



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

REGULAR MEETING OF THE BOARD OF TRUSTEES

AMENDED PER WI STATE STATUTE 19.84(3) ON 3/16/20 AT 1:00 P.M.

Public notice of every meeting of a governmental body shall be given at least 24 hours prior to the commencement of such meeting unless for good cause such notice is impossible or impractical, in which case shorter notice may be given, but in no case may the notice be provided less than 2 hours in advance of the meeting.

The following items were listed on the agenda in the village Clerk's office, in accordance with Chapter 2 of the village's Municipal Code and will be ready for your consideration, during the 23rd legislative session of the Board of Trustees, on **Monday, March 16, 2020, at 6:00 p.m.** in the Board Room, at the Weston Municipal Center.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting to gather information. If a quorum of other government bodies are present this would constitute a meeting pursuant to "State of Wisconsin ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993)". Therefore, no official actions other than those of the BOARD OF TRUSTEES shall take place.

Any item on this agenda may be discussed or acted upon.

AGENDA ITEMS

1. Board of Trustees Meeting called to order by President Sparks
2. Pledge Allegiance to the Flag
3. Roll Call by Clerk
 - Ermeling, Fiene, Maloney, Sparks {p}, Xiong, Zeyghami {vp}, Ziegler

PUBLIC COMMENTS

HEARING

4. [Open Hearing and hear Comments](#)
 - Operator license for Wesley Collier
5. Close Hearing
6. Action on Operator license for Wesley Collier

MINUTES FROM PREVIOUS MEETINGS.

7. [3/02/2020 Board of Trustees](#)
8. [3/10/2020 Joint CDA, Board of Trustees and Plan Commission.](#)

REPORTS/MINUTES FROM BOARDS, COMMITTEES, COMMISSIONS

9. Community Development Authority
10. Everest Metro Police Commission
11. Extraterritorial Zoning
12. [Finance](#)
13. Human Resources
14. Joint Review Board
15. [Parks & Recreation](#)
16. [Plan Commission](#)



VILLAGE OF WESTON, WISCONSIN

OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

17. [Public Works](#)
18. SAFER
19. Tourism
20. Zoning Board of Appeals

REPORTS FROM DEPARTMENTS

21. [Administrator](#)
 - COVID-19 Discussion/Implications
 - Municipal Facilities Open House
22. [Clerks](#)
23. [Finance](#)
 - [December Budget Status Report](#)
 - [February Budget Status Report](#)
24. Fire/EMS
25. [Parks & Recreation](#)
 - Update on YMCA contract for Aquatic Center
26. [Plan/Dev](#)
27. Police
28. [Public Works](#)
29. Technology

WORK PRODUCT TRANSMITTALS

30. [January and February 2020 Building Permits](#)

CONSENT AGENDA

31. Requests to pull items out of consent consideration.
32. [Approve Vouchers – 52108 to 52178](#)
33. [Approve Operator Licenses](#)
34. Action on consent agenda items
35. Requests to pull items out of consent consideration.

ORDINANCES

36. [Ordinance No. 20-003: An ordinance amending Article II, Licenses and Fees, Sec. 6.104\(2\)\(1\) Issuance of Alcohol Beverage Licenses.](#)
37. [Ordinance No. 20-004: An Ordinance Adopting the 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village Of Weston.](#)
38. [Ordinance No. 20-005: An Ordinance to Amend Chapter 94 Zoning, Figure 5.01\(1\) Rural, Open Space, and Residential District Lot Dimensions and Intensity Standards In Regards to Decreasing the Minimum Lot Area Required Per Dwelling Unit in a MF Multiple Family Residential Zoning District and Figure 5.01\(2\) Rural, Open Space and Residential District Setback and Height Standards in Regards to Increasing the Maximum Building Height in a MF Multiple Family Residential Zoning District.](#)



VILLAGE OF WESTON, WISCONSIN

OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

RESOLUTIONS

NEW BUSINESS

39. Discussion on Capital Improvement Program
40. Strategic use of TIF funds
41. Cancellation of ATC contract
42. Request to release right of reversion at 5107 Westfair Avenue
43. Weston School East neighborhood Reconstruction Services Agreement with Clark Dietz.
44. Deny Operator license for Heather Gardner
45. Hotel-Motel permit application for Airbnb, Inc.

REMARKS FROM TRUSTEES

REMARKS FROM THE PRESIDENT

FUTURE ITEMS

Next meeting date(s):

- March 19, 2020 Municipal Facilities Informational Meeting and Open House 5:00 p.m.
- April 6, 2020, Board of Trustees Regular Meeting at 6:00 p.m.
- April 20, 2020, Board of Trustees Regular Meeting at 6:00 p.m.

**WITH NO OTHER PLANNED BUSINESS, THE MEETING IS ADJOURNED UNTIL
April 6, 2020 @ 6:00 P.M.**

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

The Village of Weston is in receipt of your appeal, February 25, 2020, for the denial of an operator license. Please take notice that pursuant to Section 125.01 of the Wisconsin Statutes and the Village of Weston's Municipal Code, Chapter 6, Section 6.104(e) you are hereby requested to appear before the Village of Weston Board, 5500 Schofield Avenue, Weston, Wisconsin, in the Village Board Room on March 16th 2020, at 6:00 p.m. to be heard and show cause why an Operator License shall be granted.

Dated this 27th day of February 27th ,2020

Sherry L. Weinkauff
Village Clerk

February 25, 2020

Village of Weston Board

Attn: Sara Flory

5500 Schofield Avenue

Schofield, WI 54476

To Whom It May Concern:

We are writing this letter to request an appeal on the board's decision to not grant a liquor license to Wesley Collier for his employment at The Store Convenience Store & Gas Station, owned by Team Schierl Companies in Stevens Point, WI. The specific location Wesley is employed at is located at 6606 County Road J, Weston, WI 54476. Wesley would have appealed this decision earlier, but unfortunately, he was facing some charges that were all since then dismissed.

Please put this on the agenda for the next Village of Weston Board meeting and advise us of the date via a phone call to our store at 715-870-2424.

Wesley has been a great employee and diligently checking ID's for alcoholic beverages and tobacco since he started here almost 3 months ago. It is our company policy that EVERY associate must have a liquor license to continue to remain employed with us. We'd hate to see Wesley lose his job over this as the violations the board considered when denying said license were pending charges that have now been dismissed. Wesley followed all court orders up to dismissal and has learned his lesson.

Thank you for your time and prompt attention in this matter.

Sincerely,

Jerry Condon

Store Manager

The Store #59

Wesley Collier

Guest Services Representative

The Store #59

Sarah Flory

From: Clayton Schulz <Clayton.Schulz@co.marathon.wi.us>
Sent: Thursday, February 27, 2020 11:17 AM
To: Sarah Flory
Subject: RE: Wesley Collier Appeal Letter

Sarah,

I am showing Wesley had a charge of possession of illegal prescription (criminal charge) that was dismissed. His OWI 1st (same incident) he was convicted of on 10-1-19. He also has a conviction of possession of drug paraphernalia on 10-16-18. Therefore he still has two convictions that are substantially related to the alcohol license within the last five years. This is in violation of guideline 3, in the ordinance. So, my recommendation of denial is still valid. It will be up to the board to decide at the next meeting if they wish to grant him a license or deny it.

Thanks,
Clay

Clayton Schulz
Chief of Police
Everest Metro Police Department
(715) 359-4202
5303 Mesker Street
Weston, WI 54476
Clayton.schulz@co.marathon.wi.us



From: Sarah Flory [mailto:sflory@westonwi.gov]
Sent: Thursday, February 27, 2020 9:58 AM
To: Clayton Schulz
Subject: Wesley Collier Appeal Letter

Clay,
Wesley dropped off this letter, he wants to appeal his denial at the March 16th BOT meeting. He mentioned that the charge was dismissed.
Can you please forward me your response, so I can include it in the appeal RFC for that meeting.

Thanks!

Sarah

=====

Statement of Confidentiality

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REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE: BOARD OF TRUSTEES, JANUARY 20TH, 2020

DESCRIPTION: DENY OPERATOR LICENSE FOR WESLEY COLLIER

FROM: SARAH FLORY, DEPUTY CLERK

QUESTION: SHOULD THE BOARD OF TRUSTEES DENY THE LICENSE FOR: WESLEY COLLIER?

BACKGROUND

THE POLICE DEPARTMENT COMPLETED A BACKGROUND CHECK FOR WESLEY COLLIER. AFTER REVIEWING THIS INFORMATION CHIEF SCHULTZ RECOMMENDS DENIAL OF HIS LICENSE DUE TO OWI AND DRUG PARAPHENILA CHARGES WITHIN 2 YEARS.

ATTACHED DOCS: EVOLVE REPORT

COMMITTEE ACTION: N/A

FISCAL IMPACT: NONE

RECOMMENDATION: CLERK RECOMMENDS DENIAL.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I MOVE TO DENY THE OPERATOR LICENSE FOR WESLEY COLLIER.

ADDITIONAL ACTION: MAIL OUT DENIAL LETTER.



BOT Date 01/06/2020

License ID	License Type	Name	Business	Premise Desc	Begin Dt	End Dt	EMPD Approval	CLPS	BOT
9010 - Bartender/Operator New									
19283	9010 - Bartender/Operator New	Collier, Wesley	The Store #59		07/01/2019	06/30/2020	No		
19398	9010 - Bartender/Operator New	Feiten, Taylor	Wiggly Field		07/01/2019	06/30/2020	Yes		
19433	9010 - Bartender/Operator New	Martin, Jessica	Big Dan & Space's Kelly Club		07/01/2019	06/30/2020	Yes		
19399	9010 - Bartender/Operator New	Martin, William H	The Store #60		07/01/2019	06/30/2020	Yes		
19407	9010 - Bartender/Operator New	Trelka, Tina Marie	Weston Wine & Spirits		07/01/2019	06/30/2020	No		

Total Licenses



January 29, 2020

Wesley Collier
5007 Lee Ave
Weston, WI 54476

Dear Wesley,

The Village Board of the Village of Weston denied your application for an Operator's License for failure to meet guidelines under Chapter 6, Section 6.104 of the Village's Municipal Code. You have (2) separate convictions OWI and Drug Paraphernalia within the last two years. At this time, you do not meet the qualifications for an Operator's license.

Since your application has been denied you have the right to file an appeal with the Village Clerk within thirty (30) days and appear and be represented before the Village Board to be heard, to present evidence in favor of the granting of the license, and to rebut evidence presented in opposition to the granting of the license, at a hearing held within forty (40) days of the filing of such appeal. You may also appeal the denial of your license to Circuit Court.

If you have any questions, please contact the Clerks Department at 715-359-6114. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Flory". The signature is written in a cursive style.

Sarah Flory
Clerks Office

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: 715-359-6114 • Fax: 715-359-6117
www.westonwi.gov

Wis. Stat. § [125.04\(5\)\(b\)](#). (To the extent the other guidelines reference a specific offense, this guideline shall apply if the offense constitutes a felony.)

Guideline 2. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who has been convicted of or has a current charge pending, for one (1) or more offenses within the last five (5) years or for two (2) or more offenses, arising out of separate incidents, within the last ten (10) years in the following subcategories, does not qualify for an alcohol beverage license:

- (a) Violent crimes against the person of another, including but not limited to battery, disorderly conduct, sexual assault, injury by negligent use of a vehicle, intimidation of victim or witness.
- (b) Crimes involving cooperation (or lack thereof) with law enforcement officials, including but not limited to, resisting or obstructing a police officer, bribery of public officers/employees, eluding police, bail jumping, hit and run, perjury, or acts/threats of terrorism.
- (c) Manufacturing, distributing, delivering a controlled substance or a controlled substance analog; maintaining a drug trafficking place; possessing with intent to manufacture, distribute, or deliver a controlled substance or a controlled substance analog. Wis. Stat. § [111.335\(1\)\(cs\)](#).

Guideline 3. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who has been convicted of or has a current charge pending, for two (2) or more offenses, arising out of separate incidents, within the last five (5) years in the following subcategories, does not qualify for an alcohol beverage license:

- (a) Disorderly conduct, criminal damage to property, solicitation of prostitution or other prostitution related offenses, wherein the offense involves an incident at a place that is, or should have been licensed under Wis. Stats. [Chapter 125](#).
- (b) Alcohol beverage offenses (under Wis. Stats. [Chapter 125](#) or adopting ordinances excluding administrative violations such as “failure to post license under glass”). (furnishing alcoholic beverages to underage persons shall not be used as grounds for suspension, revocation, or non-renewal of an existing license unless the licensee has committed two (2) violations within a one (1) year period).
- (c) Perjury or false swearing wherein the offense involves an incident at a place that is, or should have been licensed under Wis. Stats. [Chapter 125](#).
- (d) Possessing a controlled substance, controlled substance analog without a valid prescription, or possessing drug paraphernalia.

- (e) Operating a motor vehicle while under the influence of intoxicants or drugs.
- (f) Operating a motor vehicle with a **prohibited alcohol concentration (PAC)** in excess of .08% by weight.
- (g) Open intoxicants in public places or in a motor vehicle.

Guideline 4. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who is a habitual law offender does not qualify for an alcohol beverage license. Wis. Stat. § [125.04\(5\)\(b\)](#). For purposes of these guidelines, a habitual offender includes, but is not limited to a person who has committed:

- (a) Two (2) or more offenses, each a separate incident, within the immediately preceding one (1) year.
- (b) Three (3) or more offenses, each a separate incident, within the immediately preceding five (5) years.
- (c) Six (6) or more offenses, each a separate incident, within the preceding ten (10) years.

What is a “habitual law offender?” The term “habitual” refers to multiple convictions or pending charges and could include an offender with two (2) offenses occurring within a relatively short period of time. The term “offender” refers to a person with civil violations such as ordinance convictions and/or misdemeanor convictions (or pending charges), which substantially relate to the licensing activity. A legal opinion rendered by the League of Wisconsin Municipalities states that a person with two drunk driving convictions within the last couple of years would be considered an habitual offender under the alcohol beverage licensing laws. Intoxicating Liquors #890 (1991).

Guideline 5. In addition to the other provisions under these guidelines, pursuant to Wis. Stat. § [125.12](#), a person’s alcoholic beverage license may be denied, non-renewed, suspended or revoked if the person:

- (a) Keeps or maintains a disorderly or riotous, indecent or improper house.
- (b) Sold or has given away alcoholic beverages to known habitual drunkards.
- (c) Does not possess the qualifications under Chapter 6 of the Weston Ordinances to hold a license.

Guideline 6. Applicants must truthfully and completely fill out applications.

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
REGULAR MEETING MINUTES OF THE BOARD OF TRUSTEES

Monday, March 2, 2020, at 6:00 p.m.

1. **Board of Trustees Meeting called to order by President Sparks**
Sparks called the meeting to order at 6:00 p.m.
2. **Pledge Allegiance to the Flag**
3. **Roll Call by Clerk**

Ermeling, Barb	NO
Fiene, Nate	YES
Maloney, Mark	YES
Sparks, Wally	YES
Xiong, Yee	YES
Zeyghami, Hooshang	YES
Ziegler, Jon	YES (joined by phone)

PUBLIC COMMENTS

There were no public comments.

MINUTES FROM PREVIOUS MEETINGS.

4. **2/17/2020 Board of Trustees**

Motion by Xiong second by Fiene to approve the minutes.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

REPORTS/MINUTES FROM BOARDS, COMMITTEES, COMMISSIONS

5. **Community Development Authority**
6. **Everest Metro Police Commission**
7. **Extraterritorial Zoning**
8. **Finance**
9. **Human Resources**
10. **Joint Review Board**
11. **Parks & Recreation**
12. **Plan Commission**

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

13. Public Works

14. SAFER

Sparks said there was a joint meeting held between the SAFER Board of Directors and the Fire Commission on February 26th. They discussed the roles and responsibilities of both the Board and Commission. Sparks also reviewed the revenues from the outside entities that SAFER contracts with.

15. Tourism

16. Zoning Board of Appeals

Motion by Fiene second by Maloney to acknowledge item 14.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

REPORTS FROM DEPARTMENTS

17. Administrator

Donner reported there would be a special assessment hearing for the Weston School neighborhood east reconstruction and utility project on March 12th.

- **Municipal Facilities Planning**

Donner also reported there would be an open house held on March 19th for the municipal facilities public relations.

18. Clerks

Weinkauf reported the Village had 2,226 voters participate in the February 18th election, which is about 27% of the registered voters.

19. Finance

No comments.

20. Fire/EMS

No comments.

21. Parks & Recreation

No comments.

22. Plan/Dev

No comments.

23. Police

No comments.

24. Public Works

Wodalski reported we are 40 tons less compared to last season with the salt inventory.

25. Technology

No comments.

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

WORK PRODUCT TRANSMITTALS

There were no work product transmittals.

CONSENT AGENDA

26. Requests to pull items out of consent consideration.
27. Approve Vouchers – 52005-52088 and 90027 and manual payroll checks – 52089-52106
28. Acknowledge “Ad-Hoc” Tele-Commuting Agreement for Valerie Parker, Planning & Development Department Technician
29. Approve Operator licenses.
30. Action on consent agenda items

Motion by Maloney second by Fiene to approve consent items 27 - 29.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

ORDINANCES

No ordinances.

RESOLUTIONS

No resolutions.

OLD BUSINESS

31. Reduce receivable related to the SAFER cash deficit by 1/5th

Motion by Maloney second by Xiong to approve reducing the SAFER receivable by \$95,924 using fund balance.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

Motion Zeyghami by second by Fiene to approve the contract amendment with JSD Professional Services in the amount of \$29,750.

Yes Vote: 5 No Votes: 1 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	NO
Xiong, Yee	YES
Fiene, Nate	YES

PRESENTATION

- 34. Forward Development Group re: Camp Phillips Centre Project**
- Discussion and Possible Action by the Board of Trustees regarding Camp Phillips Centre presentation by Forward Development Group**

Ron Henshue with Forward Development Group (FDG), Verona, WI, gave a presentation on the Camp Phillips Centre project. He also gave an update on the financial analysis.

Fiene asked Donner how much the Village spent on the project. Donner said 3.2 million, which includes 2.6 million for the utility relocation. The Village will request reimbursement for that. Henshue said those costs might be able to be taken advantage of in the future. At this point in time there is no reason to incur significantly greater costs with the project. They have been unsuccessful with getting the DNR permit needed for the project and have decided it does not make sense to move forward with the project.

Justin Frahm, with JSD Professional Group, Weston, WI, explained the wetland permitting process with the DNR. Zeyghami asked about the tenant names. Frahm said the DNR requested additional information on the site plans of the tenants, which is what they were provided. There was a short discussion on the confidentiality agreement process. Henshue said the DNR is not looking for the name of the user. They are looking for a contract with the user. He said they are unable to provide that information. The users will not sign any purchase agreement until the wetland issue is resolved. Zeyghami suggested providing a letter of intent to DNR. Henshue said the DNR wants a contract because a letter of intent does not have any legal substance. He also said they tried to scale the project back to get approval by the DNR. They put a Proforma together, related to the project, which was provided to Ehlers (Village's third-party consultant). The Proforma showed the scaled back project would not be economically feasible. Henshue said there is no path that will get this project where it

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

needs to be. Fiene asked what happened between November and December that made FDG realize this was a bad idea. Henshue said in November and December Ehlers needed the time to review the proforma. What created the largest issue was when the DNR came back and asked for a development agreement. As additional requests came in like that it continued to be problematic. Fiene asked when they first had a hunch that this project would not develop. Henshue said it was the end of the third and fourth quarters of 2019. Xiong asked Henshue when he contacted staff about this project not moving forward. Henshue said it was December 23rd. Xiong said he is very disappointed to just be hearing this now. Zeyghami said the last thing he heard was that a public hearing would be held. Donner said both parties are on the same page that a wetland permit can't get obtained. Henshue recommends taking a different path. They would like to work with the Village to create a new vision. They have some ideas and should have those findings available in April. Zeyghami said the Village spent a lot of money and has nothing to show for it. The Village needs to know the costs going forward and there needs to be a developer's agreement. Maloney said two years ago he got elected to the Board and that was the last time he saw FDG here. It's disappointing to see that FDG wants to now reconnect with the Village. He does not feel like the Village had a good partnership with FDG. He also asked Henshue if the Village approached them about this project in the beginning. Henshue said that is correct. Fiene said he was elected this last April and the number one question for him from constituents is when will there be answers on the Camp Phillips Centre project. He said the Administrator tried multiple times to schedule a meeting with FDG but was unsuccessful until now. He also said he did not feel like this was a partnership. Xiong said he always got the impression that this project would go through. This is the first time he is hearing from FDG or staff that this project would not occur. Higgins said we kept giving the DNR everything they wanted and then the requests would change. She also said there are ways that the project can start on a smaller scale. Henshue asked the Board to not give up on them.

Sparks said no action is needed on this item.

REMARKS FROM TRUSTEES

No comments.

REMARKS FROM THE PRESIDENT

Sparks said announcing the Camp Phillips Centre project to the public was a mistake. We need to be very careful with any project announcements moving forward.

FUTURE ITEMS

Next meeting date(s):

VILLAGE OF WESTON, WISCONSIN
OFFICIAL MEETING AGENDA OF THE BOARD OF TRUSTEES

- March 10, 2020 Board of Trustees and Community Development Authority (CDA) at 5:00 p.m. - Discuss CDA roles and responsibilities
- March 16, 2020, Board of Trustees Regular Meeting at 6:00 p.m.
- April 6, 2020, Board of Trustees Regular Meeting at 6:00 p.m.

ADJOURN

Motion by Fiene second by Maloney to adjourn the meeting at 7:47 p.m.

Yes Vote: 6 No Votes:0 Abstain:0 Not Voting: 1 Result: Pass

Trustee	Voting
Spark, Wally	YES
Zeyghami, Hooshang	YES
Ermeling, Barb	-
Ziegler, Jon	YES
Maloney, Mark	YES
Xiong, Yee	YES
Fiene, Nate	YES

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE SPECIAL JOINT MEETING OF THE COMMUNITY DEVELOPMENT
AUTHORITY, BOARD OF TRUSTEES, AND PLAN COMMISSION

held on Tuesday, March 10, 2020, at 5:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by Village Trustee & CDA Chair Zeyghami.

2. Roll Call of Community Development Authority (CDA) by Secretary Parker.

Roll call indicated 6 CDA members present.

<u>Member</u>	<u>Present</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Marshall, Gayle	NO - Absent
Winkels, Stephen	YES

3. Roll Call of Board of Trustees (BOT) by Secretary Parker.

Roll call indicated 6 BOT present.

<u>Member</u>	<u>Present</u>
Sparks, Wally	YES
Ermeling, Barb	YES
Fiene, Nathan	YES
Maloney, Mark	YES
Xiong, Yee Leng	NO - Excused
Zeyghami, Hooshang	YES
Ziegler, Jon	YES – Via Phone

4. Roll Call of Plan Commission (PC) by Secretary Parker.

Roll call indicated 5 PC members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	NO - Excused
Guerndt, Gary	YES
Jordan, Joe	NO - Excused
Meinel, Steve	YES
White, Loren	YES

Village Staff in attendance: Donner, Higgins, Trautman, Chartrand, Wheaton, Hodell, and Parker.

There were a couple people in the audience.

5. Public Comment

None.

6. Approval of minutes from the December 10, 2019, CDA meeting

Motion by Maloney, second by Winkels: to approve the December 19, 2019, CDA Meeting minutes.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Marshall, Gayle	---
Winkels, Stephen	YES

7. Discussion of CDA/Plan Commission Roles & Responsibilities.

a. Presentation via phone – Community Development Authority Financing Tools (Rebecca Speckhard, Quarles & Brady).

Rebecca Speckhard, of Quarles & Brady, was present via phone and went over her Community Development Authority Financing Tools presentation (attached).

Zeyghami asked Speckhard to explain double tax exemption. Speckhard explained (using street improvements as an example) if the Village issued bonds for street improvements, those bonds, when they are issued to investors, those investors get interest payments from the Village on those bonds, and that interest received is only exempt from Federal income taxes. They still have to pay State income taxes. However, if the CDA were to issue bonds for a public purpose, the investor would receive interest that they would be able to treat as tax exempt on their Federal return and also would not be treated as income to them on their State tax return. So that is a double-tax exemption that investors receive a benefit of from a CDA bond issue, and municipalities are only able to issue a single tax exempt bonds.

b. Presentation – CDA Financing Options (Greg Johnson, Elhers Senior Municipal Advisor)

Greg Johnson, of Elhers, was present and went over his CDA Financing Options presentation (attached).

Johnson explained under Statutes there are two different types of debt that can be issued, general obligation debt (through tax levy) and revenue debt (legally pledging a non-property tax revenue source to repay the debt). He stated the Village has issued revenue debt under the Water Utility, Sewer Utility, and Stormwater Utility. The CDA has also issued CDA revenue bonds to finance projects in both TIF #1 and TIF #2. These forms of revenue debt do not count towards the Village's general obligation debt.

Johnson gave the example of going back to 2002, there was an amendment in TIF #1, and there was a blight finding and a redevelopment plan established. This is one of the areas where CDA can legally operate under is when they are involved in redevelopment or blight remediation activities. By doing the redevelopment plan and making appropriate blight findings, that essentially put the legal mechanism in place for the Village to issue CDA revenue bonds to finance the projects within TIF #1. By doing this that debt could be issued and not count towards the general obligation debt limit. Johnson explained another advantage of CDA bonds is that they can be issued for a term greater than 20 years.

Johnson then described the disadvantages and risks. He stated it is a more costly due to legal expenses, agreements, and financial review. With all revenue debt, there is typically a debt service reserve fund. That is money that is borrowed as part of the issuance of the CDA lease revenue bonds and that money is set aside

as a contingency fund so in the event the revenue stream that is being repledged to repay the lease is insufficient, those reserves can be drawn upon to make the debt service payments. He stated that underwriters want to see that the source you are pledging has a coverage level of 125% or higher. For every \$1 of debt service you are issuing through a CDA, the revenue stream that you are pledging will have \$1.25. He stated this carried a higher interest rate than general obligation debt. Also, if you issue CDA lease revenue bonds, and the revenue stream that you are pledging is insufficient, and you need to appropriate other funds to make that debt service payment, CDA lease revenue bonds are not exempted under levy limits. Johnson explained that while it is not legally general obligation debt, the Village has been rated by Moody's Investor Services, and any CDA lease revenue that has historically been outstanding for both TIF #1 and TIF #2, the rating agencies factor that into the overall debt profile of the Village.

Johnson explained the methods of issuing CDA revenue bonds noted in his presentation along with giving a summary of his presentation.

Donner commented our CDAs do have outstanding debt to be paid. He confirmed we do not have the option to close it until the debt is paid off. Donner explained the concept of determining that something is blight, does not mean that it is condemnable property. Speckhard stated the definition (Statutes 66.1333) is very broad and while it includes things like deteriorating structures, it also includes things like areas that are predominately open due to diversity of ownership, lot layout, etc. Johnson stated when TIF #1 was created, it was an industrial district, and the redevelopment plan and blight plan done in 2002 gave the CDA legal authority to issue CDA bonds. He stated this does not change the type of district that was created, and TIF #1 is still an industrial district, and you can't reclassify the district, once you have identified the type.

Johnson explained when TIF#1 had the project plan amended to update the project costs and life of TIF #1 with the special legislation, the redevelopment plan originally in place was updated.

Donner confirmed the CDA does not have taxing power, but then the Village could issue bonds or notes to aid the authority. He asked how this does not constitute using taxing authority. Johnson explained the Village can issue notes or secure loans on behalf of the CDA, that is essentially done under a general obligation basis; so if the Village wanted to execute some kind of a financing under the general obligation basis and use those proceeds from that borrowing to aid initiatives or projects of the CDA, that is legally permissible under the statutes. Speckard this is not a problem because that borrowing from Village would be subject to all the rules and restrictions Johnson talked about in his presentation, like the 5% limit of the equalized value.

Ermeling confirmed if the Village does the General Obligation, then that is a tax levy possible event if the TIF failed. Ermeling then confirmed if CDA borrows it, and it fails, does it still go back to the Village? Johnson stated if the CDA fails, generally there is an appropriation clause within the bonds, that it is subject to appropriation by the Village Board. Johnson stated it is their recommendation that the Village Board make that appropriation, because if you don't make the payment, you are in default. Ermeling questioned what the advantage is to have the CDA doing the borrowing if the Village can get a better rate. Johnson stated the main advantage is the borrowing limit. With general obligation debt you can't have principal outstanding that exceeds 5% of the Village's equalized value; and when CDA borrows those funds it does not count towards that.

White commented it also benefits the investors, as it makes the bonds more palatable for the investors when they get a double tax exemption.

Sparks brought up the USDA rule on development, and when we were originally looking at the new municipal center, and questioned if there is a benefit there and if people use the CDA to build a municipal center? Johnson stated there have been municipalities through the USDA rural development program that involve their CDA to help secure their projects. The steps that need to be taken to do that, if the CDA is going to be involved, there still needs to be a blight finding to designate that area as being blighted (to give CDA legal

authority). You also need to go through and qualify for USDA loan program. That form of financing through the USDA is typically done on a revenue basis and does not count towards the general obligation, and you can't amortize the project greater than 20 years. He would argue that some portions of a large municipal complex are going to have a useful life of 40 years. If that debt is still outstanding at 30 years, you will likely be replacing portions of that facility, while that original debt is still outstanding. Johnson stated the main practical concern in getting involved with that is the levy limit. He stated if the allowable levy can't cover the debt service on a CDA rural development loan for a municipal complex, the only way you can increase your allowable levy is you would need to secure a taxable loan (before adopting the budget) that is equal to the debt service payments on the CDA revenue bond financing the following year, and issue that taxable financing under a general obligation basis (short-term note). Sparks confirmed being at 50% our debt limit for general obligation, we would be better off sticking with that. Speckhard stated the driving factor, for most municipalities, is they want more than 20 years (and USDA will loan up to 40 years) to pay off the debt.

Hagedorn questioned if the financing would have to be within the TIF boundaries. Johnson confirmed for a municipal site, it would not have to be within the TIF boundaries, but would have to have some kind of a spot blight finding.

Zeyghami confirmed the underwriter has to be in Wisconsin? Johnson stated typically the underwriters are located in Wisconsin, but does not have to be owned in Wisconsin.

Guerndt questioned if the property is bought by the Village and they want to go for CDA funds, if the CDA has to own it. Speckhard stated the CDA would have to end up owning it and the Village could lease it, making lease payments back to the CDA. Initially it could be owned by some other 3rd party, but then in the blight designation, it is usually a property owner that is on board with the designation, and transferring the ownership to the CDA. Usually this is an owner who is on board with the blight designation and transfers ownership.

c. Discussion of the history of the CDA and its original intended purpose and responsibilities.

Donner stated Chartrand put together a history of when the CDA was created, back to 2002. Typical reason to create a CDA or to release revenue bonds is if the general obligation debt limit is being flirted with. The then administrator worked with different consultants and created the authority (attached Municipal Law document). In 2014, the administrator kept the duties and responsibilities consistent with statutes. In 2015, Administrator Guild made a revision after consulting with the Village attorney, and additional duties we given (per attached Ordinance No. 15-012). We want to understand better the duties and responsibilities of CDA that would be different than what the statutes require or what our ordinance says that we could consider changing that. Staff just does not want there to be duplication of putting together meeting packets and conducting meetings where things overlap. Higgins stated over last few years it has gotten muddied as far as who reviews what. She brings the same plans to both and there are a lot of dual meetings. Higgins stated when looking at their role, they absorb the economic development committee, which we can't find a lot of information on. One of the descriptions states administration and development of a revolving loan fund, and we don't presently have a revolving loan fund. It states they provide oversight and development in the Village's Industrial and Business Park, which we just have Business Park North and Business Park South, and does not take into account the rest of the business community. She explained PC is who deals with site plans and everything that comes in. Staff would like to have the Board discuss what they would like to see each committee do going forward. She stated CDA really only met to discuss the lease revenue bonds, and there was not a lot of CDA actual meetings. Higgins questioned if the Board's view of the CDA is to make recommendations to them on giving TIF money, or is that the role of the PC? She stated that we haven't given out any TIF money, mostly just land sales which are approved by the Board, but with PC site plan review. She questioned if the Board wants recommendations from the CDA for giving out money, and if it should be both CDA and PC? She pointed out how the tours that have been given to the CDA, really would benefit the PC more, as the PC is the one in charge of the zoning code.

Donner stated this could be just a brainstorming session to get everyone's thoughts. We have cancelled a lot of CDA meetings, and want to be sure we are using their time wisely.

Sparks feels there has been a lot of duplication. He stated this does cause more work for both the CDA and PC, and now if different views coming out of the two, how do you reconcile that.

Ermeling stated she understands we have CDA because of TIF funds that are out there, is it possible to have a PC / CDA with two different functions.

Johnson stated the legal authority of the CDA is with redevelopment, blight, and housing, which may expand into the area of financing with TIF. He sees other areas where CDA gets involved is in TIF creations or project planned amendments, a public hearing is required and can be held legally by PC or CDA. He stated our CDA has been quite involved in the TIF actions because of that redevelopment plan and trying to preserve the authority of the CDA to be involved in the financings. From what he sees in other communities, the CDA involvement, hedges on whether or not property is under the ownership of the Village or CDA. Outside of that, it is under the discretion of Village Board on what other authority you want the CDA to have in an advisory capacity.

Sparks confirmed our CDA has not owned property. Higgins stated it has never been used that way here. Sparks questioned what CDA loans we have now? Trautman stated currently we have the 2017 that was recently issued to refund all the TIF #1 old CDA revenue bonds, which goes out to 2031. We have two CDA revenue bonds in TIF #2 that we are looking to pay both of those off this year.

Sparks confirmed the CDA is limited to or primarily focused on the financial aspects of CDA loans, blight, and redevelopment. Johnson added housing is another area. Sparks asked if the Board has any desire for the Village to own and operate any housing? Sparks stated he does not. Fiene stated he has an interest in this, because there is a severe housing shortage in northcentral Wisconsin. He stated Marathon County is growing and in order to make Weston a desirable place to live, we should have some short-term interest with the CDA potentially holding and leasing/renting out housing properties. He feels this is not a permanent solution and in time the market will come to bear and more developers will come in. In the short term this is a need in central Wisconsin and we should bring in more younger individuals whose only draw back is where are they going to live. Sparks stated there is a difference between us owning and trying to manage and taking care of all of the leasing and he is not in favor of this. He feels we can adequately address the housing needs through the Plan Commission. Higgins stated the CDA can also do programs with current apartments, like those community block grant funds. This can be done in those reinvestment areas. This would be done by CDA through the housing component. Maloney is not in support of that and he feels there are a lot of private people coming in to play right now. Ziegler agrees with Maloney.

Meinel stated there is federal money that comes through different communities and sets up different types of financing. Meinel stated this gave people the ability to stay in their homes until they move or pass away, and the family sells the house it gets repaid. You need to have someone on top of it. Knopf agrees. Maloney stated we have several private things coming in.

Zeyghami feels we do not have the staff to do this, and pointed out White's comment on hiring a management company, however, Zeyghami feels we should not get involved. Ermeling stated she would not want to get involved in that either. She stated the private industry is there for this.

d. Discussion and possible action by Board of Trustees as to CDA Future Roles and Responsibilities.

Zeyghami questioned if we need a CDA or not, although we have a loan out there, so the CDA has to exist.

Maloney questioned in 2015, who's direction was it to give CDA more duties? Higgins stated some of it had to do with the Camp Phillips Corridor. Some of the ways the CDA can be used is if we are going to implement the plans, either the CDA can purchase property or the Village can purchase property. She stated some of the lots there are blighted where you can't do anything with for development unless you acquire several of them. She stated once those lots go up for sale, the Village or CDA (whichever has the capacity) could buy those lots and those lots could then be assembled and sold for development. Higgins pointed out that both of the TIF districts have become part of the Comprehensive Plan. She said it gets muddy when talking about the economic development part. She said PC tends to deal with the businesses and the overall village plan. She stated that she had questioned if all the plans really need to go before CDA, when it says they oversee the Business Parks. She commented on a meeting with a developer who is looking to do something within TIF #1, but outside the Business Parks, where does she take this, as PC would review the development, but CDA would review TIF financing. Though it was stated that TIF financing does not have to go to CDA.

Sparks feels CDA is just dealing with blighted areas, redevelopment, and financing issues. The other things should go to Plan Commission. Higgins brought up development agreements. Maloney feels it should go to Planning.

Trautman explained our future borrowing for the new municipal center, projections show we will be going up to 40% of our general borrowing, and this is where CDA would come in.

Hagedorn stated in 2015, they were using TIF for CDA money to hire someone to recruit some of these big boxes. He feels these were purely the only reason that was put in there, being a way to pay for outside parties to recruit.

White stated the Economic Development Committee had not met for years. The plan was when looking at reorganizing some of the committees to find a good fit for that, which it was determined the CDA was the best fit at the time. He discussed the payments made and how we were able to pay the loan off without any development in the TIF. He discussed how TIF debt can be used to pay for projects within the TIF.

Donner stated in reviewing the condition of both TIF's before meeting, and within a few years we can reconstruct Weston Avenue with no additional debt. Donner stated we may be looking project amendment in TIF #2. We will need to decide whether to close TIF #2 or take on some redevelopment projects, buying property, demolish old buildings, and sell land. He stated we will need to decide what to do with our current municipal site here and could involve CDA in this.

Hagedorn stated the CDA should be used as a vehicle for G.O. financing. He does not feel CDA is in the mode to economic develop. Sparks stated those would go to Finance before CDA. Sparks stated from the Board, we should narrow the scope of what CDA is. He feels CDA should meet as needed to take care of CDA loan financing, blight, and redevelopment, everything else should go to Plan Commission. He stated anything looking for CDA financing would go to Finance and then CDA.

Donner stated from what he understands here, we would be eliminating the other duties that have been assigned to CDA in the ordinance and go back to the State Statutes.

Hooshang asked Higgins to write down the responsibilities of CDA and PC. Higgins stated she will do this for the Board meeting on Monday. She can work with Weinkauf to set up the ordinance. Maloney stated this should basically revert back to 2015. Higgins stated there was also some changes to meet State Statutes back in 2015.

Motion by Maloney, second by Ermeling: to adopt roles as discussed.

Yes Vote: 6

No Votes: 0

Abstain: 0

Not Voting:1

Result: PASS

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Ermeling, Barb	YES
Fiene, Nathan	YES
Maloney, Mark	YES
Xiong, Yee Leng	---
Zeyghami, Hooshang	YES
Ziegler, Jon	YES

8. Camp Phillips Centre Project Update.

Donner stated at last Monday’s Board meeting, a presentation by FDG was given. Their conclusion is to suspend all work on the retail portion of any development on that property. This is due to wetland impacts and impasse we had with the Army Corps. and the DNR to obtain a permit. Donner stated that FDG has indicated they are looking at other development possibilities in the Village. Donner stated we met with another developer who is looking at residential projects. He stated we are going forward with the Weston Avenue Corridor Plan to get projects done within TIF #1. Referred to the table in the packet listing the current cost status from the Camp Phillips Centre project. He explained our contract with ATC allows us to recover the deposit. He stated it is up to Board on when to request that refund. This will be on Monday’s Board agenda.

Guerndt stated there is a rumor of a residential developer asking for TIF funds. Donner stated that all developers are asking for TIF money. Guerndt stated when a developer has to put in sidewalks, trees, storm sewer, curb & gutter, etc., and with housing costs there is more risk than reward. He feels municipalities are putting more requirements on developers as they don’t have the funds to put those in, and how developers would be willing to develop if money is kicked in towards those required improvements. Guerndt asked if FDG will be creating residential development and asking for TIF money to put in sewer and water. Zeyghami stated they can ask, but we may not agree. Maloney stated at the last Board meeting FDG plans to come back in, in a month or so to discuss possible projects.

White stated our TIF is an industrial TIF, and there are restrictions on how you use it. He believes it can be used for industrial, commercial, and housing, but not only on housing. Johnson stated in an industrial TIF, there has to be 50% area zoned for industrial development. Maloney stated there are 4 or 5 potential housing developments, and none of those have TIF. Maloney feels if another development comes in and requests TIF, we would not offer it. Sparks stated FDG can come back, but Camp Phillips Centre is done. He stated FDG would have to go back through all steps and financial analysis as any others.

Donner stated the answer we need to give people is “what is being asked that can’t be done but for providing you TIF assistance?”. Donner stated we are putting policies together, and technically TIF assistance is not supposed to be given unless the project can’t be done without it. Henschu from FDG stated that Ehlers had more or less said the project plan that FDG put forward in 2015 fit that financial test. They new our TIF had financial capacity, but that did not mean that the Village was going to throw it all at that project. Zeyghami stated that things are not the same now as they were in 2015, but we should give them the opportunity to come before us.

9. Reports:

a. 2019 Building Permits

Higgins stated this is just a link to the yearend building permits for 2019.

b. January through February 2020 Building Permits

Motion by Maloney, second by Jelmeland: to acknowledge Item B.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Marshall, Gayle	---
Winkels, Stephen	YES

c. December 2019 through February 2020 New Business Occupancy Permit Issuance.

Motion by Maloney, second by Knopf: to acknowledge Item C.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Marshall, Gayle	---
Winkels, Stephen	YES

d. Vouchers from 02/10/2020 to 02/23/2020

Motion by Maloney, second by Jelmeland: to acknowledge Item d.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
Zeyghami, Hooshang	YES
Maloney, Mark	YES
Hagedorn, Todd	YES
Knopf, Michelle	YES
Jelmeland, David	YES
Marshall, Gayle	---
Winkels, Stephen	YES

e. ED Coordinator Monthly Report.

Chartrand stated he has been meeting with Weston businesses. He stated that most want more communication. He stated some have expressed to him that in past there was no explanations given and customer service was not good. He stated he is working towards mending bridges with the business community. Maloney feels the more contact the better.

Zeyghami stated we need to find a way to communicate better. Chartrand stated he will draft a list of recommendations he received, rank them, and then will see where we can tweak in favor of businesses. Higgins stated some of the things brought up in the audit is to put together a business task force. She stated Chartrand will be highlighting businesses in our newsletter. Chartrand stated he has received support on the business task force.

FUTURE ITEMS

10. Next meeting date of CDA: Tuesday, April 7, 2020 @ 5:00 p.m. – Regular Meeting.

Higgins stated this will be as needed.

11. Next meeting of the BOT: Monday, April 6, 2020 @ 6:00 p.m. – Regular Meeting.

Higgins clarified the next BOT meeting is on March 16th.

12. Next meeting of the PC: Monday, April 13, 2020 @ 6:00 p.m. – Regular Meeting.

13. Remarks from Staff and Board/Authority/Commission Members.

Fiene stated his next open-door meeting is Saturday, March 21st, at Vino Latte, from 11am – 1pm.

ADJOURNMENT

14. Adjournment of Plan Commission

Motion by White, Second by Maloney: to adjourn at 6:52 p.m.

15. Adjournment of Board of Trustees

Motion by Fiene, Second by Zeyghami: to adjourn at 6:52 p.m.

16. Adjournment of Community Development Authority

Motion by Hagedorn, Second by Winkels: to adjourn at 6:52 p.m.

Hooshang Zeyghami, CDA Chair and Trustee
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Community Development Authority Financing Tools

March 10, 2020

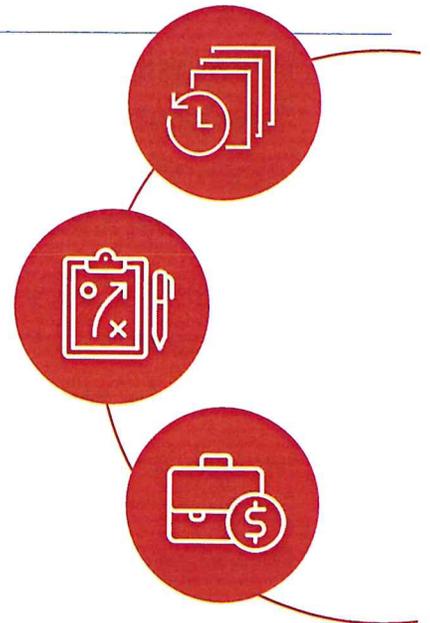


Rebecca
Speckhard

Quarles & Brady LLP

Goal of Presentation

- Summarize the legal options for a Community Development Authority to finance redevelopment and housing projects.
- While we will summarize the available legal options, there are financial and practical limitations on a Community Development Authority's ability to utilize such legal options.



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Statutory Authority

- Community Development Authorities derive their power to act from Wisconsin Statutes s. 66.1335
 - Under s. 66.1335, the Community Development Authority is a separate body politic created for the purpose of carrying out blight elimination projects and housing projects.
 - For redevelopment projects, it has all the powers, duties and functions set out in s. 66.1333 for redevelopment authorities.
 - For housing projects, it has all the powers, duties and functions set out in s. 66.1201 for housing authorities.



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Redevelopment Projects

- Wisconsin Statutes s. 66.1333(5) permits Community Development Authorities to exercise all powers necessary or incidental to carry out and effectuate blight elimination, slum clearance, and urban renewal programs.
- Such powers can be exercised in approved blighted areas (pursuant to an approved Redevelopment Plan), or with respect to approved blighted property ("spot blight")
- Included in such powers is the ability to finance such projects through issuance of bonds; however, Community Development Authorities do not possess taxing power.



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Housing Projects

- Wisconsin Statutes s. 66.1201 permits Community Development Authorities to exercise all powers for the construction, reconstruction, improvement, acquisition, lease, etc. of any housing project for persons of low income.
- Housing projects must generally be approved by the Village Board.
- Included in such powers is the ability to finance such projects through issuance of bonds; however, Community Development Authorities do not possess taxing power.



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Financing Tools

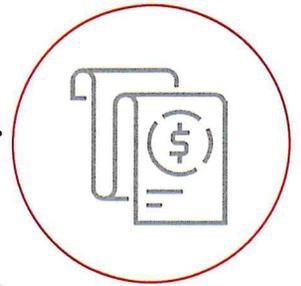
- Borrow money and issue bonds
- Mortgage and encumber property
- Execute notes, debentures, and other forms of indebtedness
- Accept advances, loans, grants, contributions, etc., from the Village, the federal government, the State, County, or from any source, public or private
 - In connection with the above, a Community Development Authority may give such security as may be required and enter into contracts/agreements in connection with the security.
 - Any contract with the federal government may include conditions imposed pursuant to federal laws.



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Bonds

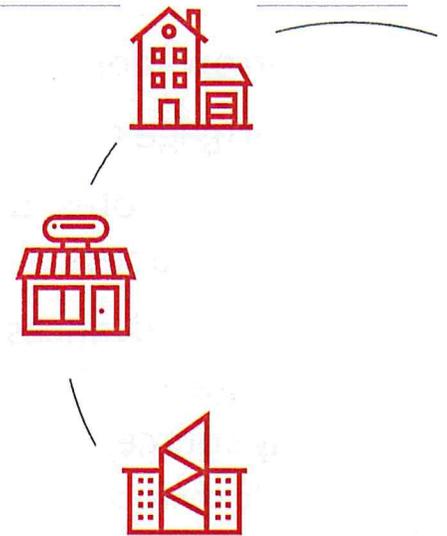
- Any Bond issued by the Community Development Authority is not an obligation of the Village or any governmental authority other than the Authority itself.
- Bonds issued by Community Development Authorities may be secured from the income, proceeds, revenues, and funds of the Authority and may be further secured by a pledge of a loan, grant, or mortgage.
 - Example – A Lease Revenue Bond would be secured by lease payments received by the Authority in connection with the lease of property it owns.
- Potential for double tax-exemption: Bonds issued by an Authority are exempt from State taxes.



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Bonds issued by the Village

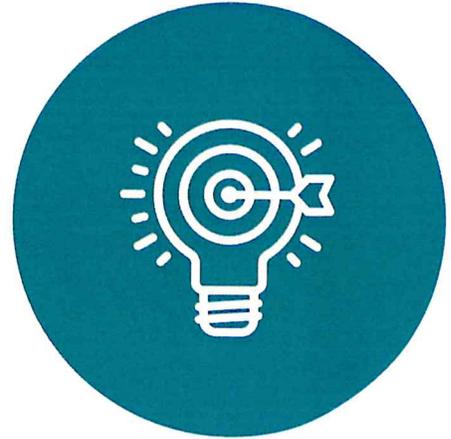
- The Village may issue general obligation bonds or notes to aid the Authority.
- The Village may also enter into State Trust Fund Loans or bank loans for that purpose.



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In conclusion

- Please keep in mind that there are practical and financial limitations on a Community Development Authority's ability to utilize the legally provided financing mechanisms.



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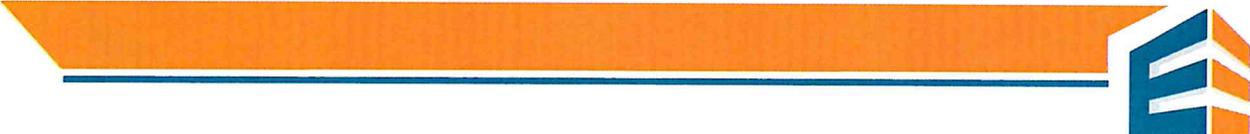
Questions?

Quarles & Brady LLP



CDA Financing Options

Greg Johnson, Ehlers Senior Municipal Advisor



Advantages of CDA Financings

Bonds issued are a form of revenue debt and do not count towards General obligation debt limit

- G.O. Debt limit means G.O. principal outstanding cannot exceed 5% of total TID IN equalized value
- Village of Weston currently is at 15% of its G.O. debt limit; \$54 million of capacity remains

Bonds can be issued for a term greater than 20 years (G.O. debt maximum term)

- Investor appetite for longer term bonds determined by market conditions
-



Disadvantages and risks

Not as secure as a General Obligation pledge

- More risk means a higher interest rate

Market not as broad as General Obligation debt (fewer investors)

Debt service is not exempted from levy limits – presents challenge if levy is needed to make debt service payments

3



Disadvantages and risks continued

More costly to issue CDA Revenue Bonds

- Debt service reserve fund often required
- More extensive legal and financial review

Need for established revenue stream from non-levy revenue sources

- While not a formal bond covenant, underwriters prefer to see non-levy revenue sources at least 125% higher than the annual debt service payment

Although not legally G.O. debt, generally treated as G.O. by rating agencies when evaluating debt burden if tax increment is the repayment source

4



Methods of issuing CDA Revenue Bonds

Bonds sold to an underwriter often accomplished through a negotiated sale vs. a competitive sale

Direct placement with local bank if they are comfortable with legal structure and security pledge (shorter term likely preferable)

USDA Rural Development

- Loan programs in place to fund variety of projects and certain community facilities
- Extensive loan application process and eligibility determination
- Requires interim financing

5



Summary

Longer term for debt and preserving G.O. debt capacity
primary reasons this form of debt is pursued

Higher interest rates, no exemption from levy limits, stricter underwriting standards, and more limited market are primary challenges and risks

An option to be considered if financial and legal thresholds can be addressed effectively

Most CDA Revenue Bonds are issued in conjunction with a TIF District

6

Strasser & Yde, S.C.
(E-mail & Facsimile letterhead)

June 9, 2015

VIA EMAIL ONLY (dguild@westonwi.gov)
Daniel Guild, Administrator
Village of Weston

Re: Review of Community Development Authority Ordinance

Dear Daniel:

Recently, the Economic Development Committee was merged with the Community Development Authority and Village Ordinance 2.214 (6) was amended. You asked me whether it is appropriate to have the Community Development Authority perform the functions of the previous Economic Development Committee. It is my opinion that the CDA can do both if the Village grants it authority to do so. Next, you asked me to review (6) and either amend or redraft it if it is inconsistent with current Wisconsin law. I have redrafted (6) below because it is inconsistent with current Wisconsin law.

Wis. Stat. 66.1335 authorizes the Village to create a housing and community development authority which shall be known as the “Community Development Authority” of the Village. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects. However, the Village may authorize the CDA to act as an agent of the Village in planning and carrying out community development programs under the Federal Housing and Community Development Act of 1974 and “as agent to perform all acts, except the development of the general plan of the [Village], which may be otherwise performed by the planning commission under s. 66.1105 [Tax Increment Law], 66.1301 to 66.1329 [Urban Redevelopment Law], 66.1331 [Blighted Area Law] or 66.1337 [Urban Renewal Act].”

Wis. Stat. 66.1335 (6) states:

(6) CONTROLLING STATUTE. The powers conferred under this section are in addition and supplemental to the powers conferred by any other law. To the extent that this section is inconsistent with any other law, this section controls.

Moreover, Wis. Stat. 66.1335 (7) provides:

(7) CONSTRUCTION. This section shall be construed liberally to effectuate its purposes and the enumeration of the specific powers in this section does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in the general grant.

Based on the above language from Wis. Stat. 66.1335, it is my opinion that the Community Development Authority is both a separate body politic and may also be authorized by the Village to act as the agent of the Village with respect to other functions. My interpretation is consistent with a League of Wisconsin Municipalities opinion letter which discusses the powers, duties and function of community development authorities (Summary/Commissions #181). In this opinion letter, the league attorney was asked whether the community development authority would fall within the definition of an insured under the municipality's insurance policy. The league attorney determined that a CDA meets the definition of "insured" in some instances, but for the most part appears to be an entity separate and independent from the municipality that created it and, therefore, falls outside the definition of "insured" when performing its primary statutory functions. In other words, when the CDA is performing its primary functions of blight elimination, slum clearance, urban renewal programs and housing projects, it probably does not come within the definition of "insured". However, when a CDA is acting as an agent of the municipality in planning and carrying out community development programs, it likely falls within the definition of an "insured".

Not only does Wis. Stat. 66.1335 specifically state that the Village may authorize the authority to act as an agent of the Village, the statute also states that the powers conferred by this statute are "in addition and supplemental to the powers conferred by any other law" and that the "enumeration of the specific powers in this section does not restrict the meaning of any general grant of power contained in this section nor does it exclude any powers comprehended in the general grant". The only prohibition specified in the statute is the Village shall not authorize the authority to develop the general plan of the Village. Since the functions of the previous Economic Development Committee did not involve the development of the general plan of the Village, I see no reason why the Village cannot authorize the CDA to carry out the functions of the Economic Development Committee in addition to the CDA's primary statutory functions.

The Village's current ordinance is not entirely consistent with current Wisconsin law. As a result, I propose amending the ordinance as follows:

(6) Community Development Authority

- a. *Need.* The Village declares that a need for blight elimination, slum clearance, urban renewal programs and community development projects and housing projects exists in the Village of Weston.
- b. *Creation.* Pursuant to Wis. Stat. 66.1335 the Village hereby creates a housing and community development authority which shall be known as the "Community Development Authority" of the Village of Weston. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects.
- c. *Powers and Duties.* The Community Development Authority has all powers, duties and functions set out in Wis. Stats. 66.1201 and 66.1333 for housing and redevelopment authorities. As to all housing projects initiated by the Community Development Authority it shall proceed under Wis. Stat. 66.1201. As to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs the Community Development Authority shall proceed under Wis. Stats. 66.1105, 66.1301 to 66.1329,

Daniel Guild
June 9, 2015
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66.1331, or 66.1337 as determined appropriate by the Village Board on a project by project basis. As to all Community Development Programs and activities undertaken by the Village under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. The Community Development Authority shall act as agent of the Village to perform all acts, except the development of the general plan of the Village, which may be otherwise performed by the planning commission under Wis. Stats. 66.1105, 66.1301 to 66.1329, 66.1331 or 66.1337.

d. *Other Functions.* In addition to the above duties, the Community Development Authority, as an agent of the Village, shall carry out the following additional functions:

1. Provide oversight and development of the Village's business and industrial parks which include business recruitment, land sales, grant development, and park design;
2. Provide technical support and counsel in the administration of revolving loans fund for business development; and
3. Recommend policy to the Village Board on the enhancement of Village infrastructure and zoning policy to spur economic growth.

e. *Appointment of Members.* The Village President shall, with the confirmation of the Board, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as Commissioners of the Community Development Authority. Two (2) of the Commissioners shall be members of the Board and shall serve during their term of office as Board trustees. The terms of non-Board members shall be four (4) years.

Please let me know if you have any questions, comments, or concerns.

Very truly,

Matthew E. Yde
Strasser & Yde, S.C.

MEY:lky

Enclosure

(11) MODIFICATION OF REDEVELOPMENT PLAN. (a) An approved project area redevelopment plan may be modified at any time after the lease or sale of all or part of the area if the modification is consented to by the lessee or purchaser, and the proposed modification is adopted by the authority and submitted to, and approved by, the local legislative body. Before approval, the authority shall hold a public hearing on the proposed modification, and notice of the time and place of hearing shall be sent by mail at least 10 days before the hearing to the owners of the real properties in the project area and of the real properties immediately adjoining or across the street from the project area. The local legislative body may refer back to the authority any project area redevelopment plan, project area boundaries or modifications submitted to it, together with recommendations for changes in the plan, boundaries or modification, and if the recommended changes are adopted by the authority and approved by the local legislative body, the plan, boundaries or modifications as changed become the approved plan, boundaries or modification.

(b) Whenever the authority determines that a redevelopment plan with respect to a project area that has been approved and recorded in the register of deed's office is to be modified to permit land uses in the project area, other than those specified in the redevelopment plan, the authority shall notify all purchasers of property within the project area of the authority's intention to modify the redevelopment plan, and it shall hold a public hearing on the modification. Notice shall be given to the purchasers of the property by personal service at least 20 days before the holding of the public hearing, or if the purchasers cannot be found notice shall be given by registered mail to the purchasers at their last-known address. Notice of the public hearing shall also be given by publication as a class 2 notice, under ch. 985. The notice shall specify the project area and recite the proposed modification and its purposes. The public hearing is advisory to the authority. If the authority, following the public hearing, determines that the modification of the redevelopment plan will not affect the original objectives of the plan and that it will not produce conditions leading to a reoccurrence of blight within the project area, the authority may by resolution act to modify the plan to permit additional land uses in the project area, subject to approval by the legislative body by a two-thirds vote of the members-elect. If the local legislative body approves the modification to the redevelopment plan, an amendment to the plan containing the modification shall be recorded with the register of deeds of the county in which the project area is located and shall supplement the redevelopment plan previously recorded. Following the action with respect to modification of the redevelopment plan, the plan is amended and no legal rights accrue to any person or to any owner of property in the project area by reason of the modification of the redevelopment plan.

(c) The provisions of this subsection shall be construed liberally to effectuate its purposes and substantial compliance is adequate. Technical omissions do not invalidate the procedure in this subsection with respect to acquisition of real property necessary or incidental to a redevelopment project.

(12) LIMITATION UPON TAX EXEMPTION. The real and personal property of the authority is declared to be public property used for essential public and governmental purposes, and the property and an authority are exempt from all taxes of the state or any state public body. The city in which a redevelopment or urban renewal project is located may fix a sum to be paid annually in lieu of taxes by the authority for the services, improvements or facilities furnished to the project by the city if the authority is financially able to do so, but the sum may not exceed the amount which would be levied as the annual tax of the city upon the project. No real property acquired under this section by a private company, corporation, individual, limited liability company or partnership, either by lease or purchase, is exempt from taxation because of the acquisition.

(13) COOPERATION BY PUBLIC BODIES AND USE OF CITY FUNDS. To assist any redevelopment or urban renewal project located in the area in which the authority is authorized to act, a public body

may, upon terms that it determines: furnish services or facilities, provide property, lend or contribute funds, perform any other action of a character which it may perform for other general purposes, and enter into cooperation agreements and related contracts in furtherance of the purposes enumerated. A city and a public body may levy taxes and assessments and appropriate funds and make expenditures that may be necessary to carry out the purposes of this subsection, but taxes and assessments may not be levied under this subsection by a public body which may not levy taxes and assessments for any other purpose.

(14) OBLIGATIONS. For the purpose of financially aiding an authority to carry out blight elimination, slum clearance and urban renewal programs and projects, the city in which the authority functions may issue and sell general obligation bonds under ch. 67, except that no referendum is required, and may levy taxes without limitation for the payment of the bonds, as provided in s. 67.035. The bonds authorized under this subsection are fully negotiable and except as provided in this subsection are not subject to any other law or charter pertaining to the issuance or sale of bonds.

(15) BUDGET. The local legislative body shall approve the budget for each fiscal year of the authority, and may alter or modify any item of the budget relating to salaries, office operation or facilities.

(16) LEGAL SERVICES TO AUTHORITY. The legal department of a city in which the authority functions can provide legal services to the authority and a member of the legal department having the necessary qualifications may, subject to approval of the authority, be its counsel. The authority may retain specialists to render legal services as required by it.

(17) CONSTRUCTION. This section shall be construed liberally to effectuate its purposes and the enumeration in this section of specific powers does not restrict the meaning of any general grant of power contained in this section or exclude other powers comprehended in the general grant.

History: 1973 c. 172; 1975 c. 4, 94, 350; 1979 c. 89, 110, 221; 1981 c. 20, 112, 232; 1983 a. 24, 189; 1985 a. 219; 1987 a. 27, 403; 1989 a. 31, 89; 1991 a. 316; 1993 a. 16, 112, 172, 184, 268, 301; 1995 a. 27, 225; 1999 a. 9; 1999 a. 150 ss. 441 to 446; Stats. 1999 s. 66.1333; 1999 a. 185 s. 58; 2001 a. 30; 2003 a. 43, 320; 2005 a. 453; 2007 a. 96; 2009 a. 28, 95; 2011 a. 32; 2015 a. 196.

The general rule of strict construction of eminent domain statutes does not apply due to the requirement of liberal construction of this section under sub. (17). Whether an area is "blighted" under this section may be determined by focusing on the general overall character of the area in the context of its surrounding neighbors. *Grunwald v. City of West Allis*, 202 Wis. 2d 471, 551 N.W.2d 36 (Ct. App. 1996), 95–2920.

When a property owner refuses access to property and an authority seeks to obtain a court order under sub. (5) (a) 3. authorizing entry for inspecting and testing, the opportunity must be provided to consider the necessity of the entry, the scope of the entry, and the time, place, and manner of the entry. *Redevelopment Authority of the City of Milwaukee v. Uptown Arts and Education, Inc.* 229 Wis. 2d 458, 599 N.W.2d 655 (Ct. App. 1999), 98–2389.

A city may reimburse a commissioner of the city redevelopment authority for his legal expenses incurred when charges are filed against him in his official capacity seeking his removal from office for cause and the charges are found by the common council to be unsupported. Such reimbursement is discretionary. The city redevelopment authority lacks statutory authority to authorize reimbursement for such legal expenses. 63 Atty. Gen. 421.

A redevelopment authority may condemn any property within the project area even though some portions of the urban renewal area are not in fact blighted. 65 Atty. Gen. 116.

Certain local governments and public agencies may issue obligations to provide mortgage loans on owner-occupied residences. However, compliance with the federal Mortgage Subsidy Bond Tax Act of 1980 is necessary to allow exemption of interest from federal taxation. 71 Atty. Gen. 74.

66.1335 Housing and community development authorities. **(1) AUTHORIZATION.** A city may, by a two-thirds vote of the members of the city council present at the meeting, adopt an ordinance or resolution creating a housing and community development authority which shall be known as the "Community Development Authority" of the city. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects. The ordinance or resolution creating a housing and community development authority may also authorize the authority to act as the agent of the city in planning and carrying out community development programs and activities approved by the mayor and

common council under the federal housing and community development act of 1974 and as agent to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the planning commission under s. 66.1105, 66.1301 to 66.1329, 66.1331 or 66.1337. A certified copy of the ordinance or resolution shall be transmitted to the mayor. The ordinance or resolution shall also do all of the following:

(a) Provide that any redevelopment authority created under s. 66.1333 operating in the city and any housing authority created under s. 66.1201 operating in the city, shall terminate its operation as provided in sub. (5).

(b) Declare in substance that a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects exists in the city.

(2) **APPOINTMENT OF MEMBERS.** Upon receipt of a certified copy of the ordinance or resolution, the mayor shall, with the confirmation of the council, appoint 7 resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as commissioners of the community development authority.

(a) Two of the commissioners shall be members of the council and shall serve during their term of office as council members.

(b) The first appointments of the 5 noncouncil members shall be for the following terms: 2 for one year and one each for terms of 2, 3 and 4 years. Thereafter the terms of noncouncil members shall be 4 years and until their successors are appointed and qualified.

(c) Vacancies shall be filled for the unexpired term as provided in this subsection.

(d) Commissioners shall be reimbursed their actual and necessary expenses including local travel expenses incurred in the discharge of their duties, and may, in the discretion of the city council, receive other compensation.

(3) **EVIDENCE OF AUTHORITY.** The filing of a certified copy of the ordinance or resolution referred to in sub. (1) with the city clerk is prima facie evidence of the community development authority's right to transact business and the ordinance or resolution is not subject to challenge because of any technicality. In a suit, action or proceeding commenced against the community development authority, a certified copy of the ordinance or resolution is conclusive evidence that the community development authority is established and authorized to transact business and exercise its powers under this section.

(4) **POWERS AND DUTIES.** The community development authority has all powers, duties and functions set out in ss. 66.1201 and 66.1333 for housing and redevelopment authorities. As to all housing projects initiated by the community development authority it shall proceed under s. 66.1201, and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs it shall proceed under ss. 66.1105, 66.1301 to 66.1329, 66.1331, 66.1333 or 66.1337 as determined appropriate by the common council on a project by project basis. As to all community development programs and activities undertaken by the city under the federal housing and community development act of 1974, the community development authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. In addition, if provided in the resolution or ordinance, the community development authority may act as agent of the city to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the planning commission under ss. 66.1105, 66.1301 to 66.1329, 66.1331 or 66.1337.

(5) **TERMINATION OF HOUSING AND REDEVELOPMENT AUTHORITIES.** Upon the adoption of an ordinance or resolution creating a community development authority, all housing and redevelopment authorities previously created in the city under ss. 66.1201 and 66.1333 terminate.

(a) Any programs and projects which have been begun by housing and redevelopment authorities shall, upon adoption of the

ordinance or resolution, be transferred to and completed by the community development authority. Any procedures, hearings, actions or approvals taken or initiated by the redevelopment authority under s. 66.1333 on pending projects are deemed to have been taken or initiated by the community development authority as if the community development authority had originally undertaken the procedures, hearings, actions or approvals.

(b) Any form of indebtedness issued by a housing or redevelopment authority shall, upon the adoption of the ordinance or resolution, be assumed by the community development authority except as indicated in par. (e).

(c) Upon the adoption of the ordinance or resolution, all contracts entered into between the federal government and a housing or redevelopment authority, or between these authorities and other parties shall be assumed and discharged by the community development authority except for the termination of operations by housing and redevelopment authorities. Housing and redevelopment authorities may execute any agreements contemplated by this subsection. Contracts for disposition of real property entered into by the redevelopment authority with respect to any project are deemed contracts of the community development authority without the requirement of amendments to the contracts. Contracts entered into between the federal government and the redevelopment authority or the housing authority bind the community development authority in the same manner as if originally entered into by the community development authority.

(d) A community development authority may execute appropriate documents to reflect its assumption of the obligations set forth in this subsection.

(e) A housing authority which has outstanding bonds or other securities that require the operation of the housing authority in order to fulfill its commitments with respect to the discharge of principal or interest or both may continue in existence solely for that purpose. The ordinance or resolution creating the community development authority shall delineate the duties and responsibilities which shall devolve upon the housing authority with respect to that purpose.

(f) The termination of housing and redevelopment authorities pursuant to this section is not subject to s. 66.1201 (26).

(5m) **TAX EXEMPTION.** Community development authority bonds issued on or after January 28, 1987, are declared to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest on the bonds and income from the bonds, are exempt from taxes.

(6) **CONTROLLING STATUTE.** The powers conferred under this section are in addition and supplemental to the powers conferred by any other law. To the extent that this section is inconsistent with any other law, this section controls.

(7) **CONSTRUCTION.** This section shall be construed liberally to effectuate its purposes and the enumeration of specific powers in this section does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in the general grant.

History: 1975 c. 311; 1979 c. 110; 1987 a. 27; 1999 a. 150 s. 448; Stats. 1999 s. 66.1335.

66.1337 Urban renewal. (1) SHORT TITLE. This section shall be known and may be cited as the "Urban Renewal Act".

(2) **FINDINGS.** It is found and declared that there exists in municipalities of the state slum, blighted and deteriorated areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state, and the findings and declarations made in s. 66.1331 are affirmed and restated. Certain slum, blighted or deteriorated areas may require acquisition and clearance, as provided in s. 66.1331, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation in a manner that eliminates, remedies or prevents the conditions and evils of these areas. To the extent feasible salvable slum and blighted areas should be conserved and rehabilitated through vol-



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-012

AN ORDINANCE AMENDING SECTION 2.214(d)(6) ENTITLED *COMMUNITY DEVELOPMENT AUTHORITY*

WHEREAS, Wis. Stat. 66.1335 authorizes the Village to create a housing and community development authority which shall be known as the “Community Development Authority” (CDA) of the Village; and

WHEREAS, the CDA is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; and

WHEREAS, the Village may authorize the CDA to act as an agent of the Village in planning and carrying out community development programs under the Federal Housing and Community Development Act of 1974 and “as agent to perform all acts, except the development of the general plan of the [Village], which may be otherwise performed by the planning commission under s. 66.1105 [Tax Increment Law], 66.1301 to 66.1329 [Urban Redevelopment Law], 66.1331 [Blighted Area Law] or 66.1337 [Urban Renewal Act].”; and

WHEREAS, the Village previously amended this ordinance in 2014 to merge the Economic Development Committee with the CDA; and

WHEREAS, the Village wishes to authorize the CDA to carry out the functions of the Economic Development Committee in addition to the CDA’s primary statutory functions; and

WHEREAS, the Village Attorney has reviewed the current ordinance and found the ordinance to be inconsistent with current Wisconsin law; and

WHEREAS, the Village Attorney has proposed amending the ordinance as described below.

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Section 2.214(d)(6) of the Village Of Weston Ordinances entitled *Community Development Authority* is hereby amended to provide as follows:

Section 2.214. Standing committees.

(d) *Established.* The following standing committees are established:

- a. Need. The Village declares that a need for blight elimination, slum clearance, urban renewal programs and community development projects and housing projects exists in the Village of Weston.

- b. Creation. Pursuant to Wis. Stat. 66.1335 the Village hereby creates a housing and community development authority which shall be known as the “Community Development Authority” of the Village of Weston. It is a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects.
- c. Powers and Duties. The Community Development Authority has all powers, duties and functions set out in Wis. Stats. 66.1201 and 66.1333 for housing and redevelopment authorities. As to all housing projects initiated by the Community Development Authority it shall proceed under Wis. Stat. 66.1201. As to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs the Community Development Authority shall proceed under Wis. Stats. 66.1105, 66.1301 to 66.1329, 66.1331, or 66.1337 as determined appropriate by the Village Board on a project by project basis. As to all Community Development Programs and activities undertaken by the Village under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. The Community Development Authority shall act as agent of the Village to perform all acts, except the development of the general plan of the Village, which may be otherwise performed by the plan commission under Wis. Stats. 66.1105, 66.1301 to 66.1329, 66.1331 or 66.1337.
- d. Other Functions. In addition to the above duties, the Community Development Authority, as an agent of the Village, shall carry out the following additional functions:
 - 1. Provide oversight and development of the Village’s business and industrial parks which include business recruitment, land sales, grant development, and park design;
 - 2. Provide technical support and counsel in the administration of revolving loans fund for business development; and
 - 3. Recommend policy to the Village Board on the enhancement of Village infrastructure and zoning policy to spur economic growth.
- e. Appointment of Members. The Village President shall, with the confirmation of the Board, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as Commissioners of the Community Development Authority. Two (2) of the Commissioners shall be members of the Board and shall serve during their term of office as Board trustees. The terms of non-Board members shall be four (4) years.
- f. Consider any other matter the Board may refer.

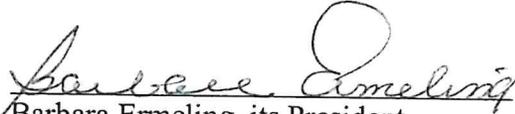
SECTION 2: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 15th day of June, 2015

WESTON VILLAGE BOARD

By:


Barbara Ermeling, its President

Attest:


Sherry Weinkauff, its Clerk

APPROVED: 6/15/15

PUBLISHED: 6/17/15

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE FINANCE COMMITTEE

held on Monday, February 17, 2020 at 4:30 p.m., in the Board Room at the Municipal Center.

AGENDA ITEMS.

1. **Finance Committee Call to Order & Welcome by Vice-Chairperson Ermeling.**
Meeting called to order at 4:30 p.m. by Finance Committee Vice-Chairperson Ermeling.
2. **Roll Call by Recording Secretary.**

Roll call of Finance Committee indicated 3 members present

<u>Member</u>	<u>Present</u>
Bender, Robert	NO
Ermeling, Barb	YES
Maloney, Mark	NO
Sukup, Carrie	YES
Yaeger, Richard	YES

3. **Approval of minutes from previous meetings: December 16, 2019**

Finance Committee motion by Yaeger, second by Sukup, to approve previous meeting minutes from December 16, 2019.

Yes Vote: 3 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	---
Ermeling, Barb	YES
Maloney, Mark	---
Sukup, Carrie	YES
Yaeger, Richard	YES

4. **Public Comments.**
None.

ACKNOWLEDGE WORK PRODUCT TRANSMITTALS.

None.

EDUCATIONAL PRESENTATIONS & REPORTS.

5. **Property Tax Collections Summary**

Trautman gave an overview of the property tax collections for 2019-2020.

POLICY ISSUES – DISCUSSIONS/RECOMMENDATIONS.

6. **Discussion and Possible Recommendation to Pay Off Intercity ATC Loan**

Trautman stated since our TIF projects are not progressing as anticipated there is additional cash within the TIF. Trautman stated interest income on money in the bank is 2% and we are paying 3% interest on the Intercity ATC loan, so it may be smart to pay off the loan. The consensus of the Finance Committee was to pay off the loan.

Finance Committee motion by Yaeger, second by Sukup, to recommend the Village Board approve paying off the 2018A GO Note to Intercity State Bank that was issued for the ATC pole purchase.

Yes Vote: 3 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	---
Ermeling, Barb	YES
Maloney, Mark	---
Sukup, Carrie	YES
Yaeger, Richard	YES

7. Discussion and Possible Recommendation to Reduce SAFER Receivable Related to Cash Deficit by 1/5th of the Village's Share

Trautman gave background on this item and requested approval to pay 1/5th of the SAFER balance off. Sukup expressed concerns with properly recognizing the expense. There was discussion on proper timing of expenses and the initial intention of the original transactions.

Finance Committee motion by Sukup, second by Yaeger, to recommend the Village Board consider proper recognition of the expense.

Yes Vote: 3 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	---
Ermeling, Barb	YES
Maloney, Mark	---
Sukup, Carrie	YES
Yaeger, Richard	YES

RESOLUTIONS/ORDINANCES.

None.

FUTURE ITEMS.

8. Next meeting date(s):

- Mon, Mar 16, 2020 @ 4:30 p.m. Regular Committee Meeting
- Mon, Apr 20, 2020 @ 4:30 p.m. Regular Committee Meeting*
**Immediately after Tourism Commission*

9. Topics for future meetings.

- a) Investment Policy
- b) Cash Reserve Policy for Utilities
- c) Credit Card Acceptance Policy
- d) Capital Improvement Plan

10. Remarks from staff.

Donner gave an update on the municipal facility project and stated the Village is planning some open houses on the municipal center project. Donner added this item will be discussed more at a future meeting.

11. Remarks from Committee Members.

12. Announcements.

Trautman stated we should have draft financials for the next meeting.

ADJOURNMENT OF FINANCE COMMITTEE

Motion by Sukup, second by Yaeger, to adjourn the Finance Committee meeting at 5:13 p.m.

Yes Vote: 3 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Voting</u>
Bender, Robert	---
Ermeling, Barb	YES
Maloney, Mark	---
Sukup, Carrie	YES
Yaeger, Richard	YES

Next meeting is scheduled for Monday, March 16.

Jenna Trittin, Recording Secretary

Village of Weston, Wisconsin
MEETING MINUTES OF THE PARK & RECREATION COMMITTEE MEETING
Monday, February 24, 2020, 4:30 p.m.

AGENDA ITEMS

1. Meeting called to order by Chairman Xiong @ 4:30 P.M.
2. Roll Call by Recording Secretary: Jessica Falkowski

Member	Present
Xiong, Yee Leng (C)	YES
Arndt, Jay	YES
Clark, Katrina	NO
Esker, Roger	YES
Ziegler, Jon (VC)	YES

Village Staff in attendance: Osterbrink, Donner, Wodalski, and Falkowski (Clerk).

3. Approval of minutes from previous meeting: January 27, 2020.

***M/S/P Ziegler/Esker: to approve the January 27, 2020 minutes.**

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: PASS

Member	Vote
Xiong, Yee Leng	YES
Arndt, Jay	YES
Clark, Katrina	-----
Esker, Roger	YES
Ziegler, Jon	YES

4. Public Comments.

None

EDUCATIONAL PRESENTATIONS & REPORTS

None

POLICY ISSUES – DISCUSSIONS/RECOMMENDATIONS

5. Discussion and possible action Convention and Visitors Bureau request to use Village Pond on Progress Way for Pond Hockey Tournament.

Scott Liegl from CVB stated that 2021 will be the 10th Annual Pond Hockey Tournament that the group will be hosting and is requesting the Village Pond and field on Progress Way as a potential site. An average of 65 teams participate annually which many are from out of town. Liegl is proposing 12 rinks, 80ft x 100ft each on the pond and erecting a 60ft x 120ft enclosed tent with heat, carpeting, and concessions in the field.

Donner and Osterbrink stated safety concerns about ice conditions due to the pond being spring fed.

Xiong and Donner commented that the property is going to be placed on the market as part of the Business Park South and may not be Village owned in the future.

The committee would like more information and encouraged Osterbrink and Liegl to continue discussions on details of the tournament.

No action taken.

6. Discussion and possible action Aquatic Center Management.

Osterbrink presented the Committee with three proposed options for Aquatic Center Management.

Option 1 – Marathon County Parks and Recreation would manage the facility and staff for \$21,300. Marathon County would also conduct all the necessary training for staff. The County would conduct hiring of staff, but they would still be village employees except the manager. The Village would still be responsible for onboarding of staff, payroll, and maintenance of the facility.

Option 2 – The YMCA is proposing a 3-year contract. Cost the first year would be \$30,000 plus an additional \$5,000 due to first year transition costs. The second year would be \$30,000 and the third year would be \$30,000 + 2% = \$30,600. The YMCA would provide management of the facility, all staff would be YMCA employees so they would be responsible to hire, onboard, schedule, complete payroll, conduct the necessary training, provide swim lessons and various other items for the day to day management. The Village would be responsible for maintenance of the facility and would also have to reimburse YMCA for actual payroll expenses for staff.

Option 3 – Consider hiring a fulltime employee to fill the current Aquatic Center Management/Department of Public Works position or hire a Seasonal Manager.

***M/S/P Ziegler/Esker: motion to recommend to Board of Trustees to draft at 3-year contract with the YMCA for Aquatic Center Management.**

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Vote</u>
Xiong, Yee Leng	YES
Arndt, Jay	YES
Clark, Katrina	-----
Esker, Roger	YES
Ziegler, Jon	YES

7. Review and Discussion of Village Capital Improvement Plan and Acknowledgement of Parks and Aquatic Center Capital Project Prioritization.

Osterbrink stated the committee ranked the CIP projects for the Parks and Aquatic Center in January. Staff took the rankings and established a spreadsheet listing the projects in order of importance according to the results and presented findings to the committee. Staff will recommend projects within the plan by necessity and financial availability to the Village Board of Trustees who will finalize the CIP projects to be completed.

***M/S/P Ziegler/Esker: motion to acknowledge the Parks and Aquatic Center Capital Project Prioritization.**

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Vote</u>
Xiong, Yee Leng	YES
Arndt, Jay	YES
Clark, Katrina	-----
Esker, Roger	YES
Ziegler, Jon	YES

FUTURE ITEMS

8. Meeting date(s) for 2020: All at 4:30 p.m.

- a. March 23, 2020**

b. April 27, 2020

9. Topics for future meetings.

- a. Weston Warming House Conversion**
- b. Cooperative Efforts with surrounding communities**

10. Remarks from Staff

None

11. Remarks from Committee Members.

Ziegler will be absent for the March 23, 2020 meeting.

12. Announcements.

13. Adjournment.

***M/S/P Esker/Arndt: motion to adjourn the meeting at 5:19 p.m.**

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: PASS

Member	Vote
Xiong, Yee Leng	YES
Arndt, Jay	YES
Clark, Katrina	----
Esker, Roger	YES
Ziegler, Jon	YES

Jessica Falkowski, Recording Secretary

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION

held on Monday, March 9, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Plan Commission (PC) Chair & Trustee Mark Maloney.**
- 2. Meeting called to order by Extraterritorial Zoning (ETZ) Committee Chair Loren White.**
- 3. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

- 4. Roll Call of Joint Village & Town of Weston ETZ Committee by Secretary Parker.**

Roll call indicated 5 ETZ members present.

<u>Member</u>	<u>Present</u>
White, Loren	YES
Hull, Mark	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Meinel, Steve	YES
Olson, Milt	NO - Excused

Village Staff in attendance: Donner, Higgins, Wodalski, Wheaton, Tatro, Chartrand, and Parker.

There were about 5 people in the audience.

- 5. Approval of minutes from the January 13, 2020 – Regular PC meeting**

Motion by Sparks, second by White: to approve the January 13, 2020, Regular PC Meeting minutes.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting:0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

6. Approval of minutes from the October 14, 2019 – Regular ETZ meeting

Motion by Hull, second by Guerndt: to approve the October 14, 2019, Regular ETZ Meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Hull, Mark	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Meinel, Steve	YES
Olson, Milt	---

COMMUNICATIONS

7. Opportunity for citizens to be heard.

None.

8. Written communications received.

None.

UNFINISHED BUSINESS

9. Unfinished Business – Discussion and possible recommendation to the BOT on the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane. (PC)

Joe Muzynoski, 5803 Mary Lane was present.

Donner stated this topic is outlined in the packet, which dates back to 2018, when Muzynoski was made aware that his house does not comply with the minimum required setbacks. He explained the sentiment of Plan Commission was to not vacate Dominika Street in its entirety. He explained some of the options we had looked at.

Donner explained staff looked at the Wandering Springs West Plat from 1999 to confirm access to property to the south from west and east sides. This plat includes Outlot 1, which consists of two outlots, a small triangle on the southeast corner, and a larger lot on the southwest corner. The Plat notes Outlot 1 is set aside for future possible street extensions. Donner referred to a legal article in the packet by Claire Silverman in the League of Municipalities Newsletter, stating that staff is looking at whether these constitute a dedication. Donner stated he received an opinion from Attorney Yde that confirms since these outlots are common law dedications, these lands would be held for public uses.

Donner stated last Thursday, he met with Muzynoski and Budleski. Donner stated Budleski followed up with a phone call today stating that he agrees that he intended for these outlots to be dedicated as public street. The problem is that a CSM was created in 1999 and again in 2002, when land was conveyed to Joe Buska. The west 33' of Outlot 1 in the southeast was included in the CSM that created that parcel. We want to be sure we have that entire right-of-way that was intended to be dedicated as part of this plat, reconfigured and explicitly dedicated before the Plan Commission decides whether to consider vacating that piece of Dominika Street.

Maloney questioned if we would still be using part of the Dominika Street right-of-way for public utilities and a public path. Donner stated first we need to be sure Outlot 1, on both corners of this plat, are available and would be public right-of-way for access to the property to the south. Donner stated if this is satisfied, then staff would recommend to PC to vacate all or part of Dominika Street right-of-way to the south.

Donner stated he has had some e-mail exchanges from Attorney Paul Duerst, of County Land & Title (attached). Duerst stated to Donner that he would need to follow up with Buska to get Buska's approval to

release a copy of his title policy, as we need to receive verification from Buska that he is not claiming ownership of the 33 feet of Outlot 1 land, or that Duerst is making good on the fact that the 33-feet of outlot land should not have been conveyed to Buska (to the property Buska bought from Mitch King). Meinel explained Mitch King signed a deed that was prepared by Duerst, with his title policy, who did the closing. Meinel stated it appears Duerst mistakenly included this 33 feet of outlot land.

Meinel questioned if Duerst or Yde indicated if we could just re-record the deed with the correct legal description? Donner stated when he spoke to Buska, Buska intended for that to remain right-of-way. Donner does not know if there was any exchange of compensation of that land. However, that would have to be worked out between County Land & Title and Joe Buska.

Donner stated there is no ultimate resolution at this time. The question to the Plan Commission is once we satisfy the access to south, whether PC would recommend to the Board of Trustees to hold a public hearing to hear whether to vacate all or part of Dominika Street, south of Mary Lane.

Guerndt questioned if there would still be an issue with the length for a future proposed road, with no outlet. Donner stated this is something that would be non-conformance with the code. Guerndt stated there are driveways coming down Old Costa Lane and the outlot along the west side is vacant.

White stated are still a few things up in the air. He has a hard time recommending if we do not know right now if those two parcels (Outlot 1) can be used. Donner state we are recommending to defer this until the right-of-way issue is resolved. Donner explained the law states that during the public hearing, if anyone objects to the vacation, the Board of Trustees could not take action to vacate, and would have to keep the right-of-way as is.

Maloney stated this will stay on the agenda until we can get a recommendation to the Board.

Gary Barnett, represents the 33 acres to the south. He stated it has been 2 years now and he would like to get this settled.

Motion by Sparks, second by White: to recommend deferring action to forward a resolution to vacate the east half of Dominika Street until after Outlot 1, as configured on the Plat of Wandering Springs West is explicitly dedicated to the Village to assure access to the south. Question – Gau questioned the way motion is read, it states if we have resolved the outlots, we will consider dedicating half the street, which is against the subdivision ordinance.

Sparks amended his motion to state he recommends deferring action to forward a resolution regarding Dominika Street, until Outlot 1 is configured on the plat of Wandering Springs West is explicitly dedicated to the Village to assure access to the south. White restated his second to the motion.

Meinel questioned if a portion of Dominika Street is vacated, if Muzynoski's house will be conforming to setbacks. Higgins stated he needs about 16 feet. Higgins stated the current setback minimum is 20 feet, so Muzynoski's house is encroaching by 14.5 feet into the setbacks for the right-of-way. Donner stated his garage would be 5.5 feet from right-of-way. Wodalski stated typically, there is about 16 feet from back of curb to the right-of-way.

Motion carried.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting:0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES

Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

Meinel confirmed the plat has been recorded, which gives the Village the common law right to the outlots. He feels what happens between Buska and Duerst does not matter, other than the fact that Budleski was still involved in the ownership of those lots, and he did not transfer those to the Village. He feels the common law rights allows us to run the road. Higgins stated these need to be dedicated, as when you look at a map, you can't tell, and this can happen again later. She stated there will be costs for a CSM and it will come down to who is responsible to pay that. Higgins stated there are several of these older plats where outlots have become issues. She stated we have stormwater ponds that are outlots which should have been dedicated to the Village. Donner stated we need to be sure outlots for street extensions are specified to be what they are for and dedicated to the Village at the time.

Barnett questioned if it is possible to placate everybody to reconfigure the garage on the property. Higgins stated we could shift the road within the road right of way so the road right of way required could be less.

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

10. Public Hearing – Discussion and recommendation to the Board of Trustees (BOT) on Adoption of 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston (PC & ETZ).

a. Open Public Hearing.

Maloney opened the public hearing at 6:24 p.m.

b. Presentation by Staff.

Higgins stated at the beginning of each year, we adopt the official zoning map, which gives us a starting point and historical snapshot for the year. This is something the previous County Zoning Administrator suggested we do annually.

c. Public Hearing/Public Comment Period.

None.

d. Close Public Hearing.

Maloney closed the public hearing at 6:26 p.m.

e. Discussion by Plan Commission and ETZ Members.

None.

f. Recommendation from Staff.

Higgins stated staff recommends approval.

g. Action and Recommendation to the BOT by Plan Commission.

Motion by White, second by Meinel: to recommend to the Board of Trustees on Adoption of 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES

Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

h. Action and Recommendation to the BOT by ETZ Committee.

Motion by Guerndt, second by Meinel: to recommend to the Board of Trustees on Adoption of 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Hull, Mark	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Meinel, Steve	YES
Olson, Milt	---

11. Public Hearing – Discussion and recommendation to the Board of Trustees (BOT) on an amendment to Chapter 94 Zoning, Figure 5.01(1) Rural, Open Space, and Residential District Lot Dimensions and Intensity Standards in regards to decreasing the minimum lot area required per dwelling unit in a MF (Multiple Family Residential) Zoning District and Figure 5.01(2) Rural, Open Space and Residential District Setback and Height Standards in regards to increasing the maximum building height in a MF (Multiple Family Residential) Zoning District.

a. Open Public Hearing.

Maloney opened the public hearing at 6:28 p.m.

b. Presentation by Staff.

Higgins stated this is a recommendation that came out of the housing assessment report that the RPC did for the Village late last year. One recommendation was to modify the zoning to encourage higher density housing. She stated we do have an infill project at the old Kennedy Park nursing home that this will help them with their masterplan of that development. Currently we are at 3,000 square feet per dwelling unit. Higgins talked to Mark Roffers for his suggestions, and these changes were his suggestions. The proposed drops this down to 1,600 square feet per dwelling unit for a studio; and then for each bedroom, you would add 400 square feet (amounting to 2,000 square feet per dwelling unit for 1 bedroom). Roffers suggested changing the story from 3 to 4, which then requires the height adjustment. She stated that Roffers told her that developers are now going up to 4 stories because it allows wood construction yet and they do not have to use the steel beam construction. Higgins stated we met with a developer today looking at a 5-story building over by the hospital, which we think as staff we may want to create an overlay district over there for that type of development, as we would want higher around the interchange. She stated for infill developments, we would not want to go that high. She stated with costs getting more expensive for land, people are going to want to go up. Higgins stated Roffers told her Villages of our size are going this route with multi-family density.

Guerndt questioned if this would incorporate mixed uses also? Higgins stated this is just related to the multi-family zoning district so any uses allowed in the MF district would be incorporated.

Maloney questioned if elevators are mandated in multi-family. Tatro stated if the public comes in, then yes. Tatro believes they are required.

c. Public Hearing/Public Comment Period.

None.

d. Close Public Hearing.

Maloney closed the public hearing at 6:32 p.m.

e. Discussion by Plan Commission and ETZ Members.

Meinel stated in the past few months, there were four parcels that came up, where the neighborhoods came out and questioned the density. He questioned by changing this, are we changing all the properties then to allow the increase in the density? He referred to the Swiderski Development on Callon Avenue, and questioned if there is a different way to doing this that would allow some townhouses, which would require the increased density, but not do this blanket-wide through the Village. Higgins stated we used to have the MF-3 and MF-4 that were based on number of units. Higgins stated the whole idea with the new zoning code was so we would not have so many different residential districts. She explained there are different standards based on how big the development is and how many units are there. These standards require those to have more amenities. Meinel stated with the Swiderski development that has submitted their site plan, if this gets approved, and they then change their planned density, the neighborhood will not know. Higgins stated anything the Plan Commission approves affects all the properties. Higgins stated there is no way to pick and choose unless doing some kind of an overlay. Gau stated the only way to look at certain things is through overlay districts. Gau stated if we pass this, staff needs to take a look at what this does to all of our multifamily districts. Gau feels we should take a look at overlay districts. Higgins stated we are looking at a Planned Unit Development (PUD), which allows an increase in density by having more amenities. She stated however, our standards are already pretty high, so there is no trade off. Meinel and Gau would like to see more information and to see how it affects the entire Village. Gau stated there are areas in the Village where we would want to see this, but does not agree with blanket change.

Guerndt brought up past discussions on where the costs for many of the projects are right now. It is very difficult to come into budget. He commented on how staff says we need to fill the gap with rents, but the gap of rents does not come with the high standards that they are put under, with the requirements of the landscaping, etc. He agrees there should be some kind of an overlay. Guerndt stated there is a challenge with keeping a project within budget and keeping the rent down. Guerndt stated if we do look at something like this, we may need to then lighten up on some other areas.

Maloney questioned to Meinel if he thinks the neighborhood concern was due to the density or to change. Meinel stated his concern is that we specifically addressed the density of this development to the neighborhood, and now we will be making a blanket change for the whole Village.

Guerndt questioned how the rest of the Commission feels. Maloney stated he agrees with the comments, but the fact is we are short on housing. Maloney commented on how people now are more transient and do not want to own a home. Guerndt commented people are concerned that \$600-\$800 rents will bring trouble.

Sparks commented he agrees, when thinking of buffer zones, and questioned how would we structure this? He agrees a builder has to make it more affordable to build, and you need enough density to make it worthwhile for that missing middle. When you have large open land, it is easier to design, but when working with these smaller parcels, and making it fair to citizens and developers, would we need to incorporate into our plan, duplexes, then smaller multi-family developments before the larger ones. He questioned how do you conceptually put this on a map, and how do you account for those 120-acre parcels that has never been developed compared to these 5 acre parcels.

Meinel questioned how other communities are doing this. He questioned if lot size could be used as a requirement. If you have a 2-acre parcel surrounded by single-family residences, it should not have this high of a density.

Higgins stated will only have those issues in the old areas like on Willow Street. She stated later when we discuss the Weston Avenue corridor plan, or other corridor plans, this is being incorporated in there. She stated in the case today, where staff talked to someone who is interested in a 40-acre piece of land, talking about apartments and looking at rowhouses or townhouses. She stated along the highway, you could look at multifamily, leading to duplexes, and then leading to single-family. She discussed the trend of duplexes that look like single-family houses.

Higgins stated how we have no multifamily zoned vacant property available to develop except the ones PC recently reviewed. Nothing is zoned MF. The only MF to come through are those rezoned by PC. Higgins explained how the last time the Future Land Use Map was approved, staff was instructed only what is currently MF will remain, and no more MF is allowed to be added. The negative mindset for Multi-family seems to be changing and it will be readdressed in our update to the housing and future land use chapters of the Comprehensive Plan. She stated right now we have an infill lot that it makes sense to have more density. We are trying to chip away at the recommendations of the recent audit and housing report.

White stated when looking at our map of the Village on the west end, those lots are small lots, and the further east you go they get bigger. We have to consider some pieces of land here that people can't sell because it is too expensive to put in sewer and water, the expense is more feasible when you can have more dense development.

Maloney feels Rollie Lokre and Mark Roffers are trying to create a vibe, making this community more pedestrian and bicycle friendly.

Jordan stated to determine what an overlay district on a map would look like. He gave an example of Lokre's apartments. Guerndt agrees that if Lokre needs more apartments than what is allowed, he will vacate the project, and the property will just sit there.

Gau is fascinated and understands what we are trying to do. He is torn as he hears citizens' concerns. Jordan stated Roffers is trying to make something with what we have. Maloney feels the citizens' concerns were due to change, not density.

Hull stated the multifamily ordinances were substantially revised in the last revision to the ordinance. They used to be in these slotted numbers by units (primarily for State code), but realistically were similar. Hull stated Roffers revisions went away from the old code and the new code is more for making the costs work. Hull suggested that everyone know what the new code states, where it is based on number of units. He pointed out the new code puts higher standards on developments based on the number of units. It will become cost prohibitive to put in a bunch studio apartments, where this gives the flexibility when they start designing and looking at a floor plan, and they say they can't get another full-sized 3-bedroom, when looking at setbacks. This allows the flexibility within the footprint. Looking at making sure everyone understands how the multifamily ordinance was changed, which may eliminate some questions. The other thing he suggests is we should look again and make sure the setbacks on taller buildings are being looked at. He gave the example of currently side setback is 8 feet, and what would happen if you have a 4-story building 8 feet from the property line. This could be an issue of life safety.

White commented with regards to having access to daylight, our ordinance provides for energy (solar), etc.

Sparks commented how we are planning for the future and what his preference is now, may not be the preference of what the millennials will want. He pointed out the typical NYMBY response, and how we can't get caught up in those comments. Housing study shows we need to find that gap, and we have to be responsive to the next generation.

Christiansen stated he has 2 – 3 acre lots next to him, where those people can't maintain the lots (mowing). Having 1 acre lots are better. Also easily developable land, left in the Village and Town, you need to use it all, as far as there being a lot of wetland in the area, we need to use all the good land that we have.

Guerndt commented how the current members here like privacy, but the needs of our children are different.

f. Recommendation from Staff.

Higgins stated staff recommends approval.

g. Action and Recommendation to the BOT by Plan Commission.

Motion by White, second by Jordan: to recommend to the Board of Trustees an amendment to Chapter 94 Zoning. Question: Gau stated listening to Hulls comments, he recalls when working for DeForest, they had the same discussion.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

h. Action and Recommendation to the BOT by ETZ Committee.

Motion by Guerndt, second by White: to recommend to the Board of Trustees an amendment to Chapter 94 Zoning.

Yes Vote: 3 No Votes: 2 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Hull, Mark	NO
Christiansen, Randy	NO
Guerndt, Gary	YES
Meinel, Steve	YES
Olson, Milt	---

NEW BUSINESS

12. Weston Avenue Corridor Plan Project.

a. Workorder and Scope of Services.

Donner stated the idea of a Weston Avenue corridor plan was discussed a number of months ago, as we went through the discussion on the Transport Way extension to Weston Avenue. This should be looked at more holistically as it will be a critical corridor and for transportation going forward. We have agreed to proceed with Mark Roffers to move forward with this plan. Donner stated the Village Board has adopted this and is just an informational item.

b. Meeting and Milestones.

Higgins stated page 59 details the planned meetings and milestones. She stated Roffers will meet with staff in April. This will come to PC at their May meeting. She stated in April will come up with a list of property owners

along Weston Avenue for Roffers to interview. The plan is to formally adopt this plan in February or March of 2021. The public informational meeting is scheduled for late October/November.

STAFF REPORTS

13. Acknowledge Report re: January & February 2020 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Gau, second by Sparks to acknowledge item #13.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

14. Acknowledge Report re: January & February 2020 Building Permits.

Motion by Sparks, second by Guerndt to acknowledge item #14.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

15. Acknowledge Report re: January & February 2020 New Business Occupancy Permit Issuance.

Motion by Gau, second by Jordan to acknowledge item #15.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

16. Update on 2020 Project/Tasks for Plan Commission.

Higgins stated this is a standing agenda item where she updates Plan Commission on projects to come or that are related to PC. Two things to note on the commercial activity, in TIF 2, she just received preliminary plans for the Markovich outlot by Pizza Ranch. This would be a 3-tenant building, facing west, and the Metro Animal Hospital is coming back. Their new architect, Ellis Stone, is working on plans.

Maloney questioned the term “stalled” in #4, whether it should be used, as this project won’t come back anymore. Higgins stated different project could come. Maloney feels we should not use “Camp Phillips Centre” for any future project here, as it would be confusing. Sparks stated this project is dead, and if something else comes up there, it should have a different project name. Maloney feels we should not use the term “stalled”.

Higgins stated the RFP for signs was released, but have not received proposals yet. Maloney was referring to concerns of property owners for existing signs.

MISCELLANEOUS

17. Next meeting date

a. Tuesday, March 10, 2020 @ 5pm – Special Joint Meeting with CDA & BOT.

Gau and Jordan will not be present. White stated he has an earlier meeting, and may not get done by the time this meeting starts.

b. Monday, April 13, 2020 @ 6pm – Regular Meeting.

18. Future Meeting Topics

a. Continued discussion of needed amendments to Chapter 94 Zoning.

i. Chapter 94, Article 13, Signs

Maloney stated Rollie Lokre contacted him. He stated with the snowbanks, you can’t see the sign. He took calls from other businesses about wanting to use or change their sign (Klasinski Insurance and Graphics Plus). He wonders if we are not doing justice to businesses with our sign code (referring to the height versus setback requirement) when you can’t see their signs.

Higgins stated our previous code was more restrictive. There are ways in our new code that allows businesses to come to Plan Commission to get a special exception. Higgins stated Wheaton put together a comparison, which shows our new code is less restrictive.

Wheaton explained that she got into an agreement with Kevin Klasinski and what he can do for his sign, but he has not pulled a permit yet.

Sparks stated he took a call from Rich Bartig, of Graphics Plus about his sign. Sparks stated he asked Bartig to call staff. Higgins stated she has not taken a call from him. Maloney asked Wheaton if she could reach out to Bartig and discuss the sign code and find out what he needs.

b. Chapter 14 Ordinance Amendment re: Addressing Flag Signs.

Higgins stated this is being done as part of Tatro making changes to Chapter 14, building regulations, where the addressing is. Maloney confirmed only regarding existing signs. Maloney stated he would be open to the blue reflective signs.

c. Schofield Avenue Corridor Plan Adoption

Higgins stated this is still coming.

19. Remarks from Staff, Committee, and Commission Members.

None.

ADJOURNMENT

20. Adjournment of ETZ.

Motion by Hull, Second by Christiansen: to adjourn at 7:24 p.m.

21. Adjournment of PC

Motion by Gau, Second by Guerndt: to adjourn at 7:24 p.m.

Mark Maloney, Plan Commission Chair and Trustee
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Valerie Parker

Subject: FW: Wandering Springs West Plat and Outlot 1

From: Keith Donner <kdonner@westonwi.gov>
Sent: Monday, March 9, 2020 6:00 PM
To: Plan Commission <plancommission@westonwi.gov>; PlanDev <plandev@westonwi.gov>
Subject: FW: Wandering Springs West Plat and Outlot 1

FYI

From: Paul Duerst <PDuerst@title-pros.com>
Sent: Monday, March 9, 2020 5:22 PM
To: Keith Donner <kdonner@westonwi.gov>
Subject: RE: Wandering Springs West Plat and Outlot 1

Sure. I'll reach out to him. Thanks.

From: Keith Donner <kdonner@westonwi.gov>
Sent: Monday, March 9, 2020 5:21 PM
To: Paul Duerst <PDuerst@title-pros.com>
Subject: RE: Wandering Springs West Plat and Outlot 1

OK. Is that something you will follow up on with Joe?

Keith

From: Paul Duerst <PDuerst@title-pros.com>
Sent: Monday, March 9, 2020 5:10 PM
To: Keith Donner <kdonner@westonwi.gov>
Subject: RE: Wandering Springs West Plat and Outlot 1

Keith:

It's not referenced in the Deed. Since that is in the file, I would need to review that with Mr. Buska, and get his approval to release a copy of his title policy.

From: Keith Donner <kdonner@westonwi.gov>
Sent: Monday, March 9, 2020 5:04 PM
To: Paul Duerst <PDuerst@title-pros.com>
Subject: RE: Wandering Springs West Plat and Outlot 1

Thanks Paul. Where in the 2002 Warranty Deed is the reference to Gold Key Investments' ownership interest?

Keith

From: Paul Duerst <PDuerst@title-pros.com>
Sent: Monday, March 9, 2020 4:57 PM
To: Keith Donner <kdonner@westonwi.gov>
Subject: RE: Wandering Springs West Plat and Outlot 1

Keith:

I have taken a look at the attachments that you have provided, and this email.

The 2002 Warranty Deed did transfer title to Lot One (1) of CSM No. 11013 to Joseph Buska Jr. This Warranty also included the West 33 feet of Outlot One (1) of Wandering Springs West Addition, but per the chain of title the Grantor, Mitch King, did not have title to this West 33 feet. Title to the West 33 feet was vested in Gold Key Investments, Inc. In fact per the tax bill Gold Key Investments, Inc. still holds title to Outlot 1 in Block 5 of Wandering Springs West Addition.

This possible ownership interest of Gold Key Investments, Inc. was noted at the time of the conveyance, as well the fact that the Plat of Wandering Springs contained the notation that Outlots "...shown hereon reserved for possible street extensions."

Please let me know if you'd like to discuss this further.

Regards,

Paul

From: Keith Donner <kdonner@westonwi.gov>
Sent: Friday, March 6, 2020 8:38 AM
To: Paul Duerst <PDuerst@title-pros.com>
Subject: Wandering Springs West Plat and Outlot 1

Hi Paul:

I left a message yesterday. As we have other issues which take us off of specific issues only to return to them at a later time, this question about the Wandering Springs West Plat and Outlot 1 remains unresolved.

I spoke to Joe Buska a couple of weeks ago and he had recollection of creating the lot that now exists at the southwest corner of the Wandering Springs West Plat.

What I did not obtain clarification on from you is an issue regarding the deed created in 2002 combining the west 33 feet of Outlot 1 with the lot created by Chester Nowaczyk in 1980 (copy attached). At the time this deed was created, Outlot 1 (the southwest corner of the Wandering Springs West Plat) was (or should have been) owned by Stan Budleski as part of the plat or whatever company name he may have been using at the time because Wandering Springs West was platted in 1999. The transfer of 33 feet from the west side of Outlot 1 should have involved a transaction between Budleski and Buska, not King and Buska, unless something else happened.

In the end what the Village is asking for is to have Outlot 1 (actually 2 lots at the southeast and southwest corners of the plat) explicitly dedicated in their entirety as platted for public R.O.W.

Joe Buska indicates his intention was to have property for R.O.W. but, it is unclear to me whether he paid anything to anyone for the 33 foot strip of Outlot 1 now combined with his lot.

I finally came to this question after looking at the 2002 deed recently and realizing the west 33 feet of Outlot 1 should not have been Mitch King's to sell.

My earlier correspondence with you was simply to gain perspective as to whether the note on the plat related to Outlot 1 was/is a dedication. If so, it should not have been conveyed to Buska's Outlot either. If the 33 feet is something Buska paid for though, he could request compensation I would think.

We need to get this cleared up as it affects access to the property to the south and another issue with a nonconforming setback on the R.O.W. for the piece of Dominika street south of Mary Lane. We are talking about a proposal to vacate all or part of this south piece of Dominika at our Plan Commission meeting on Monday, March

9. Village staff does not want to vacate all of Dominika but, would support doing so as long as Outlot(s) 1 of Wandering Springs West have been explicitly dedicated for access to the south.

Please call or e-mail questions and to discuss.

Keith

Keith E. Donner, P.E.

Administrator
Village of Weston
5500 Schofield Ave.
Weston, WI 54476

Telephone 715-241-2610;
kdonner@westonwi.gov

Village of Weston, Wisconsin
OFFICIAL MEETING MINUTES OF THE PUBLIC WORKS & UTILITY COMMITTEE
Monday, March 9, 2020, at 4:30 p.m.

AGENDA ITEMS

1. Meeting called to order by Vice-Chairman Zeyghami at 4:30 p.m.

2. Welcome, introductions and acknowledgement of guests.

None.

3. Roll Call by Recording Secretary

Jon Ziegler {C}	Phone
Hooshang Zeyghami {VC}	Present
John Jensen	Present
Matthew Priebe	Present
Tom Hubbard	Absent (Excused)

4. Approval of 2/10/20 minutes.

M/S/P Jensen/Priebe: to approve the minutes from the meeting 2/10/20 meeting.
Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: Pass

Jon Ziegler	Yes
Hooshang Zeyghami	Yes
John Jensen	Yes
Matthew Priebe	Yes
Tom Hubbard	-----

5. Public Comments.

None.

6. Acknowledgement of water and sewer permits and applications.

None.

PRESENTATIONS AND REPORTS

None.

POLICY DISCUSSIONS AND RECOMMENDATIONS

7. Recommendation to Approve Pilot Kitchen Food Scrap Drop-Off Program

Parker introduced herself and Chelsea Huckbody, Village of Weston Recycling Intern, Deb Shaw of HSU's Growing Supply, and Kelly Adlington of Recycling Connections. Zeyghami asked if we have special containers to put this waste in. Shaw indicates there will be 90-gallon containers with covers. Parker said we are going to set these next to our enclosure for garbage and recycling. We will start with one 90-gallon container and possibly later add a second. Collection will be done every other week. The smell and flies should not be any different than regular garbage. Adlington said that it is contained and is at a minimum with the covered containers. Shaw said that we have left the collection times to be fairly flexible in case pick up has to occur more frequently at times. We can increase the number of carts or increase the pick-up times as needed. Parker or Huckbody will be monitoring the carts. We are requiring people to register if they want to participate. Brown County has started a similar project and now they have a number of locations throughout the County. Wodalski asked if we can call and have the carts picked up sooner if they begin to overflow and Shaw said yes. Shaw said once the resident registers we can make sure those residents have accurate information and we will educate them. Adlington said that if residents are going to put the work into coming here, they are very likely going to follow the rules as well.

M/S/P Priebe/Jensen: Approving Pilot Kitchen Food Scrap Drop-Off Program to go to Board.

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: Pass

Jon Ziegler	Yes
Hooshang Zeyghami	Yes
John Jensen	Yes
Matthew Priebe	Yes
Tom Hubbard	-----

8. Recommendation to Approve Construction Services Agreement for Weston School Neighborhood East Reconstruction Project

Wodalski said the proposal is from Clark Dietz for construction services for the Weston School Neighborhood East Reconstruction Project. In August of 2019, Clark Dietz was selected through the Request for Proposal process as the design engineer for the project. We are getting to the stage where we are ready for construction. The lead inspector being proposed for the project, Greg Schanen, is also the person who designed the project, so if we have questions or issues that arise, he can address these before they get out of hand. Zeyghami questioned the cost for mileage. It was clarified that mileage for Greg Schanen be the mileage rate of \$0.58/mile which will be cheaper than the \$65.00/day rate. This will be clarified in the agreement that is sent to the Village Board. Per the proposed agreement, Clark Dietz will be responsible for the as-built drawing. The proposal is based off of an estimated 18 weeks for construction. Zeyghami suggested in the contract to state who is responsible, the contractor, if it goes

past the 18 weeks. Wodalski noted the construction contract will have a completion date in it and liquidated damages of \$1,000 a day will be implemented. If the project goes over, the contractor will be responsible for paying the inspection services fees.

M/S/P Jensen/Priebe – approval of Construction Services Agreement for Weston School Neighborhood East Reconstruction Project.

Yes Vote: 4 No Vote: 0 Abstain: 0 Not Voting: 1 Result: Pass

Member Present:

Jon Ziegler	Yes
Hooshang Zeyghami	Yes
John Jensen	Yes
Matthew Priebe	Yes
Tom Hubbard	-----

9. Discussion on 2020 Sewer Rates

Swenson says we were finally able to get an agreement on where we are sitting. Looking at the numbers we have, we would not be looking at increasing now. We will revisit for 2021 once the projects are set up and some of the maintenance work is completed. Wodalski said the last increase was 17% and that is large, so if we have smaller increases through several years, it wouldn't have that large of effect.

10. Discussion on 2020 Water and Sewer Utility Maintenance Plan

Wodalski indicates this is a heads up at our maintenance items. Water utility shows on the map 22 locations of broken valves. Last fall valves 2, 7, and 22 were taken care of. All of these are inoperable valves, so these are on the list to be replaced. Every year the crew flushes the mains, they will find additional ones and they are put on a list. Part of our valve operation is a 5-year rotation per the DNR requirements.

We have fire hydrants that need to be replaced as well, along with hydrant painting. Hydrants are tagged which ones aren't working with the Fire Department.

Wodalski said we talked last meeting on sewer lining and televising. It is about \$90,000 to contract out sewer cleaning and televising for 1/6 of the system which is the recommendation in the Village's CMOM. There are some areas of the sewer mains that have been identified such as Cedar Creek Interceptor, which needs to be lined so we can also get those sealed up. We are trying to find out the sewer needs long term. We are planning on getting a bid packet out in April or May.

No action needed just informational.

11. Discussion on 2020 Street Maintenance Plan

We are combining numbers 11 and 12. Raczkowski said the list attached is what is coming up. Tree trimming is being done right now. Crack sealing will be next. The gravel roads are awful soft now. Once the snow melts off the roads, we will begin street

sweeping. We have a leaf and brush pickup as well which will occur in early May, typically right after weight limits are removed. As far as 2020 projects, Tony Skryzpchak, Village Street Foreman, gave Raczkowski a list of streets where we can use wedging on depending on how much time we have. The streets we seal coated took a beating this year, Wausau also had the same issues. Raczkowski said we have some drainage improvements for Cecil and Scenic that are planned for this year as well. Wodalski showed the breakdown for Ross Avenue from Birch Street to CR-X which is \$200,000 which is removing 5 inches of asphalt and putting new asphalt down and base. Wodalski said the CR-X to Eau Claire River section is not as bad, but it is getting there. Wodalski said looking at the list we are about \$135,000 over budget and we know we can't do all of the list. Wodalski said we will check with the CIP Plan to see if there is any room to borrow more money so may want to avoid some of the chip sealing this year. With Ross Avenue in the condition it is in, we have to do something with it. Raczkowski said the joints keep deteriorating. Priebe asked how we verify if someone comes in and lays a street for us, how do we verify they did it correctly with enough base and concrete. Wodalski stated have an inspector /engineer that checks the mix, compaction, etc. to ensure it is being installed correctly.

12. Discussion on 2020 Storm Water Utility Maintenance Plan

Wodalski said the only other thing to add to this is we had the great melt of 2019 and we had 40 areas in the Village where we were pumping water and/or we had vac truck removing water. We took care of 4-5 of those spots last year, but that means there is still 35 of those spots still out there. It may have been a once in 20-year event, but we want to be ready for it. We are doing the best we can so the issues of water in residents' basements and houses can be avoided, or at least reduced in the future.

RESOLUTIONS/ORDINANCES

None.

FUTURE ITEMS

13. Next meeting date(s):

- | | |
|--|-----------------|
| a. Thursday, March 12, 2020 @ 6:00 p.m. | Special Meeting |
| Weston School Neighborhood Special Assessments | |
| b. Thursday, March 19, 2020 @ 5:00 p.m. | Open House |
| Municipal Facility | |
| c. Monday, April 13, 2020 @ 4:30 p.m. | Regular Meeting |
| d. Monday, May 11, 2020 @ 4:30 p.m. | Regular Meeting |
| e. Monday, June 8, 2020 @ 4:30 p.m. | Regular Meeting |
| f. Monday, July 13, 2020 @ 4:30 p.m. | Regular Meeting |
| g. Monday, August 10, 2020, @ 4:30 p.m. | Regular Meeting |
| h. Monday, September 14, 2020, @ 4:30 p.m. | Regular Meeting |

14. Topics for future meetings

- a. ATV/UTV Ordinance Update
- b. Mesker Well Rehabilitation

c. Street Maintenance Bid Awards

Wodalski said right now we are planning to move forward with the Crack Sealing bid. We'll hold off on the rest of the bids to see what funds are available. Wodalski received some sample specs for lining from the City of Portage and City of Wausau, but thinks it might be best to have a consultant with lining experience look at it first and in the future we can replicate it, but we need a template to go by.

15. Remarks from Administrator

a. Camp Phillips Center

Donner indicates the development effort is being suspended as the developer looks at other options/possibilities in the Village, but the general public was put on notice. The wetland permit created difficulties, along with the cost of the infrastructure, land acquisition costs, and retail landscape. Summary of costs spent so far was on planning activity, transportation analysis, and the main utility relocation. We will get a refund back for the power line costs, so we are out about one million that we cannot recover.

b. Municipal Facilities Update

Donner said we will be having the open house on 3/19/20.

16. Remarks from Staff

None.

17. Remarks from Committee members.

18. Announcements.

ADJOURNMENT BY 5:20 P.M.

**VILLAGE OF WESTON, WISCONSIN
KEITH DONNER, ADMINSTRATOR
REPORT TO THE BOARD OF TRUSTEES
#2020-03-03 FOR MARCH 13, 2020**

1. PROJECTS

- **Camp Phillips Centre** – I met with Matt Yde to discuss several items on Thursday and asked about the cancellation of the ATC relocation agreement. The topic is on Monday's agenda. The recommendation is to give FDG notice before cancellation.
- **2020 – 2024 CIP** – Staff met with Greg Johnson on Tuesday to review financing scenarios for Capital Improvement Plan debt. We will be discussing this on Monday at both Finance and Board of Trustees.
- **Muzynoski Request for Street Vacation** – Paul Duerst indicates he is following up with Joe Buska on separating the outlot from the Wandering Springs West plat from the east side of his lot. The outlot appears to have been attached to Mr. Buska's lot in error.
- **Meetings with Local Municipal Leaders re: Intergovernmental Cooperation** – On Wednesday a 3rd meeting of local government leaders was held here. The discussion this time centered on cooperative efforts in safety training, mutual aid and Corona Virus impacts, and equipment sharing. With respect to the Corona Virus situation, a representative of Marathon County Health Department will be presenting at the meeting of municipal officials at MCDEVCO on Wednesday morning March 18.
- **Municipal Facilities Planning** – A notice has gone out for an open house for our municipal facility this Thursday, March 19 beginning at 5:00 P.M. Jon Wallenkamp and Greg Johnson are both planning to give presentations. Greg has included the tax levy impact of the projected borrowing for the new facility in his CIP repayment projections.
- **Site Plan Activity**
 - **PGA Shop Construction** – We have talked with Gary Guerdnt about his plans for the shop across from his main office on Zinser on several days this past week. He is re-starting his site plan review. He also wants to purchase some additional property.

2. MISCELLANEOUS COMMENTS / ISSUES

- The topic of the moment is the Corona Virus/COVID-19/Wuhan Virus. After discussion at our municipal group meeting on Wednesday it seems the situation and its impact to our normal everyday life is changing rapidly. I have included the item under my report for Monday's meeting. I met with the staff briefly on Friday to get their perspectives. Sherry is working on the effects to our upcoming elections. We are likely to be limiting our polling place(s) to the single site of our municipal center.
- Michael Wodalski reports there were about 25 people in attendance at the Weston School neighborhood special assessment meeting on Thursday. I understand the neighborhood wants to revisit the need for sidewalk on the cul-de-sacs.
- We hosted the SABA Lunch on Tuesday, March 10. Main topic was the 2020 census.
- We will be held our first all-staff of the year on Wednesday, March 11.

VILLAGE OF WESTON, WISCONSIN
JESSICA TRAUTMAN, FINANCE DIRECTOR
MONTHLY DEPARTMENT REPORT TO THE BOARD OF TRUSTEES
#2020-03 FOR MARCH 2020

1. ITEMS OF SPECIAL NOTE

- EMPD auditors will be here March 23, Village auditors will be here April 6.

2. WORK PLAN PROJECTS

- Next week we will focus on the General fund, Water fund and Capital Projects Funds. The rest of the funds are very close to complete. We have included a preliminary budget status for all funds, but we do expect some of them to change yet. We will need to start the Financials by March 24, our auditors are requesting everything given to them by April 1.
- Continue to work with staff in preparing the CIP plan

3. IDENTIFIED NEEDS

- None

4. MISCELLANEOUS COMMENTS / ISSUES

- As always if there are any financial questions don't be afraid to ask!

~~On August 27, 2018 the Village of Weston issued a General Obligation Promissory Note to Intercity State Bank for \$2,000,000. The proceeds went toward the purchase of the poles for the ATC line relocation. The intention was to refinance the note when we issued debt for the Camp Phillips project. Currently we do not plan on issuing debt in the foreseeable future for any TIF #1 project.~~

~~The amount of cash that TIF #1 has as of 2/13/2020 is \$7,157,657. Estimated fund balance at the end of 2019 is \$3,991,369, we estimate adding \$773,502 to that in 2020.~~

~~From a financial standpoint, it does not make sense to keep the loan outstanding while we are earning less than 2% on the cash in the bank and paying over 3% for debt we can financially afford to pay off. Tax bills were sent out by Sun Printing around December 15th. This is the third year that we have contracted with Sun printing to stuff and mail our tax bills. This year went smoother and more efficient because the tax bills were regular letter size and we purchased the envelopes from Sun, which allowed them to stuff the tax bills using a machine instead of manually stuffing the envelopes.~~

~~Next year I am going to look at Bayside printing, currently we do not get any discount on our postage, with Bayside printing, they specialize in printing and mailing and would make sure we would get a better price for postage.~~

Formatted: Superscript

~~All banks except Connexus Credit union assist in collecting taxes. Our busiest times are the days between Christmas and New Years. This year we processed:~~

~~December 26 – \$1,639,845~~

~~December 27 – \$1,423,818~~

~~December 30 – \$1,892,131~~

~~December 31 – \$3,288,018~~

~~We spend about \$2,836 sending out tax bills and over \$1,656 sending receipts. This year was better than previous years because with the new system we are able to include multiple parcels on the same receipt eliminating extra postage for some of the envelopes. I am hesitant to suggest not sending receipts because I think that would cause more people to come in and we are not staffed to handle the inflow of traffic. Right now we receive a lot of payments by mail and that allows staff to better manage their time between tax collections and their regular duties.~~



PRELIMINARY FINANCIAL STATEMENTS

December 31, 2019

- **GENERAL FUND**
 - Balance Sheet
 - Operating Budget Status Report
 - Statement of Revenues
 - Statement of Expenditures
 - Contingency Reserve Balance

- **DEBT SERVICE FUND**
 - Operating Budget Status Report - Debt Service Fund

- **SPECIAL REVENUE FUNDS**
 - Weston Aquatic Center Fund
 - Room Taxes Fund
 - Recycling Program Fund
 - TIF District #1
 - TIF District #2
 - Community Development Authority – TIF #1
 - Community Development Authority – TIF #2
 - Civic & Social Trust Funds
 - Park & Recreation Trust Funds

- **ENTERPRISE FUNDS**
 - Water Utility Fund
 - Sewer Utility Fund
 - Stormwater Utility

- **CAPITAL PROJECTS FUNDS** – Capital Improvements Program
 - TIF District #1 Fund
 - Facilities
 - Streets & Utilities Fund
 - Capital Equipment

VILLAGE OF WESTON
BALANCE SHEET
DECEMBER 31, 2019

GENERAL FUND

ASSETS

10-00-11110-001-000	XPRESS DEPOSIT ACCOUNT	(90.00)
10-00-11310-021-000	INVESTMENT-LGIP #1		1,016,451.20
10-00-11312-011-000	INVEST-INTERCITY-MONEY MKT #60		4,761,732.48
10-00-11312-082-000	INTERCITY-MUNICIPAL COURT FINE		34,673.18
10-00-11312-094-000	INVEST-TAX ACCT-INTERCITY		680,808.44
10-00-11313-095-000	INVEST-TAX ACCT- INCREDIBLE		181,700.82
10-00-11314-091-021	INVEST- TAX ACCT-BMO HARRIS BK		95,955.56
10-00-11315-092-000	INVEST-TAX ACCT- ASSOCIATED		113,690.17
10-00-11316-084-000	INVEST-BROKAW CU-CD/REPO/OTHER		249,050.26
10-00-11316-093-000	INVEST-TAX ACCT- BROKAW CU		264,845.76
10-00-11318-097-000	INVEST-TAX ACCT - US BANK		58,508.51
10-00-11322-088-000	INVEST-TAX ACCT- PEOPLES		762,950.68
10-00-11323-084-000	INVEST-CLOVERBELT CU-CD/REPO/O		260,462.26
10-00-11323-099-000	INVEST-TAX ACCT-CLOVERBELT CU		192,379.90
10-00-11324-000-000	INVEST-HOMETOWN BANK/AMBULANCE		21.61
10-00-11325-089-000	INVEST-TAX ACCT-COVANTAGE CU		989,643.95
10-00-11326-086-000	INVEST-TAX ACCT- ABBY BANK		72,864.72
10-00-11327-083-000	NICOLET BANK-MONEY MARKET		1,184.03
10-00-11327-084-000	INVEST-NICOLET BANK-CD/OTHER		269,218.17
10-00-11328-015-000	INVEST-WISC-FED NOTES		197,422.20
10-00-11328-083-000	WISC-MONEY MARKET		272,398.94
10-00-11328-084-000	INVEST-WISC-CD/OTHER		300,255.43
10-00-11329-084-000	MORGAN STANLEY-CD/OTHER		199,092.39
10-00-11512-009-000	INTERCITY-SUNSHINE/SODA FUND		4,034.00
10-00-11512-017-000	RESTRICT INV- FLEX CHKING #116		5,250.97
10-00-11800-000-000	PETTY CASH-GENERAL FUND		1,100.00
10-00-11800-082-000	PETTY CASH-MUNICIPAL COURT FIN		200.00
10-00-11800-090-000	PETTY CASH-TAX COLLECT ACCT		1,672.50
10-00-12110-000-000	R/E PROP TAXES RECEIVABLE-CURR	11,396,262.89	
10-00-12120-000-000	P/P PROP TAXES RECEIVABLE-CURR	456,604.29	
10-00-12320-000-000	P/P PROP TAXES RECEIVABLE-DELI	15,099.40	
10-00-13100-000-000	BILLED ACCTS RECEIVABLE-CUSTOM	4,738.33	
10-00-13150-000-000	ACCTS RECEIVABLE-MUNICIPAL COU	358,161.35	
10-00-13300-000-000	INTEREST RECEIVABLE	3,517.23	
10-00-13610-000-000	UNBILLED ACCTS RECEIV-DPW DEVE	644.00	
10-00-13611-000-000	UNBILLED ACCTS RECEIV-BILLABLE	1,650.00	
10-00-13800-000-000	OTHER RECEIVABLES-MISCELLANEOU	60,874.30	
10-00-13801-000-000	OTHER RECEIVABLES-MOBILE HOME	5,790.28	
10-00-13802-000-000	OTHER RECEIVABLES-FROM EMPLOYE	250.14	
10-00-14200-000-000	DUE FROM STATE OF WISCONSIN	1,110.31	
10-00-14400-000-000	DUE FROM OTHER CITIES-BILLED	1,381.25	
10-00-14410-000-000	DUE FROM TOWN OF WESTON	19,089.55	
10-00-14510-000-000	DUE FROM EVEREST METRO POLICE	17,346.22	
10-00-14520-000-000	DUE FROM SAFER DISTRICT	651,407.27	
10-00-14530-000-000	DUE FROM MUNICIPAL COURT	74.37	
10-00-15660-000-000	DUE FROM ENTERPRISE-WATER UTIL	464,977.39	
10-00-15661-000-000	DUE FROM ENTERPRISE-SEWER UTIL	15,656.61	
10-00-16110-000-000	INVENTORY-MATERIALS & SUPPLIES	6,156.54	
10-00-16200-000-000	PREPAID ITEMS-MISCELLANEOUS	149,010.22	
	TOTAL ASSETS		<u>24,617,280.07</u>

LIABILITIES AND EQUITY

VILLAGE OF WESTON
BALANCE SHEET
DECEMBER 31, 2019

GENERAL FUND

LIABILITIES

10-00-21000-000-000	ACCOUNTS PAYABLE-CLEARING ACCO	1,079.10	
10-00-21001-000-000	FUEL HOLDING ACCOUNT	2,251.31	
10-00-21100-000-000	ACCOUNTS PAYABLE	3,921.92	
10-00-21111-000-000	VOUCHERS PAYABLE	210,510.89	
10-00-21120-000-000	OCCUPANCY PERMITS	24,500.00	
10-00-21511-000-000	SOC SEC/MEDICARE TAXES PAYABLE	(65.76)	
10-00-21520-000-000	WIS RETIREMENT FUND PAYABLE	25,176.76	
10-00-21530-000-000	EMPLOYEE HEALTH INS W/H PAYABL	(45,416.98)	
10-00-21531-000-000	ETF LIFE INS WITHHOLDING PAYAB	(67.44)	
10-00-21532-000-000	EYE CARE DEDUCTION PAYABLE	4.25	
10-00-21561-000-000	AFLAC DEDUCTION PAYABLE	(.10)	
10-00-21562-000-000	FLEX UNREIMB MED DEDUCT PAYAB	3,003.74	
10-00-21563-000-000	FLEX DEPENDENT CARE DEDUCT PA	4,230.60	
10-00-21590-000-000	EAP PAYABLE	(71.08)	
10-00-21700-000-000	ACCRUED PAYROLL	67,992.02	
10-00-21700-151-000	ACCRUAL-SOCIAL SECURITY	5,653.42	
10-00-21700-152-000	ACCRUAL-WIS RETIREMENT (EE/ER)	4,290.43	
10-00-21700-156-000	ACCRUAL-WORKER'S COMP	2,179.32	
10-00-21820-000-000	ACCRUED SICK LEAVE PAYABLE	9,783.45	
10-00-21901-000-000	PROP TAX REFUNDS PAYABLE-VILL/	1,372.73	
10-00-23160-000-000	SECURITY DEPOSITS-PARK RENTALS	200.00	
10-00-23180-000-000	PROP TAX DEPOSITS-IN TRANSIT A	201,977.37	
10-00-24213-000-000	DUE TO STATE OF WIS/SALES TAXE	(4.13)	
10-00-24310-000-000	DUE TO MARATHON COUNTY/CURRENT	4,693,772.10	
10-00-24410-000-000	DUE TO TOWN OF WESTON/MISC.	872.37	
10-00-24425-000-000	DUE TO OTHER GOVTS-COURT FINES	(3,370.90)	
10-00-24510-000-000	DUE TO NORTHCENTRAL TECH/CURR	1,270,753.57	
10-00-24600-000-000	DUE TO DC EVEREST SCHOOLS/MISC	7,599.39	
10-00-24610-000-000	DUE TO DC EVEREST SCHOOLS/CURR	10,069,611.00	
10-00-26120-000-000	DEFERRED REVENUE-TAX LEVY	4,846,479.09	
10-00-26600-000-000	DEFERRED REVENUE-MISCELLANEOUS	1,787.61	
10-00-26603-000-000	DEFERRED REV-MUNIC COURT FINES	307,679.56	
	TOTAL LIABILITIES		21,717,685.61

FUND EQUITY

10-00-34120-000-000	RESERVED FUND BAL-INVENTORIES	3,035.00	
10-00-34121-000-000	RESERVED FUND BAL-PREPAID ITEM	446,102.93	
10-00-34130-000-000	RESERVED FUND BAL-ADVANC/OTHER	651,454.50	
10-00-34202-000-000	DESIGN FUND BAL-ST LIGHT/BIRCH	7,500.00	
10-00-34270-000-000	DESIGNATED FUND BAL-APL BDGT S	46,000.00	
10-00-34300-000-000	UNRESERVED/UNDESIGNATED FUND B	1,742,707.41	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	2,794.62	
	BALANCE - CURRENT DATE		2,794.62
	TOTAL FUND EQUITY		2,899,594.46
	TOTAL LIABILITIES AND EQUITY		24,617,280.07

Entry not done yet
for Water PILT pmt
of \$480,553 so will
not match general
fund revenue sheet.

VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - General Fund only
December 31, 2019
***** 0% of Year Remaining *****

<u>APPROPRIATION AREA</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>	<u>December 2018</u>		<u>PERCENT LEFT</u>
					<u>BUDGET</u>	<u>ACTUAL</u>	
GENERAL FUND:							
General Government	\$1,235,407	\$1,133,373	\$102,034	8.3%	\$1,260,372	\$1,226,492	2.7%
Public Safety	3,673,075	3,652,533	20,542	0.6%	3,493,357	3,470,710	0.6%
Public Works	2,010,312	1,923,473	86,839	4.3%	1,896,311	1,865,252	1.6%
Human Services	15,275	12,304	2,971	19.5%	15,275	12,800	16.2%
Culture & Recreation	431,578	405,928	25,650	5.9%	386,794	392,696	-1.5%
Community Development	213,818	197,216	16,602	7.8%	189,934	175,303	7.7%
Misc. Programs	18,500	18,125	375	0.0%	24,500	27,420	0.0%
Transfer to Other Funds	32,758	30,493	2,265	0.0%	31,653	35,792	0.0%
Contingency Reserve	-	-	-	0.0%	223,860	-	0.0%
TOTAL APPROPRIATION	\$7,630,723	\$7,373,445	\$257,278	3.4%	\$7,522,056	\$7,206,465	4.2%
↑							
REVENUES							
Property Taxes	\$4,598,123	\$4,597,581	\$ 542	0.0%	\$4,000,047	\$4,002,637	-0.1%
Other Taxes	604,138	653,489	(49,351)	-8.2%	611,138	641,177	-4.9%
State Shared Revenues	1,044,878	1,061,045	(16,167)	-1.5%	1,044,878	1,061,548	-1.6%
Other Grants & Aids	661,314	665,633	(4,319)	-0.7%	754,173	745,586	1.1%
Interest Income	75,000	141,514	(66,514)	-88.7%	58,000	45,556	21.5%
Munic. Services-Town/All Other	79,600	123,816	(44,216)	-55.5%	76,600	95,627	-24.8%
Applied Fund Balance/Reserve	46,000	-	46,000	100.0%	150,000	-	100.0%
All Other Revenue	521,670	613,714	(92,044)	-17.6%	827,220	894,330	-8.1%
TOTAL RESOURCES	\$7,630,723	\$7,856,792	(\$226,069)	-3.0%	\$7,522,056	\$7,486,460	0.5%
↑							

* Revenues include \$480,553 for the Water PILT pmt; this entry has not been done in the accounting system, so the total fund balance on the balance sheet will be lower by this amount.

FUND BALANCE ANALYSIS

Fund Balance, 1/1/19	2,896,800
Revenues Over (Under) Expenditures	483,347
Less: Applied Fund Balance	-
Fund Balance, 12/31/2019	3,380,147

VILLAGE OF WESTON
STATEMENT OF REVENUES
December 31, 2019
(100% Y-T-D completed)

<u>ACCOUNT DESCRIPTION</u>	<u>Y-T-D ACTUAL</u>	<u>Y-T-D % REV.</u>	<u>ADJUSTED BUDGET</u>	<u>REMAINING BALANCE (SURPLUS)</u>	<u>BUDGET % LEFT</u>
GENERAL FUND					
Property Taxes	4,597,581	100%	4,598,123	542	0%
Pmt. In Lieu of Taxes-Water Utility	480,553	102%	470,000	(10,553)	-2%
Pmt. In Lieu of Taxes-Rothschild	113,299	121%	93,998	(19,301)	-21%
Mobile Home Fees	52,415	138%	38,000	(14,415)	-38%
Other Taxes	7,222	337%	2,140	(5,082)	-237%
Special Assessments	6,060	110%	5,500	(560)	-10%
State Shared Revenues	1,061,045	102%	1,044,878	(16,167)	-2%
Transportation Aids	537,319	100%	537,319	0	0%
Other State & Federal Aids	128,315	103%	123,995	(4,320)	-3%
License Revenue	237,111	99%	239,245	2,134	1%
Permits Revenue	153,703	114%	134,375	(19,328)	-14%
Fines/Forfeitures/Penalties	96,257	100%	96,200	(57)	0%
Ambulance Fees	654	N/A	-	(654)	
Refuse/Garbage Service	-	0%	150	150	100%
Street & Highway Revenue	8,502	243%	3,500	(5,002)	-143%
Misc. Other Fees	1,413	50%	2,850	1,437	50%
Econ Dev Pub Fees	-	0%	100	100	100%
Park Rental Fees/Park Maint. Fees	19,446	163%	11,950	(7,496)	-63%
Munic. Services-General Gov't	4,209	78%	5,400	1,191	22%
Munic. Services-Public Safety	35,000	100%	35,000	-	0%
Munic. Services-Public Works	73,610	188%	39,200	(34,410)	-88%
Munic. Services-Inspections	10,998	N/A	-	(10,998)	N/A
Interest Income	141,514	189%	75,000	(66,514)	-89%
Sales of Village Property	10,947	2189%	500	(10,447)	-2089%
Insurance Recoveries	20,267	N/A	-	(20,267)	N/A
Miscellaneous Revenue	55,358	203%	27,300	(28,058)	-103%
Fund Balance - General Fund Balance	-	0%	46,000	46,000	100%
Transfer from Reserved Fund Balance	-	0%	-	-	100%
Transfer from Utilities	3,997	0%	-	(3,997)	100%
TOTAL	<u>\$7,856,792</u>	<u>103.0%</u>	<u>\$7,630,723</u>	<u>(\$226,069)</u>	<u>-3.0%</u>

**VILLAGE OF WESTON
STATEMENT OF EXPENDITURES**

**December 31, 2019
(100% Y-T-D completed)**

ACCOUNT DESCRIPTION	Y-T-D ACTUAL	Y-T-D % EXP.	ADJUSTED BUDGET	REMAINING BALANCE	BUDGET % LEFT
GENERAL FUND					
Village Board Trustees	38,088	94%	40,703	2,615	6%
Village Municipality Dues	5,894	74%	7,930	2,036	26%
Personnel Committee	947	60%	1,567	620	40%
Board of Review	117	29%	400	283	71%
Municipal Court	57,226	100%	57,226	0	0%
Village Attorney	37,667	94%	40,000	2,333	6%
Administrator	56,301	74%	76,422	20,121	26%
Clerk	287,399	89%	321,370	33,971	11%
Personnel	6,512	49%	13,200	6,688	51%
Elections	60,431	102%	59,399	(1,032)	-2%
Data Processing/Central Services	192,819	103%	187,218	(5,601)	-3%
Information Technology	59,047	96%	61,597	2,550	4%
Finance/Audit & Budgeting/Tax Collection	160,154	88%	181,538	21,384	12%
Village Assessor	30,089	95%	31,533	1,444	5%
Finance Committee	1,090	68%	1,597	507	32%
Risk Management/Insurance	73,762	79%	93,600	19,838	21%
Municipal Building/Misc. Gen'l Gov't.	46,783	81%	58,107	11,324	19%
Illegal Taxes/Tax Refunds/Bad Debt	19,047	952%	2,000	(17,047)	-852%
Everest Metro Police Dept.	2,617,693	100%	2,617,693	0	0%
Safety Building Maintenance	4,589	153%	3,000	(1,589)	-53%
Other Public Safety	5,684	87%	6,550	866	13%
SAFER	831,176	100%	831,175	(1)	0%
Public Safety Committee	172	9%	1,998	1,826	91%
Building Inspections	193,219	91%	212,659	19,440	9%
Director of Public Works	13,404	67%	20,035	6,631	33%
Deputy Director of Public Works	28,600	96%	29,758	1,158	4%
Street Operations - Village	1,041,855	88%	1,187,121	145,266	12%
Traffic Control	40,215	124%	32,500	(7,715)	-24%
Winter Street Maintenance - Village	535,946	117%	457,394	(78,552)	-17%
Hard Materials Handling	24,375	74%	32,928	8,553	26%
Street Irrigation Maintenance	19,148	50%	38,428	19,280	50%
Street Operations - Town	5,169	109%	4,755	(414)	-9%
Winter Street Maintenance - Town	11,223	95%	11,770	547	5%
Street Lighting	203,146	104%	195,000	(8,146)	-4%
Public Works/Utilities Committee	392	63%	623	231	37%
Human Services	12,304	81%	15,275	2,971	19%
Parks-Administration	267,112	105%	255,276	(11,836)	-5%
Parks-Grounds Maintenance	102,613	76%	135,298	32,685	24%
Parks - Mowing	30,858	96%	32,022	1,164	4%
Parks-Ice Rinks	4,342	58%	7,492	3,150	42%
Park & Recreation Committee	1,003	67%	1,490	487	33%
Community Development	186,045	98%	189,617	3,572	2%
Planning Commission	5,142	77%	6,713	1,571	23%
Board of Appeals	38	2%	2,387	2,349	98%
Extra Limits/Smart Growth/Land Use	5,991	40%	15,101	9,110	60%
Newsletter	18,125	98%	18,500	375	2%
Interfund Transfers - Refuse/Recycling	27,165	92%	29,430	2,265	8%
Interfund Transfers - Debt Service	3,328	100%	3,328	-	0%
Contingency Reserve	-	N/A	-	-	100%
TOTAL - General Fund	<u>\$7,373,445</u>	<u>96.6%</u>	<u>\$7,630,723</u>	<u>\$257,278</u>	<u>3.4%</u>

VILLAGE OF WESTON
Contingency Reserve - General Fund
December 31, 2019

	Salaries/ Wages	Fringe Benefits	Misc. Exps.	Equip. Outlay	TOTAL
Original Budget	\$48,500	\$0	\$35,751	\$0	\$84,251
Budget Adjustment	(48,500)	-	(35,751)	-	(84,251)
	<i>Wages/fringes adj</i>				
FINAL Adjusted Budget	\$0	\$0	\$0	\$0	\$0

VILLAGE OF WESTON

Debt Service Fund

12/31/2019

	<u>2019 ANNUAL BUDGET</u>	<u>2019 YTD ACTUAL</u>
Fund Balance, January 1		<u>\$ (483,444)</u>
<u>REVENUES</u>		
Property Tax Levy	\$ 1,250,000	\$ 1,250,000
Intergovernmental Revenue - Build America Bonds	4,676	11,326
Special Assessments	47,154	48,406
Interest Income	7,613	4,588
Proceeds from Gen Obligation Bonds/Notes	1,695,754	1,491,649
Transfer from General Fund	3,328	3,328
Transfer from Recycling Fund	90,012	90,012
Transfer from TIF #1 Fund	974,472	974,472
Transfer from CDA Fund - TIF #1	1,547,738	1,547,738
Transfer from CDA Fund - TIF #2	246,080	246,080
Transfer from Capital Equipment Fund	190,529	290,855
Transfer from Water	6,431	6,431
Transfer from Sewer	6,431	6,432
Transfer from Stormwater	3,328	3,328
TOTAL REVENUES	<u>\$6,073,546</u>	<u>\$5,974,645</u>
<u>EXPENDITURES</u>		
Principal Payments	\$4,773,413	\$ 4,553,098
Interest Payments	710,316	713,182
Fiscal Agent Expenses	3,000	517
Note Issuance Cost	91,554	91,554
TOTAL EXPENDITURES	<u>\$5,578,283</u>	<u>\$5,358,351</u>
NET REVENUES OVER (UNDER) EXPENDITURES	<u>\$495,263</u>	<u>\$616,293</u>
Fund Balance, 12/31/2019		<u>\$132,849</u>

VILLAGE OF WESTON
Weston Aquatic Center Fund
12/31/2019

(***100% Year Completed ***)

	2019 YTD <u>ACTUAL</u>	2019 <u>BUDGET</u>	2018 YTD <u>ACTUAL</u>	2018 <u>BUDGET</u>
Balance, January 1	\$ 58,101		\$ 37,785	
<u>REVENUES</u>				
Taxes	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Daily Fees	90,105	89,000	93,545	86,200
Season Passes	22,614	21,700	21,786	14,330
Pool Rentals-Evening	3,852	3,100	1,610	2,500
Birthday Party Packs	1,889	1,250	2,655	2,500
Group Rate Discounts-Daily	3,075	2,000	3,250	600
Concessions	6,407	6,050	6,020	6,400
Locker Rentals	115	120	126	-
Special Events	948	1,000	1,012	-
Swimming Lessons	3,601	2,900	2,913	3,300
Total Swimming Fees	<u>132,606</u>	<u>127,120</u>	<u>132,917</u>	<u>115,830</u>
Interest Income	739	65	-	60
Miscellaneous	1,799	1,200	1,046	400
Transfer from other funds	40,000	40,000	-	40,000
TOTAL REVENUES	<u>\$ 215,144</u>	<u>\$ 208,385</u>	<u>\$ 173,963</u>	<u>\$ 196,290</u>
	103.24%		88.63%	
<u>EXPENSES</u>				
Wages/Fringe Benefits	\$ 114,589	119,259	\$ 116,081	114,754
Utilities	26,826	38,750	21,467	36,000
Contracted Services/Repairs	34,002	37,250	36,104	10,600
Supplies & Materials	18,611	21,575	16,910	24,425
Capital Outlay-Equipment	-	-	2,156	2,400
Capital Outlay-Computer Software	2,275	2,200	-	-
TOTAL EXPENSES	<u>\$ 196,303</u>	<u>\$ 219,034</u>	<u>\$ 192,718</u>	<u>\$ 188,179</u>
	89.62%		102.41%	
NET INCOME (LOSS)	<u>\$ 18,841</u>	<u>\$ (10,649)</u>	<u>\$ (18,755)</u>	<u>\$ 8,111</u>
Balance, 12/31/2019	<u>\$ 76,942</u>		<u>\$ 19,030</u>	

FINANCE

VILLAGE OF WESTON

Room Taxes Fund

12/31/19

	<u>2019 YTD Actual</u>	<u>2019 Annual Budget</u>
Fund Balance, 1/1/19	\$ 137,685	
 Revenues		
Room Taxes Revenue	\$ 470,315	\$ 388,823
	<u>470,315</u>	<u>388,823</u>
 Expenditures		
Payment to Wausau Visitor's Convention Bureau	\$ 328,833	\$ 271,141
Miscellaneous Contributions	20,750	20,750
Other Economic Development	10,354	1,035
Transfer to Capital Improvement Fund	101,094	76,647
Transfer to Aquatic Center Fund (Repairs/Capital Equipment)	40,000	40,000
	<u>501,031</u>	<u>409,573</u>
 Revenues over (under) Expenditures	 <u>(30,716)</u>	 <u>(20,750)</u>
 Fund Balance, 12/31/19	 <u>\$ 106,969</u>	

HOTEL-MOTEL ROOM TAX COLLECTIONS:

	2019 Room Receipts	2019 8% Room Tax Collections	Distribution of Collections	
			Convention Bureau	Village of Weston
Weston Inn & Suites	\$ 558,688	\$ 44,695	\$ 31,287	\$ 13,408
AmericInn & Suites	969,913	77,593	54,315	23,278
Fairfield Inn	2,011,050	160,884	112,619	48,265
Holiday Inn Express	2,339,288	187,143	131,000	56,143
less amount held for Committee pay			(388)	
TOTALS	<u>\$ 5,878,939</u>	<u>\$ 470,315</u>	<u>\$ 328,833</u>	<u>\$ 141,094</u>

FINANCE

3/13/2020

VILLAGE OF WESTON
Refuse/Recycling Program Fund
12/31/2019

	<u>Refuse</u>	<u>Recycling</u>	<u>Landfill</u>	12/31/2019 Total 2019 Actual	12/31/2019 2019 Annual Budget
Fund Balance, 1/1/19	\$ 3,410	\$ 7,457	\$ 5,999	\$ 16,866	
<u>Revenues</u>					
Recycling Grant	\$ -	\$ 78,691	\$ -	\$ 78,691	\$ 78,735
Garbage Fees/Sticker sales - Village	412,227	-	-	412,227	412,626
Recycling Collection Fees - Village	-	360,896	-	360,896	353,340
Garbage Fees - Town	20,856	-	-	20,856	20,737
Recycling Collection Fees/Bin Sales - Town	-	18,249	-	18,249	18,174
Landfill - Town	-	-	2,999	2,999	3,000
Miscellaneous	1,351	1,183	-	2,534	-
Transfer from General Fund	-	-	27,165	27,165	29,430
Total Revenues	\$ 434,434	\$ 459,019	\$ 30,164	\$ 923,617	\$ 916,042
<u>Expenditures</u>					
Garbage	\$ 431,972	\$ -	\$ -	\$ 431,972	\$ 433,925
Landfill	-	-	36,164	36,164	28,850
Recycling - Curbside/Village	-	262,604	-	262,604	261,278
Recycling/Compost/StumpDump	-	45,608	-	45,608	50,394
Recycling - Curbside/Town	-	-	-	-	-
Recycling - Program Administration	-	39,895	-	39,895	38,538
Recycling - Educational Programs	-	762	-	762	12,200
Transfers to Debt Serve (Capital Leases)	-	90,012	-	90,012	90,012
Total Expenditures	\$ 431,972	\$ 438,881	\$ 36,164	\$ 907,017	\$ 915,197
Revenues over(under) Expenditures	\$ 2,462	\$ 20,138	\$ (6,000)	\$ 16,600	
Fund Balance, 12/31/2019	\$ 5,872	\$ 27,595	(1.00)	\$ 33,466	
Finance					
3/12/2020					

VILLAGE OF WESTON
Special Revenue Funds - TIF #1
12/31/2019

	2019 Actual	2019 Annual Budget
Fund Balance (Deficit), 1/1/19	\$ 1,362,496	
<u>REVENUES</u>		
Property Tax Increments	\$ 5,363,999	\$ 5,400,000
Computer Exemption State Aids	30,190	30,190
Build America Bond Rebates	26,779	32,526
Personal Property Tax Aid	50,614	-
Investment Income	55,960	-
Transfer from CDA - TIF #1	-	394
	5,527,542	5,463,110
<u>EXPENDITURES</u>		
Administration Expenses	\$ 223,127	\$ 288,819
Rents/Leases-TIF Land	1,547,738	1,547,738
Illegal Taxes	426	-
LOC Repayments to Developers	150,000	150,000
Legal fees	1,700	-
Transfer to CDA-TIF #1	4,045	-
Transfer to Debt Service Fund	974,472	974,472
Transfer to Cap Proj-TIF #1	93,722	127,425
	2,995,230	3,088,454
<u>NET REVENUES OVER (UNDER)</u>		
<u>EXPENDITURES</u>	2,532,312	2,374,656
Fund Balance (Deficit), 12/31/2019	\$ 3,894,808	\$ 2,374,656

FINANCE
3/12/2020

VILLAGE OF WESTON
Special Revenue Funds - TIF #2
12/31/2019

	2019 Actual	2019 Annual Budget
	<u> </u>	<u> </u>
Fund Balance (Deficit), 1/1/19	\$ 214,719	
<u>REVENUES</u>		
Property Tax Increments	\$ 427,655	\$ 430,000
Computer Exemption State Aids	11,944	11,943
Personal Property Tax Aid	3,924	-
Investment Income	5,500	300
Transfer from CDA - TIF #1	13,028	-
	<u>462,051</u>	<u>442,243</u>
<u>EXPENDITURES</u>		
Administration Expenses	\$ 53,468	\$ 62,321
Rents/Leases-TIF Land	246,080	246,080
Illegal Taxes	2,414	-
Transfer to CDA - TIF #2	-	775
	<u>301,962</u>	<u>309,176</u>
<u>NET REVENUES OVER (UNDER)</u>		
<u>EXPENDITURES</u>	<u>160,089</u>	<u>133,067</u>
Fund Balance (Deficit), 12/31/2019	<u>\$ 374,808</u>	<u>\$ 133,067</u>

FINANCE
3/12/2020

VILLAGE OF WESTON
Special Revenue Funds - CDA TIF #1
12/31/2019

	2019 Actual	2019 Annual Budget
Fund Balance (Deficit), 1/1/19	\$ 1,592,440	
<u>REVENUES</u>		
Investment Income	\$ 55,492	\$ 5,000
Market Adj	18,348	-
Rents/Leases-TIF Land	1,547,738	1,547,738
Transfer from TIF #1	4,045	-
	1,625,623	1,552,738
<u>EXPENDITURES</u>		
Administration Expenses	\$ 4,045	\$ 3,256
Fiscal Charges	612	1,350
Transfer to TIF Spec Revenue	-	394
Transfer to Debt Service Fund	1,547,738	1,547,738
	1,552,395	1,552,738
<u>NET REVENUES OVER (UNDER)</u>		
<u>EXPENDITURES</u>	73,228	-
Fund Balance (Deficit), 12/31/2019	\$ 1,665,668	\$ -

FINANCE
3/12/2020

VILLAGE OF WESTON
Special Revenue Funds - CDA TIF #2
12/31/2019

	2019 Actual	2019 Annual Budget
Fund Balance (Deficit), 1/1/19	\$ 257,540	
<u>REVENUES</u>		
Investment Income	\$ 7,296	\$ 3,000
Market Adj	6,781	-
Rents/Leases-TIF Land	246,080	246,080
Transfer from TIF 2	-	431
	260,157	249,511
<u>EXPENDITURES</u>		
Administration Expenses	\$ 1,247	\$ 2,381
Fiscal Charges	1,150	1,050
Transfer to TIF Spec Revenue	13,028	-
Transfer to Debt Service Fund	246,080	246,080
	261,505	249,511
<u>NET REVENUES OVER (UNDER)</u>		
<u>EXPENDITURES</u>	(1,348)	-
Fund Balance (Deficit), 12/31/2019	\$ 256,192	\$ -

FINANCE
3/12/2020

VILLAGE OF WESTON
Civic and Social - Special Revenue Funds
12/31/19

	Weston Centennial (Scholarships)	Farmers Market	Total 2019 Actual	2019 Budget
Fund Balance, 1/1/19	\$ 5,656	\$ 4,150	\$ 9,806	
REVENUES				
Farmers Market License	-	7,120	7,120	5,900
Interest on Investments	-	137	137	30
Contributions-Farmer's Market	-	350	350	-
Miscellaneous	-	1,829	1,829	2,000
	-	9,436	9,436	7,930
EXPENDITURES				
Farmers Market	-	3,949	3,949	7,191
	-	3,949	3,949	7,191
NET REVENUES OVER (UNDER) EXPENDITURES				
	-	5,487	5,487	739
Fund Balance, 12/31/19	\$ 5,656	\$ 9,637	\$ 15,293	

VILLAGE OF WESTON
Park & Recreation - Special Revenue Funds
12/31/19

	Parkland Dedication Fees	Park/Rec. Donations	E.C. Trail/ Fun Run/Walk Donations	Dog Park Donations	Total 2019 Actual	2019 Budget
Fund Balance, 1/1/19	\$ 9,955	\$ 10,842	\$ 1,047	\$ 581	\$ 22,425	
REVENUES						
Parkland Dedication Fees	732	-	-	-	732	500
Donations	-	2,000	-	701	2,701	150
Interest on Investments	-	385	-	-	385	200
	732	2,385	-	701	3,819	850
EXPENDITURES						
Dog Park Maintenance Expenses	-	-	-	597	597	-
	-	-	-	597	597	-
NET REVENUES OVER (UNDER) EXPS.						
	732	2,385	-	104	3,222	850
Fund Balance, 12/31/19	\$ 10,687	\$ 13,227	\$ 1,047	\$ 685	\$ 25,647	

VILLAGE OF WESTON
Enterprise Fund - Water Utility
12/31/2019
(* 100% Year Completed ***)**

	2019			2018		
	YTD ACTUAL	ANNUAL BUDGET	%	YTD ACTUAL	ANNUAL BUDGET	%
			completed			completed
REVENUES						
Metered/Unmetered Sales:						
Residential	\$ 953,257	\$ 960,498	99.25%	\$ 929,414	\$ 973,750	95.45%
Commercial	286,188	265,000	108.00%	250,083	261,250	95.73%
Industrial	433,850	450,000	96.41%	357,437	393,389	90.86%
Public Authority	54,128	78,000	69.40%	65,731	59,375	110.70%
Multi-Family	181,436	190,000	95.49%	160,456	186,368	86.10%
Other	5,644	2,000	282.22%	2,672	2,000	133.59%
Private Fire Protection	46,210	46,000	100.46%	45,652	53,420	85.46%
Public Fire Protection	474,260	467,210	101.51%	461,555	458,715	100.62%
Subtotal Sales	2,434,973	\$ 2,458,708	99.03%	2,273,000	\$ 2,388,267	95.17%
Interest Income	137,342	50,000	274.68%	102,573	100,000	102.57%
Interest Market Adj	137,488	-	N/A	(41,454)	-	N/A
Interest - specials	-	-	N/A	75	200	37.67%
Gain on Sale of Equipment	-	-	N/A	(154,419)	-	N/A
Sale of material	-	-	N/A	-	-	N/A
Misc. Other Revenue	22,940	34,500	66.49%	46,373	40,450	114.64%
SUBTOTAL REVENUES	2,732,743	2,543,208	107.45%	2,226,148	2,528,917	88.03%
Capital Contributions	-	-	N/A	-	-	N/A
TOTAL REVENUES	\$ 2,732,743	\$ 2,543,208	107.45%	\$ 2,226,148	\$ 2,528,917	88.03%
EXPENSES						
Operations & Maintenance	\$ 710,559	\$ 681,181	104.31%	\$ 696,148	\$ 888,475	78.35%
Administration	553,532	534,738	103.51%	436,047	599,367	72.75%
Payment in Lieu of Taxes	480,553	465,000	0.00%	464,977	462,361	100.57%
Depreciation	600,000	600,000	0.00%	617,064	580,000	106.39%
Interest/Fiscal Agent Exps.	71,463	72,475	98.60%	134,177	46,503	288.53%
Amortization Expense	1,328	-	N/A	1,343	1,346	99.76%
	2,417,435	2,353,394	56.81%	2,349,756	2,578,052	91.14%
Interfund Transfers Out	6,431	6,431	100.00%	6,431	6,431	100.00%
TOTAL EXPENSES	\$ 2,423,866	\$ 2,359,825	56.92%	\$ 2,356,187	\$ 2,584,483	91.17%
NET INCOME	\$ 308,877	\$ 183,383		\$ (130,039)	\$ (55,566)	
<i>(per GAAP/GASB basis)</i>						
Less: Add'l Capital Contribs.	-	-		-	-	
NET INCOME	\$ 308,877	\$ 183,383		\$ (130,039)	\$ (55,566)	
<i>(per budget basis)</i>						

FINANCE
3/13/2020

VILLAGE OF WESTON
Enterprise Fund - Sewer Utility
12/31/2019
(* 100% Year Completed ***)**

	2019			2018		
	<u>YTD</u> <u>ACTUAL</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>%</u> <u>completed</u>	<u>YTD</u> <u>ACTUAL</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>%</u> <u>completed</u>
REVENUES						
Metered/Unmetered Sales:						
Residential	\$ 1,304,817	\$ 1,320,000	98.85%	\$ 1,252,410	\$ 1,313,610	95.34%
Commercial	746,543	720,000	103.69%	635,188	683,780	92.89%
Industrial	183,362	220,000	83.35%	187,975	191,000	98.42%
Public Authority	68,586	62,000	110.62%	56,974	60,460	94.23%
Other	-	150	0.00%	-	150	0.00%
Subtotal Sales	<u>\$ 2,303,308</u>	<u>\$ 2,322,150</u>	<u>99.19%</u>	<u>\$ 2,132,547</u>	<u>\$ 2,249,000</u>	<u>94.82%</u>
Hook-up Fees	17,640	25,000	70.56%	52,310	23,000	227.43%
Interest Income	297,176	50,600	587.30%	95,633	100,200	95.44%
Gain on Sale of Equipment	-	-	N/A	89,787	-	N/A
Misc. Other Revenue	10,005	8,900	112.42%	10,302	9,713	106.07%
SUBTOTAL REVENUES	<u>2,628,129</u>	<u>2,406,650</u>	<u>109.20%</u>	<u>2,380,579</u>	<u>2,381,913</u>	<u>99.94%</u>
Capital Contributions	<u>4,350</u>	<u>15,000</u>	<u>29.00%</u>	<u>34,075</u>	<u>5,075</u>	<u>671.43%</u>
TOTAL REVENUES	<u><u>\$ 2,632,479</u></u>	<u><u>\$ 2,421,650</u></u>	<u><u>108.71%</u></u>	<u><u>\$ 2,414,654</u></u>	<u><u>\$ 2,386,988</u></u>	<u><u>101.16%</u></u>
EXPENSES						
Operations & Maintenance	\$ 340,409	\$ 437,216	77.86%	\$ 406,693	\$ 470,366	86.46%
Administration	354,858	340,820	104.12%	269,738	407,826	66.14%
Payment in Lieu of Taxes	-	9,600	0.00%	15,657	9,000	173.96%
Rib Mt. Sewer Dist.-Services	919,189	702,000	130.94%	678,575	707,133	95.96%
Rib Mt. Sewer Dist.-Debt Serv.	161,243	125,000	0.00%	-	-	0.00%
Depreciation	694,080	712,000	97.48%	743,828	700,000	106.26%
Interest/Fiscal Agent Exps.	30,727	35,060	87.64%	44,893	51,560	87.07%
Amortization Expense	<u>22,010</u>	<u>22,010</u>	<u>100.00%</u>	<u>22,010</u>	<u>22,010</u>	<u>100.00%</u>
SUBTOTAL EXPENSES	<u>2,522,516</u>	<u>2,383,706</u>	<u>105.82%</u>	<u>2,181,394</u>	<u>2,367,895</u>	<u>92.12%</u>
Interfund Transfers Out	<u>6,431</u>	<u>6,431</u>	<u>100.00%</u>	<u>6,431</u>	<u>6,431</u>	<u>100.00%</u>
TOTAL EXPENSES	<u><u>\$ 2,528,947</u></u>	<u><u>\$ 2,390,137</u></u>	<u><u>105.81%</u></u>	<u><u>\$ 2,187,825</u></u>	<u><u>\$ 2,374,326</u></u>	<u><u>92.15%</u></u>
NET INCOME	<u><u>\$ 103,532</u></u>	<u><u>\$ 31,513</u></u>		<u><u>\$ 226,829</u></u>	<u><u>\$ 12,662</u></u>	
<i>(per GAAP/GASB basis)</i>						
Less: Add'l Capital Contribs.	<u>(4,350)</u>	<u>(15,000)</u>		<u>(34,075)</u>	<u>(5,075)</u>	
NET INCOME	<u><u>\$ 99,182</u></u>	<u><u>\$ 16,513</u></u>		<u><u>\$ 192,754</u></u>	<u><u>\$ 7,587</u></u>	
<i>(per budget basis)</i>						

FINANCE
3/13/2020

VILLAGE OF WESTON
Enterprise Fund - Stormwater Utility
12/31/2019
(* 100% Year Completed ***)**

	2019			%	2018		
	YTD ACTUAL	ANNUAL BUDGET	of year completed		YTD ACTUAL	ANNUAL BUDGET	of year completed
REVENUES							
Metered/Unmetered Sales:							
Residential	\$ 222,696	\$ 218,600	101.87%	\$ 220,023	\$ 218,150	100.86%	
Commercial	309,717	305,000	101.55%	308,251	298,700	103.20%	
Industrial	75,580	67,000	112.81%	69,202	66,330	104.33%	
Public Authority	38,560	38,200	100.94%	38,510	37,800	101.88%	
Tax-Exempt Properties	7,970	7,900	100.89%	7,926	7,900	100.33%	
Other	1,680	1,000	168.00%	1,500	1,000	150.00%	
Subtotal Sales	<u>\$ 656,203</u>	<u>\$ 637,700</u>	102.90%	<u>\$ 645,412</u>	<u>\$ 629,880</u>	102.47%	
Build America Bond Interest Rebate	591	500	118.20%	1,150	1,000	115.00%	
Drainage Fees	2,000	1,000	200.00%	2,800	2,600	107.69%	
Interest Income	16,310	5,000	326.20%	5,317	8,000	66.46%	
Loss on Sale of Equipment	-	-	N/A	(2,268)	-	N/A	
Misc. Other Revenue	-	-	N/A	-	100	0.00%	
SUBTOTAL REVENUES	<u>675,104</u>	<u>644,200</u>	104.80%	<u>652,411</u>	<u>641,580</u>	101.69%	
Capital Contributions	<u>52,771</u>	<u>-</u>	N/A	<u>-</u>	<u>-</u>	N/A	
TOTAL REVENUES	<u><u>\$ 727,875</u></u>	<u><u>\$ 644,200</u></u>	112.99%	<u><u>\$ 652,411</u></u>	<u><u>\$ 641,580</u></u>	101.69%	
EXPENSES							
Program Management	\$ 27,758	\$ 26,693	103.99%	\$ 15,750	\$ 24,822	63.45%	
DPW - Drainage Maintenance	139,965	119,468	117.16%	120,874	88,539	136.52%	
DPW - Sweeping	20,716	22,313	0.00%	23,883	20,087	0.00%	
Depreciation	360,447	370,000	97.42%	359,524	370,000	97.17%	
Interest/Fiscal Agent Exps.	55,094	53,933	102.15%	147,920	101,671	145.49%	
Interfund Transfers Out - General Fund	<u>3,328</u>	<u>3,328</u>	100.00%	<u>3,328</u>	<u>3,328</u>	100.00%	
TOTAL EXPENSES	<u><u>\$ 607,308</u></u>	<u><u>\$ 595,735</u></u>	101.94%	<u><u>\$ 671,279</u></u>	<u><u>\$ 608,447</u></u>	110.33%	
NET INCOME (LOSS)	<u><u>\$ 120,567</u></u>	<u><u>\$ 48,465</u></u>		<u><u>\$ (18,868)</u></u>	<u><u>\$ 33,133</u></u>		
<i>(per GAAP/GASB basis)</i>							
Less: Add'l Capital Contribs.	<u>(52,771)</u>	<u>-</u>		<u>-</u>	<u>-</u>		
NET INCOME (LOSS)	<u><u>\$ 67,796</u></u>	<u><u>\$ 48,465</u></u>		<u><u>\$ (18,868)</u></u>	<u><u>\$ 33,133</u></u>		
<i>(per budget basis)</i>							

FINANCE
3/13/2020

VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - TIF 1 CIP FUND
12/31/19
***** 100% of Year Completed *****

<u>EXPENDITURES</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>
TIF 1 CIP FUND:				
Administration	\$0	\$3,069	(\$3,069)	N/A
Business Park	27,500	10,645	16,855	61.3%
Cross Pointe	-	150,000	(150,000)	N/A
Transport Way Extension	10,000	4,743	5,257	52.6%
Camp Phillips Centre	100,000	96,478	3,522	3.5%
TOTAL EXPENDITURES	\$137,500	\$264,935	(\$127,435)	-92.7%

REVENUES

Land Sales	\$0	\$160,750	(\$160,750)	N/A
Transfer In - TIF #1 Special Revenue Fund	127,425	93,722	33,703	26.4%
TOTAL RESOURCES	\$127,425	\$254,472	(\$127,047)	-99.7%



Revenues Over (Under) Expenditures (\$10,463)

FUND BALANCE ANALYSIS

Fund Balance, 1/1/2019	-
Revenues Over (Under) Expenditures	(10,463)
Fund Balance, 12/31/19	(10,463)

FINANCE

3/12/2020

**VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - FACILITIES CIP FUND**

12/31/19

***** 100% of Year Completed *****

<u>EXPENDITURES</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>
FACILITIES CIP FUND:				
Weston Public Safety Bldg	\$217,000	\$51,214	\$165,786	76.4%
Aquatic Center	84,000	67,666	16,334	19.4%
Municipal Center Bldg Plan	50,000	8,224	41,776	83.6%
Yellow Banks Park	15,000	-	15,000	100.0%
Kennedy Park	30,000	13,490	16,510	55.0%
Various Parks/Playgrounds	22,000	15,924	6,076	27.6%
TOTAL EXPENDITURES	<u>\$418,000</u>	<u>\$156,518</u>	<u>\$261,482</u>	<u>N/A</u>



REVENUES

TOTAL RESOURCES	<u>\$0</u>	<u>\$0</u>	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------	------------	------------



Revenues Over (Under) Expenditures (\$156,518)

FUND BALANCE ANALYSIS

Fund Balance, 1/1/19	-
Revenues Over (Under) Expenditures	(156,518)
Fund Balance, 12/31/19	<u><u>(156,518)</u></u>

FINANCE

3/12/2020

VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - STREETS CIP FUND
12/31/19
***** 100% of Year Completed *****

<u>EXPENDITURES</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>
STREETS CIP FUND:				
Street Maintenance	\$515,000	\$550,937	(\$35,937)	-7.0%
Weston School Addition	49,915	15,062	34,853	69.8%
Ryan St River Crossing	19,500	-	19,500	100.0%
Zinser Street	80,000	73,755	6,245	7.8%
TOTAL EXPENDITURES	<u>\$664,415</u>	<u>\$639,754</u>	<u>\$24,661</u>	<u>N/A</u>



REVENUES

Interest Income	<u>\$0</u>	<u>\$10,563</u>	<u>(\$10,563)</u>	<u>N/A</u>
TOTAL RESOURCES	<u>\$0</u>	<u>\$10,563</u>	<u>N/A</u>	<u>N/A</u>



Revenues Over (Under) Expenditures (\$629,191)

FUND BALANCE ANALYSIS

Fund Balance, 1/1/19		-		
Revenues Over (Under) Expenditures		(629,191)		
Fund Balance,	12/31/19	<u>(629,191)</u>		

FINANCE
3/12/2020

VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - CAPITAL EQUIPMENT CIP FUND
12/31/19

***** 100% of Year Completed *****

<u>EXPENDITURES</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>
CAPITAL EQUIPMENT CIP FUND:				
Other Gen Govt Outlay	\$35,000	\$33,354	\$1,646	4.7%
SAFER Capital Outlay	315,000	480,710	(165,710)	-52.6%
Highway Equipment	844,793	288,205	556,588	65.9%
Parks Equipment	39,000	30,533	8,467	21.7%
Transfers to Other Funds	190,529	290,855	(100,326)	-52.7%
TOTAL EXPENDITURES	<u>\$1,424,322</u>	<u>\$1,123,657</u>	<u>\$300,665</u>	<u>21.1%</u>



REVENUES

Property Taxes	\$93,326	\$93,326	\$0	0.0%
Equipment Rental Fees	105,000	100,278	4,722	4.5%
Sale of Village Property	24,500	45,388	(20,888)	-85.3%
Proceeds from GO Bonds/Notes	2,897,544	2,686,744	210,800	7.3%
Transfers from Other Funds	76,647	101,094	(24,447)	-31.9%
TOTAL RESOURCES	<u>\$3,197,017</u>	<u>\$3,026,830</u>	<u>\$170,187</u>	<u>5.3%</u>



Revenues Over (Under) Expenditures \$1,903,173

FUND BALANCE ANALYSIS

Fund Balance, 1/1/19	(89,551)
Revenues Over (Under) Expenditures	1,903,173
Fund Balance, 12/31/19	<u>1,813,622</u>

FINANCE
3/12/2020

VILLAGE OF WESTON
OPERATING BUDGET STATUS REPORT - General Fund only
February 29, 2020
***** 83.33% of Year Remaining *****

<u>APPROPRIATION AREA</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>REMAINING BALANCE</u>	<u>PERCENT LEFT</u>	<u>February 2019</u>		
					<u>BUDGET</u>	<u>ACTUAL</u>	<u>PERCENT LEFT</u>
GENERAL FUND:							
General Government	\$1,152,063	\$212,955	\$939,108	81.5%	\$1,235,407	\$194,387	84.3%
Public Safety	3,792,251	1,176,364	2,615,887	69.0%	3,673,075	980,841	73.3%
Public Works	2,021,848	169,943	1,851,905	91.6%	2,010,312	262,951	86.9%
Human Services	15,000	2,370	12,630	84.2%	15,275	671	95.6%
Culture & Recreation	443,609	40,131	403,478	91.0%	431,578	41,222	90.4%
Community Development	220,168	28,707	191,461	87.0%	213,818	21,925	89.7%
Misc. Programs	20,000	5,711	14,289	0.0%	18,500	3,980	0.0%
Transfer to Other Funds	32,758	-	32,758	0.0%	32,758	0	0.0%
Contingency Reserve	70,318	-	70,318	0.0%	-	-	0.0%
TOTAL APPROPRIATION	\$7,768,015	\$1,636,181	\$6,131,834	78.9%	\$7,630,723	\$1,505,977	80.3%



<u>REVENUES</u>							
Property Taxes	\$4,837,344	\$4,837,344	\$ -	0.0%	\$4,598,123	\$4,598,402	0.0%
Other Taxes	629,140	10	629,130	100.0%	604,138	18,353	97.0%
State Shared Revenues	1,060,400	-	1,060,400	100.0%	1,044,878	-	100.0%
Other Grants & Aids	589,426	121,461	467,965	79.4%	661,314	134,668	79.6%
Interest Income	55,000	6,338	48,662	88.5%	75,000	18,216	75.7%
Munic. Services-Town/All Other	77,150	(8,796)	85,946	111.4%	79,600	11,389	85.7%
Applied Fund Balance/Reserve	-	-	-	#DIV/0!	46,000	46,000	0.0%
All Other Revenue	519,555	28,671	490,884	94.5%	521,670	60,097	88.5%
TOTAL RESOURCES	\$7,768,015	\$4,985,028	\$2,782,987	35.8%	\$7,630,723	\$4,887,125	36.0%



FUND BALANCE ANALYSIS

Prelim Fund Balance, 1/1/20		3,380,147
Revenues Over (Under) Expenditures		3,348,847
Less: Applied Fund Balance		-
Fund Balance,	2/29/2020	6,728,994

VILLAGE OF WESTON
STATEMENT OF REVENUES
February 29, 2020
(16.67% Y-T-D completed)

<u>ACCOUNT DESCRIPTION</u>	<u>Y-T-D ACTUAL</u>	<u>Y-T-D % REV.</u>	<u>ADJUSTED BUDGET</u>	<u>REMAINING BALANCE (SURPLUS)</u>	<u>BUDGET % LEFT</u>
<u>GENERAL FUND</u>					
Property Taxes	4,837,344	100%	4,837,344	-	0%
Pmt. In Lieu of Taxes-Water Utility	-	0%	485,000	485,000	100%
Pmt. In Lieu of Taxes-Rothschild	-	0%	94,000	94,000	100%
Mobile Home Fees	-	0%	48,000	48,000	100%
Other Taxes	10	0%	2,140	2,130	100%
Special Assessments	660	12%	5,500	4,840	88%
State Shared Revenues	-	0%	1,060,400	1,060,400	100%
Transportation Aids	121,118	25%	485,129	364,011	75%
Other State & Federal Aids	343	0%	104,297	103,954	100%
License Revenue	8,275	3%	237,705	229,430	97%
Permits Revenue	14,604	11%	136,000	121,396	89%
Fines/Forfeitures/Penalties	7,585	8%	97,200	89,615	92%
Ambulance Fees	(7)	N/A	200	207	
Refuse/Garbage Service	-	#DIV/0!	-	-	#DIV/0!
Street & Highway Revenue	215	7%	3,000	2,785	93%
Misc. Other Fees	527	46%	1,150	623	54%
Econ Dev Pub Fees	-	0%	50	50	100%
Park Rental Fees/Park Maint. Fees	619	11%	5,850	5,231	89%
Munic. Services-General Gov't	(75)	-2%	3,150	3,225	102%
Munic. Services-Public Safety	2,917	8%	35,000	32,083	92%
Munic. Services-Public Works	(11,637)	-33%	35,000	46,637	133%
Munic. Services-Inspections	-	N/A	4,000	4,000	N/A
Interest Income	6,338	12%	55,000	48,662	88%
Sales of Village Property	-	0%	500	500	100%
Insurance Recoveries	(8,437)	N/A	-	8,437	N/A
Miscellaneous Revenue	4,630	14%	32,400	27,770	86%
Fund Balance - General Fund Balance	-	#DIV/0!	-	-	#DIV/0!
TOTAL	<u>\$4,985,028</u>	<u>64.2%</u>	<u>\$7,768,015</u>	<u>\$2,782,987</u>	<u>35.8%</u>

**VILLAGE OF WESTON
STATEMENT OF EXPENDITURES**

**February 29, 2020
(16.67% Y-T-D completed)**

<u>ACCOUNT DESCRIPTION</u>	<u>Y-T-D ACTUAL</u>	<u>Y-T-D % EXP.</u>	<u>ADJUSTED BUDGET</u>	<u>REMAINING BALANCE</u>	<u>BUDGET % LEFT</u>
GENERAL FUND					
Village Board Trustees	3,175	8%	39,894	36,719	92%
Village Municipality Dues	2,688	45%	6,000	3,312	55%
Personnel Committee	-	0%	1,567	1,567	100%
Board of Review	-	0%	400	400	100%
Municipal Court	13,937	25%	55,747	41,810	75%
Village Attorney	7,595	22%	35,000	27,405	78%
Administrator	9,198	13%	72,117	62,919	87%
Clerk	39,071	12%	320,362	281,291	88%
Personnel	196	2%	11,750	11,554	98%
Elections	10,673	27%	40,237	29,564	73%
Data Processing/Central Services	25,754	17%	149,815	124,061	83%
Information Technology	9,451	15%	62,735	53,284	85%
Finance/Audit & Budgeting/Tax Collection	28,784	16%	177,829	149,045	84%
Village Assessor	5,613	17%	33,963	28,350	83%
Finance Committee	-	0%	1,597	1,597	100%
Risk Management/Insurance	52,729	61%	86,400	33,671	39%
Municipal Building/Misc. Gen'l Gov't.	4,091	7%	54,650	50,559	93%
Illegal Taxes/Tax Refunds/Bad Debt	-	0%	2,000	2,000	100%
Everest Metro Police Dept.	710,971	26%	2,710,946	1,999,975	74%
Safety Building Maintenance	862	29%	3,000	2,138	71%
Other Public Safety	95	4%	2,550	2,455	96%
SAFER	435,978	51%	862,625	426,647	49%
Building Inspections	28,458	13%	213,130	184,672	87%
Director of Public Works	3,274	22%	14,685	11,411	78%
Deputy Director of Public Works	3,595	12%	30,000	26,405	88%
Street Operations - Village	45,024	4%	1,173,941	1,128,917	96%
Traffic Control	2,110	6%	32,500	30,390	94%
Winter Street Maintenance - Village	107,633	22%	485,980	378,347	78%
Hard Materials Handling	-	0%	33,064	33,064	100%
Street Irrigation Maintenance	238	1%	38,168	37,930	99%
Street Operations - Town	131	2%	5,733	5,602	98%
Winter Street Maintenance - Town	5,607	46%	12,277	6,670	54%
Street Lighting	2,331	1%	195,000	192,669	99%
Public Works/Utilities Committee	-	0%	500	500	100%
Human Services	2,370	16%	15,000	12,630	84%
Parks-Administration	34,953	13%	265,169	230,216	87%
Parks-Grounds Maintenance	781	1%	137,143	136,362	99%
Parks - Mowing	1,606	5%	32,531	30,925	95%
Parks-Ice Rinks	2,732	37%	7,410	4,678	63%
Park & Recreation Committee	59	4%	1,356	1,297	96%
Community Development	28,673	15%	195,667	166,994	85%
Planning Commission	-	0%	7,013	7,013	100%
Board of Appeals	-	0%	2,387	2,387	100%
Extra Limits/Smart Growth/Land Use	34	0%	15,101	15,067	100%
Newsletter	5,711	29%	20,000	14,289	71%
Interfund Transfers - Refuse/Recycling	-	0%	29,430	29,430	100%
Interfund Transfers - Debt Service	-	0%	3,328	3,328	100%
Contingency Reserve	-	0%	70,318	70,318	100%
TOTAL - General Fund	<u>\$1,636,181</u>	<u>21.1%</u>	<u>\$7,768,015</u>	<u>\$6,131,834</u>	<u>78.9%</u>

VILLAGE OF WESTON
Contingency Reserve - General Fund
February 29, 2020

	Salaries/ Wages	Fringe Benefits	Misc. Exps.	Equip. Outlay	TOTAL
Original Budget	\$25,000	\$0	\$45,318	\$0	\$70,318
FINAL Adjusted Budget	\$25,000	\$0	\$45,318	\$0	\$70,318

VILLAGE OF WESTON, WISCONSIN
SHAWN OSTERBRINK, PARK DIRECTOR
MONTHLY DEPARTMENT REPORT TO THE BOARD OF TRUSTEES
#2020-02 FOR FEBRUARY 2020

1. ITEMS OF SPECIAL NOTE

2. WORK PLAN PROJECTS

- CIP Items – Continue to work with contractors and suppliers on estimates and scheduling projects for 2020. The proposed CIP Projects will be discussed at the board meeting on March 16.
- Budget – The 2019 Park Budget came in below the budgeted amount.
- Highway J Launch – Working with a supplier on a sign for the launch. The sign for the launch was part of the grant that was received through Marathon County. The paving of the parking lot, landscaping and signage need to be completed this spring.

3. IDENTIFIED NEEDS

4. MISCELLANOUS COMMENTS / ISSUES

- Staff is currently working on the draft agreement with the YMCA for Aquatic Center Management. The YMCA provided us with a draft agreement that we reviewed and made some changes in to reflect input that was given during committee discussion. The village attorney is currently reviewing the agreement.
- Met with Scott Liegl from the Convention and Visitors Bureau regarding their proposal to move their pond hockey tournament to a village owned pond. They have provided the village with a list of what services they would request the village to provide for this tournament.
- Staff worked on trimming park trees, projects at the aquatic center and snow removal on streets, in parks and sidewalks as necessary. They also cleared and flooded ice rinks as needed. Staff has also been working on equipment maintenance and removing equipment from storage in preparation for the upcoming season.
- The warming house and ice rink at Kennedy Park closed for the season on Monday, March 2nd. It was relatively good year for rinks as we only had to close a couple of times due to cold weather or poor ice conditions due to warm weather. Fortunately, the warm weather did not cause significant damage to the ice and we were able to re-open with minimal work each time. Attendance at the warming house during operating hours this season was 1,030 people.

- I along with Michael, Dan and Josh attended Reasonable Suspicion Training for individuals that supervise staff with Commercial Drivers Licenses. Part of this training also included information regarding the new Federal Motor Carrier Safety Administration Clearinghouse requirements that the village needs to comply with regarding employees with CDL's. The village is required to register, new employees will need to be ran through the database and existing employees will need to be ran through it annually. These requirements became effective on January 6, 2020.

VILLAGE OF WESTON, WISCONSIN
JENNIFER HIGGINS, DIRECTOR OF PLANNING & DEVELOPMENT
MONTHLY DEPARTMENT REPORT TO THE BOARD OF TRUSTEES
#2020-03 FOR MARCH 2020

1. ITEMS OF SPECIAL NOTE

2. WORK PLAN PROJECTS

Addressing Flag Sign Project – in progress - Additional signs have been ordered, including those on River Bend Road that changed in the fall. The additional signs will be installed in the spring of 2020. Wheaton and Maguire are handling this project. Wheaton is in the process of sending out letters to those that will get the new flag signs this spring so they aren't surprised.

Address number on homes Project – in progress – Wheaton is in the process of updating the form letter that will be mailed to those residents that had issues during our 2018 window survey. We hope to get it mailed out this spring so residents can upgrade their numbers over the summer. We will be looking at the addressing ordinance as part of the Chapter 14 updates later this spring so this may wait until after a decision is made on the ordinance.

Address Ordinance Update – new project assigned at 12/9/19 PC meeting – in progress - following a residents appeal of the flag sign installed on her property due to the home being over 75 feet from the road, the PC would like to look at a making some adjustments to the ordinance to allow for other types of addressing, instead of flag signs, for those over 75 feet. Until an ordinance amendment is completed, the resident will need to keep her sign. Staff met with MDRoffers in February. Mark is going to be helping us update Chapter 14 Building Regulations where the addressing ordinance is located. We will include the update to the addressing ordinance in the final ordinance that is created. Mark should have a draft to us within the next month.

Department Land Development Services Audit – In progress.

- Suggested Ordinance Amendments – completed 1/19
- Creation of Economic Development Coordinator Position – completed 1/2019
- Updated Position Descriptions for Department – completed 11/2018
- Customer Satisfaction Survey – completed 1/2020.
- Draft Policies and Procedure Guide – 2020 project
- Draft Land Development Handbook – 2020 Project

Entryway/Wayfinding Sign Plan – Completed.

- Final Plan was received 1/10/2020. It is available online at https://westonwi.gov/DocumentCenter/View/6296/Entryway--Wayfinding-Plan-DRAFT_digital-July-2019. Tom has completed the RFP for the wayfinding signs design and install. It went to Public Works and Utility Committee in February for their review. The RFP was sent out the end of February and are due back March 20th. This is a 2020 budgeted project, so we hope to have them installed yet this year.

Municipal Facilities Project – in progress

- **Phase 1 ESA** – REI completed this report on November 14. REI did not identify any Recognized Environmental Conditions (RECs) and do not recommend any further investigation.
- **CSM** – Riverside Land Surveying has completed the survey for us to combine the 3 lots together.
- **Asbestos testing report** – Maguire received the report back on 12/13.

Nuisance Ordinance Updates – complete

- Ordinances were approved in August. Emily helped reformat the ordinance. It just needs to be uploaded to the website.

Park Fee Impact Analysis and Subdivision Ordinance Revisions – stalled – we have received the draft plan. It still needs to be reviewed by staff and then the process will begin to move it through the committees/commissions/BOT for review and approvals.

Refuse and Recycling – Parker and Huckbody are working on the Pilot Food Scrap Program with Marathon County and a few other partners. They went to the March PW & Utility Committee and their recommendation will be on the Boards agenda Monday.

ROW Ordinance Update – not started yet.

Schofield Avenue Corridor Plan – in progress - [Draft Plan](#) was presented to the PC/CDA and the Public in August. MDRoffers made minor tweaks to it from the public hearing. Staff is making our final review of the Final Draft of the Plan and will bring it through the review/approval process when it is ready.

Zoning Code update project – In progress – will continue to bring changes identified as time allows.

3. IDENTIFIED NEEDS

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4. MISCELLANEOUS COMMENTS / ISSUES

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2019 BUILDING PERMITS

1. Monthly Building Permit Stats

The Dept. issued 70 building permits in February 2020 with an estimated permit valuation of \$903,163. All permits were issued in the Village of Weston. The Dept. collected \$17,354 in total permit fees for the month. There was 4 new housing starts in January. Please note that the report now shows Special Assessment Reports (19 were completed) with an added permit value of \$520 for the reports to be completed.

To date (3/12/2020) in 2020 the Department has issued 158 permits and collected \$31,217.40 in permit fees for the 3 jurisdictions. 157 permits issued in the Village and the Valuation of the 157 permits issued in the Village so far in 2020 is \$31,177.

[2020 Building Permits Issued to Date](#)

[Weston Housing Unit Totals \(1990-2018\)](#)

2020 Building Permits Issued to Date – (Village only)

Date:	Single Family	Duplex	Multi-Family				Commercial	Total All Permits Issued
			4	6	8	12+		
January	1	-	-	-	-	-	7	40
February	4	-	-	-	-	-	7	70
Total	5	-	-	-	-	-	14	110
Totals through February of each year								
2019	1	-	-	-	-	-	37	68
2018	6	-	-	-	-	-	14	80
2017	1	-	-	-	-	-	27	40
2016	3						48	64

2015	4	-	-	-	-	-	29	42
2014	4	-	-	-	-	-	31	48
2013	1	-	-	-	-	-	29	53
2012	1	-	-	-	-	-	43	58
2011	2	-	-	-	-	-	3	25
2010	1	-	-	-	-	-	3	19
2009	1	-	-	-	-	-	3	15
2008	1	1					8	20

VILLAGE OF WESTON, WISCONSIN
SHERRY WEINKAUF, CLERK/EMPLOYEE RESOURCE MANAGER
MONTHLY DEPARTMENT REPORT TO THE BOARD OF TRUSTEES
#2020-3 FOR February/March 2020

1. ITEMS OF SPECIAL NOTE

- On Friday the Elections Commission will meet with state decision makers and health officials to coordinate guidance on the voting process among current concerns of exposure to CoVid-19. They will also hold two webinars for clerks on Monday, March 16 to discuss CoVid-19 and contingency planning. Also, on Thursday the Elections Commission voted, at a special meeting, that clerks shall not send special voting deputies to nursing homes. The Commission also voted to allow Clerks to relocate polling places for the upcoming elections located in nursing homes or other care facilities, and other facilities as determined by the Department of Health Services or local health officials, without obtaining prior approval of the local governing body or municipal elections commission. They will provide additional guidance for the process of relocating polling place plans and notifying voters of the change. I can report more on this at the meeting Monday evening.
- We received the April 7 ballots and will begin sending absentee ballots out to voters with applications on file.
- We sent out a notice to voters encouraging them to vote absentee. If you are asked questions about voting absentee, please direct voters to <https://myvote.wi.gov/en-us/>.
- In-person absentee voting begins Tuesday, March 17.

2. WORK PLAN PROJECTS

- Reich and Hodell continue to work on a social media policy.
- Flory is working on all the license Renewals.

3. IDENTIFIED NEEDS

4. MISCELLANOUS COMMENTS / ISSUES

- Farmer's Market applications were sent out to last year's seasonal vendors and for those who are unable to be a part of the 2020 season, applications are starting to be sent to vendors who are on the waiting list.
- 2020 Census update – The Village of Weston hosted the SABA (South Area Business Association) luncheon on Tuesday, March 10 where the keynote speaker was from the Chicago region of the U.S. Census. Social media posts have been sent informing residents of the upcoming Census and how important it is to respond to questionnaire.

VILLAGE OF WESTON, WISCONSIN
MICHAEL WODALSKI, DIRECTOR OF PUBLIC WORKS
MONTHLY DEPARTMENT REPORT TO THE BOARD OF TRUSTEES
#2020-02 FOR FEBRUARY 2020

1. ITEMS OF SPECIAL NOTE

- Nothing this month

2. WORK PLAN PROJECTS

- 2019 CIP Projects
 - Weston School Neighborhood: Design is nearing completion. The project will be bid starting on March 17th with the bid opening on April 7th. The special assessment hearing for this project was held this past Thursday, March 12 at 6pm. The only items being assessed are the driveway approaches as a rural section similar to the Misty Pines neighborhood is being recommended due to storm water requirements which means a typical curb and gutter is not able to be installed nor then will there be an assessment for it. The two main concerns that came up at the hearing was the installation of the sidewalk as well as questions regarding trees being cut. There will be follow up discussion regarding these items at the next Public Works Committee Meeting.
 - Harlyn Lift Station: WPS was able to get the power supply to the lift station this past month, the station will be finished in the spring.
 - Zinser St Utility Extension: The project is on pause until spring when it can be paved south of Weston Ave.
 - Margaret St Reconstruction: This project is currently on pause for the remainder of winter and will start back up in Spring.
 - Equipment Purchasing:
 - Plow Trucks: The multi-purpose (snow plow, dump truck, leaf vac) has been delivered to the truck builder. There is likely a 3-4 month buildout yet on this truck until it will be in our hands to use.
 - Grant Submittals:
 - Birch St (Jelinek Ave to Community Center Dr): The City of Wausau did not receive an MLS grant for their project, thus it doesn't appear

the STP funds will be reallocated for this cycle so this project will not be funded this cycle. We will reapply next time around.

- Birch St (Cross Pointe Blvd to Shorey Ave): The grant scorings for the LRIP projects should be finalized at the end of March.
- 2020 and beyond CIP Development: There is discussion for Finance as well as the board regarding the 2020 Capital Improvement Plan. There are various funding scenarios generated by Greg Johnson of Ehlers showing what the tax rate impact would be for the projects based on the scenarios. The project lists are also included showing what projects could be funded based on the scenarios as well.
- Water Master Plan Study: We are continuing to work with AECOM on data questions regarding the study.
- Storm Water Model and Plan Update: Staff has begun to work with Strand to provide them with the preliminary information they need to get started on the modeling.
- 2020 Street Maintenance Plan: There is information in the packet regarding an option to repave Ross Ave from Birch to Camp Phillips as that is the worst part of Ross Ave. We're also doublechecking streets as the snow melts to finalize the other maintenance needs (thin overlays, chip seals, crack sealing, etc.).

3. IDENTIFIED NEEDS

- We are in the process of creating more standard procedures and working towards having better written programs and guidance for staff. As part of our continuous improvement processes, we're also creating checklists and other "cheat sheets" for staff to use to make sure we have the right tools, materials, information, etc. on hand before we begin a specific task. We will be continuing this effort along with our collaborative scheduling to work on maximizing our productivity.

4. MISCELLANEOUS COMMENTS / ISSUES

- Weather in February was fairly favorable and luckily we did not get as much snow as we did in 2019. At the end of February, approximately 72% of the salt shed has been used. On average over the past 8 years, 65% is used from Oct. thru Feb. so we're tracking a little over average for the winter thus far. On average, 77% of the salt shed is used in a given year. The 3 previous winters had total salt use of 93.8% in 2016-17, 90.4% in 2017-18, and 86.3% in 2018-19. Thus, we seem to be

tracking better than we had been in the 3 previous winters. Hopefully March doesn't have a lot of snow events.

- Pothole patching and brushing of Right-of-Ways is happening as needed and as staff availability and time allows.
- TDS Communications has 3 locations they are still primarily working on getting conduit installed which are:
 - Schofield Ave from Fuller to Ryan and then Ryan St south to Weston Ave
 - Birch St between Shorey Ave and Weston Ave
 - Ross Ave from Fuller east to Kramer Ln

These lines are part of their transport network and once completed they will begin to install the fiber lines in the conduit.



VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION

DESCRIPTION: Report re: January & February 2020 Building Permits

FROM: Jennifer Higgins, Director of Planning & Development
Scott Tatro, Building Inspector
Roman Maguire, Property Inspector

FOR REVIEW BY: Plan Commission, 3/9/2020
CDA, 3/10/2020
Board of Trustees, 3/16/2020

POLICY QUESTION: Should the PC, CDA & BOT acknowledge the January & February 2020 building permits issued as submitted by the Department?

ISSUE-IN-BRIEF: Monthly report from the Planning & Development Department – Building Inspections Division.

FISCAL IMPACT: **2020 Building Permits to date**
52 total permits issued (110 Village, 0 Town, 0 Rothschild)
\$23,814 in permit fees received
In the Village of Weston-
\$23,814 in permit fees received
\$1,571,172 in permit valuation

GUIDANCE: Director and Inspectors recommend the PC, CDA & BOT acknowledge the report and place on file.

PRIOR REVIEW: No previous public review.

REQUEST: Acknowledge and place on file.

Is there an additional briefer with this agenda item?

Are there additional documents which have been attached to this report?

January & February 2020 Building Permits Issued Report

January & February 2020 Permit Total Report Code

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
Village of Weston								
202000090	Accessory	3507 MOUNT VIEW AV, WESTON	1922808174091 7	RICHARD N KORT SHERRY L KORT			02/20/2020	\$6,600 \$60.00
202000105	Accessory	3802 POWERS ST, WESTON	1922808103001 0	CHAD SCHMIDT			02/24/2020	\$10,000 \$184.40
202000054	Commercial Building	8951 ENTERPRISE WAY, WESTON	1922808231096 5	HOXIE ENTERPRISES LLC (J & D TUBE BENDERS INC)	Wanta & Sons		02/06/2020	\$15,000 \$100.00
202000106	Commercial Building	3910 SCHOFIELD AV, WESTON	1922808174089 4	3910 SCHOFIELD AVEUE LLC	JAS Construction, LLC		02/25/2020	\$52,000 \$370.00
202000043	Electrical	2106 SCHOFIELD AV, WESTON	1922808181093 6	YAZDI LLC	K&M Electric, Inc		01/30/2020	\$330.00
202000087	Electrical	1401 KECK AV, WESTON	1922808183096 5	CARLYJEAN PROPERTIES LLC	Haggen Electric LLC		02/19/2020	\$100.00
202000037	Electrical	3808 SCHOONOVER RD, WESTON	1922808103097 6	KELLY FERMANICH LORI FERMANICH	CURRENT TECHNOLOGI ES INC		01/28/2020	\$55.00
202000040	Electrical	5904 ALTA VERDE ST, WESTON	1922808184000 4	KEITH C GAYKEN SHERRY L GAYKEN	New Leaf Building & Remodeling		01/29/2020	\$55.00
202000036	Excavation	2714 ROSS AV, WESTON	1922808172092 2	MATTHIAE PROPERTIES LLC (CRYSTAL FINISHING SYS)	Wisconsin Public Service Corporation		01/27/2020	\$75.00
202000080	Excavation	6906 JANELLE ST, WESTON	1922808243001 1	KENNETH L WILK	Wisconsin Public Service Corporation		02/19/2020	\$75.00
202000081	Excavation	5502 HEWITT AV, WESTON	1922808094010 9	JAMES P ALBRIGHT GERALDINE S ALBRIGHT	Wisconsin Public Service Corporation		02/19/2020	\$75.00
202000082	Excavation	5707 TRICIA AV, WESTON	1922808152003 5	DAVID W THAO PA HOUA LOR	Wisconsin Public Service Corporation		02/19/2020	\$75.00
202000083	Excavation	1712 ROSSENBACH AV, WESTON	1922808181097 8	KATHLEEN L SHAFFER	Wisconsin Public Service Corporation		02/19/2020	\$75.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000022	Excavation	3215 NORTHWESTERN AV, WESTON	1922808082001 9	EDWIN W JAEGER SHARON L JAEGER	Wisconsin Public Service Corporation		01/14/2020	\$75.00
202000109	Excavation	9306 WESTON AV, WESTON	1922808243099 2	RC ENTERPRISES LLC	Frontier Communications		02/26/2020	\$75.00
202000021	Excavation	2502 HARWOOD AV, WESTON	1922808293098 0	GERALD W GRIM C S GRIM	Wisconsin Public Service Corporation		01/13/2020	\$75.00
202000119	Excavation	5907 MUNICIPAL ST, WESTON	1922808164014 6	MITCHEL H KING	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000113	Excavation	1515 EVEREST AV, WESTON	1922808192000 4	TIMOTHY ALAN GOSSE DONNA MAE GOSSE	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000115	Excavation	7303 FEITH AV, WESTON	1922808232005 1	CHANG YANG	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000114	Excavation	5703 VOLKMAN ST, WESTON	1922808183005 4	HABECK RENTALS WESTON	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000116	Excavation	3203 CECIL ST, WESTON	1922808082001 3	SAMANTHA FEDROWITZ OLIVER POST	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000122	Excavation	5305 FULLER ST, WESTON	1922808153094 1	BRIAN K PENDELTON	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000121	Excavation	1603 DALEY AV, WESTON	1922808192001 6	JOSHUA J WOOD	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000118	Excavation	1507 DALEY AV, WESTON	1922808192002 5	APRIL A HOMMERDING	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000117	Excavation	1715 FOOTHILL AV, WESTON	1922808191013 6	CHRISTOPHER A WOODWARD	Wisconsin Public Service Corporation		02/28/2020	\$75.00
202000120	Excavation	3721 EAU CLAIRE AV, WESTON	1922808171096 8	ANNA R KING	Wisconsin Public Service Corporation		02/28/2020	\$75.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202000084	Excavation	5301 ROXANN DR, WESTON	1922808094014 0	JOHN DIVJAK VICKI DIVJAK	Wisconsin Public Service Corporation		02/19/2020		\$75.00
202000085	Excavation	6707 ALTA VERDE ST, WESTON	1922808191012 1	JANE E BORCHARDT	Wisconsin Public Service Corporation		02/19/2020		\$75.00
202000086	Excavation	4207 E EVEREST AV, WESTON	1922808212098 3	MORRIS O ROBERTS	Wisconsin Public Service Corporation		02/19/2020		\$75.00
202000099	Excavation	3910 SANDY LN, WESTON	1922808094016 9	VANG YANG NENG THAO	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000100	Excavation	5502 LOUANN DR, WESTON	1922808094015 8	FLOYD STAHL BARBARA LAPORTE	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000101	Excavation	4907 FULLER ST, WESTON	1922808152001 8	XUE LEE MAI LEE	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000102	Excavation	6305 RANDY JAY ST, WESTON	1922808212004 0	GREGORY L FALKOWSKI CHERYL E FALKOWSKI	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000103	Excavation	4314 E EVEREST AV, WESTON	1922808212007 0	SY APHAYRATH DANE APHAYRATH	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000112	Excavation	6211 LAWNSDALE ST, WESTON	1922808191007 2	PAUL A NELSON JANICE M NELSON	Wisconsin Public Service Corporation		02/28/2020		\$75.00
202000111	Excavation	1720 HEUSS AV, WESTON	1922808191001 0	ARLENE J ZENDER	Wisconsin Public Service Corporation		02/28/2020		\$75.00
202000104	Excavation	1826 EVEREST AV, WESTON	1922808191009 1	ALBERT H BRADFORD JR BEVERLY MAE BRADFORD	Wisconsin Public Service Corporation		02/24/2020		\$75.00
202000044	General	5500 SCHOFIELD AV, WESTON	1922808164098 2	VILLAGE OF WESTON	Village of Weston		02/11/2020	\$1,000	\$0.00
202000034	General	3725 WESTON PINES LN, WESTON	1922808174090 1	WESTON PINES APTS-WAUSAU DBA PREMIER REAL ESTATE	Dominion Title Exchange		01/23/2020	\$0	\$100.00
202000001	General	5107 WESTFAIR AV, WESTON	1922808164010 3	COLUMBIA PIPE AND SUPPLY	Global Zoning LLC		01/03/2020	\$0	\$100.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000078	General	3400 MINISTRY PKWY, WESTON	1922808204095 9	ASCENSION WISCONSIN ATTN: FINANCE 5700	First American Title Insurance Company		02/17/2020	\$0 \$200.00
202000075	Home Improvement	5306 ROSS AV, WESTON	1922808161099 7	JACOB B ANDERSON			02/14/2020	\$2,000 \$105.00
202000023	Home Improvement	6611 PENINSULA LN, WESTON	1922808241000 5	PAUL GERNAND KELLY GERNAND	Titan Builders		01/15/2020	\$7,000 \$105.00
202000024	Home Improvement	1818 DALEY AV, WESTON	1922808191010 0	JAMES P DUHAIME BRENDA K DUHAIME	Red Oak Builders LLC		01/15/2020	\$20,000 \$125.00
202000020	Home Improvement	5904 ALTA VERDE ST, WESTON	1922808184000 4	KEITH C GAYKEN SHERRY L GAYKEN	New Leaf Building & Remodeling		01/13/2020	\$35,000 \$135.00
202000076	Interior Remodel	6405 RICHARDS AV, WESTON	1922808103001 7	THOMAS E YOUNGER ELAINE R YOUNGER	Northstar Restoration Services		02/14/2020	\$5,073 \$110.00
202000066	Interior Remodel	2016 BLOEDEL AV, WESTON	1922808184022 5	PETER T ZASTROW LYNN M ALBRECHT-ZASTROW	RestorU		02/13/2020	\$15,000 \$230.00
202000007	Interior Remodel	9910 SIBERIAN DR, WESTON	1922808322004 8	ALICIA M TRANTOW	Engman Construction LLC		01/08/2020	\$24,000 \$210.00
202000068	Lateral	2904 WEILAND AV, WESTON	1922808172006 3	DENYON HOMES INC	Denyon Homes, LLC.		02/14/2020	\$545.00
202000069	Lateral	5106 LOOK ST, WESTON	1922808172006 4	DENYON HOMES INC	Denyon Homes, LLC.		02/14/2020	\$545.00
202000067	Lateral	2906 BARCLAY WAY, WESTON	1922808172005 6	DENYON HOMES INC	Denyon Homes, LLC.		02/14/2020	\$545.00
202000070	Lateral	2902 WEILAND AV, WESTON	1922808172006 2	DENYON HOMES INC	Denyon Homes, LLC.		02/14/2020	\$545.00
202000017	Minor Home Improvement	5307 CAMP PHILLIPS RD, WESTON	1922808163000 2	PAUL F WADZINSKI LAURIE K WADZINSKI			01/08/2020	\$9,000 \$50.00
202000088	Minor Home Improvement	4307 DEER ST, WESTON	1922808083006 4	RICHARD E CRUMP BETTY K CRUMP	Dun-Rite Exteriors		02/19/2020	\$20,490 \$50.00
202000031	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		01/20/2020	\$30,000 \$200.00
202000026	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		01/17/2020	\$35,000 \$200.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000027	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		01/17/2020	\$35,000 \$200.00
202000028	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		01/17/2020	\$35,000 \$200.00
202000029	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		01/17/2020	\$35,000 \$200.00
202000032	Occupancy	3103 SCHOFIELD AV, WESTON	1922808173098 5	XP PROPERTY GROUP LLC	XP Property Group, LLC		01/20/2020	\$0.00
202000041	Occupancy	7005 RICKYVAL ST, WESTON	1922808233095 4	B&D WAREHOUSE, INC.	B&D Warehouse, Inc.		01/29/2020	\$0.00
202000038	Occupancy	5810 SCHOFIELD AV, WESTON	1922808153000 5	RAJ SHAYAMAJI LLC	Weston Inn & Suites		01/28/2020	\$0.00
202000046	Occupancy	3406 SCHOFIELD AV, WESTON	1922808174098 7	JACOB ROTH			02/03/2020	\$50.00
202000108	Occupancy	4710 CAMP PHILLIPS RD, WESTON	1922808171098 1	WAPITI PROPERTIES LLC	National Coatings and Supplies		02/25/2020	\$0.00
202000097	Plumbing	4204 DOUGLAS LN, WESTON	1922808212005 2	RANDY N JACKSON DONNA J MAYER	Mad City Windows		02/21/2020	\$30.00
202000063	Plumbing	9921 SIBERIAN DR, WESTON	1922808322000 8	NICOLE D KAMPS	Tundraland Home Improvements		02/11/2020	\$30.00
202000030	Plumbing	5515 ROSE ST, WESTON	1922808173003 7	THOMAS G KITTEL	Tundraland Home Improvements		01/20/2020	\$30.00
202000002	Plumbing	3204 BEVERLY LN, WESTON	1922808083001 1	FRANK M SHAFRANSKI DEBRA L SHAFRANSKI	Tundraland Home Improvements		01/06/2020	\$30.00
202000005	Sign	4810 ROSS AV, WESTON	1922808162099 8	BIG DAN & SPACE'S KELLY CLUB LLP	Kelly Club		01/07/2020	\$600 \$25.00
202000004	Sign	3409 SCHOFIELD AV, WESTON	1922808174005 4	RJFC HOLDINGS LLC	Super Lettering & Signs Inc		01/07/2020	\$600 \$50.00
201901443	Sign	2809 SCHOFIELD AV, WESTON	1922808173094 8	AZ & NP LLC	Weston Wine & Spirits		01/02/2020	\$1,809 \$100.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000015	Special Assessment	3109 FOXTAIL CT, WESTON	1922808202017 7	INTERCITY STATE BANK	County Land and Title Co.		01/08/2020	\$40.00
202000016	Special Assessment	3205 FOXTAIL CT, WESTON	1922808202017 8	INTERCITY STATE BANK	County Land and Title Co.		01/08/2020	\$40.00
202000039	Special Assessment	2010 BLOEDEL AV, WESTON	1922808184007 4	DBS PROPERTIES LLC	WOLFGRAM GAMOKE & HUTCHINSON		01/28/2020	\$40.00
202000018	Special Assessment	4102 RIVER BEND RD, WESTON	1922808103012 2	BRANDON H CRAWFORD ASHLEY N CRAWFORD	County Land and Title Co.		01/10/2020	\$40.00
202000019	Special Assessment	5911 MORNING VIEW LN, WESTON	1922808152012 7	BRADLEY S GAST ELISABETH A LEMMER	County Land and Title Co.		01/10/2020	\$40.00
202000013	Special Assessment	5211 LEE AV, WESTON	1922808164009 2	FORREST TAPPE	County Land and Title Co.		01/08/2020	\$40.00
202000014	Special Assessment	3702 SCHOFIELD AV, WESTON	1922808174088 3	MITRA MIDWEST ACQUISITIO	County Land and Title Co.		01/08/2020	\$40.00
202000008	Special Assessment	4902 QUIRT SANN DR, WESTON	1922808172004 8	DENYON HOMES INC	County Land and Title Co.		01/08/2020	\$40.00
202000009	Special Assessment	5803 THOMAS AV, WESTON	1922808152001 4	ANTHONY J MARTINO SHILOH L MARTINO	County Land and Title Co.		01/08/2020	\$40.00
202000010	Special Assessment	3010 BARCLAY WAY, WESTON	1922808172005 1	DENYON HOMES INC	County Land and Title Co.		01/08/2020	\$40.00
202000011	Special Assessment	1803 HEUSS AV, WESTON	1922808191011 6	BRENDA L WILSON	County Land and Title Co.		01/08/2020	\$40.00
202000012	Special Assessment	3305 BELLAGIO DR, WESTON	1922808322017 2	DEAN HOIDA	County Land and Title Co.		01/08/2020	\$40.00
202000055	Special Assessment	6206 SHAWNA ST, WESTON	1922808221004 5	ERIC J KOLLMANSBERGER	County Land and Title Co.		02/10/2020	\$40.00
202000056	Special Assessment	5303 CATHY DR, WESTON	1922808094012 3	WILLIAM J BIRKENMEIER	County Land and Title Co.		02/10/2020	\$40.00
202000003	Special Assessment	3725 WESTON PINES LN, WESTON	1922808174090 1	WESTON PINES APTS-WAUSAU DBA PREMIER REAL ESTATE	CHICAGO TITLE INSURANCE COMPANY		01/06/2020	\$40.00
202000058	Special Assessment	4302 RIVER BEND RD, WESTON	1922808103007 8	SHARI L MARKOFSKI	County Land and Title Co.		02/10/2020	\$40.00
202000059	Special Assessment	3907 HOWLAND AV, WESTON	1922808324098 9	YAUO YANG MAYLA T YANG	County Land and Title Co.		02/10/2020	\$40.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202000060	Special Assessment	6206 VON KANEL ST, WESTON	1922808212014 5	DANIEL SHINE	County Land and Title Co.		02/10/2020	\$40.00	
202000057	Special Assessment	5706 CONNIE LN, WESTON	1922808222013 4	JANELLE J OSTROWSKI	County Land and Title Co.		02/10/2020	\$40.00	
202000061	Special Assessment	3705 RIVER MEADOW DR, WESTON	1922808094022 4	JEANETTE W HINS DILL	County Land and Title Co.		02/10/2020	\$40.00	
202000049	Special Assessment	6112 BIRCH ST, WESTON	1922808202014 4	RICK W SCHLAPMAN PATRICIA E SCHLAPMAN	Knight Barry Title - QTax		02/03/2020	\$40.00	
202000048	Special Assessment	2802 JOSEPH AV, WESTON	1922808173000 4	GREGORY J DAHLKE	Knight Barry Title - QTax		02/03/2020	\$40.00	
202000052	Special Assessment	8405 LEEDS CT, WESTON	1922808293003 4	SCOTT E DOLL JENNIFER DOLL	Knight Barry Title - QTax		02/06/2020	\$40.00	
202000053	Special Assessment	3403 MIRAGE LN, WESTON	1922808322014 0	GORDON SCHLAFMANN	Knight Barry Title - QTax		02/06/2020	\$40.00	
202000062	Special Assessment	4802 FELCH DR, WESTON	1922808162099 3	DEANNA F ECKARDT	County Land and Title Co.		02/10/2020	\$40.00	
202000092	Special Assessment	5906 FLAMBEAU ST, WESTON	1922808102016 5	AARON W MULL	County Land and Title Co.		02/20/2020	\$40.00	
202000091	Special Assessment	6214 RODNEY ST, WESTON	1922808212004 9	ROBERT F TALBERT SONYA B SEEHAFFER	County Land and Title Co.		02/20/2020	\$40.00	
202000094	Special Assessment	4711 CHADWICK ST, WESTON	1922808162001 0	MATTHEW KERSWILL	County Land and Title Co.		02/20/2020	\$40.00	
202000095	Special Assessment	5205 PINE ST, WESTON	1922808181005 6	GERALDINE L KROLIKOWSKI	County Land and Title Co.		02/20/2020	\$40.00	
202000093	Special Assessment	5507 RAE JAMES ST, WESTON	1922808163013 2	MARK A FULLER KELLY R FULLER	County Land and Title Co.		02/20/2020	\$40.00	
202000110	Special Assessment	5107 WESTFAIR AV, WESTON	1922808164010 3	COLUMBIA PIPE AND SUPPLY	First American		02/28/2020	\$40.00	
202000096	Special Assessment	4404 CEDAR AV, WESTON	1922808163008 1	MATTHEW W WENDLAND	County Land and Title Co.		02/20/2020	\$40.00	
202000107	Special Event	Right of Way	1000 Machmueller St, Weston, WI 54476		Run to Remember		02/25/2020	\$0.00	
202000047	Temp Sign	3406 SCHOFIELD AV, WESTON	1922808174098 7	JACOB ROTH			02/03/2020	\$25.00	
202000074	WUBPA	2902 WEILAND AV, WESTON	1922808172006 2	DENYON HOMES INC	Denyon Homes, LLC.	1,405	02/14/2020	\$147,000	\$2,525.00

Permits Issued

Date From 01/01/2020 and Date To 02/29/2020 and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202000072	WUBPA	2904 WEILAND AV, WESTON	1922808172006 3	DENYON HOMES INC	Denyon Homes, LLC.	2,118	02/14/2020	\$197,000	\$2,755.00
202000071	WUBPA	2906 BARCLAY WAY, WESTON	1922808172005 6	DENYON HOMES INC	Denyon Homes, LLC.	2,252	02/14/2020	\$215,000	\$2,785.00
202000073	WUBPA	5106 LOOK ST, WESTON	1922808172006 4	DENYON HOMES INC	Denyon Homes, LLC.	2,192	02/14/2020	\$217,000	\$2,755.00
202000042	WUBPA	2503 HARWOOD AV, WESTON	1922808293095 0	NATHAN C JOHNSON ALEXIS A JOHNSON		2,694	01/30/2020	\$400,000	\$3,215.00
								Village of Weston Permits	110
								Village of Weston Permits	\$23,814
								Village of Weston Permits	\$1,571,172
								Total Permits Issued	110
								Total Permits Fees	\$23,814
								Total Permits Valuation	\$1,571,172
								Total Finished Sq Ft	10,661

Permit Total Report Code

Issued From 01/01/2020 and Issued To 02/29/2020

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	2	\$16,600	\$244.40
<i>Commercial Building</i>					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	2	\$67,000	\$470.00
<i>Electrical</i>					
	700 - Commercial Electrical	Village of Weston	2		\$430.00
	702 - Residential Electrical	Village of Weston	2		\$110.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	29		\$2,175.00
<i>General</i>					
	403 - Face Copy Replacement	Village of Weston	1	\$1,000	\$0.00
	759 - Zoning Verification	Village of Weston	3	\$0	\$400.00
<i>Home Improvement</i>					
	105 - 1&2 Family Interior Remodel	Village of Weston	4	\$64,000	\$470.00
<i>Interior Remodel</i>					
	902 - Residential Non-Structural Remodel	Village of Weston	3	\$44,073	\$550.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	4		\$2,180.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	2	\$29,490	\$100.00
<i>Mobile Home</i>					
	114 - Manufactured Home Installation	Village of Weston	5	\$170,000	\$1,000.00
<i>Occupancy</i>					
	750 - Non-Residential Zoning	Village of Weston	5		\$50.00
<i>Plumbing</i>					
	502 - Residential Plumbing	Village of Weston	4		\$120.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	3	\$3,009	\$175.00
<i>Special Assessment</i>					

Permit Total Report Code

Issued From 01/01/2020 and Issued To 02/29/2020

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	910 - Special Assessment	Village of Weston	32		\$1,280.00
<i>Special Event</i>					
	302 - Special Event on Public Property	Village of Weston	1		\$0.00
<i>Temp Sign</i>					
	401 - One Time Use Sign	Village of Weston	1		\$25.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	5	\$1,176,000	\$14,035.00
Total			110	\$1,571,172	\$23,814.40

REQUEST FOR CONSIDERATION

Public Mtg/Date: Board of Trustees, March 16, 2020

Description: Village Vouchers from 2/24/20-3/8/20

From: Jessica Trautman, Finance Director

Question: Should the Board of Trustees approve payment of Village expenditures (vouchers) for the period of 2/24/20-3/8/20 in the amount of \$124,836.98?

Check numbers were 52108-52176*

**(Last meeting's report showed 52108-52125 as voided payroll checks; checks were not actually printed on and voided so vouchers were paid with those check numbers.)*

Manual payroll check numbers were 52177-52178 in the amount of \$211.08.

Background

Vouchers were received by the Finance Department from various departments during the period. All invoices were reviewed for proper authorized approval by a department manager or supervisor prior to processing payment. All phone or ACH payments are numbered in a 9XXXX series.

Manual payroll checks were entered and approved by the Clerk Department.

Accounts numbers are set up as follows:

XX – XX – XXXXX-XXX-XXX

Fund, Department, Function, Object, Project

The following is the Fund number with the Fund title:

10 – General Fund	27 – CDA TIF #1	60 – Water
18 – Recycling	28 – CDA TIF #2	61 – Sewer
21 – TIF#1	29 – Room Tax	63 - Stormwater
22 – Weston Aquatic Center	30 – Debt Service	81 – Civic Trust
26 – TIF #2	40 – TIF #1 Capital Projects	82 – Park Trust Fund
27 – CDA TIF #1	41-44 – Capital Projects	

Attached Docs: Check register for accounts payable and payroll check register

Committee Action: None.

FISCAL IMPACT: \$125,048.06 across various funds and departments.

Recommendation: Finance Director recommends approval.

Recommended Language for Official Action

I move to approve vouchers and manual payroll checks from 2/24/20-3/8/20.

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
52108									
03/20	03/04/20	52108	310	AFLAC	188742	PAYROLLS: JAN 2020	1	10-00-21561-000-000	2,666.21
Total 52108:									2,666.21
52109									
03/20	03/06/20	52109	2500	ADVANCE AUTO PARTS	2763-372841	DIESEL EXHAUST FLUID	1	10-03-53310-351-000	36.76
03/20	03/06/20	52109	2500	ADVANCE AUTO PARTS	2763-373197	MESKER-JELINEK AND FOX STREET COOLANT KITS	1	61-03-53601-242-000	30.82
03/20	03/06/20	52109	2500	ADVANCE AUTO PARTS	2763-373528	DIESEL EXHAUST FLUID	1	10-03-53310-351-000	91.90
Total 52109:									159.48
52110									
03/20	03/06/20	52110	4290	AECOM TECHNICAL SERVICES INC	2000327447	WATER MASTER PLAN UPDATE THRU FEB 14	1	60-03-53780-215-000	822.73
Total 52110:									822.73
52111									
03/20	03/06/20	52111	310	AFLAC	607328	PAYROLLS: FEB 2020	1	10-00-21561-000-000	1,703.02
Total 52111:									1,703.02
52112									
03/20	03/06/20	52112	560	AMERICAN DOOR CO OF WAUSAU IN	112535	FIX WEST DOOR #4	1	10-01-51600-290-000	605.25
03/20	03/06/20	52112	560	AMERICAN DOOR CO OF WAUSAU IN	112551	REPAIR DOOR IN SHOP AREA	1	10-01-51600-290-000	283.30
Total 52112:									888.55
52113									
03/20	03/06/20	52113	20081	ASSOCIATED TRUST COMPANY	5066212	2019 CDA TRUST LOAN FEES FOR 2017A REV BOND	1	21-00-21100-000-000	612.00
Total 52113:									612.00
52114									
03/20	03/06/20	52114	21791	AXLEY BRYNELSON LLP	794966	TIF #1 WETLANDS SVCS: JAN 2020	1	40-07-57354-212-000	1,758.00
Total 52114:									1,758.00
52115									
03/20	03/06/20	52115	22007	B & D WAREHOUSE	FEB2020	REFUND OVERPAYMENT	1	10-00-21000-000-000	1,200.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
Total 52115:									1,200.00
52116									
03/20	03/06/20	52116	1520	BEAVER OF WISCONSIN INC	102279	PRESSURE WASHER SOAP	1	10-03-53310-351-000	362.50
Total 52116:									362.50
52117									
03/20	03/06/20	52117	22005	BECK, MARY	FEB2020	KENNEDY HALL DEPOSIT REFUND	1	10-00-23160-000-000	50.00
Total 52117:									50.00
52118									
03/20	03/06/20	52118	19634	BIANEW	FEB2020	2020 MEMBERSHIP DUES: MAGUIRE	1	10-02-52400-324-000	50.00
Total 52118:									50.00
52119									
03/20	03/06/20	52119	21660	CLARK DIETZ INC	427700	WESTON SCHOOL NEIGHBORHOOD DESIGN SERVICES - WA	1	60-00-18700-000-395	6,342.00
03/20	03/06/20	52119	21660	CLARK DIETZ INC	427700	WESTON SCHOOL NEIGHBORHOOD DESIGN SERVICES - SA	2	61-00-18700-826-395	2,748.20
03/20	03/06/20	52119	21660	CLARK DIETZ INC	427700	WESTON SCHOOL NEIGHBORHOOD DESIGN SERVICES - ST	3	42-07-57301-215-395	12,049.80
Total 52119:									21,140.00
52120									
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: BLDG INSPECTOR - JAN 2020	1	10-02-52400-351-000	144.14
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: STREET DEPT - JAN 2020	2	10-03-53310-351-000	6,214.86
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: PLANNING/R&R - JAN 2020	3	10-06-56900-351-000	40.29
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: SEWER - JAN 2020	4	61-03-53610-351-000	193.58
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: WATER - JAN 2020	5	60-03-53780-351-000	617.31
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: PARKS - JAN 2020	6	10-05-55210-351-000	966.95
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: METRO - JAN 2020	7	10-00-14510-000-000	3,897.30
03/20	03/06/20	52120	21845	CONDON OIL CO INC	JAN 2020	FUEL: HOLDING ACCOUNT - JAN 2020	8	10-00-16110-000-000	7,138.30
Total 52120:									19,212.73
52121									
03/20	03/06/20	52121	3220	CONTROL CONCEPTS TECH	479304-001	#86 WALK BEHIND SAW WATER HOSE	1	10-03-53310-353-000	6.42
03/20	03/06/20	52121	3220	CONTROL CONCEPTS TECH	479318-001	SHOP SUPPLIES- AIR HOSE COUPLERS	1	10-03-53310-390-000	45.68
03/20	03/06/20	52121	3220	CONTROL CONCEPTS TECH	479401-001	CHEMICAL PUMP TUBING FOR AQUATIC CENTER	1	22-05-55420-247-000	74.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
Total 52121:									126.10
52122									
03/20	03/06/20	52122	4620	E O JOHNSON COMPANY	INV719285	SERVICE CALL FOR FOLDING MACHINE	1	10-01-51450-290-000	90.00
Total 52122:									90.00
52123									
03/20	03/06/20	52123	4910	FASTENAL COMPANY	WISCH322374	#9 WIRE LOOM FOR AUGER SPEED SENSOR	1	10-03-53312-353-000	8.67
03/20	03/06/20	52123	4910	FASTENAL COMPANY	WISCH322393	#10 BOLT FOR REAR SUSPENSION V-ROD	1	10-03-53312-353-000	32.27
03/20	03/06/20	52123	4910	FASTENAL COMPANY	WISCH322393	30MM SOCKET- SHOP TOOLS	2	10-03-53310-353-000	23.99
03/20	03/06/20	52123	4910	FASTENAL COMPANY	WISCH323359	#70 MAIN PLOW BLOT JAM NUT	1	10-03-53312-353-000	3.96
Total 52123:									68.89
52124									
03/20	03/06/20	52124	21100	FLORY, SARAH	FEB2020	MILEAGE REIMB (23) - 1/15 AND 2/18	1	10-01-51420-334-000	12.94
Total 52124:									12.94
52125									
03/20	03/06/20	52125	5390	FRED MUELLER AUTOMOTIVE INC	233641	#8 STROBE LIGHT SWITCH AND CONSOLE	1	10-03-53310-353-000	184.14
Total 52125:									184.14
52126									
03/20	03/06/20	52126	5490	GANNETT WISCONSIN MEDIA	0004067952	WDH AFFIDAVIT OF PUBLICATION - ORD 20-002	1	10-01-51420-321-000	13.01
Total 52126:									13.01
52127									
03/20	03/06/20	52127	22006	HALL, DEE	FEB2020	REFUND CREDIT ON ACCOUNT	1	10-00-21000-000-000	21.80
Total 52127:									21.80
52128									
03/20	03/06/20	52128	6350	HALRON LUBRICANTS INC	1131749-00	ANTI-FREEZE AND AUTOMATIC TRANSMISSION FLUID	1	10-03-53310-351-000	1,097.99
03/20	03/06/20	52128	6350	HALRON LUBRICANTS INC	1132959-00	55 GAL DRUM CORE CREDIT	1	10-03-53310-351-000	20.00-

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
Total 52128:									1,077.99
52129									
03/20	03/06/20	52129	6950	HORST DISTRIBUTING INC	82487-000	#143 REPAIR	1	10-05-55210-242-000	1,589.73
Total 52129:									1,589.73
52130									
03/20	03/06/20	52130	20205	HYDRITE CHEMICAL CO	02334525	CHEMICAL FOR WELLS WATER	1	60-03-53730-366-000	1,725.79
03/20	03/06/20	52130	20205	HYDRITE CHEMICAL CO	02334526	CHEMICAL FOR WELLS WATER	1	60-03-53730-366-000	1,470.04
03/20	03/06/20	52130	20205	HYDRITE CHEMICAL CO	02334527	CHEMICAL FOR WELLS WATER	1	60-03-53730-366-000	1,394.75
03/20	03/06/20	52130	20205	HYDRITE CHEMICAL CO	02334528	CHEMICAL FOR WELLS WATER	1	60-03-53730-366-000	1,634.99
Total 52130:									6,225.57
52131									
03/20	03/06/20	52131	21065	IAEI	25957260	MAGUIRE IAEI MEMBERSHIP 2020-2021	1	10-02-52400-324-000	120.00
Total 52131:									120.00
52132									
03/20	03/06/20	52132	21230	ILLINOIS MUTUAL	MAR2020	FEBRUARY 2020 PAYROLLS(PAYS MAR 2020 PREMIUM	1	10-00-21537-000-000	348.82
Total 52132:									348.82
52133									
03/20	03/06/20	52133	21373	INFOVISION SOFTWARE INC	20200143WEST	PROJECT EXPENSES DURING SET UP FOR EVOLVE 2016-20	1	10-01-51450-808-000	4,833.22
Total 52133:									4,833.22
52134									
03/20	03/06/20	52134	7310	INTEGRITY FIRE PROTECTION INC	58398	HOLE IN THE FIRE PROTECTION PIPE AT SAFETY BUILDING	1	10-02-52199-290-000	898.00
Total 52134:									898.00
52135									
03/20	03/06/20	52135	7150	INTERNATIONAL ASSOCIATION OF	2020	IAEI DUES 2020-TATRO	1	10-02-52400-324-000	120.00
Total 52135:									120.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
52136									
03/20	03/06/20	52136	20526	JERRY'S CLEANING	FEB2020	CLEANING SERVICES: FEB 2020	1	10-01-51600-216-000	600.00
Total 52136:									600.00
52137									
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0011271	FRIEGHT CREDIT	1	10-03-53310-353-000	13.86-
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012434	#26 MOLDBOARD PARTS	1	10-03-53312-353-000	455.55
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012435	#26 MOLDBOARD BRACKET AND PIN	1	10-03-53312-353-000	255.89
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012436	#26 PIN FOR MOLDBOARD	1	10-03-53312-353-000	44.98
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012597	#26 DASH PARTS	1	10-03-53312-353-000	39.82
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012598	#26 MOLDBOARD SHAFT	1	10-03-53312-353-000	688.60
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0012876	#26 SIDESHIFT CYLINDER ROD	1	10-03-53312-353-000	1,299.04
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0013327	#26 SIDSHIFT CYLINDER ROD CREDIT	1	10-03-53310-353-000	1,299.04-
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0013466	#26 SIDESHIFT CYLINDER SEAL KIT	1	10-03-53310-353-000	91.00
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0013628	#26 PAINT	1	10-03-53310-353-000	126.00
03/20	03/06/20	52137	4820	JOHN FABICK TRACTOR CO	PIWA0013629	#26 SIDESHIFT CYLINDER SEAL	1	10-03-53310-353-000	26.29
Total 52137:									1,714.27
52138									
03/20	03/06/20	52138	8450	K & S FUEL INJECTION INC	11586	GREASE - 3 CASES	1	10-03-53310-351-000	599.40
Total 52138:									599.40
52139									
03/20	03/06/20	52139	20580	KIMBALL MIDWEST	7757288	SHOP SUPPLIES/SHOP TOOLS	1	10-03-53310-390-000	578.80
Total 52139:									578.80
52140									
03/20	03/06/20	52140	21288	KUENY ARCHITECTS LLC	5014	ARCH SERV - SAFETY BUILDING RENO	1	45-02-52110-215-000	5,332.50
Total 52140:									5,332.50
52141									
03/20	03/06/20	52141	8820	LEAGUE OF WISC MUNICIPALITIES	FEB2020	2020 LEAGUE BUILDING INSPECTORS INSTITUTE - MAGUIRE	1	10-02-52400-324-000	205.00
03/20	03/06/20	52141	8820	LEAGUE OF WISC MUNICIPALITIES	FEB2020-1	2020 LEAGUE BUILDING INSPECTOR INSTITUTE TATRO	1	10-02-52400-324-000	205.00
Total 52141:									410.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
52142									
03/20	03/06/20	52142	12810	LEGALSHIELD	MAR2020	DUES: FEB 2020_GROUP NO. 0114583	1	10-00-21566-000-000	165.40
Total 52142:									165.40
52143									
03/20	03/06/20	52143	9080	LINCOLN CONTRACTORS SUPPLY IN	M67811	#77 PARTNER SAW INTAKE HOSE	1	10-03-53310-353-000	56.00
03/20	03/06/20	52143	9080	LINCOLN CONTRACTORS SUPPLY IN	M68070	LASER TRANSIT BATTERY PAC	1	10-03-53310-314-000	82.86
Total 52143:									138.86
52144									
03/20	03/06/20	52144	9810	MARATHON COUNTY HEALTH DEPT	20010710	5 BAC-T SAMPLES	1	60-03-53730-294-000	55.00
03/20	03/06/20	52144	9810	MARATHON COUNTY HEALTH DEPT	20012805	1 BAC-T SAMPLES	1	60-03-53730-294-000	11.00
03/20	03/06/20	52144	9810	MARATHON COUNTY HEALTH DEPT	20012806	5 BAC-T SAMPLES	1	60-03-53730-294-000	55.00
03/20	03/06/20	52144	9810	MARATHON COUNTY HEALTH DEPT	20021912	5 BAC-T SAMPLES	1	60-03-53730-294-000	55.00
Total 52144:									176.00
52145									
03/20	03/06/20	52145	21406	MICROSOFT	E0700A6FZ5	OFFICE SUITE/E-MAIL SERVICES	1	10-01-51450-286-000	10,560.00
Total 52145:									10,560.00
52146									
03/20	03/06/20	52146	19578	MISSISSIPPI WELDERS SUPPLY CO.	3156692	SAFETY BUILDING FIRE EXTINGUISHER SERVICE	1	10-02-52199-290-000	300.47
Total 52146:									300.47
52147									
03/20	03/06/20	52147	21823	MITCH KING & SONS EXCAVATING	3624	HAULING FOR SNOW REMOVAL	1	10-03-53312-290-000	1,215.00
Total 52147:									1,215.00
52148									
03/20	03/06/20	52148	21224	MI-TECH SERVICES INC	32060956	LANDFILL GROUNDWATER MONITORING	1	18-00-21100-000-000	4,846.00
03/20	03/06/20	52148	21224	MI-TECH SERVICES INC	32060958	LANDFILL MONITORING (JANUARY 2020)	1	18-03-53631-215-000	1,561.00
03/20	03/06/20	52148	21224	MI-TECH SERVICES INC	32060959	2019 LANDFILL MONITORING REPORT AND GAS SAMPLES	1	18-03-53631-215-000	1,427.00
Total 52148:									7,834.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
52149									
03/20	03/06/20	52149	11070	NAPA AUTO PARTS - WESTON	754961	WIDSHIELD WASHER FLUID	1	10-03-53310-351-000	53.82
03/20	03/06/20	52149	11070	NAPA AUTO PARTS - WESTON	755640	PARTS FOR TITAN GENERATORS	1	10-03-53310-353-000	22.67
03/20	03/06/20	52149	11070	NAPA AUTO PARTS - WESTON	755789	#15 WIDSHIELD WASHER PARTS	1	10-03-53310-353-000	8.45
Total 52149:									84.94
52150									
03/20	03/06/20	52150	21058	NEOFUNDS	FEB2020	POSTAGE: JAN/FEB 2020	1	10-01-51450-311-000	2,000.00
Total 52150:									2,000.00
52151									
03/20	03/06/20	52151	11530	NORTHERN BATTERY	1850842	GENERATOR BATTERIES FOR MESKER COLLEEN AND ROSS	1	61-03-53601-242-000	178.12
03/20	03/06/20	52151	11530	NORTHERN BATTERY	1852840	BATERIES FOR 2 TITAN GENERATORS AND 1 WACKER GENE	1	10-03-53310-353-000	119.50
03/20	03/06/20	52151	11530	NORTHERN BATTERY	CM1853435	CORE CREDIT BATTERIES-GENERATORS	1	10-03-53310-353-000	30.00
Total 52151:									267.62
52152									
03/20	03/06/20	52152	20598	OFFICE ENTERPRISES INC	459739	INK CARTRIDGE FOR POTAGE MACHINE	1	10-01-51450-390-000	184.00
Total 52152:									184.00
52153									
03/20	03/06/20	52153	22002	OLSON, DAVID	COURT OVRPMT 2	TRIP OVERPAYMENT	1	10-00-24425-000-000	155.50
Total 52153:									155.50
52154									
03/20	03/06/20	52154	19643	O'REILLY AUTO PARTS	3845-308510	#69 SEALANT FOR EGR COOLER PROJECT	1	10-03-53312-353-000	7.64
03/20	03/06/20	52154	19643	O'REILLY AUTO PARTS	3845-310846	TITAN AIR COMPRESSOR OIL	1	10-03-53310-353-000	15.99
Total 52154:									23.63
52155									
03/20	03/06/20	52155	12770	POWERPLAN	1971144	#32 OIL AND FUEL FILTERS	1	10-03-53312-353-000	138.54
Total 52155:									138.54

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
52156									
03/20	03/06/20	52156	20471	RIESTERER & SCHNELL INC	1702566	#61 WINSHIELD WASHER RESERVOIR	1	10-05-53656-353-000	324.94
03/20	03/06/20	52156	20471	RIESTERER & SCHNELL INC	1706945	#61 FUEL LINE	1	10-05-53656-353-000	49.88
Total 52156:									374.82
52157									
03/20	03/06/20	52157	13670	RIVERSIDE LAND SURVEYING LLC	3854	G&B PRODUCE CSM - MUNICIPAL FACILITIES	1	41-07-57141-290-000	2,501.45
Total 52157:									2,501.45
52158									
03/20	03/06/20	52158	21348	SANTANDER LEASING LLC	2449528	MINI EXCAVATOR - LEASE PMT #8	1	30-08-58360-622-000	289.78
03/20	03/06/20	52158	21348	SANTANDER LEASING LLC	2449528	MINI EXCAVATOR - LEASE PMT #8	2	30-08-58160-612-000	6,365.45
Total 52158:									6,655.23
52159									
03/20	03/06/20	52159	21712	SCHILLING SUPPLY COMPANY	751901-00	VACUUME BAGS	1	10-01-51600-344-000	98.03
Total 52159:									98.03
52160									
03/20	03/06/20	52160	14370	SCHMIDT, GREGORY	QTR 1 - 2020	ASSESSOR SERVICES - 1ST QTR 2020	1	10-01-51530-218-000	9,450.00
Total 52160:									9,450.00
52161									
03/20	03/06/20	52161	20892	SCOTTS HEAVY TRUCK	7500	#122 SNOW PLOW SOLENOID	1	10-03-53312-353-000	27.00
Total 52161:									27.00
52162									
03/20	03/06/20	52162	14690	SHORT ELLIOTT HENDRICKSON INC	382007	3RD PARTY ENGINEER ASSISTANCE IN AT&T LAWSUIT	1	10-01-51410-290-000	1,027.26
Total 52162:									1,027.26
52163									
03/20	03/06/20	52163	21510	STUDIO DIGITAL PHOTOGRAPHY, THE	00003296	PORTRAIT - WHEATON (PLANNING)	1	10-06-56900-290-000	100.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
Total 52163:									100.00
52164									
03/20	03/06/20	52164	15780	SUN PRINTING INC	110661	(5,000) WINDOW ENVELOPE/(4000) REGULAR ENVELOPE	1	10-01-51450-312-000	459.00
Total 52164:									459.00
52165									
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	STORAGE BINS FOR WELL HOUSES	1	60-03-53761-349-000	137.31
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	DOCUMENT SCANNER FOR FINANCE - VOUCHER SCANNIN	2	10-01-51450-809-000	399.99
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	PASSWORD JOURNAL FOR WEINKAUF	3	10-01-51420-310-000	16.97
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	POWER STRIP FOR TREATMENT PLANT	4	60-03-53780-314-000	14.99
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	OFFICE SUPPLIES	5	10-01-51450-310-000	331.34
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	BAGS FOR ELECTIONS	6	10-01-51440-310-000	65.94
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	SEAT CUSHIONS FOR POLL WORKERS	7	10-01-51440-310-000	119.56
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	KEY TAGS FOR WATER UTILITY	8	60-03-53780-310-000	14.89
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	MINERAL OIL FOR HYDRANT MAINTENACE	9	60-03-53764-349-000	21.95
03/20	03/06/20	52165	21247	SYNCHRONY BANK/AMAZON	FEB2020	TONER FOR TAX COUNTER PRINTER	10	10-01-51450-310-000	118.72
Total 52165:									1,241.66
52166									
03/20	03/06/20	52166	21673	TIAA COMMERCIAL FINANCE INC	6977779	CONTRACT #20283922: KYOCERA COPIER LEASE- FEB 2020	1	10-01-51450-280-000	315.24
Total 52166:									315.24
52167									
03/20	03/06/20	52167	21790	TRANSCENDENT TECHNOLOGIES	m3656	COUNTY LAND RECORDS SOFTWARE MAINTENANCE	1	10-01-51450-286-000	728.00
Total 52167:									728.00
52168									
03/20	03/06/20	52168	20240	TRUCK EQUIPMENT INC	889696-00	#10 PLOW TURN CYLINDER	1	10-03-53312-353-000	548.00
Total 52168:									548.00
52169									
03/20	03/06/20	52169	16890	VAN ERT ELECTRIC COMPANY INC	39369	CR-X AND HOWLAND TRAFFIC SIGNAL REPAIR	1	10-03-53311-290-000	268.75

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
Total 52169:									268.75
52170									
03/20	03/06/20	52170	17130	VIKING ELECTRIC SUPPLY	S003435538.001	ELECTRICAL PARTS FOR SHOP	1	10-01-51600-355-000	41.85
Total 52170:									41.85
52171									
03/20	03/06/20	52171	17760	VORPAHL INC	215289050	HI-VIS SAFTEY VESTS	1	10-03-53310-161-000	739.79
03/20	03/06/20	52171	17760	VORPAHL INC	215289234	LEATHER GLOVES	1	10-03-53310-161-000	143.49
Total 52171:									883.28
52172									
03/20	03/06/20	52172	17320	WALT'S PETROLEUM SERVICE INC	109898	DIESEL FUEL NOZZLE, SWIVEL, AND LABOR FUEL SHACK	1	10-03-53310-290-000	201.33
Total 52172:									201.33
52173									
03/20	03/06/20	52173	18090	WESTON, TOWN OF	2019 SHARED UTIL	TOWN SHARE OF ROTHSCHILD UTILITY PAYMENT	1	10-00-24410-000-000	872.37
Total 52173:									872.37
52174									
03/20	03/06/20	52174	21793	WI DEPT OF SAFETY & PROFESSION	FEB2020	MAGUIRE PLUMBING TEST	1	10-02-52400-173-000	40.00
Total 52174:									40.00
52175									
03/20	03/06/20	52175	22004	YANG, BEBE	FEB2020	REFUND PAYMENT, TAKEN OUT OF SECURITY DEPOSIT	1	10-00-21000-000-000	105.61
Total 52175:									105.61
52176									
03/20	03/06/20	52176	11070	NAPA AUTO PARTS - WESTON	745247	FILTERS FOR WELL #4	1	60-03-53710-245-614	63.74
Total 52176:									63.74
Grand Totals:									124,836.98

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Inv Seq	Invoice GL Account	Check Amount
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Dated _____

Finance Committee Chairperson _____

Report Criteria:
Report type: GL detail

Report Criteria:

- Manual checks included
- Supplemental checks included
- Void checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
03/08/2020	PC	03/13/2020	52177	SWAN, ROSALIE G	346		01-00-11110-	151.08-
03/08/2020	PC	03/13/2020	52178	BETT,ARLENE M	8826		01-00-11110-	60.00-
Grand Totals:			<u>2</u>					<u>211.08-</u>

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE: BOARD OF TRUSTEES, MARCH 16, 2020

DESCRIPTION: OPERATOR LICENSES

FROM: SARAH FLORY, DEPUTY CLERK

QUESTION: SHOULD THE BOARD OF TRUSTEES APPROVE THE LICENSES FOR: JESSE BARTNIK, BETTY ANN HAARO, MADISON KANDUTSCH, MADELYN MCCANN, DILLON MCGUIRE, ALEXANDRA SCHIRES?

BACKGROUND

OPERATOR LICENSE APPLICATIONS WERE RECEIVED FOR: JESSE BARTNIK, BETTY ANN HAARO, MADISON KANDUTSCH, MADELYN MCCANN, DILLON MCGUIRE, ALEXANDRA SCHIRES BY THE VILLAGE AND SUBMITTED TO THE EVEREST METRO POLICE FOR THE BACKGROUND CHECKS. ALL APPLICANTS WERE GIVEN A PROVISIONAL LICENSE. CHIEF SCHULZ COMPLETED BACKGROUND CHECKS AND RECOMMENDS APPROVAL OF REGULAR LICENSES FOR ALL APPLICANTS. THE APPLICANTS HAVE MET ALL THE QUALIFICATIONS TO HOLD OPERATOR LICENSES IN THE VILLAGE OF WESTON.

ATTACHED DOCS: EVOLVE REPORT

COMMITTEE ACTION: N/A

FISCAL IMPACT: NONE

RECOMMENDATION: CLERK RECOMMENDS APPROVAL.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I MOVE TO APPROVE THE NEW OPERATOR LICENSES: JESSE BARTNIK, BETTY ANN HAARO, MADISON KANDUTSCH, MADELYN MCCANN, DILLON MCGUIRE, ALEXANDRA SCHIRES.

ADDITIONAL ACTION: MAIL OUT APPROVED LICENSES.



BOT Date 03/16/2020

License ID	License Type	Name	Business	Premise Desc	Begin Dt	End Dt	EMPD Approval	CLPS	BOT
9010 - Bartender/Operator New									
20179	9010 - Bartender/Operator New	Bartnik, Jesse	Tine & Cellar		07/01/2019	06/30/2020	Yes		
19611	9010 - Bartender/Operator New	Gardner, Heather L	Patron Mexican Restaurant & Bar, LLC		07/01/2019	06/30/2020	No		
19602	9010 - Bartender/Operator New	Haaro, Betty Ann	Kwik Trip #986		07/01/2019	06/30/2020	Yes		
20151	9010 - Bartender/Operator New	Kandutsch, Madison	The Local		07/01/2019	06/30/2020	Yes		
19571	9010 - Bartender/Operator New	McCann, Madelyn	Vino Latte		07/01/2019	06/30/2020	Yes		
19557	9010 - Bartender/Operator New	McGuire, Dillon T	Weston Wine & Spirits		07/01/2019	06/30/2020	Yes		
19583	9010 - Bartender/Operator New	Schires, Alexandra Catherine	Trailside Sports Bar & Grill		07/01/2019	06/30/2020	Yes		

Total Licenses

7

**VILLAGE OF WESTON, MARATHON COUNTY,
WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476**

Board of Trustees – 3/16/2020

From: Sherry Weinkauf, Clerk

Question: Should the Board of Trustees approve amending Article II, Licenses and Fees, Sec. 6.104(a)(1) Issuance of Alcohol Beverage Licenses?

Background

A couple of weeks ago the Governor signed into law Act 166, which allows governing bodies to delegate to the clerk or other appropriate official the authority to issue operator's (bartender's) licenses. This bill will speed up the time it takes for a person to obtain an operator's license and free up more time on the Village Board agenda for policy actions. All applications for an Operator's license will continue to get forwarded to the Police Department for a background check. Chief Schulz will make a recommendation to the Clerk on whether to approve or deny. The applicant will be mailed the license if approved, and if denied, the applicant will be notified in writing and will be allowed to file an appeal and appear before the Village Board. This amendment will include all new and renewal applications. Staff recommends approval of the ordinance.

Public Review: No Prior Official Review.

Fiscal Impact: N/A

Recommendation: Approve amending Article II, Licenses and Fees, Sec. 6.104(a)(1) Issuance of Alcohol Beverage Licenses.

Recommended Language for Official Action

I move to approve amending Article II, Licenses and Fees, Sec. 6.104(a)(1) Issuance of Alcohol Beverage Licenses.

Are there additional reference documents which have been attached to this report?

ORDINANCE NO. 20-003

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN AN ORDINANCE AMENDING ARTICLE II., LICENSES AND FEES, SEC. 6.104(a)(1) ISSUANCE OF ALCOHOL BEVERAGE LICENSES OF THE MUNICIPAL CODE FOR THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

The Village Board of the Village of Weston, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Sec. 6.104(a)(1). Issuance of Alcohol Beverage Licenses of the Village of Weston Municipal Code is hereby amended as follows:

Sec. 6.104. Issuance of alcohol beverage licenses.

(a) *Village of Weston Policy Guidelines for Alcohol Beverage Licenses*

- (1) **Intent.** It is the responsibility of the Village Clerk and the Everest Metro Police Department to screen applications for alcohol beverage licenses in the Village of Weston. The Village of Weston adopts the following guidelines in order to specify the reasons for denying, non-renewing or revoking an alcohol beverage license.

All applications for beer, wine or liquor license are forwarded to the Everest Metro Police Department for a background check. The Police Department will review the forwarded application and make a recommendation to the Village Board regarding approval or denial. The Village Board makes the final decision on licensing by either accepting or rejecting the recommendation. If the Village Board denies, revokes, suspends or does not renew a license, that person will be notified, in writing, of the denial and the guideline that was used as reason for the denial.

All applications for an operator's license are forwarded to the Everest Metro Police Department for a background check. The Police Department will review the forwarded application and make a recommendation to the Village Clerk regarding approval or denial. The Village Clerk will make the final decision on licensing by either accepting or rejecting the recommendation. If the Village Clerk denies, revokes, suspends or does not renew a license, that person will be notified, in writing, of the denial and the guideline that was used as reason for the denial.

The following guidelines are established by the Village Board to provide a framework for which persons are eligible for issuance of an alcohol beverage license (i.e. grounds for denial) and a framework for suspension, revocation or non-renewal. There is broad discretion retained on behalf of the Village Board to consider each case on an individual basis. Deviation from the guidelines may be allowed if mitigating circumstances exist, which may include, but are not limited to, the particular circumstances documented or the length of time that has expired since the offense.

Individuals granted an alcohol beverage license must act in cooperation with law enforcement to enforce the alcohol beverage laws, drunk driving laws, and assist in minimizing disturbances of the peace and maintaining the safety of the community. Therefore, individuals with a past history of negative or uncooperative contacts with police agencies will be scrutinized; provided, however, that the Village Board shall not discriminate against such applicants based on a prior arrest or conviction record, pursuant

to Wis. Stats. §§ [111.321](#), [111.322](#), [111.335](#) and [125.12\(1\)\(b\)](#), unless said arrest or conviction record substantially relates to the circumstances of the particular licensed activity. It is with these goals in mind that these guidelines are adopted.

For the purposes of these guidelines, an “alcoholic beverage license”. “license” or “permit” constitutes a retail license or an operator’s license. These guidelines also apply to corporations, limited liability companies, agents and partnerships. A corporation or limited liability company with an arrest or conviction record may be issued a license if the corporation or limited liability company has terminated its relationship with all the individuals whose actions directly contributed to the conviction [Wis. Stat. § [125.04\(5\)\(c\)](#)].

The Village Board will only deny renewal of, suspend or revoke a current alcohol beverage license under these guidelines, or other justification provided by law, if the person committed an offense substantially related to the licensed activity within the license year period immediately preceding the year for which the person is seeking renewal or within the license year period in which the suspension or revocation is sought, unless the police chief demonstrates that previous offenses were not considered in the approval of the current license. In the event the person is considered for non-renewal, suspension or revocation as the result of such an offense, the Village Board shall consider all offenses, regardless of when they occurred, to determine the application of these guidelines.

SECTION 2: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION 3: SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 16th day of March 2020

VILLAGE BOARD, VILLAGE OF WESTON

By: _____
Wally Sparks, President

ATTEST: _____
Sherry Weinkauf, Clerk

APPROVED:

ADOPTED:

PUBLISHED:

Chapter 6

ALCOHOL BEVERAGES*

Article I. In General

Sec. 6.100. Provisions of state law adopted by reference.

Sec. 6.101. Penalties.

Article II. Licenses and Fees

Sec. 6.102. License restrictions; delinquent taxes, assessments, other claims.

Sec. 6.103. Retail liquor and beer license fees.

Sec. 6.104. Issuance of ~~operator's~~ alcohol beverage licenses.

Sec. 6.105. Fermented malt beverages; closing hours and restricting hours of sale.

Article III. Adult Entertainment Establishments

Sec. 6.106. Legislative authorization.

Sec. 6.107. Findings of fact.

Sec. 6.108. Intent.

Sec. 6.109. Definitions.

Sec. 6.110. Prohibited acts.

* **Cross References**--Businesses, Chapter 18; drunkenness, § 54.109.

State Law References--Alcohol beverages generally, Wis. Stats. § 125.01 et seq.

ARTICLE I. IN GENERAL

Sec. 6.100. Provisions of state law adopted by reference.

- (a) Except as otherwise specifically provided in this chapter, all provisions of Wis. Stats. [Chapter 125](#), as amended, relating to alcohol beverages, are adopted and by reference made a part of this chapter as if fully set forth. Any act required to be performed or prohibited by any statute incorporated in this chapter by reference is required or prohibited by this chapter.
- (b) Sections of Wis. Stats. [Chapter 125](#) adopted by reference shall include but not be limited to the following:

Wis. Stat. § [125.02](#) (Definitions)

Wis. Stat. § [125.04](#) (General licensing requirements)

- (c) The Village Board intends to discourage underage possession and consumption of alcohol, even if done within the confines of a private residence, and intends to hold persons civilly responsible who host events or gatherings where persons under 21 years of age possess or consume alcohol regardless of whether the person hosting the event or gathering supplied the alcohol. The Village Board finds:
 - (1) Events and gatherings held on private or public property where alcohol is possessed or consumed by persons under the age of twenty-one are harmful to those persons and constitute a potential threat to public health requiring prevention or abatement.
 - (2) Prohibiting underage consumption acts to protect underage persons, as well as the general public, from injuries related to alcohol consumption, such as alcohol overdose or alcohol related traffic collisions.
 - (3) Alcohol is an addictive drug which, if used irresponsibly, could have drastic effects on those who use it as well as those who are affected by the actions of an irresponsible user.
 - (4) Often, events or gatherings involving underage possession and consumption occur outside the presence of parents. However, there are times when the parent(s) is/are present and condone the activity, and in some circumstances, provide the alcohol.
 - (5) A deterrent effect will be created by holding a person responsible for hosting an event or gathering where underage possession or consumption occurs.
- (d) **Definitions.** For purposes of this section, the following terms have the following meanings:

- (1) “**Event or gathering**” means any group of three or more persons who have assembled or gathered together for a social occasion or other activity.
 - (2) “**Host**” or “**allow**” means to aid, conduct, entertain, organize, supervise, control or permit a gathering or event.
 - (3) “**Premises**” shall have the meaning under Wis. Stat. § [125.02\(14m\)](#) , and shall also include all public or private property, regardless of whether said property is described in a license or permit.
 - (4) “**Underage person**” is any individual under twenty-one (21) years of age.
 - (5) “**Control**” means the power to direct, manage, oversee, supervise, organize, conduct, and shall also mean, hosting, allowing or permitting or sponsoring. A person need not be present on the premises to be in control.
 - (6) “**Knowingly permit**” means there must be evidence or a reasonable inference from evidence that the person knew or should have known that consumption of alcoholic beverages would occur.
- (d) **Prohibited Acts** A person is responsible for violating this section if the person intentionally aids, advises, hires, counsels or conspires with or otherwise procures another to commit the prohibited act.
- (e) **Exceptions.**
- (1) This chapter does not apply to conduct solely between an underage person and his or her parents while the parent is present and in control of the underage person.
 - (2) This chapter does not apply to situations where underage persons are lawfully in possession of alcohol or alcoholic beverages during the course and scope of employment.

Wis. Stat. § 125.07	(Underage and intoxicated persons; presence on licensed premises; possession; penalties)
Wis. Stat. § 125.09	(General restrictions)
Wis. Stat. § 125.11(1)	(Penalties--except for imprisonment)
Wis. Stat. § 125.12	(Revocations, suspensions, refusing to issue or renew)
Wis. Stat. § 125.13	(Report of suspension, revocation or imposition of penalty)
Wis. Stat. § 125.14	(Enforcement provisions)
Wis. Stat. § 125.17	(Issuance of operators licenses)

Wis. Stat. § 125.18	(Issuance of managers licenses)
Wis. Stat. § 125.185	(Provisional retail licenses)
Wis. Stat. § 125.25	(Class "A" licenses)
Wis. Stat. § 125.26	(Class "B" licenses)
Wis. Stat. § 125.27	(Class "B" permits)
Wis. Stat. § 125.28	(Wholesalers' licenses)
Wis. Stat. § 125.32	(General restrictions and requirements)
Wis. Stat. § 125.33	(Restrictions on dealings between brewers, wholesalers and retailers)
Wis. Stat. § 125.51	(Retail licenses and permits)
Wis. Stat. § 125.66	(Sale without license; failure to obtain permit; penalties)
Wis. Stat. § 125.67	(Evading provisions of law by giving away intoxicating liquor; penalties)
Wis. Stat. § 125.68	(General restrictions and requirements)
Wis. Stat. § 125.70	(Trade show samples)

(Ord. of 7-23-1984, § 2) [Amended via Ord. No 15-027, 11/18/2015] [Amended via Ord. No 18-002, 3/27/2018]

Sec. 6.101. Penalties.

- (a) Any person who shall violate any of the provisions of Wis. Stats. [Chapter 125](#) adopted in this chapter by reference shall be assessed a forfeiture in an amount not exceeding the maximum fine provided in Wis. Stats. [Chapter 125](#) for such violation and in default of payment shall be confined in the county jail for a period not to exceed 90 days. Any person violating any other provision of this chapter shall upon conviction be punished by a forfeiture in an amount not exceeding \$500.00, together with the costs of prosecution, and in default of payment of such fine and costs shall be committed to the county jail for a period not to exceed 90 days.
- (b) Upon written charges made and filed with the village clerk/treasurer by the chief of police or by any resident of the village that any person has violated any of the provisions of this chapter, the village may revoke, suspend or refuse to renew any license or permit allowing the sale of alcohol beverages to the premises upon which the violation takes place. The procedures of Wis. Stat. § [125.12\(2\)](#) shall be followed before any such license may be revoked or suspended.

- (c) In addition to the penalties provided in subsection (b) of this section, any person violating this chapter shall upon conviction pay a forfeiture of not less than \$100.00 nor more than \$300.00 together with the costs of prosecution, and in default of payment shall be imprisoned in the county jail for a period of 30 days. Each day during which a violation shall continue shall constitute a new and separate offense.

(Ord. of 7-23-1984, § 4; Ord. of 12-5-1990, § 8) [Amended via Ord. No 15-027, 11/18/2015]

ARTICLE II LICENSES AND FEES

Sec. 6.102. License restrictions; delinquent taxes, assessments, other claims.

- (a) **Premises.** No initial or renewal alcohol beverage license shall be granted for any premises for which taxes, assessments or other claims of the village are delinquent and unpaid.
- (b) **Persons.** No initial or renewal alcohol license shall be granted to any person delinquent in payment:
 - (1) Of any taxes, assessments or other claims owed to the village.
 - (2) Of a forfeiture resulting from a violation of any ordinance.
 - (3) To the state of any state taxes owed.
- (c) **Required Period Open for Business.** Any establishment for which a Class “A” or Class “B” fermented malt beverage, “Class A” or “Class B” intoxicating liquor or “Class C” wine license has been granted shall be open for business and in full operation within 6 months of granting of such license. In the event any such business is not open and in full operation within 6 months of granting said license it shall be deemed revoked.

(Ord. No. 562, § 1, 6-13-1983, Ord. of 6-28-2006 and Ord. of 9-24-2010) [Amended via Ord. No 15-027, 11/18/2015]

Sec. 6.103. Retail liquor, beer and Operator license fees.

- (a) **Class A licenses.** The annual fees for class A licenses shall be as set by board resolution, and this fee shall be listed in the schedule of licenses and permit fees.
- (b) **Class B licenses.** The annual fees for class B licenses shall be as set by board resolution, and this fee shall be listed in the schedule of licenses and permit fees.
- (c) **Reserve Class B Liquor Licenses.** The fee for reserve Class B Liquor License shall be \$10,000.00 for the initial issuance. The annual fee for renewal of a Reserve Class B liquor

license shall be the same as the Class B liquor license fee listed in the schedule of licenses and permit fees.

- (d) ***Class C licenses.*** The annual fees for a class C license shall be as set by board resolution, and this fee shall be listed in the schedule of licenses and permit fees.
- (e) ***Operator's Licenses.*** The fee for an operator's license shall be as set by board resolution, and this fee shall be listed in the schedule of licenses and permit fees and except as otherwise provided shall be issued for one year and shall expire on June 30 of the year for which issued.
- (f) ***Liquor, beer and operator late filing application fee.*** All renewal applications for liquor, beer and operator licenses shall be filed by the application deadline. A late fee of 10% shall be imposed on any license renewal application filed after the application deadline.

(Code 1982, ord. Of 11-06-06 § 12.03 ; Ord. of 9-24-2010; Ord. of 6-9-2011) [Amended via Ord. No 15-027, 11/18/2015; Ord. No. 17-023, 7/26/17]

Sec. 6.104. Issuance of alcohol beverage licenses.

(a) ***Village of Weston Policy Guidelines for Alcohol Beverage Licenses***

- (1) ***Intent.*** It is the responsibility of the Village Clerk and the Everest Metro Police Department to screen applications for alcohol beverage licenses in the Village of Weston. The Village of Weston adopts the following guidelines in order to specify the reasons for denying, non-renewing or revoking an alcohol beverage license.

All applications for ~~beer, wine or liquor~~ **alcohol beverage** licenses are forwarded to the Everest Metro Police Department for a background check. The Police Department will review the forwarded application and make a recommendation to the Village Board regarding approval or denial. The Village Board makes the final decision on licensing by either accepting or rejecting the recommendation. If the Village Board denies, revokes, suspends or does not renew a license, that person will be notified, in writing, of the denial and the guideline that was used as reason for the denial.

All applications for an operator's license are forwarded to the Everest Metro Police Department for a background check. The Police Department will review the forwarded application and make a recommendation to the Village Clerk regarding approval or denial. The Village Clerk will make the final decision on licensing by either accepting or rejecting the recommendation. If the Village Clerk denies, revokes, suspends or does not renew a license, that person will be notified, in writing, of the denial and the guideline that was used as reason for the denial.

The following guidelines are established by the Village Board to provide a framework for which persons are eligible for issuance of an alcohol beverage license (i.e. grounds for denial) and a framework for suspension, revocation or non-renewal.

There is broad discretion retained on behalf of the Village Board to consider each case on an individual basis. Deviation from the guidelines may be allowed if mitigating circumstances exist, which may include, but are not limited to, the particular circumstances documented or the length of time that has expired since the offense.

Individuals granted an alcohol beverage license must act in cooperation with law enforcement to enforce the alcohol beverage laws, drunk driving laws, and assist in minimizing disturbances of the peace and maintaining the safety of the community. Therefore, individuals with a past history of negative or uncooperative contacts with police agencies will be scrutinized; provided, however, that the Village Board shall not discriminate against such applicants based on a prior arrest or conviction record, pursuant to Wis. Stats. §§ [111.321](#), [111.322](#), [111.335](#) and [125.12\(1\)\(b\)](#), unless said arrest or conviction record substantially relates to the circumstances of the particular licensed activity. It is with these goals in mind that these guidelines are adopted.

For the purposes of these guidelines, an “alcoholic beverage license”. “license” or “permit” constitutes a retail license or an operator’s license. These guidelines also apply to corporations, limited liability companies, agents and partnerships. A corporation or limited liability company with an arrest or conviction record may be issued a license if the corporation or limited liability company has terminated its relationship with all the individuals whose actions directly contributed to the conviction [Wis. Stat. § [125.04\(5\)\(c\)](#)].

The Village Board will only deny renewal of, suspend or revoke a current alcohol beverage license under these guidelines, or other justification provided by law, if the person committed an offense substantially related to the licensed activity within the license year period immediately preceding the year for which the person is seeking renewal or within the license year period in which the suspension or revocation is sought, unless the police chief demonstrates that previous offenses were not considered in the approval of the current license. In the event the person is considered for non-renewal, suspension or revocation as the result of such an offense, the Village Board shall consider all offenses, regardless of when they occurred, to determine the application of these guidelines.

- (2) **What is meant by substantially related?** The law does not specifically define this term although there are many court decisions on the topic. The Wisconsin Supreme Court has stated that the purpose of the test is to assess whether the tendencies and inclinations to behave a certain way in a particular context are likely to reappear later in a related context, based on the traits revealed. The “substantially related” test looks at the circumstances of an offense, where it happened, when, what, etc. compared to the circumstances of the licensed activity. Where does the licensed activity typically occur, when, what is involved in performing the licensed activity, etc. Examples of “substantially related” in the context of an operator’s license: There is a substantial relationship between the illegal purchase, use and sale of controlled substances and engaging in bartending, which involves the purchase and sale of a closely regulated

substance. The same is true for offenses involving alcohol, e.g. drunk driving, selling to underage, possessing and/or consuming as an underage, committing law violations while under the influence of alcohol or drugs, etc.

(3) **Guidelines**

Guideline 1. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who has been convicted of any felony, unless duly pardoned, does not qualify for an alcohol beverage license. Wis. Stat. § [125.04\(5\)\(b\)](#), (To the extent the other guidelines reference a specific offense, this guideline shall apply if the offense constitutes a felony.)

Guideline 2. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who has been convicted of or has a current charge pending, for one (1) or more offenses within the last five (5) years or for two (2) or more offenses, arising out of separate incidents, within the last ten (10) years in the following subcategories, does not qualify for an alcohol beverage license:

- (a) Violent crimes against the person of another, including but not limited to battery, disorderly conduct, sexual assault, injury by negligent use of a vehicle, intimidation of victim or witness.
- (b) Crimes involving cooperation (or lack thereof) with law enforcement officials, including but not limited to, resisting or obstructing a police officer, bribery of public officers/employees, eluding police, bail jumping, hit and run, perjury, or acts/threats of terrorism.
- (c) Manufacturing, distributing, delivering a controlled substance or a controlled substance analog; maintaining a drug trafficking place; possessing with intent to manufacture, distribute, or deliver a controlled substance or a controlled substance analog. Wis. Stat. § [111.335\(1\)\(cs\)](#).

Guideline 3. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who has been convicted of or has a current charge pending, for two (2) or more offenses, arising out of separate incidents, within the last five (5) years in the following subcategories, does not qualify for an alcohol beverage license:

- (a) Disorderly conduct, criminal damage to property, solicitation of prostitution or other prostitution related offenses, wherein the offense involves an incident at a place that is, or should have been licensed under Wis. Stats. [Chapter 125](#).
- (b) Alcohol beverage offenses (under Wis. Stats. [Chapter 125](#) or adopting ordinances excluding administrative violations such as “failure to post license under glass”). (furnishing alcoholic beverages to underage persons shall not be used as grounds for suspension, revocation, or non-renewal of an existing

license unless the licensee has committed two (2) violations within a one (1) year period).

- (c) Perjury or false swearing wherein the offense involves an incident at a place that is, or should have been licensed under Wis. Stats. [Chapter 125](#).
- (d) Possessing a controlled substance, controlled substance analog without a valid prescription, or possessing drug paraphernalia.
- (e) Operating a motor vehicle while under the influence of intoxicants or drugs.
- (f) Operating a motor vehicle with a prohibited alcohol concentration (PAC) in excess of .08% by weight.
- (g) Open intoxicants in public places or in a motor vehicle.

Guideline 4. Provided the circumstances of the offense substantially relate to the circumstances of the job or licensed activity, any person who is a habitual law offender does not qualify for an alcohol beverage license. Wis. Stat. § [125.04\(5\)\(b\)](#). For purposes of these guidelines, a habitual offender includes, but is not limited to a person who has committed:

- (a) Two (2) or more offenses, each a separate incident, within the immediately preceding one (1) year.
- (b) Three (3) or more offenses, each a separate incident, within the immediately preceding five (5) years.
- (c) Six (6) or more offenses, each a separate incident, within the preceding ten (10) years.

What is a “habitual law offender?” The term “habitual” refers to multiple convictions or pending charges and could include an offender with two (2) offenses occurring within a relatively short period of time. The term “offender” refers to a person with civil violations such as ordinance convictions and/or misdemeanor convictions (or pending charges), which substantially relate to the licensing activity. A legal opinion rendered by the League of Wisconsin Municipalities states that a person with two drunk driving convictions within the last couple of years would be considered an habitual offender under the alcohol beverage licensing laws. Intoxicating Liquors #890 (1991).

Guideline 5. In addition to the other provisions under these guidelines, pursuant to Wis. Stat. § [125.12](#), a person’s alcoholic beverage license may be denied, non-renewed, suspended or revoked if the person:

- (a) Keeps or maintains a disorderly or riotous, indecent or improper house.

- (b) Sold or has given away alcoholic beverages to known habitual drunkards.
- (c) Does not possess the qualifications under Chapter 6 of the Weston Ordinances to hold a license.

Guideline 6. Applicants must truthfully and completely fill out applications.

- (a) If an applicant provides false information on an application, that application shall be denied and the applicant shall not be eligible to reapply for an alcohol beverage license for a period of one (1) year from the date of denial of such application.
 - (b) If it is determined that information was intentionally omitted from an application, the application shall be denied and the applicant shall not be eligible to reapply for an alcohol beverage license for a period of one (1) year from the date of denial of such application.
 - (c) If the Village Clerk or Police Chief determines that information was omitted from an application due to inadvertence, mistake or excusable neglect, the Village Clerk may allow the applicant to submit a corrected application and recommend granting the license if the applicant is otherwise qualified.
- (b). No alcohol beverage license shall be issued, except as otherwise provided, unless the individual, partners or agents have completed a responsible beverage server training course. Applicants are exempted from the training course requirement if they meet Wis. Stat. § [125.04\(5\)\(a\)5](#). Operator License applicants may be issued a provisional operator's license if they are enrolled in a training course.
 - (c). Provisional operator's license. The Village Clerk shall issue a provisional operator's license to a person who has applied for an operator's license. The standards contained in subsections (a) and (b) of this section shall apply to any person issued a provisional operator's license. Such license shall be effective for a period of 60 days or until a regular operator's license is issued, whichever event shall first occur. The fee for a provisional operator's license shall be set by the board in the village fee schedule.
 - (d) Provisional retail license. The Village Clerk may issue provisional retail licenses in accordance with Wis. Stat. § [125.185](#), and the requirements of this section. Such licenses shall be issued within ten days of application. Provisional retail licenses may be issued only to persons applying for Class "A" beer, Class "B" beer, Class "A" liquor, Class "B" liquor, or Class "C" wine authorizing only the activities allowed under that type of license. The fee for a provisional retail license shall be set by the board in the village fee schedule. The provisional retail license shall expire sixty days after issuance or when the person is issued a retail license described in Wis. Stat. § [125.51](#). The Provisional license may be revoked by the Village Clerk or Police Chief if it is discovered that the holder of the license made any false statement in the application for the license. Prior to issuing the provisional retail license, the Police Chief, shall conduct a background check on the applicant. Such a

background check shall occur within ten days of application under this section. The Village Clerk shall not issue the provisional license until receiving the results of any background check. The Village Clerk may not issue any provisional license under this section if such issuance will violate the Village's quota under Wis. Stats. [Chapter 125](#). No person may hold more than one provisional retail license for each type of license applied for per year.

- (e) Temporary Class "B" (Picnic) beer and Class B" (picnic) wine license. The Village Clerk may issue Temporary Class "B" (Picnic) beer and Temporary Class B" (picnic) wine licenses in accordance with Wis. Stat. § [125.26\(1\)](#), [125.26\(6\)](#) and [125.51\(1\)\(a\)](#). The fee for a Temporary beer or wine license shall be set by the board in the village fee schedule.
- (f) If an alcohol beverage license application is denied, the applicant has the right to file an appeal with the Village Clerk within thirty (30) days and appear and be represented before the Village Board to be heard, to present evidence in favor of the granting of the license, and to rebut evidence presented in opposition to the granting of the license, at a hearing held within forty (40) days of the filing of such appeal.

(Code 1982, § 12.04; Ord. of 5-20-1991, §§ 2, 3; Ord. of 9-24-2010; Ord. of 4-22-2011)
[Amended via Ord. No 15-027, 11/18/2015; Ord. No 17-024, 7/26/2017]

Sec. 6.105. Fermented malt beverages; closing hours and restricting hours of sale.

Closing hours and restrictions on hours of sale for Class A, Class B, Class C licenses or wineries shall be in conformity with Wis. Stat. § [125.32\(3\)](#).

(Code 1982, § 12.07; Ord. of 9-24-2010; Ord. of 12-22-2011) [Amended via Ord. No 15-027, 11/18/2015]

ARTICLE III ADULT ENTERTAINMENT ESTABLISHMENTS*

Sec. 6.106. Legislative authorization.

This article is enacted in the interest of the public health, peace, safety, morals and general welfare of the citizens and inhabitants of the village, pursuant to the state constitution and laws of the state and the authority of the village and exercising its right to regulate the sale and consumption of alcohol beverages, pursuant to the [21st Amendment to the Constitution of the United States](#).

(Ord. of 12-5-1990, § 2) [Amended via Ord. No 15-027, 11/18/2015]

Sec. 6.107. Findings of fact.

The board finds that evidence has been propounded that indicates that nudity and sexual conduct and their depiction, coupled with alcohol in public places, beget undesirable behavior, and that prostitution, attempted rape, rape, murder and assaults on police officers have occurred in and

around establishments dealing in alcohol beverages where nude and sexual conduct and their depiction are permitted.

(Ord. of 12-5-1990, § 4) [Amended via Ord. No 15-027, 11/18/2015]

* **Cross References**--Adult-oriented establishments generally, § 18.103 et seq.

Sec. 6.108. Intent.

- (a) It is found that the acts prohibited in Sec. 6.110 encourage the conduct of prostitution, attempted rape, rape, murder, and assaults on police officers in and around establishments dealing in alcohol beverages, that actual and simulated nudity and sexual conduct and their depiction, coupled with alcohol in public places, beget undesirable behavior and conduct among patrons and employees with establishments dealing in alcohol beverages, which results in violation of law and dangers to the health, safety and welfare of the public.
- (b) It is the intent of this article to prohibit nudity, gross sexuality, and their simulation and depiction in establishments dealing in alcohol beverages.

(Ord. of 12-5-1990, § 5) [Amended via Ord. No 15-027, 11/18/2015]

Sec. 6.109. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Establishment dealing in alcohol beverages means any business or commercial establishment (whether open to the public at large or where entrance is limited by cover charge or membership requirement), including those licensed by the state for sale and/or service of alcohol beverages, and any bottle club; hotel; motel; restaurant; nightclub; country club; cabaret; meeting facility utilized by any religious, social, fraternal or similar organization; business or commercial establishment where a product or article is sold, dispensed, served or provided with the knowledge, actual or implied, that they will be, or are intended to be mixed, combined with or drunk in connection or combination with an alcohol beverage on the premises of such business or commercial establishment; or business or commercial establishment where the consumption of alcohol beverages is permitted. A private residence, whether permanent or temporary in nature, is not an establishment dealing in alcohol beverages.

(Ord. of 12-5-1990, § 6) [Amended via Ord. No 15-027, 11/18/2015]

Cross References--Definitions generally, § 1.101.

Sec. 6.110. Prohibited acts.

- (a) No person shall expose to public view his genitals, pubic area, vulva, anus, anal cleft or cleavage or buttocks or their simulation in an establishment dealing in alcohol beverages.
- (b) No female person shall expose to public view any portion of her breast below the top of the areola or their simulation in the establishment dealing in alcohol beverages.
- (c) No person maintaining, owning or operating an establishment dealing in alcohol beverages shall suffer or permit any person to expose to public view his genitals, pubic area, vulva, anus, anal cleft or cleavage or buttocks or their simulation within the establishment dealing in alcohol beverages.
- (d) No person maintaining, owning or operating an establishment dealing in alcohol beverages shall suffer or permit any female person to expose to public view any portion of her breasts below the top of the areola or their simulation within the establishment dealing in alcohol beverages.
- (e) No person shall engage in and no person maintaining, owning or operating an establishment dealing in alcohol beverages shall suffer or permit any sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, any sexual act prohibited by law, touching, caressing, fondling of the breasts, buttocks, anus or genitals or their simulation within an establishment dealing in alcohol beverages.
- (f) No person shall cause and no person maintaining, owning or operating an establishment dealing in alcohol beverages shall suffer or permit the exposition of any graphic representation, including pictures or the projection of film, that depicts human genitals, pubic area, vulva, anus, anal cleft or cleavage, buttocks, female breasts below the top of the areola, sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, any sexual act prohibited by law, touching, caressing or fondling of the breasts, buttocks, anus or genitals or their simulation within any establishment dealing in alcohol beverages.

(Ord. of 12-5-1990, § 7) [Amended via Ord. No 15-027, 11/18/2015]



2019 SENATE BILL 203

May 8, 2019 - Introduced by Senators KAPENGA, KOOYENGA, NASS, STROEBEL and WANGGAARD, cosponsored by Representatives KNODL, BALLWEG, DUCHOW, KITCHENS, KURTZ, MURSAU, PLUMER, ROHRKASTE, SANFELIPPO, SCHRAA, SKOWRONSKI, SPIROS, STEFFEN, SUBECK, TITTL and ZIMMERMAN. Referred to Committee on Public Benefits, Licensing and State-Federal Relations.

1 **AN ACT to amend** 125.17 (1), 125.17 (4) (intro.), 125.17 (5) (b), 125.17 (6) (a)
2 (intro.) and 125.17 (6) (b) of the statutes; **relating to:** issuance by
3 municipalities of alcohol beverage operator's licenses.

Analysis by the Legislative Reference Bureau

This bill allows a municipal governing body to delegate authority to issue operator's licenses (commonly referred to as "bartender's licenses") to a designated municipal official.

Under current law, a municipal governing body must issue an operator's license to a qualified applicant. Although a person is not required to hold an operator's license to provide alcohol beverages on retail licensed premises, a retail licensee may not be open for business unless the licensee, the designated agent of a corporate licensee, or a person who possesses an operator's license or manager's license is present and responsible for the acts of all persons providing alcohol beverages on the premises.

This bill allows the governing body of a municipality, by ordinance, to authorize a designated municipal official to issue operator's licenses.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

4 **SECTION 1.** 125.17 (1) of the statutes is amended to read:

SENATE BILL 203**SECTION 1**

1 125.17 (1) AUTHORIZATION. Every municipal governing body shall issue an
2 operator's license to any applicant who is qualified under s. 125.04 (5), except that
3 the municipal governing body may by ordinance authorize a designated municipal
4 official to issue operator's licenses. Operators' licenses may not be required other
5 than for the purpose of complying with ss. 125.32 (2) and 125.68 (2) or s. 125.06 (3g).
6 Operators' licenses may be issued only upon written application.

7 **SECTION 2.** 125.17 (4) (intro.) of the statutes is amended to read:

8 125.17 (4) TEMPORARY LICENSE. (intro.) Any municipal governing body or
9 designated municipal official may issue a temporary operator's license under the
10 terms of subs. (1) to (3), except that:

11 **SECTION 3.** 125.17 (5) (b) of the statutes is amended to read:

12 125.17 (5) (b) A provisional license may be issued only to a person who has
13 applied for an operator's license under sub. (1). A provisional license may not be
14 issued to any person who has been denied a license under sub. (1) by the municipal
15 governing body or designated municipal official.

16 **SECTION 4.** 125.17 (6) (a) (intro.) of the statutes is amended to read:

17 125.17 (6) (a) (intro.) Except as provided in par. (b), no municipal governing
18 body or designated municipal official may issue an operator's license unless the
19 applicant has successfully completed a responsible beverage server training course
20 at any location that is offered by a technical college district and that conforms to
21 curriculum guidelines specified by the technical college system board or a
22 comparable training course, which may include computer-based training and
23 testing, that is approved by the department or the department of safety and
24 professional services, or unless the applicant fulfills one of the following
25 requirements:

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Board of Trustees, March 16, 2020
Description:	Ordinance No. 20-004: An Ordinance Adopting the 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.
From:	Jennifer Higgins, Director of Planning & Development/Zoning Administrator
Question:	Should the BOT approve the recommendation of the Plan Commission/ETZ to approve the annual update to the Official Zoning Map for 2020?

Background

Annually, the Village adopts the Official Zoning Map for both the Village and the Extraterritorial Zoning District, so we have a historical record depicting the zoning as close to 1/1 of that year (or as close to it as we can get). This helps for record keeping purposes as we will only have to go back to this map/ordinance for historical purposes until we adopt the map again in 2021, not all the previous rezone applications on file.

Attached Docs:	Ordinance No 20-004 Draft 2020 Zoning Map
Committee Action:	The PC & ETZ held a joint public hearing on 3/9/2020. No one spoke in opposition. It was recommended for approval by both the PC (7-0) and ETZ (5-0)
Financial Impact:	None
Recommendation:	Staff & PC/ETZ recommends approval.

Recommended Language for Official Action

I move to recommend [approval / denial] of Ordinance No. 20-004.

Additional action:	Adoption of Ordinance (Board) Publication of Ordinance (Staff) Posting of new Zoning Map (Staff)
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VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 20-004

AN ORDINANCE ADOPTING THE 2020 OFFICIAL ZONING MAP AND OFFICIAL EXTRATERRITORIAL ZONING MAP FOR THE VILLAGE OF WESTON.

WHEREAS, the Village of Weston is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§ 62.23 and 61.35; and

WHEREAS, the Village adopted a new Chapter 94 in March 2015, to serve as the Village's general zoning ordinance and the Village's extraterritorial zoning ordinance for the portions of the Town of Weston defined as the extraterritorial zoning area; and

WHEREAS, the Plan Commission has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Village limits; and

WHEREAS, the Joint Town and Village Extraterritorial Zoning Committee has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Extraterritorial Zoning limits of the Town of Weston; and

WHEREAS, the Joint Village and Town of Weston Extraterritorial Zoning Committee and Village Plan Commission have held a joint public hearing on this ordinance on March 9, 2020, in compliance with Wis. Stat. § 62.23, and following such hearing the Board considered public comments and the recommendation of the Village Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee; and

WHEREAS, the Village Board finds the proposed amendment is reasonable, consistent with the Village Comprehensive Plan, and in the public interest;

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Adoption of the Official Zoning Map and Extraterritorial Zoning Map 2020. This ordinance shall be deemed to incorporate and adopt the zoning of each district in the Village and Town of Weston in the manner consistent with and as shown on the official zoning maps. Any ordinance or resolution in conflict therewith is hereby repealed. The Village of Weston Official Zoning Map and Official Extraterritorial Zoning Map of the Village of Weston, presented with this ordinance as Exhibit A and made a part thereof, is hereby adopted, and supersedes and replaces in its entirety the previous official maps, adopted in 2019.

SECTION 2: Display. The Village Zoning Administrator is hereby authorized and directed to display the Official Zoning Maps in a prominent place, in public view. The Village Zoning Administrator shall also transmit copies of the adopted Official Zoning Maps to the Village Clerk. A copy of the Official Zoning Maps hereby adopted shall be permanently on file and open to public inspection in the office of the Village Clerk.

SECTION 3: The amendment effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning jurisdiction in the Town of Weston.

SECTION 4: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 5: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication. The following will no longer be effective as of the date of adoption of this ordinance: the existing Official Zoning Maps for the Village of Weston and within its extraterritorial zoning jurisdiction in the Town of Weston. The new Zoning Maps created by this ordinance shall be applicable to all discretionary projects that are not yet filed with or deemed complete by the Village of Weston prior to the date the ordinance goes into effect. For all other projects this ordinance shall apply on the date the ordinance goes into effect, regardless of whether an application has been filed or is complete.

Dated the 16th day of March 2020.

BOARD OF TRUSTEES

By: _____
Wally Sparks, its President

Attest:

Sherry Weinkauff, its Clerk

APPROVED: _____

PUBLISHED: _____

OFFICIAL ZONING MAP

Map Date: 3/4/2020
 Adoption Date (Village): XX/XX/2020
 Adoption Date (ETZ): XX/XX/2020
 Adoption Date (Town): 1/23/2016

DRAFT

Map by Nathan Crowe of the Technology Services Department
 Village of Weston



LEGEND

MUNICIPAL FEATURES

-  Village of Weston Incorporated Boundary
-  ETZ Extraterritorial Zoning Boundary
-  Town of Weston Unincorporated Boundary
-  Right-of-Way
-  Wetland Presence
-  Surface Water

ZONING DISTRICTS

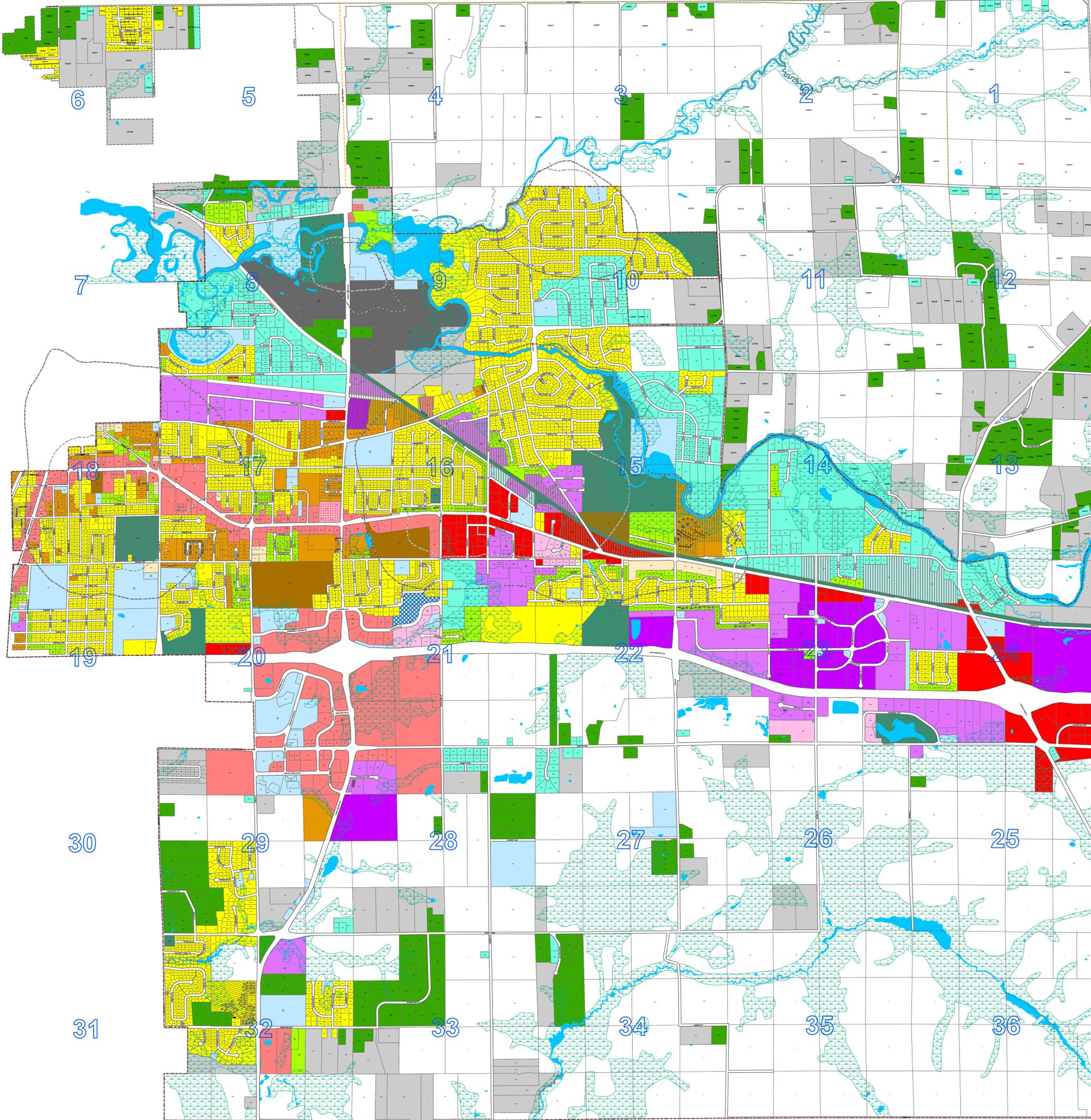
-  AR - Agriculture and Residential
-  PR - Parks and Recreation
-  RR-2 - Rural Residential-2 Acre
-  RR-5 - Rural Residential-5 Acre
-  SF-L - Single Family Residential-Large Lot
-  SF-S - Single Family Residential-Small Lot
-  2F - Two Family Residential
-  MF - Multiple Family Residential
-  MH - Manufactured Home
-  INT - Institutional
-  B-1 - Neighborhood Business
-  B-2 - Highway Business
-  B-3 - General Business
-  BP - Business Park
-  LI - Limited Industrial
-  GI - General Industrial
-  RM - Rural Mixed

OVERLAY ZONING DISTRICTS

-  D-CONDO Design: Condominium Overlay
-  D-R Design: Renaissance Overlay
-  D-RT Design: Rail-to-Trail Overlay
-  D-WM Design: Weston Marketplace Overlay

WELLHEAD PROTECTION OVERLAY

-  Zone A 1-Year Municipal Well Recharge Area
-  Zone B 5-Year Municipal Well Recharge Area



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476
REQUEST FOR CONSIDERATION

Public Mtg/Date: Board of Trustees – 3/16/2020

Description: Ordinance No. 20-005: An Ordinance to Amend Chapter 94 Zoning, Figure 5.01(1) Rural, Open Space, and Residential District Lot Dimensions and Intensity Standards In Regards to Decreasing the Minimum Lot Area Required Per Dwelling Unit in a MF Multiple Family Residential Zoning District and Figure 5.01(2) Rural, Open Space and Residential District Setback and Height Standards in Regards to Increasing the Maximum Building Height in a MF Multiple Family Residential Zoning District.

From: Jennifer Higgins, Director of Planning & Development

Question: Should the Board of Trustees accept the PC & ETZ recommendation to change the density requirements in Multiple Family Zoning Districts to allow for higher density development?

Background

The Village was required by State law to complete a Housing Assessment Report which we did last year with the help of the North Central WI Regional Planning Commission (NCWRPC). One of the recommendations of the Report was to “*Modify zoning to encourage higher density housing*”. The proposed amendment change is an effort to do this. MDRoffers assisted staff in determining what was the norm in other comparable sized communities. We are suggesting a change in the Multiple Family Residential to 1,600 sf/studio dwelling unit + 400 sf per each bedroom. So a 1 bedroom would require 2,000 sf/dwelling unit and 2 bedroom 2,400 sf and so on. Currently the code requires 3,000 sf/dwelling unit regardless of number of bedrooms. Creating more dense MF regulations will lower costs for the Village to maintain infrastructure and better utilize land, especially in infill projects which are close to shopping and other services.

It was also suggested that we change the maximum principal building height and floors allowed in the MF Zoning District from 40 to 50 feet and 3 to 4 stories. Mark Roffers said this is the maximum height that you can do without going to steel beam construction.

Attached Docs: Ord No 20-005.

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476
REQUEST FOR CONSIDERATION

[Housing Assessment Report](#) (2019)

Committee Action: Public hearing held on 3/9/2020. PC (7-0 vote to approve) and ETZ (3-2 vote to approve) recommended approval.

Fiscal Impact: TBD.

Recommendation: Staff, PC and ETZ recommend approval.

Recommended Language for Official Action

I move to Approve/Deny the proposed ordinance amendments.

Additional action: Ordinance Adoption (Board of Trustees)
Ordinance Publication (Staff)
Update Chapter 94 with amendments (Staff)



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 20-005

AN ORDINANCE TO AMEND CHAPTER 94 ZONING, FIGURE 5.01(1) *RURAL, OPEN SPACE, AND RESIDENTIAL DISTRICT LOT DIMENSIONS AND INTENSITY STANDARDS* IN REGARDS TO DECREASING THE MINIMUM LOT AREA REQUIRED PER DWELLING UNIT IN A MF MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT AND FIGURE 5.01(2) *RURAL, OPEN SPACE AND RESIDENTIAL DISTRICT SETBACK AND HEIGHT STANDARDS* IN REGARDS TO INCREASING THE MAXIMUM BUILDING HEIGHT IN A MF MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, the Village of Weston is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§ 62.23 and 61.35; and

WHEREAS, the Village adopted a new Chapter 94 in March 2015, to serve as the Village's zoning ordinance and the Village's extraterritorial zoning ordinance for the portions of the Town of Weston defined as the extraterritorial zoning area; and

WHEREAS, a recommendation of the 2019 Housing Affordability Report was to look at the density allowed in the Multiple Family Zoning Districts; and

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee and the Village Plan Commission held a joint public hearing on this ordinance, on March 9, 2020, in compliance with Wis. Stat. § 62.23; and

WHEREAS, following such hearing, the Village Plan Commission has recommended enactment of the zoning ordinance amendments contained herein for applicability within the Village limits; and

WHEREAS, following such hearing, the Joint Town and Village of Weston Extraterritorial Zoning Committee has recommended enactment of the zoning ordinance amendments contained herein for applicability within the extraterritorial zoning area; and

WHEREAS, following such hearing the Village Board considered public comments and the recommendations of said Commission and Committee; and

WHEREAS, the Village Board finds the proposed amendments contained herein are reasonable, consistent with the Village Comprehensive Plan, and in the public interest.

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, does ordain as follows:

SECTION 1: Chapter 94 Zoning Ordinance is hereby amended to provide as follows:

Figure 5.01(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (a)	Minimum Landscape Surface Ratio (LSR)
(1) FP Farmland Preservation	20 acres	300	60	N/A	N/A	N/A
(2) AR Agriculture and Residential	20 acres(f)(g)	300(f)	60	N/A	1,600 ^(h)	N/A
(3) RR-2 Rural Residential 2 Acres	2.0 acres	150	60	20%	1,600	N/A
(4) RR-5 Rural Residential 5 Acres	5.0 acres	200	60	20%	1,600 ^(h)	N/A
(5) PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	75%
(6) SF-L Single Family – Large Lot	20,000 sf	100	50	30%	1,000	50%
(7) SF-S Single Family – Small Lot	10,000 sf	80	40	40%	800	40%
(8) 2F Two Family Residential (c)	10,000 sf	80 (b)	40	40%	800	40%
(9) MF Multi Family Residential (d)	3000 1,600 sf/ <u>studio-dwelling unit + 400 sf per each bedroom</u>	100 (b)	40	40%	10% of Lot Area	30%
(10) MH Manufactured Home	5,000 sf/home (e)	50	N/A	40%	350	30%

- (a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).
- (b) For zero lot line structures, each separate lot must be at least 50 feet in width.
- (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
- (d) Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements. Two-family Residences within the MF District shall comply with 2F district requirements.
- (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
- (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
- (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20-acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
- (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

[Amended via Ord. 15-022, 10/21/2015; Ord. 16-014, 4/20/2016; Ord. 16-035, 8/18/2016; Ord. 17-038, 12/20/2017; Ord. 19-001, 1/23/19]

Figure 5.01(2): Rural, Open Space and Residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)								Minimum Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building (a)		Hard or Gravel Surface (d)			Principal Building		Accessory Building	
	Front (a)	Street Side (a)	Interior Side	Rear	Interior Side (c)	Rear	Interior Side or Rear	Front or Street (a)		Feet	Floors	Feet	Floors
FP	50	30	20	40	15	15	15	10	10	NA	NA	NA	NA
AR	50	30	20	40	15	15	15	10	10	35	2.5	35	2.5
RR-2	50	30	20	40	15	15	15	10	10	35	2.5	35	2.5
RR-5	50	30	20	40	15	15	15	10	10	35	2.5	35	2.5
PR	30	30	12	20	12	12	6	10	10	35	2.5	25	2
SF-L	50	30	12	20	6	6	6	10	10	35	2.5	15	1
SF-S	30	20	8	20	6	6	6	10	10	35	2.5	15	1
2F (e)	30	30	8	20	6	6	6	10	10	35	2.5	15	1
MF (f)	30	30	8	20	6	6	6	10	10	40 50	3 4	15	1
MH	20(g)	20(g)	6	10	6	6	6	10	10 ^(h)	20	1	15	1

(a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

(c) Minimum street side yard setbacks are equal to the minimum street side setback for the principal structure.

(d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

(e) Single-Family Detached Residences shall comply with the requirements for the SF-S district.

(f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district.

(g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”

(h) See Section 94.4.09(2) for further requirements regarding setbacks for Detached Accessory Structures (for Residential Use).

[Amended via Ord 17-026, 8/23/2017]

SECTION 2: The amendment effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning jurisdiction in the Town of Weston.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 16th day of March 2020

WESTON VILLAGE BOARD

By: _____
Wally Sparks, its President

Attest:

Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE:	Village Board, March 16, 2020
DESCRIPTION:	Capital Improvement Plan
FROM:	Jessica Trautman, Finance Director
QUESTION:	Can the Village Board, approve/recommend a maximum incremental increase to the debt component of the Village tax levy as a guide for staff to complete a Capital Improvement Plan (CIP)?

Background

Staff has taken a list of projects to the related committees with the mission of having the committees prioritize which projects they believe the Village needs to get done. After committee review staff presented the prioritized project list to our financial advisor, Greg Johnson of Ehlers, to model several different scenarios of project spending levels with respect to the repayment of debt and its effect on taxpayers. With guidance from staff Greg focused on two funding scenarios, C and D. Scenario C assumes borrowing approx. 3 million per year for General levy activities, Scenario D assumes borrowing approx. 2 million a year for General Levy activities. Both scenarios include \$15M for a new municipal facility repaid over a 20-year term.

Attached Docs:	Scenario C Debt Schedule Scenario D Debt Schedule 2020-2024 Draft CIP Plan Scenario C Borrowing (3M/yr in General Levy) 2020-2024 Draft CIP Plan Scenario D Borrowing (2M/yr in General Levy) Estimated total levy impact to taxpayers through levy year 2022
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Committee Action:	Finance Committee is reviewing at their meeting on 3/16/2020
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FISCAL IMPACT:	Depends on the Scenario pursued
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Recommendation:	n/a
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RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

Are there additional reference documents which have been attached to this report?



March 11, 2020

Weston CIP Financing Plan Scenario C



Prepared by:

Greg Johnson,
Senior Municipal Advisor

Village of Weston, WI

Tax Impact Analysis Scenario C Page 1 of 2

Year	Existing Debt				Proposed Debt Issues 2020-2022					
	Total Debt & Lease Payments		Net Tax Less Offsets	Equalized Value (TID OUT)	G.O. Bonds Series 2020 4,545,000 Dated Date: 06/01/20 Principal (6/1) Interest		G.O. Bonds Series 2021 20,085,000 Dated Date: 06/01/21 Principal (6/1) Interest		G.O. Bonds Series 2022 3,870,000 Dated Date: 06/01/22 Principal (6/1) Interest	
					1.25% - 2.3%		1.5% - 2.85%		1.75% - 2.8%	
2020	7,300,577	(6,050,577)	1,250,000	1,000,519,500						
2021	2,449,179	(1,949,694)	499,484	1,025,532,488	945,000	102,743				
2022	2,112,448	(1,697,950)	414,498	1,051,170,800	310,000	58,683	515,000	649,504		
2023	2,049,399	(1,701,125)	348,274	1,077,450,070	255,000	55,151	885,000	421,215	100,000	129,498
2024	2,106,743	(1,701,675)	405,068	1,104,386,321	210,000	52,245	870,000	408,053	140,000	83,940
2025	2,103,973	(1,705,288)	398,686	1,131,995,979	160,000	49,933	900,000	394,778	140,000	81,490
2026	1,943,192	(1,551,180)	392,012	1,160,295,879	170,000	47,785	910,000	381,203	155,000	78,909
2027	1,947,684	(1,557,268)	390,416	1,189,303,276	170,000	45,405	890,000	367,035	160,000	76,153
2028	1,947,269	(1,560,588)	386,681	1,219,035,858	170,000	42,898	935,000	351,511	185,000	73,041
2029	1,949,513	(1,570,358)	379,155	1,249,511,754	175,000	40,266	950,000	334,780	190,000	69,478
2030	1,526,858	(1,526,858)	0	1,280,749,548	175,000	37,510	1,055,000	316,471	195,000	65,675
2031	3,162,100	(3,162,100)	0	1,312,768,287	175,000	34,666	1,070,000	295,210	190,000	61,778
2032				1,345,587,494	175,000	31,735	1,085,000	271,773	195,000	57,783
2033				1,379,227,181	175,000	28,673	1,030,000	248,250	195,000	53,639
2034				1,413,707,861	180,000	25,388	1,050,000	224,325	205,000	49,288
2035				1,449,050,557	180,000	21,878	1,070,000	198,880	210,000	44,618
2036				1,485,276,821	180,000	18,233	1,085,000	171,939	215,000	39,623
2037				1,522,408,742	180,000	14,498	1,105,000	143,740	220,000	34,293
2038				1,560,468,960	180,000	10,628	1,130,000	114,403	220,000	28,738
2039				1,599,480,684	185,000	6,566	1,155,000	83,549	225,000	23,008
2040				1,639,467,702	195,000	2,243	1,180,000	51,148	235,000	16,910
2041				1,680,454,394			1,215,000	17,314	245,000	10,369
2042				1,722,465,754					250,000	3,500
2043				1,765,527,398						
2044				1,809,665,583						
2045				1,854,907,222						
Total	30,598,935	(25,734,659)	4,864,276		4,545,000	727,123	20,085,000	5,445,078	3,870,000	1,081,725

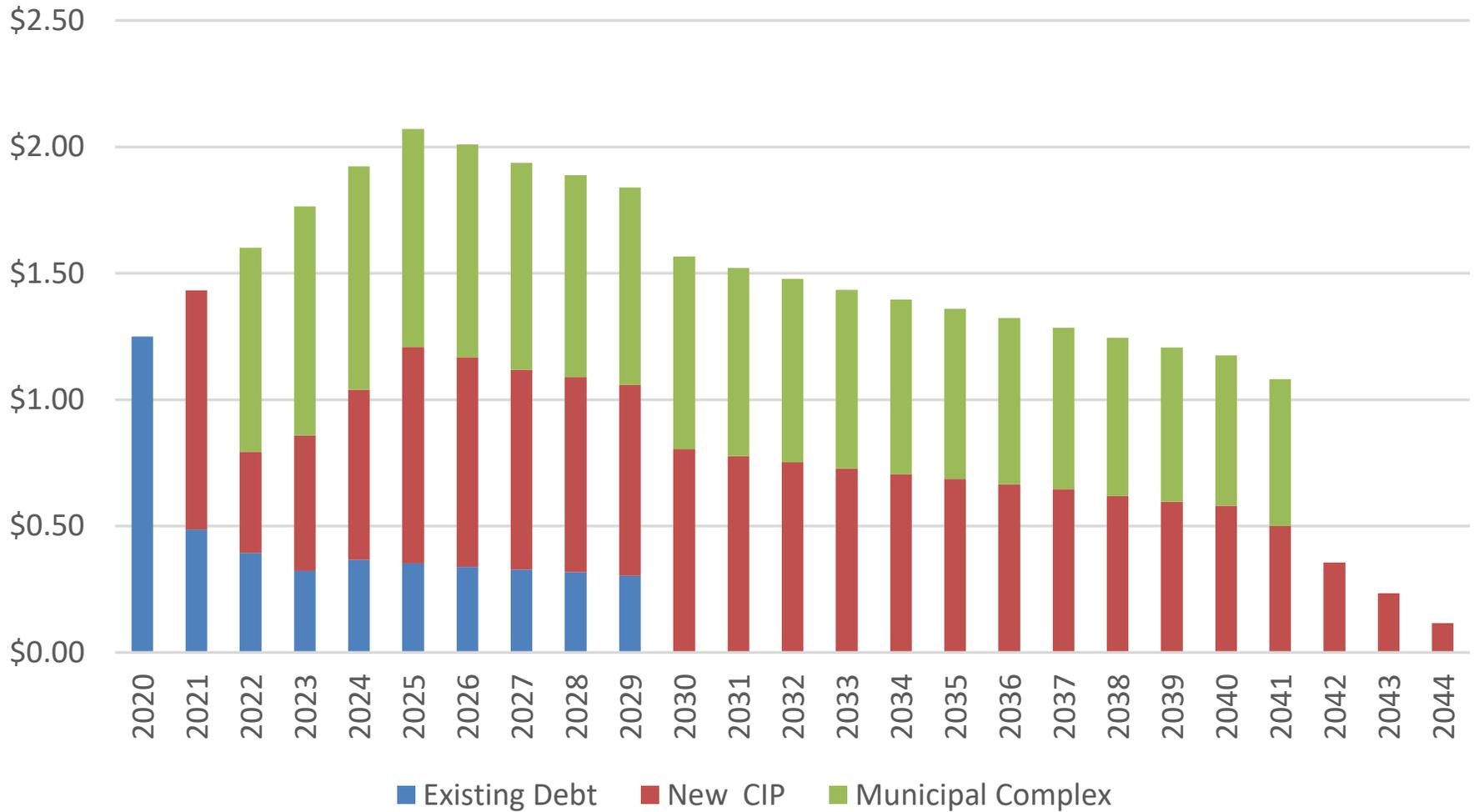
Notes:

Village of Weston, WI

Tax Impact Analysis Scenario C Page 2 of 2

Proposed Debt Issues 2023-2024							Levy and Tax Rate			Breakdown of Tax Rate for Debt			Year
G.O. Bonds Series 2023 4,090,000 Dated Date: 06/01/23 Principal (6/1) Interest		G.O. Bonds Series 2024 4,360,000 Dated Date: 06/01/24 Principal (6/1) Interest		Less: Storm	Less: Sanitary	Less: Water	Total Net Debt Service Levy	Total Tax Rate for debt service	Total Levy Change from prior year	Existing Debt	New CIP Debt	Municipal Complex Debt	
2.00%-3.05%		2.00%-3.05%		0	0	0	1,250,000	\$1.25		\$1.25			2020
				(26,981)	(50,723)	0	1,469,523	\$1.43	219,523	\$0.49	\$0.95		2021
				(52,325)	(211,919)	0	1,683,440	\$1.60	213,917	\$0.39	\$0.40	\$0.81	2022
				(61,500)	(224,708)	(7,076)	1,900,854	\$1.76	217,413	\$0.32	\$0.54	\$0.91	2023
110,000	151,844			(66,265)	(208,645)	(33,424)	2,122,816	\$1.92	221,962	\$0.37	\$0.67	\$0.88	2024
160,000	98,163	105,000	162,049	(96,518)	(171,665)	(38,250)	2,343,665	\$2.07	220,849	\$0.35	\$0.86	\$0.86	2025
170,000	94,863	160,000	105,033	(87,643)	(176,404)	(68,954)	2,331,804	\$2.01	(11,861)	\$0.34	\$0.83	\$0.84	2026
175,000	91,413	165,000	101,783	(86,448)	(174,154)	(68,091)	2,303,511	\$1.94	(28,292)	\$0.33	\$0.79	\$0.82	2027
175,000	87,913	185,000	98,283	(145,048)	(171,784)	(72,171)	2,301,324	\$1.89	(2,187)	\$0.32	\$0.77	\$0.80	2028
180,000	84,273	190,000	94,533	(148,406)	(169,329)	(71,176)	2,298,573	\$1.84	(2,751)	\$0.30	\$0.76	\$0.78	2029
180,000	80,403	205,000	90,480	(156,568)	(166,795)	(70,143)	2,007,034	\$1.57	(291,539)	\$0.00	\$0.80	\$0.76	2030
190,000	76,285	205,000	86,073	(154,533)	(164,095)	(69,066)	1,996,318	\$1.52	(10,716)	\$0.00	\$0.78	\$0.74	2031
195,000	71,905	210,000	81,455	(152,386)	(166,180)	(67,956)	1,988,128	\$1.48	(8,190)	\$0.00	\$0.75	\$0.73	2032
200,000	67,313	220,000	76,563	(150,100)	(93,915)	(71,763)	1,978,659	\$1.43	(9,469)	\$0.00	\$0.73	\$0.71	2033
210,000	62,443	220,000	71,448	(152,629)	(102,254)	(70,484)	1,972,524	\$1.40	(6,135)	\$0.00	\$0.71	\$0.69	2034
220,000	57,228	225,000	66,163	(154,953)	(100,423)	(69,175)	1,969,215	\$1.36	(3,309)	\$0.00	\$0.69	\$0.67	2035
225,000	51,664	230,000	60,645	(147,123)	(98,530)	(67,826)	1,963,624	\$1.32	(5,591)	\$0.00	\$0.67	\$0.66	2036
230,000	45,748	235,000	54,831	(144,200)	(96,579)	(66,426)	1,955,904	\$1.28	(7,720)	\$0.00	\$0.65	\$0.64	2037
230,000	39,538	240,000	48,655	(141,183)	(94,555)	(64,974)	1,941,249	\$1.24	(14,655)	\$0.00	\$0.62	\$0.62	2038
235,000	33,085	240,000	42,175	(143,016)	(92,465)	(63,479)	1,929,423	\$1.21	(11,826)	\$0.00	\$0.60	\$0.61	2039
240,000	26,375	250,000	35,375	(139,641)	(95,270)	(71,813)	1,925,326	\$1.17	(4,096)	\$0.00	\$0.58	\$0.59	2040
250,000	19,268	255,000	28,241	(106,406)	(48,486)	(69,969)	1,815,330	\$1.08	(109,996)	\$0.00	\$0.50	\$0.58	2041
255,000	11,755	265,000	20,699	(78,819)	(47,179)	(68,080)	611,876	\$0.36	(1,203,454)	\$0.00	\$0.355	\$0.00	2042
260,000	3,965	275,000	12,665	(51,973)	(35,988)	(51,368)	412,303	\$0.23	(199,574)	\$0.00	\$0.234	\$0.00	2043
		280,000	4,270	(40,610)	(15,229)	(20,305)	208,126	\$0.12	(204,176)	\$0.00	\$0.115	\$0.00	2044
							0	\$0.00	(208,126)	\$0.00	\$0.000	\$0.00	2045
4,090,000	1,255,438	4,360,000	1,341,415	(2,685,270)	(2,977,270)	(1,321,968)	44,680,546						Total

Scenario C components of total tax rate for debt service



Village of Westom

G.O. Debt Capacity Projection Scenario C

Year Ending	Existing & Proposed Debt												Year Ending
	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	Proposed 2020 GO	Proposed 2021 GO	Proposed 2022 GO	Proposed 2023 GO	Proposed 2024 GO	Combined Principal existing & proposed	% of Limit	Residual Capacity	
2019	1,276,454,100	63,822,705	9,655,190	15%						\$9,655,190	15%	\$54,167,515	2019
2020	1,308,365,453	65,418,273	5,985,126	9%	4,545,000					\$10,530,126	16%	\$54,888,147	2020
2021	1,341,074,589	67,053,729	3,939,000	6%	3,600,000	20,085,000				\$27,624,000	41%	\$39,429,729	2021
2022	1,374,601,454	68,730,073	3,407,000	5%	3,290,000	19,570,000	3,870,000			\$30,137,000	44%	\$38,593,073	2022
2023	1,408,966,490	70,448,324	2,950,000	4%	3,035,000	18,685,000	3,770,000	4,090,000		\$32,530,000	46%	\$37,918,324	2023
2024	1,444,190,652	72,209,533	2,485,000	3%	2,825,000	17,815,000	3,630,000	3,980,000	4,360,000	\$35,095,000	49%	\$37,114,533	2024
2025	1,480,295,418	74,014,771	2,010,000	3%	2,665,000	16,915,000	3,490,000	3,820,000	4,255,000	\$33,155,000	45%	\$40,859,771	2025
2026	1,517,302,804	75,865,140	1,525,000	2%	2,495,000	16,005,000	3,335,000	3,650,000	4,095,000	\$31,105,000	41%	\$44,760,140	2026
2027	1,555,235,374	77,761,769	1,025,000	1%	2,325,000	15,115,000	3,175,000	3,475,000	3,930,000	\$29,045,000	37%	\$48,716,769	2027
2028	1,594,116,258	79,705,813	515,000	1%	2,155,000	14,180,000	2,990,000	3,300,000	3,745,000	\$26,885,000	34%	\$52,820,813	2028
2029	1,633,969,165	81,698,458	0	0%	1,980,000	13,230,000	2,800,000	3,120,000	3,555,000	\$24,685,000	30%	\$57,013,458	2029
2030	1,674,818,394	83,740,920		0%	1,805,000	12,175,000	2,605,000	2,940,000	3,350,000	\$22,875,000	27%	\$60,865,920	2030
2031	1,716,688,854	85,834,443		0%	1,630,000	11,105,000	2,415,000	2,750,000	3,145,000	\$21,045,000	25%	\$64,789,443	2031
2032	1,759,606,075	87,980,304		0%	1,455,000	10,020,000	2,220,000	2,555,000	2,935,000	\$19,185,000	22%	\$68,795,304	2032
2033	1,803,596,227	90,179,811		0%	1,280,000	8,990,000	2,025,000	2,355,000	2,715,000	\$17,365,000	19%	\$72,814,811	2033
2034	1,848,686,133	92,434,307		0%	1,100,000	7,940,000	1,820,000	2,145,000	2,495,000	\$15,500,000	17%	\$76,934,307	2034
2035	1,894,903,286	94,745,164		0%	920,000	6,870,000	1,610,000	1,925,000	2,270,000	\$13,595,000	14%	\$81,150,164	2035
2036	1,942,275,868	97,113,793		0%	740,000	5,785,000	1,395,000	1,700,000	2,040,000	\$11,660,000	12%	\$85,453,793	2036
2037	1,990,832,765	99,541,638		0%	560,000	4,680,000	1,175,000	1,470,000	1,805,000	\$9,690,000	10%	\$89,851,638	2037
2038	2,040,603,584	102,030,179		0%	380,000	3,550,000	955,000	1,240,000	1,565,000	\$7,690,000	8%	\$94,340,179	2038
2039	2,091,618,674	104,580,934		0%	195,000	2,395,000	730,000	1,005,000	1,325,000	\$5,650,000	5%	\$98,930,934	2039
2040	2,143,909,140	107,195,457		0%	0	1,215,000	495,000	765,000	1,075,000	\$3,550,000	3%	\$103,645,457	2040
2041	2,197,506,869	109,875,343		0%		0	250,000	515,000	820,000	\$1,585,000	1%	\$108,290,343	2041
2042	2,252,444,541	112,622,227		0%			0	260,000	555,000	\$815,000	1%	\$111,807,227	2042
2043	2,308,755,654	115,437,783		0%				0	280,000	\$280,000	0%	\$115,157,783	2043
2044	2,366,474,545	118,323,727		0%					0	\$0	0%	\$118,323,727	2044

Notes:

Village of Weston, WI

Water Utility Debt Summary Scenario C

Year	Water								Year
	Exsting Revenue Debt	Exsting G.O. Debt	Proposed Revenue Debt 2020	Proposed Revenue Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2023	Proposed G.O. Debt 2024	Total Debt Service	
2020	331,728	172,840						504,567	2020
2021	330,708	75,024	131,851					537,582	2021
2022	195,923	73,392	146,788	121,090				537,192	2022
2023	192,493	61,667	150,561	121,920	7,076			533,717	2023
2024	193,858	71,723	114,500	120,660	4,718	28,706		534,164	2024
2025	204,773	70,593	103,718	104,484	4,718	22,238	11,295	521,816	2025
2026	116,429	69,411	157,541	108,353	19,586	31,938	17,430	520,687	2026
2027	119,065	69,129	160,848	107,128	19,324	31,538	17,230	524,260	2027
2028	116,625	68,467	159,033	105,850	19,054	31,138	21,980	522,146	2028
2029	114,085	67,135	162,063	109,471	18,769	30,728	21,680	523,930	2029
2030	121,280		224,318	107,971	18,473	30,298	21,373	523,711	2030
2031	118,220		220,808	106,396	13,220	34,796	21,050	514,490	2031
2032	115,070		217,118	104,746	13,013	34,228	20,716	504,890	2032
2033	111,853		213,293	107,963	12,800	38,588	20,375	504,870	2033
2034	118,385		209,333	111,003	12,583	37,875	20,026	509,204	2034
2035	114,660		205,238	108,920	12,358	37,148	19,670	497,993	2035
2036	120,670		201,053	106,774	12,123	36,398	19,306	496,323	2036
2037	116,435		201,718	104,585	11,878	35,618	18,931	489,164	2037
2038	112,145		207,109	102,354	11,625	34,808	18,541	486,581	2038
2039	0		202,283	208,595	11,368	33,975	18,136	474,356	2039
2040			192,423	203,281	16,035	33,128	22,650	467,516	2040
2041				202,800	15,626	32,258	22,085	272,769	2041
2042					15,210	31,365	21,505	68,080	2042
2043						30,458	20,910	51,368	2043
2044							20,305	20,305	2044
2045									2045
2046									2046
2047									2047
2048									2048
Total	2,964,401	799,379	3,581,589	2,474,343	269,553	657,220	395,195	11,141,680	Total

Notes:

Village of Weston, WI

Sewer Utility Debt Summary Scenario C

Year	Sewer								Year
	Exsting Revenue Debt	Existing G.O. Debt	Proposed G.O. Debt 2020	Proposed G.O. Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2023	Proposed G.O. Debt 2024	Total Debt Service	
2020	366,660	196,783						563,443	2020
2021	367,380	85,416	50,723					503,519	2021
2022		83,559	48,346	163,573				295,478	2022
2023		70,209	47,909	168,153	8,646			294,917	2023
2024		81,659	47,471	131,090	7,329	22,755		290,304	2024
2025		80,372	47,034	79,665	7,241	23,220	14,505	252,037	2025
2026		79,027	51,545	78,615	7,154	22,920	16,170	255,430	2026
2027		78,705	50,985	77,513	7,066	22,620	15,970	252,859	2027
2028		77,952	50,395	76,323	6,976	22,320	15,770	249,736	2028
2029		76,435	49,785	75,080	6,881	22,013	15,570	245,763	2029
2030			49,155	73,803	6,783	21,690	15,365	166,795	2030
2031			48,505	72,403	6,681	21,356	15,150	164,095	2031
2032			47,835	75,825	6,578	21,015	14,928	166,180	2032
2033			47,135		6,471	20,666	19,643	93,915	2033
2034			51,348		6,363	25,250	19,294	102,254	2034
2035			50,470		6,250	24,765	18,938	100,423	2035
2036			49,559		6,133	24,265	18,574	98,530	2036
2037			48,625		6,010	23,745	18,199	96,579	2037
2038			47,658		5,884	23,205	17,809	94,555	2038
2039			46,656		5,755	22,650	17,404	92,465	2039
2040			50,575		5,623	22,085	16,988	95,270	2040
2041					10,418	21,505	16,564	48,486	2041
2042					10,140	20,910	16,129	47,179	2042
2043						20,305	15,683	35,988	2043
2044							15,229	15,229	2044
2045									2045
Total	734,040	910,116	981,713	1,072,040	140,380	449,260	333,878	4,621,426	Total

Notes:

Village of Weston, WI

Storm Water Utility Debt Summary Scenario C

Year	Storm						Total Debt Service	Year
	Exsting Revenue Debt	Proposed G.O. Debt 2020	Proposed G.O. Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2023	Proposed G.O. Debt 2024		
2020	239,830						239,830	2020
2021	240,443	26,981					267,424	2021
2022	245,743	27,738	24,588				298,068	2022
2023	245,598	27,488	19,425	14,588			307,098	2023
2024	235,115	27,238	19,125	9,425	10,478		301,380	2024
2025	234,445	26,988	18,825	9,125	8,535	33,045	330,963	2025
2026	238,425	26,728	18,525	8,825	8,435	25,130	326,068	2026
2027	236,900	26,448	18,210	8,525	8,335	24,930	323,348	2027
2028	0	26,153	37,870	33,210	8,235	39,580	145,048	2028
2029		30,809	37,515	32,870	8,133	39,080	148,406	2029
2030		30,415	37,150	32,515	8,025	48,463	156,568	2030
2031		30,009	36,750	32,150	7,914	47,710	154,533	2031
2032		29,590	36,315	31,750	7,800	46,931	152,386	2032
2033		29,153	35,814	31,315	7,684	46,135	150,100	2033
2034		28,690	35,239	35,814	7,565	45,321	152,629	2034
2035		28,203	34,639	35,239	12,383	44,490	154,953	2035
2036		27,696	29,014	34,639	12,133	43,641	147,123	2036
2037		27,178	28,370	34,014	11,873	42,766	144,200	2037
2038		26,640	27,714	33,370	11,603	41,856	141,183	2038
2039		31,028	27,039	32,714	11,325	40,911	143,016	2039
2040		30,345	26,275	32,039	11,043	39,940	139,641	2040
2041		0	25,428	31,275	10,753	38,951	106,406	2041
2042			0	30,428	10,455	37,936	78,819	2042
2043				\$0.00	10,153	41,820	51,973	2043
2044						40,610	40,610	2044
2045								2045
2046								2046
2047								2047
2048								2048
Total	1,916,498	565,513	573,828	543,828	192,855	809,248	4,601,768	Total

Notes:



March 11, 2020

Weston CIP Financing Plan Scenario D



Prepared by:

Greg Johnson,
Senior Municipal Advisor

Village of Weston, WI

Tax Impact Analysis Scenario D Page 1 of 2

Year	Existing Debt				Proposed Debt Issues 2020-2022					
	Total Debt & Lease Payments		Net Tax Levy	Equalized Value (TID OUT)	G.O. Bonds Series 2020 3,860,000 Dated Date: 06/01/20 Principal (6/1) Interest		G.O. Bonds Series 2021 18,430,000 Dated Date: 06/01/21 Principal (6/1) Interest		G.O. Bonds Series 2022 4,035,000 Dated Date: 06/01/22 Principal (6/1) Interest	
					1.25%-2.3%		1.5% -2.85%		1.75% -2.8%	
2020	7,300,577	(6,050,577)	1,250,000	1,000,519,500						
2021	2,449,179	(1,949,694)	499,484	1,025,532,488	910,000	80,030				
2022	2,112,448	(1,697,950)	414,498	1,051,170,800	615,000	41,926	385,000	599,951		
2023	2,049,399	(1,701,125)	348,274	1,077,450,070	520,000	34,833	750,000	390,493	110,000	135,016
2024	2,106,743	(1,701,675)	405,068	1,104,386,321	180,000	30,458	770,000	379,093	155,000	87,371
2025	2,103,973	(1,705,288)	398,686	1,131,995,979	115,000	28,614	835,000	367,055	155,000	84,659
2026	1,943,192	(1,551,180)	392,012	1,160,295,879	95,000	27,254	845,000	354,455	165,000	81,859
2027	1,947,684	(1,557,268)	390,416	1,189,303,276	95,000	25,924	855,000	341,064	165,000	78,971
2028	1,947,269	(1,560,588)	386,681	1,219,035,858	95,000	24,523	875,000	326,354	185,000	75,816
2029	1,949,513	(1,570,358)	379,155	1,249,511,754	105,000	22,996	890,000	310,688	190,000	72,253
2030	1,526,858	(1,526,858)	0	1,280,749,548	105,000	21,343	905,000	294,306	195,000	68,450
2031	3,162,100	(3,162,100)	0	1,312,768,287	100,000	19,678	925,000	275,991	200,000	64,450
2032				1,345,587,494	105,000	17,960	940,000	255,708	200,000	60,300
2033				1,379,227,181	95,000	16,213	960,000	234,568	205,000	55,996
2034				1,413,707,861	100,000	14,408	980,000	212,253	205,000	51,538
2035				1,449,050,557	95,000	12,508	1,000,000	188,488	215,000	46,810
2036				1,485,276,821	105,000	10,481	1,020,000	163,233	215,000	41,758
2037				1,522,408,742	105,000	8,303	1,040,000	136,708	225,000	36,365
2038				1,560,468,960	105,000	6,045	1,065,000	109,076	235,000	30,556
2039				1,599,480,684	110,000	3,653	1,090,000	79,978	240,000	24,440
2040				1,639,467,702	105,000	1,208	1,120,000	49,310	250,000	17,945
2041				1,680,454,394			1,180,000	16,815	260,000	10,995
2042				1,722,465,754					265,000	3,710
2043				1,765,527,398						
2044				1,809,665,583						
2045				1,854,907,222						
Total	30,598,935	(25,734,659)	4,864,276		3,860,000	448,353	18,430,000	5,085,583	4,035,000	1,129,258

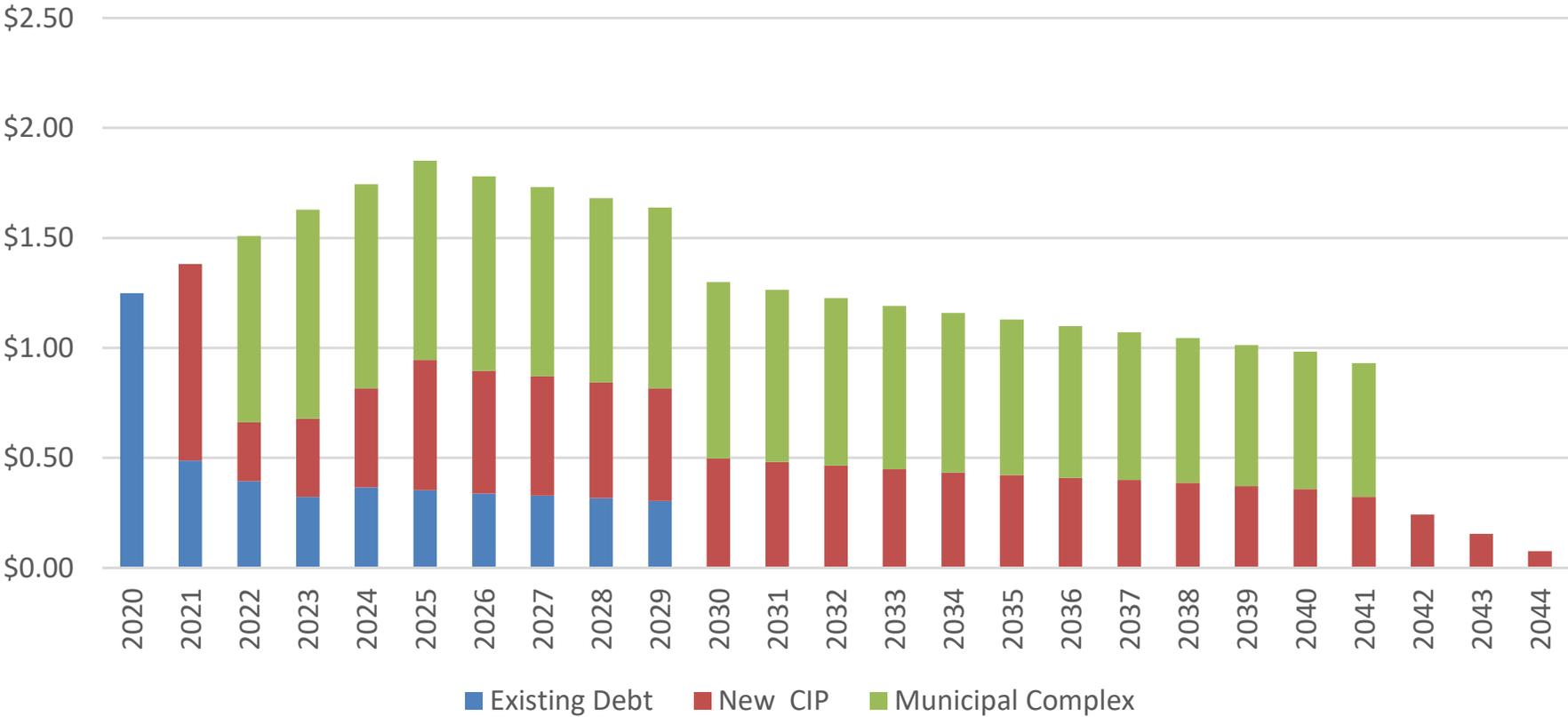
Notes:

Village of Weston, WI

Tax Impact Analysis Scenario D Page 2 of 2

Proposed Debt Issues 2022-2024						Levy and Tax Rate			Breakdown of Tax Rate for Debt			Year	
G.O. Bonds Series 2023 2,250,000 Dated Date: 06/01/23 Principal (6/1) Interest		G.O. Bonds Series 2024 2,940,000 Dated Date: 06/01/24 Principal (6/1) Interest		Less: Storm	Less: Sanitary	Less: Water	Total Net Debt Service Levy	Total Tax Rate for debt service	Total Levy Change from prior year	Existing Debt	New CIP Debt		Municipal Complex Debt
2.00% - 3.05%		2.00% - 3.05%		0	0	0	1,250,000	\$1.25		\$1.25			2020
				(26,981)	(45,094)	0	1,417,439	\$1.38	167,439	\$0.49	\$0.90		2021
				(52,325)	(417,351)	0	1,586,699	\$1.51	169,260	\$0.39	\$0.27	\$0.85	2022
				(61,500)	(428,593)	(43,146)	1,755,376	\$1.63	168,677	\$0.32	\$0.35	\$0.95	2023
65,000	83,421			(65,691)	(118,274)	(44,935)	1,926,511	\$1.74	171,135	\$0.37	\$0.45	\$0.93	2024
95,000	53,798	95,000	108,355	(74,805)	(89,225)	(77,001)	2,095,135	\$1.85	168,624	\$0.35	\$0.59	\$0.91	2025
95,000	51,898	130,000	69,670	(73,040)	(94,160)	(75,213)	2,064,735	\$1.78	(30,400)	\$0.34	\$0.56	\$0.88	2026
95,000	49,998	135,000	67,020	(71,845)	(93,020)	(74,288)	2,059,240	\$1.73	(5,495)	\$0.33	\$0.54	\$0.86	2027
100,000	48,048	135,000	64,320	(100,595)	(91,840)	(73,348)	2,049,959	\$1.68	(9,281)	\$0.32	\$0.53	\$0.84	2028
100,000	45,998	135,000	61,620	(104,254)	(90,615)	(72,378)	2,045,463	\$1.64	(4,496)	\$0.30	\$0.51	\$0.82	2029
100,000	43,848	140,000	58,800	(102,828)	(89,350)	(76,325)	1,663,244	\$1.30	(382,219)	\$0.00	\$0.50	\$0.80	2030
105,000	41,566	130,000	55,900	(91,440)	(92,966)	(75,186)	1,657,993	\$1.26	(5,251)	\$0.00	\$0.48	\$0.78	2031
105,000	39,178	130,000	53,008	(90,073)	(91,466)	(74,015)	1,650,599	\$1.23	(7,394)	\$0.00	\$0.46	\$0.76	2032
110,000	36,678	140,000	49,935	(93,583)	(89,931)	(77,759)	1,642,116	\$1.19	(8,483)	\$0.00	\$0.45	\$0.74	2033
110,000	34,065	140,000	46,680	(91,925)	(88,355)	(76,416)	1,637,246	\$1.16	(4,870)	\$0.00	\$0.43	\$0.72	2034
115,000	31,336	145,000	43,295	(90,141)	(91,666)	(75,035)	1,635,594	\$1.13	(1,653)	\$0.00	\$0.42	\$0.71	2035
115,000	28,461	145,000	39,779	(88,285)	(89,855)	(73,606)	1,631,965	\$1.10	(3,629)	\$0.00	\$0.41	\$0.69	2036
120,000	25,405	150,000	36,090	(86,368)	(87,979)	(77,061)	1,631,463	\$1.07	(503)	\$0.00	\$0.40	\$0.67	2037
130,000	22,028	155,000	32,124	(99,326)	(86,049)	(75,401)	1,629,053	\$1.04	(2,410)	\$0.00	\$0.39	\$0.66	2038
130,000	18,420	160,000	27,870	(102,105)	(88,999)	(73,696)	1,619,560	\$1.01	(9,493)	\$0.00	\$0.37	\$0.64	2039
135,000	14,676	165,000	23,360	(99,701)	(96,685)	(71,943)	1,613,170	\$0.98	(6,390)	\$0.00	\$0.36	\$0.63	2040
140,000	10,688	170,000	18,628	(67,455)	(94,183)	(80,006)	1,565,481	\$0.93	(47,689)	\$0.00	\$0.32	\$0.61	2041
140,000	6,523	175,000	13,624	(45,883)	(62,065)	(77,888)	418,021	\$0.24	(1,147,460)	\$0.00	\$0.24	\$0.00	2042
145,000	2,211	180,000	8,343	(10,153)	(20,910)	(31,365)	273,126	\$0.15	(144,895)	\$0.00	\$0.15	\$0.00	2043
		185,000	2,821	0	(20,305)	(30,458)	137,059	\$0.08	(136,068)	\$0.00	\$0.08	\$0.00	2044
							0	\$0.00	(137,059)	\$0.00	\$0.00	\$0.00	2045
2,250,000	688,240	2,940,000	881,240	(1,790,300)	(2,658,935)	(1,506,468)	38,656,246						Total

Scenario D components of total tax rate for debt service



Village of Weston

G.O. Debt Capacity Projection Scenario D

Year Ending	Existing & Proposed Debt												Year Ending
	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	Proposed 2020 GO	Proposed 2021 GO	Proposed 2022 GO	Proposed 2023 GO	Proposed 2024 GO	Combined Principal existing & proposed	% of Limit	Residual Capacity	
2019	1,276,454,100	63,822,705	9,655,190	15%						\$9,655,190	15%	\$54,167,515	2019
2020	1,308,365,453	65,418,273	5,985,126	9%	3,860,000					\$9,845,126	15%	\$55,573,147	2020
2021	1,341,074,589	67,053,729	3,939,000	6%	2,950,000	18,430,000				\$25,319,000	38%	\$41,734,729	2021
2022	1,374,601,454	68,730,073	3,407,000	5%	2,335,000	18,045,000	4,035,000			\$27,822,000	40%	\$40,908,073	2022
2023	1,408,966,490	70,448,324	2,950,000	4%	1,815,000	17,295,000	3,925,000	2,250,000		\$28,235,000	40%	\$42,213,324	2023
2024	1,444,190,652	72,209,533	2,485,000	3%	1,635,000	16,525,000	3,770,000	2,185,000	2,940,000	\$29,540,000	41%	\$42,669,533	2024
2025	1,480,295,418	74,014,771	2,010,000	3%	1,520,000	15,690,000	3,615,000	2,090,000	2,845,000	\$27,770,000	38%	\$46,244,771	2025
2026	1,517,302,804	75,865,140	1,525,000	2%	1,425,000	14,845,000	3,450,000	1,995,000	2,715,000	\$25,955,000	34%	\$49,910,140	2026
2027	1,555,235,374	77,761,769	1,025,000	1%	1,330,000	13,990,000	3,285,000	1,900,000	2,580,000	\$24,110,000	31%	\$53,651,769	2027
2028	1,594,116,258	79,705,813	515,000	1%	1,235,000	13,115,000	3,100,000	1,800,000	2,445,000	\$22,210,000	28%	\$57,495,813	2028
2029	1,633,969,165	81,698,458	0	0%	1,130,000	12,225,000	2,910,000	1,700,000	2,310,000	\$20,275,000	25%	\$61,423,458	2029
2030	1,674,818,394	83,740,920		0%	1,025,000	11,320,000	2,715,000	1,600,000	2,170,000	\$18,830,000	22%	\$64,910,920	2030
2031	1,716,688,854	85,834,443		0%	925,000	10,395,000	2,515,000	1,495,000	2,040,000	\$17,370,000	20%	\$68,464,443	2031
2032	1,759,606,075	87,980,304		0%	820,000	9,455,000	2,315,000	1,390,000	1,910,000	\$15,890,000	18%	\$72,090,304	2032
2033	1,803,596,227	90,179,811		0%	725,000	8,495,000	2,110,000	1,280,000	1,770,000	\$14,380,000	16%	\$75,799,811	2033
2034	1,848,686,133	92,434,307		0%	625,000	7,515,000	1,905,000	1,170,000	1,630,000	\$12,845,000	14%	\$79,589,307	2034
2035	1,894,903,286	94,745,164		0%	530,000	6,515,000	1,690,000	1,055,000	1,485,000	\$11,275,000	12%	\$83,470,164	2035
2036	1,942,275,868	97,113,793		0%	425,000	5,495,000	1,475,000	940,000	1,340,000	\$9,675,000	10%	\$87,438,793	2036
2037	1,990,832,765	99,541,638		0%	320,000	4,455,000	1,250,000	820,000	1,190,000	\$8,035,000	8%	\$91,506,638	2037
2038	2,040,603,584	102,030,179		0%	215,000	3,390,000	1,015,000	690,000	1,035,000	\$6,345,000	6%	\$95,685,179	2038
2039	2,091,618,674	104,580,934		0%	105,000	2,300,000	775,000	560,000	875,000	\$4,615,000	4%	\$99,965,934	2039
2040	2,143,909,140	107,195,457		0%	0	1,180,000	525,000	425,000	710,000	\$2,840,000	3%	\$104,355,457	2040
2041	2,197,506,869	109,875,343		0%		0	265,000	285,000	540,000	\$1,090,000	1%	\$108,785,343	2041
2042	2,252,444,541	112,622,227		0%			0	145,000	365,000	\$510,000	0%	\$112,112,227	2042
2043	2,308,755,654	115,437,783		0%				0	185,000	\$185,000	0%	\$115,252,783	2043
2044	2,366,474,545	118,323,727		0%					0	\$0	0%	\$118,323,727	2044

Notes:

Village of Weston, WI

Water Debt Summary - Scenario D

Year	Water						Total Debt Service	Year
	Exsting Revenue Debt	Exsting G.O. Debt	Proposed Revenue Debt 2020	Proposed Revenue Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2024		
2020	331,728	172,840					504,567	2020
2021	330,708	75,024	117,631				523,363	2021
2022	195,923	73,392	147,460	87,747			504,522	2022
2023	192,493	61,667	131,369	84,311	43,146		512,985	2023
2024	193,858	71,723	115,443	88,405	44,935		514,363	2024
2025	204,773	70,593	84,805	87,430	44,410	32,591	524,601	2025
2026	116,429	69,411	158,774	86,425	43,885	31,328	506,251	2026
2027	119,065	69,129	162,080	85,375	43,360	30,928	509,936	2027
2028	116,625	68,467	160,265	89,234	42,820	30,528	507,938	2028
2029	114,085	67,135	163,295	87,999	42,250	30,128	504,891	2029
2030	121,280		230,503	86,699	46,608	29,718	514,806	2030
2031	118,220		226,895	85,334	45,899	29,288	505,635	2031
2032	115,070		223,103	88,848	45,173	28,843	501,035	2032
2033	111,853		219,171	87,238	44,429	33,330	496,020	2033
2034	118,385		215,101	85,575	43,668	32,749	495,478	2034
2035	114,660		215,835	88,798	42,880	32,155	494,328	2035
2036	120,670		211,418	86,904	42,058	31,549	492,598	2036
2037	116,435		206,905	84,973	46,138	30,924	485,374	2037
2038	112,145		207,236	87,938	45,128	30,274	482,720	2038
2039	0		202,410	85,798	44,098	29,599	361,904	2039
2040			197,486	88,549	43,038	28,905	357,978	2040
2041				86,190	46,879	33,128	166,196	2041
2042					45,630	32,258	77,888	2042
2043						31,365	31,365	2043
2044						30,458	30,458	2044
2045								2045
Total	2,964,401	799,379	3,597,184	1,739,766	886,428	620,040	10,607,197	Total

Notes:

Village of Weston, WI

Sewer Debt Summary - Scenario D

Year	Sewer							Year
	Exsting Revenue Debt	Existing G.O. Debt	Proposed G.O. Debt 2020	Proposed G.O. Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2024	Total Debt Service	
2020	366,660	196,783					563,443	2020
2021	367,380	85,416	45,094				497,890	2021
2022		83,559	387,438	29,914			500,911	2022
2023		70,209	357,844	29,643	41,106		498,802	2023
2024		81,659	50,313	29,343	38,619		199,932	2024
2025		80,372		29,043	38,181	22,001	169,597	2025
2026		79,027		28,743	42,700	22,718	173,187	2026
2027		78,705		28,428	42,175	22,418	171,725	2027
2028		77,952		28,088	41,635	22,118	169,792	2028
2029		76,435		27,733	41,065	21,818	167,050	2029
2030				27,368	40,473	21,510	89,350	2030
2031				31,914	39,865	21,188	92,966	2031
2032				31,370	39,243	20,854	91,466	2032
2033				30,814	38,605	20,513	89,931	2033
2034				30,239	37,953	20,164	88,355	2034
2035				29,639	42,220	19,808	91,666	2035
2036				29,014	41,398	19,444	89,855	2036
2037				28,370	40,540	19,069	87,979	2037
2038				27,714	39,656	18,679	86,049	2038
2039				27,039	38,755	23,205	88,999	2039
2040				31,275	42,760	22,650	96,685	2040
2041				30,428	41,670	22,085	94,183	2041
2042					40,560	21,505	62,065	2042
2043						20,910	20,910	2043
2044						20,305	20,305	2044
2045								2045
Total	734,040	910,116	840,688	586,113	809,178	422,958	4,303,091	Total

Notes:

Village of Weston, WI

Storm Water Summary - Scenario D

Year	Storm							Total Debt Service	Year
	Exsting Revenue Debt	Proposed G.O. Debt 2020	Proposed G.O. Debt 2021	Proposed G.O. Debt 2022	Proposed G.O. Debt 2023	Proposed G.O. Debt 2024			
2020	239,830						239,830	2020	
2021	240,443	26,981					267,424	2021	
2022	245,743	27,738	24,588				298,068	2022	
2023	245,598	27,488	19,425	14,588			307,098	2023	
2024	235,115	27,238	19,125	9,425	9,904		300,806	2024	
2025	234,445	26,988	18,825	9,125	8,153	11,715	309,250	2025	
2026	238,425	26,728	18,525	8,825	8,053	10,910	311,465	2026	
2027	236,900	26,448	18,210	8,525	7,953	10,710	308,745	2027	
2028	0	26,153	27,870	28,210	7,853	10,510	100,595	2028	
2029		30,809	27,515	27,870	7,750	10,310	104,254	2029	
2030		30,415	27,150	27,515	7,643	10,105	102,828	2030	
2031		30,009	26,750	27,150	7,531		91,440	2031	
2032		29,590	26,315	26,750	7,418		90,073	2032	
2033		29,153	30,814	26,315	7,301		93,583	2033	
2034		28,690	30,239	25,814	7,183		91,925	2034	
2035		28,203	29,639	25,239	7,061		90,141	2035	
2036		27,696	29,014	24,639	6,936		88,285	2036	
2037		27,178	28,370	24,014	6,806		86,368	2037	
2038		26,640	27,714	33,370	11,603		99,326	2038	
2039		31,028	27,039	32,714	11,325		102,105	2039	
2040		30,345	26,275	32,039	11,043		99,701	2040	
2041		0	25,428	31,275	10,753		67,455	2041	
2042			0	35,428	10,455		45,883	2042	
2043				\$0.00	10,153		10,153	2043	
2044							0	2044	
2045								2045	
Total	1,916,498	565,513	508,828	478,828	172,873	64,260	3,706,798	Total	

Notes:

Village of Weston

Actual and Estimated Assessed Tax Rates

2018-2022

	Levy Year		Budget Year		Operations Levy	change	TIF Increment	Debt Levy	change	Total Levy
actual	2018	2019			4,731,449.00		1,646,275.00	1,250,000.00		7,627,724.00
actual	2019	2020			4,970,669.78	239,220.78	1,715,607.00	1,250,000.00	-	7,936,276.78
estimated	2020	2021			5,190,754.00	220,084.22	1,836,847.00	1,469,523.00	219,523.00	8,497,124.00
estimated	2021	2022			5,256,148.00	65,394.00	1,913,878.00	1,683,440.00	213,917.00	8,853,466.00
estimated	2022	2023			5,322,360.00	66,212.00	1,992,099.00	1,900,854.00	217,414.00	9,215,313.00

	Levy Year		Budget Year		Assessed Rate					
					Operations Rate	change	Debt Rate	change	Total Rate	change
actual	2018	2019			5.28		1.40		6.68	
actual	2019	2020			5.51	0.23	1.38	-0.02	6.89	0.21
estimated	2020	2021			5.72	0.21	1.61	0.23	7.33	0.44
estimated	2021	2022			5.76	0.04	1.83	0.22	7.59	0.26
estimated	2022	2023			5.78	0.02	2.07	0.24	7.85	0.26

Assuming net new construction of 1.251, personal property aid of 36,665, no changes in state law allowing for a levy increase greater than net new construction
 Assumes a .6462% increase in assessed value every year

Village of Weston: Draft CIP (2020-2024)

Scenario C: Prioritized Projects at \$3M per year in General Fund

2020 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S1	Weston School Addition (Construction)	\$ 371,363	\$ 160,986	\$ 362,134		\$ 1,197,968	\$ 2,092,451
S2	Crestwood Acres (Design)	\$ 27,676	\$ 24,009	\$ 19,698		\$ 65,163	\$ 136,546
S5	Schofield Ave (Birch to X Slab Rep)					\$ 175,000	\$ 175,000
S12	Intersection Studies					\$ 60,000	\$ 60,000
	2020 Asphalt Overlays					\$ 100,000	\$ 100,000
U1	TMDL Modeling			\$ 67,240			\$ 67,240
U2	Well #7	\$ 2,000,000					\$ 2,000,000
U5	SCADA Upgrades	\$ 125,000	\$ 100,000				\$ 225,000
U6	Tonya/Tricia Lift Station		\$ 500,000				\$ 500,000
	Public Safety - Evidence and Armory					\$ 150,000	\$ 150,000
	Public Safety - Locker Rooms/Showers					\$ 150,000	\$ 150,000
	Public Safety - Sign Replacement					\$ 9,000	\$ 9,000
	Public Safety - Parking Lot					\$ 200,000	\$ 200,000
	Public Safety - Training and Crew Rooms					\$ 80,000	\$ 80,000
	Ryan St - Security Gates				\$ 50,000		\$ 50,000
AQ1	Pool Controller					\$ 4,000	\$ 4,000
AQ2	Parking lot Sealing and Striping					\$ 20,000	\$ 20,000
AQ3	Drop Slide Repairs					\$ 10,000	\$ 10,000
AQ4	Lifting Crane for Pool Motors					\$ 10,000	\$ 10,000
AQ4	Pool Surfacing Repairs/Replacement					\$ 100,000	\$ 100,000
AQ4	Replace Gear Operators (5)					\$ 10,000	\$ 10,000
P4	Park Shelter and Bathroom Painting					\$ 10,000	\$ 10,000
	Eq leases prior to 2020	\$ 6,431	\$ 6,431	\$ 3,328	\$ 56,102	\$ 118,536	\$ 190,828
	SAFER Equipment					\$ 204,701	\$ 204,701
E1	Plow Truck #69					\$ 200,000	\$ 200,000
E4	End Loader 32				\$ 64,000		\$ 64,000
E7	Track Skid Steer #34					\$ 55,000	\$ 55,000
E9	Wing for Loader					\$ 40,000	\$ 40,000
P2	1-Ton Truck #6					\$ 45,000	\$ 45,000
2020 Project Totals		\$ 2,530,470	\$ 791,426	\$ 452,400	\$ 170,102	\$ 3,014,367	\$ 6,958,765
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2020 Street Subtotal	\$ 399,039	\$ 184,995	\$ 381,832	\$ -	\$ 1,598,131	\$ 2,563,997
	2020 Utility Subtotal	\$ 2,125,000	\$ 600,000	\$ 67,240	\$ -	\$ -	\$ 2,792,240
	2020 Facility Subtotal	\$ -	\$ -	\$ -	\$ 50,000	\$ 589,000	\$ 639,000
	2020 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 154,000	\$ 154,000
	2020 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
	2020 Equipment Subtotal	\$ 6,431	\$ 6,431	\$ 3,328	\$ 120,102	\$ 663,237	\$ 799,529

Village of Weston: Draft CIP (2020-2024)

Scenario C: Prioritized Projects at \$3M per year in General Fund

2021 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S2	Crestwood Acres (Construction)	\$ 525,847	\$ 456,167	\$ 374,261		\$ 1,238,089	\$ 2,594,364
S4	Kramer Ln Paving (Gusman to Trotzer)					\$ 40,000	\$ 40,000
S9	Volkman St (MUP)					\$ 74,000	\$ 74,000
S14	Curb Repairs					\$ 75,000	\$ 75,000
	2021 Asphalt Overlays					\$ 100,000	\$ 100,000
U2	Bloedel Well Upgrades	\$ 675,000					\$ 675,000
U4	Ryan St River Crossing	\$ 473,750	\$ 509,875	\$ 64,700		\$ 468,475	\$ 1,516,800
	Municipal Center					\$ 15,000,000	\$ 15,000,000
AQ4	Pool Surfacing Repairs/Replacement					\$ 80,000	\$ 80,000
AQ7	Regenerative Filter Media Conversion					\$ 275,000	\$ 275,000
AQ7	Log Slide Safety Pads					\$ 25,000	\$ 25,000
AQ9	Log slice repairs					\$ 27,000	\$ 27,000
P2	Yellowbanks Restroom Replacement					\$ 175,000	\$ 175,000
P5	Backstop Fencing at Kennedy					\$ 24,000	\$ 24,000
P6	Kennedy Park Play Structure Upgrades					\$ 40,000	\$ 40,000
E2	Pickup Truck 55 (Sign Truck)					\$ 75,000	\$ 75,000
E5	Dump Truck #28				\$ 175,000		\$ 175,000
	Leases Prior to 2020	\$ 1,662	\$ 1,662	\$ 1,661	\$ 25,068	\$ 51,798	\$ 81,851
	SAFER Equipment					\$ 351,847	\$ 351,847
2021 Project Totals		\$ 1,676,259	\$ 967,704	\$ 440,622	\$ 200,068	\$ 18,120,209	\$ 21,404,862
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2021 Street Subtotal	\$ 525,847	\$ 456,167	\$ 374,261	\$ -	\$ 1,527,089	\$ 2,883,364
	2021 Utility Subtotal	\$ 1,148,750	\$ 509,875	\$ 64,700	\$ -	\$ 468,475	\$ 2,191,800
	2021 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
	2021 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 407,000	\$ 407,000
	2021 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 239,000	\$ 239,000
	2021 Equipment Subtotal	\$ 1,662	\$ 1,662	\$ 1,661	\$ 200,068	\$ 478,645	\$ 683,698

2022 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S3	Birch St (Shorey to Cross Pointe)	\$ 206,264	\$ 105,801	\$ 283,679		\$ 1,191,839	\$ 1,787,583
S6	CR-X/Ross Ave Intersection			\$ 125,000		\$ 812,500	\$ 937,500
	Asphalt Overlays					\$ 100,000	\$ 100,000
AQ10	Slide and Activity Pump Upgrades					\$ 35,000	\$ 35,000
AQ11	Shower Upgrades					\$ 19,000	\$ 19,000
AQ12	Water Rider Anchors					\$ 4,000	\$ 4,000
AQ13	Insulate and heat furnace room					\$ 25,000	\$ 25,000
AQ14	Roof Replacement Aquatic Center					\$ 75,000	\$ 75,000
AQ16	Electrical Connection Upgrades					\$ 10,000	\$ 10,000
P7	Sandhill Play Structure Upgrade					\$ 40,000	\$ 40,000
P7	Kennedy Restroom Replacement					\$ 80,000	\$ 80,000
P9	Machmueller Park Play Structure					\$ 40,000	\$ 40,000
P10	Yellowbanks Shelter Roof					\$ 8,000	\$ 8,000
E7	Endloader 14					\$ 225,000	\$ 225,000
E10	1-Ton Truck #21					\$ 60,000	\$ 60,000
E11	Pickup Truck #2					\$ 36,000	\$ 36,000
	SAFER Equipment					\$ 282,925	\$ 282,925
2022 Project Totals		\$ 206,264	\$ 105,801	\$ 408,679	\$ -	\$ 3,044,264	\$ 3,765,008
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2022 Street Subtotal	\$ 206,264	\$ 105,801	\$ 408,679	\$ -	\$ 2,104,339	\$ 2,825,083
	2022 Utility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2022 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2022 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 168,000	\$ 168,000
	2022 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 168,000	\$ 168,000
	2022 Equipment Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 603,925	\$ 603,925

Village of Weston: Draft CIP (2020-2024)

Scenario C: Prioritized Projects at \$3M per year in General Fund

2023 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S7	Ross Ave (River Bend to Quentin)	\$ 464,000	\$ 312,000	\$ 15,000		\$ 400,000	\$ 1,191,000
S8	Birch St (Jelinek to Com Center)	\$ 25,000	\$ 25,000	\$ 122,800		\$ 1,227,270	\$ 1,400,070
	Asphalt Overlays					\$ 100,000	\$ 100,000
AQ15	Replace Water Play Structure					\$ 350,000	\$ 350,000
	Play Structure Upgrades - Kellyland					\$ 40,000	\$ 40,000
E3	Grader					\$ 325,000	\$ 325,000
E6	Mobile Column Hoists					\$ 35,000	\$ 35,000
	SAFER Equipment					\$ 540,740	\$ 540,740
2023 Project Totals		\$ 489,000	\$ 337,000	\$ 137,800	\$ -	\$ 3,018,010	\$ 3,981,810
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2023 Street Subtotal	\$ 489,000	\$ 337,000	\$ 137,800	\$ -	\$ 1,727,270	\$ 2,691,070
	2023 Utility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
	2023 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
	2023 Equipment Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 900,740	\$ 900,740

2024 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S9	Fuller St			\$ 391,000		\$ 1,267,000	\$ 1,658,000
S9	Everest Ave (Volkman to Alta Verde)	\$ 288,968	\$ 250,677	\$ 205,668		\$ 680,363	\$ 1,425,676
	Asphalt Overlays					\$ 100,000	\$ 100,000
P1	Prohaska Park Development					\$ 500,000	\$ 500,000
	Plow Truck #10					\$ 215,000	\$ 215,000
E13	1-Ton Truck #31					\$ 45,000	\$ 45,000
	SAFER Equipment					\$ 300,000	\$ 300,000
2024 Project Totals		\$ 288,968	\$ 250,677	\$ 596,668	\$ -	\$ 3,107,363	\$ 4,243,676
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2024 Street Subtotal	\$ 288,968	\$ 250,677	\$ 596,668	\$ -	\$ 2,047,363	\$ 3,183,676
	2024 Utility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2024 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2024 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2024 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
	2024 Equipment Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000

Village of Weston: Draft CIP (2020-2024)

Scenario C: Prioritized Projects at \$3M per year in General Fund

Unfunded Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S13	E Jelinek and Von Kanel	\$ 473,000	\$ 398,000	\$ 332,000		\$ 1,137,000	\$ 2,340,000
S15	Howland Ave (West of X)			\$ 46,381		\$ 374,468	\$ 420,849
S16	Ferge and Delonay Reconstruction	\$ 290,761	\$ 415,432	\$ 254,815		\$ 653,858	\$ 1,614,866
S17	Northwestern Ave	\$ 556,780	\$ 482,060	\$ 118,920		\$ 1,132,240	\$ 2,290,000
S17	Shorey Ave Paving (X to Heeren)					\$ 200,000	\$ 200,000
P1	Prohaska Park Development					\$ 500,000	\$ 500,000
P11	Park Shop Expansion					\$ 100,000	\$ 100,000
E11	Dump Truck #15 (Quad-Axle)					\$ 180,000	\$ 180,000
E14	Bucket Truck/Digger Derrick					\$ 170,000	\$ 170,000
E15	Mini Excavator					\$ 100,000	\$ 100,000
Unfunded Projects		\$ 1,320,541	\$ 1,295,492	\$ 752,116	\$ -	\$ 4,547,566	\$ 7,915,715
		Water	Sanitary	Storm	Ref/Rec	General	Total
Unfunded Street Subtotal		\$ 1,320,541	\$ 1,295,492	\$ 752,116	\$ -	\$ 3,497,566	\$ 6,865,715
Unfunded Utility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unfunded Facility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unfunded Aquatic Center Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unfunded Park Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
Unfunded Equipment Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000

2020-2024 Projects		Funding Source					
		Water	Sanitary	Storm	Ref/Rec	General	Total
2020 Projects		\$ 2,530,470	\$ 791,426	\$ 452,400	\$ 170,102	\$ 3,014,367	\$ 6,958,765
2021 Projects		\$ 1,676,259	\$ 967,704	\$ 440,622	\$ 200,068	\$ 18,120,209	\$ 21,404,862
2022 Projects		\$ 206,264	\$ 105,801	\$ 408,679	\$ -	\$ 3,044,264	\$ 3,765,008
2023 Projects		\$ 489,000	\$ 337,000	\$ 137,800	\$ -	\$ 3,018,010	\$ 3,981,810
2024 Projects		\$ 288,968	\$ 250,677	\$ 596,668	\$ -	\$ 3,107,363	\$ 4,243,676
Unfunded Projects		\$ 1,320,541	\$ 1,295,492	\$ 752,116	\$ -	\$ 4,547,566	\$ 7,915,715
2020-2024 Project Totals		\$ 6,511,502	\$ 3,748,100	\$ 2,788,285	\$ 370,170	\$ 34,851,780	\$ 48,269,837

Village of Weston: Draft CIP (2020-2024)

Scenario D: Prioritized Projects at \$2M per year in General Fund

2020 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S1	Weston School Addition (Construction)	\$ 371,363	\$ 160,986	\$ 362,134		\$ 1,197,968	\$ 2,092,451
S2	Crestwood Acres (Design)	\$ 27,676	\$ 24,009	\$ 19,698		\$ 65,163	\$ 136,546
	2020 Asphalt Overlays					\$ 100,000	\$ 100,000
U1	TMDL Modeling			\$ 67,240			\$ 67,240
U2	Well #7	\$ 2,000,000					\$ 2,000,000
U5	SCADA Upgrades	\$ 125,000	\$ 100,000				\$ 225,000
U6	Tonya/Tricia Lift Station		\$ 500,000				\$ 500,000
	Public Safety - Evidence and Armory					\$ 150,000	\$ 150,000
	Public Safety - Locker Rooms/Showers					\$ 150,000	\$ 150,000
	Public Safety - Sign Replacement					\$ 9,000	\$ 9,000
	Public Safety - Parking Lot					\$ 200,000	\$ 200,000
	Public Safety - Training and Crew Rooms					\$ 80,000	\$ 80,000
	Ryan St - Security Gates				\$ 50,000		\$ 50,000
AQ1	Pool Controller					\$ 4,000	\$ 4,000
AQ2	Parking lot Sealing and Striping					\$ 20,000	\$ 20,000
AQ3	Drop Slide Repairs					\$ 10,000	\$ 10,000
AQ4	Lifting Crane for Pool Motors					\$ 10,000	\$ 10,000
AQ4	Replace Gear Operators (5)					\$ 10,000	\$ 10,000
P4	Park Shelter and Bathroom Painting					\$ 10,000	\$ 10,000
E4	End Loader 32				\$ 64,000		\$ 64,000
	Eq leases prior to 2020	\$ 6,431	\$ 6,431	\$ 3,328	\$ 56,102	\$ 118,536	\$ 190,828
	SAFER Equipment					\$ 204,701	\$ 204,701
2020 Project Totals		\$ 2,530,470	\$ 791,426	\$ 452,400	\$ 170,102	\$ 2,339,367	\$ 6,283,765
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2020 Street Subtotal	\$ 399,039	\$ 184,995	\$ 381,832	\$ -	\$ 1,363,131	\$ 2,328,997
	2020 Utility Subtotal	\$ 2,125,000	\$ 600,000	\$ 67,240	\$ -	\$ -	\$ 2,792,240
	2020 Facility Subtotal	\$ -	\$ -	\$ -	\$ 50,000	\$ 589,000	\$ 639,000
	2020 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 54,000	\$ 54,000
	2020 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
	2020 Equipment Subtotal	\$ 6,431	\$ 6,431	\$ 3,328	\$ 120,102	\$ 323,237	\$ 459,529

2021 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S2	Crestwood Acres (Construction)	\$ 525,847	\$ 456,167	\$ 374,261		\$ 1,238,089	\$ 2,594,364
S4	Kramer Ln Paving (Gusman to Trotzer)					\$ 40,000	\$ 40,000
	2021 Asphalt Overlays					\$ 100,000	\$ 100,000
U2	Bloedel Well Upgrades	\$ 675,000					\$ 675,000
	Municipal Center					\$ 15,000,000	\$ 15,000,000
AQ4	Pool Surfacing Repairs/Replacement					\$ 100,000	\$ 100,000
P5	Backstop Fencing at Kennedy					\$ 24,000	\$ 24,000
P6	Kennedy Park Play Structure Upgrades					\$ 40,000	\$ 40,000
E1	Plow Truck #69					\$ 200,000	\$ 200,000
E5	Dump Truck #28				\$ 175,000		\$ 175,000
	Leases Prior to 2020	\$ 1,662	\$ 1,662	\$ 1,661	\$ 25,068	\$ 51,798	\$ 81,851
	SAFER Equipment					\$ 351,847	\$ 351,847
2021 Project Totals		\$ 1,202,509	\$ 457,829	\$ 375,922	\$ 200,068	\$ 17,145,734	\$ 19,382,062
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2021 Street Subtotal	\$ 525,847	\$ 456,167	\$ 374,261	\$ -	\$ 1,378,089	\$ 2,734,364
	2021 Utility Subtotal	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ 675,000
	2021 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
	2021 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
	2021 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 64,000	\$ 64,000
	2021 Equipment Subtotal	\$ 1,662	\$ 1,662	\$ 1,661	\$ 200,068	\$ 603,645	\$ 808,698

Village of Weston: Draft CIP (2020-2024)

Scenario D: Prioritized Projects at \$2M per year in General Fund

2022 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S3	Birch St (Shorey to Cross Pointe)	\$ 206,264	\$ 105,801	\$ 283,679		\$ 1,191,839	\$ 1,787,583
	Asphalt Overlays					\$ 100,000	\$ 100,000
U4	Ryan St River Crossing	\$ 473,750	\$ 509,875	\$ 64,700		\$ 468,475	\$ 1,516,800
AQ4	Pool Surfacing Repairs/Replacement					\$ 80,000	\$ 80,000
P7	Sandhill Play Structure Upgrade					\$ 40,000	\$ 40,000
E2	Pickup Truck 55 (Sign Truck)					\$ 75,000	\$ 75,000
P2	1-Ton Truck #6					\$ 45,000	\$ 45,000
	SAFER Equipment					\$ 282,925	\$ 282,925
2022 Project Totals		\$ 680,014	\$ 615,676	\$ 348,379	\$ -	\$ 2,283,239	\$ 3,927,308
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2022 Street Subtotal	\$ 206,264	\$ 105,801	\$ 283,679	\$ -	\$ 1,291,839	\$ 1,887,583
	2022 Utility Subtotal	\$ 473,750	\$ 509,875	\$ 64,700	\$ -	\$ 468,475	\$ 1,516,800
	2022 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2022 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000
	2022 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
	2022 Equipment Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 402,925	\$ 402,925

2023 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S5	Schofield Ave (Birch to X Slab Rep)					\$ 175,000	\$ 175,000
S6	CR-X/Ross Ave Intersection			\$ 125,000		\$ 812,500	\$ 937,500
S12	Intersection Studies					\$ 60,000	\$ 60,000
	Asphalt Overlays					\$ 100,000	\$ 100,000
AQ7	Regenerative Filter Media Conversion					\$ 275,000	\$ 275,000
P7	Kennedy Restroom Replacement					\$ 80,000	\$ 80,000
	SAFER Equipment					\$ 540,740	\$ 540,740
2023 Project Totals		\$ -	\$ -	\$ 125,000	\$ -	\$ 2,043,240	\$ 2,168,240
		Water	Sanitary	Storm	Ref/Rec	General	Total
	2023 Street Subtotal	\$ -	\$ -	\$ 125,000	\$ -	\$ 1,147,500	\$ 1,272,500
	2023 Utility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 Facility Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 Aquatic Center Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
	2023 Park Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000
	2023 Equipment Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 540,740	\$ 540,740

Village of Weston: Draft CIP (2020-2024)

Scenario D: Prioritized Projects at \$2M per year in General Fund

2024 Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S7	Ross Ave (River Bend to Quentin)	\$ 464,000	\$ 312,000	\$ 15,000		\$ 400,000	\$ 1,191,000
S14	Curb Repairs					\$ 75,000	\$ 75,000
S15	Howland Ave (West of X)			\$ 46,381		\$ 374,468	\$ 420,849
	Asphalt Overlays					\$ 100,000	\$ 100,000
AQ7	Log Slide Safety Pads					\$ 25,000	\$ 25,000
AQ9	Log slice repairs					\$ 27,000	\$ 27,000
AQ10	Slide and Activity Pump Upgrades					\$ 35,000	\$ 35,000
AQ11	Shower Upgrades					\$ 19,000	\$ 19,000
AQ12	Water Rider Anchors					\$ 4,000	\$ 4,000
P2	Yellowbanks Restroom Replacement					\$ 175,000	\$ 175,000
P9	Machmueller Park Play Structure					\$ 40,000	\$ 40,000
P10	Yellowbanks Shelter Roof					\$ 8,000	\$ 8,000
	Play Structure Upgrades - Kellyland					\$ 40,000	\$ 40,000
E6	Mobile Column Hoists					\$ 35,000	\$ 35,000
E7	Track Skid Steer #34					\$ 55,000	\$ 55,000
E7	Endloader 14					\$ 225,000	\$ 225,000
E9	Wing for Loader					\$ 40,000	\$ 40,000
E11	Pickup Truck #2					\$ 36,000	\$ 36,000
	SAFER Equipment					\$ 300,000	\$ 300,000
2024 Project Totals		\$ 464,000	\$ 312,000	\$ 61,381	\$ -	\$ 2,013,468	\$ 2,850,849
		Water	Sanitary	Storm	Ref/Rec	General	Total
2024 Street Subtotal		\$ 464,000	\$ 312,000	\$ 61,381	\$ -	\$ 949,468	\$ 1,786,849
2024 Utility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024 Facility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024 Aquatic Center Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 110,000
2024 Park Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 263,000	\$ 263,000
2024 Equipment Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 691,000	\$ 691,000

Unfunded Projects		Funding Source					
Proj. Rank	Project Name	Water	Sanitary	Storm	Ref/Rec	General	Total
S8	Birch St (Jelinek to Com Center)	\$ 25,000	\$ 25,000	\$ 122,800		\$ 1,227,270	\$ 1,400,070
S9	Fuller St			\$ 391,000		\$ 1,267,000	\$ 1,658,000
S9	Everest Ave (Volkman to Alta Verde)	\$ 288,968	\$ 250,677	\$ 205,668		\$ 680,363	\$ 1,425,676
S9	Volkman St (MUP)					\$ 74,000	\$ 74,000
S13	E Jelinek and Von Kanel	\$ 473,000	\$ 398,000	\$ 332,000		\$ 1,137,000	\$ 2,340,000
S16	Ferge and Delonay Reconstruction	\$ 290,761	\$ 415,432	\$ 254,815		\$ 653,858	\$ 1,614,866
S17	Northwestern Ave	\$ 556,780	\$ 482,060	\$ 118,920		\$ 1,132,240	\$ 2,290,000
S17	Shorey Ave Paving (X to Heeren)					\$ 200,000	\$ 200,000
AQ13	Insulate and heat furnace room					\$ 25,000	\$ 25,000
AQ14	Roof Replacement Aquatic Center					\$ 75,000	\$ 75,000
AQ16	Electrical Connection Upgrades					\$ 10,000	\$ 10,000
AQ15	Replace Water Play Structure					\$ 350,000	\$ 350,000
P1	Prohaska Park Development					\$ 1,000,000	\$ 1,000,000
P11	Park Shop Expansion					\$ 100,000	\$ 100,000
E3	Grader					\$ 325,000	\$ 325,000
E10	1-Ton Truck #21					\$ 60,000	\$ 60,000
E11	Dump Truck #15 (Quad-Axle)					\$ 180,000	\$ 180,000
E13	1-Ton Truck #31					\$ 45,000	\$ 45,000
E14	Bucket Truck/Digger Derrick					\$ 170,000	\$ 170,000
E15	Mini Excavator					\$ 100,000	\$ 100,000
	Plow Truck #10					\$ 215,000	\$ 215,000
Unfunded Projects		\$ 1,634,509	\$ 1,571,169	\$ 1,425,203	\$ -	\$ 9,026,731	\$ 13,657,612
		Water	Sanitary	Storm	Ref/Rec	General	Total
Unfunded Street Subtotal		\$ 1,634,509	\$ 1,571,169	\$ 1,425,203	\$ -	\$ 6,371,731	\$ 11,002,612
Unfunded Utility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unfunded Facility Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unfunded Aquatic Center Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 460,000	\$ 460,000
Unfunded Park Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000
Unfunded Equipment Subtotal		\$ -	\$ -	\$ -	\$ -	\$ 1,095,000	\$ 1,095,000

Village of Weston: Draft CIP (2020-2024)

Scenario D: Prioritized Projects at \$2M per year in General Fund

2020-2024 Projects	Funding Source					
	Water	Sanitary	Storm	Ref/Rec	General	Total
2020 Projects	\$ 2,530,470	\$ 791,426	\$ 452,400	\$ 170,102	\$ 2,339,367	\$ 6,283,765
2021 Projects	\$ 1,202,509	\$ 457,829	\$ 375,922	\$ 200,068	\$ 17,145,734	\$ 19,382,062
2022 Projects	\$ 680,014	\$ 615,676	\$ 348,379	\$ -	\$ 2,283,239	\$ 3,927,308
2023 Projects	\$ -	\$ -	\$ 125,000	\$ -	\$ 2,043,240	\$ 2,168,240
2024 Projects	\$ 464,000	\$ 312,000	\$ 61,381	\$ -	\$ 2,013,468	\$ 2,850,849
Unfunded Projects	\$ 1,634,509	\$ 1,571,169	\$ 1,425,203	\$ -	\$ 9,026,731	\$ 13,657,612
2020-2024 Project Totals	\$ 6,511,502	\$ 3,748,100	\$ 2,788,285	\$ 370,170	\$ 34,851,780	\$ 48,269,837

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE:	Village Board, March 16, 2020
DESCRIPTION:	Strategic use of TIF 2 funds
FROM:	Jessica Trautman, Finance Director
QUESTION:	Should the Village Board approve the use of TIF 2 funds to pay for the repair work on Schofield avenue for a total of \$282,769.71?

Background

Greg Johnson from Ehlers recently discussed CIP planning and TIF cash flow analysis with staff. From that discussion staff came up with some ideas for use of TIF funds that would support the purpose of the TIF.

In 2019 the Village borrowed \$250,000 for street repairs and curb repairs on Schofield Avenue. The project was complete in 2019. After discussions with Greg it was decided that this project could use TIF Funds.

Staff discussed the options and feels this would be a great way to free up funds to repave Ross Avenue between Birch and Camp Phillips, which gained attention due to notable, unexpected, deterioration this winter. Re-paving is the recommended option and the \$250,000 is estimated to be sufficient for this project. By using funds from TIF #2 for the Schofield Avenue work in 2019, the Village can accomplish the Ross Avenue project without additional borrowing through the General Fund.

Attached Docs:	2019 Estimated Balance Sheet and budget status for TIF #2 Excerpted pages taken from the TIF 2 project plan
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Committee Action:	Finance Committee is reviewing at their meeting on 3/16/2020
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FISCAL IMPACT:	Will reduce the fund balance in TIF #2 by \$282,769.71. That will leave a fund balance of \$93,037.99.
-----------------------	--

Recommendation:	Staff recommends approval.
------------------------	----------------------------

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I approve/do not approve using TIF 2 funds for Schofield Avenue maintenance and curb repairs in the amount of \$282,769.71.

Are there additional reference documents which have been attached to this report?

VILLAGE OF WESTON
BALANCE SHEET
DECEMBER 31, 2019

TIF #2/SPECIAL REVENUE FUND

ASSETS

26-00-11312-011-000	CASH-MONEY MARKET #601228	550,514.93	
26-00-12110-000-000	R/E PROPERTY TAXES RECEIVABLE-	309,735.53	
	TOTAL ASSETS		<u>860,250.46</u>

LIABILITIES AND EQUITY

LIABILITIES

26-00-21111-000-000	VOUCHERS PAYABLE	168.75	
26-00-21700-000-000	ACCRUED PAYROLL	1,186.73	
26-00-21700-151-000	ACCRUAL-SOCIAL SECURITY	87.69	
26-00-21700-152-000	ACCRUAL-WIS RETIREMENT	80.10	
26-00-21700-156-000	ACCRUAL-WORKERS COMP	1.92	
26-00-26120-000-000	DEFERRED REVENUE-TAX LEVY	483,917.57	
	TOTAL LIABILITIES		485,442.76

FUND EQUITY

26-00-34300-000-000	ASSIGNED FUND BALANCE	214,719.47	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>160,088.23</u>	
	BALANCE - CURRENT DATE	<u>160,088.23</u>	
	TOTAL FUND EQUITY		<u>374,807.70</u>
	TOTAL LIABILITIES AND EQUITY		<u>860,250.46</u>

VILLAGE OF WESTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2019

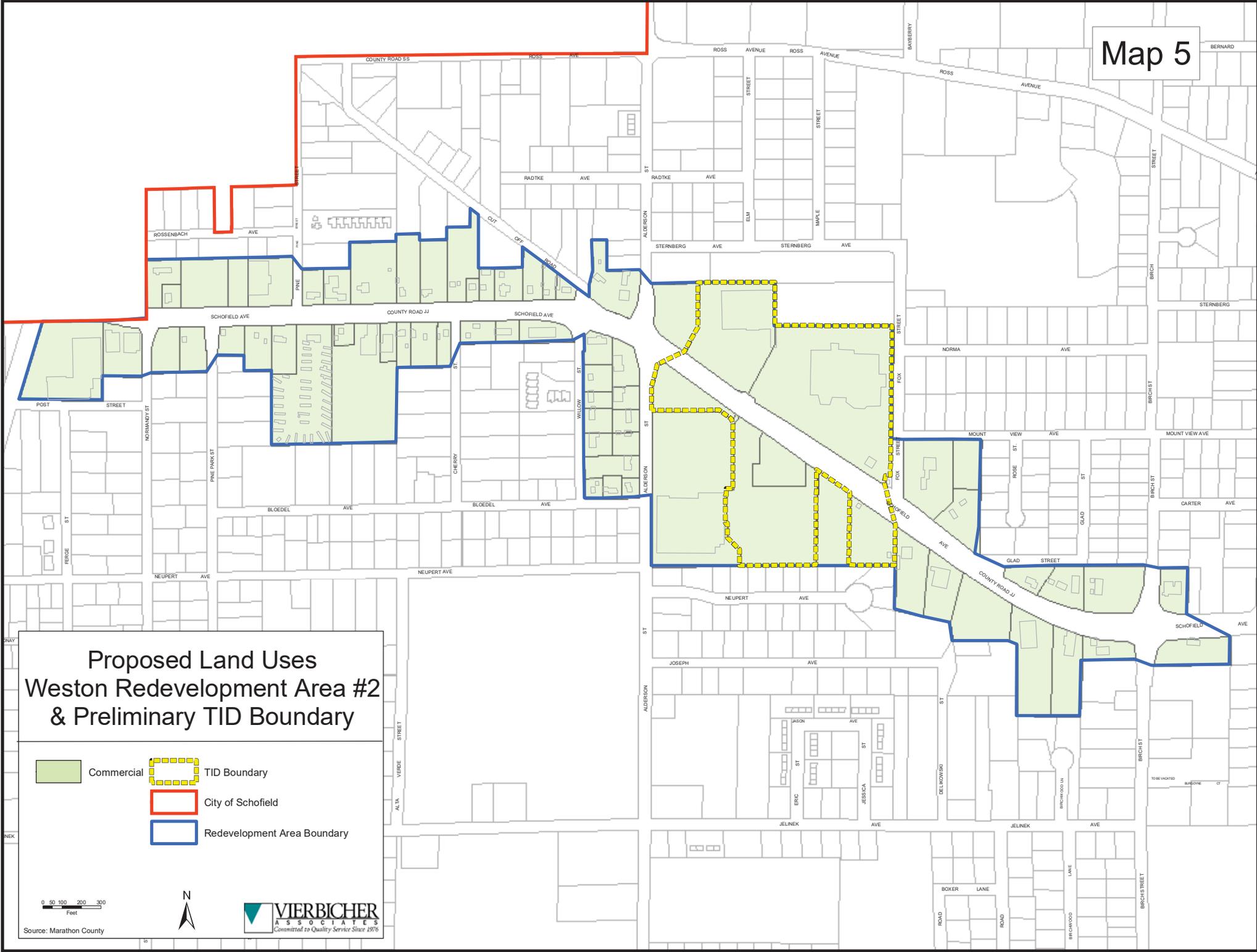
TIF #2/SPECIAL REVENUE FUND

ACCOUNT NO	ACCOUNT TITLE	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>						
26-00-41120-000-000	TAX INCREMENTS	.00	427,654.94	430,000.00	2,345.06	99.5
	TOTAL TAXES	.00	427,654.94	430,000.00	2,345.06	99.5
<u>INTERGOVERNMENTAL REVENUES</u>						
26-00-43430-000-000	STATE SHARED TAXES-EXEMPT COM	.00	11,943.52	11,943.20	(.32)	100.0
26-00-43440-000-000	STATE SHARED TAXES-P/P AID	.00	3,923.69	.00	(3,923.69)	.0
	TOTAL INTERGOVERNMENTAL REVENUES	.00	15,867.21	11,943.20	(3,924.01)	132.9
<u>MISCELLANEOUS REVENUE</u>						
26-00-48110-001-000	INTEREST-INVESTMENTS	288.73	5,500.12	300.00	(5,200.12)	1833.4
	TOTAL MISCELLANEOUS REVENUE	288.73	5,500.12	300.00	(5,200.12)	1833.4
<u>TRANSFERS FROM SPEC REV-CD</u>						
26-00-49228-000-000	TRANSFERS FROM SPEC REV-CDA/TI	13,028.04	13,028.04	.00	(13,028.04)	.0
	TOTAL TRANSFERS FROM SPEC REV-CD	13,028.04	13,028.04	.00	(13,028.04)	.0
	TOTAL FUND REVENUE	13,316.77	462,050.31	442,243.20	(19,807.11)	104.5

VILLAGE OF WESTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2019

TIF #2/SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ILLEGAL TAXES/TAX REFUNDS</u>					
26-01-51910-399-000 MISCELLANEOUS EXPENSE	.00	2,414.39	.00	(2,414.39)	.0
TOTAL ILLEGAL TAXES/TAX REFUNDS	.00	2,414.39	.00	(2,414.39)	.0
<u>ECON DEV/TIF #2-ADMIN & P</u>					
26-06-56726-110-000 REGULAR EARNINGS	3,275.31	25,063.84	25,638.00	574.16	97.8
26-06-56726-151-000 SOCIAL SECURITY	238.51	1,820.66	1,961.00	140.34	92.8
26-06-56726-152-000 RETIREMENT-ER/EE SHARE	216.89	1,651.64	1,680.00	28.36	98.3
26-06-56726-154-000 HEALTH INSURANCE	450.27	4,938.45	4,514.00	(424.45)	109.4
26-06-56726-155-000 LIFE INSURANCE	7.46	72.32	24.00	(48.32)	301.3
26-06-56726-156-000 WORKER'S COMP INSURANCE	7.54	66.66	43.00	(23.66)	155.0
26-06-56726-167-000 POST EMPLOYEE HEALTH	.00	.00	160.00	160.00	.0
26-06-56726-213-000 ACCOUNTING & AUDITING FEES	.00	903.87	950.00	46.13	95.1
26-06-56726-218-000 ASSESSORS CONTRACT	1,793.83	1,793.83	1,701.00	(92.83)	105.5
26-06-56726-279-000 STATE INSPECTION/REVIEW FEES	.00	150.00	150.00	.00	100.0
26-06-56726-290-000 OTHER OUTSIDE CONTRACTED SER	168.75	16,907.81	25,500.00	8,592.19	66.3
26-06-56726-335-000 MEETING EXPENSES	.00	98.61	.00	(98.61)	.0
26-06-56726-531-000 RENTS/LEASES-LAND	.00	246,080.00	246,080.00	.00	100.0
TOTAL ECON DEV/TIF #2-ADMIN & P	6,158.56	299,547.69	308,401.00	8,853.31	97.1
<u>TRANSFERS OUT TO: CDA/TIF #2</u>					
26-09-59228-900-000 TRANSFERS OUT TO: CDA/TIF #2	.00	.00	775.00	775.00	.0
TOTAL TRANSFERS OUT TO: CDA/TIF	.00	.00	775.00	775.00	.0
TOTAL FUND EXPENDITURES	6,158.56	301,962.08	309,176.00	7,213.92	97.7
NET REVENUE OVER EXPENDITURES	7,158.21	160,088.23	133,067.20	(27,021.03)	120.3



Proposed Land Uses Weston Redevelopment Area #2 & Preliminary TID Boundary

- Commercial
- TID Boundary
- City of Schofield
- Redevelopment Area Boundary

0 50 100 200 300
Feet



Source: Marathon County

II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT

TID No. 2 and Redevelopment Project Area No. 2 of the Village of Weston is created to eliminate blight and promote industrial development as authorized in Wisconsin Statutes 66.1105 and 66.1333. TID No. 2 and Redevelopment Project Area No. 2 are created in order to promote the redevelopment of blighted property, stimulate commercial revitalization and industrial development, create jobs, improve a portion of the Village, enhance the value of property, and broaden the property tax base. The Village and CDA contemplate expending funds on planning, street, sewer and water improvements, financial incentives and site improvements to promote redevelopment and industrial development activities.

Any cost directly or indirectly related to achieving the objectives of blight elimination or industrial development is considered a "project cost" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

Listed below are major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas:

A. Infrastructure for Development of the Area:

Infrastructure costs most often include projects located within the boundaries of the TID. Infrastructure costs for projects located outside the TID, benefiting or necessary for the development within the TID may also be eligible TID projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Proposed infrastructure improvements may include:

1. Street reconstruction, relocation, removal or upgrading and alley removal to facilitate development within the District. Street infrastructure includes sidewalks, curb & gutter, bike lanes, streetlights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and pedestrian traffic.
2. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
3. Construct, upgrade and/or relocate storm water drainage facilities and related appurtenances.
4. Construct, upgrade and/or relocate water system components and related appurtenances.
5. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances.

6. Install or improve natural gas service.

7. Install or improve telecommunication and/or cable television service including installing above or below ground distribution lines and related appurtenances.

Other infrastructure projects unknown at this time, but consistent with the purpose of TID No. 2 may be eligible project costs. Such eligibility will be determined by the Village Board at the time the projects are being considered.

B. Site Improvements:

Site improvement activities required to make sites suitable for reuse include, but are not limited to: environmental studies, environmental cleanups, stripping topsoil, grading, compacted granular fill, topsoil replacement, soil stabilization, access drives, parking areas, landscaping, storm water detention areas, razing existing structures, relocating power lines, utilities, signs, fencing, and related activities. Other site preparation activities, unknown at this time, may be eligible costs as long as they are consistent with the purpose of TID No. 2 and approved by the Village Board.

C. CDA Redevelopment Funds:

The Village may provide funds to the CDA for the purpose of implementing the project plan of TID NO. 2 or any other activity authorized by Wisconsin Statutes to be undertaken by such an Authority within TID NO. 2 and consistent with implementation of the TID NO. 2 project plan. A school-to-work program is also being considered to enhance business skills such as retail management, business management, and restaurant management.

D. Advertising & Promotion:

Promotion and development of TID No. 2 including professional services for marketing, recruitment, Realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs and support of development organizations are all eligible costs under this section.

E. Real Estate Acquisition:

This may include, but is not limited to purchase of fee title, easements, appraisals, consultant fees, closing costs, surveying and mapping, lease and/ or sale of property at below market price to encourage or make feasible a blight elimination or redevelopment project.

F. Relocation Costs:

Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plans, director, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Board of Trustees, March 16, 2020
Description:	Consideration to Cancel Transmission Facility Relocation Agreement with American Transmission Company for the Camp Phillips Centre project.
From:	Keith Donner, P.E., Administrator
Question:	Should the Village Cancel Transmission Facility Relocation Agreement with American Transmission Company for the Camp Phillips Centre project?

Background

The Village of Weston and Forward Development Group (FDG) began planning for the Camp Phillips Centre project in 2015. Under the terms of a memorandum of understanding (now expired) the Village agreed to be responsible for the costs to relocate the American Transmission Company (ATC) overhead electrical transmission line. The estimated cost of the project as contained in the contract was \$2,543,000. Terms of the contract required the entire amount to be paid/deposited with ATC up front with actual costs to be trueed up upon completion or cancellation of the project. After depositing the estimated cost of the work with ATC, the poles and other materials were ordered. As of February 17, 2020, ATC informed the Village that they have spent \$471,632 with just under \$300,000 of this for the steel poles (see attached e-mail from Jason Lyons of ATC). The provisions for true-up of costs are in Article I, paragraph 1.3 of the agreement (copy attached). The Administrator's instinct is to give FDG notice of the Village's intentions. Village Attorney Matt Yde also advises the Village to notify FDG of the Village's desires and give FDG a time deadline to respond with any objections or other plans they may have. However, if FDG wishes to contract with ATC they should do so on their own.

Attached Docs:	February 17, 2020, e- mail from Jason Lyons of ATC Transmission Facility Relocation Agreement dated June 13, 2018
Prior Review:	None.
FISCAL IMPACT:	Refund of estimated \$2,000,000 of deposit for the project.
Recommendation:	Inform Forward Development Group (FDG) of the Village's desire to cancel the ATC relocation agreement after allowing FDG a time deadline to respond with any objections or other plans.

Recommended Language for Official Action

I move to have the Administrator draft a letter to be approved by Attorney Yde informing FDG of the Village's desire to cancel the ATC relocation agreement and provide FDG an opportunity to evaluate their options with a deadline to reply to the Village.

Additional action: To be determined

From: [Lyons, Jason](#)
To: [Keith Donner](#)
Cc: [Jessica Trautman](#); [Jennifer Higgins](#); [Laurin, Ben](#)
Subject: RE: Relocation of Electrical Transmission line, Weston, WI
Date: Monday, February 17, 2020 4:09:38 PM

Hi Keith,

To date we have spent 18.5% of the project budget. To date ATC has spent \$471,632 of the \$2,543,000 original estimated project cost. At this point in time the design has been nearly finalized and steel poles are on site. Below are more details of what has been completed to date.

Completed to date:

- Soil borings for engineering design
- Engineering– Approximately 75% complete
 - Engineering design is nearly complete. The final issuance of the construction specification was placed on hold due to the Village delays. This was to minimize potential rework.
 - Documenting as-builts and records closeouts are remaining
- Material procurement
 - Steel poles were procured and delivered – Steel poles were the majority of the dollars spent to date (\$296,289)
 - Other Materials (Conductor, Insulators, Grounding, etc.) – This material was ordered and placed on hold prior to it shipping. There may be a restocking fee for some of the material that was special ordered (conductor) and stored by our material vendor, however it was not shipped to site so costs will be minimal.
- Construction and Environmental Constructability Reviews
 - Our contractors have completed scoping activities and pre-construction planning

Your email below is correct stating if the project were canceled we would either try to find a different project that could take the steel poles or the steel poles would be transported to a salvager for scrap value. Trying to find another project may prove difficult as the poles were designed for their specific angle, span length, and conductor size, however we would at least attempt to see if we could find a better solution than scrapping them. We would then complete an audit and refund the project balance to the Village.

Please let me know if you have any more questions or concerns.

Thank you,

Jason Lyons, P.E.

Project Manager

American Transmission Company

jlyons@atcllc.com

(608)-877-3669

(920)-883-2696 (cell)

From: Keith Donner <kdonner@westonwi.gov>

Sent: Monday, February 17, 2020 2:28 PM

To: Lyons, Jason <jlyons@atcllc.com>

Cc: Jessica Trautman <jtrautman@westonwi.gov>; Jennifer Higgins <jhiggins@westonwi.gov>

Subject: Relocation of Electrical Transmission line, Weston, WI

WARNING - External email. Verify sender, content and links. Report if suspicious.

Hi Jason:

Following our telephone conversation today, I am confirming my request with an e-mail.

As we discussed, the Village is the Requestor as designated on the ATC agreement (attached). As I explained, the Village is proposing to repay the remaining principal on its bank loan for the work to be completed by ATC which will then eliminate further interest charges. I am expecting the Board of Trustees to ask what our options are if the permit is not obtained. You confirmed there would be an audit of ATC's costs to date which would then be deducted from our deposit and the Village would be refunded the balance. Options on the poles would be to see if there is another project which could use them, otherwise they would simply be salvaged.

With the continued struggles in obtaining approvals from the DNR and US Army Corps of Engineers for a wetlands permit I just want to be prepared to address questions from the Village Board. As we discussed, can you provide an estimate of the Village's obligated expenditures to date?

Thanks and don't hesitate to follow up with me if you have any questions.

Keith

Keith E. Donner, P.E.

Administrator

Village of Weston

5500 Schofield Ave.

Weston, WI 54476

Telephone 715-241-2610;

kdonner@westonwi.gov

	Form	Department:	Asset Management (Asset Maintenance)
		Document No:	00
Title: TRANSMISSION LINE RELOCATION AGREEMENT		Revision No:	00
		Draft Date:	10/11/2017
		Previous Date:	None

Transmission Facility Relocation Agreement

THIS AGREEMENT is entered into as of June 13, 2018 between American Transmission Company LLC (hereinafter "ATC"), whose principal place of business is W234 N2000 Ridgeview Parkway Court, Waukesha, Wisconsin 53188-1022, and Village of Weston whose principal place of business is 5500 Schofield Ave. Weston, WI 54476 (hereinafter "Requestor"). ATC and Requestor may jointly be referred to herein as the "Parties."

WHEREAS:

- A. ATC is the owner and operator of electric transmission facilities located and further described and depicted in the attached Exhibit A, attached hereto and incorporated by reference herein (hereinafter the "Existing Facility"), and
- B. Requestor has requested that ATC relocate the Existing Facility to the location and as described and depicted on Exhibit A. The relocated facility shall hereinafter be referred to as the "New Facility", and
- C. ATC does not have a transmission system related justification for relocating or replacing the Existing Facility, and
- D. Requestor is willing to pay for the costs of relocating the Existing Facility and will grant or procure all necessary temporary and permanent easement rights for the relocation, operation and future maintenance of the New Facility, and
- E. ATC is willing to relocate the Existing Facility at Requestor's expense to accommodate Requestor's needs on the following terms and conditions.

NOW THEREFORE, the Parties agree the relocation shall be accomplished on the following terms and conditions:

Article I

1.0 RE-LOCATION AND PAYMENT

1.1 Relocation. ATC shall dismantle and remove the Existing above ground Facility and all appurtenances, abandon in place any below ground facilities and perform all design, material procurement, construction, installation and operation of the New Facility to the locations and in the configuration as set forth and further shown on Exhibit A.

1.2. Payment. Requestor shall pay to ATC, ATC's actual costs for re-locating the Existing Facility. Exhibit B, attached hereto and incorporated by reference herein, sets forth ATC's best estimate of the costs to relocate the Existing Facility, and the projected construction schedule therefore. ATC shall proceed to re-locate the Existing Facility after: (a) execution of this Agreement, (b) receipt of all required permits and regulatory approvals, (c) payment to ATC of the total estimated cost of relocating the Existing Facility as shown on Exhibit "B" and (d) receipt of satisfactory access rights for construction. In the event that unforeseen circumstances beyond the Parties reasonable control and contemplation arise that will have the effect of changing the transmission relocation scope, ATC shall stop work on the relocation until the Parties are able to meet and agree to any modifications in Exhibit B required to respond to the circumstances, and the associated cost and schedule changes.

1.3 True up of Costs. Requestor hereby agrees to pay ATC the actual dollar amount paid by ATC to relocate its facilities. Within 90 days of final construction or project cancellation by the Requestor, ATC to provide Requestor with a list of final project expenses. If final project expenses exceed estimated amount already paid by Requestor, then Requestor to pay outstanding amount to ATC within 30 days of receipt of final invoice. If overall expenses are less than the paid amount, then ATC to pay Requestor that overage within 30 days of receipt of list of final expenses.

1.4. Construction Schedule Estimate. ATC shall use all reasonable commercial effort to re-locate the Existing Facility in accordance with Exhibit B. ATC makes no warranty of any kind or character that the Existing Facility will be relocated in accordance with the schedule in Exhibit B.

Article II

2.0 EASEMENTS AND ACCESS

2.1 Construction Access. Requestor shall provide ATC's contractors, consultants, officers, directors, agents and employees reasonable access necessary for ATC to perform under this Agreement. Requestor shall grant, or procure for ATC, and any of its contractors, consultants, officers, directors, agents and employees, at all times, the right of free ingress and egress to the property where the Existing Facility is located and the New Facility will be located for the purpose of design, study, evaluation, construction, installing, testing, reading, inspecting, repairing, operating, altering, or removing any of ATC's property.

2.2. Creation of New Easements. In addition, Requestor shall grant to, procure for, and record on ATC's behalf all necessary easement rights, satisfactory to ATC, for the operation, and maintenance of the New Facility and any appurtenances. These terms will include, at a minimum, the terms set forth in Exhibit C. Requestor will procure lender consent, if necessary, for any outstanding mortgages existing on the property title.

2.3. Release of Existing Easement or other Rights. Once the New Facility is completed, and satisfactory easements under this Article are recorded, ATC shall release any easements related solely to the Existing Facility and no longer required to operate or maintain the New Facility.

2.4 Permitting and Regulatory. Requestor shall be responsible for obtaining all necessary permits and assisting ATC with any regulatory approvals. Requestor shall represent itself and present its development plans to permitting and regulatory authorities if necessary to explain the necessity to re-locate the existing facility. Requestor agrees to accept all risk of proceeding with the costs related to the relocation prior to receiving any final permitting.

3.0 ARTICLE III

General Provisions.

3.1 Entire Agreement. This Agreement contains the entire understanding between the Parties concerning the evaluation requested by Requestor, and all other prior arrangements, whether oral or written are merged into this Agreement. This Agreement may be modified only by another instrument in writing endorsed by both Parties.

3.2 Governing Law. This Agreement is subject to the laws of the State of Wisconsin and may be enforced in any court of competent jurisdiction having jurisdiction over the Parties. Each Party, to the extent permitted by law, waives the right to a trial by jury.

3.3 Relationship between Parties. This Agreement is not intended to create any relationship between the Parties other than a contractual relationship, and no partnership, joint venture or principal and agent relationship is created or intended.

3.4 Severability. The Parties intend that the terms of this Agreement be broadly construed to effectuate the Parties intent. If any provision of this Agreement is found to be invalid or unenforceable, then the remaining provisions are to be construed broadly, to the greatest extent possible.

3.5 Binding Agreement and Assignability. This Agreement is binding upon the heirs, successor and assigns, and may not be transferred, assigned or otherwise conveyed to any party without the written consent of the other Party, which shall not be unreasonably withheld or delayed.

3.6 Notices. All notices and communications under this Agreement shall be delivered to the Parties at the addresses set forth below:

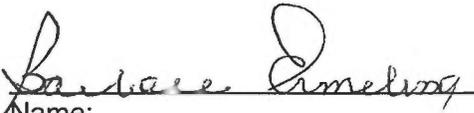
<u>To ATC:</u>	<u>To Requestor:</u>
ATC	Village of Weston
W234 N2000 Ridgeview Pkwy. Ct.	5500 Schofield Ave.
Waukesha, WI 53188-1022	Weston, WI 54476
Attn:	Attn: Jennifer Higgins
Phone:	Phone: 715-359-6114
e-mail:	e-mail: jhiggins@westonwi.gov

Either Party may change the address set forth above by providing written notice of such change to the other Party at the then effective address for such Party.

A notice required under this Agreement shall be deemed delivered (i) upon delivery, when personally delivered; (ii) 48 hours after mailing, when sent via certified mail Return Receipt Requested (RRR); (iii) the next business day, when sent via overnight courier; and (iv) upon transmittal, when sent via e-mail.

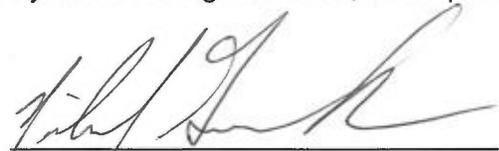
THIS AGREEMENT IS ENTERED INTO AS OF THE DATE SET FORTH ABOVE BY THE AUTHORIZED REPRESENTATIVES OF THE PARTIES WHOSE SIGNATURES ARE SET FORTH BELOW.

REQUESTOR

 Signed
Name:

Barbara Ermeliny Printed
Name:

AMERICAN TRANSMISSION COMPANY LLC
A Wisconsin Limited Liability Company
By: ATC Management Inc., its Corporate Manager

 6/14/2018

Nicholas Grossenbach
Manager Design Engineering



Exhibit B: Transmission Line Relocation Study Report

Transmission Line Relocation Study Report Contents:

1. Total Transmission project relocation scope and assumptions/risks
2. Total Transmission project cost estimate
3. Total Transmission proposed project relocation schedule

Total Transmission Project Relocation Scope:

Relocate 115kV lines F-110 and U-12 to accommodate future development of land. The following is a high level of scope required:

1. Foundation construction and concrete testing for eight foundations
2. Transmission line electrical work:
 - o Install approximately 10 new transmission structures (8 dead ends, and 2 tangent structures)
 - o Install new transmission conductor and shield wire over approximately 4800 linear ft
 - o Remove approximately 9 existing transmission structures
3. Engineering hours:
 - o Developing design
 - o Geotechnical reports
 - o Survey and staking of transmission structures and wires
4. ATC internal project team hours
5. Tax Gross Up

A map of the existing facilities and proposed transmission line is included in Exhibit A.

The easement and right-of-way requirements are shown in Exhibit C.

Assumptions/Risks:

1. One structure outside of the relocation will require replacement due to span lengths and transition of horizontal to vertical conductor configuration.
2. If the gas main is relocated near the new transmission line route, developing agreements with gas utility to co-locate transmission with buried gas main will not delay schedule or add costs.
3. The soil in the project area is of average strength and not excessively wet, which would require more mats than estimated.
4. Land easements will be provided by the requestor to ATC at minimal to no cost and will not affect project schedule.



Exhibit B: Transmission Line Relocation Study Report

Assumptions/Risks (cont.):

5. Landowner will clear trees and vegetation prior to ATC construction.
6. Steel pole lead-time of 32 weeks.
7. There will not be any issues with obtaining road permits where easement extends into existing road and highway ROW's.
8. ATC is required to pay \$200 per cleared tree in road ROW. An initial review of the site has determined this total amount to be in the \$100,000 range. As a contingency, the requestor has the option of shifting the alignment to the south to avoid this payment if the site plan allows for it.
9. ATC will prepare access roads for structures.
10. Detention basins, constructed within the easement, are not compatible with the operation and maintenance of transmission lines. Access to ATC facilities would be hindered if the basin is constructed under or near the wires. The detention basin shall be constructed a minimum of 20 feet away from the outer most wires and 30 feet away from structures.
11. Landscaping and trees located within the easement may be allowed after review of landscape plan. Trees are limited to max mature height of 15' in border zone area beyond conductor blow out. ATC retains right to alter or remove and not replace or compensate landowner. Plantings should not impede access to structures and conductors.
12. The requestor will reach an agreement with Wisconsin Public Service (WPS), ANR gas and all other impacted utilities before ATC will relocate the transmission facilities.
13. WPS will relocate co-located distribution underground.
14. The development of land to the east of Von Kanel St. (Street C) will not affect relocated ATC facilities. If the requestor requires the transmission line to be located east of street C, they are responsible for acquiring the land rights.
15. The proposed schedule is built to try and target winter construction and is subject to change.

Total Transmission Project Cost Estimate:

- Total Transmission Project Relocation Cost: **\$2,543,000**



Exhibit B: Transmission Line Relocation Study Report

Total Transmission Proposed Project Relocation Schedule:

- 2/28/18: ATC to receive Transmission Facility Relocation Agreement and Payment
- 3/1/18: Final Transmission Line Alignment Determined (Final Modeling Start)
- 5/25/18: Order Steel Poles
- 12/12/19: Detailed Design Finish (Issued for Construction Specification)
- 1/5/19: Steel Pole Delivery (based on a 32 week lead time)
- 1/14/19: Construction Start (sub-grade may start earlier)
- 2/11/19: Construction Finish
- 7/17/19: ATC to deliver Final Report and True-Up

Please note that a delay in the received agreement and payment date as well as Final Alignment Determined date will delay the remaining milestone dates accordingly.



Exhibit C: Easement and ATC Right-of-Way Requirements

Easement and ATC Right-of-Way Requirements:

The right, permission and authority is also granted to grantee to string, install, operate, maintain and replace wires and cables on said transmission line structures, supported by the necessary crossarms and appliances, over and across said strip of land for the purpose of transmitting electric energy and communications and signals. Said wires and cables shall be strung so as to have ground clearance not less than 22 feet above the presently existing ground level at all points.

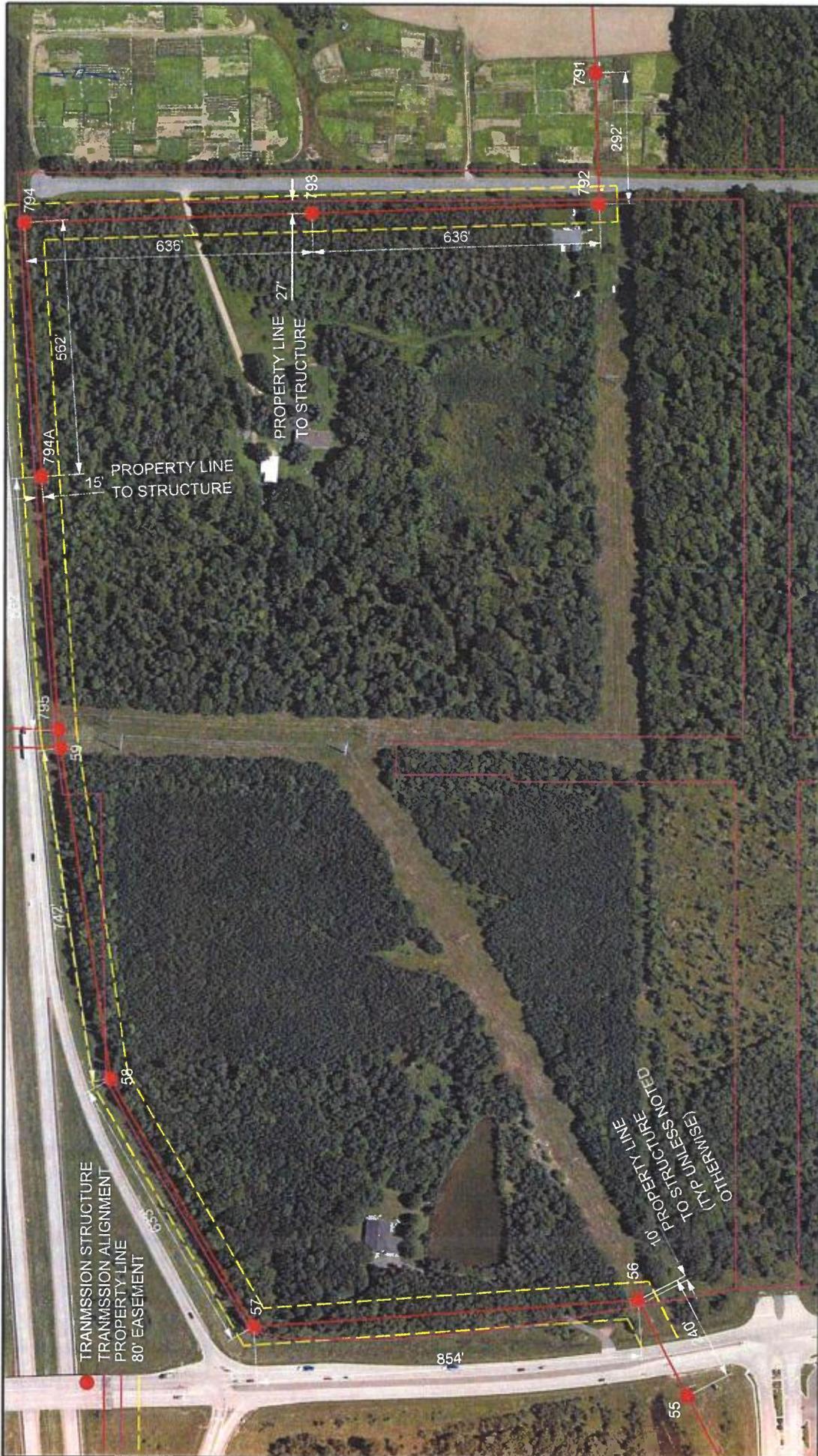
The right, permission and authority is also conveyed to grantee to cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of the Landowner located outside of said Perpetual Easement Strip that in Grantee's judgment, may interfere with Grantee's full use of the Perpetual Easement Strip for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of the Landowner adjacent to said Perpetual Easement Strip for such purpose.

The further right, permission and authority is also granted to grantee to enter in a reasonable manner upon the property of grantor outside of said strip of land for the further purpose of access to said strip of land to construct, erect, operate, maintain and replace said electric transmission line facilities.

The grantor covenants and agrees that no structures will be erected, or flammable material placed or accumulated, or trees planted on said strip of land, and grantor further covenants and agrees that the elevation of the existing ground surface within said strip of land will not be altered by more than one (1) foot without the written consent of grantee.

Grantee and its agents shall have the right to enter upon the premises of the grantor for the purpose of patrolling said lines and exercising the rights herein acquired, but payment shall be made by it for damage, if any, to crops, fences, animals or other property of grantor caused by its acts, other than trees trimmed or cut down and removed.

The required right-of-way is a total of 80 feet wide. See next page for the preliminary centerline of the Transmission Facility Relocation and easement widths.



REV	DATE	DESCRIPTION	W.O.#	KAR	BL	BL	ATC
0	01/09/18	FEASIBILITY PACKAGE	603029				
				DRAWN	CHKD	APPD	CMPT



TRANSMISSION LINE PRELIMINARY ALIGNMENT
CAMP PHILLIPS CENTRE
F-110/U-12 - AERIAL IMAGERY
EXHIBIT - C

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE:	BOARD OF TRUSTEES, MARCH 16, 2020
DESCRIPTION:	RIGHT OF REVERSION FOR 5107 WESTFAIR AVENUE
FROM:	EMILY WHEATON, ASSISTANT PLANNER
QUESTION:	SHOULD THE BOARD OF TRUSTEES RELEASE THE RIGHT OF REVERSION FOR THE PROPERTY 5107 WESTFAIR AVENUE?

BACKGROUND

ON MONDAY, MARCH 9TH, PLAN DEV STAFF WERE APPROACHED BY A LAW FIRM (AKERMAN LLP) REGARDING A WARRANTY DEED FOR 5107 WESTFAIR AVENUE AS THE PROPERTY IS IN THE PROCESS OF BEING SOLD. BACK IN 1977, THE PROPERTY WAS SOLD TO RICHARD A. BENDER AND FELIX S. BENDER FROM THE TOWN OF WESTON. CONDITIONS OF THE DEED INCLUDED THE COMPLETION OF A 4,000 SQUARE FOOT COMMERCIAL BUILDING WITH A GLASS STORE FRONT WITHIN ONE YEAR OF THE SALE OF THE PROPERTY. IF THIS CONDITION WAS NOT MET, THEN SAID PROPERTY WAS TO REVERT BACK TO THE GRANTOR (TOWN OF WESTON).

AKERMAN LLP REACHED OUT TO THE VILLAGE TO CONFIRM THAT THE CONDITIONS WERE MET FROM THE WARRANTY DEED. HOWEVER, THERE IS NO DOCUMENTATION OR BUILDING PERMIT AVAILABLE FOR STAFF TO CONFIDENTLY CONFIRM THAT THE EXISTING COMMERCIAL BUILDING ON THE PROPERTY WAS BUILT TO THE CONDITIONS IN THE WARRANTY DEED.

STAFF IS BRINGING THIS BEFORE THE VILLAGE BOARD FOR THE BOARD TO OFFICIALLY RELEASE THE RIGHT OF REVISION FOR THIS PROPERTY. IF THE BUILDING WAS NOT BUILT TO THE CONDITIONS, THE VILLAGE MIGHT HAVE AN ARGUMENT FOR THE PROPERTY TO REVERT BACK TO THE VILLAGE. HOWEVER, AS IT HAS BEEN OVER 40 YEARS SINCE THE CONDITION DEADLINE, IT MIGHT BE DIFFICULT FOR THE VILLAGE TO MAKE A CLAIM FOR THE PROPERTY.

ATTACHED DOCS:	WARRANTY DEED; EMAIL FROM MATT YDE
COMMITTEE ACTION:	NONE
FISCAL IMPACT:	NONE
RECOMMENDATION:	ZONING ADMINISTRATOR RECOMMENDS APPROVAL

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I MOVE THE VILLAGE BOARD RELEASE THE RIGHT OF REVERSION FOR 5107 WESTFAIR AVENUE.

ADDITIONAL ACTION: N/A

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Village Board – 3/16/2020
Description:	Construction Services Contract for Weston Elementary East Neighborhood Reconstruction Project
From:	Michael Wodalski, Director of Public Works
Question:	Should the Village Board approve the Construction Services Agreement with Clark Dietz for an estimated price of \$229,000?

Background

The Weston School East Neighborhood Reconstruction Project was designed by Clark Dietz. The design contract was awarded in August of 2019. Their proposal for construction services of \$229,000 is approximately 12% of the estimated construction costs of \$1,913,101. Generally, it is expected that engineering services be in the 10-12% range of construction costs which this contract falls within. In total, between the design contract and this proposed contract, the overall engineering portion of the project is 15% (total engineering costs of \$281,850), which is the number used when estimating engineering services for an entire project. Also note, the numbers used contain allowances for items such as testing and surveying, but these numbers are also estimates at this time.

Thus, the total amount of the design and engineering services contract is within the original estimated range. For comparison, the last major neighborhood reconstruction the Village had was in 2012. At that time, the total engineering fees paid was \$267,896 which is just slightly less than the total on this project which is occurring 8 years later and on a project that is 0.20 miles longer in total. That cost in 2012 was also roughly 21% of the construction costs whereas this estimate is at 15%. With the information above, the estimate for construction services based on an 18-week construction schedule is reasonable. The contract costs will be paid on actual time spent and will be tracked during the project.

Thus, the proposal fits within expected and historic ranges for engineering construction services. It has been customary for the Village to utilize the same engineering firm for construction services as for design since they are the ones most familiar with the design and specifications for the project and you're not trying to teach a new person/company what is included in the project. On this project, the lead inspector named in the contract (Greg Schanen) was also the main designer of the project. This will help streamline any questions that come up in the field as Greg will likely have an immediate answer and there will be less down time between the design engineer and the inspecting engineer. With these contracts, time and materials is customary as you cannot control how fast or slow the contractor works, but if the individual inspecting the work knows the design well, they can help identify issues before they occur as well and be proactive in minimizing down time due to design questions.

REQUEST FOR CONSIDERATION

Attached Docs: - Proposed Construction Services Contract with Clark Dietz

Committee Action: - Public Works Recommended Approval

Fiscal Impact: - Total Engineering costs of \$281,850 is within the expected cost range of the estimate. The construction portion of this project has not been borrowed for yet. The design costs did come in \$34,335 under budget.

Recommendation: Staff recommendation is to approve the engineering services agreement with Clark Dietz.

Recommended Language for Official Action

I move to approve the Construction Services Agreement with Clark Dietz for a total estimated price of \$229,000.

Or, Something else

Additional action:

PROFESSIONAL SERVICES AGREEMENT

AMENDMENT NUMBER 1

Weston School Neighborhood Street Reconstruction (“Project”)

This Amendment to the Professional Services Agreement dated March 11, 2020 is by and between:

Village of Weston (“Client”)

5500 Schofield Avenue

Weston, WI 54476

and,

Clark Dietz, Inc. (“Clark Dietz”)

500 N. 3rd Street, Suite 703

Wausau, WI 54403

Now Therefore; this Amendment engages Clark Dietz to perform Services described in PART I – SERVICES BY CLARK DIETZ and Clark Dietz agrees to perform these Services for the compensation set forth in PART III - COMPENSATION. Clark Dietz shall be authorized to commence Services upon execution of this Amendment by both parties and receipt of written or verbal authorization to proceed from the Client. Client and Clark Dietz agree that this signature page, together with Parts I - III of this Amendment and the original Agreement, incorporated and made a part herewith, constitute the entire agreement between them relating to this project.

Agreed to by Client

Agreed to by Clark Dietz

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

PART I
SERVICES BY CLARK DIETZ

A. Amendment Description

The work under this amendment in general includes construction administration, staking, testing, and inspection services for roadway reconstruction and utilities installation in the Weston School Neighborhood.

B. Scope

Clark Dietz will perform the Project as described below:

1. Meetings
 - a. Preconstruction meeting
 - b. Progress meetings – Weekly
 - c. Public Meetings (as requested by the Village)
 - d. Punch List
 - e. Ready for Final Payment
2. Construction Administration
 - a. Review Construction Plans for Compliance with Village Requirements
 - b. Meeting Notes and Distribution
 - c. Submittals Log & Review
 - d. Submittals Comparison to Delivered Materials
 - e. Substitutions and Or-equal Review
 - f. Review pay requests to verify quantities prior to processing payments - Monthly
 - g. Change Order Preparation
 - h. Work Change Directives Preparation
3. Erosion Control Inspections and Reports
 - a. Weekly or after 0.5 inches of precipitation
 - b. Erosion Control Plan – Field Copy Redlines (in addition to contractor’s requirements)
4. Full-Time, On-site Project Representation
 - a. Maintain a daily report of activities, labor, quantities and communication.
 - b. Maintain a daily photolog
 - c. Submit daily reports and photologs to the Village on Tuesday the following week
 - d. Coordinate with appropriate Village staff on activities and schedule
 - e. Obtain field measurements for use in record drawings
 - f. Prepare a punch list and conduct final inspection
 - g. Monitor Traffic Control (Traffic Control Plan provided by contractor)
 - h. Reach out to homeowners to keep them informed
 - i. Make sure contractor is being sensitive to all business during construction with proper notifications related to driveways
5. Record Drawings
6. Testing (via Subconsultant AET)
7. Construction Staking (via Subconsultant Riverside Land Surveying)

C. Schedule

Services will be provided based on the contractor’s schedule. It is anticipated that work will begin in April 2020; construction will begin in May 2020 and be complete in September 2020. (18 weeks of active construction).

**PART II
CLIENT'S RESPONSIBILITIES**

Client shall, at its expense, do the following in a timely manner so as not to delay the Amended services:

- A. **No change.**

**PART III
COMPENSATION**

- A. **Compensation**

We propose to conduct the required tasks on an hourly basis, with each activity clearly described, and each hour reported. Construction personal will have the direct supervision of Tonia Westphal during construction. Greg Schanen will lead the field inspection efforts. He has been with Clark Dietz for 3 years and has experience with utility/roadway construction oversight. He was the staff design engineer on the project.

Over an 18-week (active construction) timeframe, we anticipate that a mixture of Clark Dietz personnel would provide a total of approximately 50-60 hours per week of service to the Village for inspection of the Weston School Neighborhood Street Reconstruction Project.

We have included an allowance for survey staking services and testing services beyond the inspection services scope. Once the contractor is selected and under contract, these services will be further detailed. For example, if the successful contractor opts to perform the subgrade work using GPS guided equipment, the staking allowance would adjust accordingly.

The total fee estimate requested to provide the services as described in this letter is as follows:

Materials and Quality Testing	\$20,000 (allowance)
Construction Surveying/Staking	<u>\$32,000</u> (allowance)
Total Allowance for Services	\$52,000 (allowance)
Construction Administration	\$18,000
Construction Inspection	<u>\$159,000</u> (includes labor and expenses)
Total Construction Engineering Services	\$177,000
Total	\$229,000

- B. **Billing and Payment – No Change**

- 1. Mileage will be reimbursed per mile.

SCHEDULE OF GENERAL BILLING RATES

CLARK DIETZ, INC.

January 1, 2020

<u>TITLE</u>	<u>HOURLY RATE</u>
Principal	\$240.00
Engineer 8	225.00
Engineer 7	205.00
Engineer 6	195.00
Engineer 5	175.00
Engineer 4	155.00
Engineer 3	140.00
Engineer 2	125.00
Engineer 1	115.00
Technician 5	150.00
Technician 4	140.00
Technician 3	120.00
Technician 2	100.00
Technician 1	90.00
Clerical	90.00

Notes:

The rates in this schedule will be reviewed and adjusted as necessary but not sooner than six months after the date listed above. Rates include actual salaries or wages paid to employees of Clark Dietz plus payroll taxes, FICA, Worker's Compensation insurance, other customary and mandatory benefits, and overhead and profit. All project related expenses and subconsultants will be billed at 110% of actual cost to cover handling and administrative expenses.

SCHEDULE OF PROJECT RELATED EXPENSES

CLARK DIETZ INC.

January 1, 2020

Vehicles		
Autos		\$65.00/day or \$0.58/mile (per agreement)
Field Vehicles		\$65.00/day or \$0.58/mile (per agreement)
Survey Van		\$80.00/day or \$0.75/mile (per agreement)
Robotic Survey Equipment		\$20.00/hour
GPS Survey Equipment		\$30.00/hour
Nuclear Soils Compaction Gauge		\$50.00/day
CADD Usage		\$20.00/hour
Drone Usage		\$35.00/hour
Regular Format Copies* (8.5"x11" or 11"x17")		\$0.10/copy
Color Copies* (8.5"x11")		\$0.50/copy
Color Copies* (11"x17")		\$1.50/copy
Large Format Plotting and/or Copying*		
(12"x18")		\$0.50/sheet
(22"x34" or 24"x36")		\$1.75/sheet
(30"x42")		\$2.50/sheet
(36"x48")		\$3.00/sheet
Large Format Scanning*		
(12"x18")		\$.30/sheet
(22"x34" or 24"x36")		\$1.00/sheet
(30"x42")		\$1.50/sheet
(36"x48")		\$2.00/sheet
Hotels & Motels	}	At Cost
Meals		
Federal Express & UPS		
Public Transportation		
Film and Development Supplies		

Notes:

The rates in this schedule are subject to review and will be adjusted as necessary, but not sooner than six months after the date listed above. Certain rates listed with * are for in-house production. Larger quantities will be sent to an outside vendor. All project related expenses and subconsultants will be billed at 110% of actual costs to cover handling and administrative expenses.

REQUEST FOR CONSIDERATION

PUBLIC MTG/DATE: BOARD OF TRUSTEES, MARCH 16, 2020

DESCRIPTION: DENY OPERATOR LICENSE FOR HEATHER GARDNER

FROM: SARAH FLORY, DEPUTY CLERK

QUESTION: SHOULD THE BOARD OF TRUSTEES DENY THE LICENSES FOR: HEATHER GARDNER?

BACKGROUND

THE POLICE DEPARTMENT COMPLETED A BACKGROUND CHECK FOR HEATHER GARDNER. AFTER REVIEWING THIS INFORMATION CHIEF SCHULZ RECOMMENDS DENIAL OF HER LICENSE DUE TO FELONY DRUG CONVICTIONS.

ATTACHED DOCS: EVOLVE REPORT

COMMITTEE ACTION: N/A

FISCAL IMPACT: NONE

RECOMMENDATION: CLERK RECOMMENDS DENIAL.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I MOVE TO DENY THE OPERATOR LICENSE FOR HEATHER GARDNER.

ADDITIONAL ACTION: MAIL OUT DENIAL LETTER.



BOT Date 03/16/2020

License ID	License Type	Name	Business	Premise Desc	Begin Dt	End Dt	EMPD Approval	CLPS	BOT
9010 - Bartender/Operator New									
20179	9010 - Bartender/Operator New	Bartnik, Jesse	Tine & Cellar		07/01/2019	06/30/2020	Yes		
19611	9010 - Bartender/Operator New	Gardner, Heather L	Patron Mexican Restaurant & Bar, LLC		07/01/2019	06/30/2020	No		
19602	9010 - Bartender/Operator New	Haaro, Betty Ann	Kwik Trip #986		07/01/2019	06/30/2020	Yes		
20151	9010 - Bartender/Operator New	Kandutsch, Madison	The Local		07/01/2019	06/30/2020	Yes		
19571	9010 - Bartender/Operator New	McCann, Madelyn	Vino Latte		07/01/2019	06/30/2020	Yes		
19557	9010 - Bartender/Operator New	McGuire, Dillon T	Weston Wine & Spirits		07/01/2019	06/30/2020	Yes		
19583	9010 - Bartender/Operator New	Schires, Alexandra Catherine	Trailside Sports Bar & Grill		07/01/2019	06/30/2020	Yes		

Total Licenses

7

**VILLAGE OF WESTON, MARATHON COUNTY,
WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476**

Board of Trustees – 3/16/2020

From: Sherry Weinkauf, Clerk

Question: Should the Board of Trustees approve the Hotel-Motel permit for Airbnb?

Background

We received an application for a Hotel-Motel permit from Airbnb, Inc. If you don't know already, Airbnb is a company where hosts and travelers choose to create an Airbnb account so hosts can list their space or homes and travelers can book accommodations anywhere in the world. Pursuant to Village ordinance Sec. 78.102 there is room tax imposed for service of furnishing accommodations that are available to the public. The room tax rate is 8% of gross receipts. Act 10 was recently passed which made significant changes to how room taxes are collected when lodging is booked online through marketplace providers like Airbnb and Expedia. Act 10 took effect on January 1, 2020. This means that online marketplace providers facilitating lodging sales (like Airbnb or Expedia) on behalf of sellers (like homeowners in the case of Airbnb and hotels in the case of Expedia), must collect the municipal room tax and send those taxes to the municipality. Only the marketplace provider may be audited and held liable for room taxes owed on rooms booked online using marketplace providers. Pursuant to Sec. 78.110 every person furnishing rooms or lodging under Sec. 78.102 shall file with the Village an application for a Hotel-Motel permit. After compliance with Sec. 78.110 the Clerk shall grant and issue to each applicant a permit.

Public Review: No Prior Official Review.

Fiscal Impact: 8% of gross receipts

Recommendation: Approve the Clerk issue a Hotel-Motel permit for Airbnb, contingent on receiving the \$150 permit fee.

Recommended Language for Official Action

I move to approve the Clerk issue a Hotel-Motel permit for Airbnb, Inc., contingent on receiving the \$150 permit fee.

Are there additional reference documents which have been attached to this report?

VILLAGE OF WESTON - Hotel-Motel Permit Application

5500 SCHOFIELD AVE, WESTON WI 54476, PH # (715) 359-6114

Date of Application: 02/13/2020 Date of Opening 01/01/2020

Name of Corporation: Airbnb, Inc. Ownership Type: C Corp
Corporate Address: 888 Brannan Street San Francisco, California 94103 Corporate Phone: 415-685-4821
Trade Name: _____ Business Address: _____
Business Phone: 303-220-0183 Mailing address: c/o Avalara
MyLodgeTax PO Box 3089
Greenwood Village, CO 80155-3089
Name of Local Manager / Agent: Brian Chesky Driver's License # _____
Home Address: 888 Brannan St San Francisco, CA 97103 Date of Birth _____

I hereby certify the foregoing answers are true and correct. I agree, in consideration of the grant of this permit, to comply with the laws of the State of Wisconsin, the Municipal Code and the rules and regulations of the various regulatory agencies and commissions the Village of Weston pertaining to the supervision of activities permitted under the permit for which this application is made. I understand this permit may be revoked by the issuing authority according to the law. Section 111.321, 111.322, 111.325 & 111.335, Wisconsin Statutes, limits the information a licensing agency may ask regarding the arrest and conviction record of an applicant. If you have been arrested and the charges are still pending and this license requires you to qualify for a fidelity bond, or if the pending charges substantially relate to the activity for which you seek the license, you must provide such arrest information on this application. If you have been convicted of a felony, misdemeanor or other offense which substantially relates to the circumstances of the licensed activity or if you must qualify for and post bond, you shall enter such information on this application. Take notice, the state law provides the Village may suspend or revoke a license issued upon his application if the applicant fails to provide this information. If you have doubts as to what you must enter see your own lawyer, or the Wisconsin Department of Industry, Labor and Human Relations. Village employees shall not advise you on this matter.

Enter applicable arrest and conviction information here: _____


(Applicant Signature)

BY (Print Name): Brian Chesky

TITLE: owner

Subscribed and sworn to me this _____ day of _____ 20____.

~~_____
(Signature of Clerk or Notary Public)~~

~~My Commission (is Permanent) or Expires: _____~~

Submit Application and Permit Fee of \$150 to: VILLAGE CLERK
5500 SCHOFIELD AVE
WESTON WI 54476