5:01 p.m. and requested nominations for Interim Chair due to the absence of the Village President.

**Trustee Grabowski moved, seconded by Trustee Pader to nominate Trustee Stauff as interim Chair for the June 22, 2026, Special Village Board meeting.**

**Motion carried 4-0.**

The Pledge of Allegiance was recited, followed by a moment of silence.

Roll Call was taken with the following Village Board members present: Trustee Nick Stauff, Trustee Kelli Belt, Trustee Rachel Pader, and Trustee Jim Grabowski.

Excused: Trustee Kristen Kreuser, Trustee Bob Rohde, and President Jeff Knutson.

Also Present: Village Attorney, Matt Gralinski; Village Administrator, Matt Heiser; Village Clerk, Mackenzie Quigley.

**2. Resolutions –**

- a. Review, discussion and possible action on Resolution 2026-08: A Resolution to Declare a Public Works Emergency and Permit a Contract to Be Awarded to Municipal Well & Pump for Repair at Well #2 Without Using the Public Bid Procedure.**

Heiser provided a brief overview.

**Trustee Pader moved, seconded by Trustee Grabowski to approve Resolution 2026-08: A Resolution to Declare a Public Works Emergency and Permit a Contract to Be Awarded to Municipal Well & Pump for Repair at Well #2 Without Using the Public Bid Procedure.**

**Motion carried 4-0.**

**3. Adjournment**

**Trustee Grabowski moved, seconded by Trustee Belt to adjourn the June 22, 2026, Special Village Board meeting at approximately 5:06 p.m.**

**Motion carried 4-0.**

Respectfully Submitted,

Mackenzie Quigley  
Village Clerk



To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting 5(a):  
Ordinance 2026-07: An Ordinance to Amend the Official Zoning Map of the Village of Pewaukee to Assign the Zoning of PWV 0925-998-001 to IPS Institutional and Public Service District.

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### **BACKGROUND**

In 2024 WCTC began planning for the construction of a new YMCA facility on their campus. The parcel they identified for this location was in the City of Pewaukee. WCTC preferred to have all their facilities in one municipality and pursued the state process to detach the parcel from the City and attach it to the Village.

The Village Board accepted the attachment of the parcel at its March 3, 2026 when it approved Ordinance 2026-02.

### **ACTION REQUESTED**

The action requested of the Village Board is to approve Ordinance 2026-07.

### **ANALYSIS**

Now that the parcel is in the Village it needs to be assigned a zoning district. The Plan Commission considered and recommended the parcel be designated a zoning district as IPS; Institutional and Public Service District. This matches the other land on the WCTC campus.

The zoning change of the parcel required the public hearing per state statutes.

Attachments:

1. Ordinance 2026-07.

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**STATE OF WISCONSIN : VILLAGE OF PEWAUKEE : WAUKESHA COUNTY**

---

**ORDINANCE NO. 2026-07**

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF  
PEWAUKEE TO ASSIGN THE ZONING OF PWV 0925-998-001 TO IPS  
INSTITUTIONAL AND PUBLIC SERVICE DISTRICT**

---

**WHEREAS**, the Village of Pewaukee allows amendment to the Official Zoning Map pursuant to Article II, Division 2 of Chapter 40 of the Municipal Code of the Village of Pewaukee; and

**WHEREAS**, the property of PWV 0925-998-001 was recently attached to the Village of Pewaukee from the City of Pewaukee; and

**WHEREAS**, the Village of Pewaukee on its own initiative desires to subsequently zone the newly attached property in conformity with Village Ordinances and Official Map; and

**WHEREAS**, the Village of Pewaukee Plan Commission, did at their meeting of April 9, 2026, pursuant to Village of Pewaukee Municipal Code Section 40.117(b) review and considered the appropriate zoning designation and recommended IPS Institutional and Public Service District to the Village Board; and

**WHEREAS**, the matter was subject of the public hearing held before the Village Board on July 21, 2026;

**NOW, THEREFORE**, the Village Board of the Village of Pewaukee, Waukesha County, Wisconsin, do hereby ordain as follows:

**SECTION I**

The Village Board of the Village of Pewaukee, having considered the recommendation of Plan Commission as well as the comments of the public made at the public hearing which occurred on July 21, 2026, and further having found that the aforementioned Official Zoning Map amendment satisfies the conditions of Article II, Division 2 of Chapter 40 of the Municipal Code of the Village of Pewaukee hereby amends the Official Zoning Map of the Village of Pewaukee as follows:

1. Parcel PWV 0925-998-001 is hereby assigned IPS Institutional and Public Service District

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## **SECTION II**

Village Staff is hereby directed to make the necessary changes to the official zoning map promptly in accordance with Section 40.121(b).

This ordinance shall take effect upon passage of publication as required by law and the Village Clerk shall so amend the code of ordinances and zoning map of the Village of Pewaukee and shall indicate the date and number of this amending ordinance therein.

## **SECTION III**

The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the ordinance.

## **SECTION IV**

All ordinances or part of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

Passed and adopted this 21<sup>st</sup> day of July, 2026 by the Village Board of the Village of Pewaukee.

APPROVED:

Countersigned:

\_\_\_\_\_  
Jeff Knutson, Village President

\_\_\_\_\_  
Mackenzie Quigley, Village Clerk



**PUBLIC WORKS DEPARTMENT**  
**1000 Hickory Street**  
**Pewaukee, WI 53072**

To: Village Board Members  
CC: Matt Heiser, Village Administrator  
From: David Buechl, P.E., P.L.S., Director of Public Works/Village Engineer  
Date: July 7, 2026  
Re: July 21, 2026 Village Board Meeting Agenda item 8(a).  
Review, discussion and possible action on a proposal from Ruekert-Mielke to write a Facilities Plan for Lift Station #1

### **BACKGROUND**

Lift Station 1 is a dry pit, four-pump, station constructed in 1976 and rehabilitated in 1995. The facility has a cast-in-place concrete wet well adjacent to and under a brick and block building. The building houses piping, valves, pumps, electrical equipment, a garage area and one office. The facility is reaching its hydraulic capacity and there are aging equipment concerns. The station accepts sanitary sewage flow from the Village of Pewaukee, City of Pewaukee, and Lake Pewaukee Sanitary District and conveys the wastewater through a dual force main system to the Brookfield Fox River Water Pollution Control Center (FRWPCC). The dual force main system consists of two cast iron pipes sized at 20-inch and 30-inch. The City of Pewaukee has two lift stations downstream of the Village Lift Station No. 1 that discharge into the force main system. One of these lift stations, the Gun Club lift station, was recently updated. The 1978 force main system also needs to be evaluated because the age is 48 years old and the expected life of a cast iron force main is typically 50 to 75 years old. As part of the overall design and construction project, the seven existing force main air release valves will be rehabilitated. These were last rehabilitated in 2014. The age of the facility and hydraulic constraints necessitate long-term facilities planning. The design year for the Facilities Plan has been identified as 2050.

Ruekert/Mielke has submitted a proposal for engineering services to perform a study to assist the Village in facilities planning for Lift Station 1. The services will include reviewing pumps, valves, piping and fittings, roof, HVAC, plumbing, elevator, doors, windows, brick, electrical components, screening facilities, influent metering, and SCADA. A long-term replacement plan will also be prepared for the dual force main system and air release valves.

### **ACTION REQUESTED**

The action requested of the Village Board is to review and consider approval of the Lift Station 1 Facilities Plan Proposal for Engineering Services from Ruekert & Mielke, Inc., of Pewaukee, Wisconsin for the time and materials estimated fee of \$64,000.00.

### **ANALYSIS**

If the Village would connect to the City in the future for water, the study would likely need to be redone.

The scope of services is listed in the attached proposal. The scope has been reviewed and appears to be reasonable to accomplish the Facilities Plan.

I recommend the Village Board approve the attached Lift Station 1 Facilities Plan engineering services proposal dated June 29, 2026 from Ruekert & Mielke, Inc., of Pewaukee, Wisconsin, for the time and materials estimated amount of \$64,000.00. Ruekert & Mielke, Inc. has successfully completed other water study, HMO Treatment, and pilot study projects for the Village.

Attachments



June 29, 2026

Mr. David Buechl, P.E., P.L.S.  
Director of Public Works/Village Engineer  
Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072

Re: Lift Station 1 Facilities Plan  
Proposal for Engineering Services

Dear Mr. Buechl:

Ruekert & Mielke, Inc., (R/M) is pleased to present this proposal for the engineering services to perform a study to assist the Village in facilities planning for Lift Station 1.

### **Project Description:**

Lift Station 1 is a dry pit, four-pump, station constructed in 1976 and rehabilitated in 1995. The facility has a cast-in-place concrete wet well adjacent to and under a brick and block building. The building houses piping, valves, pumps, electrical equipment, a garage area and one office. The facility is reaching its hydraulic capacity and there are aging equipment concerns. The station accepts sanitary sewerage flow from the Village of Pewaukee, City of Pewaukee, and Lake Pewaukee Sanitary District (LPSD) and conveys the wastewater through a dual force main system to the Brookfield Fox River Water Pollution Control Center (FRWPCC). The dual force main system consists of two cast iron pipes sized at 20-inch and 30-inch. The City of Pewaukee has two lift station downstream of the Village Lift Station No. 1 that discharge into the force main system. One of these lift stations was recently upgraded.

The 1978 cast iron force main system is 48 years old. The life of cast iron force main systems is typically 50 to 75 years old. As part of this project, we will formulate a plan for the long-term replacement of the force main system including the air release valves. The seven existing force main air release valves will be rehabilitated as a design project either part of the lift station upgrade or sooner. These were last rehabilitated in 2014.

The age of the facility and hydraulic constraints necessitate long-term facilities planning. The design year for the Facilities Plan had been identified as 2050.

Lift station components that may require replacement or addition either because of capacity or age issues include but are not limited to:

1. Pumps (need more capacity).
2. Overhead cranes and chain hoists to remove and replace pumps (capacity and age and condition).
3. Valves (age and condition).
4. Piping and fittings (age and condition).
5. Roof (age and condition).
6. HVAC and controls (age and condition).

7. Plumbing (age and condition).
8. Elevator (age and condition).
9. Architectural doors, windows and brick (age and condition, brick may need tuckpointing).
10. Electrical power distribution, pump controls, and pump motor drives (may need more capacity and age and condition).
11. Generator and diesel tank (may need more capacity and age and condition).
12. Automated fine screening facilities with mechanical conveyance to surface level (addition to help with pump clogging)
13. Influent flow metering (addition).
14. SCADA system.
15. Dual force main system to the FRWPCC.

The concrete superstructure of the wet well and building foundation and superstructure in general are in good condition and do not need to be replaced.

The plan for the overall project is to complete the study this year and submit it to the Wisconsin Department of Natural Resources (WDNR). Design of the upgraded facility would be completed in 2027 with construction in 2028 and 2029.

R/M has coordinated previously with the Village of Pewaukee, Lake Pewaukee Sanitary District and City of Pewaukee to identify their ultimate peak hour flow rates to Lift Station No. 1. It is assumed that the ultimate flow rates will take place in year 2050. In general, the Village of Pewaukee, Lake Pewaukee Sanitary District (LPSPD) and City of Pewaukee will have modest increases in flow rates for the design condition as most of the development in these communities is already in place.

R/M has previously coordinated with the Village to start a hydraulic model of Lift Station No.1 and the dual force main system with the two City lift stations pumping into the force main system. We have also reviewed previous Agreement on the ultimate capacity of the force main system. It appears the dual force main system will have enough capacity for the ultimate flow rates in the Agreement. This will be confirmed in the study.

We understand the Village is investigating possible Great Lakes drinking water via connecting to the City of Waukesha. With this scenario, the Village may have to return some of the wastewater that is routed to Lift Station 1 back to Lake Michigan through the existing return water force main that originates at the City of Waukesha Clean Water Plant. If this requirement is finalized during the study, R/M will coordinate with the Village on the additional scope and fee to include this provision in the study.

### **Scope of Services:**

The Scope of Services are as follows:

1. Coordinate, plan and attend project kick off meeting with stakeholders. Issue meeting notes.
2. Coordinate with Village of Pewaukee, Lake Pewaukee Sanitary District and City of Pewaukee on peak hour flow rates discharge to Lift Station 1. The flow rates for the Village and LPSD are established. The flow rates from the City have to be determined by compiling information from a past recent City report.
3. Review current code requirements (e.g. National Electrical Code). Identify components needed in upgraded facility.
4. Complete hydraulic model to determine the pressure at Lift Station 1 at peak flow rates and with downstream lift stations pumping to the force main system at their peak flow rates.
5. Identify the sizing of the existing and proposed influent pumps. Consider a four-pump and five pump lift station. Determine capital cost.
6. Analyze the process mechanical updates needed for piping and valves. Determine capital cost.
7. Analyze the electrical and controls updates needed. Include generator and diesel tank. Determine capital cost.
8. Analyze the plumbing updates needed. Determine capital cost.
9. Analyze elevator rehabilitation or replacement. Determine capital cost.
10. Analyze the HVAC and control updates needed. Determine capital cost.
11. Analyze architectural components (doors, windows, brick, roof, overhead cranes and hoists). Determine capital cost.
12. Determine conceptual design of new manual or automated fine screening facilities with conveyance to surface and influent flow metering flumes for the Village and the LPSD. Meet with and coordinate with equipment representatives. These facilities would likely be located in a building addition. Determine capital cost.
13. Determine SCADA system needs for hardware and software updates.
14. Analyze dual force main system including air release valves. Review existing and future sizing. Determine replacement cost, project approach, and schedule.
15. Determine capital cost of rehabilitated facility.
16. Determine conceptual design of new Lift Station No. 1 located in a different location.
17. Determine cost of new Lift Station No. 1 and compare against the rehabilitated cost. Include cost of sanitary sewer re-routing.
18. Identify and analyze non-economic factors of a rehabilitated facility vs. a new facility.
19. Meet with the Village to discuss progress at 30%, 60% and 90% of project completion.
20. Write draft report. Report will include all components required for the WDNR Clean Water Fund low-interest rate loan program. These include an environmental review, rate impact analysis, and a parallel cost estimate.
21. Send draft report to Village and meet to discuss.
22. Make report updates based on Village comments.
23. Present Facilities Plan to Village Public Work and Village Board meeting.

24. Send Facilities Plan to the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and WDNR.
25. Answer regulatory questions and achieve SEWRPC and WDNR approval.

**Items Excluded:**

Items not specifically included in the scope of this project are listed below. These items can be included as additional services if authorization in writing is provided:

1. Anything not specifically identified in the Scope of Services above.
2. Land acquisition services.
3. Property surveys.
4. Easement research.
5. Design of new or upgrade Lift Station No. 1 or force main system

The above-listed items are not expected to be needed for facilities planning.

**Schedule:**

Schedules are subject to change due to activities beyond the control of R/M. In general, the tentative schedule is as follows:

- |                                       |                    |
|---------------------------------------|--------------------|
| A. Board Approval/Start project ..... | July 21, 2026      |
| B. 30% Review With Village.....       | September 14, 2026 |
| C. 60% Review With Village.....       | November 16, 2026  |
| D. 90% Review With Village .....      | January 18, 2027   |
| E. Submit to WDNR .....               | January 25, 2027   |
| F. Achieve WDNR Approval .....        | April 26, 2027     |

**Subconsultants:**

None.

**Fee:**

The fees to complete the above scope of service will be on a time and materials basis at our standard hourly rates for an estimated fee of \$64,000.00. We will not exceed these fees unless prior authorization is granted by the Village.

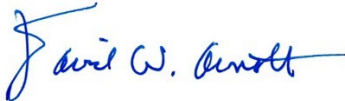
The above-described professional services will be provided to you in accordance with the attached three-page **R/M Village of Pewaukee Terms & Conditions** dated October 12, 2021, which are made part of this agreement by reference. Please indicate your acceptance of this agreement by having the appropriate authorized official(s) affix their signature(s) where indicated and returning one fully executed copy to our office.

Mr. David Buechl, P.E.  
Proposal For Lift Station No. 1 Facilities Plan  
June 29, 2026  
Page 5

Thank you for allowing us to submit this proposal. We look forward to continuing to work with the Village on your water system.

Respectfully,

RUEKERT & MIELKE, INC.



David W. Arnott, P.E. (WI, IL)  
Team Leader/Senior Project Manager  
[darnott@ruekert-mielke.com](mailto:darnott@ruekert-mielke.com)

DWA:mrs  
Enclosure

cc: Matt Heiser, Village Administrator

**A. STANDARD OF CARE**

The standard of care for all professional consulting and related services performed or furnished by CONSULTANT under this Agreement will be the care and skill ordinarily used by members of CONSULTANT'S profession practicing under similar circumstances at the same time and in the same area locally. CONSULTANT makes no warranties, express or implied, under this Agreement or otherwise, in connection with CONSULTANT's services.

**B. AUTHORIZED REPRESENTATIVE**

Contemporaneous with the execution of the Agreement, CONSULTANT and VILLAGE shall designate specific Individuals to act as CONSULTANT's and VILLAGE's representatives with respect to the services to be furnished or performed by CONSULTANT and duties and responsibilities of VILLAGE under this Agreement. Such individuals shall have authority to transmit instructions, receive Information, and render decisions relative to the Assignment on behalf of each respective party.

**C. PAYMENTS TO CONSULTANT**

Invoices will be prepared in accordance with CONSULTANT's standard invoicing practices and will be submitted to VILLAGE by CONSULTANT. Invoices are due and payable within 60 days of receipt. If there is any objection to an Invoice, or any portion thereof, VILLAGE shall provide written notice of such objection within sixty (60) calendar days of the Invoice date. Failure to provide written notice of such objection shall constitute a waiver of any such objection and acceptance of the Invoice as submitted. If VILLAGE fails to make any payment due CONSULTANT for services and expenses within 60 days after receipt of CONSULTANT's Invoice therefor, the amounts due CONSULTANT will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from the said sixtieth day for undisputed charges. In addition, CONSULTANT may after giving seven days written notice to VILLAGE, suspend services under this Agreement until CONSULTANT has been paid in full all amount due for services, expenses, and other related charges which are not disputed.

**D. OWNERSHIP AND REUSE OF DOCUMENTS**

All materials developed, prepared, completed, or acquired by CONSULTANT during the performance of the services specified in this Agreement, including all finished or unfinished surveys, data, drawings, maps, photographs, and reports shall become the property of VILLAGE and shall be delivered to VILLAGE during the Agreement period. Such materials shall not be released by CONSULTANT or used for other purposes at anytime without the written permission of VILLAGE. Reuse of or modifications to any such documents by VILLAGE, without CONSULTANT's written permission, shall be at VILLAGE's sole risk, and VILLAGE agrees to indemnify and hold CONSULTANT harmless from all claims, damages, expenses, Including reasonable attorneys' fees, arising out of such reuse by VILLAGE or by others acting through VILLAGE..

No drawings, maps, photographs, documents, reports or other data prepared or completed by under this Agreement shall be copyrighted by CONSULTANT, nor shall any notice of copyright be registered by CONSULTANT in connection with any such material prepared or completed under this Agreement.

**E. ACCESS**

VILLAGE shall *arrange for safe access and make all provisions for* CONSULTANT *and* CONSULTANT's consultants to enter upon public and private property as required for CONSULTANT to perform services under this Agreement but not including consultant's lost profits.

**F. INSURANCE**

CONSULTANT will maintain Insurance coverage for Worker's Compensation, General Liability and Automobile Liability and VILLAGE shall be named as an additional insured under CONSULTANT'S liability insurance policy on a primary and noncontributory basis. CONSULTANT shall furnish to VILLAGE a policy endorsement to evidence said coverage.

**G. TERMINATION OF CONTRACT**

Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination VILLAGE shall pay to CONSULTANT all amounts owing to CONSULTANT under this Agreement, for all work performed up to effective date of termination upon delivery of all finished and unfinished documents prepared under this Agreement, but not including consultant's lost profits.

**H. INDEMNIFICATION AND ALLOCATION OF RISK**

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless VILLAGE, VILLAGE 's officers, directors, partners and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of consultants, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent or intentional acts or omissions of CONSULTANT or CONSULTANT's officers, director, partners, employees and consultants in the performance of CONSULTANT'S services under this agreement.

To the fullest extent permitted by law VILLAGE shall indemnify and hold harmless CONSULTANT, CONSULTANT'S officers, directors, partners and employees from and against costs, losses, and damages (Including but not limited to reasonable fees and charges of consultants, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of VILLAGE or VILLAGE 's officers, director, partners, employees and consultants with respect to this agreement and nothing in this paragraph shall obligate the VILLAGE to indemnify any Individual or entity from and against the consequences of that individual or entity's own negligence or willful misconduct.

Notwithstanding the forgoing, nothing contained within this Agreement is intended to be a waiver or estoppel of the VILLAGE or Its Insurer's ability to rely upon the limitations, defenses and Immunities contained within Wisconsin law, including, but not limited to, those contained within Wisconsin Statutes Sections 893.80, 895.52 and 345.05. To the extent that Indemnification is available and enforceable, the VILLAGE or its Insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law. The VILLAGE's obligation to Indemnify hereunder is subject to the availability and limits of applicable Insurance coverage. Under no circumstances shall the VILLAGE be required to indemnify the CONSULTANT for its own negligent or intentional conduct.

To the fullest extent, permitted by law, CONSULTANT'S total liability to VILLAGE and anyone claiming by, through, or under VILLAGE for any Injuries, losses, damages and expenses caused in part by the negligence of CONSULTANT and in part by the negligence of VILLAGE or any other negligent entity or individual, shall not exceed the percentage that CONSULTANT's negligence bears to the total negligence of VILLAGE, CONSULTANT, and all other negligent entities and Individuals.

#### I. LIMITATIONS ON LIABILITY.

No employee or agent of CONSULTANT shall have Individual liability to VILLAGE. VILLAGE agrees that to the fullest extent permitted by law, CONSULTANT'S total liability to VILLAGE for any and all Injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the project or this Agreement from any causes including, but not limited to, CONSULTANT's negligence, errors, omissions, strict liability, or breach of contract and whether claimed directly or by way of contribution shall not exceed the amount of the Certificate of Liability Insurance provided by CONSULTANT under this Agreement. If no coverage is provided, consultant agrees to a limit of \$2,000,000 limit of liability. If VILLAGE desires a limit of liability greater than provided above, VILLAGE and CONSULTANT shall include as part of the Agreement the amount of such limit and the additional compensation to be paid to CONSULTANT for assumption of such additional risk.

#### J. INDEPENDENT CONTRACTOR

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of VILLAGE and CONSULTANT and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the VILLAGE or CONSULTANT. CONSULTANT's services under this Agreement are being performed solely for the VILLAGE's benefit, and no other entity shall have any claim against CONSULTANT because of this Agreement or the performance or nonperformance of services hereunder. VILLAGE agrees to include a provision in all contracts with CONTRACTORS and other entities involved in this project to carry out the intent of this paragraph.

#### K. FORCE MAJURE

CONSULTANT shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond CONSULTANT's reasonable control.

#### L. SEVERABILITY AND WAIVER OF PROVISIONS

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon VILLAGE and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the Intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

#### M. DISPUTE RESOLUTION

VILLAGE and CONSULTANT shall attempt to settle any disputes arising out of this Agreement by discussions between the parties senior management. If any dispute cannot be resolved in this manner within a reasonable amount of time, VILLAGE and CONSULTANT agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of relating to this Agreement or the breach thereof ("dispute") to mediation prior to filing legal proceedings.

#### N. ASSIGNABILITY

The CONSULTANT shall not assign any Interest in this Agreement and shall not transfer any Interest in same (whether by assignment, notation or any other manner), without the prior written consent of the VILLAGE. Provided, however that claims for money due or to become due the CONSULTANT from the VILLAGE under this Agreement may be assigned to a bank, trust company or other financial institution without such approval. Notices of any such assignment or transfer shall be furnished promptly to the VILLAGE.

#### O. ESTIMATES

The estimates of cost and material quantities for each project provided herein are to be prepared by the CONSULTANT for general guidance of the VILLAGE, only. CONSULTANT shall prepare such estimates through the exercise of their experience and judgment in applying presently available information. However, since CONSULTANT has no control over competitive bidding or market conditions, CONSULTANT makes no warranty, expressed or implied, regarding the accuracy of such opinions as compared to contract bids or actual costs to VILLAGE.

#### P. TIME OF PERFORMANCE

The services to be performed under the terms and conditions of this Agreement shall be in force and shall commence upon execution of this Agreement by the CONSULTANT and upon written notice from the VILLAGE to proceed. The work under this Agreement shall be undertaken and completed in such sequence as to assure its expeditious completion in light of the purposes of this Agreement.

In addition to all other remedies inuring to the VILLAGE should this Agreement not be completed by the time frame specified in accordance with all of its terms, requirements and conditions therein set forth, the CONSULTANT shall continue to be obligated thereafter to fulfill CONSULTANT's responsibility to complete the scope of services and to execute any necessary amendment to this Agreement. Delays in completing the work within the time provided for completion as specified elsewhere in this Agreement, for reasons attributable to the VILLAGE, may constitute justification for additional compensation to the extent of documentable increases in costs of labor, services or materials as a result thereof.

CONSULTANT shall not be liable for delays or failure to perform its services caused directly by circumstances beyond CONSULTANT's control, including but not limited to, acts of God, fire, flood, war, sabotage, accident, labor dispute, shortage, government action including regulatory requirements, changed conditions, delays resulting from actions or inactions of VILLAGE or third parties not under control of CONSULTANT including any construction contractor, site inaccessibility or inability of others to obtain materials, labor, equipment, or transportation. Should any of the above occur, then the date of completion of the services shall be adjusted for such delay, provided the CONSULTANT reports the delay to the VILLAGE within a reasonable time of its discovery.

In the event of such a delay to any schedule established in this Agreement, the schedule shall be amended to compensate for such delay. If in the event such delay exceeds sixty (60) calendar days, CONSULTANT shall be entitled to an equitable and mutually agreeable adjustment in compensation.

Q. OPEN RECORDS

Notwithstanding any other clause written herein, CONSULTANT understands and agrees that VILLAGE is a municipal entity and is therefore subject to the open records law of the State of Wisconsin. Wis. Stat. sec. 19.36(3) requires governmental entities to make available for inspection and copying any records produced or collected under a contract entered into by the municipal entity to the same extent as if the record were maintained by the municipality. Therefore, in the event there is a request for any of the documentation pertaining to this agreement, then CONSULTANT shall provide the information as requested and charge no more than the cost to copy said information.

R. HAZARDOUS MATERIAL

VILLAGE acknowledges that CONSULTANT'S scope of services does not include any services related to the presence at the project site of asbestos, PCB's, petroleum, hazardous waste, toxic waste, radioactive materials, or any substance which may cause a danger to persons or property. VILLAGE further acknowledges that CONSULTANT is performing professional services for VILLAGE and CONSULTANT is not and shall not be required to become an "arranger", "operator", "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1990 (CERCLA).

S. AMENDMENT

This Agreement, upon execution by both VILLAGE and CONSULTANT, can only be amended by a written instrument signed by both parties.

T. CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Wisconsin.

U. SURVIVAL

All obligations arising out of this Agreement and all provisions of this Agreement allocating responsibility between the VILLAGE and CONSULTANT shall survive the completion of services and the termination of this Agreement.



PROPOSAL FOR LIFT STATION NO. 1 FACILITIES PLAN  
Between Village of Pewaukee  
and  
Ruekert & Mielke, Inc.  
Dated June 29, 2026

CLIENT:

Village of Pewaukee

CONSULTANT:

Ruekert & Mielke, Inc.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_  
Jason P. Lietha, P.E.

Title: \_\_\_\_\_

Title: COO

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

Date: June 29, 2026

Designated Representative:

Name: \_\_\_\_\_

Designated Representative:

Name: David W. Arnott, P.E.

Title: \_\_\_\_\_

Title: Senior Project Manager

Phone Number: \_\_\_\_\_

Phone Number: (262) 953-3080



**PUBLIC WORKS DEPARTMENT**  
**1000 Hickory Street**  
**Pewaukee, WI 53072**

To: Village Board  
CC: Matt Heiser, Village Administrator  
From: David Buechl, P.E., P.L.S, Director of Public Works/Village Engineer  
Date: June 24, 2026  
Re: July 21, 2026 Village Board Meeting Agenda item 8(b).  
Review, discussion and possible action on Change Order #1 from DF Tomasini Contractors for a 2026 Street and Utility Project.

### **BACKGROUND**

The 2026 Street and Utility Project includes work along Glacier Road. DF Tomasini Contractors, Inc. submitted a change order request to decrease the contract price for the proposed storm sewer pipe material at the W. Wisconsin Avenue and Glacier Road intersection area from reinforced concrete pipe (RCP) to corrugated metal pipe (CMP). During material ordering, the contractor and manufacturer determined that the design could not be constructed as designed.

### **ACTION REQUESTED**

The action requested of the Village Board is to review, and consider approval of Change Order #1 with DF Tomasini Contractors, Inc. to decrease the contract price by \$8,640.00 to \$1,040,245.00.

### **ANALYSIS**

This change was needed because the storm sewer network crossing W. Wisconsin Avenue could not be constructed as designed.

#### CO 1:

|                                                                      |                   |
|----------------------------------------------------------------------|-------------------|
| Add 118 LF 20inch x 28 inch Polymer Coated Storm Sewer w/Miter ends. | \$19,116.00       |
| Add Storm Sewer Manhole 5 ft diameter                                | \$6,400           |
| Remove 30 inch x 19 inch RCP horizontal elliptical storm sewer       | (\$22,656)        |
| Remove Storm sewer manhole 7 ft diameter                             | <u>(\$11,500)</u> |
| Total                                                                | (\$8,640.00)      |

See attached summary.

I recommend that the Village Board approve change order #1 with DF Tomasini Contractors, Inc. to decrease the contract price by \$8,640.00 to \$1,040,245.00.

Attachments

# CHANGE ORDER NO. 1

|                                                           |                            |                                 |
|-----------------------------------------------------------|----------------------------|---------------------------------|
| Date of Issuance: 5/20/26                                 |                            | Effective date: 3/30/26         |
| Project: 2026 Pewaukee Road and Utility Imp. - Glacier Rd |                            | Owner's Contract No.:           |
| Contract:                                                 | Owner: Village of Pewaukee | Date of Contract:               |
| Contractor: DF Tomasini Contractors, Inc.                 |                            | Engineer's Project No.: 1268100 |

## The Contract Documents are modified as follows upon execution of this Change Order:

### Description:

|                        |                                                     |         |    |   |    |              |          |           |                   |
|------------------------|-----------------------------------------------------|---------|----|---|----|--------------|----------|-----------|-------------------|
| CO #1 New Items        |                                                     |         |    |   |    |              |          |           |                   |
| CO#1A                  | 20"x28" CMP Polymer Coated Storm Sewer w/Miter Ends | 118.00  | LF | @ | \$ | 162.00       | =        | \$        | 19,116.00         |
| CO #1 Additional Items |                                                     |         |    |   |    |              |          |           |                   |
| 61                     | Storm Manhole 5-FT Dia.                             | 1.00    | EA | @ | \$ | 6,400.00     | =        | \$        | 6,400.00          |
| CO #1 Removal Items    |                                                     |         |    |   |    |              |          |           |                   |
| 59                     | 30-In.x19-In. RCP Horizontal Elliptical Storm Sewer | -118.00 | LF | @ | \$ | 192.00       | =        | \$        | (22,656.00)       |
| 62                     | Storm Manhole 7-FT Dia.                             | -1.00   | EA | @ | \$ | 11,500.00    | =        | \$        | (11,500.00)       |
|                        |                                                     |         |    |   |    | <b>Total</b> | <b>=</b> | <b>\$</b> | <b>(8,640.00)</b> |

### Reason for Change Order:

Pipe size and material adjustment needed due to County Materials structure constructability issues. With pipe size change 7-FT Dia. manhole downsized to 5-FT Dia.

### Attachments: (List documents supporting change)

raSmith and DFT emails in regards to changes per County submittal comments. Plan Sheet Page 10 update

### CHANGE IN CONTRACT PRICE:

#### Original Contract Price

\$ 1,048,885.00

[Increase]from previous approved  
Change Orders No. \_\_\_\_\_

\$ \_\_\_\_\_

#### Contract Price prior to this Change Order:

\$ \$1,048,885.00

#### Increase of this Change Order:

\$ -8,640.00

#### Contract Price incorporating this Change Order:

\$ 1,040,245.00

### CHANGE IN CONTRACT TIMES:

#### Original Contract Times:

Substantial completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

#### [Increase][Decrease] from previous Change Orders:

No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial Completion (days): n/a

Final completion (days): n/a

#### Contract Times prior to this Change Order:

Substantial Completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

#### [Increase][Decrease] this Change Order:

Substantial completion (days or date): n/a

Final completion (days): n/a

#### Contract Times with all approved Change Orders:

Substantial completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

### RECOMMENDED:

By: Jennifer Stau  
(Authorized Signature)  
ENGINEER

Date: 5/20/2026

### ACCEPTED:

By: \_\_\_\_\_  
(Authorized Signature)  
OWNER

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

### ACCEPTED:

By: Michael J. Benish  
(Authorized Signature)  
CONTRACTOR

Date: 5-27-26

**Starr, Jennifer**

---

**From:** Scholbe, Jake  
**Sent:** Monday, March 30, 2026 11:18 AM  
**To:** Mike Benish  
**Cc:** 'Dave Buechl (dbuechl@villageofpewaukeewi.gov)'; Starr, Jennifer; deborah.miller@countymaterials.com  
**Subject:** RE: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items  
**Attachments:** 10 - Wisconsin Storm Plan & Profile.pdf  
  
**Categories:** Filed by Newforma

Hello Mike,

I've reviewed the updated shop drawings from County Materials, an updated plan sheet for the Wisconsin Avenue storm work is attached. To summarize the changes:

As before we've changed the pipe material from RCP-HE to CMP Pipe-Arch. I have confirmed the dimensions, the CMP pipe-arch is 20" (rise) x 28" (span). The pipe should be 12 gauge and polymer coated, pipe thickness is 0.109" i.e. 20.218"x28.218" OD dimensions.

With this pipe material change I believe we could use smaller structures for R-110 and R-120:

R-110: 2.5'x3' inlet with a R-3246-A Casting  
R-120: 5-FT diameter manhole, same casting  
R-130: 5-FT diameter manhole, same casting

Regarding structure R-20 (Inlet Median 2) along Glacier Road these pipes will remain as shown on the project plans i.e. cross culvert should remain as 23"x14" RCP HE CL-IV, two driveway culvert pipe connections shall be 12" and 15" CMP.

Please have County Materials update the shop drawings with these proposed changes.

Finally, with this inadvertent pipe material change from Horizontal elliptical RCP to CMP pipe arch and structure sizing we would like to discuss a credit to the project costs as these changes will almost certainly reduce the project material costs. Please give me a call whenever you have time to discuss.

Let me know if you have any further questions.

Thank you

Jake Scholbe, P.E.  
Project Manager



16745 West Bluemound Road, Brookfield, WI 53005-5938  
direct: 262-317-3360

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**From:** Mike Benish <Mike@dftomasini.com>  
**Sent:** Friday, March 27, 2026 3:09 PM  
**To:** Scholbe, Jake <Jake.Scholbe@raSmith.com>  
**Subject:** Fw: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Here is County's response. Please review and we can talk about this Monday.



Mike Benish | President  
N70 W25176 Indian Grass Ln. | Sussex, WI 53089  
C: 262.229.5260 O: 262.820.8300 F: 262.820.8400  
[mike@dftomasini.com](mailto:mike@dftomasini.com)  
[www.dftomasini.com](http://www.dftomasini.com)

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**From:** Deborah Miller <[deborah.miller@countymaterials.com](mailto:deborah.miller@countymaterials.com)>  
**Sent:** Friday, March 27, 2026 2:04 PM  
**To:** Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>  
**Cc:** Lou Vang <[lou.vang@countymaterials.com](mailto:lou.vang@countymaterials.com)>; Zac Bergemann <[zac.bergemann@countymaterials.com](mailto:zac.bergemann@countymaterials.com)>  
**Subject:** RE: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Hi Mike,

Attached is what generated when I put the 21x27 Arch CMP pipe.

This will need to be reviewed again. I am not sure what size opening you will need for this pipe.

R-110 & R-130 – Need Pipe OD of CMP Pipe

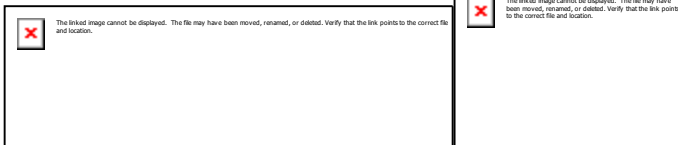
R-120-We may be able to use a smaller diameter manhole for this if the pipe opening is good

R-120-Pipe goes through precast lid – we may not have to change this box if the CMP openings are good.

Thank you,

Debbie

Deborah Miller  
Project Coordinator - Pipe

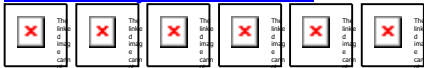


S15 W33633 WOLF ROAD, Oconomowoc WI 53066

[deborah.miller@countymaterials.com](mailto:deborah.miller@countymaterials.com)

262-201-4851 (Office)

[www.countymaterials.com](http://www.countymaterials.com)



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**From:** Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>

**Sent:** Friday, March 27, 2026 1:21 PM

**To:** Deborah Miller <[deborah.miller@countymaterials.com](mailto:deborah.miller@countymaterials.com)>

**Cc:** Lou Vang <[lou.vang@countymaterials.com](mailto:lou.vang@countymaterials.com)>; Zac Bergemann <[zac.bergemann@countymaterials.com](mailto:zac.bergemann@countymaterials.com)>

**Subject:** Fw: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Hi -

Could you review the engineers plans changes and comments as well as pipe size change and resubmit the shop drawings and submittals based on the updated plan.

Thanks,

Mike



Mike Benish | President

N70 W25176 Indian Grass Ln. | Sussex, WI 53089

C: 262.229.5260 O: 262.820.8300 F: 262.820.8400

[mike@dftomasini.com](mailto:mike@dftomasini.com)

[www.dftomasini.com](http://www.dftomasini.com)

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**From:** Scholbe, Jake <[Jake.Scholbe@raSmith.com](mailto:Jake.Scholbe@raSmith.com)>

**Sent:** Friday, March 27, 2026 12:41 PM

**To:** Starr, Jennifer <[Jennifer.Starr@raSmith.com](mailto:Jennifer.Starr@raSmith.com)>; Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>

**Cc:** Cimaglia, Liam <[Liam.Cimaglia@raSmith.com](mailto:Liam.Cimaglia@raSmith.com)>; Reiter, Dave <[Dave.Reiter@raSmith.com](mailto:Dave.Reiter@raSmith.com)>

**Subject:** RE: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Mike,

We reviewed the proposed storm sewer construction and shop drawing submittals from County Materials. Please provide the attached plan sheet to County Materials for their review and resubmittal of the proposed storm structures R-110, R-120, and R-130, we've changed the pipe grades slightly and the pipe material to CMP Arch pipe 21"x27" (24" equivalent).

Regarding the gas conflict shown, plans were submitted last year to WE Energies for relocations as this project was originally intended for 2025 construction. I've confirmed with WE Energies today that the gas relocations specifically for that conflict were completed last year (see attached gas work plan from 05/2025).

We did resubmit plans again to WE Energies back in February 2026 for this project as there was minor changes to the ditching design on the north side of the road this year compared to the 2025 design. WE Energies did state that if any further relocations are necessary they will not be able to complete them until sometime in June 2026. They anticipate sending me a work plan for any further relocation work required in the coming weeks, I will update you and Jenny moving forward on this.

Let me know if you have any further questions.

Thank you

Jake Scholbe, P.E.  
Project Manager



16745 West Bluemound Road, Brookfield, WI 53005-5938  
direct: 262-317-3360

---

**From:** Starr, Jennifer <[Jennifer.Starr@raSmith.com](mailto:Jennifer.Starr@raSmith.com)>  
**Sent:** Thursday, March 26, 2026 3:31 PM  
**To:** Mike Benish <[mike@dftomasini.com](mailto:mike@dftomasini.com)>; Scholbe, Jake <[Jake.Scholbe@raSmith.com](mailto:Jake.Scholbe@raSmith.com)>  
**Cc:** Cimaglia, Liam <[Liam.Cimaglia@raSmith.com](mailto:Liam.Cimaglia@raSmith.com)>; Reiter, Dave <[Dave.Reiter@raSmith.com](mailto:Dave.Reiter@raSmith.com)>  
**Subject:** FW: Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Hi Mike,

I will be on PTO starting tomorrow and all next week and Liam is at a conference the rest of the week so I'm including Jake in on this email.

Jake can you take a look at the email below and advise?

Much appreciated,

Jennifer Starr, CISEC  
Assistant Director of Construction Services



16745 West Bluemound Road, Brookfield, WI 53005-5938  
direct: 262-901-2209



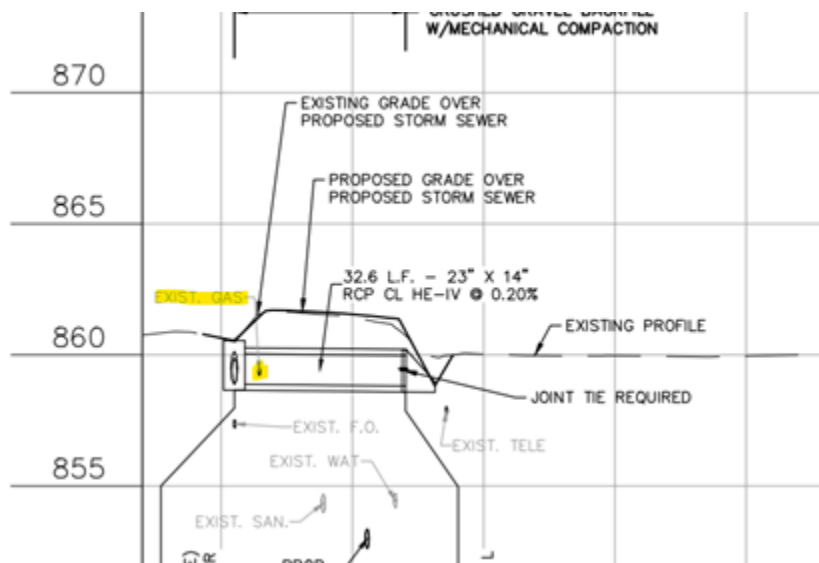
**From:** Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>  
**Sent:** Thursday, March 26, 2026 3:22 PM  
**To:** Starr, Jennifer <[Jennifer.Starr@raSmith.com](mailto:Jennifer.Starr@raSmith.com)>  
**Cc:** Cimaglia, Liam <[Liam.Cimaglia@raSmith.com](mailto:Liam.Cimaglia@raSmith.com)>  
**Subject:** Pewaukee Glacier Road - Submittal #4 Storm Shop Drawings and RCP items

Please find the attached submittal for the Storm Sewer Structures and RCP items on this project for your review.

Please note we will need some advisement on a couple things:

- R-110 is not working the pipe exceeds the walls & all pipe openings are at top of pipe to avoid precast cover due to rim/invert elevation being too shallow
- R-130 is almost working but the rim/invert elevation is too shallow

Also, I noticed there is an existing gas line in the center of the pipe on the profile view per the current design. Please review and advise if the gas will be moved or if this pipe run will have to be changed. If the pipe needs to be changed then structure R20 will have to be modified as well.





Mike Benish | President

N70 W25176 Indian Grass Ln. | Sussex, WI 53089

C: 262.229.5260 O: 262.820.8300 F: 262.820.8400

[mike@dftomasini.com](mailto:mike@dftomasini.com)

[www.dftomasini.com](http://www.dftomasini.com)



## **Starr, Jennifer**

---

**From:** Scholbe, Jake  
**Sent:** Monday, May 11, 2026 9:26 AM  
**To:** Mike Benish  
**Cc:** 'Dave Buechl (dbuechl@villageofpewaukee.gov)'; Jay Bickler (jbickler@villageofpewaukee.gov); Starr, Jennifer; Mentzel, Mike  
**Subject:** RE: Glacier Road Undercutting Follow up

Good Morning Mike,

We find the increase of the pulverizing quantity acceptable to cover your additional costs. We appreciate your patience and cooperation working with us to address these unexpected project changes.

Moving forward we will plan to pay out the pulverizing quantity at 1835 SY for the project. For the Storm sewer pipe material change we will plan to draft a project change order adding a new item to the project for the CMP Polymer coated storm sewer to be paid out at \$162/L.F. The other storm sewer quantity changes will be paid out as revised.

Let me know if you have any further questions.

Thank you

Jake Scholbe, P.E.  
Project Manager



16745 West Bluemound Road, Brookfield, WI 53005-5938  
direct: 262-317-3360

---

**From:** Mike Benish <Mike@dftomasini.com>  
**Sent:** Monday, May 11, 2026 7:28 AM  
**To:** Scholbe, Jake <Jake.Scholbe@raSmith.com>  
**Cc:** 'Dave Buechl (dbuechl@villageofpewaukee.gov)' <dbuechl@villageofpewaukee.gov>; Jay Bickler (jbickler@villageofpewaukee.gov) <jbickler@villageofpewaukee.gov>; Starr, Jennifer <Jennifer.Starr@raSmith.com>; Mentzel, Mike <Mike.Mentzel@raSmith.com>  
**Subject:** Re: Glacier Road Undercutting Follow up



Hi Jake -

I reviewed you the estimated quantities you came up for the undercutting of Glacier Road in the rural section, and I came up with very similar quantities.

As for the pulverizing quantity, I would like to bump that quantity from 1415 SY to 1835 SY to cover the cost (\$4200.00) of fine grading in the rural section and the increase in unit cost of the pulverizer due to mobilizing in for much smaller area.

Also, we never finalize the prices for the change in storm sewer pipe and structures in Wisconsin Avenue. See revised quantities and pricing for review in red below.

|                                                  |                                                       |    |     |              |             |
|--------------------------------------------------|-------------------------------------------------------|----|-----|--------------|-------------|
| 59                                               | 30-Inchx19-Inch RCP Horizontal Elliptical Storm Sewer | LF | 0   | \$ 192.00    | \$0.00      |
| 60                                               | Inlet 2.5x3.5-FT                                      | EA | 1   | \$ 8,100.00  | \$8,100.00  |
| 61                                               | Storm Manhole 5-FT Dia.                               | EA | 2   | \$ 6,400.00  | \$12,800.00 |
| 62                                               | Storm Manhole 7-FT Dia.                               | EA | 0   | \$ 11,500.00 | \$0.00      |
| 63                                               | Inlet Median 2                                        | EA | 1   | \$ 4,100.00  | \$4,100.00  |
| ADD: 20"x28" CMP Poly Coated CMP with Miter Ends |                                                       | EA | 118 | \$ 162.00    | \$19,116.00 |

Let me know if you have any questions and how you wish these changes to the contract.

Thanks,  
Mike

Mike Benish | President

N70 W25176 Indian Grass Ln. | Sussex, WI 53089

C: 262.229.5260 O: 262.820.8300 F: 262.820.8400

[mike@dftomasini.com](mailto:mike@dftomasini.com)

[www.dftomasini.com](http://www.dftomasini.com)




---

**From:** Scholbe, Jake <[Jake.Scholbe@raSmith.com](mailto:Jake.Scholbe@raSmith.com)>

**Sent:** Thursday, May 7, 2026 1:57 PM

**To:** Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>

**Cc:** 'Dave Buechl' ([dbuechl@villageofpewaukee.gov](mailto:dbuechl@villageofpewaukee.gov)) <[dbuechl@villageofpewaukee.gov](mailto:dbuechl@villageofpewaukee.gov)>; Jay Bickler ([jbickler@villageofpewaukee.gov](mailto:jbickler@villageofpewaukee.gov)) <[jbickler@villageofpewaukee.gov](mailto:jbickler@villageofpewaukee.gov)>; Starr, Jennifer <[Jennifer.Starr@raSmith.com](mailto:Jennifer.Starr@raSmith.com)>; Mentzel, Mike <[Mike.Mentzel@raSmith.com](mailto:Mike.Mentzel@raSmith.com)>

**Subject:** Glacier Road Undercutting Follow up

Mike,



Following up on our meeting yesterday; I've recalculated the additional excavation and 1-1/4" base aggregate dense that will be needed to undercut the entirety of Glacier Road within the rural section i.e. 15" cut to subgrade utilizing 10" of base and 5" asphalt. As discussed the calculation does not include the utility trench areas where I assumed a 5' trench width for the water main installation and a 4' trench width for the water service installations. Referring to the attached modified bid summary I've included columns with revised quantities for the bid items that will be utilized to complete the undercutting.

The pulverize asphaltic pavement quantity is based on only pulverizing the urban section of the roadway currently. However, as you mentioned with the pulverize asphaltic pavement item being reduced but it including fine grading of the roadway it is currently highlighted for your review. The thought process would be to increase the quantity of this item as needed to offset the costs incurred for fine grading of the rural section of the roadway even though it will not be pulverized.

Please review and we can discuss this further.

Let me know of any questions you may have.

Thank you

Jake Scholbe, P.E.

Project Manager



16745 West Bluemound Road, Brookfield, WI 53005-5938

direct: 262-317-3360

[Jake.Scholbe@raSmith.com](mailto:Jake.Scholbe@raSmith.com)

[LinkedIn](#)

[raSmith.com](http://raSmith.com)





**PUBLIC WORKS DEPARTMENT**  
**1000 Hickory Street**  
**Pewaukee, WI 53072**

To: Village Board  
CC: Matt Heiser, Village Administrator  
From: David Buechl, P.E., P.L.S, Director of Public Works/Village Engineer  
Date: June 24, 2026  
Re: July 21, 2026 Village Board Meeting Agenda item 8(c).  
Review, discussion and possible action on Change Order #2 from DF Tomasini Contractors for a 2026 Street and Utility Project.

### **BACKGROUND**

The 2026 Street and Utility Project includes work along Glacier Road. DF Tomasini Contractors, Inc. submitted a change order request to increase the contract price for several unexpected additional work items that have come up during the construction project.

### **ACTION REQUESTED**

The action requested of the Village Board is to review, and consider approval of Change Order #2 with DF Tomasini Contractors, Inc. to increase the contract price by \$83,328.00 to \$1,123,573.00 and extend the contract dates for two additional weeks.

### **ANALYSIS**

See attached summary.

|                                                                                                                                                                                                                                                   |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| CO 2.2R: Remove existing water main conflict in new water main. Time and materials.                                                                                                                                                               | \$1,748.00  |
| CO 2.3R: Sanitary sewer repair at Sta 13+60. Prior to sewer lining, the sewer pipe was jetted And some grinding was needed to remove buildup. During grinding the clay pipe collapsed, And needed to be relayed. Completed as time and materials. | \$24,845.00 |
| CO 2.40: Tree clearing, grubbing, stump grinding and removal for drainage ditch. The drainage easement was not obtained from lot owner at 765 Glacier Rd prior to bidding to install drainage swale needed for better drainage.                   | \$10,000.00 |
| CO2.41: Ditching and grading at 765 Glacier Road                                                                                                                                                                                                  | \$25,285.00 |
| CO2.42: Class 1 Erosion matting and restoration                                                                                                                                                                                                   | \$3,850.00  |
| CO2.43: Ditch checks                                                                                                                                                                                                                              | \$600.00    |
| CO2.5 : Sanitary sewer repair Sta 14+15: heavy infiltration was determined during televising that necessitated a spot repair                                                                                                                      | \$17,000    |
| Total                                                                                                                                                                                                                                             | \$83,328.00 |

DF Tomasini Contractors, Inc. has requested to extend the date for substantial completion from July 17, 2026 to July 31, 2026, and to extend the date for final completion from July 31, 2026 to August 14, 2026.

These cost changes were needed to properly complete the project work. The time extension is needed to provide adequate time to complete the additional work.

I recommend that the Village Board approve change order #1 with DF Tomasini Contractors, Inc. to increase the contract price by \$83,328.00 to \$1,123,573.00, and extend the date for substantial completion from July 17, 2026 to July 31, 2026, and to extend the date for final completion from July 31, 2026 to August 14, 2026.

## Attachments



## CHANGE ORDER NO. 2

|                                                           |                            |                                 |
|-----------------------------------------------------------|----------------------------|---------------------------------|
| Date of Issuance: 6/23/26                                 |                            | Effective date: 5/7/26          |
| Project: 2026 Pewaukee Road and Utility Imp. - Glacier Rd |                            | Owner's Contract No.:           |
| Contract:                                                 | Owner: Village of Pewaukee | Date of Contract:               |
| Contractor: DF Tomasini Contractors, Inc.                 |                            | Engineer's Project No.: 1268100 |

### The Contract Documents are modified as follows upon execution of this Change Order:

#### Description:

|                                                               |       |    |   |    |           |   |          |                     |  |
|---------------------------------------------------------------|-------|----|---|----|-----------|---|----------|---------------------|--|
| CO #2.2R Existing Water Main Conflict                         |       |    |   |    |           |   |          |                     |  |
| CO#2.2R T&M - Remove Ex. Water Main in Conflict with New Main | 1.00  | LS | @ | \$ | 1,748.00  | = | \$       | 1,748.00            |  |
| CO #2.3 Sanitary Sewer Repair STA. 13+60                      |       |    |   |    |           |   |          |                     |  |
| CO#2.3 T&M - Sanitary Sewer Repair STA. 13+60                 | 1.00  | LS | @ | \$ | 24,845.00 | = | \$       | 24,845.00           |  |
| CO #2.4 Drainage Swale Addition                               |       |    |   |    |           |   |          |                     |  |
| CO#2.40 Tree Clearing, Grubbing, Stump Grinding and Removal   | 1.00  | LS | @ | \$ | 10,000.00 | = | \$       | 10,000.00           |  |
| CO#2.41 Ditching and Grading                                  | 1.00  | LS | @ | \$ | 25,285.00 | = | \$       | 25,285.00           |  |
| CO#2.42 Class 1 Erosion Matting and Restoration               | 700.0 | SY | @ | \$ | 5.50      | = | \$       | 3,850.00            |  |
| CO#2.43 Ditch Checks                                          | 2.00  | EA | @ | \$ | 300.00    | = | \$       | 600.00              |  |
| CO#2.5 Sanitary Sewer Repair STA. 14+15                       |       |    |   |    |           |   |          |                     |  |
| 65 Sanitary Lateral Riser Spot Repair                         | 1.00  | EA | @ | \$ | 17,000.00 | = | \$       | 17,000.00           |  |
| <b>Total</b>                                                  |       |    |   |    |           |   | <b>=</b> | <b>\$ 83,328.00</b> |  |

#### Reason for Change Order:

Existing water main noted incorrectly on plan found to be in conflict with new main, T&M to remove. Two sanitary main repairs needed between 082-002 to 082-001 due to failure and needed in order to perform CIPP lining. Additional drainage swale work due to Village acquiring easement from adjacent property owner after project started. Due to extra work DFT requested 2 week time extension and approved by Village.

Attachments: (List documents supporting change) Emails and DFT Change Order/Modification Invoices

#### CHANGE IN CONTRACT PRICE:

Original Contract Price

\$ 1,048,885.00

[Increase]from previous approved  
Change Orders No. 1

\$ -8,640.00

Contract Price prior to this Change Order:

\$ \$1,040,245.00

Increase of this Change Order:

\$ 83,328.00

Contract Price incorporating this Change Order:

\$ 1,123,573.00

#### CHANGE IN CONTRACT TIMES:

Original Contract Times:

Substantial completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

[Increase][Decrease] from previous Change Orders:

No. to No. :

Substantial Completion (days): n/a

Final completion (days): n/a

Contract Times prior to this Change Order:

Substantial Completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

[Increase][ Decrease] this Change Order:

Substantial completion (days or date): 31-Jul-26

Final completion (days): 14-Aug-26

Contract Times with all approved Change Orders:

Substantial completion (days or date): 31-Jul-26

Final completion (days or date): 14-Aug-26

RECOMMENDED:

By: Jennifer Stan  
(Authorized Signature)  
ENGINEER

Date: 6/23/2026

ACCEPTED:

By: \_\_\_\_\_  
(Authorized Signature)  
OWNER

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

ACCEPTED:

By: Michael D. Benis  
(Authorized Signature)  
CONTRACTOR

Date: 6/24/2026





D.F. Tomasini Contractors, Inc.  
N70 W25176 Indian Grass Lane - Sussex, WI 53089  
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /  
MODIFICATION  
# 2R**

**PROJECT NAME:** 2026 Pewaukee Road and Utility Improvements

**PROJECT #** 1268100

**PROJECT MANAGER / FOREMAN:** Mike Benish/Jay Esser

**JOB#** 2373

**PROJECT ENGINEER OR CUSTOMER:** raSmith/Jennifer Starr

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

| QTY.                | UOM | DESCRIPTION                     | UNIT PRICE | TOTAL             |
|---------------------|-----|---------------------------------|------------|-------------------|
| 10 Hrs              |     | Labor (5/7/26)                  | \$115.00   | \$1,150.00        |
| 2 Hrs               |     | Pickup Truck w/Misc. Hand Tools | 70.00      | 140.00            |
| 2 Hrs               |     | Backhoe (30,000#)               | 125.00     | 250.00            |
| 1 Hrs               |     | Loader                          | 100.00     | 100.00            |
| 1 LS                |     | Fuel                            | 108.00     | 108.00            |
| <b>GRAND TOTAL:</b> |     |                                 |            | <b>\$1,748.00</b> |

**REASON FOR CHANGE / MODIFICATION:**

The existing water main was found at a different location than the plan and was in direct conflict with the proposed new water main. Due to this the conflict, the existing water main was cut and a blow off was installed until the new main was installed. This work was approved and tracked by the on site inspector from raSmith, Mike Mentzel.

**NOTE:**

**ACCEPTED:** The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

**Company Name**

**Signature of Authorized Agent**

raSmith/Jennifer Starr

**Project Engineer / Customer**

**Signature of Authorized Agent**

6/18/2026

**Date Submitted**

**Date of Acceptance**



D.F. Tomasini Contractors, Inc.  
N70 W25176 Indian Grass Lane - Sussex, WI 53089  
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /  
MODIFICATION  
# 3**

**PROJECT NAME:** 2026 Pewaukee Road and Utility Improvements

**PROJECT #** 1268100

**PROJECT MANAGER / FOREMAN:** Mike Benish/Jay Esser

**JOB#** 2373

**PROJECT ENGINEER OR CUSTOMER:** raSmith/Jennifer Starr

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

| QTY.    | UOM | DESCRIPTION                     | UNIT PRICE          | TOTAL              |
|---------|-----|---------------------------------|---------------------|--------------------|
| 62 Hrs  |     | Labor (5/18 & 5/19/26)          | \$115.00            | \$7,130.00         |
| 13 Hrs  |     | Labor Premium Time              | 50.00               | 650.00             |
| 9 Hrs   |     | Pickup Truck w/Misc. Hand Tools | 70.00               | 630.00             |
| 8.5 Hrs |     | Backhoe (80,000#)               | 160.00              | 1,360.00           |
| 2 Hrs   |     | Backhoe (30,000#)               | 125.00              | 250.00             |
| 5 Hrs   |     | Loader                          | 100.00              | 500.00             |
| 1 EA    |     | Equipment Move                  | 375.00              | 375.00             |
| 6 Hrs   |     | Trench Shields (2)              | 80.00               | 480.00             |
| 6 Hrs   |     | 2" Electric Pump & Generator    | 30.00               | 180.00             |
| 7.5 Hrs |     | Hydro Vac                       | 180.00              | 1,350.00           |
| 1 LS    |     | Fuel                            | 673.50              | 673.50             |
| 1 LS    |     | Stone                           | 2,456.30            | 2,456.30           |
| 1 LS    |     | Pipe & Fittings                 | 309.95              | 309.95             |
| 1 LS    |     | Rental Quad Axle Trucks         | 4,004.00            | 4,004.00           |
| 1 LS    |     | Visu Sewer - Pump Watch & CCTV  | 4,496.25            | 4,496.25           |
|         |     |                                 | <b>GRAND TOTAL:</b> | <b>\$24,845.00</b> |

**REASON FOR CHANGE / MODIFICATION:**

Repair sewer that collapsed during cleaning at approximately STA 13+60.

**NOTE:**

**ACCEPTED:** The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

**Company Name**

**Signature of Authorized Agent**

raSmith/Jennifer Starr

**Project Engineer / Customer**

**Signature of Authorized Agent**

5/28/2026

**Date Submitted**

**Date of Acceptance**



D.F. Tomasini Contractors, Inc.  
N70 W25176 Indian Grass Lane - Sussex, WI 53089  
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /  
MODIFICATION  
# 4**

**PROJECT NAME:** 2026 Pewaukee Road and Utility Improvements

**PROJECT #** 1268100

**PROJECT MANAGER / FOREMAN:** Mike Benish

**JOB#** 2373

**PROJECT ENGINEER OR CUSTOMER:** raSmith/Jennifer Starr

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

| QTY.                | UOM | DESCRIPTION                                         | UNIT PRICE  | TOTAL              |
|---------------------|-----|-----------------------------------------------------|-------------|--------------------|
| 1                   | LS  | Tree Clearing, Grubbing, Stump Grinding and Removal | \$10,000.00 | \$10,000.00        |
| 1                   | LS  | Ditching and Grading                                | 25,285.00   | 25,285.00          |
| 700                 | SY  | Class 1 Erosion Matting and Restoration             | 5.50        | 3,850.00           |
| 2                   | EA  | Ditch Checks                                        | 300.00      | 600.00             |
| <b>GRAND TOTAL:</b> |     |                                                     |             | <b>\$39,735.00</b> |

**REASON FOR CHANGE / MODIFICATION:**

A price was requested to provide a drainage swale at 765 Glacier Road between properties per the plan provided by raSmith dated 5/1/2025.

**NOTE:**

**ACCEPTED:** The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

**Company Name**

**Signature of Authorized Agent**

6/8/2026

**Date Submitted**

raSmith/Jennifer Starr

**Project Engineer / Customer**

**Signature of Authorized Agent**

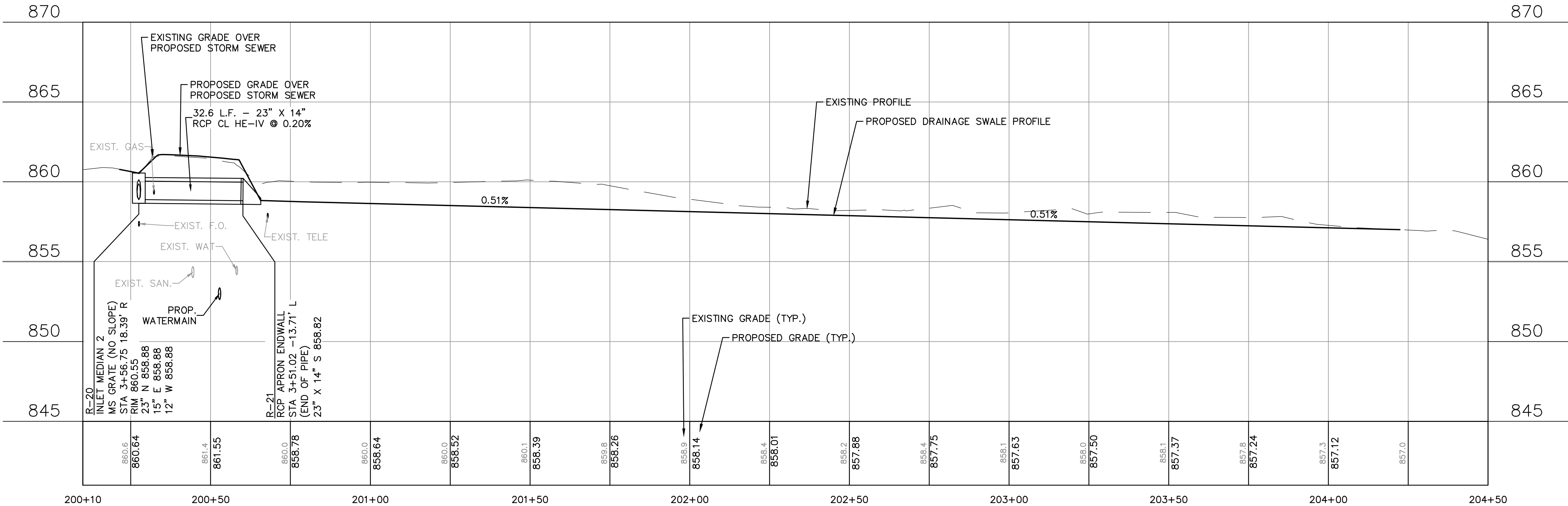
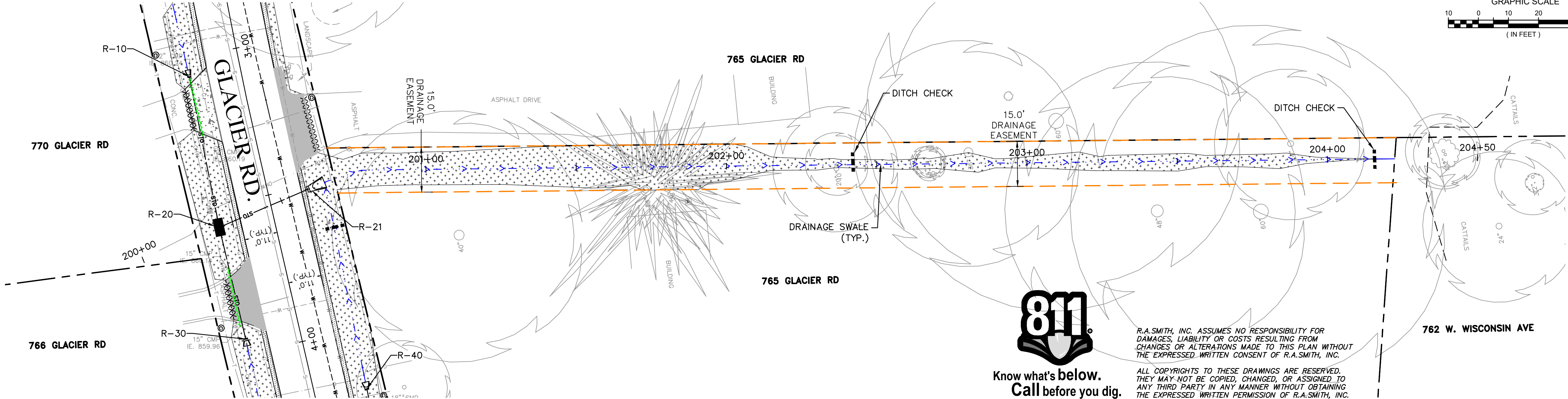
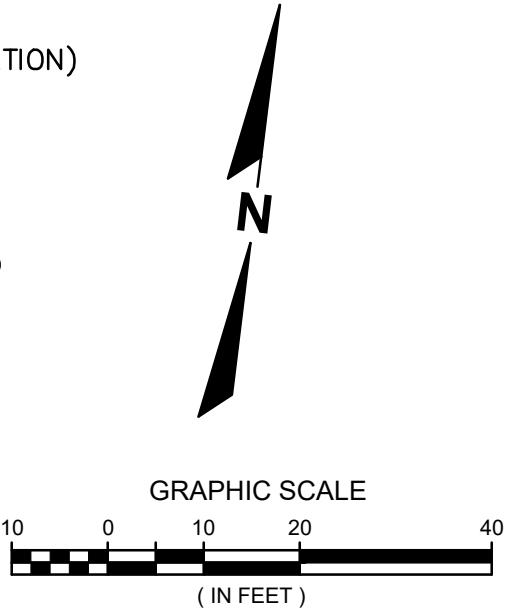
**Date of Acceptance**



- STORM SEWER NOTES:**
1. ALL UTILITY EXCAVATIONS SHALL BE BACKFILLED WITH CRUSHED GRAVEL AND MECHANICALLY COMPACTED UNLESS OTHERWISE NOTED.
  2. CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE FOR UTILITY MARKING AND LOCATIONS PRIOR TO CONSTRUCTION.
  3. ALL EXISTING GAS AND/OR ELECTRICAL MAINS/DUCTS AND SERVICES SHALL BE EXPOSED BY THE CONTRACTOR IN ADVANCE OF PROPOSED STORM SEWER INSTALLATION TO VERIFY HORIZONTAL AND VERTICAL GAS AND ELECTRIC FACILITIES LOCATIONS.
  4. SEE TRENCH RESTORATION DETAILS.

- GENERAL NOTES:**
1. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MUNICIPALITY EROSION CONTROL ORDINANCE AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003, w/ ADDENDA NOS. 1 & 2.
  3. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
  4. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND SIZE OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
  5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESSIBILITY TO ALL LOCAL BUSINESSES AND RESIDENCES DURING THE CONSTRUCTION PROCESS EXCEPT DURING THE PAVING AND PAVEMENT CURING PROCESS.

- LEGEND**
- |  |                                     |  |                                       |
|--|-------------------------------------|--|---------------------------------------|
|  | 5" CONCRETE SIDEWALK                |  | 1.5' GRAVEL SHOULDER (3/4" GRADATION) |
|  | 7" CONCRETE DRIVEWAY APRON          |  | 4" TOPSOIL & HYDROSEED                |
|  | ASPHALT DRIVEWAY (3" OF 5LT 58-28S) |  | GRAVEL DRIVEWAY (3/4" GRADATION)      |
|  | SAW CUT (FULL DEPTH)                |  |                                       |



2025 ROAD AND UTILITY IMPROVEMENTS  
VILLAGE OF PEWAUKEE

GLACIER ROAD  
DRAINAGE SWALE PLAN & PROFILE

© COPYRIGHT 2025  
R.A. Smith, Inc.

DATE: 05/01/2025

SCALE: 1" = 20'

JOB NO. 2248115

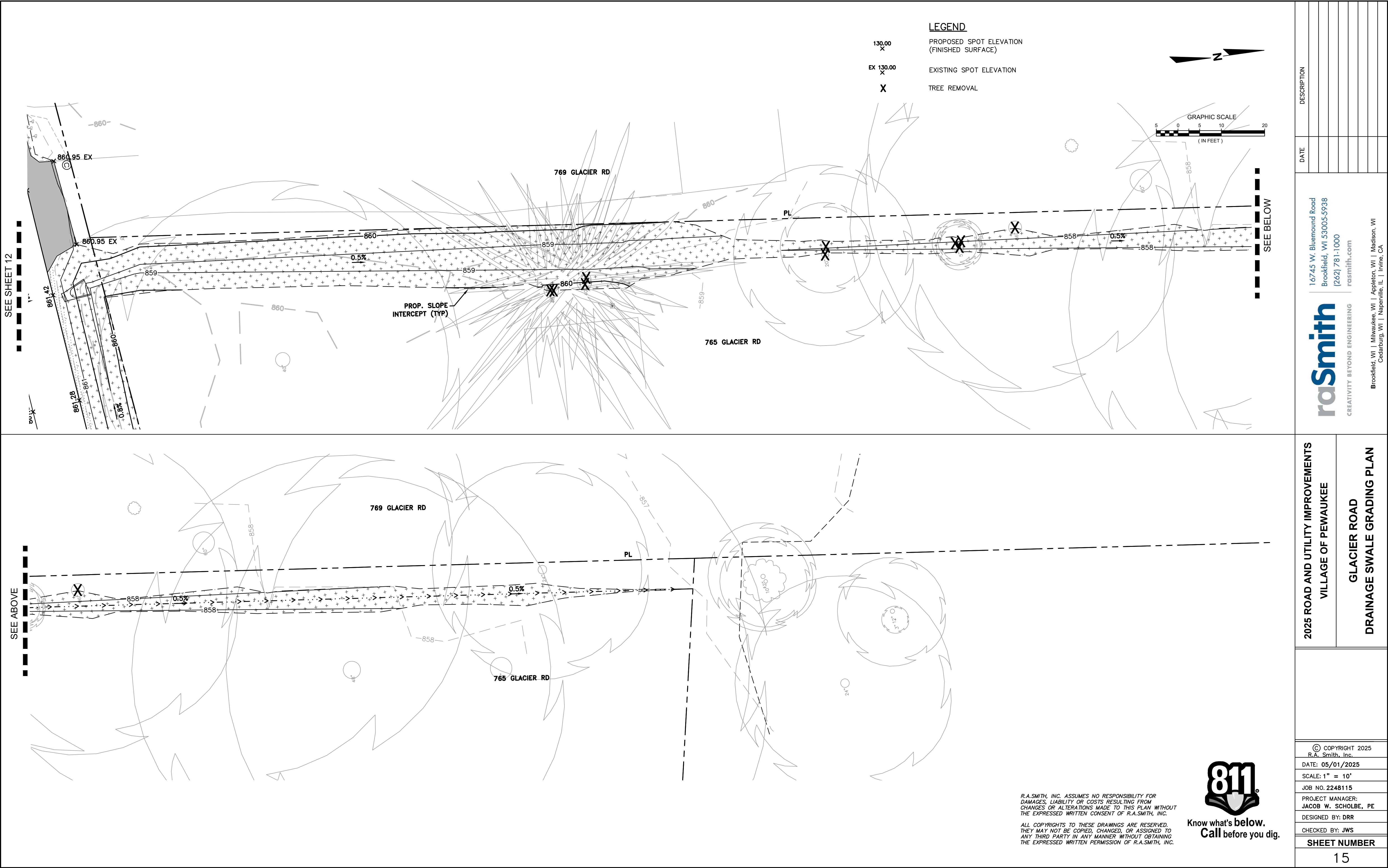
PROJECT MANAGER:  
JACOB W. SCHOLBE, PE

DESIGNED BY: DRR

CHECKED BY: JWS

**SHEET NUMBER**





| DESCRIPTION                                                                                                |  |
|------------------------------------------------------------------------------------------------------------|--|
| DATE                                                                                                       |  |
| 16745 W. Bluemound Road<br>Brookfield, WI 53005-5938<br>(262) 781-1000<br>rasmith.com                      |  |
| raSmith<br>CREATIVITY BEYOND ENGINEERING                                                                   |  |
| Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI<br>Cedarburg, WI   Naperville, IL   Irvine, CA |  |

|                                                           |                                             |
|-----------------------------------------------------------|---------------------------------------------|
| 2025 ROAD AND UTILITY IMPROVEMENTS<br>VILLAGE OF PEWAUKEE | GLACIER ROAD<br>DRAINAGE SWALE GRADING PLAN |
|-----------------------------------------------------------|---------------------------------------------|

|                                          |
|------------------------------------------|
| © COPYRIGHT 2025<br>R.A. Smith, Inc.     |
| DATE: 05/01/2025                         |
| SCALE: 1" = 10'                          |
| JOB NO. 2248115                          |
| PROJECT MANAGER:<br>JACOB W. SCHOLBE, PE |
| DESIGNED BY: DRR                         |
| CHECKED BY: JWS                          |
| SHEET NUMBER                             |
| 15                                       |

## **Starr, Jennifer**

---

**From:** David Buechl <dbuechl@villageofpewaukee.gov>  
**Sent:** Tuesday, June 16, 2026 5:25 PM  
**To:** Starr, Jennifer  
**Subject:** RE: Glacier Road - Time extension



Hello Jenny: Yes, that is ok with me.

---

**From:** Starr, Jennifer <Jennifer.Starr@raSmith.com>  
**Sent:** Tuesday, June 16, 2026 3:45 PM  
**To:** David Buechl <dbuechl@villageofpewaukee.gov>  
**Subject:** FW: Glacier Road - Time extension

Dave,  
See DFT request below for time extension.  
I do not see an issue since there has been work added to the project and changes in roadway construction.  
Let me know your thoughts.

**Jennifer Starr, CISEC**  
Assistant Director of Construction Services



16745 West Bluemound Road, Brookfield, WI 53005-5938  
direct: 262-901-2209

---

**From:** Mike Benish <Mike@dftomasini.com>  
**Sent:** Tuesday, June 16, 2026 3:40 PM  
**To:** Starr, Jennifer <Jennifer.Starr@raSmith.com>  
**Subject:** Glacier Road - Time extension

Jenny -

I was wondering if the Village would grant us a time extension of an additional 2 weeks for project completion from July 17<sup>th</sup> to July 31<sup>st</sup> due to additional sewer repairs, road excavation verse just pulverizing and undercutting, and the added clearing and drainage swale work.

We will continue to work diligently on this project to hopefully get it done by July 17<sup>th</sup> but would like the extra time for project completion in case of weather or any unforeseen delays.

Let me know your thoughts,



Mike



Mike Benish | President

N70 W25176 Indian Grass Ln. | Sussex, WI 53089

C: 262.229.5260 O: 262.820.8300 F: 262.820.8400

[mike@dftomasini.com](mailto:mike@dftomasini.com)

[www.dftomasini.com](http://www.dftomasini.com)



**PUBLIC WORKS DEPARTMENT**  
**1000 Hickory Street**  
**Pewaukee, WI 53072**

To: Village Board  
CC: Matt Heiser, Village Administrator  
From: David Buechl, P.E., P.L.S, Director of Public Works/Village Engineer  
Date: July 15, 2026  
Re: July 21, 2026 Village Board Meeting Agenda item 8(d).  
Review, discussion and possible action on Change Order #3 from DF Tomasini Contractors for a 2026 Street and Utility Project.

### **BACKGROUND**

The 2026 Street and Utility Project includes work along Glacier Road. DF Tomasini Contractors, Inc. submitted a change order request to increase the contract price for several unexpected additional work items that have come up during the construction project.

### **ACTION REQUESTED**

The action requested of the Village Board is to review, and consider approval of Change Order #3 with DF Tomasini Contractors, Inc. to increase the contract price by \$9,410.00 to \$1,132,983.00.

### **ANALYSIS**

See attached summary.

|                                                                            |            |            |
|----------------------------------------------------------------------------|------------|------------|
| CO 3.1: Grout leak in clay sewer pipe prior to lining. Time and materials. | \$2,590.00 |            |
| CO 3.2: Swale underdrain addition.                                         | \$6,820.00 |            |
| Total                                                                      |            | \$9,410.00 |

These cost changes were needed to properly complete the project work. Prior to CIPP lining of clay sanitary sewer pipe, Visu Sewer noticed a leak in the main adjacent to main repair by DFT. Due to the extent of the leak, grouting was needed. The underdrain was added to the swale design to assist with drainage and lawn mowing capability.

I recommend that the Village Board approve change order #3 with DF Tomasini Contractors, Inc. to increase the contract price by \$9,410.00 to \$1,132,983.00.

Attachments

# CHANGE ORDER NO. 3

|                                                           |                            |                                 |
|-----------------------------------------------------------|----------------------------|---------------------------------|
| Date of Issuance: 7/14/26                                 |                            | Effective date: 6/29/26         |
| Project: 2026 Pewaukee Road and Utility Imp. - Glacier Rd |                            | Owner's Contract No.:           |
| Contract:                                                 | Owner: Village of Pewaukee | Date of Contract:               |
| Contractor: DF Tomasini Contractors, Inc.                 |                            | Engineer's Project No.: 1268100 |

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description:

|         |                                                                |       |     |   |    |              |   |           |                 |
|---------|----------------------------------------------------------------|-------|-----|---|----|--------------|---|-----------|-----------------|
|         | CO #3.1 Grout Leak In Sanitary Reach 082-002 to 082-001        |       |     |   |    |              |   |           |                 |
| CO#3.10 | Seal Leak in Segment 082-002 to 082-001                        | 6.00  | HR  | @ | \$ | 355.00       | = | \$        | 2,130.00        |
| CO#3.11 | AV-100 Grout Material to Seal Leak                             | 15.00 | GAL | @ | \$ | 15.00        | = | \$        | 225.00          |
| CO#3.12 | 10% Contractor Markup                                          | 1.00  | LS  | @ | \$ | 235.00       | = | \$        | 235.00          |
|         |                                                                |       |     |   |    | Subtotal     | = | \$        | 2,590.00        |
|         | CO #3.2 Swale Underdrain Addition                              |       |     |   |    |              |   |           |                 |
| CO#3.20 | Install 350 LF of draitile in drainage swale at 765 Glacier Rd | 1.00  | LS  | @ | \$ | 6,200.00     | = | \$        | 6,200.00        |
| CO#3.21 | 10% Contractor Markup                                          | 1.00  | LS  | @ | \$ | 620.00       | = | \$        | 620.00          |
|         |                                                                |       |     |   |    | Subtotal     | = | \$        | 6,820.00        |
|         |                                                                |       |     |   |    | <b>Total</b> | = | <b>\$</b> | <b>9,410.00</b> |

## Reason for Change Order:

Prior to CIPP lining of sanitary reach 082-002 to 082-001 Visu Sewer noticed a leak in the main adjacent to prior main repair by DFT. Due to extent of leak grouting was accepted repair by the Village.

Underdrain added to drainage swale to assist with drainage and mowing capability.

Attachments: (List documents supporting change)      Emails and DFT Change Order/Modification Invoices

**CHANGE IN CONTRACT PRICE:**

### CHANGE IN CONTRACT TIMES:

Original Contract Price

\$ 1,048,885.00

[Increase]from previous approved

Change Orders No. 1-2

\$ 74,688.00

Contract Price prior to this Change Order:

\$ \$1,123,573.00

Increase of this Change Order:

\$ 9,410.00

Contract Price incorporating this Change Order:

\$ 1,132,983.00

Original Contract Times:

Substantial completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

[Increase][Decrease] from previous Change Orders:

No. to No. :

Substantial Completion (days): n/a

|                          |     |
|--------------------------|-----|
| Final completion (days): | n/a |
|--------------------------|-----|

Contract Times prior to this Change Order:

Substantial Completion (days or date): 17-Jul-26

Final completion (days or date): 31-Jul-26

[Increase][ Decrease] this Change Order:

Substantial completion (days or date): 31-Jul-26

|                          |           |
|--------------------------|-----------|
| Final completion (days): | 14-Aug-26 |
|--------------------------|-----------|

Contract Times with all approved Change Orders:

Substantial completion (days or date): 31-Jul-26

Final completion (days or date): 14-Aug-26

**RECOMMENDED:**

ACCEPTED:

ACCEPTED:

By: Jennifer Starn  
(Authorized Signature)  
ENGINEER

By: \_\_\_\_\_  
(Authorized Signature)  
OWNER

By: Michael W. Kenis  
(Authorized Signature)  
CONTRACTOR

Date: 7/14/2026

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

Date: 7/15/2026



D.F. Tomasini Contractors, Inc.  
N70 W25176 Indian Grass Lane - Sussex, WI 53089  
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /  
MODIFICATION  
# 5**

**PROJECT NAME:** 2026 Pewaukee Road and Utility Improvements

**PROJECT #** 1268100

**PROJECT MANAGER / FOREMAN:** Mike Benish

**JOB#** 2373

**PROJECT ENGINEER OR CUSTOMER:** raSmith/Jennifer Starr

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

| QTY.                | UOM | DESCRIPTION                             | UNIT PRICE | TOTAL             |
|---------------------|-----|-----------------------------------------|------------|-------------------|
| 6                   | HR  | Seal Leak in Segment 082-002 to 082-001 | \$355.00   | \$2,130.00        |
| 15                  | GA  | AV-100 Grout Material to seal leak      | 15.00      | 225.00            |
| 1                   | LS  | 10% Contractor Markup                   | 235.00     | 235.00            |
| <b>GRAND TOTAL:</b> |     |                                         |            | <b>\$2,590.00</b> |

**REASON FOR CHANGE / MODIFICATION:**

Leaks were found in the existing sanitary line while televising the sanitary segment 082-0002 to 082-001 prior to lining and it was decided to grout these lines prior to lining instead of a spot repair.

**NOTE:**

**ACCEPTED:** The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

**Company Name**

**Signature of Authorized Agent**

6/24/2026

**Date Submitted**

raSmith/Jennifer Starr

**Project Engineer / Customer**

**Signature of Authorized Agent**

**Date of Acceptance**



D.F. Tomasini Contractors, Inc.  
N70 W25176 Indian Grass Lane - Sussex, WI 53089  
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /  
MODIFICATION**  
# 6

**PROJECT NAME:** 2026 Pewaukee Road and Utility Improvements

**PROJECT #** 1268100

**PROJECT MANAGER / FOREMAN:** Mike Benish

**JOB#** 2373

**PROJECT ENGINEER OR CUSTOMER:** raSmith/Jennifer Starr

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

| QTY.                | UOM | DESCRIPTION                                                                                      | UNIT PRICE | TOTAL             |
|---------------------|-----|--------------------------------------------------------------------------------------------------|------------|-------------------|
| 1                   | LS  | Install 350 LF of draitile with washed #2 stone in the new drainage swale at 765<br>Glacier Road | \$6,200.00 | \$6,200.00        |
| 1                   | LS  | 10% Contractor Markup                                                                            | 620.00     | 620.00            |
| <b>GRAND TOTAL:</b> |     |                                                                                                  |            | <b>\$6,820.00</b> |

**REASON FOR CHANGE / MODIFICATION:**

Due the 0.5% designed slope in the proposed new drainage swale it was decided by Rams, DF Tomasini, raSmith, and the Village of Pewaukee a draitile with #2 washed stone would be added to avoid potential water ponding in the swale.

**NOTE:**

**ACCEPTED:** The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

**Company Name**



**Signature of Authorized Agent**

7/8/2026

**Date Submitted**

raSmith/Jennifer Starr

**Project Engineer / Customer**

**Signature of Authorized Agent**

**Date of Acceptance**



20079 W Main Street  
Suite B  
Lannon, WI 53046  
Phone: 414-530-9041 Fax: 414-921-9705

|                                                                  |                                                                   |
|------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>To:</b> D.F. Tomasini                                         | <b>Contact:</b> Mike Benish                                       |
| <b>Address:</b> N70 W25276 Indian Grass Lane<br>Sussex, WI 53089 | <b>Phone:</b> (262) 820-8300<br><b>Email:</b> mike@dftomasini.com |
| <b>Project Name:</b> Glacier Road Swale                          | <b>Bid Number:</b> 126041                                         |
| <b>Project Location:</b> Glacier Road, Pewaukee, WI              | <b>Bid Date:</b> 6/26/2026                                        |

Rams Contracting, Ltd. proposes to do the following work at the above referenced project for the sum listed below.

#### WORK INCLUDES:

| Item Description |
|------------------|
|------------------|

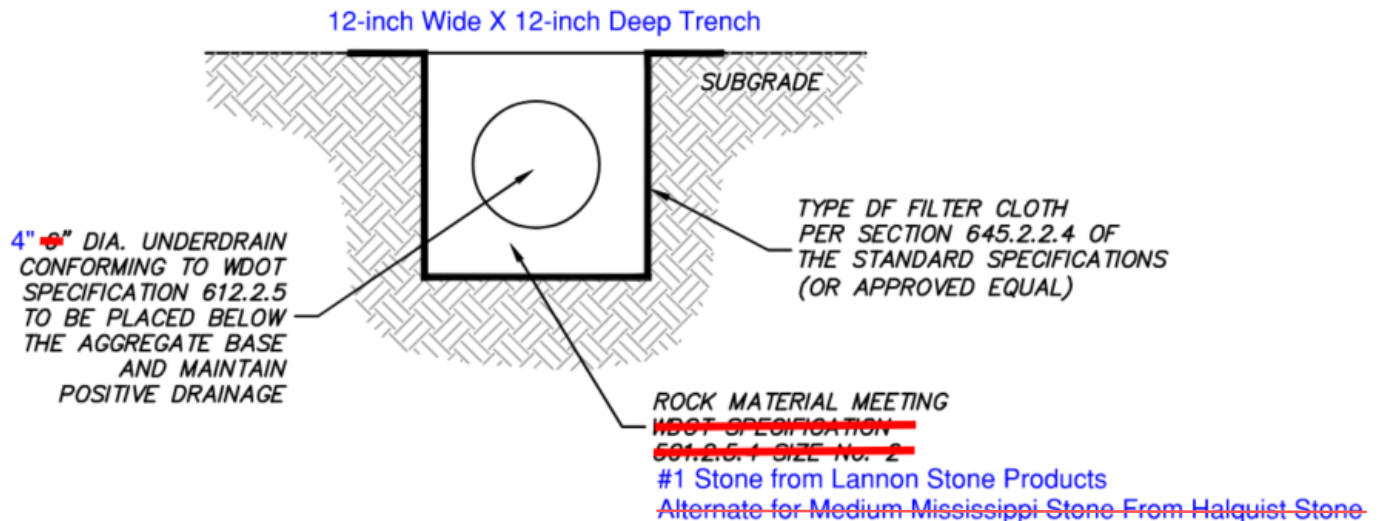
Install 350 LF of underdrain per attached detail using #1 Stone from Lannon Stone Products or similar

~~ADD \$4,500 for decorative landscape stone similar to Halquist Mississippi Stone~~

**Total Bid Price: \$6,200.00**

#### Notes:

- Please note mobilization is subject to equipment and manpower availability. Project scheduling will be on a first-come first-serve basis upon receipt of a contract.
- The proposal will not be acknowledged until scope of work is reviewed in the presence of both parties. Null and void after 30 days.



#### ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

#### CONFIRMED:

**RAMS Contracting, LTD.**

Authorized Signature: \_\_\_\_\_

Estimator: Chad Johnson

(262) 269-8090 chad@ramscontracting.com

---

**RE: Glacier Road Swale Underdrain Price**

---

**From** David Buechl <dbuechl@villageofpewaukee.gov>

**Date** Mon 6/29/2026 12:14 PM

**To** Mike Benish <Mike@dftomasini.com>; Starr, Jennifer <Jennifer.Starr@raSmith.com>

 1 attachment (276 KB)

Underdrain Pricing - RAMS.pdf;

Hello: Yes, please include this work in the project and include the decorative stone. I wanted to use a rounded river rock type stone and not any chips or angled material. Can you find a sample prior to bringing to site? Dave



---

**From:** Mike Benish <Mike@dftomasini.com>

**Sent:** Monday, June 29, 2026 10:52 AM

**To:** Starr, Jennifer <Jennifer.Starr@raSmith.com>; David Buechl <dbuechl@villageofpewaukee.gov>

**Subject:** Fw: Glacier Road Swale Underdrain Price

See the attached proposal from Eric. I wanted to get this in your hands so you can make a decision on using the drain tile so also figure I would typically add 10% markup to this change in scope.

Thanks,  
Mike



Mike Benish | President

N70 W25176 Indian Grass Ln. | Sussex, WI 53089

C: 262.229.5260 O: 262.820.8300 F: 262.820.8400

[mike@dftomasini.com](mailto:mike@dftomasini.com)

[www.dftomasini.com](http://www.dftomasini.com)

---

**From:** Eric Warden <[eric@ramscontracting.com](mailto:eric@ramscontracting.com)>

**Sent:** Monday, June 29, 2026 10:27 AM

**To:** Mike Benish <[Mike@dftomasini.com](mailto:Mike@dftomasini.com)>

**Cc:** Kurt Nass <[kurt@ramscontracting.com](mailto:kurt@ramscontracting.com)>; Jay Roller <[jay@ramscontracting.com](mailto:jay@ramscontracting.com)>

**Subject:** Glacier Road Swale Underdrain Price

Mike,

Underdrain pricing attached. Please let us know if the Village wants to proceed, and if they want to take the alternate.

Thanks,

Eric Warden  
Rams Contracting, Ltd.  
262-269-8504





To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting 8(e):  
Review, discussion and possible action on Village regulation and enforcement of e-bike  
and electric scooter use.

---

### **BACKGROUND**

This issue has become a focus of attention recently. Local governments have been considering ordinance changes to address increased popularity of e-bikes and electric scooters.

Trustee Grabowski reached out to staff with an inquiry about how staff enforces bike use on sidewalks due to the silence and velocity of e-bikes. Trustee Kreuser recently reported that the Pewaukee School District sent home some materials regarding the use of e-bikes and requested that the Board be updated on enforcement in the Village.

### **ACTION REQUESTED**

Staff is not requesting any action. Staff are awaiting direction from the Board if they wish to consider a change.

### **ANALYSIS**

The Village Attorney provided a review of Village ordinances as they currently exist.

The current philosophy of the Police Department is to keep a positive relationship with the citizens so their approach is to be educational rather than punitive. When they spot a bike rider on the sidewalk they direct them to remove it from the sidewalk and use it on the street.

Officers on duty create a log entry when they interact with kids on bikes. The weekend of July 11/12 Officers logged 6 different bike riders were directed to be off the sidewalk.

Chief Heier reports some anecdotal evidence that the approach appears to be working. Recently the Deputy Chief observed a rider on the sidewalk who dismounted and walked to the street when the rider noticed his presence.

Attachment:

1. Memo from Attorney Gralinski with a summary of current enforcement in the Village.
2. Sample Ordinance from the Village of Hartland.

# Memo

**To:** Village Board of Pewaukee

**From:** Attorney Matthew R. Gralinski, Village Attorney

**cc:** Matt Heiser, Village Administrator  
Timothy Heier, Police Chief

**Date:** July 10, 2026

**Re:** Current rules and regulations regarding electric bikes and electric scooters

---

Dear Trustees:

It has come to my attention that Village stakeholders are interested in reviewing the current rules and regulations regarding operational use of electric scooters and electric bikes within the Village of Pewaukee. This question was recently brought to my attention as well by command staff at the Village of Pewaukee Police Department. The following memorandum will summarize the current rules and regulations as to the operation and use of electric scooters and electric bikes. For the most part, Village Code does not specifically regulate the use or operation of these devices currently. Regulation mostly falls within State Statute, which the Village has incorporated through its Code Sections on the rules of the road.

Electric scooters can be operated on Village sidewalks. See Wisconsin Statute Section 346.805. Electric scooters can also be operated on any Village roadways, sidewalks, or bicycle ways subject to any ordinance the Village would have regulating it. See Wisconsin Statute Section 346.94(18)(B). The Village currently has no ordinance regulating operation of electric scooters. The speed limit for an electric scooter on any roadway or sidewalk is 15 miles per hour. See Wisconsin Statute Section 346.94(18)(C). The Village is limited to regulating electronic scooters with an ordinance that (1) regulates or prohibits operation of such scooters on Village roads having a speed of 25 miles per hour or more; (2) regulates or prohibits operation of electronic scooters on Village sidewalks or bicycle ways; (3) regulates parking of electric scooters on Village

sidewalks or roadways; or (4) regulates or prohibits short-term commercial renters the rental of electronic scooters.

As to regulation of electric bicycles, those vehicles are divided into three classes by State Statute, depending on top speed, equipment, and other dividing factors. See Wisconsin Statute Section 340.101(15)(H). Overall, the operation of electric bicycles is treated the same and operators are granted the same rules, rights, and privileges as an operator of a regular bicycle. See Wisconsin Statute Section 346.806(1). Village Code currently does not allow bicycles to be ridden on sidewalks, which our Code must affirmatively authorize, and if it does not, such operation is prohibited. Thus, neither bicycles nor electric bicycles should be operated on the sidewalks under current Code. The State also prohibits operation of a class three electric bicycle under the age restricted if the age of the operator is under 16. See Wisconsin Statute Section 346.80674.

The above summary represents the extent of the current regulations applicable to operation in the Village of Pewaukee. Again, most of the regulation comes from State Statute. The Village does have room to further regulate operation of electric scooters as provided herein. The Village authority to restrict or regulate operation of e-bicycles is somewhat limited. At this time, I would defer to the Police Department as to any recommendations as to additional rules or regulations they would like to see to enhance safety on this topic.

Respectfully submitted,

*/s/ Matthew R. Gralinski*

Village Attorney

1        **STATE OF WISCONSIN    WAUKESHA COUNTY    VILLAGE OF HARTLAND**

2                                **ORDINANCE NO. 06/22/2026-A**

3  
4                                **AN ORDINANCE RELATED TO**  
5                                **THE REGULATION OF ELECTRIC BICYCLES AND ELECTRIC SCOOTERS**

6  
7        WHEREAS, the Village of Hartland ("Village") recognizes the increasing popularity of electric  
8        bicycles (e-bikes) and electric scooters as convenient and accessible modes of transportation;  
9        and

10       WHEREAS, Wisconsin state law, specifically 2019 Wisconsin Act 34 and Wisconsin Statutes  
11       Chapter 340, define and regulate electric bicycles, establishing a three-class system to ensure  
12       their safe integration into public spaces; and

13       WHEREAS, the Village seeks to promote public safety, protect pedestrians and other roadway  
14       users, and ensure the responsible operation of electric bicycles and electric scooters within its  
15       jurisdiction; and

16       WHEREAS, the Village aims to align its regulations with state law to provide clear and  
17       consistent guidelines for electric bicycle and electric scooter use; and

18       WHEREAS, the Village Board finds it necessary to establish local regulations to address  
19       specific community needs, including restrictions on certain public ways and implement  
20       enforcement mechanisms, while encouraging the use of electric bicycles and electric scooters  
21       as a sustainable transportation option;

22       **NOW, THEREFORE, the Village Board of the Village of Hartland, Wisconsin, does ordain**  
23       **as follows:**

24       **SECTION 1:**

25       Chapter 82, Article III, Division 3. Electric Bicycles and Electric Scooters is created to read as  
26       follows:

27       **Section 82-74 Definitions.**

28       *Bikeway:* A public path, trail, lane ~~(not to include bike lane)~~ or other way, including  
29       structures, traffic control devices and related support facilities and parking areas, designated for  
30       use by bicycles, electric scooters, electric personal assistive mobility devices, and other vehicles  
31       propelled by human power, as defined in Wis. Stat. § 84.60.

32       *Electric Bicycle (or "E-Bike"):* A bicycle equipped with fully operative pedals for propulsion by  
33       human power and an electric motor of 750 watts or less that meets one of the following  
34       classifications:

35       *Class 1 Electric Bicycle:* Equipped with a motor that provides assistance only when the rider  
36       is pedaling and ceases to provide assistance when the bicycle reaches a speed of 20 miles per  
37       hour.



38        *Class 2 Electric Bicycle:* Equipped with a motor that may be powered solely by the motor  
39 (throttle-actuated) and ceases to provide assistance when the bicycle reaches a speed of 20  
40 miles per hour.

41        *Class 3 Electric Bicycle:* Equipped with a motor that provides assistance only when the rider  
42 is pedaling and ceases to provide assistance when the bicycle reaches a speed of 28 miles per  
43 hour.

44        *Electric Scooter:* A device weighing less than 100 pounds that has handlebars and an  
45 electric motor, is powered solely by the electric motor and human power, and has a maximum  
46 speed of not more than 20 miles per hour on a paved level surface when powered solely by the  
47 electric motor. "Electric scooter" does not include an electric personal assistive mobility device,  
48 motorcycle, motor bicycle, electric bicycle or moped.

## 49        **SECTION 2:**

50        Sections 82-75 through 82-77 of the Village of Hartland Municipal Code, is hereby created to  
51 read as follows:

52        **Sec. 82-75 Purpose.** The purpose of this ordinance is to regulate the operation of electric  
53 bicycles (e-bikes) and electric scooters within the Village of Hartland to ensure public safety,  
54 promote responsible use, and align with Wisconsin state law as defined in Wisconsin Statutes  
55 Chapter 340 and 2019 Wisconsin Act 34.

56        **Sec. 82-76 Applicability.** Electric bicycles and electric scooters, as defined in Section 82-74,  
57 shall be regulated in the same manner as human-powered bicycles, except as otherwise  
58 specified in the Village Code or restricted by state law. The provisions of Wisconsin Statutes  
59 Chapters 346 and 347, and applicable Village ordinances, including but not limited to Ord.  
60 Section 82-68(b) (Required Equipment), Section 82-69 (a), (c), (d), (e), (f), (g), (h), (i), (j)  
61 (Operating Regulations) shall govern the operation of electric bicycles and electric scooters.  
62 where appropriate.

## 63        **Sec. 82-77 Operation Regulations**

- 64        (a) General Rules: Electric bicycles and electric scooters are permitted on all roadways,  
65 bikeways, bicycle lanes, bicycle routes, and designated bicycle ways in the Village,  
66 unless otherwise restricted by this code, other local regulations or posted signage,  
67 authorized by Village Board resolution, intended to address specific ground conditions or  
68 ground improvements, levels of and potential conflict of usage between pedestrians and  
69 individuals operating transport devices or vehicles regulated by Wisconsin Statutes  
70 Chapters 346 and 347 needing additional specific area regulation imposed by the  
71 adoption of resolutions authorizing the placement of mandatory signage restricting types  
72 or manner of usage.

73        Riders must comply with all traffic regulations applicable to bicycles, including yielding  
74 to pedestrians and obeying traffic signals, as per Wis. Stat. § 346.803.

### 75        (b) Class-Specific Restrictions:

- 76        (1) Class 1 and Class 2 Electric Bicycles: Permitted on all designated bikeways and  
77 multi-use trails unless restricted by signage or local ordinance.  
78

(2) Class 3 Electric Bicycles: Permitted on all designated bikeways and multi-use trails unless restricted by signage or local ordinance. Riders must be at least 16 years of age to operate a Class 3 electric bicycle, as per Wis. Stat. § 346.806(4).

(3) Electric Scooters:

a. Are defined in Wis. Stat. sec, 340.01(15ps) and are prohibited on any roadway in the Village having a speed limit of more than 25 miles per hour.

b. May be operated on all sidewalks, bicycle ways, and recreation trails in the Village.

c. Shall be parked in an upright position with both wheels in contact with the ground.

d. Shall not be parked in or obstructing: accessible parking spaces, loading zones, curb ramps, entryways, driveways, transit stops, street furniture requiring pedestrian access, or fire hydrants.

e. Where sidewalks are present, electric scooters may be parked on the sidewalk if not impeding pedestrian traffic, or in designated bicycle racks. On blocks without sidewalks, parking is permitted in the roadway if the travel lane and pedestrian way remain unobstructed.

f. The Village may designate specific parking zones or corrals for electric scooters in high-traffic areas.

g. Short-term commercial rental of electric scooters to the general public is prohibited.

(c) Age Requirements:

(1) No person under 16 years of age may operate a Class 3 electric bicycle.

(2) A person under 16 years of age may ride as a passenger on a Class 3 electric bicycle designed to accommodate a passenger.

(d) Motor Power and Speed Limits:

(1) Electric bicycles must have a motor of 750 watts or less and comply with federal regulations (16 CFR Part 1512).

(2) Operation of an electric bicycle with throttle-only propulsion (Class 2) above 20 miles per hour is prohibited, unless the vehicle is reclassified as a moped under Wis. Stat. § 340.01(29m).

(e) Prohibited Areas

The Village Board may, by resolution, designate specific bikeways, trails, or areas where the operation of electric bicycles (with the motor engaged) is prohibited. Such areas shall be clearly marked with appropriate signage.

**SECTION 3: SEVERABILITY** If any provision of this ordinance is found to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other

121 provisions or applications of this ordinance, which can be given effect without the invalid or  
122 unconstitutional provision or application.

123

124 **SECTION 4: EFFECTIVE DATE** This ordinance shall take effect upon its passage and  
125 publication as required by law.

126

127 Adopted by the Village Board of the Village of Hartland, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_,  
128 2026.

129

130 **Village of Hartland**

131

132 By: \_\_\_\_\_  
133 Jeffery Pfannerstill, Village President

134

135 ATTEST:

136 By: \_\_\_\_\_  
137 Sandee Policello, Village Clerk

138





To: Jeff Knutson, Village President  
Village Board

From: Mackenzie Quigley  
Village Clerk

Date: July 16, 2026

Re: Agenda Item 8f 2026-2027 Alcohol Beverage License Approvals

---

### **BACKGROUND**

Listed below are applications received for Renewal Alcohol Beverage License. Village Board approval is required for all renewal liquor license applications.

### **ACTION REQUESTED**

To approve the Alcohol Beverage License by Class/Classes as listed below – along with the premise descriptions as listed (*in italics*) and the agents as listed:

#### **Applicants for Class A Combination License (Class “A” Beer & “Class A” Liquor)**

**1. Wal-Mart Stores East, LP – DBA: Walmart #3322**

**411 Pewaukee Road**

Agent: Leah Konecny

*1 ROOM, 1 STORY (APPROX 142,007 SQ. FT.) PRODUCT IS LOCATED IN COOLERS AND ON SHELVES IN GROCERY DEPARTMENT, DISPLAYED IN SEASONAL AISLES, AND IN EXTERIOR PARKING STALLS BY UTILIZING THE OUTDOOR PATH TO CANOPY LOCATIONS IN THE PARKING LOT SPECIFICALLY DESIGNATED FOR ONLINE GROCERY PICK-UP. OVERSTOCK OF BEER IS LOCATED ON PALLETS IN RECEIVING AREA. RECORDS/RECEIPTS ARE LOCATED IN INVOICE OFFICE IN BACK ROOM.*

#### **Applicants for Class “B” Beer License**

**1. Sal’s Pizza Restaurant, Inc – DBA: Taqueria Don Chava**

**220 Oakton Avenue**

Agent: Ashley Morales Urina

*ALCOHOL IS STORED IN THE BASEMENT AND IN A COOLER BEHIND THE COUNTER. ALCOHOL IS CONSUMED INSIDE THE DINING ROOM AREA AND OUTDOOR PATIO. RECEIPTS ARE KEPT UNDER THE REGISTER.*

### **ANALYSIS**

The above applications have been submitted for the license term of July 22, 2026 – June 30, 2027. The Police Chief, Village Treasurer, Building Inspection, and Fire Department have given their approvals.

In past years some businesses as indicated have been approved for an extension of premises during specified times.

Approvals for the following businesses need to be contingent upon payment of any outstanding fees/bills.



To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting Agenda Item 8(g)  
Review, discussion and possible action to confirm Committee Appointments by the  
Village President.

---

### **BACKGROUND**

The Public Works and Services Committee and Joint Parks and Recreation Board both have vacancies to fill.

The Village President made the following appointments:

1. Public Works and Safety Committee - 1 Citizen Member (3-year term); Andy Sisler.
2. Joint Park and Recreation Board – 1 Citizen Member (3-year term); Teri Morse.

### **ACTION REQUESTED**

The action requested is to confirm the appointments of the Village President.

### **ANALYSIS**

None.

Attachment – None.



To: Jeff Knutson, Village President  
Village Board

From: Colin Palm  
Village Treasurer

Date: July 15<sup>th</sup>, 2026

Re: July 21, 2026 Village Board Meeting Agenda Item 8(h).  
Review, discussion and possible action on a quarterly financial report to the Board.

---

### **BACKGROUND**

The Village Board has requested quarterly financial reports. Please find attached the Revenue & Expenditures to Budget, comparing the current YTD to the previous YTD and Projected Fund Balances.

### **ACTION REQUESTED**

To review the attached financial documents and present any questions.

### **ANALYSIS**

#### Revenues

- As of this year to date, 88% of budgeted revenues have been collected, with the remaining 12% expected to be received throughout the remainder of the year through licensing activity, intergovernmental payments, and shared revenue distributions.
- Franchise fees, bartender license fees, and building permit revenues are all on track to meet their budgeted year-end targets.
- Dog license, liquor license, and zoning permit revenues have already exceeded, or are expected to exceed, their budgeted levels by year-end.
- Ambulance revenues are currently overstated due to revenue being incorrectly reflected in 2026. The corrected 2026 actual revenue balance is \$244,998, compared to a budget of \$150,000, representing 163% of budgeted revenue. The 2025 audited financial statements correctly reflect this revenue in 2025.
- Fire inspection revenues have reached 103% of budgeted levels, slightly exceeding expectations for the year.

#### Expenses

- Plan Commission expenses have reached 108% of budget, totaling \$61,482 compared to a budget of \$57,000.
- Municipal Court expenses have also reached 108% of budget, with expenditures of \$26,966 against a budget of \$25,000.
- The Administrator Department is currently reporting expenditures at 515% of budgeted levels. This variance is primarily attributable to a \$20,000 deposit for the Village's 150th Anniversary drone show and the purchase of commemorative banners displayed throughout the Village.
- Garage expense remains below projected spending levels for this point in the year, with only 45% of the department's annual budget utilized to date.
- Street Maintenance and General Operations expenses are also trending favorably, with only 36% of the annual budget expended. Additionally, the recent purchase of a crack-filling machine is expected to generate long-term cost savings by reducing the need for equipment rentals.

**VILLAGE OF PEWAUKEE  
PRELIMINARY FUND BALANCES MONTH ENDING  
December 31, 2026**

| FUND                              | GENERAL     | INFRASTRUCTURE | PARK EQUIPMENT | CAPITAL PROJECTS | ARPA       | WATER       | STORM WATER | TRANSPORTATION | SEWER       | CEMETERY   | LAKE PATROL | LAIMON     |
|-----------------------------------|-------------|----------------|----------------|------------------|------------|-------------|-------------|----------------|-------------|------------|-------------|------------|
|                                   | <u>110</u>  | <u>110</u>     | <u>110</u>     | <u>200</u>       | <u>510</u> | <u>600</u>  | <u>650</u>  | <u>675</u>     | <u>700</u>  | <u>800</u> | <u>950</u>  | <u>960</u> |
| BEGINNING FUND BALANCE 1/01/2026  | \$6,497,412 | \$2,408,514    | \$57,927       | \$3,006,599      | \$0        | \$1,433,320 | \$354,035   | \$191,857      | \$3,965,621 | \$164,486  | \$10,355    | \$356,259  |
| (+) REVENUES YTD                  | 8,432,546   |                |                | 31,908           | 2,847      | 597,640     | 92,194      | -              | 575,559     | 9,682      | 8,900       | 150,720    |
| (-) EXPENDITURES YTD              | (5,946,725) |                |                | (656,228)        | -          | (1,826,287) | (132,833)   | -              | (901,483)   | (3,484)    | (48,264)    | (80,676)   |
| PRELIMINARY FUND BALANCE YTD      | \$8,983,233 | \$2,408,514    | \$57,927       | \$2,382,279      | \$2,847    | \$204,673   | \$313,396   | \$191,857      | \$3,639,697 | \$170,684  | (\$29,009)  | \$426,303  |
| (-) BUDGETED USE OF RESERVES      | (3,646,262) | -              | (41,995)       | -                | (2,847)    | -           | -           | -              | -           | -          | 38,288      | -          |
| PROJECTED 12/31/2025 FUND BALANCE | \$5,336,971 | \$2,408,514    | \$15,932       | \$2,382,279      | (\$0)      | \$204,673   | \$313,396   | \$191,857      | \$3,639,697 | \$170,684  | \$9,278     | \$426,303  |

**VILLAGE OF PEWAUKEE**  
**REVENUES & EXPENDITURES TO BUDGET**  
**GENERAL FUND**  
**December 31, 2026**

|                                        | 12/31/2025        | 12/31/2026       | 2026             | % to          |
|----------------------------------------|-------------------|------------------|------------------|---------------|
|                                        | <u>Prev Yr</u>    | <u>Curr Yr</u>   |                  |               |
|                                        | <u>Actual</u>     | <u>Actual</u>    | <u>Budget</u>    | <u>Budget</u> |
| <b><u>REVENUES</u></b>                 |                   |                  |                  |               |
| TAXES                                  | 3,645,554         | 3,793,825        | 3,798,216        | 100%          |
| SPECIAL ASSESSMENTS                    | 2,000             | -                | 2,500            | 0%            |
| INTERGOVERNMENTAL                      | 1,059,632         | 337,657          | 1,129,450        | 30%           |
| LICENSES & PERMITS                     | 445,154           | 183,201          | 294,950          | 62%           |
| FINES, FORFEITS AND PENALTIES          | 135,235           | 68,396           | 145,000          | 47%           |
| PUBLIC CHARGES FOR SERVICES            | 3,257,747         | 3,228,293        | 2,995,265        | 108%          |
| INTERGOVERNMENTAL CHARGES FOR SERVICES | 662,574           | 365,493          | 600,000          | 61%           |
| MISCELLANEOUS REVENUES                 | 675,911           | 325,262          | 394,186          | 83%           |
| OTHER FINANCING SOURCES                | 130,420           | 130,420          | 233,420          | 56%           |
| <b>TOTAL GENERAL FUND REVENUES</b>     | <b>10,014,228</b> | <b>8,432,546</b> | <b>9,592,987</b> | <b>88%</b>    |
| <b><u>EXPENDITURES</u></b>             |                   |                  |                  |               |
| GENERAL GOVERNMENT                     | 1,197,222         | 680,621          | 1,093,454        | 62%           |
| POLICE                                 | 2,933,948         | 1,634,316        | 2,967,077        | 55%           |
| FIRE & EMS                             | 2,695,458         | 2,074,911        | 2,766,548        | 75%           |
| BUILDING INSPECTION                    | 241,239           | 66,757           | 150,000          | 45%           |
| PUBLIC WORKS                           | 1,539,539         | 721,806          | 1,560,398        | 46%           |
| HEALTH & HUMAN SERVICES                | (4,843)           | (2,284)          | 6,800            | -34%          |
| CULTURE, RECREATION & URBAN FORESTRY   | 750,630           | 662,849          | 802,633          | 83%           |
| CAPITAL OUTLAY                         | 99,642            | 107,749          | 180,194          | 60%           |
| CONTINGENCY                            | 7,650             | -                | 65,500           | 0%            |
| <b>TOTAL GENERAL FUND EXPENDITURES</b> | <b>9,460,486</b>  | <b>5,946,725</b> | <b>9,592,604</b> | <b>62%</b>    |



To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026, Meeting Agenda Item 8(h) MEMO #2  
Review, discussion and possible action on quarterly financial reports.

---

### **BACKGROUND**

The Village Board directed staff to track unbudgeted expenditures that the Board approves over time. This is to accompany the quarterly financial reports submitted by the Village Treasurer.

### **ACTION REQUESTED**

There is no action requested for this item.

### **ANALYSIS**

This intends to capture the unbudgeted purchases for 2026 so far.

| Meeting  | Item                                                           | Amount   | Fund          |
|----------|----------------------------------------------------------------|----------|---------------|
| 01/20/26 | 150th Anniversary - Dinner downpayments                        | \$25,000 | General Fund  |
| 02/03/26 | Collier study for ground water quality                         | \$25,000 | Water Utility |
| 02/17/26 | 150th Anniversary - Drone Show                                 | \$40,000 | General Fund  |
| 04/21/26 | Contractor pollution control insurance for Kopmeier LS project | \$13,533 | Sewer Utility |
| 06/16/26 | 150th Anniversary - Promotion, fireworks & stage               | \$26,600 | General Fund  |
| 06/22/26 | Rehab of Well #2                                               | \$84,768 | Water Utility |

The quarterly reports are preliminary and thus could change upon audit. Please note that these are unbudgeted expenses that were approved by the Board but not all of them have been expended yet. Thus the financial reports only reflect those unbudgeted expenditures that have been spent.

Attachments – None.

## Report Criteria:

Report type: Invoice detail

Check.Type = {&lt;&gt;} "Adjustment"

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                                       | Check<br>Amount |
|--------------|---------------------|-----------------|----------------------|-------------------|---------------------------------------------------|-----------------|
| <b>76614</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 14MP-39MC-J       | LIBRARY/ADULT FIC                                 | 40.71           |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 1NG1-GHTR-        | LIBRARY/FRIENDS/LOT                               | 17.95           |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 1PQN-3W61-3       | LIBRARY/OFFICE SUPPLIES                           | 33.04           |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 1V33-WQ3F-F       | LIBRARY/JUV FIC/PICTURE                           | 18.76           |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 1WRF-QNF3-7       | LIBRARY/JUV KIT/KIWANIS                           | 29.99           |
| 06/26        | 06/05/2026          | 76614           | AMAZON CAPITAL SERVI | 1XKL-HYH1-K       | LIBRARY/JUV FIC PICTURE                           | 29.86           |
| Total 76614: |                     |                 |                      |                   |                                                   | 170.31          |
| <b>76615</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76615           | ARO LOCK & DOOR COM  | 59095             | LOCK CHANGE                                       | 228.00          |
| Total 76615: |                     |                 |                      |                   |                                                   | 228.00          |
| <b>76616</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76616           | ASSOCIATED APPRAISAL | 186654            | ASSESSOR/FULL VALUE MAINT-JUNE 2026               | 3,750.00        |
| Total 76616: |                     |                 |                      |                   |                                                   | 3,750.00        |
| <b>76617</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76617           | BAUER BUILT INC      | 610148660         | STOCK POLICE TIRES                                | 1,324.32        |
| Total 76617: |                     |                 |                      |                   |                                                   | 1,324.32        |
| <b>76618</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76618           | CINTAS CORPORATION   | 4269560544        | WATER UNIFORMS                                    | 254.71          |
| 06/26        | 06/05/2026          | 76618           | CINTAS CORPORATION   | 5336744206        | CINTAS FIRST AID (MAY)                            | 112.71          |
| Total 76618: |                     |                 |                      |                   |                                                   | 367.42          |
| <b>76619</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76619           | CONLEY MEDIA LLC     | 3256610526-2      | CONSUMER CONFIDENCE REPORT 2025 - FINANCE CHARGES | 6.70            |
| 06/26        | 06/05/2026          | 76619           | CONLEY MEDIA LLC     | 6333070526-2      | SANITARY SEWER NOTICE 05.18.26                    | 88.90           |
| Total 76619: |                     |                 |                      |                   |                                                   | 95.60           |
| <b>76620</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76620           | CUMMINS SALES & SERV | F6-260521256      | WHITE OAKS LIFT-STANDARD PM FULL SERVICE          | 517.10          |
| Total 76620: |                     |                 |                      |                   |                                                   | 517.10          |
| <b>76621</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76621           | DUNCAN, MICHAEL      | 03302026          | POLICE/REIMBURSEE DUNCAN FOR SCIT DRONE TRAINING  | 331.93          |
| Total 76621: |                     |                 |                      |                   |                                                   | 331.93          |
| <b>76622</b> |                     |                 |                      |                   |                                                   |                 |
| 06/26        | 06/05/2026          | 76622           | E H WOLF & SONS INC  | 552362            | FUEL DELIVERY 5/29/2026                           | 2,595.33        |
| Total 76622: |                     |                 |                      |                   |                                                   | 2,595.33        |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                                        | Check<br>Amount |
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| <b>76623</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76623           | FORREST, JULIE       | 111928665281      | COURT EXPENSE REFUND                               | 39.99           |
| Total 76623: |                     |                 |                      |                   |                                                    | 39.99           |
| <b>76624</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104234            | VILLAGE PLANNING SERVICES-APRIL 2026               | 11,500.86       |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104235            | PEWAUKEE SCHOOL DISTRICT REZONE REQUEST            | 74.00           |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104237            | WCTC 800 MAINT ST - REZONING                       | 148.00          |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104238            | VILLAGE PLANNING SERVICES-APRIL 2026               | 251.60          |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104239            | HEARTLAND DENTAL CHARGEBACK                        | 74.00           |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104240            | VILLAGE PLANNING SERVICES-OPEN RECORDS REQUEST BO  | 1,376.40        |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104241            | FORE SEASONS CHARGEBACK                            | 74.00           |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104242            | TAQUERIA DON CHAVA CUG CHARGEBACK                  | 177.60          |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104243            | PSD CHARGE BACK                                    | 74.00           |
| 06/26        | 06/05/2026          | 76624           | FOTH INFRASTRUCTURE  | 104244            | STREETWORKS EXOTIC CHARGE BACK                     | 118.40          |
| Total 76624: |                     |                 |                      |                   |                                                    | 13,868.86       |
| <b>76625</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76625           | HARTLAND LUBRICANTS  | 1028164-01        | FOOD GRADE HYDRAULIC OIL FOR BOATS                 | 1,371.40        |
| Total 76625: |                     |                 |                      |                   |                                                    | 1,371.40        |
| <b>76626</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76626           | HAWKINS INC          | 7429077           | CHLORINE                                           | 1,901.74        |
| Total 76626: |                     |                 |                      |                   |                                                    | 1,901.74        |
| <b>76627</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76627           | INGRAM LIBRARY SERVI | 96682556          | LIBRARY/INGRAM BOOKS                               | 267.33          |
| 06/26        | 06/05/2026          | 76627           | INGRAM LIBRARY SERVI | 96731464          | LIBRARY/INGRAM BOOKS                               | 250.21          |
| 06/26        | 06/05/2026          | 76627           | INGRAM LIBRARY SERVI | 96747728          | LIBRARY/INGRAM BOOKS                               | 599.77          |
| 06/26        | 06/05/2026          | 76627           | INGRAM LIBRARY SERVI | 96776272          | LIBRARY/INGRAM BOOKS                               | 260.91          |
| Total 76627: |                     |                 |                      |                   |                                                    | 1,378.22        |
| <b>76628</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76628           | INLAND LAKE HARVESTE | 4708              | LAKE CONVEYOR CHAIN REPAIR                         | 69.80           |
| Total 76628: |                     |                 |                      |                   |                                                    | 69.80           |
| <b>76629</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76629           | J & H HEATING INC    | W39545            | LIBRARY/LABOR & MATERIALS PER INSPECTION WORK      | 4,272.45        |
| Total 76629: |                     |                 |                      |                   |                                                    | 4,272.45        |
| <b>76630</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76630           | LAKE PEWAUKEE SANIT  | 202-01-L          | LAKE PATROL BUOYS PERIOD OF USE AGREEMENT SPRING 2 | 2,000.00        |
| Total 76630: |                     |                 |                      |                   |                                                    | 2,000.00        |
| <b>76631</b> |                     |                 |                      |                   |                                                    |                 |
| 06/26        | 06/05/2026          | 76631           | LINDE GAS & EQUIPMEN | 56719545          | LINDE GAS ARG-CO2                                  | 283.81          |



| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                   | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|-------------------|-----------------------------------------------|-----------------|
| Total 76631: |                     |                 |                       |                   |                                               | 283.81          |
| <b>76632</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76632           | MIDWEST METER INC     | 0189059-IN        | METER TESTING 1.5" ACCURACY                   | 1,137.13        |
| Total 76632: |                     |                 |                       |                   |                                               | 1,137.13        |
| <b>76633</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76633           | MIDWEST TAPE          | 508885102         | LIBRARY/4 ADULT DVD                           | 113.21          |
| 06/26        | 06/05/2026          | 76633           | MIDWEST TAPE          | 508885104         | LIBRARY/1 ADULT DVD                           | 18.74           |
| Total 76633: |                     |                 |                       |                   |                                               | 131.95          |
| <b>76634</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76634           | NORTHERN LAKE SERVI   | 2607659           | BACTERIA 05.11.26                             | 93.00           |
| 06/26        | 06/05/2026          | 76634           | NORTHERN LAKE SERVI   | 2607954           | WELL 6 PFAS TEST                              | 460.00          |
| Total 76634: |                     |                 |                       |                   |                                               | 553.00          |
| <b>76635</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76635           | RHYME BUSINESS PROD   | 42017881          | DPW COPIER & LEASE                            | 972.16          |
| 06/26        | 06/05/2026          | 76635           | RHYME BUSINESS PROD   | AR931507          | LIBRARY/COPIES 2026.04.26 TO 2026.05.22       | 185.13          |
| Total 76635: |                     |                 |                       |                   |                                               | 1,157.29        |
| <b>76636</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76636           | ROBERT W BAIRD & CO I | PF-24014063       | ANALYTICAL SERVICES-NON OFFERING FEE          | 1,500.00        |
| 06/26        | 06/05/2026          | 76636           | ROBERT W BAIRD & CO I | PF-25019571       | DISSEMINATION AGENT DISCLOSURE FILING FEE     | 1,500.00        |
| Total 76636: |                     |                 |                       |                   |                                               | 3,000.00        |
| <b>76637</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76637           | SHERWIN INDUSTRIES I  | SC055523          | SHERWIN INDUSTRIES MASTIC ONE KOMPMEIRER/HIGH | 3,003.00        |
| Total 76637: |                     |                 |                       |                   |                                               | 3,003.00        |
| <b>76638</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76638           | SHERWIN-WILLIAMS CO   | 800391435005      | WCTC ROAD PAINT FROM MAIN BREAK               | 142.25          |
| Total 76638: |                     |                 |                       |                   |                                               | 142.25          |
| <b>76639</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76639           | STATE OF WISCONSIN C  | 05312026          | STATE SURCHARGES                              | 3,259.48        |
| Total 76639: |                     |                 |                       |                   |                                               | 3,259.48        |
| <b>76640</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76640           | TAYLOR COMPUTER SER   | 29458             | POLICE/MONTHLY IT BILLING FOR MAY             | 494.00          |
| Total 76640: |                     |                 |                       |                   |                                               | 494.00          |
| <b>76641</b> |                     |                 |                       |                   |                                               |                 |
| 06/26        | 06/05/2026          | 76641           | WAUKESHA COUNTY TR    | 05292026          | COUNTY SURCHARGES                             | 726.75          |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                              | Check<br>Amount |
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| Total 76641: |                     |                 |                      |                   |                                          | 726.75          |
| <b>76642</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/05/2026          | 76642           | WISCONSIN CONTRACT   | 592203            | REPLACEMENT HOSE/WAND FOR CHAPIN SPRAYER | 69.50           |
| Total 76642: |                     |                 |                      |                   |                                          | 69.50           |
| <b>76643</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/05/2026          | 76643           | WISLAWN LLC          | 27276             | 302 SUNSET DRIVE BI-WEEKLY LAWN MOW      | 90.00           |
| Total 76643: |                     |                 |                      |                   |                                          | 90.00           |
| <b>76644</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76644           | ACCURATE GRAPHICS IN | 49937             | VILLAGE CLERK BUSINESS CARDS             | 49.00           |
| Total 76644: |                     |                 |                      |                   |                                          | 49.00           |
| <b>76645</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76645           | ALL-WAYS CONTRACTO   | 65193             | TOP SOIL/CURB BOX REPAIR                 | 154.00          |
| 06/26        | 06/12/2026          | 76645           | ALL-WAYS CONTRACTO   | 65298             | TOP SOIL/CURB BOX REPAIR                 | 110.00          |
| Total 76645: |                     |                 |                      |                   |                                          | 264.00          |
| <b>76646</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76646           | AUTOZONE STORES LLC  | 06026144394       | #701 TRANSMISSION FILTER KIT             | 11.49           |
| 06/26        | 06/12/2026          | 76646           | AUTOZONE STORES LLC  | 06206144394       | #701 TRANSMISSION FILTER KIT             | 11.49           |
| Total 76646: |                     |                 |                      |                   |                                          | 22.98           |
| <b>76647</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76647           | Blenski, Peter       | 042726            | LIBRARY/JUV PROGRAM SUPPLIES             | 61.13           |
| Total 76647: |                     |                 |                      |                   |                                          | 61.13           |
| <b>76648</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76648           | BUELOW VETTER BUIKE  | MAY 2026          | ATTORNEY LETTER FOR 2025 AUDIT           | 125.00          |
| Total 76648: |                     |                 |                      |                   |                                          | 125.00          |
| <b>76649</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76649           | CINTAS CORPORATION   | 4269895535        | VILLAGE HALL (MAY) MATS EXCHANGE         | 43.70           |
| 06/26        | 06/12/2026          | 76649           | CINTAS CORPORATION   | 4270364435        | WATER UNIFORMS                           | 254.71          |
| Total 76649: |                     |                 |                      |                   |                                          | 298.41          |
| <b>76650</b> |                     |                 |                      |                   |                                          |                 |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521145      | WELL 6/STANDARD SERVICE                  | 748.13          |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521146      | KOPMEIER LIFT-STANDARD PM FULL SERVICE   | 495.83          |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521183      | MAPLE LIFT/STANDARD PM SERVICE           | 583.48          |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521198      | WELL 5-STANDARD PM PULL SERVICE          | 964.35          |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521199      | VILLAGE HALL-STANDARD PM FULL SERVICE    | 608.70          |
| 06/26        | 06/12/2026          | 76650           | CUMMINS SALES & SERV | F6-260521200      | LIFT STATION 1 MAINTENANCE               | 2,153.92        |
| Total 76650: |                     |                 |                      |                   |                                          | 5,554.41        |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                                         | Check<br>Amount |
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| <b>76651</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76651           | DATCP                | 115-00000400      | W&M CONTRACT 07-01-25 TO 06-30-2026                 | 3,750.00        |
| Total 76651: |                     |                 |                      |                   |                                                     | 3,750.00        |
| <b>76652</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76652           | E H WOLF & SONS INC  | 559658            | FUEL DELIVERY                                       | 1,434.33        |
| Total 76652: |                     |                 |                      |                   |                                                     | 1,434.33        |
| <b>76653</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76653           | ELECTION SYSTEMS & S | CD2150209         | DS200 MODEM/WIRELESS AT&T 3G                        | 353.31          |
| Total 76653: |                     |                 |                      |                   |                                                     | 353.31          |
| <b>76654</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76654           | GORDIE BOUCHER FOR   | 864029            | #645 DRVERS SIDE WINDOW REGULATOR                   | 163.28          |
| Total 76654: |                     |                 |                      |                   |                                                     | 163.28          |
| <b>76655</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76655           | MADISON COOPER       | 050526            | LIBRARY/ADULT PROGRAM SUPPLIES                      | 72.79           |
| Total 76655: |                     |                 |                      |                   |                                                     | 72.79           |
| <b>76656</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76656           | MENARD INC           | 65279             | GROUNDS IMPROVEMENTS                                | 44.13           |
| Total 76656: |                     |                 |                      |                   |                                                     | 44.13           |
| <b>76657</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76657           | MENARDS - PEWAUKEE   | 65307             | GROUNDS IMPROVEMENTS                                | 70.30           |
| Total 76657: |                     |                 |                      |                   |                                                     | 70.30           |
| <b>76658</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76658           | METLIFE              | JUNE 2026         | JUNE 2026 VISION                                    | 147.30          |
| Total 76658: |                     |                 |                      |                   |                                                     | 147.30          |
| <b>76659</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76659           | MID CITY CORPORATION | 108808            | 350 MORRIS ST. MAIN BREAK REPAIR                    | 9,946.20        |
| Total 76659: |                     |                 |                      |                   |                                                     | 9,946.20        |
| <b>76660</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76660           | NORTHEAST WISCONSIN  | CINV_007843       | LAKE PATROL/TRAINING MANEUVERING AND ESSENTIALS 2 D | 3,150.00        |
| Total 76660: |                     |                 |                      |                   |                                                     | 3,150.00        |
| <b>76661</b> |                     |                 |                      |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76661           | NORTHERN LAKE SERVI  | 2608121           | BACTERIA 05.18.26                                   | 124.00          |
| Total 76661: |                     |                 |                      |                   |                                                     | 124.00          |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                         | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|-------------------|-----------------------------------------------------|-----------------|
| <b>76662</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76662           | OVERDRIVE, INC.       | 00669CO2617       | LIBRARY/OVERDRIVE DIGITAL MATERIALS                 | 1,669.04        |
| 06/26        | 06/12/2026          | 76662           | OVERDRIVE, INC.       | 00669DA2617       | LIBRARY/OVERDRIVE AUDIOBOOKS                        | 84.99           |
| Total 76662: |                     |                 |                       |                   |                                                     | 1,754.03        |
| <b>76663</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76663           | PAYNE & DOLAN INC     | 10-00060107       | PAYNE DOLAN COLD PATCH                              | 147.90          |
| Total 76663: |                     |                 |                       |                   |                                                     | 147.90          |
| <b>76664</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76664           | RHYME BUSINESS PROD   | AR940091          | LIBRARY/COPIES 2026.04.26 TO 2026.05.22             | 194.58          |
| Total 76664: |                     |                 |                       |                   |                                                     | 194.58          |
| <b>76665</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76665           | RUEKERT & MIELKE, INC | 163451            | KOPMEIER LIFT STATION CONSTRUCTION ADMINISTRATION   | 174.75          |
| 06/26        | 06/12/2026          | 76665           | RUEKERT & MIELKE, INC | 163453            | WELL 6 PFAS TREATMENT/NEW WELL STUDY                | 497.50          |
| 06/26        | 06/12/2026          | 76665           | RUEKERT & MIELKE, INC | 163454            | WELL 4 CONSTRUCTION ADMINISTRATION                  | 3,513.50        |
| Total 76665: |                     |                 |                       |                   |                                                     | 4,185.75        |
| <b>76666</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76666           | SECURIAN FINANCIAL G  | JULY 2026         | LIFE INS JULY 2026                                  | 882.76          |
| Total 76666: |                     |                 |                       |                   |                                                     | 882.76          |
| <b>76667</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76667           | SMARTY PANTS WORLD    | Big Balloon Sh    | LIBRARY/SUMMER PERFORMANCE/KIWANIS                  | 599.00          |
| Total 76667: |                     |                 |                       |                   |                                                     | 599.00          |
| <b>76668</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76668           | WAUKESHA COUNTY TE    | S0896216          | POLICE/FLORAL PATROL INVESTIGATOR COURSE / RICKLEFS | 189.29          |
| Total 76668: |                     |                 |                       |                   |                                                     | 189.29          |
| <b>76669</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76669           | WEINANDT, BRETT       | 2026 BOOT R       | SUMMER HELP WORK BOOT REINBURSMENT (BRETT W.)       | 50.00           |
| Total 76669: |                     |                 |                       |                   |                                                     | 50.00           |
| <b>76670</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/12/2026          | 76670           | WISCONSIN RURAL WAT   | S7711             | 2026 SYSTEM MEMBERSHIP RENEWAL                      | 575.00          |
| Total 76670: |                     |                 |                       |                   |                                                     | 575.00          |
| <b>76671</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/19/2026          | 76671           | ALL-WAYS CONTRACTO    | 65249             | MULCH AND TOP SOIL                                  | 197.00          |
| Total 76671: |                     |                 |                       |                   |                                                     | 197.00          |
| <b>76672</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI  | 1DHF-X1RD-C       | LIBRARY/KIWANIS/3RD SPACE SUPPLIES                  | 37.20           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI  | 1FP1-D1DC-Q       | LIBRARY/FRIENDS/KICK OFF SUPPLIES                   | 63.67           |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                   | Invoice<br>Number | Description                                     | Check<br>Amount |
|--------------|---------------------|-----------------|-------------------------|-------------------|-------------------------------------------------|-----------------|
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1FP1-D1DC-Q       | LIBRARY/FRIENDS/YA BOOK BOXES                   | 91.29           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1GLY-1KKV-C       | LIBRARY/OFFICE SUPPLIES                         | 46.58           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1GM3-PG94-L       | LIBRARY/KIWANIS/3RD SPACE SUPPLIES JUV          | 86.04           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1QQQ-9TJ4-N       | LIBRARY/YA PROGRAM                              | 69.69           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1R3K-HJRY-Q       | LIBRARY/FRIENDS/SUMMER KICK OFF SUPPLIES        | 19.98           |
| 06/26        | 06/19/2026          | 76672           | AMAZON CAPITAL SERVI    | 1TPL-6YQH-        | LIBRARY/KIWANIS/BOOK PALS SUPPLIES              | 29.00           |
| Total 76672: |                     |                 |                         |                   |                                                 | 443.45          |
| <b>76673</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76673           | AUTOMATIC ENTRANCE      | 2062346           | LIBRARY/AUTO DOOR REPAIR                        | 261.19          |
| Total 76673: |                     |                 |                         |                   |                                                 | 261.19          |
| <b>76674</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76674           | AUTOZONE STORES LLC     | 04338216565       | #101 REAR BRAKES AND ROTORS                     | 174.99          |
| Total 76674: |                     |                 |                         |                   |                                                 | 174.99          |
| <b>76675</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76675           | BADGER METER INC        | 80239397          | ORION CELLULAR LTE SERVICE- MAY 2026            | 1,718.72        |
| Total 76675: |                     |                 |                         |                   |                                                 | 1,718.72        |
| <b>76676</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76676           | BATZNER PEST CONTRO     | 97771440          | LIBRARY/PEST MGMT JUNE 2026                     | 135.36          |
| Total 76676: |                     |                 |                         |                   |                                                 | 135.36          |
| <b>76677</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76677           | BEACHSIDE BOAT & BAIT   | 2026-19           | BEACHSIDE BOAT & BAIT CREDIT CARD REIMBURSEMENT | 592.55          |
| Total 76677: |                     |                 |                         |                   |                                                 | 592.55          |
| <b>76678</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76678           | BELT, BRIAN W & KELLI J | 6302026           | PLAN COMMISION Q2 BRIAN BELT                    | 60.00           |
| Total 76678: |                     |                 |                         |                   |                                                 | 60.00           |
| <b>76679</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76679           | CASELLE LLC             | INV-19697         | CIVIC SUPPORT 7/01/26 THRU 12/31/26             | 8,196.83        |
| Total 76679: |                     |                 |                         |                   |                                                 | 8,196.83        |
| <b>76680</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76680           | CENTER POINT LARGE P    | 2250309           | LIBRARY/PLATINUM FICTION SERIES                 | 51.54           |
| Total 76680: |                     |                 |                         |                   |                                                 | 51.54           |
| <b>76681</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76681           | CINTAS CORPORATION      | 4270997842        | WATER UNIFORMS                                  | 262.53          |
| Total 76681: |                     |                 |                         |                   |                                                 | 262.53          |
| <b>76682</b> |                     |                 |                         |                   |                                                 |                 |
| 06/26        | 06/19/2026          | 76682           | CITY OF PEWAUKEE        | JUNE FIRE &       | JUNE FIRE & EMS '26                             | 230,545.67      |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                 | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|-------------------|---------------------------------------------|-----------------|
| 06/26        | 06/19/2026          | 76682           | CITY OF PEWAUKEE      | JUNE PARKS        | JUNE PARKS '26                              | 18,873.67       |
| 06/26        | 06/19/2026          | 76682           | CITY OF PEWAUKEE      | JUNE REC 26       | JUNE REC '26                                | 24,226.33       |
| Total 76682: |                     |                 |                       |                   |                                             | 273,645.67      |
| <b>76683</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76683           | CORNERSTONE ONE LL    | PAY APP 6         | WELL 6 PFAS TEMPORARY TREATMENT - PAYMENT 6 | 52,500.00       |
| Total 76683: |                     |                 |                       |                   |                                             | 52,500.00       |
| <b>76684</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76684           | CULLIGAN              | 501X2004460       | LIBRARY/SOLAR SALTS                         | 125.10          |
| 06/26        | 06/19/2026          | 76684           | CULLIGAN              | 501X8037402       | LIBRARY/PERMIT FEE CULLIGAN CREDIT          | 112.00          |
| Total 76684: |                     |                 |                       |                   |                                             | 13.10           |
| <b>76685</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76685           | DIVERSIFIED BENEFIT S | 481459            | FLEX BEN JUNE 2026                          | 106.48          |
| Total 76685: |                     |                 |                       |                   |                                             | 106.48          |
| <b>76686</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76686           | E H WOLF & SONS INC   | 566760            | FUEL DELIVERY                               | 2,821.08        |
| Total 76686: |                     |                 |                       |                   |                                             | 2,821.08        |
| <b>76687</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76687           | FAITH LEAK DETECTION  | 3526              | HYDRANT PAINTING                            | 7,750.00        |
| Total 76687: |                     |                 |                       |                   |                                             | 7,750.00        |
| <b>76688</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76688           | FOTH INFRASTRUCTURE   | 104236            | TNT FIREWORKS CUG-1405 CAPITOL DR           | 296.00          |
| Total 76688: |                     |                 |                       |                   |                                             | 296.00          |
| <b>76689</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76689           | GRABOWSKI, MARK       | 6302026           | PLAN COMMISION Q2 MARK GRABOWSKI            | 40.00           |
| Total 76689: |                     |                 |                       |                   |                                             | 40.00           |
| <b>76690</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76690           | HALQUIST STONE COMP   | 5662742-IN        | GROUNDS IMPROVEMENTS RIP RAP                | 140.80          |
| Total 76690: |                     |                 |                       |                   |                                             | 140.80          |
| <b>76691</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76691           | HARWOOD ENGINEERIN    | 025-1183.00-2     | LIBRARY/HARWOOD                             | 577.50          |
| Total 76691: |                     |                 |                       |                   |                                             | 577.50          |
| <b>76692</b> |                     |                 |                       |                   |                                             |                 |
| 06/26        | 06/19/2026          | 76692           | HIPPENMEYER REILLY B  | JUNE 2026         | MUNI COURT LEGAL                            | 8,900.20        |
| Total 76692: |                     |                 |                       |                   |                                             | 8,900.20        |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                  | Invoice<br>Number | Description                                          | Check<br>Amount |
|--------------|---------------------|-----------------|------------------------|-------------------|------------------------------------------------------|-----------------|
| <b>76693</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76693           | HOFF, THERESA          | 6302026           | PLAN COMMISION Q2 THERESA HOFF                       | 40.00           |
| Total 76693: |                     |                 |                        |                   |                                                      | 40.00           |
| <b>76694</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76694           | HYDROCORP              | CI-13093          | CROSS CONNECT PRGM MAY 2026                          | 1,404.89        |
| Total 76694: |                     |                 |                        |                   |                                                      | 1,404.89        |
| <b>76695</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 96876768          | LIBRARY/INGRAM BOOKS/CREDIT                          | 14.29-          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 96883661          | LIBRARY/INGRAM BOOKS                                 | 500.61          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 96953931          | LIBRARY/INGRAM BOOKS                                 | 287.60          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 96953932          | LIBRARY/INGRAM BOOKS                                 | 377.65          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 96964083          | LIBRARY/INGRAM BOOKS                                 | 215.52          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 97025459          | LIBRARY/INGRAM BOOKS                                 | 854.44          |
| 06/26        | 06/19/2026          | 76695           | INGRAM LIBRARY SERVI   | 97056577          | LIBRARY/INGRAM BOOKS                                 | 582.05          |
| Total 76695: |                     |                 |                        |                   |                                                      | 2,803.58        |
| <b>76696</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76696           | JANI-KING OF MILWAUKE  | MIL06260322       | LIBRARY/JANITORIAL SVC JUN 2026                      | 2,839.70        |
| Total 76696: |                     |                 |                        |                   |                                                      | 2,839.70        |
| <b>76697</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76697           | JELACIC, KATIE         | 6302026           | PLAN COMMISION Q2 KATIE JELACIC                      | 60.00           |
| Total 76697: |                     |                 |                        |                   |                                                      | 60.00           |
| <b>76698</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76698           | Johns Disposal Svc Inc | 2155842           | LAIMON DUMPSTER                                      | 180.00          |
| Total 76698: |                     |                 |                        |                   |                                                      | 180.00          |
| <b>76699</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76699           | KELBE BROS. EQUIPME    | W12610            | #112 NEW HITACHI ZW180 SERVICE CALL (OPERATOR ERROR) | 185.50          |
| Total 76699: |                     |                 |                        |                   |                                                      | 185.50          |
| <b>76700</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76700           | KUJAWA ENTERPRISES I   | 617035            | LIBRARY/EXTERIOR MAINTENANCE JUNE 2026               | 2,412.50        |
| Total 76700: |                     |                 |                        |                   |                                                      | 2,412.50        |
| <b>76701</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76701           | LANGE ENTERPRISES IN   | 95283             | SIDEWALK CLOSED SIGNS                                | 74.23           |
| Total 76701: |                     |                 |                        |                   |                                                      | 74.23           |
| <b>76702</b> |                     |                 |                        |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76702           | LIEBERT, SAMUEL        | 6302026           | PLAN COMMISION Q2 SAMUEL LIEBERT                     | 40.00           |
| Total 76702: |                     |                 |                        |                   |                                                      | 40.00           |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                          | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|-------------------|------------------------------------------------------|-----------------|
| <b>76703</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76703           | LINCOLN CONTRACTOR    | J95845            | MARKING PAINT WAND                                   | 438.19          |
| Total 76703: |                     |                 |                       |                   |                                                      | 438.19          |
| <b>76704</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76704           | MEI TOTAL ELEVATOR S  | 1189749           | LIBRARY/ELEVATOR JUN ANNUAL MAINTENANCE 2026         | 1,578.99        |
| Total 76704: |                     |                 |                       |                   |                                                      | 1,578.99        |
| <b>76705</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76705           | MENOMONEE FALLS PU    | CAFE1000267       | LIBRARY/PPL TO BRIDGES                               | 82.85           |
| Total 76705: |                     |                 |                       |                   |                                                      | 82.85           |
| <b>76706</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508918484         | LIBRARY/6 ADULT DVD                                  | 128.94          |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508918486         | LIBRARY/1 ADULT DVD                                  | 18.74           |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508918487         | LIBRARY/1 ADULT DVD                                  | 25.49           |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508918488         | LIBRARY/5 CHILD DVD                                  | 94.45           |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508942386         | LIBRARY/5 ADULT DVD                                  | 128.20          |
| 06/26        | 06/19/2026          | 76706           | MIDWEST TAPE          | 508942388         | LIBRARY/1 CHILD DVD                                  | 17.24           |
| Total 76706: |                     |                 |                       |                   |                                                      | 413.06          |
| <b>76707</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76707           | NORTHERN LAKE SERVI   | 2608877           | BACTERIA 06.01.2026                                  | 93.00           |
| Total 76707: |                     |                 |                       |                   |                                                      | 93.00           |
| <b>76708</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76708           | PEWAUKEE SCHOOL DIS   | JUN 26            | MOBILE HOME FEES JUNE 2026                           | 73.06           |
| Total 76708: |                     |                 |                       |                   |                                                      | 73.06           |
| <b>76709</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76709           | PROHEALTH MEDICAL G   | 10009479241       | POLICE/LEGAL BLOOD DRAWS FOR MAY                     | 78.78           |
| 06/26        | 06/19/2026          | 76709           | PROHEALTH MEDICAL G   | 330921            | NEW HIRE DRUG SCREEN - SWEET                         | 50.00           |
| Total 76709: |                     |                 |                       |                   |                                                      | 128.78          |
| <b>76710</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76710           | R & R INSURANCE SERVI | 3415587           | LIBRARY/LIABILITY INSURANCE 2ND QTR                  | 29,722.00       |
| 06/26        | 06/19/2026          | 76710           | R & R INSURANCE SERVI | 3415588           | LIBRARY/INSURANCE WC 2ND QTR                         | 14,124.00       |
| Total 76710: |                     |                 |                       |                   |                                                      | 43,846.00       |
| <b>76711</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/29/2026          | 76711           | RA SMITH, INC         | PAY APP 1 12      | 2026 ROAD & UTILITY IMPROVEMENTS: GLACIER ROAD: STOR | .00 V           |
| Total 76711: |                     |                 |                       |                   |                                                      | .00             |
| <b>76712</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76712           | RUEKERT & MIELKE, INC | 163932            | UPDATE GIS                                           | 1,008.00        |
| 06/26        | 06/19/2026          | 76712           | RUEKERT & MIELKE, INC | 163933            | LIFT STATION #1 - VALVE 4 TROUBLESHOOTING            | 2,323.10        |
| 06/26        | 06/19/2026          | 76712           | RUEKERT & MIELKE, INC | 163934            | WELL 6 - REPLACEMENT WELL SITING                     | 87.00           |



| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                                          | Check<br>Amount |
|--------------|---------------------|-----------------|----------------------|-------------------|------------------------------------------------------|-----------------|
| Total 76712: |                     |                 |                      |                   |                                                      | 3,418.10        |
| <b>76713</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76713           | SEALMASTER OF WISCO  | 500404            | MASTIC FOR ROAD REPAIR (KOPMEIRER)                   | 3,592.20        |
| 06/26        | 06/19/2026          | 76713           | SEALMASTER OF WISCO  | 500465            | MASTIC FOR ROAS REPAIR (HIGH ST.)                    | 2,847.20        |
| Total 76713: |                     |                 |                      |                   |                                                      | 6,439.40        |
| <b>76714</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76714           | SITEONE LANDSCAPE S  | 156678590-00      | TRICLOPYR WEED KILLER FOR WILD PARSNIP               | 94.11           |
| 06/26        | 06/19/2026          | 76714           | SITEONE LANDSCAPE S  | 157063312-00      | TRICLOPYR WEED KILLER FOR WILD PARSNIP (RETURN)      | 94.11-          |
| 06/26        | 06/19/2026          | 76714           | SITEONE LANDSCAPE S  | 166738688-00      | GROUNDS IMPROVEMENTS                                 | 604.11          |
| Total 76714: |                     |                 |                      |                   |                                                      | 604.11          |
| <b>76715</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76715           | STREICHERS           | 1828384           | POLICE/RICKLEFS RAIN JACKET AND REFLECTIVE ID PATCHE | 169.98          |
| 06/26        | 06/19/2026          | 76715           | STREICHERS           | 1828471           | POLICE/HEIER CUFF AND MAGAZINE HOLDER                | 54.99           |
| Total 76715: |                     |                 |                      |                   |                                                      | 224.97          |
| <b>76716</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76716           | TOTAL MECHANICAL     | 2601956           | 2026 ANNUAL ALARM INSP                               | 440.00          |
| Total 76716: |                     |                 |                      |                   |                                                      | 440.00          |
| <b>76717</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76717           | ULINE, INC           | 208383923         | PATIO BENCHES                                        | 2,348.94        |
| 06/26        | 06/19/2026          | 76717           | ULINE, INC           | 208604341         | PATIO BENCH                                          | 1,228.94        |
| Total 76717: |                     |                 |                      |                   |                                                      | 3,577.88        |
| <b>76718</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76718           | WALDEN, NEITZKE & KU | 10452             | LIBRARY/LEGAL SVCS MAY-JUNE 2026                     | 180.00          |
| Total 76718: |                     |                 |                      |                   |                                                      | 180.00          |
| <b>76719</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76719           | WASTE MANAGEMENT     | 0781344-4163      | 2026 DISPOSAL OF STREET SWEEPINGS                    | 1,279.80        |
| Total 76719: |                     |                 |                      |                   |                                                      | 1,279.80        |
| <b>76720</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76720           | WAUKESHA COUNTY TR   | 02335             | JUNE INMATE                                          | 31.43           |
| Total 76720: |                     |                 |                      |                   |                                                      | 31.43           |
| <b>76721</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76721           | WAUKESHA PUBLIC LIBR | CAFE1000715       | LIBRARY/REIMBURSEMENT FOR REPLACMENT                 | 16.23           |
| Total 76721: |                     |                 |                      |                   |                                                      | 16.23           |
| <b>76722</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76722           | WELDERS SUPPLY COM   | 3311072           | WELDERS SUPPLY YEARLY LEASE FEE                      | 158.00          |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                          | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|-------------------|------------------------------------------------------|-----------------|
| Total 76722: |                     |                 |                       |                   |                                                      | 158.00          |
| <b>76723</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76723           | WI DNR                | WU119566          | 2026 WATER USE FEES                                  | 125.00          |
| Total 76723: |                     |                 |                       |                   |                                                      | 125.00          |
| <b>76724</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76724           | WI DNR - ENVIRONMENT  | 26ESR06846        | STORMWATER ENVIRONMENTAL GROUP FEE 2026              | 1,000.00        |
| Total 76724: |                     |                 |                       |                   |                                                      | 1,000.00        |
| <b>76725</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/19/2026          | 76725           | WISCONSIN STATE LABO  | 843500            | FLOURIDE 05.08.26                                    | 31.00           |
| Total 76725: |                     |                 |                       |                   |                                                      | 31.00           |
| <b>76726</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76726           | 10-33 VEHICLE SERVICE | 4520              | POLICE/OUTFITTING OF EQUIPMENT INSIDE NEW 2026 SQUAD | 25,312.69       |
| Total 76726: |                     |                 |                       |                   |                                                      | 25,312.69       |
| <b>76727</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 116K-LLK7-7K      | LIBRARY/KIWANIS/TEEN PROGRAMS                        | 20.00           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 117F-LKHV-R       | LIBRARY/KIWANIS/JUV PETER MISC                       | 25.99           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 13YF-4F3C-R       | LIBRARY/JANITORIAL SUPPLIES                          | 540.63          |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 193J-YCRD-1       | LIBRARY/JUV PROGRAMS/MESSY MONDAY SUPPLIES           | 26.74           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1DNF-NFFT-Y       | LIBRARY/ADULT FIC                                    | 17.72           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1DNF-NFFT-Y       | LIBRARY/OFFICE SUPPLIES                              | 28.50           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1HFQ-K6PQ-6       | LIBRARY/KIWANIS/JUV PROGRAMS/MOVIE TIME SUPPLIES     | 16.52           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1HMR-PR4H-        | LIBRARY/JUV PROGRAM                                  | 9.74            |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1JNW-C1JG-6       | LIBRARY/PROCESSING SUPPLIES                          | 24.69           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1K9N-Q3XT-W       | LIBRARY/OFFICE SUPPLIES/ BLU RAY CASES               | 33.27           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1M1K-WGVQ-        | LIBRARY/FRIENDS/LOT                                  | 414.78          |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1M1K-WGVQ-        | LIBRARY/JUV PROGRAM                                  | 24.99           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1NPN-D7F9-C       | LIBRARY/KIWANIS/SRP BOOK PALS SUPPLIES               | 38.03           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1P1W-1DKD-J       | LIBRARY/KIWANIS/YA PROGRAM SUPPLIES                  | 36.87           |
| 06/26        | 06/26/2026          | 76727           | AMAZON CAPITAL SERVI  | 1QDV-TPQN-J       | LIBRARY/FRIENDS/JUV KICKOFF SUPPLIES                 | 26.14           |
| Total 76727: |                     |                 |                       |                   |                                                      | 1,284.61        |
| <b>76728</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76728           | ASSOCIATED APPRAISAL  | 187151            | ASSESSOR/FULL VALUE MAINT-JULY 2026                  | 3,750.00        |
| Total 76728: |                     |                 |                       |                   |                                                      | 3,750.00        |
| <b>76729</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76729           | BAUER BUILT INC       | 610149199         | #638 NEW TIRES MOUNTED AND BALANCED                  | 824.64          |
| Total 76729: |                     |                 |                       |                   |                                                      | 824.64          |
| <b>76730</b> |                     |                 |                       |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76730           | CARLSON, BRODY        | 2026 BOOT R       | BRODY CARLSEN                                        | 50.00           |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                   | Invoice<br>Number | Description                            | Check<br>Amount |
|--------------|---------------------|-----------------|-------------------------|-------------------|----------------------------------------|-----------------|
| Total 76730: |                     |                 |                         |                   |                                        | 50.00           |
| <b>76731</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76731           | CINTAS CORPORATION      | 4271820340        | WATER UNIFORMS                         | 262.53          |
| Total 76731: |                     |                 |                         |                   |                                        | 262.53          |
| <b>76732</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76732           | CITY OF BROOKFIELD      | 20260451          | 2026 Q1 COST OF MONEY CHARGE           | 175,995.28      |
| 06/26        | 06/26/2026          | 76732           | CITY OF BROOKFIELD      | 20260455          | 2026 Q1 PRETREATMENT - WCTC SURCHARGES | 2,151.84        |
| Total 76732: |                     |                 |                         |                   |                                        | 178,147.12      |
| <b>76733</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76733           | CITY OF PEWAUKEE        | 2026-17           | BACKUP BATTERY                         | 336.63          |
| Total 76733: |                     |                 |                         |                   |                                        | 336.63          |
| <b>76734</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76734           | CITY OF WAUKESHA        | 32260116          | ANNUAL ON SITE BRUSH GRINDING 2026)    | 6,440.00        |
| Total 76734: |                     |                 |                         |                   |                                        | 6,440.00        |
| <b>76735</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76735           | E H WOLF & SONS INC     | 574670            | FUEL DELIVERY                          | 1,375.64        |
| Total 76735: |                     |                 |                         |                   |                                        | 1,375.64        |
| <b>76736</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76736           | HAWKINS INC             | 7452233           | POLYPHOSPHATE                          | 8,960.67        |
| Total 76736: |                     |                 |                         |                   |                                        | 8,960.67        |
| <b>76737</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76737           | INGRAM LIBRARY SERVI    | 97088475          | LIBRARY/INGRAM BOOKS                   | 255.68          |
| 06/26        | 06/26/2026          | 76737           | INGRAM LIBRARY SERVI    | 97099385          | LIBRARY/INGRAM BOOKS                   | 321.91          |
| 06/26        | 06/26/2026          | 76737           | INGRAM LIBRARY SERVI    | 97187225          | LIBRARY/INGRAM BOOKS                   | 491.15          |
| 06/26        | 06/26/2026          | 76737           | INGRAM LIBRARY SERVI    | 97214240          | LIBRARY/INGRAM BOOKS                   | 331.70          |
| 06/26        | 06/26/2026          | 76737           | INGRAM LIBRARY SERVI    | 97244341          | LIBRARY/INGRAM BOOKS                   | 272.95          |
| Total 76737: |                     |                 |                         |                   |                                        | 1,673.39        |
| <b>76738</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76738           | J. MILLER ELECTRIC, INC | 9586              | LIFT 1 VFD REPLACEMENT-PUMP 2          | 27,448.00       |
| Total 76738: |                     |                 |                         |                   |                                        | 27,448.00       |
| <b>76739</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76739           | JOHNSON'S NURSERY IN    | MO-30125          | LAIMON GROUNDS                         | 795.00          |
| Total 76739: |                     |                 |                         |                   |                                        | 795.00          |
| <b>76740</b> |                     |                 |                         |                   |                                        |                 |
| 06/26        | 06/26/2026          | 76740           | KENNETH W. WARDIUS      | 04152026          | LIBRARY/LIGHTHOUSE PROGRAM             | 150.00          |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Invoice<br>Number | Description                                          | Check<br>Amount |
|--------------|---------------------|-----------------|----------------------|-------------------|------------------------------------------------------|-----------------|
| Total 76740: |                     |                 |                      |                   |                                                      | 150.00          |
| <b>76741</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76741           | LAKE COUNTRY AUTOCA  | 113362            | #148 TPMS REPLACEMENT                                | 115.92          |
| Total 76741: |                     |                 |                      |                   |                                                      | 115.92          |
| <b>76742</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76742           | MENARD INC           | 65628             | PATIO DECK DOORS                                     | 1,757.00        |
| Total 76742: |                     |                 |                      |                   |                                                      | 1,757.00        |
| <b>76743</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76743           | MIDWEST TAPE         | 508978667         | LIBRARY/1 ADULT DVD                                  | 32.24           |
| 06/26        | 06/26/2026          | 76743           | MIDWEST TAPE         | 508978669         | LIBRARY/3 ADULT DVD                                  | 83.97           |
| Total 76743: |                     |                 |                      |                   |                                                      | 116.21          |
| <b>76744</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76744           | NORTHERN LAKE SERVI  | 2609528           | WELL 2 RADIUM TEST                                   | 827.96          |
| Total 76744: |                     |                 |                      |                   |                                                      | 827.96          |
| <b>76745</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76745           | PARKING LOT MAINTENA | INVPLM5139        | PAVEMENT REPAIRS WATER BREAK-WCTC                    | 12,634.00       |
| Total 76745: |                     |                 |                      |                   |                                                      | 12,634.00       |
| <b>76746</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195975            | REVIEW PLAN COMMISSION AGENDA ITEMS                  | 282.48          |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195977            | CHARGE BACK - HEARTLAND DENTAL REVIEW 135 CAPITOL D  | 364.00          |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195978            | CHARGE BACK - PEWAUKEE SCHOOL DISTRICT: PARKING LOT  | 592.75          |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195979            | CHARGE BACK - STREET WORKS BLDG ADDITION REVIEW 600  | 364.00          |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195980            | CHARGE BACK - JOHNSON FINANCIAL GROUP REVIEW         | 1,770.00        |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195981            | CHARGE BACK - CHRISTIAN BROTHERS AUTO: CSM REVIEW    | 315.75          |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195982            | 2026 ROAD & UTILITY IMPROVEMENTS: PROSPECT AVE WATE  | 6,008.25        |
| 06/26        | 06/26/2026          | 76746           | RA SMITH, INC        | 195984            | 2026 ROAD & UTILITY IMPROVEMENTS: PROSPECT AVE STOR  | 236.36          |
| Total 76746: |                     |                 |                      |                   |                                                      | 9,933.59        |
| <b>76747</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76747           | REGISTRATION FEE TRU | 1FM5K8AAB9        | TRANSFER OF TITLE OLD 645 TO NEW 214                 | 225.50          |
| Total 76747: |                     |                 |                      |                   |                                                      | 225.50          |
| <b>76748</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76748           | REINDERS INC         | 5514339-00        | ECHO SPEED HEAD 400                                  | 36.99           |
| Total 76748: |                     |                 |                      |                   |                                                      | 36.99           |
| <b>76749</b> |                     |                 |                      |                   |                                                      |                 |
| 06/26        | 06/26/2026          | 76749           | RICKLEFS, AARON      | 06122026          | POLICE/RICKLEFS REIMBURSEMENT FOR TACTICAL UTILITY P | 19.99           |
| Total 76749: |                     |                 |                      |                   |                                                      | 19.99           |

| GL<br>Period     | Check<br>Issue Date | Check<br>Number | Payee                 | Invoice<br>Number | Description                                         | Check<br>Amount |
|------------------|---------------------|-----------------|-----------------------|-------------------|-----------------------------------------------------|-----------------|
| <b>76750</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76750           | RUEKERT & MIELKE, INC | 163935            | WELL 4 CONSTRUCTION ADMINISTRATION                  | 5,100.25        |
| Total 76750:     |                     |                 |                       |                   |                                                     | 5,100.25        |
| <b>76751</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76751           | SAFETY-KLEEN SYSTEM   | 100115955         | RECYCLE CENTER USED ANTIFREEZE DISPOSAL             | 374.91          |
| 06/26            | 06/26/2026          | 76751           | SAFETY-KLEEN SYSTEM   | 100115978         | RECYCLE CENTER USED OIL DISPOSAL                    | 610.00          |
| Total 76751:     |                     |                 |                       |                   |                                                     | 984.91          |
| <b>76752</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76752           | SEALMASTER OF WISCO   | 264103            | STREET PAINT FOR DOWNTOWN PLUS BEAD APPLICATOR      | 2,239.01        |
| 06/26            | 06/26/2026          | 76752           | SEALMASTER OF WISCO   | 500411            | MASTIC FOR ROAD REPAIR (DOWNTOWN BY BEACH)          | 5,241.60        |
| 06/26            | 06/26/2026          | 76752           | SEALMASTER OF WISCO   | 500694            | 2026 CRACK PRO MASTIC MACHINE                       | 20,522.70       |
| Total 76752:     |                     |                 |                       |                   |                                                     | 28,003.31       |
| <b>76753</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76753           | SHERWIN INDUSTRIES I  | SS111671          | PAINTING SUPPLIES AND GLASS BEADS (STREET LINES)    | 1,331.58        |
| Total 76753:     |                     |                 |                       |                   |                                                     | 1,331.58        |
| <b>76754</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76754           | STREICHERS            | 1832095           | POLICE/TWELMEYER SHIRTS AND PATCH/FLAG SEW ON SGT S | 125.30          |
| 06/26            | 06/26/2026          | 76754           | STREICHERS            | 1832471           | LAKE PATROL 2026/ PEWAUKEE LAKE PATROL GOLD/NAVY RO | 142.50          |
| Total 76754:     |                     |                 |                       |                   |                                                     | 267.80          |
| <b>76755</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76755           | TAYLOR COMPUTER SER   | 29608             | LIBRARY/MANAGED SERVICES JUNE 2026                  | 322.00          |
| 06/26            | 06/26/2026          | 76755           | TAYLOR COMPUTER SER   | 29610             | CREATE JSWEET EMAIL ACCOUNT 5/28                    | 484.75          |
| Total 76755:     |                     |                 |                       |                   |                                                     | 806.75          |
| <b>76756</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76756           | VERDANT COMMERCIAL    | 897938            | GENERAL DPW DESK PHONES JULY 2026                   | 40.26           |
| Total 76756:     |                     |                 |                       |                   |                                                     | 40.26           |
| <b>76757</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76757           | WELLSPRING BUSINESS   | 1326              | 150TH ANNIVERSARY - SOCIAL MEDIA MARKETING          | 3,000.00        |
| Total 76757:     |                     |                 |                       |                   |                                                     | 3,000.00        |
| <b>76758</b>     |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/26/2026          | 76758           | WISLAWN LLC           | 27408             | 302 SUNSET DRIVE BI-WEEKLY LAWN MOW                 | 283.50          |
| Total 76758:     |                     |                 |                       |                   |                                                     | 283.50          |
| <b>300000777</b> |                     |                 |                       |                   |                                                     |                 |
| 06/26            | 06/01/2026          | 300000777       | ACH WE ENERGIES       | 5921289101        | LIBRARY/210 MAIN ST/ELECTRIC & GAS                  | 4,074.55        |
| Total 300000777: |                     |                 |                       |                   |                                                     | 4,074.55        |

| GL<br>Period     | Check<br>Issue Date | Check<br>Number | Payee                  | Invoice<br>Number | Description                                   | Check<br>Amount |
|------------------|---------------------|-----------------|------------------------|-------------------|-----------------------------------------------|-----------------|
| <b>300000778</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/01/2026          | 300000778       | ACH DELTA DENTAL OF    | 1063614           | DENTAL - JUNE 2026                            | 644.40          |
| Total 300000778: |                     |                 |                        |                   |                                               | 644.40          |
| <b>300000783</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/20/2026          | 300000783       | ACH KWIK TRIP INC - FU | 5/2026            | SEWER- MAY 2026                               | 9,262.20        |
| Total 300000783: |                     |                 |                        |                   |                                               | 9,262.20        |
| <b>300000784</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/19/2026          | 300000784       | ACH MENARDS-CAPITAL    | 1669846896        | POLICE GARAGE TOILET PARTS                    | 933.76          |
| Total 300000784: |                     |                 |                        |                   |                                               | 933.76          |
| <b>300000785</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/30/2026          | 300000785       | ACH WE ENERGIES        | 5957671950        | LIBRARY/210 MAIN ST                           | 4,242.77        |
| Total 300000785: |                     |                 |                        |                   |                                               | 4,242.77        |
| <b>300000787</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/20/2026          | 300000787       | ACH US BANK            | 2026-6            | INV 113-3529584-4013068-SAFETY GLASSES        | 52,151.84       |
| Total 300000787: |                     |                 |                        |                   |                                               | 52,151.84       |
| <b>300000788</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/01/2026          | 300000788       | ACH WE ENERGIES        | 5921006191        | 800 MAIN/ HMO BUILDING                        | 4,281.71        |
| Total 300000788: |                     |                 |                        |                   |                                               | 4,281.71        |
| <b>300000789</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/02/2026          | 300000789       | ACH WE ENERGIES        | 5923451922        | 419 CHESCHIRE LN - STREET LIGHT               | 4,447.27        |
| Total 300000789: |                     |                 |                        |                   |                                               | 4,447.27        |
| <b>300000790</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/04/2026          | 300000790       | ACH WE ENERGIES        | 5926966430        | W240N3301 CTY RD J -STANDPIPE                 | 13,484.86       |
| Total 300000790: |                     |                 |                        |                   |                                               | 13,484.86       |
| <b>300000791</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/17/2026          | 300000791       | ACH WE ENERGIES        | 5942416018        | 1000 HICKORY/PUBLIC WORKS GAS SERVICE         | 175.80          |
| Total 300000791: |                     |                 |                        |                   |                                               | 175.80          |
| <b>300000792</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/18/2026          | 300000792       | ACH WE ENERGIES        | 5943963960        | 497 PARK AVE -SEWER-MAPLE LIFT                | 129.61          |
| Total 300000792: |                     |                 |                        |                   |                                               | 129.61          |
| <b>300000793</b> |                     |                 |                        |                   |                                               |                 |
| 06/26            | 06/22/2026          | 300000793       | ACH WE ENERGIES        | 5949494945        | 235 HICKORY ST -STREET LIGHT CLASS C & D ELEC | 337.10          |
| 06/26            | 06/22/2026          | 300000793       | ACH WE ENERGIES        | 5949494963        | 235 HICKORY -VILLAGE HALL - ELECTRIC          | 7,154.40        |
| 06/26            | 06/22/2026          | 300000793       | ACH WE ENERGIES        | 5949495265        | 1205 W WISCONSIN AVE - LIFT #1 PUMP - ELEC    | 6,170.43        |

| GL Period        | Check Issue Date | Check Number | Payee               | Invoice Number | Description                           | Check Amount |
|------------------|------------------|--------------|---------------------|----------------|---------------------------------------|--------------|
| Total 300000793: |                  |              |                     |                |                                       | 13,661.93    |
| <b>300000794</b> |                  |              |                     |                |                                       |              |
| 06/26            | 06/24/2026       | 300000794    | ACH WE ENERGIES     | 5943070927     | 552 HICKORY/ MUNICIPAL STORAGE        | 27.79        |
| Total 300000794: |                  |              |                     |                |                                       | 27.79        |
| <b>300000796</b> |                  |              |                     |                |                                       |              |
| 06/26            | 06/04/2026       | 300000796    | ACH NORTH SHORE BAN | 2026-6         | INV T501680813 PRIZES FOR JUV PROGRAM | 1,839.41     |
| Total 300000796: |                  |              |                     |                |                                       | 1,839.41     |
| Grand Totals:    |                  |              |                     |                |                                       | 947,299.09   |

## Summary by General Ledger Account Number

| GL Account           | Debit      | Credit      | Proof       |
|----------------------|------------|-------------|-------------|
| 110-00-21337-000-100 | 644.40     | .00         | 644.40      |
| 110-00-21337-000-400 | 882.76     | .00         | 882.76      |
| 110-00-21337-000-600 | 147.30     | .00         | 147.30      |
| 110-00-21400-000-000 | 196.13     | 490,279.56- | 490,083.43- |
| 110-00-21761-000-000 | 73.06      | .00         | 73.06       |
| 110-00-45100-000-000 | 3,986.23   | .00         | 3,986.23    |
| 110-00-51120-000-000 | 13,651.34  | .00         | 13,651.34   |
| 110-00-51120-000-100 | 6,751.61   | .00         | 6,751.61    |
| 110-00-51200-000-140 | 1,821.00   | .00         | 1,821.00    |
| 110-00-51300-000-000 | 7,330.00   | .00         | 7,330.00    |
| 110-00-51300-000-110 | 1,570.20   | .00         | 1,570.20    |
| 110-00-51320-000-000 | 125.00     | .00         | 125.00      |
| 110-00-51400-000-140 | 3,036.04   | .00         | 3,036.04    |
| 110-00-51420-000-140 | 2,094.40   | 16.69-      | 2,077.71    |
| 110-00-51440-000-000 | 386.09     | .00         | 386.09      |
| 110-00-51450-000-000 | 106.48     | .00         | 106.48      |
| 110-00-51460-000-000 | 129.95     | .00         | 129.95      |
| 110-00-51470-000-000 | 57.10      | .00         | 57.10       |
| 110-00-51520-000-000 | 7,500.00   | .00         | 7,500.00    |
| 110-00-51600-000-310 | 2,715.21   | 38.35-      | 2,676.86    |
| 110-00-51612-000-000 | 1,019.18   | 94.11-      | 925.07      |
| 110-00-51938-000-000 | 33,445.12  | .00         | 33,445.12   |
| 110-00-51980-000-000 | 3,688.57   | .00         | 3,688.57    |
| 110-00-52100-000-140 | 272.40     | .00         | 272.40      |
| 110-00-52100-000-310 | 7,507.37   | .00         | 7,507.37    |
| 110-00-52100-000-320 | 601.76     | .00         | 601.76      |
| 110-00-52100-000-330 | 1,115.49   | .00         | 1,115.49    |
| 110-00-52100-000-340 | 479.06     | .00         | 479.06      |
| 110-00-52100-000-350 | 521.22     | 46.98-      | 474.24      |
| 110-00-52100-000-360 | 1,955.00   | .00         | 1,955.00    |
| 110-00-52100-000-380 | 1,393.73   | .00         | 1,393.73    |
| 110-00-52100-000-400 | 463.71     | .00         | 463.71      |
| 110-00-52200-000-000 | 230,545.67 | .00         | 230,545.67  |
| 110-00-52400-000-100 | 3,750.00   | .00         | 3,750.00    |
| 110-00-53100-000-120 | 336.00     | .00         | 336.00      |

| GL Account           | Debit      | Credit      | Proof       |
|----------------------|------------|-------------|-------------|
| 110-00-53100-000-140 | 196.51     | .00         | 196.51      |
| 110-00-53310-000-310 | 18,471.99  | .00         | 18,471.99   |
| 110-00-53310-000-311 | 9,294.94   | .00         | 9,294.94    |
| 110-00-53330-000-310 | 5,241.79   | .00         | 5,241.79    |
| 110-00-53420-000-310 | 4,870.65   | .00         | 4,870.65    |
| 110-00-53430-000-310 | 15.98      | .00         | 15.98       |
| 110-00-53470-000-310 | 328.88     | .00         | 328.88      |
| 110-00-53620-000-000 | 29,566.27  | .00         | 29,566.27   |
| 110-00-53635-000-000 | 13,777.41  | .00         | 13,777.41   |
| 110-00-55200-000-000 | 18,873.67  | .00         | 18,873.67   |
| 110-00-55300-000-000 | 24,226.33  | .00         | 24,226.33   |
| 110-00-57210-000-000 | 25,312.69  | .00         | 25,312.69   |
| 200-00-21400-000-000 | 7,386.25   | 29,411.01-  | 22,024.76-  |
| 200-00-53300-000-100 | 8,888.31   | 7,386.25-   | 1,502.06    |
| 200-00-57324-002-000 | 20,522.70  | .00         | 20,522.70   |
| 300-00-21400-000-000 | .00        | 1,500.00-   | 1,500.00-   |
| 300-00-58290-000-000 | 1,500.00   | .00         | 1,500.00    |
| 455-00-21400-000-000 | .00        | 750.00-     | 750.00-     |
| 455-00-52100-000-000 | 750.00     | .00         | 750.00      |
| 460-00-21400-000-000 | .00        | 750.00-     | 750.00-     |
| 460-00-52100-000-000 | 750.00     | .00         | 750.00      |
| 600-00-21400-000-000 | 317,247.75 | 454,653.15- | 137,405.40- |
| 600-00-50605-002-000 | 5,935.76   | .00         | 5,935.76    |
| 600-00-50605-004-000 | 23.64      | .00         | 23.64       |
| 600-00-50605-006-000 | 116.21     | .00         | 116.21      |
| 600-00-50622-000-000 | 13,165.84  | .00         | 13,165.84   |
| 600-00-50630-003-000 | 1,628.96   | .00         | 1,628.96    |
| 600-00-50630-004-000 | 1,303.20   | .00         | 1,303.20    |
| 600-00-50631-001-000 | 462.98     | .00         | 462.98      |
| 600-00-50631-002-000 | 4,073.89   | .00         | 4,073.89    |
| 600-00-50631-003-000 | 6,325.54   | .00         | 6,325.54    |
| 600-00-50641-001-000 | 268.59     | .00         | 268.59      |
| 600-00-50650-002-000 | 261.24     | .00         | 261.24      |
| 600-00-50651-002-000 | 22,722.45  | .00         | 22,722.45   |
| 600-00-50651-003-000 | 34.47      | .00         | 34.47       |
| 600-00-50652-002-000 | 264.00     | .00         | 264.00      |
| 600-00-50653-004-000 | 731.07     | .00         | 731.07      |
| 600-00-50653-006-000 | 406.06     | .00         | 406.06      |
| 600-00-50700-001-000 | 784.77     | .00         | 784.77      |
| 600-00-50700-003-000 | 49.99      | .00         | 49.99       |
| 600-00-50903-004-000 | 1,471.82   | .00         | 1,471.82    |
| 600-00-50904-001-000 | 334.88     | .00         | 334.88      |
| 600-00-50923-003-000 | 1,404.89   | .00         | 1,404.89    |
| 600-00-50923-004-000 | 336.00     | .00         | 336.00      |
| 600-00-50923-005-000 | 150.96     | .00         | 150.96      |
| 600-00-50923-007-000 | 6.70       | .00         | 6.70        |
| 600-00-50923-008-000 | 125.00     | .00         | 125.00      |
| 600-00-50924-000-000 | 1,748.86   | .00         | 1,748.86    |
| 600-00-50925-000-000 | 1,742.31   | .00         | 1,742.31    |
| 600-00-50930-002-000 | 575.00     | .00         | 575.00      |
| 600-00-50931-001-000 | 388,198.07 | 317,247.75- | 70,950.32   |
| 650-00-21400-000-000 | 80,710.76  | 90,487.21-  | 9,776.45-   |
| 650-00-51938-000-000 | 258.76     | .00         | 258.76      |
| 650-00-53100-000-140 | 2,394.09   | .00         | 2,394.09    |
| 650-00-53310-000-310 | 377.96     | .00         | 377.96      |
| 650-00-53310-100-310 | 1,817.84   | .00         | 1,817.84    |
| 650-00-53330-100-310 | 1,834.10   | .00         | 1,834.10    |



| GL Account           | Debit        | Credit        | Proof       |
|----------------------|--------------|---------------|-------------|
| 650-00-53440-000-310 | 1,355.28     | .00           | 1,355.28    |
| 650-00-57325-000-000 | 82,449.18    | 80,710.76-    | 1,738.42    |
| 700-00-21400-000-000 | 3,918.75     | 230,959.56-   | 227,040.81- |
| 700-00-50821-000-000 | 568.38       | .00           | 568.38      |
| 700-00-50822-002-000 | 5,682.09     | .00           | 5,682.09    |
| 700-00-50822-003-000 | 49.57        | .00           | 49.57       |
| 700-00-50822-005-000 | 360.96       | .00           | 360.96      |
| 700-00-50822-010-000 | 4,477.02     | .00           | 4,477.02    |
| 700-00-50832-002-000 | 1,596.41     | .00           | 1,596.41    |
| 700-00-50835-002-000 | 166.41       | .00           | 166.41      |
| 700-00-50836-000-000 | 349.80       | .00           | 349.80      |
| 700-00-50851-000-000 | 32.43        | .00           | 32.43       |
| 700-00-50851-004-000 | 3,033.82     | .00           | 3,033.82    |
| 700-00-50852-002-000 | 336.00       | .00           | 336.00      |
| 700-00-50852-003-000 | 75.48        | .00           | 75.48       |
| 700-00-50852-006-000 | 78.97        | .00           | 78.97       |
| 700-00-50853-000-000 | 5,270.65     | .00           | 5,270.65    |
| 700-00-50857-000-000 | 163,551.58   | .00           | 163,551.58  |
| 700-00-50990-000-000 | 17,881.99    | 3,918.75-     | 13,963.24   |
| 700-00-50991-000-000 | 27,448.00    | .00           | 27,448.00   |
| 900-00-21400-000-000 | 126.29       | 35,769.90-    | 35,643.61-  |
| 900-00-55110-000-140 | 583.54       | .00           | 583.54      |
| 900-00-55110-000-141 | 5,976.53     | 14.29-        | 5,962.24    |
| 900-00-55110-000-142 | 691.21       | .00           | 691.21      |
| 900-00-55110-000-143 | 477.00       | .00           | 477.00      |
| 900-00-55110-000-144 | 704.54       | .00           | 704.54      |
| 900-00-55110-000-145 | 99.08        | .00           | 99.08       |
| 900-00-55110-000-146 | 291.07       | .00           | 291.07      |
| 900-00-55110-000-150 | 1,312.03     | .00           | 1,312.03    |
| 900-00-55110-000-310 | 12,165.92    | 112.00-       | 12,053.92   |
| 900-00-55110-000-311 | 8,938.26     | .00           | 8,938.26    |
| 900-00-55110-000-312 | 1,754.03     | .00           | 1,754.03    |
| 900-00-55110-000-313 | 466.74       | .00           | 466.74      |
| 900-00-55110-000-400 | 180.00       | .00           | 180.00      |
| 900-00-55110-000-500 | 1,552.45     | .00           | 1,552.45    |
| 900-00-57610-000-000 | 577.50       | .00           | 577.50      |
| 950-00-21400-000-000 | .00          | 5,638.91-     | 5,638.91-   |
| 950-00-51938-000-000 | 68.27        | .00           | 68.27       |
| 950-00-52000-000-000 | 163.94       | .00           | 163.94      |
| 950-00-52100-000-140 | 1.25         | .00           | 1.25        |
| 950-00-52100-000-145 | 3,200.00     | .00           | 3,200.00    |
| 950-00-52100-000-300 | 2,062.95     | .00           | 2,062.95    |
| 950-00-52100-000-410 | 142.50       | .00           | 142.50      |
| 960-00-21400-000-000 | .00          | 16,685.72-    | 16,685.72-  |
| 960-00-51960-000-000 | 163.94       | .00           | 163.94      |
| 960-00-55200-000-150 | 8,373.02     | .00           | 8,373.02    |
| 960-00-55200-000-155 | 782.54       | .00           | 782.54      |
| 960-00-55200-000-156 | 5,609.22     | .00           | 5,609.22    |
| 960-00-55200-000-165 | 1,757.00     | .00           | 1,757.00    |
| Grand Totals:        | 1,766,470.95 | 1,766,470.95- | .00         |

GL Account

Debit

Credit

Proof

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## Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment">

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To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting 8(j):  
Review and discussion to recap community events on the weekend of July 3/July 4.

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### **BACKGROUND**

Trustee Rohde requested an agenda item to report on the activities of the holiday weekend as part of the celebration of the 150<sup>th</sup> Anniversary of the Village.

### **ACTION REQUESTED**

This agenda item is review and discussion only. Formal action is not available.

### **ANALYSIS**

Events included two fly-overs, an inclusive water ski activity for disabled veterans, live music on July 4<sup>th</sup>, the annual parade and water ski show, a drone show on July 3<sup>rd</sup> and an extended fireworks show on July 4<sup>th</sup>.

Attachments – None.



To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting Agenda Item 8(k)  
Review, discussion and possible action on a land license agreement with Soo Line  
Railroad Company D/B/A Canadian Pacific Kansas City for land adjacent to Kopmeier  
Drive.

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### **BACKGROUND**

This is the cover memo for the open session portion of this item.

The Village has been pursuing an upgrade to the lift station on Kopmeier Drive since 2019. The original proposal by Ruckert/Mielke was approved by the Village on January 7, 2020. The original facility was constructed around 1970 and it exists within the railroad right-of-way.

The Canadian Pacific Railroad has proposed a land license agreement to grant this authorization. The Board considered the proposed agreement at its meeting on April 21, 2026 in closed session. Based on Board direction, Staff made a counterproposal which the railroad responded to on June 16, 2026 as enclosed.

### **ACTION REQUESTED**

The action requested of the Village Board is to review the counterproposal from the railroad and develop a responsive strategy in closed session in consideration of the Village's bargaining position.

### **ANALYSIS**

Please see the attached letter from Attorney Gralinski for a public summary of circumstances that was originally part of the packet on April 21, 2026.

Attachments:

1. Land License Agreement from CB Railroad.
2. Letter of introduction from Village Attorney Matt Gralinski.

**Agreement No.: 5100601**

**LAND LICENSE AGREEMENT**

**THIS AGREEMENT** made the \_\_\_\_ day of June ,2026\_\_\_\_, to be effective as of the first day of July 2026. (the "**Effective Date**")

**BETWEEN:**

**SOO LINE RAILROAD COMPANY** a Minnesota Corporation doing business as Canadian Pacific Kansas City ("**CPKC**")

- AND -

**VILLAGE OF PEWAUKEE**, a Wisconsin municipal corporation in Waukesha County, Wisconsin ("**Licensee**")

**RECITALS**

Whereas:

- A. CPKC is a federally regulated railway and CPKC operations, rights-of-way and facilities are subject to the jurisdiction, decisions, and orders of those federal Governmental Authorities having authority of those operations.
- B. CPKC is the owner of lands situated at **in the Village of Pewaukee** in the **Waukesha County, State of Wisconsin**, at approximately Mile 106 of the Watertown Subdivision, shown on the plan attached hereto as Schedule B ("**CPKC Lands**").
- C. Licensee wishes to use a portion of CPKC Lands installation of lift station, consisting of approximately One thousand Three Hundred and Eight square feet (1,308 sqft) or (0.030) acres as shown on the plan attached hereto as Schedule B (the "**Licensed Premises**").
  - a. In connection with this Agreement, Licensee wishes to use a portion of CPKC Lands for temporary construction area, consisting of approximately One thousand Three Hundred and Eight square feet (1,567 sqft) or (0.036) acres as shown on the plan attached hereto as Schedule B (the "**Licensed Premise**").
  - b. In connection with this Agreement, the Parties have executed or will execute, Utility pipe permit and Construction & Maintenance before execution of this agreement.

**NOW THEREFORE**, the Parties agree as follows:

**ARTICLE 1 - DEFINITIONS AND INTERPRETATION**

- 1.1 Capitalized terms used within this Agreement shall have those meanings as defined in this Agreement and in Schedule A.
- 1.2 All words, terms and phrases used in this Agreement and not otherwise defined herein shall be construed in accordance with the generally accepted definition or meaning of such words, terms, or phrases in the North American railroad industry.

**Agreement No.: 5100601**

- 1.3 The necessary grammatical changes required to make the provisions of this Agreement apply in the plural sense where there is more than one Licensee, and to corporations, associations, partnerships, or individuals, in all cases will be assumed as though in each case fully expressed.
- 1.4 The captions and headings are inserted only as a matter of convenience and for reference only.
- 1.5 Where two or more standards, procedures, guidelines, or rules apply to any part of this Agreement, the stricter of the two shall apply.

**ARTICLE 2 - SCHEDULES**

- 2.1 The following schedules are attached to and form part of this Agreement:
  - a) Schedule A – Definitions
  - b) Schedule B – Plan of the Licensed Premises
  - c) Schedule C – Insurance Requirements
  - d) Schedule D – Permitted Use
  - e) Schedule E – Environmental Requirements
  - f) Schedule F – Access Protocols

**ARTICLE 3 - PARAMOUNTCY OF RAILWAY OPERATIONS**

- 3.1 The Parties acknowledge that, pursuant to Applicable Laws relevant to Railway Operations, the safety of the public, the Parties, their respective employees, personnel, and Railway Operations are and must be paramount at all times during the Term.
- 3.2 Licensee further acknowledges that continuous, uninterrupted, and unhindered Railway Operations are required for CPKC to meet its service requirements as set out by Governmental Authorities and its service obligations to its customers.
- 3.3 Licensee further acknowledges that CPKC Lands are part of CPKC's operating properties and CPKC will be continuing to occupy and maintain continuous Railway Operations on its right-of-way and property. Therefore, the Parties shall carry out all their respective activities and undertakings contemplated in this Agreement in such a manner as to ensure safe, continuous, uninterrupted, and unhindered Railway Operations, and to avoid any Interference or Emergency Situation.

**ARTICLE 4 - TERM AND TERMINATION**

- 4.1 This Agreement shall commence on the Effective Date and shall continue in force for Fifty (50) years unless earlier terminated in accordance with the terms of this Agreement, the "Term"). Licensee shall have the option to renew the License for One new Fifty (50) year term (the "New Term") by providing written notice of the exercise of such option no later than six (6) months prior to the expiration of the Term. All terms and conditions of this Agreement shall apply to the New Term.

**Commented [MG1]:** The public infrastructure which will occupy this area is a sanitary sewer lift station, which is a permanent fixture. The intention is to have this equipment in its location for the duration of its intended service life. To every extent possible, the Village request certainty as to length of term and notice in the event of termination, in all respects, to take into account the nature of the proposed infrastructure.

**Commented [EA2]:** I will approve that language with 25 years, Is that OK?

**Commented [MG3]:** Is an additional license fee required to exercise the extension option? I would like it clearly stated for the parties to know what fee will be owed for renewal or how that will be determined.

#### Agreement No.: 5100601

In the event that this Agreement is renewed for an additional fifty (50) year term, the License Fee shall be adjusted to Ninety Five percent (95%) of the fair market rate, calculated on a pro rata basis according to the total square footage of the permanent use area. Which fair market rate shall be determined by CPKC unless Licensee have professional appraisal

- 4.2 Notwithstanding any other provision of this Agreement, this Agreement may be terminated for convenience at any time during renewal Term only, by either Party giving 12 months' written notice of termination to the other Party. Except for termination due to Licensee's default where either party terminates the Term or renewal Term pursuant to this Agreement,, CPKC shall return to Licensee that prorated portion of the License Fee applicable for the remainder of the unutilized Term or renewal Term, as applicable in the circumstances, less any other amounts owned by Licensee to CPKC.

Commented [EA4]: I will reject this/ 24 months is too long/ just in case of emergency operation.

- 4.3 Licensee covenants that it shall not:

- a) Interfere with Railway Operations or cause an Emergency Situation;
- b) cause, or fail to strictly adhere to CPKC's instructions during an event that causes, an immediate and serious threat or danger to the public, CPKC employees, or Railway Operations; or
- c) store, load, unload, transport, or handle any Hazardous Substances, including without limitation those classified as dangerous goods, upon CPKC Lands without the advance written consent of CPKC.

Commented [MG5]: Given this has now been changed to a flat fee, I believe early termination by CKPR for reasons outside Village control should result in a return of the unused portion of the fee.

Upon a breach of any of the foregoing covenants, CPKC may terminate this Agreement upon Thirty (30) days written notice to Licensee and after providing Licensee a fifteen (15) day right to cure any such breach under this section, with the cure period running from the date of any such notice to terminate., effective upon written notice to Licensee, and Licensee thereafter releases CPKC from any liability arising in connection with such early termination.

Commented [MG6]: For the reasons set forth above, any termination for breach should be reasonable in both length of time and ability of the village to cure any breach.

- 4.4 Termination of this Agreement for any reason shall not:

- a) relieve Licensee from any obligation assumed by it, or from any liability which may have arisen or been incurred by Licensee under the terms of this Agreement prior to its termination or flowing therefrom, and that upon termination of this Agreement in accordance with the provisions of this Agreement CPKC shall have no further duties, liabilities, or obligations to Licensee and Licensee have no further rights pursuant hereto; or
- b) entitle Licensee to any payment or compensation of expenses not yet incurred or unrealized benefits which Licensee may have attained under this Agreement, prior to termination; or
- c) relieve Licensee from payment of the License Fee or Additional Fees if:
  - (i) Licensee has not vacated the Licensed Premises;
  - (ii) any of Licensee's property or any Improvements remain on the Licensed Premises;
  - (iii) Licensee is in any manner deriving benefit from the use of the Licensed Premises;
  - (iv) if environmental impacts remain upon the Licensed Premises or CPKC's adjacent property that are attributable to the activities associated Licensee's use or occupation of the Licensed Premises; or

**Agreement No.: 5100601**

(v) CPKC has not approved Licensee's restoration of the Licensed Premises.

- 4.5 Upon termination, regardless of any corrective actions having commenced or completed, CPKC shall have the right to recover from Licensee, payment for:
- a) the cost of such further work as may be necessary in the opinion of CPKC to perform Remediation, recovery, or restoration of the Licensed Premises;
  - b) any outstanding amounts payable by Licensee to CPKC under this Agreement;
  - c) any other costs and expenses or damages that CPKC may sustain from this Agreement.
  - d) Nothing in this section shall be construed as a waiver of the by Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stat. secs. 893.80, 895.52, and 345.05.
- 4.6 Should CPKC at any time terminate this Agreement for any breach, in addition to any other remedies it may have, CPKC shall be permitted to recover from Licensee all damages it may incur by reason of the breach, including reasonable legal fees, all which amounts will be immediately due and payable from Licensee to CPKC. Nothing in this section shall be construed as a waiver of the Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stat. sec.s 893.80, 895.52, and 345.05.

Commented [EA7]: I'm ok with this.

**ARTICLE 5 - PAYMENTS**

- 5.1 License Fee. Licensee agrees to pay CPKC a one-time fee of **One Hundred Seventeen Dollars Thousand Dollars (\$117,000 USD)**, without any deduction, set off, or abatement whatsoever, upon execution of this Agreement (the "License Fee").
- 5.2 Annual Escalator. N/A.
- 5.3 Licensee acknowledges and agrees that it is intended that this Agreement and the License Fees payable hereunder are completely net and carefree to CPKC and CPKC shall not be responsible for any costs whatsoever relating to the Licensed Premises throughout the Term.
- 5.4 Real Property Tax.
- a) Real property taxes attributable to the Licensed Premises shall be paid by CPKC, and form part of the License Fee. The Parties agree that Licensee shall not pay additional real property taxes except as described the following clause.
  - b) If Improvements to the Licensed Property cause the real property tax for the Licensed Premises to increase, CPKC may, immediately upon discovery and dating back to the date of such increase, redetermine the License Fee. If CPKC redetermines the License Fees, CPKC shall notify Licensee of such change.
- 5.5 Additional Fees.
- a) Licensee shall pay, prior to delinquency, all Additional Fees and will indemnify and keep indemnified CPKC from and against payment for all loss, costs, charges and expenses occasioned by, or arising from any and all such Additional Fees, and any such loss, costs, charges and expenses suffered by CPKC may



**Agreement No.: 5100601**

be collected by CPKC as License Fees with all rights of distress and otherwise as reserved to CPKC in respect of License Fees in arrears. Nothing in this section shall be construed as a waiver of the Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stat. secs 893.80, 895.52, and 345.05.

- b) CPKC may, at its election, either:
  - (i) make payment of Additional Fees and then invoice Licensee for reimbursement in full within thirty (30) days after rendition of CPKC's invoice;
  - (ii) forward any invoice respecting Additional Fees to Licensee for payment;
  - (iii) arrange for recurring invoices for Additional Fees to be sent directly to Licensee for payment; or
  - (iv) employ any other such reasonable method as the Parties may hereafter mutually agree, or of which CPKC gives Licensee thirty (30) days' advance written notice.
- c) In the event that CPKC makes payment of Additional Fees pursuant to this Agreement, CPKC may invoice Licensee for the entire period of Additional Fees even if payment could have been made in installments. Licensee shall not be entitled to any discounts for full payment regardless of whether CPKC in fact receives a discount.
- d) Licensee shall be solely responsible for investigating the amount of any Additional Fees that may be proposed by any entity having the authority to assess or charge Additional Fees against the Licensed Premises and that, if enacted by such entity, becomes due and payable by Licensee pursuant to this Agreement. CPKC shall not be obligated to investigate or dispute any such Additional Fees, nor shall it be liable to Licensee should the period for disputing any Additional Fees expire prior to Licensee's actual knowledge of same.

5.6 Applicant acknowledges and agrees that CPKC shall invoice Licensee for any other costs or services which are provided by CPKC (e.g., flagging or vegetation management).

5.7 The fees set out in this article do not include other charges related to the transportation, movement, and handling of products via CPKC's railway lines for which Licensee is responsible to pay, including without limitation, transportation rates as well as supplemental services under CPKC's Supplementary Services Tariffs or any applicable or replacement tariff, as may be amended from time to time. A copy of CPKC's Supplementary Services Tariffs may be found here:

<https://www.cpkcr.com/en/customer-resources/pricing-and-tariffs>

In the event Licensee cannot access the above link, it will notify CPKC.

**5.8 Invoices.**

- a) During the Term CPKC will prepare written invoice, or invoices, identifying costs incurred and balance owing, including reasonable details pertaining thereto.
- b) Each invoice issued to Licensee by CPKC shall constitute a requisition for payment, and Licensee shall pay the full amount reflected in each invoice within thirty (30) days of receipt.

**Agreement No.: 5100601**

- c) If Licensee fails to pay when due and payable to CPKC any invoice pursuant to this Agreement, the unpaid amounts shall bear interest from the due date thereof to the date of payment at the rate of one and one-half percent (1.5%) per month or fraction thereof (eighteen percent (18%) per annum) payable monthly (or if such rate of interest shall become unlawful, at the maximum rate permitted by Applicable Laws).

**ARTICLE 6 - GRANT OF LICENSE**

- 6.1 In consideration of the payments and covenants made by Licensee, and provided Licensee complies with the terms and condition herein, CPKC hereby grants unto Licensee a non-exclusive license to use and occupy the Licensed Premises for the Term, solely for the Permitted Use and subject to the terms and conditions of this Agreement.
- 6.2 Nothing in this Agreement shall preclude CPKC from altering, maintaining, or operating on any part of CPKC Lands, including tracks connected to the Licensed Premises, unless such actions materially interfere with the exercise by Licensee of its rights hereunder.

**ARTICLE 7 - USE**

- 7.1 During the Term, CPKC hereby grants Licensee permission to use the Licensed Premises for the sole purpose of those activities described in Schedule D and for no other purpose whatsoever (the "Permitted Use").
- 7.2 Licensee covenants that it will:
  - a) carry out Licensee's Operations in accordance with the Operating Plan, safely and efficiently with the degree of care, diligence, and skill that a prudent operator would exercise in comparable circumstances;
  - b) not cause, suffer, or permit the use of the Licensed Premises by any Person, other than Persons required to be on or about the Licensed Premises for the purposes of Licensee's Operations, without the prior written consent of CPKC, which may be withheld arbitrarily at CPKC's sole discretion, and enforce such security measures by ensuring that its employees and contractors entering onto the Licensed Premises display proper identification as required by CPKC from time to time;
  - c) ensure the security of the Licensed Premises and/or CPKC Lands from unauthorized personnel by keeping all gates securely closed and locked when not using the Licensed Premises; and
  - d) ensure all Licensee personnel involved in Licensee's Operations, will comply with Access Protocols, CPKC's Minimum Safety Requirements for Contractors on CPKC Property, E-RailSafe, and any other safety protocols CPKC may require for operating on the Licensed Premises as set out in the Operating Plan.
- 7.3 Licensee shall not, and shall not cause or permit any other third party to:
  - a) use, occupy, or permit the Licensed Premises to be used for any purpose or activity other than the Permitted Use;

**Agreement No.: 5100601**

- b) use or authorize the use of any Hazardous Substance on the Licensed Premises, including installation of any above or below ground storage tanks; subject thereto, Licensee shall arrange at its own cost for transportation and off-site disposal, in accordance with Governmental Authorities, of all Hazardous Substances that it shall use or generate. Licensee shall be permitted to use Hazardous Substance on the Licensed Premises in limited quantities and solely in connection with Licensee's Operations provided it has secured CPKC's prior written approval, complied with any conditions CPKC may then require, and such use complies with Licensee's approved Operating Plan;
- c) use the Licensed Premises for storage purposes, including the storage of vehicles, machinery, equipment, or other property, except for that which is required to remain in place for Licensee's Operations;
- d) interfere with, impair, disturb, or otherwise impact any operations of CPKC or CPKC invitees, tenants, or other licensees, including but not limited to blocking access roads or driveways; accessing or fouling any equipment, utility, or CPKC structure; damaging or impairing any fencing; accessing any CPKC property other than the Licensed Premises; or interfering with any CPKC employees, agents, contractors, customers, or invitees;
- e) transport equipment or materials across CPKC's track or tracks without CPKC flagging protection at the expense of Licensee,
- f) operate, transport, or store equipment within twenty (20) feet from the nearest rail of any track, nor foul any track, transmission, signal, or communication line or any other structure of CPKC; or
- g) permit any advertisements or signs upon the Licensed Premises, other than advertisements or signs relating strictly to the business that is being conducted thereon, or as may be mandated by any Governmental Authority;

except as expressly provided in this Agreement, expressly permitted in the approved Operating Plan, or as may be approved in writing by CPKC.

- 7.4 The Licensed Premises shall not become and remain vacant for a period of fifteen (15) days or be used by any other persons than such as are entitled to use them under the terms of this Agreement.
- 7.5 Licensee agrees that all goods arriving to or departing the Licensed Premises which are moved by rail are to be shipped via CPKC line haul, to the greatest extent possible.
- 7.6 Licensee agrees that no property, equipment, or goods belonging to another Class 1 railroad shall be handled or stored on the Licenses Premises.

**ARTICLE 8 - MAINTENANCE**

- 8.1 Access Roads. It is understood and agreed that portions of the Licensed Premises may consist of roadways or rights-of-way, which may be used by third parties and/or CPKC. Licensee's right to use such roadways or rights of way shall be in common with CPKC and such third parties. Licensee further acknowledges that its use of the roadways and rights-of-way are permitted provided its use complies with the Permitted Use. Licensee shall ensure that the usage of such roadways or rights-of-way by Licensee is reasonable, and that Licensee shall not use such roadways or rights-of-way for storage

Commented [MG8]: The proposed structure will be approximately 23 feet from the nearest rail.

**Agreement No.: 5100601**

or parking but that same shall be kept clear at all times for vehicular traffic. Licensee shall be solely responsible, at its own expense, for the maintenance and repair of such roadways and rights-of-way, within reason, including:

- a) surfacing as necessary or as required by CPKC and keep clear of all potholes;
- b) keeping all adjacent ditches clear and free of any obstacles and debris and stagnated water;
- c) clearing of snow and ice; and
- d) doing all such other things as may be, within reason, necessary to maintain a safe and clear condition in compliance with Applicable Laws.

- 8.2 Licensee shall be responsible for any damage to the Licensed Premises or Improvements on the Licensed Premises that may occur during the Term. In the event of the destruction of any Improvements or other structures located on the Licensed Premises, Licensee shall, at CPKC's option, either: (i) rebuild any damaged or destroyed Improvements or structures to the reasonable satisfaction of CPKC; or (ii) demolish any damaged Improvements or structures and clear the site of any waste or debris to the reasonable satisfaction of CPKC.
- 8.3 Temporary Fencing. Licensee shall erect a temporary 5' 0" high chain link fence parallel to nearest railroad rail at 25 feet from rail. Such fence sections shall be removed for building when placed or while being constructed,
- 8.4 Permanent Fencing. CPKC, at its own discretion, may request Licensee erect or repair fencing and thereafter maintain during the Term hereof, at Licensee's risk and expense, and to the satisfaction of CPKC, a six (6) foot high chain link fence with security locks surrounding the perimeter of the Licensed Premises; and upon the termination of this Agreement by either party, Licensee shall, at its own risk and expense remove said fence from the Licensed Premises, if requested by CPKC so to do.

**ARTICLE 9 - ENCROACHMENT**

- 9.1 If Licensee at any point occupies CPKC Lands which do not form part of the Licensed Premises, Licensee shall be deemed to be an unauthorized occupant of those CPKC Lands ("**Encroachment Area**").
- 9.2 Upon discovery of Licensee's unauthorized occupation of the Encroachment Area, and upon providing notification to Licensee, Licensee shall have twenty-four (24) hours to vacate the Encroachment Area, or such longer period as CPKC may agree to in writing.
- 9.3 Licensee shall surrender the Encroachment Area in accordance with the same terms and conditions as the Licensed Premises including, if necessary, Remediation. All Remediation activities to the Encroachment Area shall be to a standard that permits unrestricted use of the Licensed Premises in compliance with Environmental Laws and subject to the advance written approval of CPKC.
- 9.4 Licensee shall be deemed to continue its unauthorized occupation of the Encroachment Area until such time as it has surrendered the Encroachment Area in a state satisfactory to CPKC in its sole discretion.

**Agreement No.: 5100601**

- 9.5 As an unauthorized occupant of the Encroachment Area, Licensee agrees to pay CPKC, without any deduction, set off, or abatement whatsoever, monthly and every month, dating back to the earliest date which it can be shown that Licensee occupied the Encroachment Area, an amount equivalent to two hundred percent (200%) of the License Fee, on a per square foot per month, proportional basis, payable in advance on the first day of each and every month, and otherwise on the same terms and provisions of this Agreement including without limitation the payment of Additional Fees, save and except as to the Term and expressly excluding all renewal or extension rights.
- 9.6 In its calculation of the Encroachment Area, CPKC will determine the largest area which Licensee has occupied during its unauthorized occupation.

**ARTICLE 10 - OVERHOLD**

- 10.1 If Licensee continues to use or remain in possession of the Licensed Premises after the expiration or earlier termination of the Agreement with CPKC's consent, but without a written agreement, and CPKC accepts License Fees from Licensee, then Licensee shall be deemed to be occupying the Licensed Premises as a monthly tenant.
- 10.2 As a monthly tenant of the Licensed Premises, Licensee agrees to pay CPKC, without any deduction, set off, or abatement whatsoever, monthly and every month, a fee equal to two hundred percent (200%) of the License Fee prorated for such monthly tenancy and not to be construed as requiring a full License Fee, as that term is defined elsewhere, at the beginning of any one month at the time of expiry or termination of this Agreement, payable in advance on the first day of each and every month, and otherwise on the same terms and provisions of this Agreement including without limitation the payment of Additional Fees, save and except as to the Term and expressly excluding all renewal or extension rights.
- 10.3 Such monthly licensing may be terminated by either Party on thirty (30) days' notice to the other Party.
- 10.4 No continued use or possession of the Licensed Premises by Licensee after the expiration or earlier termination of this Agreement shall, by operation of law, extend or renew the Term or create a yearly license.

**Commented [MG9]:** With the license fee now proposed as a one time flat, this language is even more critical for the Village. We would agree to pay an overhold amount equal to 200 percent of the total license fee, prorated monthly for each month of overhold. However, we cannot agree to pay \$234,000 per month for each month of overhold, which is what the un-modified language provides.

**ARTICLE 11 - IMPROVEMENTS**

- 11.1 Licensee shall not alter or otherwise move any portion of the Licensed Premises without the prior written consent of CPKC.
- 11.2 Licensee shall not, without the prior written consent of CPKC, request nor cause to be requested, by application or otherwise, of any local authority, municipality, or other person, firm, business, or partnership, the making of Improvements to the Licensed Premises. Licensee shall not construct, erect, or place, or cause or allow to be constructed, erected, or placed on the Licensed Premises, any Improvements, without the prior written consent of CPKC.
- 11.3 Any such request for the making of Improvements or the actual making of such Improvements without the prior written consent of CPKC shall constitute an Event of

**Agreement No.: 5100601**

Default, entitling CPKC to terminate this Agreement pursuant to the terms of this Agreement.

- 11.4 CPKC reserves the right to operate, maintain, repair, replace, augment, or relocate any Improvements existing within or adjacent to the Licensed Premises so long as such Improvements do not materially interfere with Licensee's operation of the Permitted Use.
- 11.5 CPKC shall not be liable for any diminution or alteration of the Licensed Premises resulting from the exercise of CPKC's rights under this Agreement, and Licensee shall not be entitled to a reduction or abatement of fees or to compensation, provided that CPKC shall not, in exercising these rights, materially, detrimentally, and permanently reduce the use of the Licensed Premises by Licensee.
- 11.6 The installation of water well(s) or use of existing water well(s) or other equipment is prohibited
- 11.7 The foregoing Article shall not apply to any routine maintenance of the Licensed Premises required in Licensee's sole reasonable discretion. Additionally, the foregoing shall not apply to any activities necessitated by an emergency where obtaining prior written consent of CPKC is not reasonably possible and would otherwise materially inhibit Licensee's ability to respond to such emergency.

Commented [EA10]: I'm ok with this

Commented [MG11]: The building will be connected to the village water utility for potable water supply. Additionally, clarification is requested that these prohibitions and consents do not apply to routine maintenance or emergency repairs.

Commented [MG12]: The building will be connected to the village water utility for potable water supply. Additionally, clarification is requested that these prohibitions and consents do not apply to routine maintenance or emergency repairs.

**ARTICLE 12 - LIENS AND OTHER ENCUMBRANCES**

- 12.1 Licensee shall not suffer or permit any builders' lien or similar lien to be filed or registered against title to the Licensed Premises. If such lien shall at any time be filed or registered Licensee shall procure its discharge within twenty (20) days after the lien has come to the notice of Licensee, the failure of which to do so will constitute an Event of Default, entitling CPKC to terminate the Agreement pursuant to the terms of this Agreement.

**ARTICLE 13 - INDEMNIFICATION**

- 13.1 **EXCEPT WHERE AND TO THE EXTENT CPKC INDEMNIFIED PARTIES ARE GROSSLY NEGLIGENT OR HAVE ENGAGED IN WILLFUL MISCONDUCT, LICENSEE SHALL MAKE NO CLAIM OR DEMAND AGAINST CPKC INDEMNIFIED PARTIES FOR ANY INJURY, INCLUDING INJURY RESULTING IN DEATH, LOSS, DAMAGE TO PROPERTY (BY WHOMSOEVER OWNED), OR THIRD-PARTY CLAIMS SUFFERED OR SUSTAINED BY LICENSEE OR ITS EMPLOYEES, OFFICERS, DIRECTORS, CONTRACTORS, OR AGENTS WHICH ARISES OUT OF OR IS CONNECTED WITH THE USE OF THE LICENSED PREMISES BY LICENSEE OR THIS AGREEMENT.**
- 13.2 **EXCEPT WHERE AND TO THE EXTENT THAT CPKC INDEMNIFIED PARTIES ARE GROSSLY NEGLIGENT OR HAVE ENGAGED IN WILLFUL MISCONDUCT, LICENSEE SHALL INDEMNIFY, DEFEND, AND SAVE HARMLESS CPKC INDEMNIFIED PARTIES:**
- a) **FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AWARDS, ACTIONS AND PROCEEDINGS BY WHOMSOEVER MADE, BROUGHT OR PROSECUTED; AND**
  - b) **FROM AND AGAINST ANY AND ALL CLAIMS, LOSS, DAMAGES, OR EXPENSES, INCLUDING ATTORNEY'S FEES, SUFFERED OR INCURRED BY CPKC INDEMNIFIED PARTIES, INCLUDING INJURIES, INCLUDING INJURY RESULTING IN DEATH, DAMAGE TO OR**

**Agreement No.: 5100601**

**DESTRUCTION OF CPKC PROPERTY OR THIRD-PARTY PROPERTY (INCLUDING WITHOUT LIMITATION, ENGINES, ROLLING STOCK AND ALL OTHER EQUIPMENT AND THEIR CONTENTS), THIRD-PARTY CLAIMS, OR ANY INCREASED TAXES OR LOCAL IMPROVEMENTS ASSESSED WITH RESPECT TO THE LICENSED PREMISES,**

- c) **NOTHING THE FOREGOING SHALL BE CONSTRUED AS A WAIVER BY LICENSEE OF THE LIMITATIONS, DEFENSES, AND IMMUNITIES CONTAINED IN WISCONSIN LAW INCLUDING, BUT NOT LIMITED TO, WIS. STATS. SEC. 893.80, 895.52, AND 345.05. FURTHER, TO THE EXTENT INDEMNIFICATION IS AVAILABLE AND ENFORCEABLE, THE LICENSEE OR ITS INSURER SHALL NOT BE LIABLE IN INDEMNITY OR CONTRIBUTION FOR AN AMOUNT GREATER THAN THE LIMITS OF LIABILITY FOR MUNICIPAL CLAIMS ESTABLISHED BY WISCONSIN LAW."**

**WHICH ARE BASED UPON, ARISE OUT OF, OR ARE CONNECTED WITH THE USE OF THE LICENSED PREMISES BY LICENSEE OR THIS AGREEMENT.**

- 13.3 **WHERE CPKC IS MOVING EQUIPMENT ON THE LICENSED PREMISES FOR ANY PERSON OTHER THAN LICENSEE, THE WAIVER AND INDEMNITY GIVEN BY LICENSEE IN THIS ARTICLE SHALL NOT APPLY TO THE EXTENT THAT SUCH CLAIMS, DEMANDS, AWARDS, ACTIONS, PROCEEDINGS, LOSS, DAMAGES, OR EXPENSES ARISE WITHOUT ANY NEGLIGENCE OF LICENSEE OR ITS EMPLOYEES.**
- 13.4 **NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, LICENSEE SHALL INDEMNIFY, DEFEND, AND SAVE HARMLESS CPKC INDEMNIFIED PARTIES FROM ANY AND ALL LOSS, COSTS, AND DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM CLAIMS OR OTHERWISE CAUSED BY LICENSEE'S NON-COMPLIANCE WITH ANY OF THE PROVISIONS OF THIS AGREEMENT. NOTHING THE FOREGOING SHALL BE CONSTRUED AS A WAIVER BY LICENSEE OF THE LIMITATIONS, DEFENSES, AND IMMUNITIES CONTAINED IN WISCONSIN LAW INCLUDING, BUT NOT LIMITED TO, WIS. STATS. SEC. 893.80, 895.52, AND 345.05. FURTHER, TO THE EXTENT INDEMNIFICATION IS AVAILABLE AND ENFORCEABLE, THE LICENSEE OR ITS INSURER SHALL NOT BE LIABLE IN INDEMNITY OR CONTRIBUTION FOR AN AMOUNT GREATER THAN THE LIMITS OF LIABILITY FOR MUNICIPAL CLAIMS ESTABLISHED BY WISCONSIN LAW."**
- 13.5 **THE PROVISIONS OF THIS ARTICLE SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**
- 13.6 **THE PARTIES ACKNOWLEDGE AND AGREE THAT THE INDEMNIFICATION PROVISIONS OF THIS ARTICLE ARE SHOWN CONSPICUOUSLY.**

**ARTICLE 14 - ENVIRONMENTAL REQUIREMENTS**

- 14.1 During the Term, Licensee agrees that it shall, at its own cost and expense, comply with all environmental requirements as set out and defined in Schedule E.
- 14.2 CPKC may, upon written notice to Licensee, amend Schedule E from time to time.
- 14.3 The provisions of this article shall survive the expiry or termination of this Agreement.
- 14.4 Nothing the foregoing shall be construed as a waiver by Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stats. sec. 893.80, 895.52, and 345.05. Further, to the extent indemnification is available and enforceable, the Licensee or its insurer shall not be liable in indemnity

**Commented [MG13]:** Wisconsin law provides limits to liability by statute to municipalities. The Village will not waive the protections otherwise available to it by law. Similar provisions have been inserted elsewhere in the agreement.

**Agreement No.: 5100601**

or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law.”

**ARTICLE 15 - INSURANCE REQUIREMENTS**

- 15.1 During the Term, Licensee shall, at its own cost and expense, comply with all insurance requirements as set out and defined in Schedule C.
- 15.2 CPKC may, upon written notice to Licensee, amend Schedule C from time to time.

**ARTICLE 16 - COMPLIANCE WITH STATUTES AND REGULATIONS**

- 16.1 Licensee shall, at Licensee’s sole expense:
- a) comply with all Applicable Laws as required for its Permitted Use or in the execution of approved Improvements, including without limitation obtaining and complying with the terms of all required approvals, licenses, and permits required by Applicable Laws, including, if applicable, treatment, excavation, removal, and disposal of soils, materials, and groundwater, and will provide CPKC with copies of same;
  - b) cooperate and facilitate any inspection, audit, or investigation intended to ensure or verify compliance with Applicable Laws;
  - c) not request any waiver or exemption from Applicable Laws without the prior written consent of CPKC;
  - d) at all times meet all standards, rules, and regulations, as well as all relevant CPKC standards and rules for all equipment used in Licensee’s Operations; and
  - e) comply with all applicable communications and air wave transmission laws, regulations, and rules while conducting Licensee’s Operations.
- 16.2 Safety.
- a) Licensee shall be solely responsible for ensuring the safety and health of each invitee, employee, agent, contractor, or other individual at the Licensed Premises for any purposes relating to this Agreement, Licensee, or Licensee’s Operations and for ensuring that their activities do not compromise the safety of Railway Operations or the safety of any railway personnel or the public.
  - b) Licensee shall be familiar and comply with applicable CPKC policies and requirements that are generally applicable to Licensee’s or other users of CPKC property or equipment.
  - c) As may be required for Licensee’s Operations or in the execution of approved Improvements, Licensee shall be responsible for determining the location of all underground utility lines (e.g., electric, gas, sewer, water, fiber optic, etc.) and underground structures. Licensee shall call CPKC “Call Before You Dig” at 1-888-678-7272, as well as the applicable One Call number for the jurisdiction in which the Licensed Premises are located, a minimum of five (5) Business Days prior to commencing any activities on CPKC Lands that could potentially impact any subsurface equipment or materials.
- 16.3 Licensee shall immediately provide to CPKC copies of:



**Agreement No.: 5100601**

- a) any applications, submissions, plans, studies, or any data or information related to, or associated with, Licensee's compliance with Applicable Laws; and
- b) any notices by Governmental Authorities of any violations concerning the Licensed Premises.

**16.4 Operating Plan.**

- a) Prior to commencing Licensee's Operations, Licensee will submit an Operating Plan describing how Licensee will undertake the Permitted Use. CPKC reserves the right to review and require amendments.
- b) Any changes to the Operating Plan must be submitted to CPKC prior to making such changes. CPKC reserves the right to review and require amendments.
- c) The Operating Plan may be amended or supplemented by CPKC from time to time, and Licensee agrees to incorporate reasonable changes.
- d) Licensee will provide contact information of its qualified personnel and safety personnel and provide prompt updates of any changes to this list.
- e) Licensee will provide any additional operating or safety related information as reasonably requested by CPKC.
- f) While on the Licensed Premises, Licensee personnel must wear personal protective equipment (PPE) as required by Applicable Laws and CPKC policies, including high visibility vests, hard hats, safety boots, and safety glasses.

**ARTICLE 17 - EXPROPRIATION OR CONDEMNATION**

- 17.1 Notwithstanding any other provision of this Agreement, if at any time during the Term, the whole or any part of the Licensed Premises shall be taken by any lawful power or authority by the right of expropriation or condemnation, CPKC may, at its option, give notice to Licensee terminating this Agreement or amending the Licensed Premises as affected by such expropriation or condemnation.
- 17.2 Upon such termination, or upon termination by operation of law, as the case may be, Licensee shall immediately surrender the Licensed Premises or the part of the Licensed Premises taken by the expropriating or condemning authority, as the case may be, and all its interest therein, and the License Fees shall abate and be apportioned to the date of termination and Licensee shall forthwith pay to CPKC the apportioned License Fees and all other amounts which may be due to CPKC up to the date of termination. Licensee shall have no claim upon CPKC for the value of its expropriated or condemned property, the full or partial loss of use of the Licensed Premises, or the unexpired portion of the Term, but the Parties shall each be entitled to separately advance their claims for compensation for the loss of their respective interests in the Licensed Premises taken and the Parties shall each be entitled to receive and retain such compensation as may be awarded to each respectively.

**ARTICLE 18 - SURRENDER**

- 18.1 As one of the material considerations for CPKC's granting to Licensee the Licensed Premises under this Agreement, without which it would not have been granted, following expiration or earlier termination of this Agreement for any reason, Licensee:

**Agreement No.: 5100601**

- a) shall peaceably surrender and yield up to CPKC to the reasonable satisfaction of CPKC, the Licensed Premises in a neat, clean, and level condition free and clear of all Waste, debris, Approved Products, Hazardous Substances; and
  - b) grants CPKC the right to re-enter and take control and possession of the Licensed Premises following expiration or earlier termination or upon CPKC's request for Railroad safety and operation.
- 18.2 Licensee shall, prior to the expiration or termination of this Agreement, unless otherwise required by the provisions of this Agreement, demolish and remove all Improvements from the Licensed Premises, and shall make good all damages caused by such demolition and removal.
- 18.3 Prior to altering, demolishing, or removing any Improvements located upon the Licensed Premises, Licensee shall:
- a) submit, a work plan describing the work, including work necessary for compliance with Applicable Laws, and a soil management plan; and
  - b) obtain the written consent of CPKC.
- 18.4 Notwithstanding the provisions of this Agreement, CPKC shall have the right by notice in writing given to Licensee at any time prior to the expiry date or earlier termination of this Agreement to require Licensee to leave on, peaceably surrender, and yield up to CPKC the Licensed Premises, all of which Licensee shall surrender in good repair and condition and in a sound structural state. CPKC may exercise right only in case of imminent railroad safety concerns or urgent rail operating purposes necessary to protect or restore the functionality and safe operation of the railroad. When such imminent railroad safety concerns or urgent rail operating purposes cease and the functionality and safe operation of the railroad is restored, the Licensed Premises shall immediately be restored to Licensee pursuant to this Agreement. During any such surrender, CPKC agrees that they will not materially interfere with the operation of the sanitary sewer lift station and will reasonably cooperate with Licensee's efforts to maintain the operation of the sanitary sewer lift station.
- 18.5 At Licensee's sole cost, all Waste, building debris, concrete, asphalt, or any other materials removed from the Licensed Premises shall be disposed of only at a facility approved for disposal of type of material involved. Wells and tanks, or other regulated improvements, must be removed according to Applicable Laws and by licensed experts.
- 18.6 Further to the provisions of this article, Licensee shall, at its own expense, comply with the requirements of Schedule E pertaining the surrender of the Licensed Premises.
- 18.7 Subject to the foregoing clean-up and removal obligations, from and after expiry or termination of this Agreement, Licensee shall cease to have any right to use or to enter upon the Licensed Premises.

**Commented [MG14]:** This being public infrastructure, the village must maintain access and control of that system for the benefit of the public. The Village cannot give up contractually access rights to this infrastructure. While the railroad may pursue other remedies, reentry and possession of the lift station is not feasible.

**Commented [MG15]:** We cannot agree to give up right and title to lift station at any time, without notice, upon your request. We will agree to access and temporary surrender for those emergency and critical situations, but the premises should be restored to the village once the critical situation has ended. We understand the railroad needs to keep access to its premises for purposes of maintain paramountcy of operations. However, the provision as proposed suggests the railroad can, at anytime on notice, demand surrender and taken right and title to the Village's lift station and make it its property, which we cannot agree to.

**ARTICLE 19 - DEFAULT AND DEFAULT REMEDIES**

- 19.1 Any of the following acts or occurrences during the Term shall be referred to as an **"Event of Default"** and will constitute a default under the terms and conditions hereunder:

**Agreement No.: 5100601**

- a) Licensee is not in compliance with any provision of this Agreement;
  - b) in CPKC's reasonable determination, Licensee's Operations are endangering the safety of the public, CPKC employees, or Railway Operations;
  - c) Licensee fails to timely pay any payment required pursuant to this Agreement, whether payment is due to CPKC or a third party;
  - d) Licensee is in breach of any parallel agreement or complementary agreement required as consideration for granting this Agreement;
  - e) Licensee becomes bankrupt, insolvent or an order is made for its winding-up or liquidation;
  - f) a receiver of Licensee's business, property, or assets is appointed;
  - g) Licensee ceases to carry on business for more than thirty (30) days; or
  - h) a Change of Control occurs without the prior consent of CPKC.
- 19.2 If Licensee fails to cure an Event of Default upon Thirty (30) days written notice to Licensee and after providing Licensee a fifteen (15) day right to cure any such breach under this section, with the cure period running from the date of any such notice to terminate, then CPKC may declare this Agreement terminated immediately and without further notice to Licensee and CPKC shall not be liable to Licensee for any damages or compensation by reason of such termination. Licensee shall be obligated to notify CPKC in writing prior to the end of said fifteen (15) day cure period to describe in sufficient detail those steps it has implemented to cure the subject breach or default. CPKC may terminate the Agreement if CPKC does not receive timely written notice of Licensee's cure.
- 19.3 Should CPKC at any time terminate this Agreement for any breach or default, in addition to any other remedies it may have, it may recover from Licensee all damages it may incur by reason of the breach or default, including the cost of recovering the Licensed Premises, and reasonable legal fees, all which amounts will be immediately due and payable from Licensee to CPKC.

**ARTICLE 20 - RIGHT OF ENTRY**

- 20.1 The Licensed Premises shall, at all times, be subject to the exclusive control of CPKC.
- 20.2 Licensee acknowledges and agrees that CPKC reserves:
- a) the right to pass and repass through, over, under, and upon the Licensed Premises from time to time in common with Licensee provided the exercise of such rights do not materially interfere with the exercise by Licensee of its rights hereunder; and
  - b) the right to grant to any other party similar rights to those reserved to CPKC, provided the exercise of such rights do not materially interfere with the exercise by Licensee of its rights hereunder.
- 20.3 Licensee further acknowledges that CPKC may require access to the Licensed Premises without providing prior notice to Licensee or obtaining approval from Licensee to respond to or prevent any Emergency Situation or Interference.

**Agreement No.: 5100601**

- 20.4 If CPKC determines that Licensee and/or Licensee's Operations are causing an Emergency Situation or Interference, CPKC may order Licensee's Operations or Licensee's use of the Licensed Premises to be halted until the danger to the public or Railway Operations is eliminated. CPKC also reserves the right to prohibit any activity on the Licensed Premises that CPKC determines is causing danger to the public or Railway Operations.
- 20.5 If Licensee causes an Emergency Situation or Interference for any reason, CPKC will perform any work necessary to eliminate or rectify the Emergency Situation or Interference at Licensee's expense.
- 20.6 Licensee shall provide reasonable access to the Licensed Premises for any audit, investigation, remediation, or other similar activity approved by CPKC, to any:
- a) Governmental Authority with jurisdiction over the Licensed Premises; or
  - b) third party that is or may be responsible for any Release of a Hazardous Substance on, at, under, to, or from the Licensed Premises.
- 20.7 Licensee shall not be entitled to any compensation from CPKC for any damages, inconvenience, nuisance, or discomfort resulting from the exercise of these rights.

**ARTICLE 21 - CPKC MAY PERFORM COVENANTS**

- 21.1 If Licensee fails to perform any of its covenants or obligations under this Agreement, CPKC, in addition to its rights under this Agreement, may, at its discretion, perform or cause to be performed any of the covenants, or obligations at Licensee's expense. Licensee shall pay to CPKC the cost all expenses incurred by or on behalf of CPKC under this article, plus thirty percent (30%) for overhead. CPKC will have no liability to Licensee for loss or damages resulting from such action except to the extent caused by the negligence or willful misconduct of CPKC or its agents and contractors.

Commented [MG16]: This is not needed. We are a governmental actor ; this is a governmental public infrastructure.

**ARTICLE 22 - LEGAL EXPENSES**

- 22.1 If CPKC brings action to recover possession of the Licensed Premises or to recover License Fees or other money due under this Agreement, or to enforce any covenant or condition of this Agreement, and the action is successful, or if because of the breach of any covenant on the part of Licensee to be kept or performed, a breach is established, Licensee will pay to CPKC all expenses incurred therefore, including CPKC's reasonable legal fees on a full indemnity basis. Nothing the foregoing shall be construed as a waiver by Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stats. sec. 893.80, 895.52, and 345.05. Further, to the extent indemnification is available and enforceable, the Licensee or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law."

**ARTICLE 23 - SUBORDINATION AND ATTORNMENT**

- 23.1 This Agreement is subordinate to all mortgages (including any deed of trust and mortgage securing bonds and all indentures supplemental thereto) which now affect

**Agreement No.: 5100601**

the Licensed Premises and to all renewals, modifications, consolidations, replacements, and extensions thereof. Subject to the proviso contained in this sentence, Licensee agrees to subordinate this Agreement to all mortgages (including any deed of trust and mortgage securing bonds and all indentures supplemental thereto) and to all renewals, modifications, consolidations, replacements, and extensions thereof which may hereafter affect the Licensed Premises and to execute promptly a document in confirmation of the subordination if requested by CPKC, and hereby constitutes CPKC as the agent or attorney of Licensee for the purpose of executing the document and of making application at any time and from time to time to register postponements of this Agreement in favor of any such mortgage, provided that the mortgagee (or trustee) agrees in writing that if the mortgagee (or trustee) becomes a mortgagee in possession or takes action to realize the security of the mortgage Licensee may attorn to the mortgagee (or trustee) as a Licensee upon all the terms of this Agreement and continue in occupation of the Licensed Premises unless and until this Agreement is terminated by passage of time or by action taken because of a default of Licensee.

**ARTICLE 24 - ASSIGNMENT**

- 24.1 Licensee shall not assign this Agreement in whole or in part, nor sublet all or any of the Licensed Premises, nor mortgage or encumber this Agreement or all or any of the Licensed Premises, nor suffer or permit the occupation of all or any of CPKC Lands by others except with the prior written consent of CPKC, and subject to such terms and conditions as deemed appropriate by CPKC. Any Change of Control of Licensee shall be an assignment and shall attract the need to secure CPKC's prior consent.

**ARTICLE 25 - GENERAL**

- 25.1 Notice. Any notice or communications required to be given by either Party under this Agreement shall be given by courier, electronic email, or if mailed by registered letter prepaid to the Parties at their respective addresses, or if delivered by email, any such notice shall be attached to the email as a pdf document and deemed delivered on the date of electronic delivery, if received before 4:00 p.m. on any business day of the intended recipient or otherwise on the first (1st) business day of the intended recipient following electronic delivery. Any notice given by mail, if mailed correctly, shall be deemed to have been received on the third (3rd) business day after mailing. In the event of actual or imminent disruption of postal service, any notice shall be delivered by courier or email.

**To CPKC: SOO LINE RAILROAD COMPANY**  
Real Estate Department  
900 Canadian Pacific Plaza  
120 South Sixth Street  
Minneapolis, Minnesota 55402  
Attention: Nikol Daniels  
Email: real\_estate-us@cpkcr.com

**To Licensee: VILLAGE OF PEWAUKEE**  
235 Hickory StPewaukee, WI 53072  
Attention: Village Administrator  
villageadmin@villageofpewaukeewi.gov

**Agreement No.: 5100601**

or such other address as may be furnished from time to time by either Party.

**25.2 Governing Laws and Authorities.**

- a) This Agreement and all provisions thereof shall be subject to revision at any time if made necessary by any order or finding of Governmental Authorities, or other authorities having jurisdiction.
- b) This Agreement shall be construed pursuant to the laws of the jurisdiction in which the Licensed Premises are situated. The Parties hereby irrevocably attorn to the jurisdiction of the courts in which the Licensed Premises are situate for the adjudication of all disputes arising hereunder.

**25.3 Successors.** This Agreement extends to and binds the respective heirs, executors, administrators, successors and permitted assigns of the Parties as the case may be.

**25.4 Non-Waiver.** The waiver by CPKC of a breach of a term, covenant or condition herein contained will not be deemed to be a waiver of a subsequent breach of the same or another term, covenant or condition herein contained. CPKC's subsequent acceptance of any payment made by Licensee will not be deemed to be a waiver of a preceding breach by Licensee of a term, covenant, or condition of this Agreement, other than the failure of Licensee to pay that fee, regardless of CPKC's knowledge of the preceding breach at the time of acceptance of the fee. No covenant, term or condition of this Agreement will be deemed to have been waived by CPKC unless the waiver is in writing signed by CPKC.

**25.5 No Option.** Submission of this Agreement for examination does not constitute a reservation of or option for the Licensed Premises, and the Agreement becomes effective only upon execution and delivery thereof by CPKC and Licensee.

**25.6 Survivability.** Termination of this Agreement, for any reason, including default shall not release the Parties from any obligations of liabilities incurred during the continuance of this Agreement, including but not limited to ongoing obligations of indemnity.

**25.7 Enurement.** This Agreement shall enure to the benefit of and be binding upon the Parties and their respective successors and assigns.

**25.8 Counterparty.** This Agreement may be executed in any number of counterparts and delivered via email in PDF, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that a Party delivering this Agreement via email in PDF shall deliver, upon demand, an originally executed copy of this Agreement forthwith thereafter to the other Party.

**25.9 Amendment.** This Agreement may not be modified or amended except in writing signed by the Parties.

**25.10 Severability.** If any one or more of the provisions contained in this Agreement should be invalid, illegal, or unenforceable, such provision or provisions shall be distinct and severable and the validity, legality and enforceability of the remaining provisions contained in this Agreement shall not in any way be affected or impaired.

**Commented [MG17]:** Pewaukee is a governmental actor; all leases and licenses are subject to inspection as open records. We cannot contract those away by making this confidential.

**Agreement No.: 5100601**

**25.11 Entire Agreement.**

- a) The Parties agree that this Agreement forms the entire agreement between the CPKC and Licensee, with respect to the Licensed Premises and supersedes all prior verbal or written understandings and agreements; and therefore, there are no agreements, representations, warranties, or conditions relating to or affecting the matters set out herein except as expressed in this Agreement.
- b) For certainty, any and all previous license agreements between the Parties pertaining to the Licensed Premises are considered terminated with the execution of this Agreement.

**25.12 As-Is Condition**

The Licensed Premises are accepted by Licensee without any representations or warranties of any kind other than those contained in this Agreement. Licensee agrees and acknowledges that:

- a) it has had the opportunity to inspect, and has satisfied itself as to the condition and the fitness for its intended use, the Licensed Premises in all respects, and it shall be conclusively deemed to be satisfied with the condition of the Licensed Premises and to have accepted the Licensed Premises on an "as is" basis and to have relied entirely on its own judgment, inspection and testing in connection with the use of the Licensed Premises and has not relied on any representations by CPKC concerning any condition of the Licensed Premises, environmental or otherwise;
- b) the Licensed Premises has been and continues to be used for Railway Operations and/or industrial purposes and CPKC reserves the rights to construct and operate facilities or railway tracks adjacent to or over any part of the Licensed Premises so long as such construction or operation does not materially interfere with Licensee's operation of the Permitted Use, and of access to enter for such purposes the whole of the Licensed Premises upon reasonable written notice to Licensee without liability on the part of CPKC to pay for compensation or damages respecting any damage resulting from the exercise of these rights, except as may be specifically provided for in this Agreement; and
- c) all or a portion of the Licensed Premises may be subject to the existence of or may later become subject to the existence of rights of other parties, and Licensee agrees to allow any and all necessary parties to enter, at all reasonable times, upon the Licensed Premises for the purpose of repairing, maintaining, or for the purpose of doing those things which may arise from a right which burdens the Licensed Premises.

Commented [MG18]: Illusory and vague. Not sure what the intention of this authorization is.

**25.13 Title.** Licensee hereby acknowledges CPKC's title to the Licensed Premises and the rights herein granted and agrees that nothing in this Agreement expressed or implied shall operate or have effect as any warranty, guarantee, or covenant of title.

**25.14 Reservation of Title**

- a) The permission to use the Licensed Premises pursuant to this Agreement is non-exclusive and does not confer on Licensee any property rights, tenant rights, leasehold interest, or easement interest in or to the Licensed Premises. The rights under this Agreement are in common with CPKC and all other parties

**Agreement No.: 5100601**

having a right to use the same as may be permitted by CPKC from time to time, subject to the terms in the Agreement.

- b) If requested by CPKC during the Term or subsequent to termination or expiration of this Agreement, Licensee shall at no cost to CPKC execute and deliver to CPKC an estoppel certificate or other document reasonably required by CPKC to evidence Licensee's lack of estate or interest in an estate.
- c) The Parties agree that CPKC shall retain sole ownership of and control over of the Licensed Premises.

**25.15 No Registration.**

- a) The rights granted herein are personal to Licensee and shall not be deemed to be an interest in CPKC Lands, Licensed Premises, or any CPKC appurtenances, equipment, improvements, or facilities affixed thereon.

**25.16** Licensee covenants that neither it nor anyone on Licensee's behalf shall file, register, or permit or cause to be filed or registered this Agreement, or any caveat or encumbrance, as defined in Applicable Laws, against the title to the Licensed Premises or any other property owned or occupied by CPKC. Licensee acknowledges and agrees that this Agreement does not constitute a registerable interest in the Licensed Premises.

[Signature page follows]



**Agreement No.: 5100601**

**SOO LINE RAILROAD COMPANY**

Per: \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

I have the authority to bind the corporation.

**VILLAGE OF PEWAUKEE**

Per: \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

I have the authority to bind the corporation.

**SCHEDULE A – DEFINITIONS**

1. In this Agreement the following capitalized terms shall be defined as:
  - a) **"Additional Fees"** means, excepting real property tax attributable to the Licensed Premises, all other taxes, rates, duties, local improvements and assessments and other charges that may be levied, rated, charged or assessed against all improvements, equipment, personal property, and facilities on or in the Licensed Premises, or in respect of License Fees or other amounts payable to CPKC by Licensee in respect of the Licensed Premises, and every tax and fee in respect of any and every business carried on thereon or therein or in respect of the use or occupancy thereof by Licensee (and any and every sub-Licensee or Licensee), and all such taxes, rates, duties, local improvements, assessments, fees, and any and all taxes which may in future be levied in lieu of such taxes, and any such loss, costs, charges, whether the taxes, rates, duties, local improvements, assessments and fees are charged by Governmental Authorities during the Term.
  - b) **"Agreement"** means this agreement and all schedules hereto and every properly executed instrument which amends, modifies, or supplements the terms of this Agreement, or extends the Term.
  - c) **"Applicable Laws"** means all applicable federal, provincial/state, municipal, and local laws, statutes, ordinances, bylaws, rules, regulations, orders, directives, and decisions rendered by, and policies, practices, standards, guidelines, circulars, and similar guidance of, any Governmental Authority, ministry, department or administrative or regulatory agency or court having jurisdiction over this Agreement, or federally regulated railways and railway lands, and includes, for certainty, Environmental Laws and Safety Laws and standards of pre-emption or paramountcy of federal or national laws with respect to federally or nationally-regulated railroads, and including all successor statutes and successor bodies hereto, or as either may be amended from time to time.
  - d) **"Approved Products"** means those products, including but not limited to Hazardous Substances, as approved in writing by CPKC and attached as Schedule D.
  - e) **"Baseline Environmental Assessment"** means the Baseline Environmental Assessment, with a scope and by a consultant both acceptable to CPKC, completed prior to Licensee's occupation of the Licensed Premises.
2. **"Business Day"** means any day other than Saturdays, Sundays, and statutory holidays in the jurisdiction in which the Licensed Premises is located.
  - a) **"Change of Control"** means any one or more transactions or any event or series of events that result in:
    - (i) A change to the Person or group of Persons that own or beneficially control, or have the right to exercise control over, sufficient voting shares of Licensee to elect a majority of its board of directors;

**Commented [MG19]:** Can CKPC better define what assessment will actually be required prior to occupation? This definition is vague. What tests and what information does CKPC want specifically?

**Commented [MG20]:** Village is a governmental actor. This definition is not applicable.

**Agreement No.: 5100601**

- (ii) A change of the Person or group of Persons that directly or indirectly de facto control or direct the management and policies of Licensee; and
  - (iii) A sale or any agreement to sell all or substantially all the assets of Licensee.
  - (iv) As the Licensee is a public governmental body governed by an elected Board of Trustees, Change of Control shall not include changes to the Board of Trustees caused by elections, vacancies, or other circumstances which occur in the normal course.
- b) **"Claims"** means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultants' fees, response costs, remedial action costs, cleanup costs, and expenses that may be related to any Claims).
- c) **"CPKC"** means the entity named as such on the first page of this Agreement, its successors (including corporate successors in title to all or any part of the Licensed Premises) and assigns, and if an individual, their heirs, executors, administrators, and legal representatives, including, without limitation, their respective permitted successors, assigns, personnel, contractors, consultants, suppliers, and service providers.
- d) **"CPKC Indemnified Parties"** means, individually and collectively, (a) CPKC; (b) CPKC's parent(s), affiliates, subsidiaries, predecessors, successors, and assigns; (c) directors, officers, stockholders, employees, agents, invitees, and insurers of the Persons described in (b); or (d) anyone acting on behalf of any Person described in (a), (b) or (c).
- e) **"CPKC Lands"** shall have the meaning set forth in Recital B.
- f) **"Emergency Response Plan"** means the plan created by Licensee that addresses any event that is hazardous, unsafe, unhealthy, or environmentally unsound condition, activity, or spill on the Licensed Premises.
- g) **"Emergency Situation"** means a situation arising that causes an immediate and serious threat or danger to the public, CPKC employees or personnel, CPKC property, or Railway Operations.
- h) **"Environmental Claim"** means a Claim under one or more Environmental Laws or relating to Hazardous Materials at, on, under, or from the Licensed Premises, including but not limited to any cleanup, response, removal, or remediation required by Governmental Authorities or Applicable Laws, including any Remediation ordered or required by a governmental entity related to the presence of any Hazardous Materials on the Licensed Premises or migrating therefrom that may affect the air, soil, surface waters, ground waters, streams, sediments, or similar environmental conditions caused by, resulting from, arising out of, or occurring during the Term or relating in any way to this Agreement.

**Commented [MG21]:** This clarification is necessary given the Village's governing board regularly turns over with publicly held elections, and should not constitute a change in control.

**Agreement No.: 5100601**

- i) **"Environmental Laws"** means all Applicable Laws, and all other laws controlling soil, air, water, noise, Hazardous Substances, solid waste, and other pollution or relating to the storage, transport, release or disposal of Hazardous Substances, waste, or other pollutants.
- j) **"Environmental Management Plan"** means the plan created by Licensee pertaining to the protection of the Licensed Premises.
- k) **"Event of Default"** means specified event or actions by a Party in which that Party fails to fulfill its obligations set forth by this Agreement, as further described herein.
- l) **"Governmental Authority"** means any government, legislature, or any governmental, quasi-governmental or regulatory authority, agency, commission, department or board, or any political subdivision thereof, or any court or any other law, regulation, or rule-making entity, having jurisdiction in the relevant circumstances, or any other authority charged with the administration or enforcement of Applicable Laws.
- m) **"Hazardous Substances"** means any substance, class of substance or mixture of substances or such quantity of an otherwise non-hazardous substance or substances, which are or may be detrimental to the environment or human health including, without limitation:
  - (i) any contaminant, pollutant, noxious substance, hazardous waste, radioactive, explosive, poisonous, corrosive, flammable or toxic substance, urea formaldehyde foam insulation, asbestos, PCBs, PFAs, PFOAs, medical waste or hazardous biological material;
  - (ii) any substance that, if added to any water, would degrade, or alter the quality of the water to the extent that it is detrimental to its use by human or by any animal, fish, or plant;
  - (iii) any solid, liquid, gas or odour or combination of any of them that, if emitted into the air, would create, or contribute to the creation of a condition of the air that endangers the health, safety, or welfare of persons or the health of animal life or causes damage to plant life or to property;
  - (iv) substances declared to be hazardous, toxic, or dangerous under any law or regulation now or hereafter enacted by any Governmental Authority having jurisdiction over CPKC, Licensee, or the Licensed Premises;
  - (v) the storage, manufacture, disposal, treatment, generation, use, transport, remediation, or release into the environment of which is prohibited, controlled, regulated, or licensed under any law having jurisdiction over the CPKC, Licensee, or the Licensed Premises; and
  - (vi) which in the CPKC's opinion, acting reasonably, may, immediately or in the future directly or indirectly, cause harm or degradation to the environment or to the health or welfare of any living thing.

**Agreement No.: 5100601**

- (vii) Notwithstanding the foregoing, Hazardous Substances shall in no way be construed to include sanitary sewer wastewater or its components as properly conveyed through the sanitary sewer lift station and is appurtenances that will occupy the Licensed Premises. Under the Resource Conservation and Recovery Act (RCRA), using the Domestic Sewage Exclusion, municipal sewage is specifically excluded from the definition of hazardous waste.

**Commented [MG22]:** The definition of hazardous substance is overbroad and may include sanitary sewer wastewater being conveyed through the lift station. We want to ensure that the material being conveyed does not run afoul of these hazardous substance requirements.

3. **"Improvement"** means facilities, structures, or fixtures affixed to or constructed onto the Licensed Premises, with the exception only of equipment not in the nature of fixtures.
- a) **"Interference"** means to endanger, hinder, interfere with, or affect Railway Operations.
- b) **"License Fee"** means the fee payable by Licensee to CPKC for the use of the Licensed Premises, as defined and adjusted by the terms of this Agreement.
- c) **"Licensed Premises"** shall have the meaning set forth in Recital C.
- d) **"Licensee"**, including all references to Licensee's personnel, means the entity named as such on the first page of this Agreement, both jointly and severally, and his, her, its and their executors, administrators, successors and permitted assigns, including, without limitation, their respective permitted successors, assigns, personnel, contractors, consultants, suppliers, and service providers.
- e) **"Licensee's Operations"** means the operations identified in the Operating Plan by Licensee in conducting its business and activities on the Licensed Premises pursuant to this Agreement, and any other ancillary agreements pertaining to the Licensed Premises.
- f) **"Operating Plan"** means Licensee's operating plan, as described herein, describing the Permitted Use, together with any amendments or replacements of such operating plan from time to time, and any other ancillary agreements.
- g) **"Overhold"** means Licensee's continued use or possession of the Licensed Premises after the expiration or earlier termination of this Licenses with CPKC's consent but without a written agreement, and CPKC accepts payment of License Fees, from Licensee.
- h) **"Parties"** means CPKC and Licensee, and **"Party"** means either CPKC or Licensee.
- i) **"Permitted Use"** means the purpose and activities for which Licensee has been granted permission to use the Licensed Premises, as further defined in Schedule D.
- j) **"Person"** shall be broadly interpreted and includes an individual, body corporate, partnership, joint venture, trust, association unincorporated organization, the Crown, any Governmental Authority, or any other entity recognized by law.

**Agreement No.: 5100601**

- k) **"Railcars"** means each loaded or empty railway freight railcar, or similar equipment, handled by or for Licensee.
- l) **"Railway Operations"** means the operations, business, and undertaking of CPKC, including, without limitation:
  - (i) the use operation, repair, maintenance, and storage of CPKC's trains, locomotives, Railcars, railway machinery, vehicles and equipment of every kind and nature whatsoever;
  - (ii) transporting, inter alia, freight, commodities, and goods;
  - (iii) transloading, inter alia, freight, commodities, and goods;
  - (iv) the use, installation, alteration, relocation, maintenance, and removal of, inter alia, railway tracks, trackage, switches, signals, signals, and communications systems thereon, (including, without limitation, conduits, cables, fibres, radio, radio repeater stations, towers, associated equipment, and any replacement thereto (in whole or in part), or any similar or comparable communications systems, together with all related infrastructures, cables, conduits, fibres, and towers);
  - (v) the use, operation, repair, maintenance, and undertaking of utility works associated with any of the above; and
  - (vi) all other appurtenances, equipment, improvements, and facilities now or hereafter erected or placed on, over or under CPKC right of way for the purpose of such operations.
- m) **"Release"** means discharging, spraying, abandoning, depositing, spilling, leaking, seeping, pouring, emission, dumping and placing; "Release" and "Released" shall have corresponding meanings.
- n) **"Remediation"** means any cleanup, response, removal, mitigation, abatement, elimination, or control of any Hazardous Materials or other environmental condition as required or recommended by a Governmental Authorities, Applicable Laws, or the terms of this Agreement.
- o) **"Safety Laws"** means:
  - (i) Applicable Laws related to the safety of Railway Operations;
  - (ii) The regulations, orders, specifications, and directives of Governmental Authorities having jurisdiction in respect of CPKC Operations and federally regulated railways and railway lands; and
  - (iii) Applicable Laws related to Railway Operations, Licensee's Operations, and all other activities related to Licensee's use of the Licensed Premises, in force with respect to health or occupational health and safety.

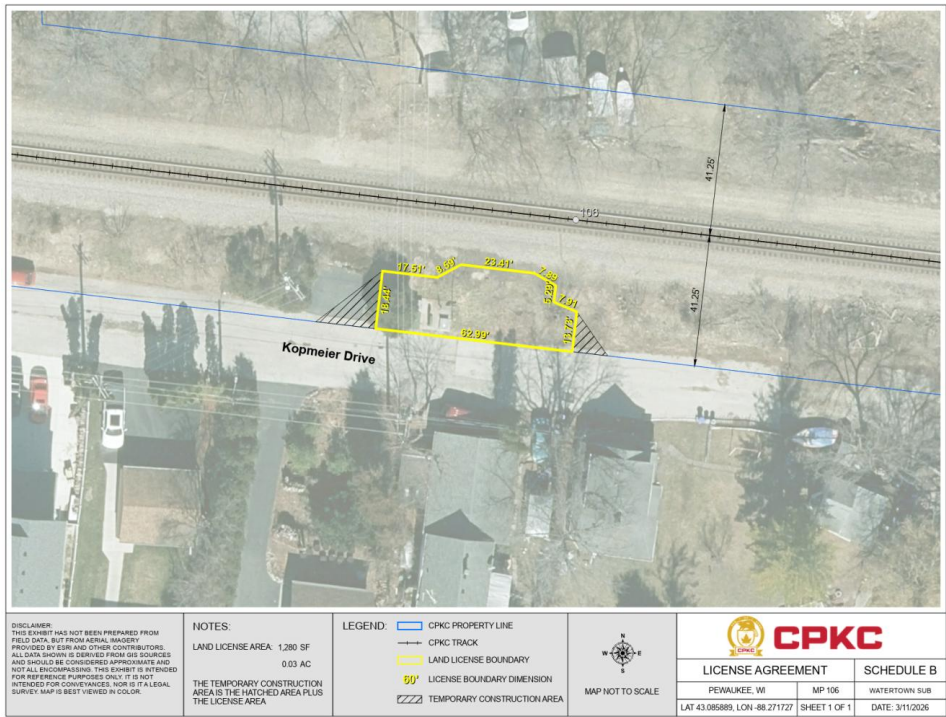
**Agreement No.: 5100601**

- p) **"Surrender Environmental Assessment"** means the environmental site assessment conducted immediately prior to Licensee's surrender of the Licensed Premises.
- 4. **"Timetable"** means the CPKC operating timetable in effect from time to time for the service area in which CPKC Lands are located, as revised, amended, or supplemented from time to time.
- a) **"Waste"** means any substance capable of causing pollution or contamination to air, land or water and includes all substances defined as "waste" in the Applicable Laws.

DRAFT

SCHEDULE B – PLAN OF THE LICENSED PREMISES

The Licensed Premises is identified and shown on drawing Schedule B, dated March 11,2026 attached hereto. Changes to the approved drawings are to be incorporated into this Agreement as an amendment.





**SCHEDULE C – INSURANCE REQUIREMENTS**

1. Licensee, at its sole cost and expense, shall take out and keep in full force and effect, (or cause to be taken out and kept in full force and effect) throughout the Term the following insurances:

- a) **Commercial General Liability** insurance covering all Operations pursuant to this Agreement, where such policies shall have inclusive limits of not less than **Six Million Dollars (\$6,000,000)** for each occurrence involving personal injury, bodily injury, death or property damage including loss of use thereof, and shall by its wording or endorsement include without limitation the following:
  - (i) CPKC Indemnified Parties as an additional insured with respect to the Licensees indemnity obligations under this Agreement;
  - (ii) "cross liability" or "severability of interest" clause which shall have the effect of insuring each entity named in the policy as an insured in the same manner and to the same extent as if a separate policy had been issued to each;
  - (iii) blanket contractual liability, including the insurable liabilities herein assumed by Licensee under this Agreement;
  - (iv) sudden and accidental pollution;
  - (v) products and completed operations; and
  - (vi) shall not exclude operations on or in the vicinity of the railway right of way.
- b) **Automobile Liability** covering bodily injury and property damage in an amount not less than **Five Million Dollars (\$5,000,000)** all inclusive covering the ownership, use and operation of any motor vehicles and trailers which are owned, non-owned, leased or controlled by Licensee and used in regards to this Agreement.
- c) **Contractor's Pollution Liability** insurance, including naming the CPKC Indemnified Group as an additional insured, with a limit of not less than **Five Million Dollars (\$5,000,000)** for any one loss or pollution event. Coverage shall include, but not be limited to, claims for bodily injury, death, damage to property including the loss of use thereof, clean-up costs and associated legal defense expenses arising from pollution conditions caused by, and/or exacerbated by, work performed by the Licensee. The policy shall be endorsed to contain a blanket contractual liability endorsement. If this policy is written on a "claims-made" basis it shall remain in effect for no less than twenty-four (24) months after the expiry or termination of this Agreement.
- d) **Workers Compensation** insurance which shall be in strict accordance with the requirements of the most current and applicable state Workers Compensation insurance laws, and Employers' Liability insurance including Occupational Disease insurance with limits of not less than **One Million Dollars (\$1,000,000)** each accident/each employee, and where appropriate coverage under said policies to be extended for liability under the FELA, USL&H Act, and the Jones Act. Licensee shall, before any services are commenced under this Agreement, submit written evidence that it has obtained full Workers Compensation insurance coverage for persons whom it employs or may employ

Commented [MG23]: The Village is a governmental actor. Its current insurance already has high aggregate limits of \$6 million for each occurrence, we would request that this be modified to comport with our current insurance.

**Agreement No.: 5100601**

in carrying out the services under this Agreement. CPKC Indemnified Group shall be waived of any and all subrogation in the event of injury, death, losses, incidents, claims and potential claims.

2. The acquisition and maintenance of insurance policies by Licensee shall in no manner limit or restrict the liabilities incurred by Licensee under the provisions of this Agreement.
3. The insurance coverage required to be maintained pursuant to this Agreement shall be primary and not excess of any other insurance that may be available. Unless otherwise provided above, all insurance coverage shall take place in the form of an occurrence basis policy and not a claims made policy.
4. Licensee shall waive any and all subrogation in the event of injury, death, losses, incidents, claims and potential claims where permissible under the insurance policies required under this insurance schedule.
5. The insurance coverage shall be endorsed to provide CPKC with not less than thirty (30) days written notice in advance of cancellation.
6. Licensee shall, prior to the effective date of this Agreement, and upon the insurance renewal date thereafter, furnish to CPKC Certificates of Insurance evidencing the above coverages by email to [cpkc@ebix.com](mailto:cpkc@ebix.com). Upon request, Licensee shall provide CPKC with certified copies of the insurance policies. Such insurance policies shall be by registered mail to the specific attention of: Risk Management, Canadian Pacific Kansas City, 7550 Ogden Dale Road SE, Calgary, AB T2C 4X9.
7. CPKC shall have no obligation to examine such certificate(s) or to advise Licensee if its insurance coverage is not in compliance with this Agreement. Acceptance of any certificate(s) which are not compliant with the requirements set out herein shall in no way whatsoever imply that CPKC has waived its insurance requirements.
8. Licensee shall provide CPKC with written notice and all reasonable particulars and documents related to any damages, losses, incidents, claims, and potential claims concerning this Agreement as soon as practicable after the damage, loss, incident, or claim has been discovered. Licensee is responsible for any deductible and excluded loss under any insurance policy. The deductible in any insurance policy shall not exceed such maximum amount that a reasonably prudent businessperson would consider reasonable.
9. CPKC reserves the right to maintain the insurance in good standing at Licensees expense and to require Licensee to obtain additional insurance where, in CPKC's reasonable opinion, the circumstances so warrant. If the Licensee fails to maintain the insurance required under this Agreement, CPKC may at its option, terminate this Agreement upon 30 days written notice to Licensee and a Fifteen (15) day right to cure for Licensee to cure any claimed insurance deficiency.

**SCHEDULE D – PERMITTED USE**

**1. Licensee's Operations**

- a) CPKC hereby grants permission to Licensee to conduct Licensee's Operations, in accordance with the Operating Plan on the Licensed Premises, for the sole purpose of:
  - (i) Sanitary Sewer Lift Station and Building and related appurtenances (together, the "**Permitted Use**").

**2. Approved Products**

- a) The following are those products which CPKC grants Licensee authorization to bring onto or be stored upon the Licensed Premises (the "**Approved Products**"):
  - (i) Waste materials of any kind as conveyed to the Lift Station and Building by the sanitary sewer system to which such Lift Station and Building are connected.
- b) Licensee shall, at all times, assume complete and sole responsibility for all Approved Products in its care, custody, or control, including all times which they are on the Licensed Premises.
- c) While on the Licensed Premises, Licensee shall be responsible to provide appropriate inspections, supervision, and monitoring at all times of:
  - (i) Licensee's Operations, in accordance with the Operating Plan; and.
- d) Licensee shall ensure that all of Licensee's Operations associated with the handling of Approved Products on the Licensed Premises are performed in a safe and proper manner, in accordance with the Operating Plan and Applicable Laws.
- e) Licensee shall maintain its own site-specific Emergency Response Plan for Licensee's Operations and Approved Products and ensure that all its personnel understand and abide by the practices and procedures described in the Operating Plan.
- f) Licensee shall ensure that all Licensee personnel have sufficient training to handle the Approved Products and perform Licensee's Operations, including the handling of any Hazardous Substances required for Licensee's Operations.
- g) Licensee will make available to CPKC any training documentation requested by CPKC.

**SCHEDULE E – ENVIRONMENTAL REQUIREMENTS**

3. No Nuisance. Licensee shall not and shall not cause or permit any third party to cause any nuisance upon the Licensed Premises or CPKC Lands and shall at all times keep the Licensed Premises in a clean, safe, and sanitary condition, and free from brush, vegetation and accumulations of any materials which may create a fire hazard. Licensee shall take care to avoid a hazardous, unsafe, unhealthy, or environmentally unsound condition, activity, or spill on, under, at, or near the Licensed Premises;
4. No Hazardous Substances. Licensee shall not and shall not cause or permit any third party to bring, keep, store, or transfer any Hazardous Substance in, at, or upon the Licensed Premises, including without limitation the installation of any transformers containing PCBs, except as expressly provided for in this Agreement or with the prior written consent of CPKC, which consent may arbitrarily be denied or withheld in CPKC's sole discretion.
5. Restricted Activity. Licensee shall not and shall not cause or permit any third party to:
  - a) undertake any activity that will cause, allow, or require the import any soils or other fill material at, to, or on the Licensed Premises;
  - b) undertake any activity that will cause, allow, or require the disturbance, displacement, removal, or disposal of any soils or other fill material at, from, or on the Licensed Premises;
  - c) conduct any environmental investigation, including without limitation Phase I, Phase II, preliminary, or baseline assessments;
  - d) perform any intrusive testing or screening including without limitation soil testing, soil sampling, ground water testing, surface water testing, Jerome meter (Hg), Niton XRF screens for lead paint, vapor intrusion testing, boring, digging, drilling, or other physical intrusion of the Licensed Premises or any part thereof;
  - a) install monitoring wells as part of any environmental investigation or remediation;
  - b) interfere with, impair, disturb, or in any way impact any environmental remediation or remedial action that has been or may be implemented at, on, under, or near the Licensed Premises; or
  - c) allow the Licensed Premises or CPKC Lands to become a hazardous waste treatment, storage, or disposal facility within the meaning of, or to otherwise bring any such property within the ambit of, Environmental Laws;
  - d) undertake any Remediation, or restoration of the Licensed Premises,without the explicit, prior, written consent of CPKC, in each case in CPKC's sole reasonable discretion.
6. Entry by Governmental Authorities. Licensee may permit Governmental Authorities with jurisdiction to enter upon the Licensed Premises for the purpose of inspecting or monitoring Licensee's Operations, environmental investigations, or Remediation. Whenever possible, Licensee shall advise CPKC (by telephone or other means calculated to bring the matter to CPKC's immediate attention) prior to permitting such Governmental Authorities to enter upon the Licensed Premises. The actions and omissions of such Governmental Authorities while on the Licensed Premises for such

**Agreement No.: 5100601**

inspections and monitoring shall be deemed the actions and omissions of Licensee. Licensee is not authorized to permit Governmental Authorities to enter upon the Licensed Premises for any other purpose.

7. Condition of the Licensed Premises.

a) Baseline Environmental Assessment.

- (i) At the beginning of the Term and prior to Licensee's occupation of the Licensed Premises, Licensee at its sole risk and expense, shall obtain an environmental assessment of the Licensed Premises from an independent consultant, with scope, work plan, and consultant to the satisfaction of CPKC (the "**Baseline Environmental Assessment**"). Licensee shall provide a copy of the Baseline Environmental Assessment to CPKC.
- (ii) Without limiting the foregoing, if deemed prudent by CPKC, Licensee shall take soil and/or water samples at various intervals and locations as directed by CPKC. In the event that significant environmental impacts are detected, Licensee may be required to perform additional tests and/or installations, such as monitoring or testing wells.

b) Surrender Environmental Assessment.

- (i) At the expiration or earlier termination of the Agreement, Licensee at its sole risk and expense, shall obtain an environmental assessment of the Licensed Premises from an independent consultant, with scope, work plan, and consultant to the satisfaction of CPKC (the "**Surrender Environmental Assessment**").
- (ii) If Licensee fails to obtain a Surrender Environmental Assessment, CPKC may obtain such report in accordance with this section and Licensee shall pay to CPKC the cost of such report, plus thirty percent (30%) for overhead.

8. Restoration of the Licensed Premises.

- c) Licensee shall surrender the Licensed Premises free of any Hazardous Substances resulting from Licensee's occupation or use of the Licensed Premises during the Term of this Agreement and ensure the Licensed Premises is restored to or better than the baseline conditions as set out in the Baseline Environmental Assessment. If Licensee did not obtain a Baseline Environmental Assessment, Licensee shall restore the Licensed Premises to a standard permitting unrestricted use of the lands within the meaning of Environmental Laws.
- d) Any restoration required for the Licensed Premises shall be performed by Licensee at its sole risk and expense.
- e) Licensee shall have the burden of proving that any environmental contamination has not resulted from its occupation or use of the Licensed Premises.
- f) Disposal of Hazardous Substances and Waste. Licensee, at its sole risk and expense, shall arrange for the lawful transportation and offsite disposal of any and all Waste, Hazardous Substances, contaminated soil, contaminated water, regulated Improvements, or any other similar materials that it shall use or generate on the Licensed Premises. Removal shall be only by a licensed

**Commented [MG24]:** To the greatest extent possible, we request that the specific assessment activities or information required by the railroad prior to occupation be set forth in this Agreement. The language as drafted is too vague as to what can be required and what the village is actually asked to do. Please propose what assessment you would like the village to do.

**Agreement No.: 5100601**

professional and be disposed of only at a facility approved for disposal of type of material involved.

- g) Disposal of Drill Cuttings, and Excess Soils. Licensee, at its sole risk and expense, shall handle, store, treat, transport, and dispose off-site all drill cuttings, soil and sediment samples, purge water, dewatering effluent, water samples, excess excavation material, and all wastes of every kind and nature in a manner acceptable to CPKC and in accordance with all Applicable Laws. Drill cuttings shall not be used as backfill.
- h) If Licensee fails to Remediate or restore the Licensed Premises pursuant to these requirements after 30 day notice and 15 day right to cure for Licensee, CPKC may perform such restoration and Licensee shall pay to CPKC the cost of such restoration, plus thirty percent (30%) for overhead.
- i) if CPKC and Licensee disagree as to whether the Remediation or restoration of the Licensed Premises is technically appropriate or complete, Licensee, at its expense, shall retain an environmental consulting firm acceptable to CPKC to review Licensee's activities, with a scope acceptable to CPKC and report whether Licensee has fulfilled its obligations.
- j) All activities contemplated within this schedule shall be conducted:
  - (i) by a reputable and duly licensed consultant that is approved in writing by CPKC;
  - (ii) in accordance with a work plan, submitted to CPKC a minimum of 30 days before the initiation of the proposed activities, and approved in writing by CPKC;
  - (iii) using all due care and attention and only entering onto the Licensed Premises when safe to do so;
  - (iv) in a professional and competent manner that meets or exceeds industry standards;
  - (i) in a manner that avoids causing any disturbance, injury, or damage to the Licensed Premises or CPKC Lands; and
  - (v) in a manner that does not interfere with, impair, or disturb Railway Operations, other CPKC tenants, or other occupants of the Licensed Premises.

9. Releases by Licensee.

- k) Licensee shall not cause or allow the Release or threat of Release of any Hazardous Substance on, under, about, to, or from the Licensed Premises or CPKC Lands.
- l) Licensee shall maintain a detailed plan to address any potential Release or discovery event referred to herein and make it available to CPKC upon request (the "**Emergency Response Plan**").
- m) Licensee shall promptly notify CPKC of any actual or suspected Release or condition of any Hazardous Substance on, to, or from the Licensed Premises, regardless of the cause of the Release or condition. If the Release or condition poses an immediate risk to the environment, health or safety, and permitting it is safe to do so, Licensee shall take all, but only, those reasonable actions to mitigate, eliminate, or protect against the risk. Notwithstanding the foregoing, Licensee shall cease activities in that portion of the Licensed Premises until directed otherwise by CPKC in writing.

**Agreement No.: 5100601**

- n) Upon approval by CPKC, Licensee shall, at its sole risk and expense, promptly commence and complete all actions required under Environmental Laws, as outlined in the Emergency Response Plan, or as reasonably required by CPKC to fully Remediate and restore the Release or condition.
- o) Licensee shall completely clean up any such spill or condition; shall dispose of any contaminated soil or Waste in a properly licensed disposal facility and shall replace contaminated soils with fill material approved by CPKC;
- p) CPKC shall not be responsible for any costs or expenses for the Remediation or restoration related to a Release or condition caused by, or attributable to, any act or omission of Licensee, its employees, agents, representatives, contractors, or invitees.
- q) Pre-Existing Contamination. Licensee shall undertake and bear all costs of Remediation of contaminations discovered as a result of Licensee's Operations or Improvements. Remediation shall be to a standard that permits unrestricted use of the Licensed Premises for Licensee's Permitted Use and Railway Operations, in compliance with Environmental Laws.

10. Required Notices and CPKC Participation.

- a) Licensee will provide CPKC with at least seven (7) business days' prior written notice prior to beginning any separate phase of an investigation or Remediation. Such notice will identify the phase of the work to be completed upon entry, the responsible person(s) who is to conduct the work, and such person(s)'s contact information. Licensee shall provide CPKC with written notice again promptly after such phase of the work has been completed. Notwithstanding the foregoing notice period, Licensee acknowledges that CPKC may be unable to provide flagging protection to permit entry to the Licensed Premises at the proposed time. As a result, Licensee acknowledges there may be delay in entry to the Licensed Premises.
- b) Following receipt of any notice, order, claim, investigation, information request, letter, summons, citation, directive, or other communication identified pursuant to the terms of this schedule, Licensee shall notify and permit CPKC to participate in any and all investigations, telephone conferences, settlement discussions, Remediation plans, and all other interactions, direct or indirect, with governmental or regulatory officials, and Licensee shall take all action necessary to ensure that any indemnification, release, waiver, covenant not to sue, or hold harmless agreement benefiting Licensee and arising out of such activities, whether from a governmental or regulatory entity or from a private entity, also benefits CPKC to at least the same extent as Licensee.

11. Information, Reporting, and Confidentiality.

- a) Licensee will, upon receipt and without charge, deliver to CPKC a copy of all plans, reports, field data, logs, analytical results, or other data from the work or relating to the Licensed Premises.
- b) If any plan or report is to be filed or made available to any Governmental Authority, then Licensee shall also give CPKC not less than ten (10) working days to review and comment on a draft of such plan or report and when preparing any such final plan or report pertaining to the work, Licensee or its contractor shall give due consideration to CPKC's comments with respect to the

**Agreement No.: 5100601**

draft of that plan or report. Licensee will promptly provide CPKC with a copy of any final plan or report.

- c) Licensee further agrees that it will promptly provide to CPKC copies of all plans, reports, correspondence, notices, inquiries or requests, claims, and other communications submitted to or received from environmental authorities having jurisdiction or any other Person, relating to the work or the Licensed Premises.
- d) Licensee shall include CPKC on its correspondence with Governmental Authorities regarding environmental conditions at the Licensed Premises.
- e) Licensee shall not disclose, or permit to be disclosed or published except as required by Applicable Laws, any reports concerning data or other information relating to or arising out of any environmental study or investigation of the Licensed Premises, without the prior consent of CPKC;
- f) Licensee shall, upon written request by CPKC, provide CPKC with copies of transportation and disposal contracts and manifests for all Hazardous Substances and Waste transported off the Licensed Premises by Licensee. Licensee shall be identified as the generator on all such manifests.
- g) Licensee shall promptly provide CPKC with copies of all summonses, citations, directives, information inquiries or requests, notices of potential responsibility, notices of violation or deficiency, orders or decrees, claims, causes of action, complaints, investigations, judgments, letters, notices of environmental liens or response actions in progress, and other communications, written or oral, actual, or threatened, from Governmental Authorities. or any other entity, or individual, concerning:
  - (i) any release of a Hazardous Substance on, to, or from the Licensed Premises;
  - (ii) the imposition of any lien on the Licensed Premises; or
  - (iii) any alleged violation of or responsibility under any Environmental Laws relating to the Licensed Premises.
- h) Record Keeping. Licensee shall keep records of all reporting and written communication relating to activities conducted pursuant to this schedule for a period consistent with the prevailing laws and schedules required of municipal records retention in the State of Wisconsin.
- i) Nothing the foregoing Schedule shall be construed as a waiver by Licensee of the limitations, defenses, and immunities contained in Wisconsin law including, but not limited to, Wis. Stats. sec. 893.80, 895.52, and 345.05. Further, to the extent indemnification is available and enforceable, the Licensee or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law."

**Commented [MG25]:** Village is a governmental actor subject to public records laws. We cannot contract away that obligation.



**SCHEDULE F – ACCESS PROTOCOLS**

1. **Access Requirements.** In order to ensure compliance with Safety Laws, the safety of all personnel, CPKC employees and Railway Operations, Licensee's access to any CPKC property will be subject to the following conditions (collectively, the "**Access Protocols**").
  - a) Licensee shall notify the designated CPKC representative sixty (60) days in advance of any Work occurring on CPKC property that requires flagging. Licensee shall deliver notice to CPKC by contacting the designated CPKC representative not less than five (5) Business Days prior (or such longer period as CPKC may reasonably determine from time to time to ensure flagging protection and all safety measures can be scheduled) to the date upon which Licensee seeks to enter upon CPKC property, together with such other information as CPKC may reasonably require.
  - b) No work of any nature shall be undertaken without scheduled flagging protection, unless otherwise agreed in writing by CPKC.
  - c) Licensee shall provide notice to and obtain consents from owners of utility works, facilities, or structures (including third party fibre systems) who may be affected by the Work, including those third parties who are required to give consents to protect or relocate such utilities. Absent CPKC's prior written approval, Licensee shall not enter into any permanent utility crossing agreements with respect to CPKC owned land.
  - d) In the event Licensee requires emergency access to the surface or subsurface of CPKC property, Licensee shall contact CPKC Police at 1-800-716-9132, or such other contact number CPKC may publish from time to time.
  - e) Licensee shall immediately notify CPKC in the event of an Interference or Emergency Situation or damage to railway property or the railway lands.
2. **Safety and Security Requirements.** In addition to the Access Protocols, the Parties agree that any Work carried out on CPKC property will be subject to the following safety and security conditions (collectively, the "**Safety and Security Protocols**").
  - a) Licensee shall be solely responsible for ensuring the safety and health of all personnel in connection of the Work and for compliance with Applicable Laws.
  - b) Licensee agrees to ensure that all personnel (including any subcontracted personnel) have a form of identification displayed at all times while on CPKC property to comply with CPKC safety and security requirements.
  - c) Licensee agrees to comply with and to ensure its contractor complies with all safety, security or regulatory directives and requirements as communicated by CPKC from time to time.
  - d) Licensee, or its contractor, shall be responsible for developing, implementing, and maintaining its own safety and emergency response plan for the Work site and for ensuring that all personnel of the Parties, together with any subcontracted personnel, understand and comply with the practices and procedures set out in such plan. In addition to the minimum requirements

**Commented [MG26]:** The 60 day notice and then the 5 day notice don't seem compatible. Why would the Village give 60 day notice if the flagging determination and scheduling won't be occurring until 5 days notice anyway?

**Commented [MG27]:** Is there a list of work types that would require flagging? How is the Village supposed to know what work requires flagging and what does not? This should be better defined.

**Agreement No.: 5100601**

stipulated in subsection 2(c) of this schedule, the safety and emergency response plan must include:

- (i) reporting and response procedures in the event of an incident or accident;
  - (ii) emergency response service providers and contacts and their phone numbers; and
  - (iii) incident reporting phone numbers, including phone numbers for CPKC incident reporting and local CPKC personnel.
- e) Licensee and all personnel (including subcontracted personnel) shall adhere to the directions of any CPKC flag persons, inspectors and supervisory personnel (including engineering and technical support) as CPKC may require to supervise any Work on CPKC property. Instructions may include orders with respect to security restrictions, safety requirements, Interferences, or Emergency Situations.
- f) Licensee acknowledges that CPKC has limited resources available for flagging protection and that flagging protection is subject to the availability of qualified flag persons who must be allocated by CPKC across its service area for ongoing railway operations and other concurrent construction and maintenance projects. CPKC will provide flag persons for the duration of the Work to Licensee, and Licensee agrees to reimburse CPKC for that service. The flagging duration will not exceed fourteen (14) days without CPKC's consent.

3. Notwithstanding CPKC consent to commence construction and provide access to the railway lands, if an Emergency Situation arises over, on or under CPKC's property, or the presence of Licensee (or its contractor) or their activities are causing an unauthorized Interference, CPKC may direct that Licensee and its contractor and associated personnel exit from CPKC property for such period of time as CPKC deems appropriate. Any unauthorized Interference or Emergency Situation caused by Licensee must be remedied to the complete satisfaction of CPKC prior to CPKC allowing Licensee and its personnel to resume access onto CPKC Lands. CPKC shall not be responsible for any costs incurred by Licensee, its contractor or any of their personnel for any delays to the Work, the construction schedule or construction costs due to an evacuation or shutdown pursuant to this subsection 2(g).

- a) Any machinery or equipment used for the Work must meet applicable safety regulations and requirements.
- b) Licensee shall not store any fuel, oil, or lubricants on CPKC property or permit any fuelling or servicing of any machinery or equipment on railway lands.
- c) Licensee shall not cause, suffer, or permit the use of the Work site or any CPKC property by any person other than Licensee personnel required to be on or about the Work site for the purposes of completing the Work.
- d) Licensee shall be solely responsible, at its own cost and expense, for the installation and maintenance of temporary, rigid, six (6) foot high construction fences and lockable gates where reasonably required to delineate areas of responsibility between the Parties, restrict entry to the Licensed Premises, and

**Commented [MG28]:** See comment above. For this project, Brian Osbourne stated specific fencing requirements that should be referenced in the agreement, not an open ended fencing requirement that could be instituted at any time.

**Agreement No.: 5100601**

as directed by CPKC. Licensee shall keep gates locked, except when entering or exiting from the railway lands, to secure the site from entry by members of the public, trespassers, and non-personnel.

- e) Licensee agrees to ensure that all personnel, including subcontracted personnel, shall adhere to CPKC safety requirements including the publication **"Minimum Safety Requirements for Contractors Working on CPKC Property"** and such other applicable safety stipulations and rules as communicated by CPKC from time to time.

4. ERAILSAFE: Where Licensee is performing any Work on CPKC property, Licensee shall be responsible for ensuring the safety and security of its agents, employees, and subcontractors, and for ensuring the security of CPKC's operations as follows:

- a) Licensee and its employees, agents, and subcontractors shall maintain an active registration with E-VERIFILE Canada (ERAILSAFE program), or any similar organization(s) being utilized by CPKC for Licensee safety, security, and insurance compliance during the term of this Agreement, at its/their own expense. Licensee shall ensure that all agents, employees, and subcontractors, who in the scope of their duties are required to perform Licensee's obligations in this Agreement on CPKC property, have registered with the ERAILSAFE program and have completed all online safety or security training and background checks as requested by CPKC or E-VERIFILE Canada. Licensee shall ensure that all of its agents, employees, and subcontractors, carry proof of the ERAILSAFE program certification at all times while on CPKC property.

**HIPPENMEYER, REILLY, BLUM,  
SCHMITZER & FABIAN, S.C.**

THOMAS G. SCHMITZER  
LORI J. FABIAN  
MATTHEW R. GRALINSKI

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MARK G. BLUM  
OF COUNSEL

EMAIL: [MGRALINSKI@HRBLAWFIRM.COM](mailto:MGRALINSKI@HRBLAWFIRM.COM)

April 15, 2026

**Via Email ONLY: [villageadmin@villageofpewaukee.wi.gov](mailto:villageadmin@villageofpewaukee.wi.gov)**

Matt Heiser, Village Administrator  
235 Hickory Street  
Pewaukee, WI 53072

Re: Village Board Discussion; Kopmeier Drive Lift Station/Land License Agreement with Soo Line Railroad Company D/B/A Canadian Pacific Kansas City; Open Session Item

Dear Matt:

Staff have been engaged in discussions with Canadian Pacific Railroad regarding authorization for the Village to construct and operate a proposed sanitary sewage lift station in railroad right-of-way adjacent to Kopmeier Drive. A current Village lift station is located in railroad right-of-way. New authorization is needed for the upgraded and expanded proposed lift station.

Staff and railroad representatives have engaged proposals. With receipt of the railroad's latest proposal, staff feels it appropriate to elevate this matter for Village Board review, discussion, and action to review the agreement and develop a bargaining strategy in response. The railroad has proposed a land license agreement with the following salient terms:

1. A fifty (50) year license with an option to renew for an additional fifty (50) years subject to certain termination provisions.
2. A one-time license fee of \$117,000.00 payable upon commencement of the license agreement.
3. License for use of the land subject to some stringent termination procedures for emergencies and other purposes.

After review of the latest proposal, and reviewing the same with the Village Board, I believe there is room to negotiate these and other proposed terms. I have enclosed the railroad's latest proposal for insertion in the open session portion of the agenda packet for review and discussion. Given the importance of the sanitary sewer lift station project to the Village, and to preserve the Village's bargaining position on this agreement, I believe it is appropriate for the Board to enter into closed session to review the proposed terms of this license agreement with staff, including the acceptable terms, limits, and contingencies, and develop a negotiating strategy for purposes of response. If there are questions, please do not hesitate to

contact me. This letter may be included in the open session portion of the agenda packet for the Village board meeting.

Sincerely,

HIPPENMEYER, REILLY, BLUM,  
SCHMITZER & FABIAN, S.C.

*/s/: Matthew R. Gralinski*

Matthew R. Gralinski  
Village Attorney

MRG/sm  
Enc.

Cc: Dave Buechl, Director of Public Works



To: Jeff Knutson, President  
Trustees of the Village Board

From: Matt Heiser  
Village Administrator

Date: July 16, 2026

Re: July 21, 2026 Village Board Meeting 8(l):  
Review, discussion and possible action on a letter of support from the Village for  
Amtrak to operate a temporary passenger train station in the Village of Pewaukee.

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### **BACKGROUND**

Amtrak is pursuing an expansion of its Hiawatha run which currently connects Milwaukee and Chicago. The new leg, called “Hiawatha West”, will run from Milwaukee to Madison. This will include stops in Pewaukee and Watertown. The Board was originally informed of this at its meeting on October 21, 2025. The response by Board members at the time was mixed with some supporting the idea and some critical of it.

The City of Pewaukee pursued this and a site was identified near Duplainville Road. As work progressed to develop that site drainage issues arose. As a result Amtrak is requesting a site in the Village. Early in the process, when potential sites in both the City and the Village were evaluated, the existence of double track was a key component to choosing the Duplainville site. Amtrak explored other options with the owner of the track, Canadian Pacific, and the two parties concluded some additions of double track at other points along the line would alleviate the need for it in the Village.

### **ACTION REQUESTED**

The action requested of the Village Board is to approve a letter of support for Amtrak that names a temporary site for a stop.

### **ANALYSIS**

The request of Amtrak is that the hosting community be responsible to provide parking. Amtrak will provide construction of the platform.

There are two locations in the Village that Amtrak is targeting:

1. Downtown just south of the railroad track crossing at West Wisconsin.
2. On Capital Drive across the street from Kiwanis Village Park.

This is for a temporary site. Amtrak will also work on a permanent site later in the process.

There is public parking available at both locations and would not require construction at this time. Amtrak is requesting 30-35 spots reserved for their riders. However, parking downtown is at a premium for 3 months of the year. The Village could explore adding spots using the same footprint of the existing public lot on the north end of Capital Drive. If the Village did incur expenses for parking construction Amtrak informs staff that the Federal grant they are pursuing would cover 80% of those costs.

Input from the downtown businesses support this idea.

Amtrak is in the process of preparing their Service Development Plan for Federal Railway Administration review. They have scheduled a submission at the end of July and they need to identify the stops as part of their plan.

Attachment:

1. Packet of information from Amtrak.
2. Amtrak example letter of support.

# Proposed Hiawatha West

Uses existing infrastructure and extends 2 Chicago-Milwaukee *Hiawatha Service* trains west to Waukesha, Jefferson, and Dane counties

- Direct service to Chicago, no transfers required

Temporary platforms for a startup service, permanent stations in later phases

## Ridership Estimates

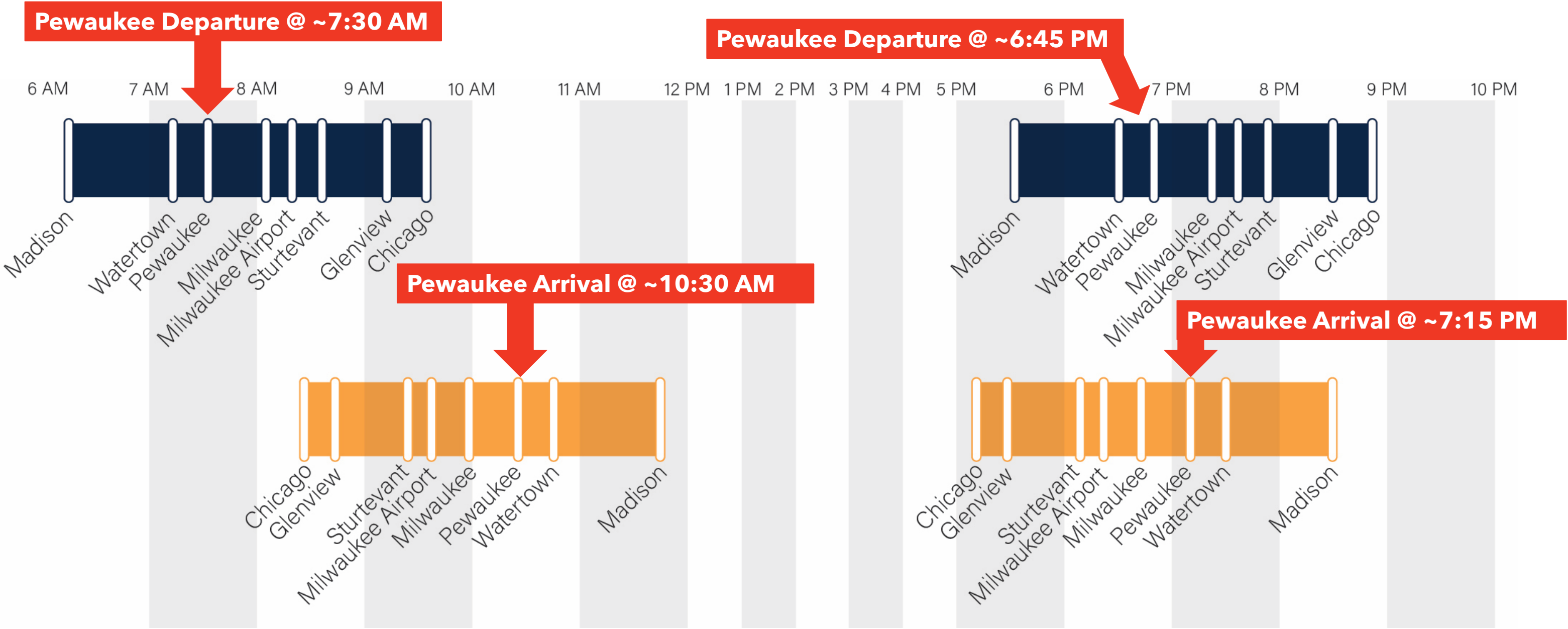
- +278,300 *passengers annually*
- ~53K ons/offs in Pewaukee





# Initial Draft Conceptual Schedule

Arrows indicate approximate stops in Pewaukee



# Temporary Station Overview

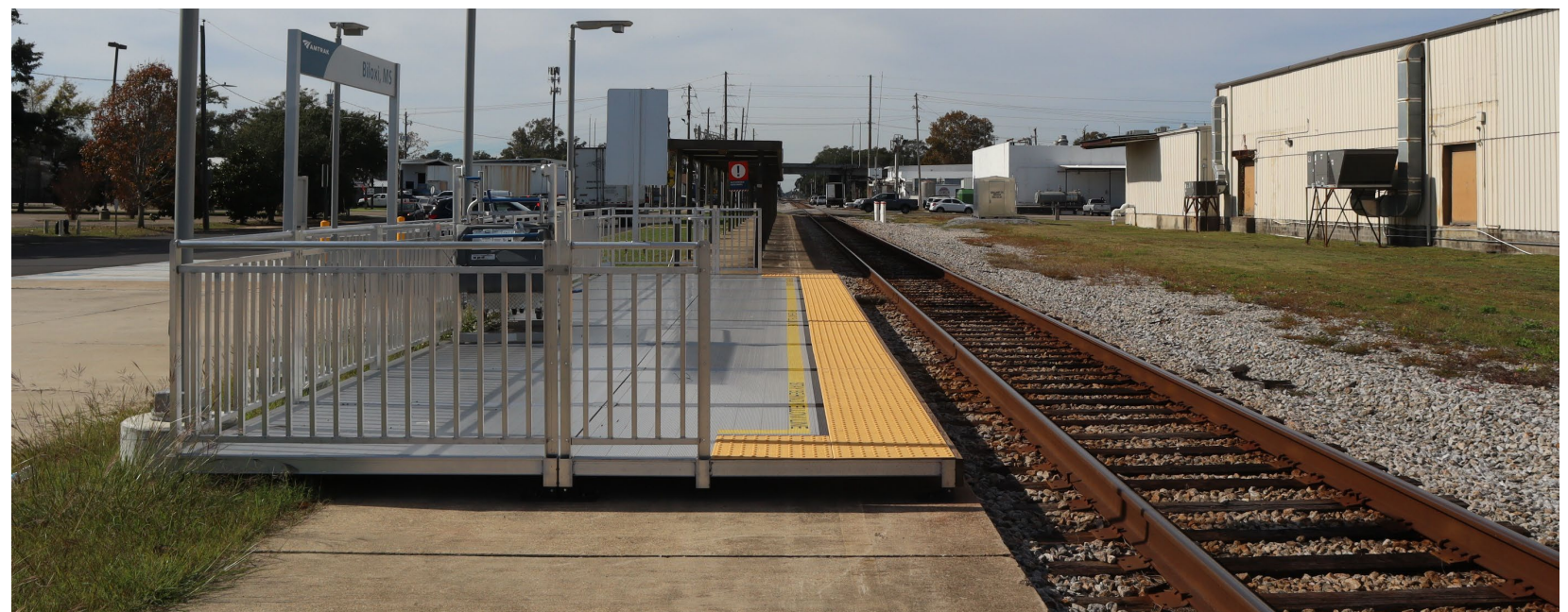
## Summary

- Temporary platforms to start service while more permanent stations are developed
- ADA accessible design: lighting, ramps, etc.



## Funding Approach

- 80% Federal/20% state funding
- Funding could cover already-planned improvements
- Pewaukee would cover ongoing parking lot maintenance





# Sites Amtrak Considered in City/Village of Pewaukee



# Pewaukee Selection Process

Duplainville Road initially selected due to location/operations benefits

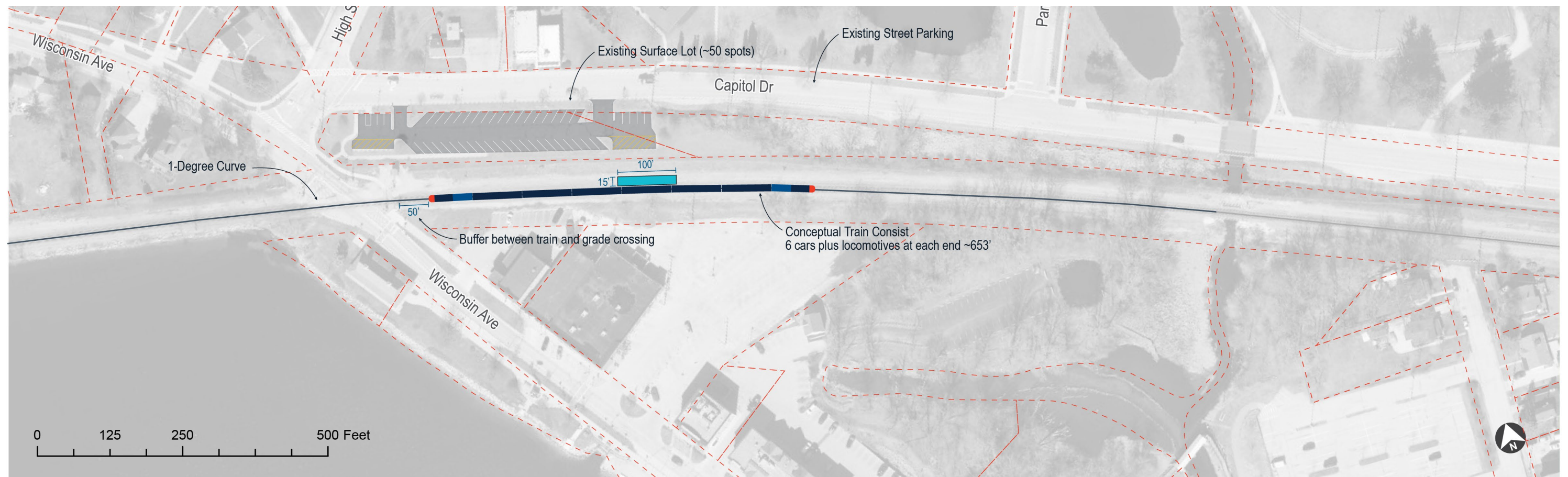
Subsequent engineering analysis revealed unanticipated engineering/drainage issues at Duplainville Road

Amtrak revisited prior sites following discussions with CPKC and review of proposed track improvements

Capitol Drive @ Wisconsin Avenue emerged as potential site due to CPKC operations, existing parking options, and implementation feasibility



# Capitol Drive @ Wisconsin Avenue



1970s Cannonball  
&  
1998 I-94 Station  
Location

~53,800  
Projected  
Annual  
Ons/Offs

~72  
Ons/Offs  
per Day

Parking expansion,  
if any, could be  
80% federally  
funded

# Station FAQs

What is needed from the Village of Pewaukee to advance the effort?

- Letter of Support for station at Capital Drive/Wisconsin Avenue
- No financial commitment anticipated at this time, there may be a future request that could involve considering in-kind contribution options with Village parking-related projects

Who is responsible for what at the station?

- Pewaukee owns/maintains the lot, it also would manage parking enforcement
- Amtrak or WisDOT own/maintain the platforms

How do we differentiate between Amtrak & Village parking spaces?  
(several options)

- The entire lot could be a paid lot with Amtrak ticket holders getting preferred or free rates
- A portion of the lot could be signed for Amtrak parking
- Pewaukee would handle parking enforcement, just as it does today



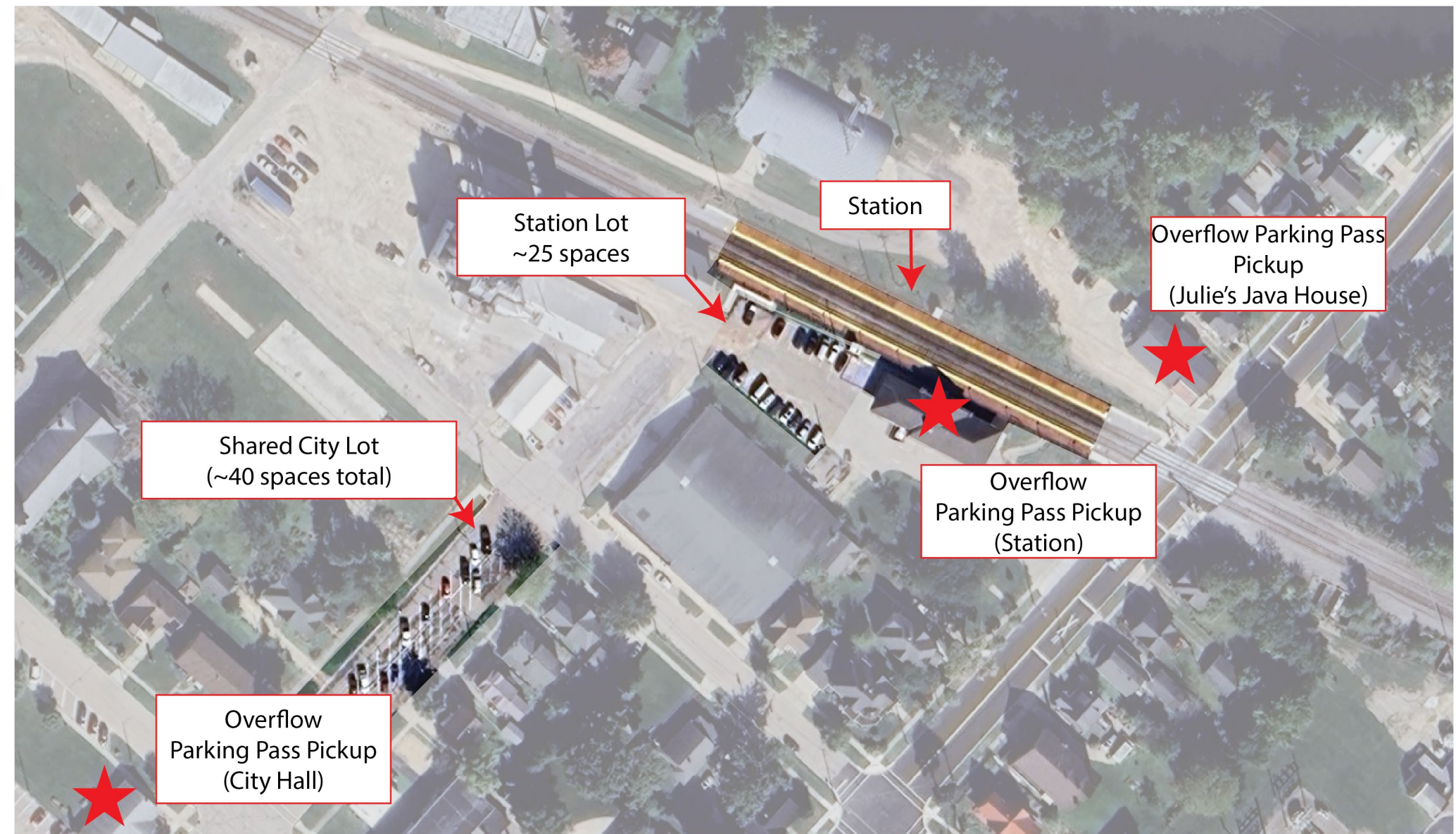
# Sample Parking Approach - Columbus, WI

## Service

- 4 trains daily, similar to Hiawatha West

## Parking

- ~25 spaces on-site
- Additional ~40 overflow spaces via nearby general city downtown parking lot
- Overflow spaces accessible via a parking pass acquired at station, city hall, and local coffee shop



# Implementation & Timing Sensitivity

## Service Development Plan (SDP)

- Draft complete, planned submission to FRA in Summer 2026
- All additional steps depend on a completed SDP in Summer 2026

## Preliminary Engineering (PE) & Environmental (NEPA)

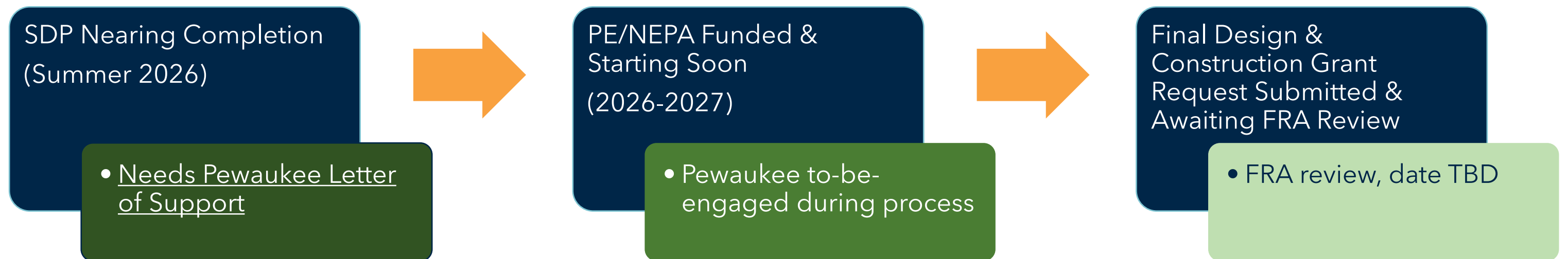
- Requires submitted SDP before starting
- 1 year to complete, anticipated start in Fall 2026
- Funded via Amtrak/Local Partners

## Design & Construction

- Requires completed PE/NEPA to-be-completed first
- 2-3 years to complete
- Amtrak/WisDOT applied for federal grant funding (CRISI-program) and delays in PE/NEPA risk delays or outright grant cancellation



# Next Steps



The Honorable Administrator Fink  
Federal Railroad Administration  
U.S. Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

RE: Village of Pewaukee Letter of Support - *Hiawatha West* Service Development Plan

Dear Administrator Fink:

On behalf of the Village of Pewaukee, Wisconsin, I write to express the Village's strong support for the *Hiawatha West* Service Development Plan and the proposed expansion of Amtrak intercity passenger rail service to Waukesha, Jefferson and Dane counties, including a Waukesha County station in the Village.

The Village of Pewaukee views the *Hiawatha West* corridor as a critical investment that will expand regional mobility, strengthen economic competitiveness, and provide residents, businesses, and visitors with a safe and reliable transportation option. The Village supports the location of Pewaukee station at Capitol Drive and Wisconsin Avenue, near the heart of the Village. This central location, and its strong road access, will connect would-be-passengers to many local businesses and recreational opportunities at Pewaukee Lake.

The Village of Pewaukee has taken proactive steps to advance readiness for Amtrak service. This site has been reviewed by Amtrak for operational feasibility and rail compatibility, with no significant issues identified, representing an important milestone toward implementation.

The Village of Pewaukee remains committed to continued coordination with Amtrak, the Wisconsin Department of Transportation, and the Federal Railroad Administration as planning progresses. The Village stands ready to serve as a constructive and reliable partner to help advance the *Hiawatha West* corridor from planning through implementation.

Please do not hesitate to contact the Village, should additional information be helpful.

Sincerely,

TBD