



**TOWN BOARD MEETING
WEDNESDAY, AUGUST 27, 2025
6:00 p.m.
FREEDOM TOWN HALL - W2004 COUNTY RD S**

1. Call to Order, Roll Call, and Pledge of Allegiance
2. Confirmation of Proper Posting and Approval of Agenda
3. Public Comment Period (Limited to 15 Minutes Total)
4. Approval of Meeting Minutes – June 25 and July 23, 2025
5. Presentation: Tax Increment District (TID) Financial Overview – Presented by Adam, Baird
6. Discussion and Possible Action: Certified Survey Map (CSM) – Schuh Property
7. Discussion and Possible Action: Certified Survey Map (CSM) - Appleton/VanVreede Property
8. Discussion and Possible Action: Rezoning Application - BelGioioso
9. Discussion and Possible Action: Final Plat - Country Villa
10. Discussion and Possible Action: Submission of Veteran Grave Care Reimbursement Request to Outagamie County
11. Discussion and Possible Action: Chapter 18 Subdivision Ordinance Amendments
12. Discussion and Possible Action: Engine Braking Signage
13. Discussion and Possible Action: Assessment of Future Space Needs for Town Facilities and Operations
14. Discussion and Possible Action: Amendments to Municipal Code - Chapter 5 (Animals Running at Large)
15. Discussion and Possible Action: Right of Way Ordinance
16. Discussion and Possible Action: Social Media and AI Policy
17. Discussion and Possible Action: Purchase of Badger Books and Additional Voting Booths
18. Review and Approval of Submitted Operator License Applications
19. Discussion and Possible Action: Wisconsin Employee Trust Funds Health Insurance Resolution – Resolution #2025-03
20. Department Reports –
 - a. Fire Company Report
 - b. First Responder Report
 - c. Highway Department Report
 - d. Attorney Report
 - e. Planner Report
 - f. Administrator Report
 - g. Park Committee Report
 - h. Outagamie County Sheriff's Department Report
21. Identify Future Agenda Items
 - a) VFW Contract
 - b) Chapter 19 - Parks
22. Review and Approval of Vouchers and Direct Deposits
 - a. Approval of \$13,255.65 payment for Freedom storage units (formerly Storage in Freedom, now Rogers Equity Group/Storage Lion) in accordance with the Developer Agreement.
23. CLOSED SESSION—MOVE TO CLOSED SESSION PER WI STATS 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session—KG FUTURES GROUP LLC (TID 3)
AND
 - (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. (Public Works, Administrator)
24. Adjourn

Posted on the Board at the Freedom Town Hall and on the Town website on the 25th of August 2025 by 9:00 AM by the Clerk's Office.

Dana McHugh, Clerk/ Treasurer

TOWN BOARD MEETING MINUTES
WEDNESDAY, June 25, 2025 - 6:00 p.m.
FREEDOM TOWN HALL - W2004 COUNTY RD S

1. Call to order, roll call, pledge
Chairman Schumacher called the meeting to order at 6pm. Members present: Chairman Justin Schumacher, Supervisor Linda Borneman, & Supervisor Kevin Schuh, & Supervisor Fox. Excused: Supervisor Jenn Tomazevic Also present: Deputy Clerk/ Treasurer Rachel Kolocheski, Town Planner Jeff Sanders, Town Attorney Keith Steckbauer. Chairman Schumacher led the Pledge of Allegiance.
2. Verification of posting/adopt agenda
Posted on the Board at the Freedom Town Hall and on the Town website on the 20TH of June 2025 by 4:00 PM by the Clerk's Office. Motion made by Supervisor Fox with a second by Supervisor Borneman. Vote: 4 Yea / 0 Nay Motion Carried: Yes
3. Consideration of the minutes of the Town Board meeting on 5/28/2025
Motion made by Supervisor Borneman to approve the minutes of the Town Board Meeting from 5/28/25, Seconded by Supervisor Fox. Vote: 4 Yea / 0 Nay Motion Carried: Yes
4. Public comment session (maximum 15 minutes total)
5. Discussion and possible action on Pay App #2 for VFW Diamond 1 Project– Dan Rammer
Motion made by Supervisor Borneman to approve Pay App #2 for VFW Diamond 1 Project, Seconded by Supervisor Fox. Vote: 4 Yea / 0 Nay Motion Carried: Yes
6. Discussion and possible action on Operator Licenses & Retailer License Renewals
Motion made by Supervisor Schuh to approve all listed operator and retail licenses, Seconded by Supervisor Fox. Supervisor Borneman Abstained Vote: 3 Yea / 0 Nay/ 1 Abstained Motion Carried: Yes
7. Discussion and possible actions of Chapter 18 Addressing
Motion made by Supervisor Borneman to approve striking CH 18 addressing, Seconded by Supervisor Fox. Vote: 4 Yea / 0 Nay Motion Carried: Yes
8. Discussion and possible action on selecting RFP proposal for online permitting, licensing, and payment software- **No action taken, moved to future agenda item**
9. Discussion and possible action on amending Class B Road Ordinance – Vine Road
Motion made by Supervisor Borneman to amend Class B Road Ordinance- Vine Rd, Seconded by Supervisor Schuh. Vote: 4 Yea / 0 Nay Motion Carried: Yes
10. Appoint Park Committee Member- **Chairman Schumacher appointed Tara VanCaster**
11. Discussion on Open Meetings Laws- **No action taken, this will be covered during our 6/22/25 Onboarding with Attorney Steckbauer**
12. Department Reports-
 - a. Fire Company Report
 - b. First Responder Report
 - c. Highway Department Report
 - d. Attorney Report
 - e. Planner Report
 - f. Administrator Report
 - g. Park Committee Report
 - h. Outagamie County Police Dept Report

13. Identify Future Agenda Items
 - a. VFW Contract
 - b. Right-of- Way Obstruction Ordinances
 - c. Social Media & Communications Policy
 - d. Ordinance Enforcement & Administrative Authority
 - e. Selection of RFP proposal for online permitting
 - f. Zoning Ordinance update
14. Consideration of Vouchers/Direct Deposits- ***Motion made by Supervisor Borneman to approve Vouchers/ Direct Deposits, Seconded by Supervisor Schuh***
Vote: 4 Yea / 0 Nay Motion Carried: Yes
15. Adjourn- ***Motion made by Supervisor Borneman to Adjourn, Seconded by Supervisor Schuh***
Vote: 4 Yea / 0 Nay Motion Carried: Yes Meeting Adjourned 6:40 PM

Rachel Kolocheski, Deputy Clerk/ Treasurer

TOWN BOARD MEETING MINUTES
WEDNESDAY, July 23, 2025 - 6:00 p.m.
FREEDOM TOWN HALL - W2004 COUNTY RD S

1. Call to order, roll call, pledge
Supervisor Fox made a motion to nominate Supervisor Tomazevic as the acting Chairperson, with a second by Supervisor Schuh.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
Supervisor Tomazevic called the meeting to order at 6pm. Members present: Supervisor Jennifer Tomazevic, Supervisor Kevin Schuh, & Supervisor Fox. Excused: Chairman Justin Schumacher & Supervisor Linda Borneman. Also present: Administrator Justin Carlson, Deputy Clerk/ Treasurer Rachel Kolocheski, Town Planner Jeff Sanders, and Financial Advisor Adam Ruechel with Baird. Chairman Schumacher led the Pledge of Allegiance.
2. Verification of posting/adopt agenda
Posted on the Board at the Freedom Town Hall and on the Town website on the 22nd of July 2025 by 4:00 PM by the Clerk's Office. Motion made by Supervisor Fox with a second by Supervisor Schuh.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
3. Public comment session (maximum 15 minutes total)
None
4. Discussion on 2024 audit by Lauterbach & Amen
5. Update to Quarter 2 Financials Presented by Adam from Baird
6. Discussion and possible action on Pay App #1 for Northeast Asphalt Road Project (Greiner to Lau)
Motion made by Supervisor Fox with a second by Supervisor Schuh to approve the Northeast Asphalt Road Project Pay App #1 for \$180,519.32.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
7. Discussion and possible action on Pay App #1 for Northeast Asphalt Addition Road Project (Lau to Town line)
Motion made by Supervisor Fox with a second by Supervisor Schuh to approve the Northeast Asphalt Road Project Lau to Town Line Road Pay App #1 for \$58,756.01.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
8. Discussion and possible action on Pay App #3 for Diamond #1
Motion made by Supervisor Fox with a second by Supervisor Tomazevic to approve Peters Concrete Pay App #3 for \$121,746.06.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
9. Discussion and possible action on Red Power Diesel balance of \$2,930.39
Motion made by Supervisor Fox with a second by Supervisor Schuh to approve the payment to Red Power Diesel in the amount of \$2,930.39.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
10. Discussion and possible action on Operator Licenses
Motion made by Supervisor Fox with a second by Supervisor Tomazevic to approve the Operator License list as presented
Vote: 3 Yea / 0 Nay Motion Carried: Yes
11. Discussion and possible action on RFP for Permitting and Licensing Software
Motion made by Supervisor Fox with a second by Supervisor Tomazevic to approve moving forward with 1Cloud Permit minus the Building Permit option.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
12. Discussion and possible action on Future Space Needs for Town Operations
13. Discussion and possible action on Gonnering CSM
Motion made by Supervisor Schuh with a second by Supervisor Fox to approve the Gonnering CSM.
Vote: 3 Yea / 0 Nay Motion Carried: Yes
14. Discussion and possible action on property concerns – N4128 County Road E
15. Discussion and possible action on property concerns - W2060 County Road S
Motion made by Supervisor Fox with a second by Supervisor Tomazevic to direct staff to investigate these issues involving item #14 (N4128 Cty Rd E) & Item #15 (W2060 Cty Rd S).
Vote: 3 Yea / 0 Nay Motion Carried: Yes

16. Department Reports –

- a. Fire Company Report
- b. First Responder Report
- c. Highway Department Report
- d. Attorney Report
- e. Planner Report
- f. Administrator Report
- g. Park Committee Report
- h. Outagamie County Police Dept Report

17. Identify Future Agenda Items

- a) VFW Contract
- b) Right-of-Way Obstruction Ordinance
- c) Chapter 19: Parks
- ~~d) Ordinance Enforcement & Administrative Authority~~
- e) Town Board Meeting Minutes from 6/25/25
- f) Social Media & AI Policy
- g) Space Needs**
- h) Food Pantry Contract**
- i) Audit, if L&A will be present**
- j) Zoning, County or Local**

18. Consideration Of Vouchers/Direct Deposits

Motion made by Supervisor Fox with a second by Supervisor Schuh to approve the Vouchers / Direct Deposits as presented.

Vote: 3 Yea / 0 Nay Motion Carried: Yes

19. Adjourn

Motion made by Supervisor Schuh to adjourn at 7:22 pm, Seconded by Supervisor Fox.

Vote: 34 Yea / 0 Nay Motion Carried: Yes

Dana McHugh, Clerk/ Treasurer

Town of Freedom

2025 Tax Incremental District Analyses and Report

August 27, 2025

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Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



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Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



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Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025

The logo for BAIRD is a blue parallelogram with the word "BAIRD" in white, bold, sans-serif capital letters.

Executive Summary

Freedom actively uses Tax Increment Districts ("TIDs") to foster rehabilitation and new development.

Existing TIDs

- **TID # 001A:** County E Commercial/Residential District
- **TID # 002A:** Vine Road Industrial District
- **TID # 003A:** State Highway 55 Mixed-Use District

Of the three active TIDs, the oldest was created in 2016 and the newest created in September 2023. Incremental value growth, that is, the increase in equalized property values, within the existing TIDs is over **\$65 million**. **TID # 001A** saw a 64% increase in increment value from 2024 to 2025 resulting in an increment dollar increase of \$16,916,000 and since its creation in 2016 has over \$41,511,900 in increment value growth. **TID #002A** saw a 3% increase in increment value growth from 2024 to 2025 of \$879,300 and since its creation in 2017 has over \$23,648,900 in increment value growth. **TID # 003A** saw an 8% increase in increment value from 2024 to 2025 resulting in an increment dollar increase of \$231,100 since its creation in 2023.

Freedom recently amended TID # 003A.

On September 30, 2024, the Town Board approved **TID # 003A** territory amendment #1. This first amendment adds 144 parcels to the original boundary. The town has been approached by a developer looking to construct approximately 94 lots within the amendment district. Another developer has approached the town about completed a different residential development. The amendment anticipates additional public improvement costs of approximately \$17 million, and projects added tax increment of over \$98,710,000 by the end of 2030.

Challenges

State legislative changes and Department of Revenue assessment practice changes have had significant impact on TID revenues. Economic feasibility studies included in TID project plans drafted prior to these impacts continue to force Freedom to review and adapt to the challenge of TID revenues potentially falling short of projections developed under an entirely different set of fiscal circumstances.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



Brief Explanation of TID

Tax Incremental Financing ("TIF") is an economic development tool available to Wisconsin communities. The community administers the Tax Incremental District ("TID"), however, all taxing entities overlapping the TID benefit from the improvements the TID fosters. Those benefits include the expansion of tax base, expansion/stabilization of employment base and orderly community development/redevelopment.

A TID is comprised of geographically contiguous parcels in need of development or redevelopment. The property value of a TID is frozen at the time of creation – this frozen value is referred to as the "base value". Overlapping taxing entities (Town, School District, County and Technical College District) continue to collect tax revenue on the base value over the life of the TID. Tax revenue on the incremental value (the "tax increment") accrues to the TID rather than the overlapping taxing jurisdictions. TID revenues are comprised primarily of

taxes collected on the incremental value but also include land sale revenue, lease revenue, certain state aid payments and investment earnings on accumulated fund balance. These revenues fund projects are intended to foster economic development. Once sufficient TID revenue has been received to pay TID project costs, the TID closes, and the newly created tax increment becomes a component of the total valuation of all overlapping taxing jurisdictions.

A component of the TID creation or amendment process is evaluation of the TID plan by a board comprised of one member of each of the overlapping taxing entities and an "at-large" public member. A required key finding by this Joint Review Board in the creation of a TID is that the new development would not occur *but for* the creation of the TID. Referred to as the "but for test", if this finding cannot be made, the development would presumably occur without TID assistance.

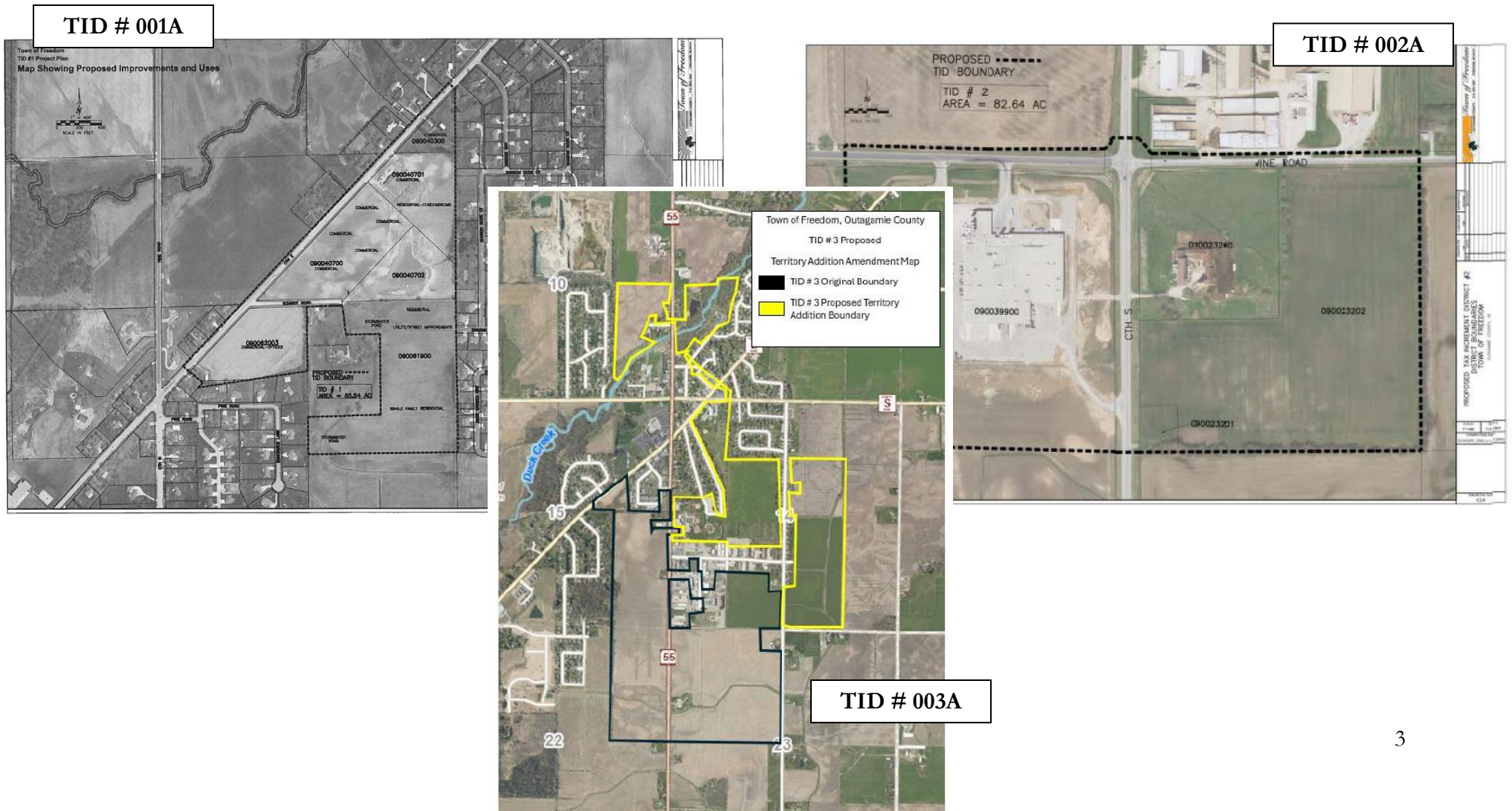
Town of Freedom

2025 Tax Incremental District Analyses

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Town of Freedom – Tax Increment Districts



Town of Freedom

2025 Tax Incremental District Analyses

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TID #001A

County E Commercial/Residential District



Initially created via resolution on 09/07/2016, the original plan included projects for developer incentives, infrastructure improvements and administrative costs. The district was amended via resolution on 12/15/2021 to add two additional parcels to facilitate additional residential development and increased the total district acreage to 140.43 acres. Additional projects were added for additional developer incentives and proposed infrastructure improvements. The district's expenditure period ends in 2031 and is projected to close in 2036 with final tax collection occurring in 2037.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #001A Summary

Summary			
Location	County E Commercial/Residential District		
Type of TID	Mixed Use District		
TID Projects	Developer Incentives, Water, Sewer, Storm Improvements, Utilities Improvements, Site Improvements, Administrative Expenses		
Dates			
Creation Date	9/17/2016		
Final Date to Incur TID Expenditures	9/17/2031		
Anticipated Closing Date	2036		
Project Plan Amendments			
Number	1		
Type	Boundary Addition & Project Costs		
Effective	2022		
Summary of TID Projects within amended area	Developer incentives, regional storm water management, and a new well.		
Value Increment			
2016 actual	\$1,993,600	2022 Amended Base Value \$2,008,100	
2017 actual	\$2,091,300		
2018 actual	\$2,101,000		
2019 actual	\$3,234,700		
2020 actual	\$5,987,200		
2021 actual	\$8,053,300		
2022 actual	\$9,295,200		
2023 actual	\$11,341,200		
2024 actual	\$26,604,000		
2025 actual	\$43,520,000		
Projections			
Future New Increment	\$9,636,838		
Future Project Costs	\$4,215,502		



TID #001A History of Value Increment

	ACTUAL Cumulative Value Increment	(Original Project Plan) PROJECTED Cumulative Value Increment	(2022 Amendment) PROJECTED Cumulative Value Increment	ACTUAL V. PROJECTED
2016	\$0	\$0		\$0
2017	\$2,091,300	\$1,915,000		\$176,300
2018	\$2,101,000	\$3,915,000		(\$1,814,000)
2019	\$3,234,700	\$7,915,000		(\$4,680,300)
2020	\$5,987,200	\$11,415,000		(\$5,427,800)
2021	\$8,053,300	\$14,415,000		(\$6,361,700)
2022	\$9,295,200	\$16,915,000	\$10,853,300	(\$1,558,100)
2023	\$11,341,200	\$18,915,000	\$15,053,300	(\$3,712,100)
2024	\$26,604,000	\$20,915,000	\$20,653,300	\$5,950,700
2025	\$43,520,000	\$21,915,000	\$26,253,300	\$17,266,700

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025

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TID #001A Project Cost Detail

	PROJECTED COSTS													
	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028-2037
Original Project Plan														
Development Incentives	\$169,939				-\$1,880	\$71,160	\$100,659							
Municipal Infrastructure Costs	\$1,120,000							\$85,000	\$90,000	\$90,000	\$95,000	\$95,000	\$100,000	\$565,000
Municipal Capitalized Interest	-\$57,600			-\$57,600										
Municipal Infrastructure Interest/Issuance Costs	\$417,250			\$57,600	\$38,400	\$38,400	\$38,400	\$37,550	\$35,350	\$32,650	\$29,875	\$27,025	\$24,100	\$57,900
Administrative Expenses	\$135,000		\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$60,750
SUBTOTAL	\$1,784,589	\$0	\$6,750	\$6,750	\$43,270	\$116,310	\$145,809	\$129,300	\$132,100	\$129,400	\$131,625	\$128,775	\$130,850	\$683,650
2022 Amendment														
Development Incentives	\$3,220,355							\$300,000		\$11,004	\$1,584	\$49,734	\$126,065	\$2,731,968
Municipal Infrastructure Costs	\$1,000,000										\$75,000	\$115,000	\$125,000	\$685,000
Municipal Infrastructure Interest/Issuance Costs	\$216,263								\$53,775	\$35,850	\$33,881	\$28,894	\$22,594	\$41,269
Municipal Capitalized Interest	-\$57,595								-\$53,775	-\$3,820				
SUBTOTAL	\$4,379,023	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$43,034	\$110,465	\$193,628	\$273,659	\$3,458,237
TOTAL PROJECTED COSTS	\$6,163,612	\$0	\$6,750	\$6,750	\$43,270	\$116,310	\$145,809	\$429,300	\$132,100	\$172,434	\$242,090	\$322,403	\$404,509	\$4,141,887
	ACTUAL COSTS													
	TOTAL	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028-2037
TID 1 Debt Principal Payments	\$2,370,000			\$1,170,000				\$95,000	\$95,000	\$100,000	\$100,000	\$105,000	\$110,000	\$595,000
TID 1 Debt Interest Payments	\$398,078	\$21,809	\$17,745	\$23,400	\$43,141	\$36,978	\$36,978	\$35,553	\$32,703	\$29,778	\$26,778	\$23,703	\$20,478	\$49,034
Developer Incentive	\$88,460								\$88,460					
Other Construction Costs	\$301,414	\$6,200	\$259,313	\$35,901										
Sanitary Sewer and Water Main Construction	\$298,755	\$149,618	\$4,778	\$144,359										
Administrative Costs	\$76,047	\$1,278	\$115	\$641		\$475	\$409	\$11,838	\$24,186	\$37,104				
Engineering Costs	\$51,083	\$2,036	\$11,218					\$37,567	\$263					
Miscellaneous Costs	\$472,117		\$22,696	\$59,316	\$30,540	\$40,777	\$32,126	\$286,662						
Special Assessment Costs	\$7,568		\$7,508	\$60										
TOTAL ACTUAL COSTS (As of 12/31/24)	\$4,063,523	\$180,942	\$323,373	\$1,433,677	\$73,681	\$78,230	\$69,513	\$466,620	\$240,612	\$166,882	\$126,778	\$128,703	\$130,478	\$644,034

Note: Projected costs are taken from the TID Project Plan, not the town budget documents.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #001A Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$13.59
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Background Data					Revenues						Year	
Year	(a) TIF District Valuation <i>(January 1)</i> Base Value \$1,993,600 Amendment \$2,008,100	(b) Inflation Increment	(b) Construction Increment <i>(1)</i>	(c) TIF Increment Over Base	(d) Tax Rate	(e) Tax Revenue	(f) Investment Proceeds	(g) Trasnfers In Per Audit	(h) Audit Other General Revenues	(i) Note Proceeds		(i) Total Revenues
2016	\$1,993,600		\$97,700	\$97,700	18.26	\$0				\$1,170,000	\$1,170,000	
2017	\$2,091,300		\$9,700	\$107,400	16.77	\$0			\$148,646		\$148,646	
2018	\$2,101,000		\$1,133,700	\$1,241,100	16.11	\$1,638			\$166,725	\$1,200,000	\$1,368,363	2018
2019	\$3,234,700		\$2,752,500	\$3,993,600	15.78	\$1,730			\$12,447		\$14,177	2019
2020	\$5,987,200		\$2,066,100	\$6,059,700	15.81	\$19,583			\$3,967		\$23,550	2020
2021	\$8,053,300		\$1,241,900	\$7,301,600	14.44	\$32,246			\$1,170		\$33,416	2021
2022	\$9,295,200		\$2,046,000	\$9,333,100	13.29	\$87,485			\$81		\$87,566	2022
2023	\$11,341,200		\$15,262,800	\$24,595,900	12.55	\$97,048	\$101	\$112,077	\$3,831		\$213,057	2023
2024	\$26,604,000		\$16,916,000	\$41,511,900	13.59	\$117,161	\$96	\$132,468	\$151		\$249,876	2024
2025	\$43,520,000	\$435,200	\$4,567,850	\$46,514,950	13.59	\$334,258	\$2,014				\$336,273	2025
2026	\$48,523,050	\$485,231	\$4,567,850	\$51,568,031	13.59	\$564,147	\$2,550				\$566,697	2026
2027	\$53,576,131	\$535,761	\$4,567,850	\$56,671,642	13.59	\$632,138	\$3,951				\$636,089	2027
2028	\$58,679,742	\$586,797	\$4,567,850	\$61,826,289	13.59	\$700,810	\$5,411				\$706,221	2028
2029	\$63,834,389	\$638,344		\$62,464,633	13.59	\$770,168	\$6,961				\$777,129	2029
2030	\$64,472,733	\$644,727		\$63,109,360	13.59	\$840,219	\$8,331				\$848,550	2030
2031	\$65,117,460	\$651,175		\$63,760,535	13.59	\$848,894	\$10,012				\$858,907	2031
2032	\$65,768,635	\$657,686		\$64,418,221	13.59	\$857,656	\$11,740				\$869,396	2032
2033	\$66,426,321	\$664,263		\$65,082,485	13.59	\$866,506	\$13,541				\$880,046	2033
2034	\$67,090,585	\$670,906		\$65,753,390	13.59	\$875,444	\$16,030				\$891,473	2034
2035	\$67,761,490	\$677,615		\$66,431,005	13.59	\$884,471	\$18,576				\$903,047	2035
2036	\$68,439,105	\$684,391		\$67,115,396	13.59	\$893,589	\$22,543				\$916,131	2036
2037						\$902,797	\$26,886				\$929,683	2037
						\$10,327,988	\$148,742	\$244,545	\$337,018	\$2,370,000	\$13,428,293	

Type of TID: Mixed Use

2016 TID Inception (09/17/2016)

2031 Final Year to Incur TIF Related Costs

2036 Maximum Legal Life of TID (20 Years)

* Calendar year Tax Revenue is estimated by multiplying the increment value from two years prior by the previous years tax rate.

(1) Increment Per Estimates from Town Development Agreements

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #001A Cash Flow Proforma Analysis Cont.

Expenditures							TID Status			Year
(k) Capital Outlay Expenses	(l) Existing Debt Service	(m) Estimated Developer Incentives	(n) Administrative Expenses	(o) Audit Other Expenses	(p) Transfers to General Fund (1)	(q) Combined Expenditures	(r) Annual Balance	(s) Year End Cumulative Balance (December 31)	(t) Cost Recovery	
\$155,818	\$21,809		\$3,315			\$180,942	\$989,058	\$989,058		2016
\$264,091	\$17,745		\$11,333	\$30,204		\$323,373	(\$174,727)	\$814,331		2017
\$180,260	\$1,193,400		\$641	\$59,376		\$1,433,677	(\$65,314)	\$749,017		2018
	\$43,141			\$30,540		\$73,681	(\$59,504)	\$689,514		2019
	\$36,978		\$475	\$40,777		\$78,230	(\$54,680)	\$634,834		2020
	\$36,978		\$409	\$32,126		\$69,513	(\$36,097)	\$598,736		2021
	\$130,553		\$49,405	\$286,662		\$466,620	(\$379,054)	\$219,683		2022
	\$15,639		\$24,449	\$72,780		\$112,868	\$100,189	\$319,872		2023
	\$129,778		\$37,104			\$166,882	\$82,994	\$402,866	Per 2024 Audit	2024
	\$126,778	\$102,344				\$229,122	\$107,151	\$510,016		2025
	\$128,703	\$157,900				\$286,603	\$280,094	\$790,110		2026
	\$130,478	\$213,455				\$343,933	\$292,155	\$1,082,266		2027
	\$127,178	\$269,011				\$396,189	\$310,032	\$1,392,297		2028
	\$128,716	\$324,567			\$50,000	\$503,283	\$273,846	\$1,666,144		2029
	\$130,015	\$332,238			\$50,000	\$512,253	\$336,297	\$2,002,441	Expenditures Recovered	2030
	\$131,094	\$332,238			\$50,000	\$513,332	\$345,574	\$2,348,015	Expenditures Recovered	2031
	\$127,031	\$332,238			\$50,000	\$509,269	\$360,127	\$2,708,142	Expenditures Recovered	2032
		\$332,238			\$50,000	\$382,238	\$497,808	\$3,205,951	Expenditures Recovered	2033
		\$332,238			\$50,000	\$382,238	\$509,235	\$3,715,186	Expenditures Recovered	2034
		\$109,689				\$109,689	\$793,358	\$4,508,543	Expenditures Recovered	2035
	\$47,566					\$47,566	\$868,565	\$5,377,108	Expenditures Recovered	2036
						\$0	\$929,683	\$6,306,791	Expenditures Recovered	2037
\$600,169	\$2,656,014	\$2,885,723	\$127,130	\$552,466	\$300,000	\$7,121,502				

(1) Per Development Agreement \$300,000 up front incentive assumed to be paid by General Fund.

Payoff of 2016 \$1,170,000 Note Anticipation Note

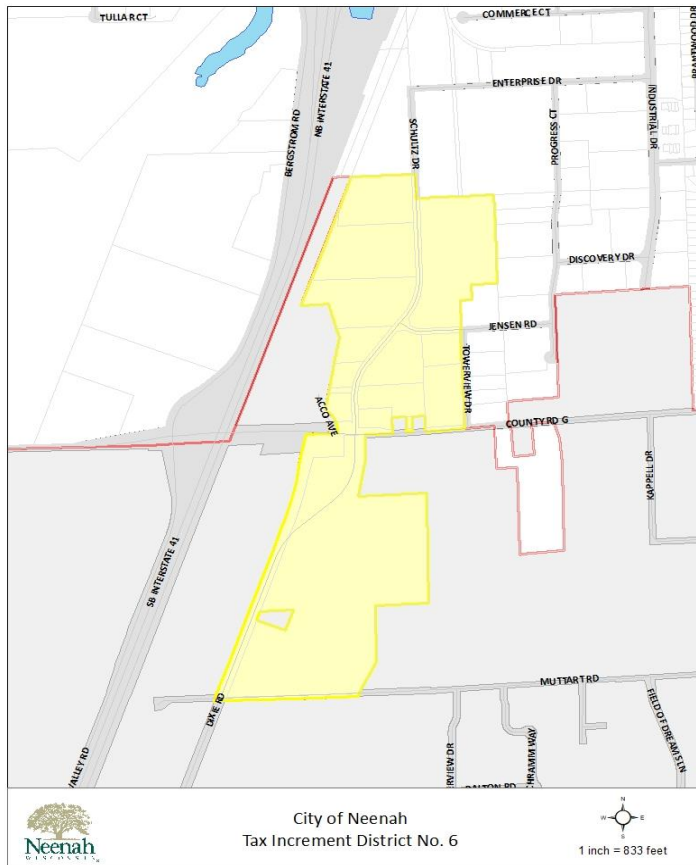
Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #002A



Vine Road Industrial District

TID #002A was created via resolution by the town board on 07/12/2017. The district was created due to a shortage of industrial use suitable lots and the creation of the district allows the town a cost-effective mechanism to provide the lots an associated infrastructure. The project plan anticipated approximately \$2,283,530 in project costs related towards infrastructure improvements, land acquisitions, and administrative expenses. The project plan projected approximately \$9,060,000 in new development. The district's expenditure period ends in 2032 and is projected to close in 2037 with final tax collection occurring in 2038.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #002A Summary

Summary	
Location	Vine Road Industrial District
Type of TID	Industrial after 10/1/1995
TID Projects	land acquisition, infrastructure improvements, administrative expenses.
Dates	
Creation Date	7/12/2017
Final Date to Incur TID Expenditures	7/12/2032
Anticipated Closing Date	2037
Project Plan Amendments	
Number	0
Type	
Effective	
Summary of TID Projects within amended area	
Value Increment	
2017 actual	\$11,728,400
2018 actual	\$11,650,900
2019 actual	\$12,729,900
2020 actual	\$13,768,500
2021 actual	\$27,968,200
2022 actual	\$34,880,600
2023 actual	\$37,153,300
2024 actual	\$34,498,000
2025 actual	\$35,377,300
Projections	
Future New Increment	\$4,567,158
Future Project Costs	\$3,087,285



TID #002A History of Value Increment

	ACTUAL Cumulative Value Increment	(Original Project Plan) PROJECTED Cumulative Value Increment	ACTUAL V. PROJECTED
2017	\$0	\$0	\$0
2018	\$11,650,900	\$9,143,300	\$2,507,600
2019	\$12,729,900	\$9,603,300	\$3,126,600
2020	\$13,768,500	\$11,483,300	\$2,285,200
2021	\$27,968,200	\$14,063,300	\$13,904,900
2022	\$34,880,600	\$14,983,300	\$19,897,300
2023	\$37,153,300	\$15,903,300	\$21,250,000
2024	\$34,498,000	\$16,823,300	\$17,674,700
2025	\$35,377,300	\$17,283,300	\$18,094,000

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #002A Project Cost Detail

	PROJECTED COSTS													
	TOTAL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029-2038
Original Project Plan														
Municipal Infrastructure Costs	\$1,525,000			\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$101,667	\$508,330
Land Acquisition Expenses	\$650,000			\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$43,334	\$216,660
Municipal Interest/Issuance Costs	\$555,300			\$67,125	\$63,375	\$59,550	\$55,575	\$51,450	\$47,175	\$42,750	\$38,175	\$33,525	\$28,800	\$67,800
Administrative Expenses	\$125,000			\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$8,334	\$41,660
SUBTOTAL	\$2,855,300	\$0	\$0	\$220,460	\$216,710	\$212,885	\$208,910	\$204,785	\$200,510	\$196,085	\$191,510	\$186,860	\$182,135	\$834,450
TOTAL PROJECTED COSTS	\$2,855,300	\$0	\$0	\$220,460	\$216,710	\$212,885	\$208,910	\$204,785	\$200,510	\$196,085	\$191,510	\$186,860	\$182,135	\$834,450
	ACTUAL COSTS													
	TOTAL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029-2038
TID 1 Debt Principal Payments	\$5,376,825		\$2,386,825				\$140,000	\$140,000	\$145,000	\$150,000	\$160,000	\$170,000	\$175,000	\$1,910,000
TID 1 Debt Interest Payments	\$1,395,049	\$20,961	\$46,500		\$113,608	\$113,608	\$113,608	\$109,338	\$104,928	\$100,215	\$95,190	\$89,110	\$82,650	\$405,335
Debt Service Per Audit				\$132,542										
Developer Incentive	\$0													
Capital Outlay Projects Per Audit	\$2,722,073	\$682,992	\$1,769,557	\$240,347	\$29,177									
Other Construction Costs	\$0													
Sanitary Sewer and Water Main Construction	\$0													
Administrative Costs	\$14,525					\$1,339	\$951	\$12,085	\$150					
Engineering Costs	\$0													
Miscellaneous Costs	\$24,244				\$24,244									
Special Assessment Costs	\$0													
TOTAL ACTUAL COSTS (As of 12/31/24)	\$9,532,716	\$703,953	\$4,202,882	\$372,889	\$167,029	\$114,947	\$254,559	\$261,423	\$250,078	\$250,215	\$255,190	\$259,110	\$257,650	\$2,315,335

Note: Projected costs are taken from the TID Project Plan, not the town budget documents.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #002A Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$13.59
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Background Data					Revenues						Year
(a)	(b)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(i)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Transfers In Per Audit	Audit Other General Revenues	Note Proceeds	Total Revenues	
(January 1)											
	Base Value \$11,728,400										
2017	\$11,728,400		(\$77,500)	(\$77,500)	\$18.26	\$0		\$2,687	\$2,325,000	\$2,327,687	2017
2018	\$11,650,900		\$1,079,000	\$1,001,500	\$16.77	\$0		\$56,007	\$2,990,000	\$3,046,007	2018
2019	\$12,729,900		\$1,038,600	\$2,040,100	\$16.11	\$0		\$261,103		\$261,103	2019
2020	\$13,768,500		\$14,199,700	\$16,239,800	\$15.78	\$15,802		\$334,002		\$349,804	2020
2021	\$27,968,200		\$6,912,400	\$23,152,200	\$15.81	\$63,122		\$96		\$63,218	2021
2022	\$34,880,600		\$2,272,700	\$25,424,900	\$14.44	\$234,457		\$1,945		\$236,402	2022
2023	\$37,153,300		(\$2,655,300)	\$22,769,600	\$13.29	\$307,723	\$6,336	\$195,000		\$509,059	2023
2024	\$34,498,000		\$879,300	\$23,648,900	\$12.55	\$319,165	\$6,938	\$264,513		\$590,616	2024
2025	\$35,377,300	\$353,773		\$24,002,673	\$13.59	\$285,758	\$5,554			\$291,313	2025
2026	\$35,731,073	\$357,311		\$24,359,984	\$13.59	\$321,389	\$5,760			\$327,148	2026
2027	\$36,088,384	\$360,884		\$24,720,868	\$13.59	\$326,196	\$6,119			\$332,316	2027
2028	\$36,449,268	\$364,493		\$25,085,360	\$13.59	\$331,052	\$6,485			\$337,538	2028
2029	\$36,813,760	\$368,138		\$25,453,498	\$13.59	\$335,957	\$6,885			\$342,841	2029
2030	\$37,181,898	\$371,819		\$25,825,317	\$13.59	\$340,910	\$7,319			\$348,229	2030
2031	\$37,553,717	\$375,537		\$26,200,854	\$13.59	\$345,913	\$7,764			\$353,677	2031
2032	\$37,929,254	\$379,293		\$26,580,147	\$13.59	\$350,966	\$8,248			\$359,214	2032
2033	\$38,308,547	\$383,085		\$26,963,232	\$13.59	\$356,070	\$8,746			\$364,816	2033
2034	\$38,691,632	\$386,916		\$27,350,148	\$13.59	\$361,224	\$9,287			\$370,511	2034
2035	\$39,078,548	\$390,785		\$27,740,934	\$13.59	\$366,430	\$9,849			\$376,279	2035
2036	\$39,469,334	\$394,693		\$28,135,627	\$13.59	\$371,689	\$10,435			\$382,123	2036
2037	\$39,864,027	\$398,640		\$28,534,267	\$13.59	\$376,999	\$11,072			\$388,071	2037
2038						\$382,363	\$11,737			\$394,100	2038
		\$4,885,367	\$23,648,900			\$5,793,185	\$128,534	\$459,513	\$655,840	\$5,315,000	\$12,352,072

Type of TID: Mixed Use

2017 TID Inception (07/12/2017)

2032 Final Year to Incur TIF Related Costs

2037 Maximum Legal Life of TID (20 Years)

* Calendar year Tax Revenue is estimated by multiplying the increment value from two years prior by the previous years tax rate.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #002A Cash Flow Proforma Analysis Cont.

Expenditures				TID Status			Year
(k) Capital Outlay Expenses	(l) Existing Debt Service	(m) Audit Other Expenses	(n) Combined Expenditures	(o) Annual Balance	(p) Year End Cumulative Balance (December 31)	(q) Cost Recovery	
\$682,992	\$20,961		\$703,953	\$1,623,734	\$1,623,734		2017
\$1,769,557	\$2,433,325		\$4,202,882	(\$1,156,875)	\$466,859		2018
\$240,347	\$132,542		\$372,889	(\$111,786)	\$355,073		2019
\$29,177	\$113,608	\$24,244	\$167,029	\$182,776	\$537,849		2020
	\$113,608	\$1,339	\$114,947	(\$51,729)	\$486,120		2021
	\$253,608	\$951	\$254,559	(\$18,157)	\$467,964		2022
	\$194,669	\$12,085	\$206,754	\$302,305	\$770,269		2023
	\$249,928	\$150	\$250,078	\$340,539	\$1,110,807	Per 2024 Audit	2024
	\$250,215		\$250,215	\$41,098	\$1,151,905		2025
	\$255,190		\$255,190	\$71,958	\$1,223,863		2026
	\$259,110		\$259,110	\$73,206	\$1,297,068		2027
	\$257,650		\$257,650	\$79,888	\$1,376,956		2028
	\$256,000		\$256,000	\$86,841	\$1,463,797		2029
	\$259,160		\$259,160	\$89,069	\$1,552,866		2030
	\$256,940		\$256,940	\$96,737	\$1,649,604		2031
	\$259,530		\$259,530	\$99,684	\$1,749,288	Expenditures Recovered	2032
	\$256,740		\$256,740	\$108,076	\$1,857,364	Expenditures Recovered	2033
	\$258,130		\$258,130	\$112,381	\$1,969,745	Expenditures Recovered	2034
	\$259,110		\$259,110	\$117,169	\$2,086,914	Expenditures Recovered	2035
	\$254,680		\$254,680	\$127,443	\$2,214,357	Expenditures Recovered	2036
	\$255,045		\$255,045	\$133,026	\$2,347,383	Expenditures Recovered	2037
	\$0		\$0	\$394,100	\$2,741,483	Expenditures Recovered	2038
\$2,722,073	\$6,849,747	\$38,769	\$9,610,589				

Payoff of 2017 \$2,325,000 Note Anticipation Note.

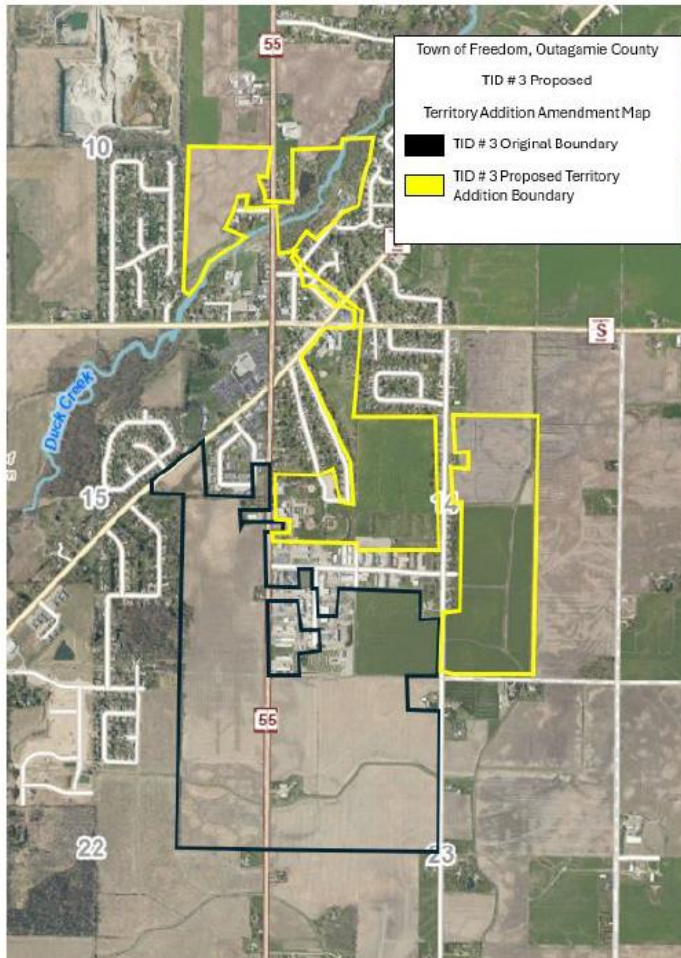
Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #003A



State Highway 55 Mixed Use District

TID #003A, the State Highway 55 Mixed Use District was created via resolution by the town board on September 27, 2023. The original project plan included an estimate of over \$1,600,000 in projects related towards Parks & Trails, Building Improvements, Development Incentives, Sanitary Sewer & Water System Improvements, Street Improvements, Site Improvements, Land Acquisition and Administrative Expenses. The original project plan estimated \$8,000,000 in construction increment over the life of the district and would generate around \$2,191,000 in increment. On September 25, 2024, the town board via resolution approved Territory Amendment # 1 which added 144 parcels primarily for residential development. The amendment estimates new project costs of \$17,436,809 and projects new tax increment of \$19,838,789. The districts expenditure period is projected to end in 2038, and the district is estimated to close in 2044.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #003A Summary

Summary	
Location	State Highway 55
Type of TID	Mixed Use District
TID Projects	Park Improvements, Building Improvements, Development Incentives, Sanitary Sewer & Water Improvements, Utility and Street Improvements, Land Acquisition and Administrative Expenses
Dates	
Creation Date	9/27/2023
Final Date to Incur TID Expenditures	9/27/2038
Anticipated Closing Date	2043
Project Plan Amendments	
Number	1
Type	Boundary & Project Cost
Effective	2024
Summary of TID Projects within amended area	Business-Façade-Alleyway Grants, Utility and Street Improvements, Developer Incentives, Park Improvements
Value Increment	
2023 actual	\$2,817,900
2024 actual	\$3,026,800
2025 actual	\$3,257,900
Projections	
Future New Increment	\$14,789,929
Future Project Costs	\$14,753,109



TID #003A History of Value Increment

	ACTUAL Cumulative Value Increment	(Original Project Plan) PROJECTED Cumulative Value Increment	(2024 Amendment) PROJECTED Cumulative Value Increment	ACTUAL V. PROJECTED
2023	\$0	\$0	\$0	\$0
2024	\$3,026,800	\$2,465,648		\$561,152
2025	\$3,257,900	\$4,465,648	\$11,988,900	(\$1,207,748)

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025

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TID #003A Project Cost Detail

	PROJECTED COSTS													
	TOTAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035-2044
Original Project Plan														
Parks & Trails	\$25,000			\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$8,335
Building Improvements	\$100,000						\$6,666	\$6,666	\$6,666	\$6,666	\$6,666	\$6,667	\$6,667	\$53,336
Developer Incentives	\$500,000			\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$33,333	\$166,670
TID 3 Debt Interest Payments	\$647,300			\$25,702	\$24,468	\$23,171	\$70,765	\$66,981	\$63,004	\$58,824	\$54,429	\$49,810	\$44,955	\$165,190
Sanitary Sewer & Water System Improvements	\$300,000						\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$160,000
New Streets & Street Improvements	\$300,000						\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$160,000
Utility Improvements	\$50,000						\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$3,333	\$26,669
District Improvements & Site Modifications	\$100,000						\$6,666	\$6,666	\$6,666	\$6,666	\$6,666	\$6,667	\$6,667	\$53,336
TID Project Planning, Creation, And Amendments	\$30,000		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$13,500
Environmental Cleanup & Remediation	\$100,000						\$6,666	\$6,666	\$6,666	\$6,666	\$6,666	\$6,667	\$6,667	\$53,336
Land & Right of Way Acquisition	\$20,000						\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$10,669
Municipal Equipment	\$25,000						\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,667	\$1,667	\$13,336
Administrative Expenses	\$50,000		\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$22,500
SUBTOTAL	\$2,247,300	\$0	\$4,000	\$64,701	\$63,467	\$62,170	\$176,094	\$172,310	\$168,334	\$164,154	\$159,759	\$155,144	\$150,289	\$906,877
2024 Amendment														
Development Incentives	\$6,936,809						\$84,361	\$242,538	\$421,282	\$600,025	\$797,217	\$913,759	\$655,572	\$2,577,644
Recreational Improvements	\$3,000,000						\$50,000	\$100,000	\$100,000	\$200,000	\$300,000	\$200,000	\$400,000	\$1,150,000
Business Façade Grants	\$2,400,000													\$2,400,000
Utility Improvements	\$2,550,000													\$2,550,000
Street Improvements	\$2,550,000													\$2,550,000
SUBTOTAL	\$17,436,809	\$0	\$0	\$0	\$0	\$134,361	\$342,538	\$521,282	\$800,025	\$1,097,217	\$1,113,759	\$1,055,572	\$1,144,411	\$11,227,644
TOTAL PROJECTED COSTS	\$19,684,109	\$0	\$4,000	\$64,701	\$63,467	\$196,531	\$518,632	\$693,592	\$968,359	\$1,261,371	\$1,273,518	\$1,210,716	\$1,294,700	\$12,134,521
	ACTUAL COSTS													
	TOTAL	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035-2038
TID 3 Debt Principal Payments	\$0													\$0
TID 3 Debt Interest Payments	\$0													\$0
Debt Service Per Audit	\$0													\$0
Developer Incentive	\$0													\$0
Capital Outlay Projects Per Audit	\$0													\$0
Other Construction Costs	\$0													\$0
Sanitary Sewer and Water Main Construction	\$0													\$0
Administrative Costs	\$21,124		\$21,124											\$0
Engineering Costs	\$0													\$0
Miscellaneous Costs	\$0													\$0
Special Assessment Costs	\$0													\$0
TOTAL ACTUAL COSTS (As of 12/31/24)	\$21,124	\$0	\$21,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Note: Projected costs are taken from the TID Project Plan, not the town budget documents.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #003A Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$13.59
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Background Data					Revenues				Year	
Year	(a)	(b)	(b)	(c)	(d)	(e)	(f)	(g)		(h)
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Audit Other General Revenues		Total Revenues
	(January 1)									
	Base Value \$2,817,900									
	Amendment \$5,675,800									
2023	\$2,817,900		\$208,900	\$208,900	\$18.26					2023
2024	\$3,026,800		\$231,100	(\$2,417,900)	\$13.59			\$70	\$70	2024
2025	\$3,257,900	\$32,579	\$6,600,000	\$4,214,679	\$13.59	\$2,839	\$0		\$2,839	2025
2026	\$7,032,579	\$70,326	\$13,985,000	\$15,412,105	\$13.59	\$0	\$0		\$0	2026
2027	\$18,230,005	\$182,300	\$18,650,000	\$31,386,505	\$13.59	\$57,277	\$0		\$57,277	2027
2028	\$34,204,405	\$342,044	\$18,650,000	\$47,520,649	\$13.59	\$209,451	\$0		\$209,451	2028
2029	\$50,338,549	\$503,385	\$18,650,000	\$63,816,134	\$13.59	\$426,543	\$0		\$426,543	2029
2030	\$66,634,034	\$666,340	\$20,175,000	\$81,799,575	\$13.59	\$645,806	\$0		\$645,806	2030
2031	\$84,617,475	\$846,175	\$2,000,000	\$81,787,849	\$13.59	\$867,261	\$0		\$867,261	2031
2032	\$84,605,749	\$846,057		\$79,776,007	\$13.59	\$1,111,656	\$0		\$1,111,656	2032
2033	\$82,593,907	\$825,939		\$77,744,046	\$13.59	\$1,111,497	\$0		\$1,111,497	2033
2034	\$80,561,946	\$805,619		\$75,691,765	\$13.59	\$1,084,156	\$0		\$1,084,156	2034
2035	\$78,509,665	\$785,097		\$73,618,962	\$13.59	\$1,056,542	\$103		\$1,056,645	2035
2036	\$76,436,862	\$764,369		\$71,525,431	\$13.59	\$1,028,651	\$175		\$1,028,826	2036
2037	\$74,343,331	\$743,433		\$69,410,964	\$13.59	\$1,000,482	\$108		\$1,000,590	2037
2038	\$72,228,864	\$722,289		\$67,275,353	\$13.59	\$972,031	\$150		\$972,181	2038
2039	\$70,093,253	\$700,933		\$65,118,385	\$13.59	\$943,295	\$175		\$943,470	2039
2040	\$67,936,285	\$679,363		\$62,939,848	\$13.59	\$914,272	\$153		\$914,425	2040
2041	\$65,757,748	\$657,577		\$60,739,526	\$13.59	\$884,959	\$111		\$885,070	2041
2042	\$63,557,426	\$635,574		\$58,517,200	\$13.59	\$855,353	\$47		\$855,400	2042
2043	\$61,335,100	\$613,351		\$56,272,651	\$13.59	\$825,450	\$34		\$825,484	2043
2044						\$795,249	\$22		\$795,270	2044
		\$11,422,751	\$99,150,000			\$14,792,768	\$1,078	\$70	\$14,793,916	

Type of TID: Mixed Use

2023 TID Inception (07/12/2017)

2038 Final Year to Incur TIF Related Costs

2043 Maximum Legal Life of TID (20 Years)

* Calendar year Tax Revenue is estimated by multiplying the increment value from two years prior by the previous years tax rate.
Per 2024 Amended Project Plan

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



TID #003A Cash Flow Proforma Analysis Cont.

Expenditures						TID Status			Year
(i) Capital Outlay Expenses	(j) Hypothetical Debt Service	(k) Estimated Developer Incentives	(l) Administrative Expenses	(m) Audit Other Expenses	(n) Combined Expenditures	(o) Annual Balance	(p) Year End Cumulative Balance	(q) Cost Recovery	
							(December 31)		
			\$21,124	\$12,085	\$33,209	(\$33,139)	(\$33,139)	Per 2024 Audit	2023
			\$3,000		\$3,000	(\$161)	(\$33,300)		2024
			\$3,000		\$3,000	(\$3,000)	(\$36,300)		2025
	\$49,820	\$84,361	\$3,000		\$137,181	(\$79,904)	(\$116,204)		2026
	\$49,820	\$242,538	\$3,000		\$295,358	(\$85,907)	(\$202,111)		2027
	\$49,820	\$421,282	\$3,000		\$474,102	(\$47,559)	(\$249,670)		2028
	\$144,820	\$600,025	\$3,000		\$747,845	(\$102,039)	(\$351,710)		2029
	\$144,820	\$797,217	\$3,000		\$945,037	(\$77,776)	(\$429,486)		2030
	\$144,820	\$913,759	\$3,000		\$1,061,579	\$50,077	(\$379,408)		2031
	\$144,820	\$655,572	\$3,000		\$803,392	\$308,105	(\$71,303)		2032
	\$144,820	\$644,411	\$3,000		\$992,231	\$91,925	\$20,621		2033
\$200,000	\$144,820	\$644,411	\$3,000		\$1,042,231	\$14,414	\$35,035		2034
\$250,000	\$144,820	\$644,411	\$3,000		\$1,042,231	(\$13,405)	\$21,630		2035
\$250,000	\$144,820	\$644,411	\$3,000		\$992,231	\$8,359	\$29,989		2036
\$200,000	\$144,820	\$644,411	\$3,000		\$967,231	\$4,950	\$34,939		2037
\$175,000	\$144,820	\$644,411	\$3,000		\$947,820	(\$4,350)	\$30,589		2038
\$800,000	\$144,820		\$3,000		\$922,820	(\$8,395)	\$22,193		2039
\$775,000	\$144,820		\$3,000		\$897,820	(\$12,750)	\$9,443		2040
\$750,000	\$144,820		\$3,000		\$858,000	(\$2,600)	\$6,843		2041
\$760,000	\$95,000		\$3,000		\$828,000	(\$2,516)	\$4,327		2042
\$730,000	\$95,000		\$10,000		\$795,000	\$270	\$4,598	Expenditures Recovered	2043
\$690,000	\$95,000								2044
\$5,580,000	\$2,172,300	\$6,936,809	\$88,124	\$12,085	\$14,789,318				

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



Freedom's Tax Incremental Districts

Tax Incremental Districts are one of the most powerful economic development tools available to municipalities. Freedom has a history of actively using this tool to foster not only tax base growth but also blight elimination, orderly development of newly created commercial and industrial parcels and expanded employment opportunities. Of Freedom's three active TIDs, one is industrial, and two are mixed-use.

Different types of TIDs offer varying challenges. For example, downtown TIDs typically rehabilitate an obsolete or underutilized use. TIDs created to rehabilitate parcels regularly incur significant costs to demolish existing facilities, remediate environmental contamination and, in general, prepare the parcel for new development. For these reasons, the "cost to revenue" ratio for rehabilitation TIDs is significantly greater than TIDs created to foster new industrial or commercial development. This is the challenge faced by **TID #003A**. However, it is important to recognize that the benefits accrued to Freedom (and all overlapping taxing entities of the three TIDs) for the redevelopment in **TID #001A**, **TID # 002A**, and **TID #003A** include an expanded employment base and an increase in the vibrancy of Freedom's downtown. Without the use of TID, it is highly unlikely that this revitalization would occur.

TID # 001A saw a 64% increase in increment value from 2024 to 2025 resulting in an increment dollar increase of \$16,916,000 and since its creation in 2016 has over \$41,511,900 in increment value growth. TID #002A saw a 3% increase in increment value growth from 2024 to 2025 of \$879,300 and since its creation in 2017 has over \$23,648,900 in increment value growth. TID # 003A saw an 8% increase in increment value from 2024 to 2025 resulting in an increment dollar increase of \$231,100 since its creation in 2023.

Implemented Project Plans

TID project plans are required to include an economic feasibility analysis. A component of the analysis projects annual TID revenues compared to annual TID expenditures. A challenge facing all TIDs is the “fixed” nature of the expenditures versus the “variable” nature of the revenues. For example, TID expenditures are often funded by the issuance of debt. That debt typically has fixed payments over a long-term period (up to 20 years for General Obligation debt). The revenue stream, comprised predominantly of tax revenue, varies annually based on changes to property value in the TID and the combined equalized tax rate. As with any projection, the further into the future the projection spans, the confidence placed on subsequent years’ projections is reduced

Since 2014, there have been several TID Law changes that have gone into effect.

- **2013 Wisconsin Act 183 (Re-determine TID base value) – effective April 4, 2014**
 - TID’s equalized value must be at least 10% below the current base value of the TID for two consecutive years
 - Distressed or severely distressed TIDs qualify
- **2013 Wisconsin Act 193 – effective April 6, 2014**
 - Expands authority for certain towns to create TIDs
 - In prior year, EV must be minimum of \$500 million and population of at least 3,500
 - A sewer service is or will be provided before use or operation of any improvements

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- **2015 Wisconsin Act 254 – effective March 3, 2016**
 - Allows Municipality to amend TID's project plan and request three-year extension to TID's life if tax increments are impacted by 2013 Act 145 (referenced earlier) that increased state aid to technical colleges
 - Requires DOR to indicate in a fiscal estimate if a bill will increase or decrease the increment collection for TIDs or if the effect is indeterminate
- **2015 Wisconsin Act 255 (TIDs created or whose project plan was amended on or after October 1, 2015)**
 - Removes restriction that vacant property may not comprise more than 25% of TID for creations after effective date
 - Revises TID base value calculation to exclude exempt town owned property
- **2015 Wisconsin Act 256 – effective March 3, 2016**
 - JRB review period changed from 30 to 45 days to approve municipality's TID resolution
 - Changes calculation of levy limit exception – municipality's equalized value for preceding year excludes value of any TID increments for year TID terminates
 - TID industrial zoning requirements only apply to industrial TIDs
 - Changes planning commission notice from class 2 to class 1 for TID amendments
 - One-year life and allocation extension for new TIDs when the municipality adopts the project plan between September 30 and May 15

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- 2015 Wisconsin Act 257 – effective October 1, 2015, for 60.85 Town TIDs and October 1, 2016, for all TIDs
 - Requires standing Joint Review Board (JRB)
 - Meet annually on July 1 or as soon as annual report available
 - Remains in existence entire time TID exists with same taxing jurisdictions
 - May disband after the termination of all existing TIDs
 - Applies to all TID types
 - Repeals DOR's review of industry-specific town TIDs
 - Requires municipality to electronically submit annual TID Report
 - Due to DOR starting July 1, 2016, for Town TIDs and July 1, 2017, for all other TIDs
- 2015 Wisconsin Act 257 (Continued)
 - Annual report must contain specific items:
 - Name assigned to the TID
 - Developer named in agreement with municipality or receiving financial assistance
 - Anticipated TID termination date
 - Tax increment to deposited into special fund for the TID
 - Contact person
 - Analysis of TID special fund
 - Requires DOR to develop annual report process

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- Reports due no later than 45 days after receipt
 - Extension may be granted with sufficient evidence
 - Summary of extensions to be posted on DOR website
 - If past due, municipality will be notified
 - \$100 fine per day the report is past due. Fees deposited to common school fund.
- **2017 Wisconsin Act 15 – effective January 1, 2018 (for 2017 reporting year)**
 - Changes the deadline for TID terminations from May 15 to April 15
 - TID Annual Report Changes
 - Sets maximum penalty of \$6,000 for reports not filed timely
 - Penalty for late filing remains \$100 per TID per day (applied beginning 60 days after report is past due)
 - DOR reduces shared revenue payments for any unpaid penalty
 - Removes the extra 30-day extension when an estimated report is filed
 - Notification to DOR of adopted amendments
 - Removed requirement for municipalities to notify DOR of TID amendments during May 1 to May 21 each year
 - Retains requirement to notify DOR within 60 days after the amendment is adopted
- **2017 Wisconsin Act 58 – effective September 20, 2017**
 - Creation of electronics and information technology manufacturing (EITM) zone

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- Special provisions for TIDs within EITM zone
 - Not included in 12 percent limit test
 - 30-year life with expenditures
 - Mixed-use or industrial TID type only
 - Allows TID project costs throughout the county and allows police/fire costs (with some limitation)
- Form due date dependent on municipal resolution adoption date and effective date/year
- **2017 Wisconsin Act 70 – effective November 29, 2017**
 - Environmental Remediation (ER) TID created on or after 11/29/17 must follow Wisconsin Statute Section 66.1105 and any new ER TID must be created under Wisconsin Statute Section 66.1105
 - Maximum life 27 years with possible 3-year extension
 - ER TIDs now similar to existing municipal TIDs with the following exceptions:
 - Before creation, must obtain certified Wisconsin DNR site investigation report
 - At least 50% has significant environmental pollution
 - Project plan must specify either:
 - All project costs paid within 90% of remaining life or
 - Expenditures in first half of TID life only
 - Base value is \$1
 - If amended to add territory, full value will be added to base value of \$1.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- ER TID may only share funds with ER TIDs
 - One ER TID can be excluded from 12% limit test and cannot change
- **2017 Wisconsin Act 59 Section 1210G. 79.095 (4) (b)**
 - Changes future exempt computer aid payments
 - In 2018, each taxing jurisdiction shall receive a payment equal to the payment received in 2017 multiplied by 1.0147.
 - In 2019, each taxing jurisdiction shall receive a payment equal to the payment it received in the previous year, multiplied by one plus the inflation factor (As of 9/18/19, that figure is 1.0242).
 - In 2020, and each year thereafter, each taxing jurisdiction shall receive a payment equal to the payment it received in the previous year.
- **2021 Wisconsin Act 61 – effective July 10, 2021, starting with 2022 distributions for:**
 - Exempt computer aid payments
 - State will distribute aid to the municipality and other taxing jurisdiction the year after termination and each year thereafter
 - Personal property aid payments
 - State will distribute aid to the municipality and other taxing jurisdiction the year after termination and each year thereafter
 - Reimbursement for TIDs active in the 2017 tax year that terminated since and would have received aid

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- Terminated TID aid payments will not be included in levy/revenue limit calculations
 - Updates expenditure restraint program to exclude expenditures of terminated TID personal property aid payments
- **2021 Wisconsin Act 68 – effective July 10, 2021**
 - For certain expenses, extends the expenditure period from 84 to 180 months after TID's creation
 - Applies to expenses for:
 - Constructing or expanding fire stations
 - Purchasing police and fire equipment
 - General operating expenses related to providing police and fire protection
- **2023 Wisconsin Act 12 – effective January 1, 2024**
 - Personal Property is exempt from taxation. A municipality may make a request to the Wisconsin Department of Revenue to reduce a TID's base value by the amount of exempt personal property.
 - Before January 1, 2024, taxable personal property assessed in the TID was included in the TID's current value and contributed to a TID's tax increment. Removing exempt personal property from the base value ensures the TID's base value and current value exclude exempt personal property value
 - The base value for five of the Town's TIDs was reduced to remove personal property totaling \$7,130,900.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025

- 2023 Wisconsin Act 12 – Levy Limits
 - No change to existing TIDs. For TIDs created *after* October 1, 2024:
 - Municipalities may use up to 90% (previously 100%) of new construction within a TID in determining the levy increase
 - The one-time levy limit adjustment the year after a TID closure is 10% (previously 50%) of the new construction that occurred between creation and closure.
 - The one-time adjustment may be increased to 25% if the TID closes prior to 75% of its anticipated life

There is currently no pending legislation although the legislature continues to hold discussions about possible changes to various aspects of tax incremental financing statutes.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025

Concluding Observations

- Significant development and redevelopment have been fostered using TID
 - The benefit of tax incremental districts extends beyond the growth in tax base.
- Freedom 's monitoring and analysis of the town's tax incremental districts.
 - Elected officials receive detailed TID reports annually, and those reports provide a high level of transparency and detailed TID monitoring.
 - TID #001A, TID #002A, and TID #003A are young and all are projected to recover expenditures and close before their maximum legal life.
 - TID #001A is currently showing in the proforma that all expenditures could be recovered as soon as 2030 which opens consideration for the following:
 - Final Year to incur project costs is 2031. Suggest review of possible other TID project costs or costs of projects that could be allocated within ½ mile radius of district.
 - Consider 1 year extension for affordable housing.

Town of Freedom

2025 Tax Incremental District Analyses

August 27, 2025



- Close TID earlier than maximum legal life of 2036 if able. This would require paying off all existing debt service remaining in years 2031 and 2032, paying out remaining developer incentives from 2031 through 2036, and transferring money due to the general fund from 2031 through 2034.
- Taxing jurisdictions would potentially receive a refund for the outstanding TID cumulative balance.
- TID #002A is currently showing in the proforma that all expenditures could be recovered as soon as 2032 which opens consideration for the following:
 - Final Year to incur project costs is 2032. Suggest review of possible other TID project costs or costs of projects that could be allocated within ½ mile radius of district.
 - Consider 1 year extension for affordable housing.
 - Close TID earlier than the maximum legal life of 2037 if able. This would require paying off all existing debt service remaining in the years 2033 through 2038.
 - Taxing jurisdictions would potentially receive a refund for the outstanding TID cumulative balance.
- TID #003A, projected to utilize the entire life expectancy of the district and close in 2044 with an estimated positive cash balance.

TID Affordable Housing Extension

- After a municipality pays off a TID's project costs, it may extend that TID's life by one year if the municipality adopts a resolution that:

- Extends life for a specific number of months (up to 12).
- Specifies how the municipality intends to improve housing stock

- The municipality must use at least 75% of the increment received to benefit affordable housing. The remainder must be used to improve housing.
- Resolution must be sent to DOR for their approval.

Important -- to ensure this form works properly, save it to your computer before completing the form.

Save Print Clear

Tax Incremental District (TID) Affordable Housing Extension Resolution

Use tab to navigate throughout form.

____ of _____ TID _____ Resolution _____
(town, village, city) (municipality) (number) (number)

WHEREAS, the _____ of _____ created TID _____ on _____, _____, _____, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in _____ from the _____ tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the _____'s housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the _____ of _____ hereby extends the life of TID _____ for _____ months from the date of this resolution to use the final year's increment collected in _____ from the _____ tax roll to benefit affordable housing; and

BE IT FURTHER RESOLVED, the _____ of _____ shall use the final increment to improve housing quality and affordability by *(describe specifically how funds will be used)*: _____; and

BE IT FURTHER RESOLVED, the _____ of _____ shall adopt a termination resolution by _____; and

BE IT FURTHER RESOLVED, that the _____ of _____ Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

Adopted this _____ day of _____, _____

Resolution introduced and adoption moved by alderperson _____

Motion for adoption seconded by alderperson _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

Mayor/Head of Government Signature _____ Clerk Signature _____

FE-426 (R. 11-22) Wisconsin Department of Revenue

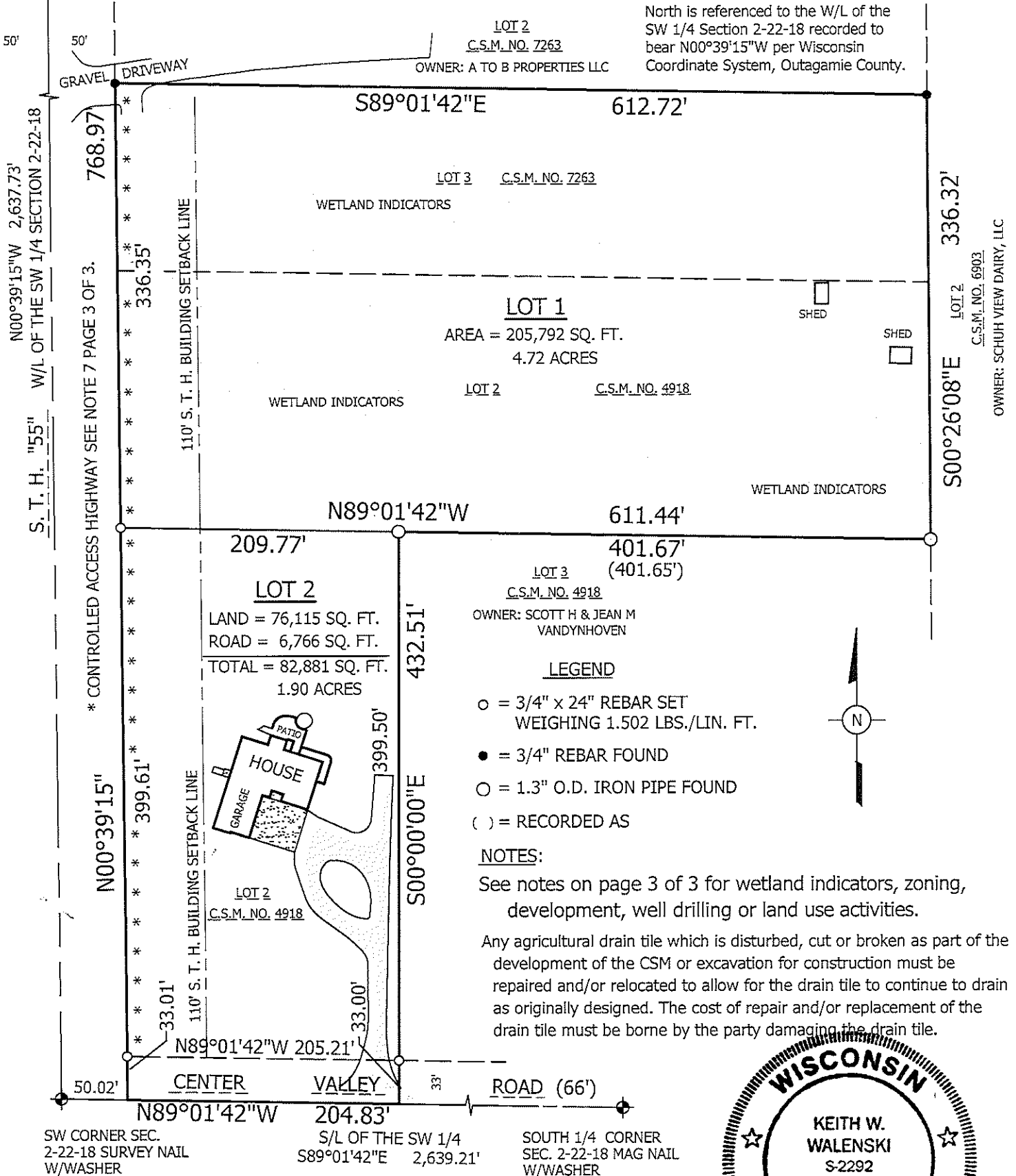
OUTAGAMIE COUNTY CERTIFIED SURVEY MAP

All of Lot 2, Certified Survey Map No. 4918, Document No. 1632636 and All of Lot 3 C.S.M. No. 7263, Document No. 2085663, being a part of the Southwest 1/4 of the Southwest 1/4, Section 2, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

Current zoning: - AGD GENERAL AGRICULTURE
See sheet 3 of 3. Under current zoning Lot One's Buildable area for a permitted structure other than a single family dwelling is 138,672 sq. ft. (3.18 acres).

WEST 1/4 CORNER
SEC. 2-22-18 SURVEY
NAIL W/WASHER

North is referenced to the W/L of the
SW 1/4 Section 2-22-18 recorded to
bear N00°39'15"W per Wisconsin
Coordinate System, Outagamie County.

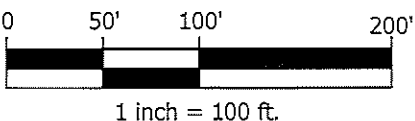
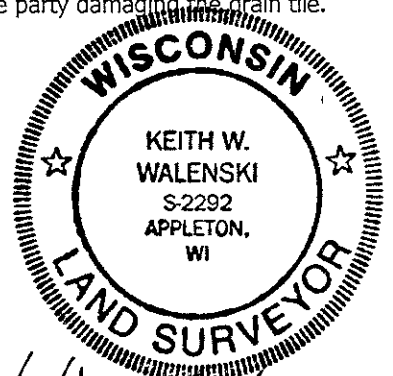


- LEGEND**
- = 3/4" x 24" REBAR SET WEIGHING 1.502 LBS./LIN. FT.
 - = 3/4" REBAR FOUND
 - = 1.3" O.D. IRON PIPE FOUND
 - () = RECORDED AS

NOTES:

See notes on page 3 of 3 for wetland indicators, zoning, development, well drilling or land use activities.

Any agricultural drain tile which is disturbed, cut or broken as part of the development of the CSM or excavation for construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair and/or replacement of the drain tile must be borne by the party damaging the drain tile.



HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
WWW.HARRISINC.NET

Keith W. Walenski 7/28/25
KEITH W. WALENSKI P.L.S.-2292 Date

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP

All of Lot 2, Certified Survey Map No. 4918, Document No. 1632636 and All of Lot 3 C.S.M. No. 7263, Document No. 2085663, being a part of the Southwest 1/4 of the Southwest 1/4, Section 2, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE

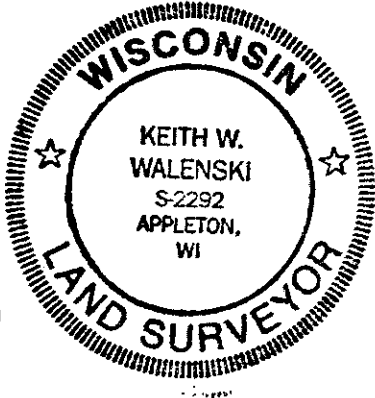
I, Keith W. Walenski, Professional Wisconsin Land Surveyor, certify that I have surveyed, combined divided and mapped All of Lot 2, Certified Survey Map No. 4918, Document No. 1632636 and All of Lot 3, Certified Survey Map No. 7263, Document No. 2085663, being a part of the Southwest 1/4 of the Southwest 1/4, Section 2, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 2, thence S89°01'42"E along the South line of said Southwest 1/4, 50.02 feet to the point of beginning; thence N00°39'15"W along the East right-of-way line of S. T. H. "55", 768.97 feet to the Northwest corner of said Lot 3, C.S.M. No. 7263; thence S89°01'42"E, 612.72 feet to the Northeast corner of said Lot 3; thence S00°26'08"E, 336.32 feet; thence N89°01'42"W, 401.67 feet; thence S00°00'00"E, 432.51 feet to the South line of said Southwest 1/4; thence N89°01'42"W, 204.83 feet to the point of beginning, containing 288,673 square feet, 6.63 acres and subject to all easements and restrictions of record.

That I have made such survey, map, land division and combination as shown hereon, under the direction of Kirk R. Schuh.

That this map is a correct representation of the exterior boundary lines of the land surveyed divided and the combination of that land.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Town of Freedom and Outagamie County in surveying, dividing, combining and mapping the same.

Keith W Walenski 7/28/25
Keith W. Walensk PLS - 2292 Date



TOWN OF FREEDOM APPROVAL

This Certified Survey Map as surveyed and mapped has been reviewed and approved by the Town of Freedom, Outagamie County, Wisconsin.

on this _____ day of _____ 2025.

Plan Commission Chairman Date

Town Board Chairman Date

COUNTY TREASURER'S CERTIFICATE

I do hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

Outagamie County Treasurer Date

OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT CERTIFICATE

This Certified Survey Map has been reviewed and approved by Outagamie County Development and

Land Services on this _____ day of _____ 2025.

Development and Land Services
Department Representative

OUTAGAMIE COUNTY CERTIFIED SURVEY MAP

All of Lot 2, Certified Survey Map No. 4918, Document No. 1632636 and All of Lot 3 C.S.M. No. 7263, Document No. 2085663, being a part of the Southwest 1/4 of the Southwest 1/4, Section 2, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Kirk R. Schuh as owner and owner/Trustee of the Schuh Revocable Trust, do hereby certify that I caused the land described to be surveyed, combined, divided and mapped and do further certify that this Certified Survey Map is required by S.236.10 or S.236.12 of the Wisconsin Statutes be submitted to the Town of Freedom and Outagamie County for approval or objection.

Dated this _____ day of _____, 2025.

Owner/Trustee _____ Date _____

State of Wisconsin)
Outagamie County) ss

Personally came before me this _____ day of _____, 2025, the above named person to me known to be owner and trustee who executed the foregoing instrument and acknowledged the same.

Notary Public My commission expires _____

GENERAL NOTES:

- 1. This CSM is all of tax parcel Nos. 090002605 and 090002601.
- 2. This CSM is contained wholly within the property described in Document No. 2244424 & 2328647.
- 3. Property owner of record is Kirk R. Schuh.
- 4. The lots created on this map are adjacent to properties that, as of the date of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.
- 5. Wetland indicators shown are per WDNR Wetland Inventory mapping, prior to development, a wetland delineation may be required on Lots 1 and 2 per Outagamie County Ordinance Section 48-7(c)(4)a requires a wetland setback of 10-30 ft., 50 ft. or 75 ft. depending on susceptibility of the wetland.
- 6. The lot(s) shown on this map are located in the Special Well Casing Pipe Depth Area ("SWCPDA"). The "SWCPDA" has been established due to naturally occurring arsenic contamination problems affecting wells in this area. Anyone planning on drilling a well within the "SWCPDA" shall, prior to any drilling, consult the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code.
- 7. S.T.H "55" is a controlled access highway: Access is regulated by the Wisconsin Department of Transportation. Permits are required for any work performed within the Highway right-of-way.

Current zoning: - AGD GENERAL AGRICULTURE

Prior to any development or land use activity building setbacks and other land use requirements should be verified by the Town of Freedom and Outagamie County Planning and Zoning Department.

Keith W. Walenski 7/28/25
Keith W. Walensk PLS - 2292 Date



I. APPLICATION

Title of Project: Revised Schuh CSM

Name of Owners: Schuh Revocable Trust, rep. Kirk R. Schuh

Name of Surveyor: Keith W. Walenski, PLS, Harris & Associated Inc.

II. BACKGROUND

The Owner has submitted an 'Application for Minor Land Division' to divide Tax Parcel Number 090002601 (hereafter, TPN-090002601) located at W2086 Center Valley Road and combine the newly created parcel with TPN-090002605, an abutting parcel to the north. The proposed land division/lot combine is necessary to accommodate a contractor storage yard (landscape businesses).

TPN-090002601 is a developed lot hosting a Principal Structure (single-family dwelling). TPN-090002605 is undeveloped and under agricultural use. Each hosts WI DNR Wetland Indicators (see Exhibit 1).

III. ZONING ORDINANCE

TPN-090002601 and TPN-090002605 are 5.5 and 2.0 acres in size, respectively, and are each zoned AGD General Agricultural District (hereafter, AGD District). As per Section 54-130(10) of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) *'Contractors storage yard, including landscape contractors, provided all equipment and materials are effectively screened from view from any residential lot or public highway'* is a Special Exception in the AGD District. The required pre-submittal consultation for the Special Exception was with Outagamie County, Town staff, and the Owner. The Town is awaiting submittal the required Special Exception Application.

Section 54-131(3) of the zoning ordinance establishes Dimensional Requirements for *'Other permitted or permissible uses and structures'* in the AGD District.

AGD District Dimensional Requirements – Other permitted or permissible uses and structures			
	Requirements	TPN-090002601 / TPN-090002605	Compliant
Lot 1			
Minimum Area	One ac.	4.72 ac.	Yes
Minimum Width	150 ft.	336 ft., 4 in.	Yes
Lot 2			
Minimum Area	One ac.	1.9 ac.	Yes
Minimum Width	150 ft.	204 ft., 10 in.	Yes

The Concept appears to be **compliant** with Section 54-131(3) of the zoning ordinance

IV. LAND DIVISION ORDINANCE

Section 18-050 of the Town of Freedom Land Division Regulations (hereafter, land division ordinance) establishes the following standards for Lots.

Lots	
Standard	Compliant
Lot dimensions and setback lines shall conform to the requirements of the zoning ordinance.	Yes
Side lot lines shall be right angles to straight lines or radial to curved street lines on which the lots face whenever possible.	Yes
Corner lots shall have sufficient width to permit adequate building setbacks from side streets to conform to the zoning ordinance.	Yes
Every lot shall front or abut on a public street, not including alleys, freeways, or half streets.	Yes
Lot lines shall not cross municipal boundary lines.	n/a
Shape of lots shall generally be rectangular. Lots platted on cul-de-sacs will generally be narrower at the street than at the rear lot line. Flag lots or easements or other lot stacking techniques shall be prohibited, except where necessary to accommodate exceptional topography or to preserve natural resources.	Yes
Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable depth-to-width ratio under normal conditions. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated.	Yes
Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.	n/a
Residential lots fronting or backing on arterial streets shall be platted with extra depth.	n/a
Where possible, lots shall be created to avoid crossing navigable waterways.	n/a

The proposed land division is **compliant** with Section 18-050 of the land division ordinance.

Section 18-062 of the land division ordinance establishes requirements for Certified Survey Maps.

Certified Survey Map	
Requirement	Compliant
Name of the owner.	Yes
Date of survey.	Yes
Graphic scale and North arrow.	Yes
All existing buildings, structures, driveways, and similar such developed features on the parcel.	n/a

Locations, widths of rights-of-way and easements, and names of adjoining streets, highways, railroads, utilities, parks, cemeteries, and subdivisions.	Yes
Any applicable use or access restrictions and covenants.	n/a
All floodplains, wetlands, navigable ponds, streams, lakes, flowages, wetlands, environmentally sensitive areas, or erosion hazard areas.	Yes
All Secondary Conservation Areas, as defined in this Chapter.	n/a
The buildable area of the proposed lot(s).	Yes
Distances and bearings referenced to a line and a corner of the Washington County Coordinate System.	Yes
Owner's and mortgagee's certification of dedication of streets and other public areas prepared in accordance with Wis. Stat. §§ 236.21(2) and 236.34(1m)(e).	n/a
Location and extent of permanently preserved open space as required under Section 18.103.A of this Chapter.	n/a
The entirety of the parent parcel from which the proposed lot(s) are to be divided shall be shown on the CSM.	Yes
Drain Tiles. The face of the Certified Survey Map shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or their agent damaging the drain tile.	Yes

The proposed land division is **compliant** with Section 18-062 of the land division ordinance.

V. CPC COMMENT¹

CPC recommends **approval** of the Certified Survey Map as drawn contingent upon full extent of wetlands being shown if determined to be present.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

I. APPLICATION

Title of Project: Appleton-VanVreede CSM

Name of Owner: David Appleton

Name of Developer / Surveyor / Contractor: Steven C. De Jong, P.L.S., Meridian Surveying LLC

II. BACKGROUND

The Owner has submitted an 'Application for Minor Land Division' to divide Tax Parcel Number 090098500 (hereafter, TPN-090098500) located at the southwest intersection of Greiner Road and Maloney Road in the Town of Freedom. The Owner proposed to create Lot 2, a 2.446-acre lot irregular lot located in the southeast corner of TPN-090098500.

TPN-090098500 in an undeveloped parcel under agricultural use hosting hosts WI DNR Wetland and WI DNR Wetland Indicators (see Exhibit 1).

III. ZONING ORDINANCE

TPN-090098500 is 37.437 acres in size and is zoned AGD General Agricultural District (hereafter, AGD District). Section 54-131(1) of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) establishes 'Dimensional Requirements' for 'Principal Agricultural Uses' in the AGD District.

AGD District Dimensional Requirements			
	Requirements	Lot 2	Compliant
Lot			
Minimum Area	Two ac.	2.446 ac.	Yes
Minimum Width	100 ft.	187 ft.	Yes

The proposed land division is **compliant** with Section 54-131(1) of the zoning ordinance

IV. LAND DIVISION ORDINANCE

Section 18-050 of the Town of Freedom Land Division Regulations (hereafter, land division ordinance) establishes the following standards for Lots.

Lots	
Standard	Compliant
Lot dimensions and setback lines shall conform to the requirements of the zoning ordinance.	Yes
Side lot lines shall be right angles to straight lines or radial to curved street lines on which the lots face whenever possible.	Yes
Corner lots shall have sufficient width to permit adequate building setbacks from side streets to conform to the zoning ordinance.	n/a

Every lot shall front or abut on a public street, not including alleys, freeways, or half streets.	Yes
Lot lines shall not cross municipal boundary lines.	n/a
Shape of lots shall generally be rectangular. Lots platted on cul-de-sacs will generally be narrower at the street than at the rear lot line. Flag lots or easements or other lot stacking techniques shall be prohibited, except where necessary to accommodate exceptional topography or to preserve natural resources.	Yes
Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable depth-to-width ratio under normal conditions. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated.	Yes
Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.	n/a
Residential lots fronting or backing on arterial streets shall be platted with extra depth.	n/a
Where possible, lots shall be created to avoid crossing navigable waterways.	n/a

The Concept appears to be **compliant** with Section 18-050 of the land division ordinance.

Section 18-062 of the land division ordinance establishes requirements for Certified Survey Maps.

Certified Survey Map	
Requirement	Compliant
Name of the owner.	Yes
Date of survey.	Yes
Graphic scale and North arrow.	Yes
All existing buildings, structures, driveways, and similar such developed features on the parcel.	n/a
Locations, widths of rights-of-way and easements, and names of adjoining streets, highways, railroads, utilities, parks, cemeteries, and subdivisions.	Yes
Any applicable use or access restrictions and covenants.	n/a
All floodplains, wetlands, navigable ponds, streams, lakes, flowages, wetlands, environmentally sensitive areas, or erosion hazard areas.	Yes
All Secondary Conservation Areas, as defined in this Chapter.	n/a
The buildable area of the proposed lot(s).	No
Distances and bearings referenced to a line and a corner of the Washington County Coordinate System.	Yes
Owner's and mortgagee's certification of dedication of streets and other public areas prepared in accordance with Wis. Stat. §§ 236.21(2) and 236.34(1m)(e).	n/a
Location and extent of permanently preserved open space as required under Section 18.103.A of this Chapter.	No

The entirety of the parent parcel from which the proposed lot(s) are to be divided shall be shown on the CSM.	Yes
Drain Tiles. The face of the Certified Survey Map shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or their agent damaging the drain tile.	Yes

The proposes land division is **noncompliant** with Section 18-062 of the land division ordinance.

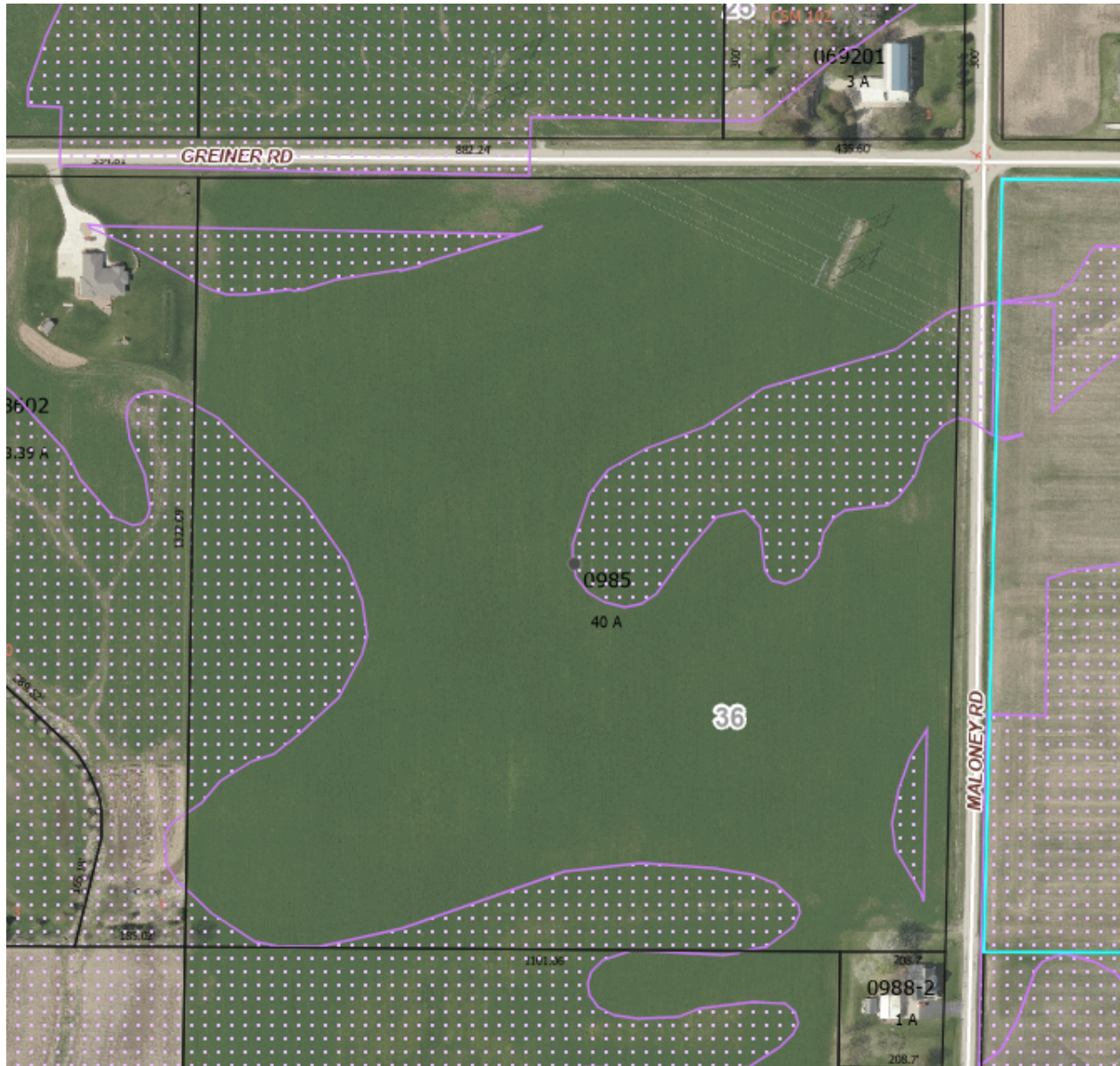
V. CPC COMMENT¹

CPC recommends **approval** of the Concept contingent preparation of an amended CSM showing the buildable area of proposed Lot 2.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

Exhibit 1

- Purple lines w/purple dots – WI DNR Wetland Indicators



APPLICATION for MINOR LAND DIVISION

A **Complete Application** is required before the Town of Freedom can review the proposed land division. A Complete Application entails a fully completed application form along with all required documents and drawings (printed copy and PDF) and payment of the Application Fee submitted as a single application packet.

Contact Information:

Name of Property Owner: David Appleton

Address: 1700 De Bruin Rd., Kaukauna, WI 54130

Phone: 920-740-4297 Email: _____

Name of Applicant (if different from Property Owner): Steve De Jong

Company Name: Meridian Surveying, LLC

Address: N9637 Friendship Dr., Kaukauna, WI 54130

Phone: 920-993-0881 Email: sdejong@meridian-wi.com

Name of Surveyor: Same as Applicant

Company Name: _____

Address: _____

Phone: _____ Email: _____

Property Description:

Address (if different from property owner): Maloney & Greiner Rd.

Tax Parcel Number: 090098500

(Please include as attachment if more than one parcel is proposed to be divided)

Location of Property: NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 36, Town 22 Range 18, Town of Freedom

Current Use of Parcel to be Divided: Agriculture

Parcel Size: 39.9 acres Parcel Width: 1320'

Identify the Town of Freedom Comprehensive Plan land use classification for each parcel to be divided: (check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Single- and Two-Family Residential |
| <input type="checkbox"/> Livestock Intensive Agriculture | <input type="checkbox"/> Multi-Family |
| <input type="checkbox"/> Rural Character | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Rural Transition | <input type="checkbox"/> Commercial/Industrial |
| <input type="checkbox"/> Open Areas | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Planted Woodlots | Other: _____ |
| <input type="checkbox"/> Mining/Quarries | Other: _____ |

Current Zoning of Parcel to be Divided:
(check all that apply)

- | | | |
|--|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> AGD District | <input type="checkbox"/> RTF District | <input type="checkbox"/> CL District |
| <input type="checkbox"/> RSF District | <input type="checkbox"/> RMF District | <input type="checkbox"/> IND District |

Proposed Lot(s):

Lot 1:

Lot Size: 37.acres Lot Width: 1318'

Proposed Zoning: AGD Intended Use: Agriculture

Lot 2:

Lot Size: 2.446 acres Lot Width: 511' x 208'

Proposed Zoning: AGD Intended Use: single family home

Lot 3:

Lot Size: Lot Width:

Proposed Zoning: Intended Use:

Lot 4:

Lot Size: Lot Width:

Proposed Zoning: Intended Use:

Outlot(s):

Will any outlots be created as part of this land division? Yes ____ No X

If yes:

Purpose of the outlot: _____

Ownership of outlot(s): _____

Application Checklist:

The purposes of the Application Checklist is to ensure a complete submittal has been prepared and to expedite the review process. The checklist is not necessarily inclusive of all requirements needed to obtain an approval and does not absolve the Applicant from compliance with other applicable sections of the Town of Freedom Land Division Ordinance.

NOTE: One paper copy and one digital copy (PDF format or similar format approved by the Town Clerk) of the application packet is required.

Please confirm compliance with Application for Minor Land Division submittal requirements by completing the table below in full. Completion shall entail entering one of the following codes in each box under the 'Code' column.

✓ - Shown on CSM

☐ - Included with Application Packet

n/a - Appears Inapplicable

? - Unable to Determine if Required

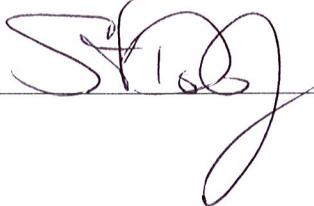
Code	Certified Survey Map Submittal Requirements (each of the following shall be shown on the face of, or as an attachment to, the CSM)
X	Name of the owner.
X	Date of survey.
X	Graphic scale and North arrow.
X	All existing buildings, structures, driveways, and similar such developed features on the parcel.
X	Locations, widths of rights-of-way and easements, and names of adjoining streets, highways, railroads, utilities, parks, cemeteries, and subdivisions.
N/A	Any applicable use or access restrictions and covenants.
N/A	All floodplains, wetlands, navigable ponds, streams, lakes, flowages, wetlands, environmentally sensitive areas, or erosion hazard areas.
N/A	All Secondary Conservation Areas, as listed in Section 18-103 of the Town of Freedom Land Division Ordinance.
?	The buildable area of the proposed lot(s).

X	Distances and bearings referenced to a line and a corner of the Outagamie County Coordinate System.
X	Owner's and mortgagee's certification of dedication of streets and other public areas prepared in accordance with Wis. Stat. §§ 236.21(2) and 236.34(1m)(e).
N/A	Location and extent of permanently preserved open space as required under Section 18-103.A of this Chapter.
X	The entirety of the parent parcel from which the proposed lot(s) are to be divided.
?	Drain Tiles. The face of the Certified Survey Map shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or their agent damaging the drain tile.

Additional Requirements	
The Town Board may require that any parcel of land divided from an agricultural parent parcel intended for the purpose of constructing a principal dwelling be located at the periphery of the parent parcel so as to preserve to the greatest degree practicable the functional agricultural use of the parent parcel.	
Where the Town finds that it requires additional information relative to a particular problem presented by a proposed development to review the certified survey map, it shall have the authority to request such information from the subdivider.	
<p>Section 18-121.C of the Town of Freedom Land Division Ordinance establishes Park Impact Fee requirements and reads as follows:</p> <ol style="list-style-type: none"> (1) Impact fees are hereby imposed on all residential developments and land divisions within the Town of Freedom. (2) Park impact fees shall be due in full within 14 days of the issuance of a building permit. (3) The effective date of a building permit is the date on which all impact fees imposed under this Article are paid in full, and unless all impact fees are paid in full within 14 days after issuance as required by Wis. Stat. § 66.0617(6)(g), said building permit shall expire 15 days after issuance. 	

Signature and Certification:

By signing and dating below, you certify the information presented on this Application along with the drawings and documents included therein are, to the best of your knowledge, complete and in accordance with the Town of Freedom Land Division Ordinance.

Applicant Signature:  Date: 7-28-2025

Application Fee:

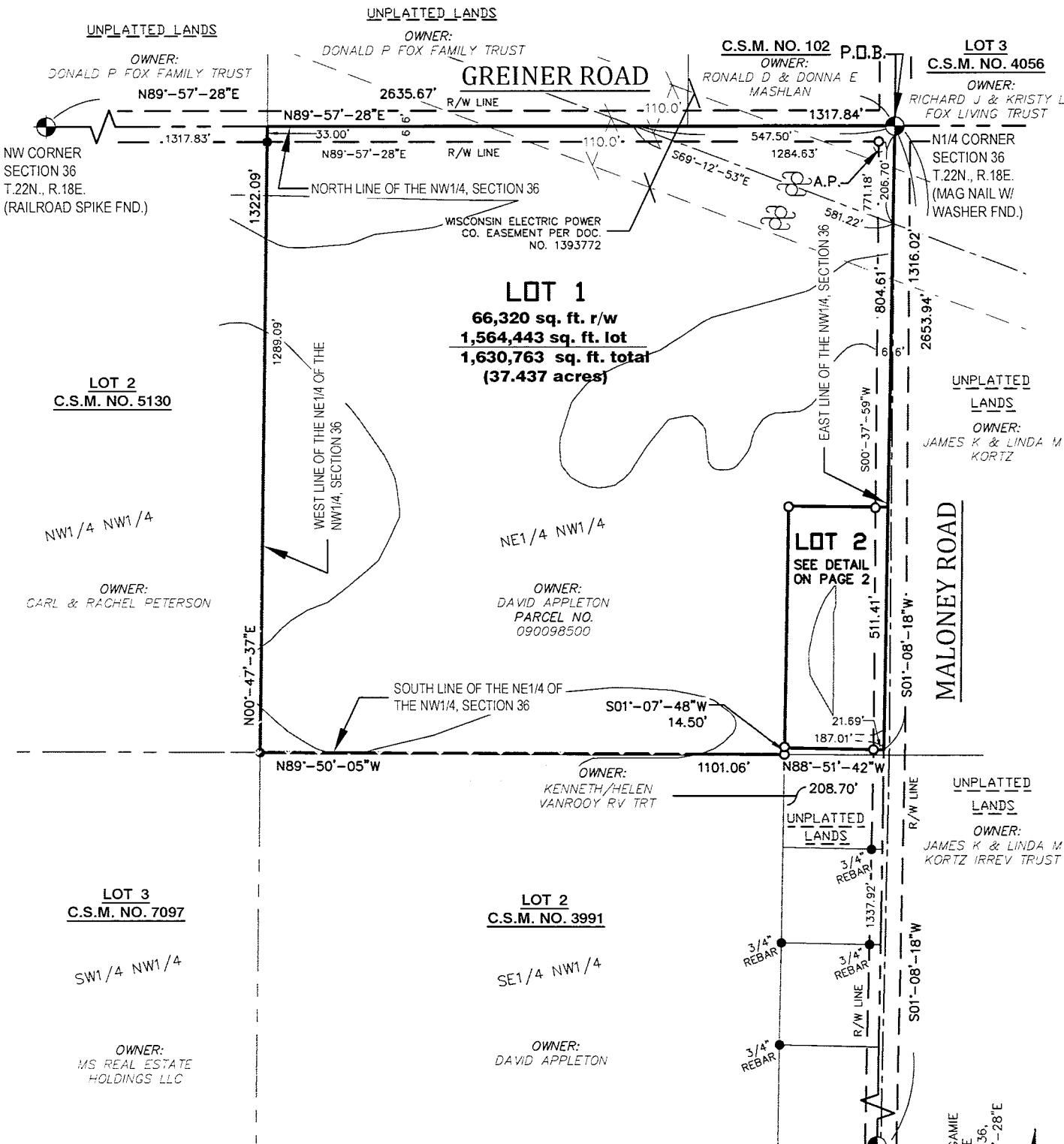
The Application Fee for a Minor Land Division is as follows:

- 1. Minor Land Division via Certified Survey Map – \$250.00.
- 2. Lot Line Adjustment – \$100.00

For Town Use Only		
Check No: _____	Amount: _____	Date Received: _____

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN



—LEGEND—

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⊙ = CALUMET CO. PLSS COR.
- P.O.B. = POINT OF BEGINNING
- A.P. = ACCESS POINT
- = WETLAND INDICATOR SOILS PER OUTAGAMIE COUNTY GIS
- ⚡ = EXISTING POWER POLE

GRAPHIC SCALE
1 inch = 300 ft.



BEARINGS REFERENCED TO THE OUTAGAMIE
COUNTY COORDINATE SYSTEM AND THE
NORTH LINE OF THE NW1/4, SECTION 36,
T.22N., R.18E., WHICH BEARS: N89°-57'-28"E



MERIDIAN
SURVEYING, LLC



N9637 Friendship Drive
Kaukauna, WI 54130

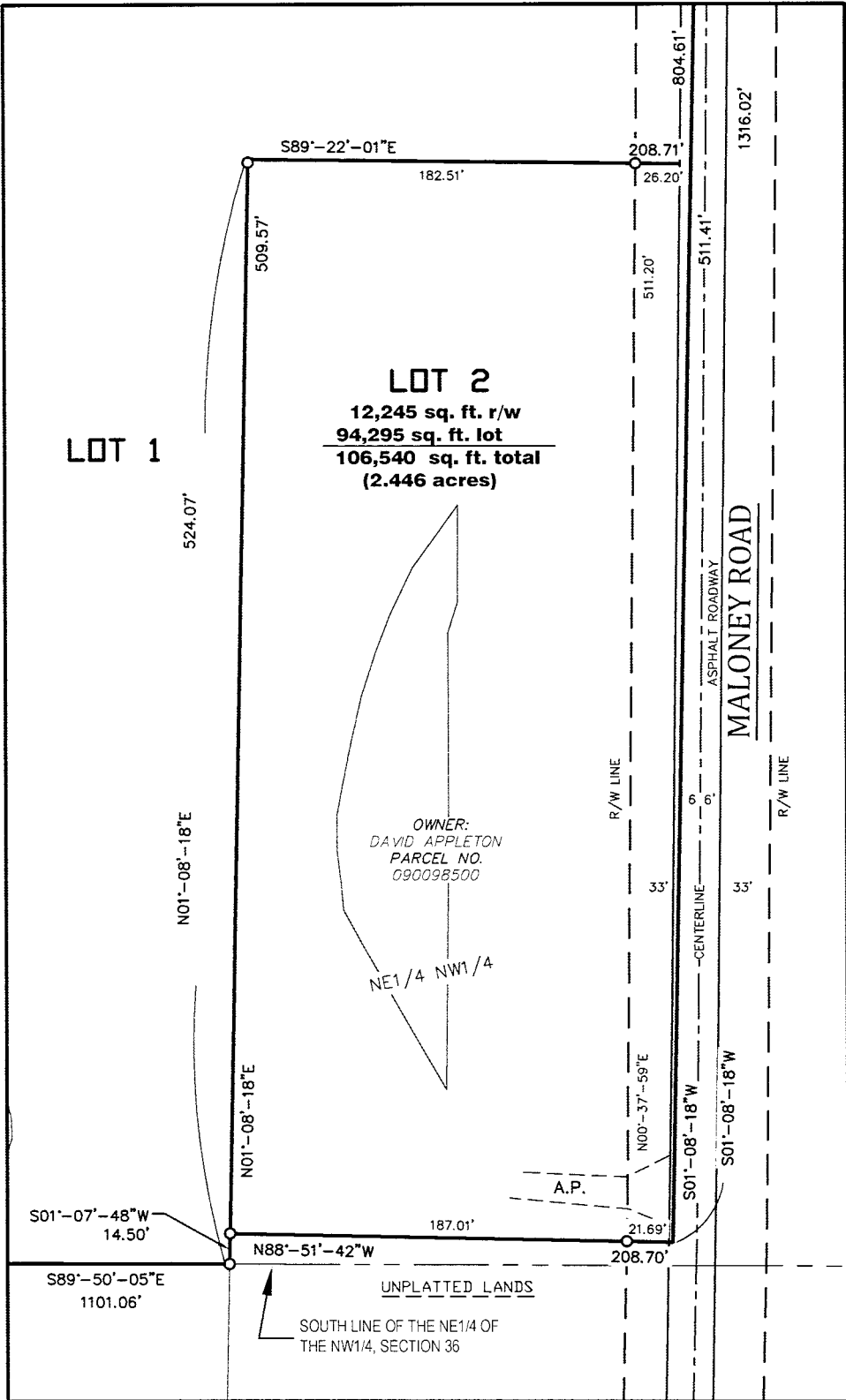
Office: 920-993-0881
Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	KR	FIELD WORK DATE:	6-12-25
CHECKED BY:	S.C.D.	FIELD BOOK:	X
JOB NO.:	16114	SHEET	1 OF 5

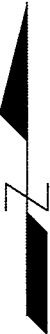
SURVEYED FOR:	DAVID APPLETON 1700 DEBRUIN RD KAUKAUNA, WI 54130
DEED: DOC. NO.	2325711

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE OUTAGAMIE
COUNTY COORDINATE SYSTEM AND THE
NORTH LINE OF THE NW1/4, SECTION 36,
T.22N., R.18E., WHICH BEARS: N89°-57'-28"E



SURVEYOR'S NOTES

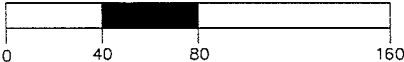
-PRIOR TO DEVELOPMENT, A WETLAND
DELINEATION MAY BE REQUIRED ON LOTS 1
AND 2. OUTAGAMIE COUNTY CODE OF
ORDINANCES, SECTION 48-7(C)(4)A REQUIRES
A WETLAND SETBACK OF 10FT TO 30FT, 50FT
OR 75FT, DEPENDING ON THE SUSCEPTIBILITY
OF THE WETLAND.

-ANY AGRICULTURAL DRAIN TILE DISTURBED,
CUT, OR BROKEN AS PART OF THE
DEVELOPMENT OF THE PLAT OR EXCAVATION
FOR HOME CONSTRUCTION MUST BE REPAIRED
AND/OR RELOCATED TO ALLOW FOR THE
DRAIN TILE TO CONTINUE TO DRAIN AS
ORIGINALLY DESIGNED. THE COST OF REPAIR
OR RELOCATION MUST BE BORNE BY THE
PARTY OR THEIR AGENT DAMAGING THE DRAIN
TILE.

—LEGEND—

- = 1" OUTSIDE DIA. X 18" IRON PIPE
SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⊕ = CALUMET CO. PLSS COR.
- P.O.B. = POINT OF BEGINNING
- A.P. = ACCESS POINT
- = WETLAND INDICATOR SOILS PER
OUTAGAMIE COUNTY GIS
- ⌚ = EXISTING POWER POLE

GRAPHIC SCALE
1 inch = 80 ft.



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	THIS INSTRUMENT WAS DRAFTED BY: KR		FIELD WORK DATE: 6-12-25
	CHECKED BY: S.C.D.		FIELD BOOK: X
	JOB NO.: 16114		SHEET 2 OF 5

SURVEYED FOR: DAVID APPLETON 1700 DEBRUIN RD KAUKAUNA, WI 54130
DEED: DOC. NO. 2325711

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 3 of 5

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, mapped and monumented under the direction of Douglas Van Vreede, a part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Six (36), Township Twenty-Two (22) North, Range Eighteen (18) East, Town of Freedom, Outagamie County, Wisconsin containing 1,737,303 square feet (39.883 acres) of land and being described by:

Beginning at the North Quarter Corner of said Section 36; thence S01°-08'-18"W 1316.02 feet along the east line of the NW1/4 of said Section 36; thence N88°-51'-42"W 208.70 feet; thence S01°-07'-48"W 14.50 feet to a point on the south line of the NE1/4 of the NW1/4 of said Section 36; thence N89°-50'-05"W 1101.06 feet along said south line of the NE1/4 of the NW1/4 to the southwest corner thereof; thence N00°-47'-37"E 1322.09 feet along the west line of said NE1/4 of the NW1/4 to a point on the north line of the NW1/4 of said Section 36; thence N89°-57'-28"E 1317.84 feet along said north line of the NW1/4 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Outagamie County, in surveying, dividing, monumenting and mapping the same.

Dated this _____ day of _____, 2025.

Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2791

Survey Notes:

This Certified Survey Map is contained wholly within the property described in the following recorded instruments: Document No. 2325711

Owner of Record: David Appleton

This Certified Survey Map is contained wholly within Tax Parcel Number: 090098500.

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 4 of 5

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, monumented and mapped as represented on this map. I (we) also certify that this map is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection: Outagamie County Development and Land Services, Town of Freedom.

Dated this _____ day of _____, 2025.

David Appleton

Personally came before me this _____ day of _____, 2025, the above named David Appleton to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 5 of 5

COUNTY DEVELOPMENT AND LAND SERVICES CERTIFICATE:

This Certified Survey Map has been reviewed and approved by the Outagamie County Development and Land Services Department.

Dated

Signed (Representative)

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Outagamie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2025 on any lands included in this Certified Survey Map.

Dated

County Treasurer

TOWN OF FREEDOM CERTIFICATE

This Certified Survey in the Section 36, T.22N., R18E., Town of Freedom, Outagamie County, Wisconsin, is hereby approved.

Justin Schumacher
Town of Freedom - Chairman

Date

Dana McHugh
Town of Freedom Clerk

Date

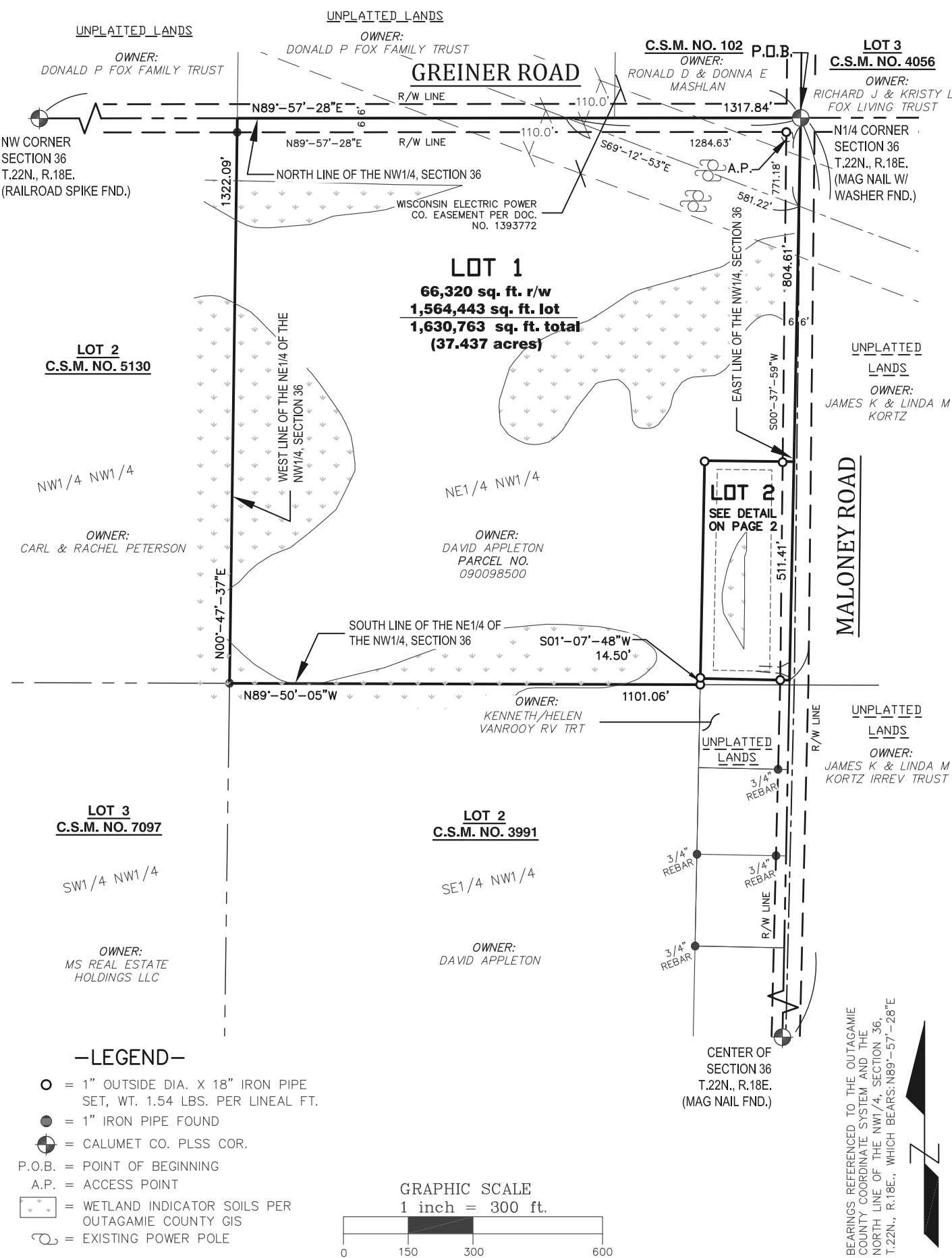
TOWN TREASURER'S CERTIFICATE

As duly elected Treasurer for the Town of Freedom, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below

Treasurer – Town of Freedom

Date

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN



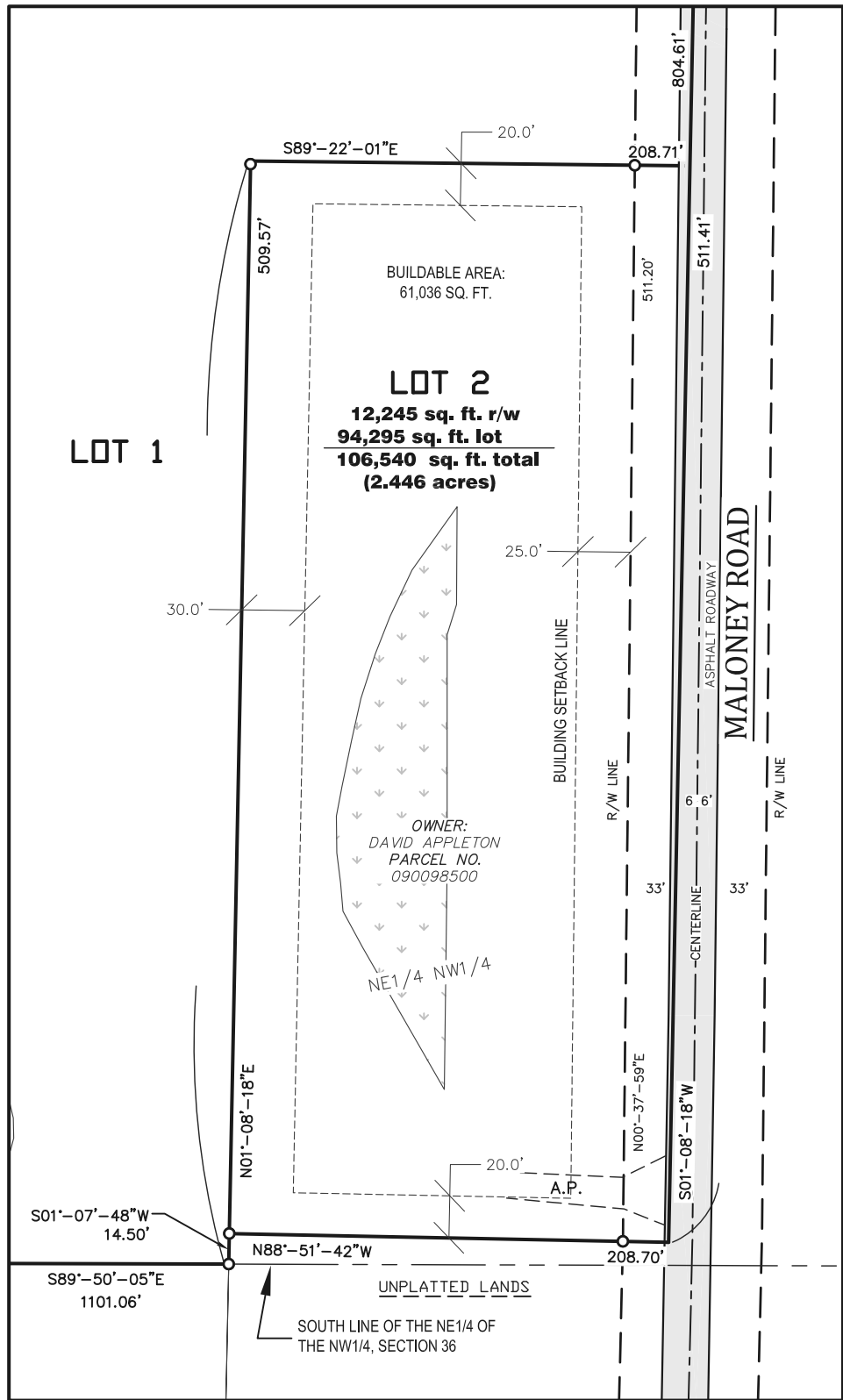
MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	KR	FIELD WORK DATE:	6-12-25
CHECKED BY:	S.C.D.	FIELD BOOK:	X
JOB NO.:	16114	SHEET	1 OF 5

SURVEYED FOR:
DAVID APPLETON
1700 DEBRUIN RD
KAUKAUNA, WI 54130
DEED: DOC. NO. 2325711

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN



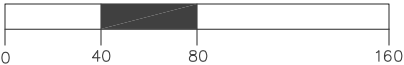
BEARINGS REFERENCED TO THE OUTAGAMIE
COUNTY COORDINATE SYSTEM AND THE
NORTH LINE OF THE NW1/4, SECTION 36,
T.22N., R.18E., WHICH BEARS: N89°-57'-28"E



—LEGEND—

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⊙ = CALUMET CO. PLSS COR.
- P.O.B. = POINT OF BEGINNING
- A.P. = ACCESS POINT
- ☼ = WETLAND INDICATOR SOILS PER OUTAGAMIE COUNTY GIS
- ⦶ = EXISTING POWER POLE

GRAPHIC SCALE
1 inch = 80 ft.



SURVEYOR'S NOTES

—PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED ON LOTS 1 AND 2. OUTAGAMIE COUNTY CODE OF ORDINANCES, SECTION 48-7(C)(4)A REQUIRES A WETLAND SETBACK OF 10FT TO 30FT, 50FT OR 75FT, DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

—ANY AGRICULTURAL DRAIN TILE DISTURBED, CUT, OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR THEIR AGENT DAMAGING THE DRAIN TILE.

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

THIS INSTRUMENT WAS DRAFTED BY:	KR	FIELD WORK DATE:	6-12-25
CHECKED BY:	S.C.D.	FIELD BOOK:	X
JOB NO.:	16114	SHEET	2 OF 5

SURVEYED FOR:
DAVID APPLETON
1700 DEBRUIN RD
KAUKAUNA, WI 54130

DEED: DOC. NO. 2325711

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 3 of 5

SURVEYOR'S CERTIFICATE

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, mapped and monumented under the direction of Douglas Van Vreede, a part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Six (36), Township Twenty-Two (22) North, Range Eighteen (18) East, Town of Freedom, Outagamie County, Wisconsin containing 1,737,303 square feet (39.883 acres) of land and being described by:

Beginning at the North Quarter Corner of said Section 36; thence S01°-08'-18"W 1316.02 feet along the east line of the NW1/4 of said Section 36; thence N88°-51'-42"W 208.70 feet; thence S01°-07'-48"W 14.50 feet to a point on the south line of the NE1/4 of the NW1/4 of said Section 36; thence N89°-50'-05"W 1101.06 feet along said south line of the NE1/4 of the NW1/4 to the southwest corner thereof; thence N00°-47'-37"E 1322.09 feet along the west line of said NE1/4 of the NW1/4 to a point on the north line of the NW1/4 of said Section 36; thence N89°-57'-28"E 1317.84 feet along said north line of the NW1/4 to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of Outagamie County, in surveying, dividing, monumenting and mapping the same.

Dated this _____ day of _____, 2025.

Wisconsin Professional Land Surveyor
Steven C. De Jong, S-2791

Survey Notes:

This Certified Survey Map is contained wholly within the property described in the following recorded instruments: Document No. 2325711

Owner of Record: David Appleton

This Certified Survey Map is contained wholly within Tax Parcel Number: 090098500.

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 4 of 5

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, monumented and mapped as represented on this map. I (we) also certify that this map is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection: Outagamie County Development and Land Services, Town of Freedom.

Dated this _____ day of _____, 2025.

David Appleton

Personally came before me this _____ day of _____, 2025, the above named David Appleton to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN) SS
OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO. _____
BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 36, T.22N., R.18E.,
TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

Sheet 5 of 5

COUNTY DEVELOPMENT AND LAND SERVICES CERTIFICATE:

This Certified Survey Map has been reviewed and approved by the Outagamie County Development and Land Services Department.

Dated

Signed (Representative)

COUNTY TREASURER'S CERTIFICATE

I being the duly elected qualified and acting treasurer of the County of Outagamie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments as of this _____ day of _____, 2025 on any lands included in this Certified Survey Map.

Dated

County Treasurer

TOWN OF FREEDOM CERTIFICATE

This Certified Survey in the Section 36, T.22N., R18E., Town of Freedom, Outagamie County, Wisconsin, is hereby approved.

Justin Schumacher
Town of Freedom - Chairman

Date

Dana McHugh
Town of Freedom Clerk

Date

TOWN TREASURER'S CERTIFICATE

As duly elected Treasurer for the Town of Freedom, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below

Treasurer – Town of Freedom

Date

I. APPLICATION

Title of Project: Bel Gioioso Zoning Change
Name of Owner: Belgioioso Cheese Inc., rep. Sofia Krans
Name of Applicant: Benjamin Keuken, Belgioioso
Name of Surveyor/Engineer: Tonya Wagner, Vierbicher

II. BACKGROUND

The Applicant has submitted a 'Rezoning Application' (hereafter, Application) for Tax Parcel Number 090039900 (hereafter, TPN-090039900) located as N4056 Vine Road in the Town of Freedom. The proposed zoning change is necessary to accommodate an addition to the existing Principal Structure and Use (cheese plant).

TPN-090039900 hosts WI DNR Wetland Indicators and Flood Hazard Zones (see Exhibit 1). The bulk of the parcel, including the majority of the Principal Structure, is located within the 2030 Sewer Service Area (see Exhibit 2).

III. ZONING ORDINANCE

TPN-090039900 is 35.75 acres in size and is zoned AGD General Agricultural District. The owner requests a zoning change to IND Industrial District (hereafter, IND District) the purpose of which is to better reflect the actual use of the parcel (i.e., manufacturing). Section 54-306 of the Outagamie County Zoning Ordinance (hereafter, zoning ordinance) establishes the following as Permitted Principal Uses and Structures in the IND District:

- (4) *Agricultural related uses, including feed mills and co-ops.*
- (6) *Light manufacturing uses, including bottling, packaging, laboratories and uses of a similar nature.*

The requested zoning change is **compliant** with Section 54-306 of the zoning ordinance.

Section 54-309 of the zoning ordinance establishes the following 'Dimensional Requirements' for IND District lots.

Dimensional Requirements – IND District			
	Standard	TPN-090039900	Compliant
Lot Standards			
Minimum Area	12,000 sf.	1,557,270 sf.	Yes
Minimum Lot Width	100 ft.	1,226 ft., 2 in.	Yes
Maximum Lot Coverage	35%	Approx. 14% (4.96 ac.)	Yes

The requested zoning change is **compliant** with Section 54-309 of the zoning ordinance.

IV. COMPREHENSIVE PLAN

Wis. Stat. § 66.1001(3)(j) requires a county administering zoning regulations to do so consistent with an adopted comprehensive plan. As per Wis. Stat. § 66.1001(1)(am), ‘consistent with’ means: *‘furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.’*

Town of Freedom Comprehensive Plan

The Town of Freedom Comprehensive Plan (hereafter, comprehensive plan) was adopted in October 2020 and classifies TPN-090039900 as ‘Industrial’ and locates the parcel within Freedom Sanitary District #1 (see Exhibit 3).

The requested zoning change is **consistent with** the Town of Freedom Comprehensive Plan.

Outagamie County Comprehensive Plan

The Outagamie County Comprehensive Plan was adopted in 2020 and classifies TPN-090039900 as ‘Commercial/Industrial’ (see Exhibit 4).

The requested zoning change is **consistent with** the Outagamie County Comprehensive Plan.

V. CPC RECOMMENDATION¹

CPC advises the Town Board to recommend to Outagamie County **approval** of the requested zoning change.

¹ CPC recommendations are based upon professional staff review of application materials provided to CPC. CPC staff reports are authored by a municipal planner, not a licensed attorney, and do not constitute a legal opinion.

Exhibit 1

- Purple lines w/dots – WI DNR Wetland Indicators
- Light blue shading – Flood Hazard Zone

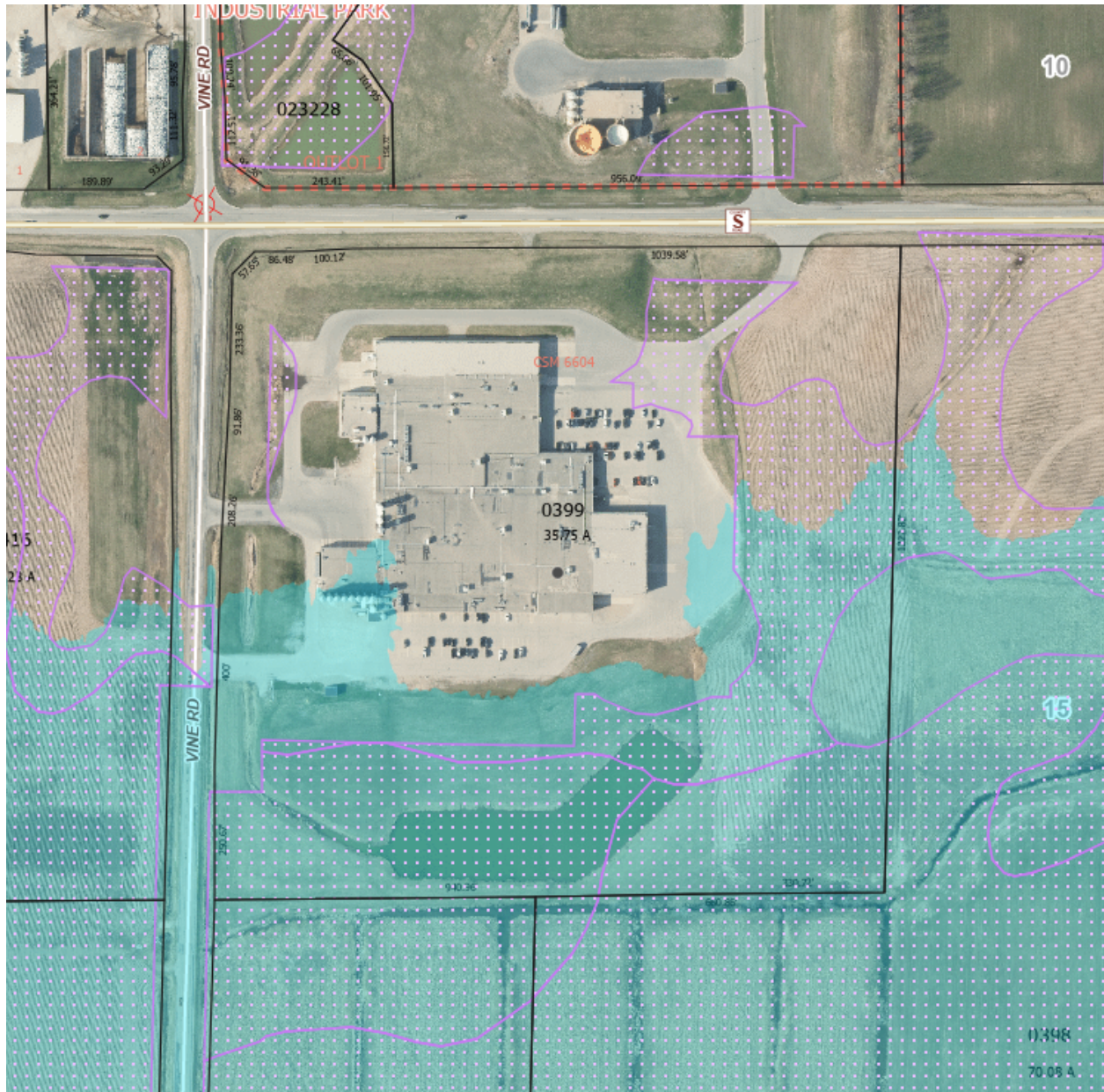


Exhibit 2

- Blue shading – Sewer Service Area

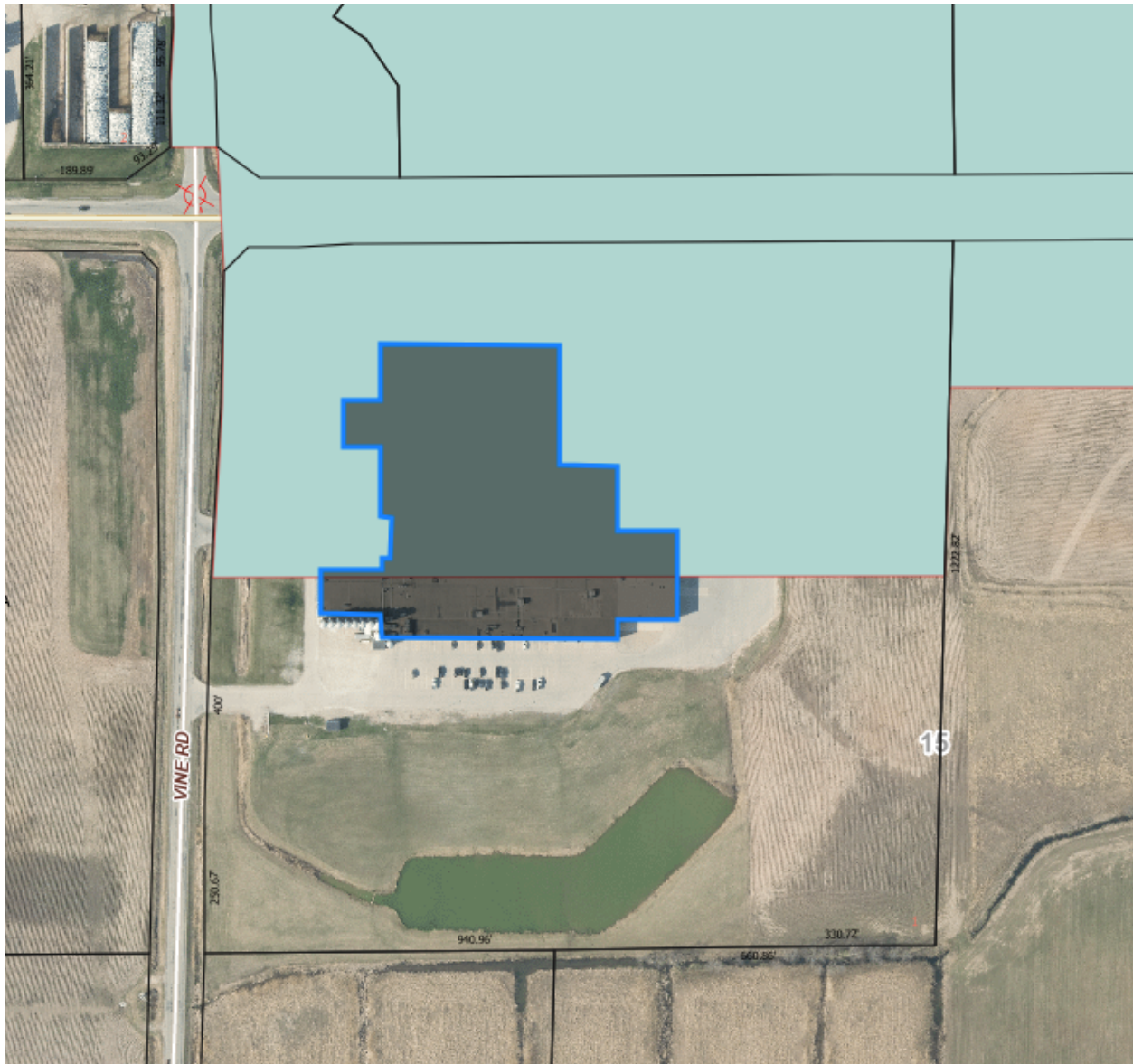


Exhibit 3

- Purple shading –
- Pink dashed line – Sanitary District #1

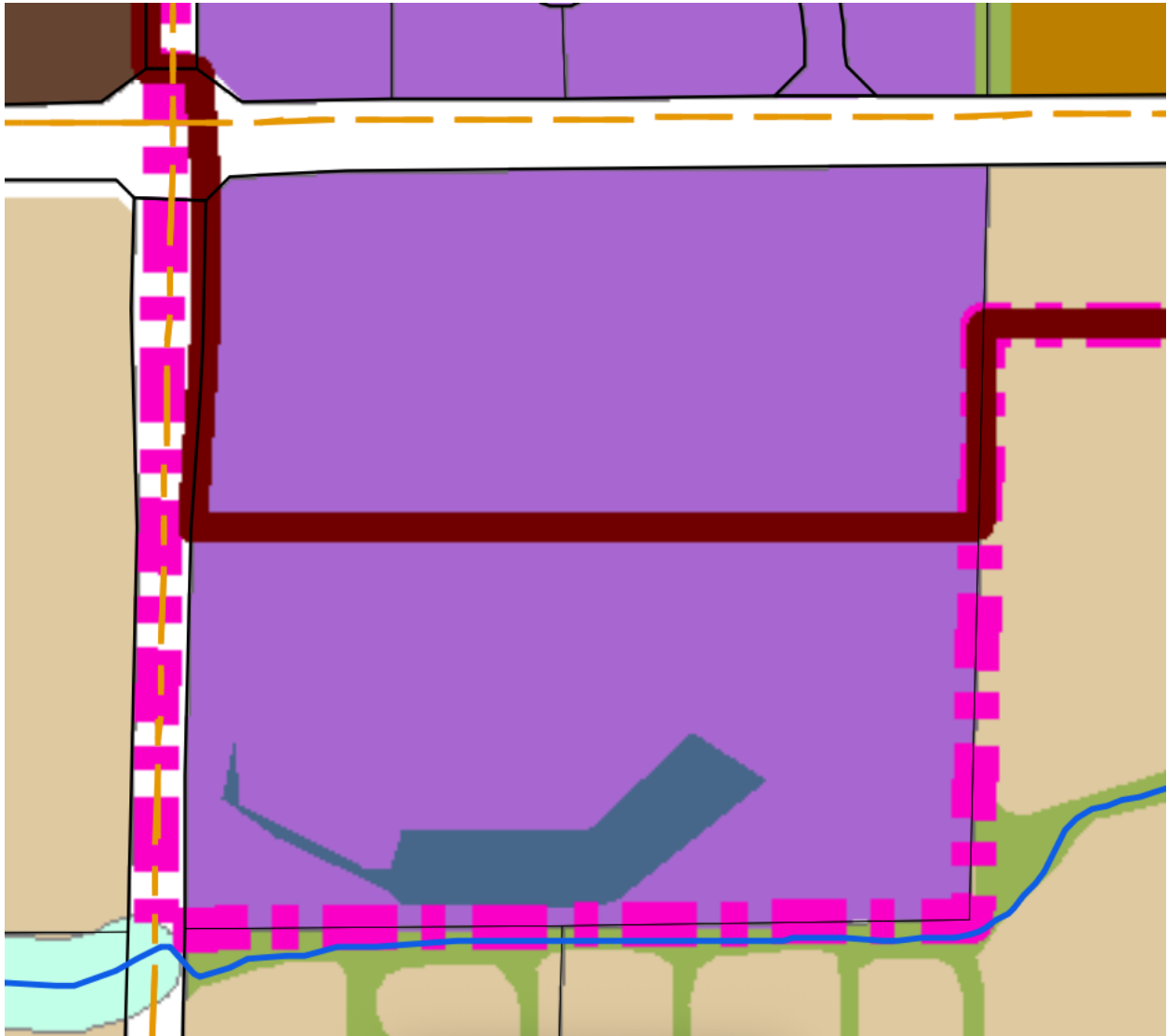


Exhibit 4

- Purple shading – Commercial/Industrial





Town of Freedom

OUTAGAMIE COUNTY P.O. BOX 1007 FREEDOM, WI 54131

W2004 County Road S - PO Box 1007 - Freedom, WI 54131

920-788-4548 phone - 920-788-7550 fax

clerk@townoffreedom.org - www.townoffreedom.org

Rezoning Application – Page 1
(Submit 15 copies of Drawings)

Property Owner(s): BelGioioso Cheese Inc.

Address/City/Zip: 4200 Main Street, Green Bay, WI 54311

Phone: 920-863-3755 **Fax:** _____ **E-Mail:** sofia.krans@belgioioso.com

Applicant (if other than Owner): Benjamin Keuken

Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐

Address/City/Zip: _____

Phone: 920-655-6311 **Fax:** _____ **E-Mail:** benjamin.keuken@belgioioso.com

I/we certify the attached drawings are to the best of my/our knowledge complete and drawn in accordance with all codes.

Owner Signature: [Signature] **Date:** 7/29/2025

Applicant Signature: [Signature] **Date:** 29 JUL 2025

Zoning Specifics:

Tax Key No.(s): 090039900

Address of Property to be Rezoned: N4056 Vine Road, Kaukauna, WI 54913

Existing Zoning: General Agriculture

Proposed Zoning: Industrial

Current Land Use: Cheese Plant

Proposed Land Use: Cheese Plant

Is the Proposed Zoning consistent with the Town's Comprehensive Plan: Yes ☒ No ☐

State the reasons for the rezoning.

We propose rezoning to better align with current and future property use - cheese manufacturing.

Would the rezoning endanger or create an adverse impact to the adjacent neighborhood?

No.

Would the rezoning provide a beneficial impact to the community at large?

Yes.

Are the soils and drainage conditions favorable for your intended use? If not, how will the existing hazards be overcome? During construction, what provisions will be made to prevent soil loss?

Yes.

Rezoning Application – Page 2

What types of public facilities are currently provided on the land? (e.g. sewer, water, utilities, etc.)

Do these facilities have the capability to support your intended use?

Gas, Electricity, City Water, and City Sanitary. No additional capacity requirements are currently intended.

What type of community facilities and services will have to be provided resulting from your request?
(i.e., additional water/sewer lines, roads, etc.)

None.

Are there any comments, information, special conditions related to the land that would be favorable for granting your request?

For Town Use Only

Fee: _____ Acct No: _____ Receipt: _____ Date: _____

Date Rec'd Complete: _____ By: _____ Applic. No.: _____

Neighbors within 300 feet notified: _____

Review by Plan Commission: _____

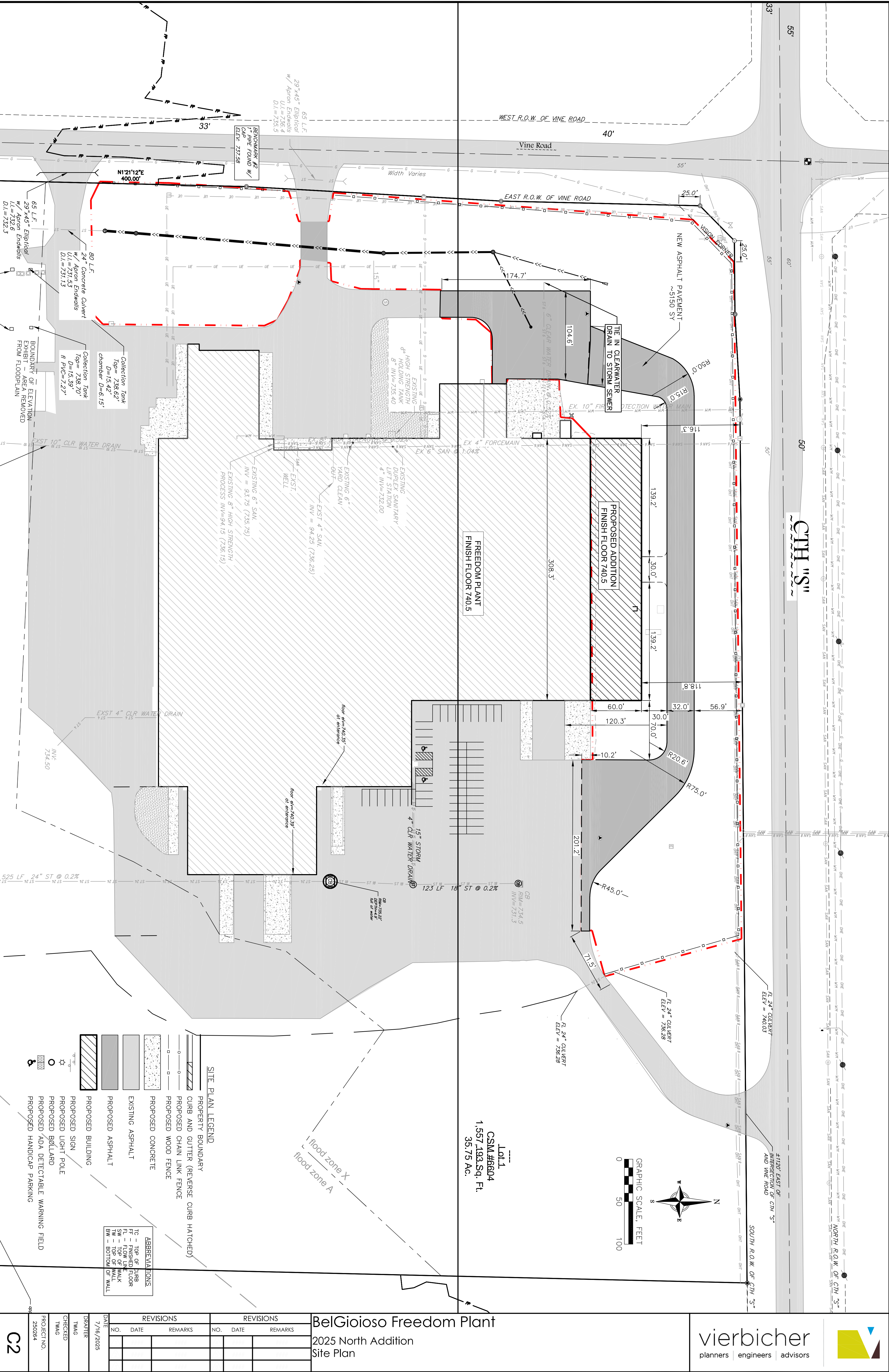
Recommendation to: Approve _____ Deny _____

Review by Town Board: _____

Rezoning is: Approved _____ Denied _____

If denied, date resolution was filed with Outagamie County: _____

Comments: _____

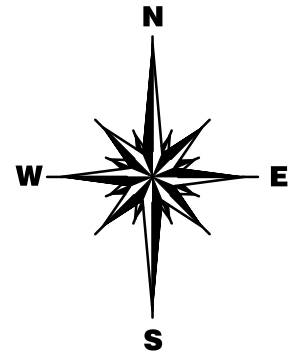


COUNTRY VILLA ESTATES

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF LOTS 2 AND 3, VOLUME 45, CERTIFIED SURVEY MAPS, PAGE 7454, MAP NUMBER 7454, DOCUMENT NUMBER 2118741, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING PART OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

LEGEND

- Set 1" x 18" iron pipe with cap weighing 1.13 lbs./lin. ft.
- Set 2.375" outside diameter x 30" iron pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" iron pipe
- Existing 5/8" iron rod unless noted
- PLSS monument as noted



SCALE: 1" = 60'

Bearings are referenced to the Outagamie County Coordinate System. The south line of the Southwest 1/4 of Section 15, T22N-R18E bears N88°26'15"W.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

DRAINAGE WAY COVENANT

(a) Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.

(b) Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.

(c) No artificial obstruction may be constructed, planted or maintained within any manmade or natural drainage easement so that such obstruction impedes the natural flow of water and/or diminishes the natural aesthetic quality of the drainageway.

DRAIN TILE NOTE

Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.

OUTLOT 1 NOTE

Outlot 1 is dedicated to the Town of Freedom & maintained by the Town for park purposes.

OUTLOT 2 NOTE

Outlot 2 is reserved for future development & maintained by the owner of record.

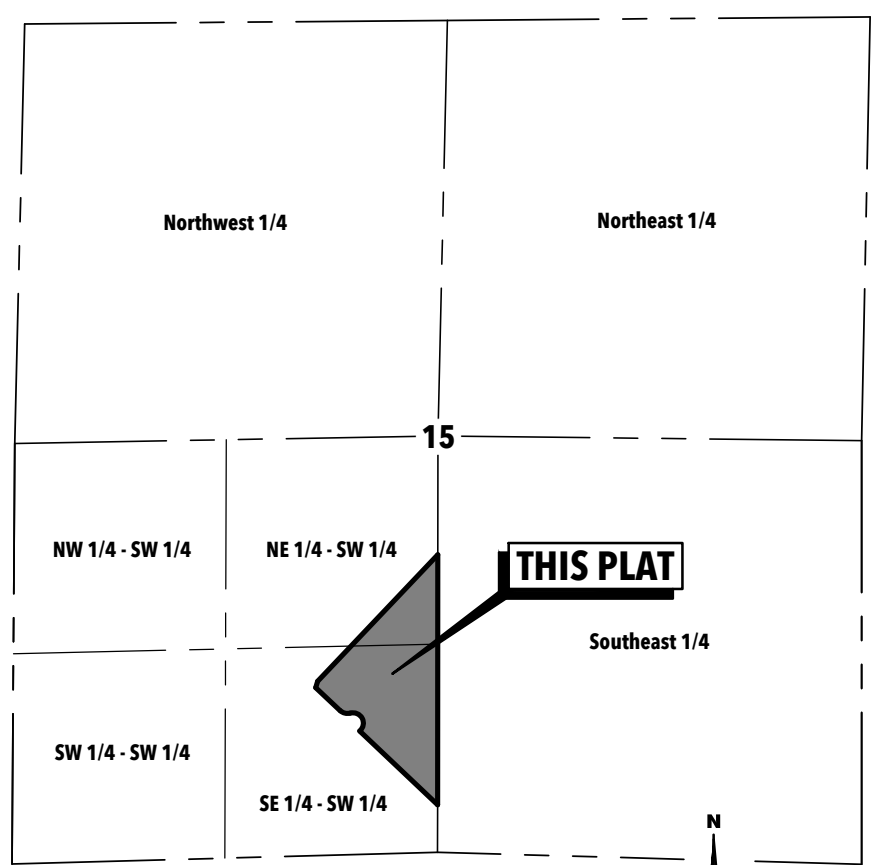
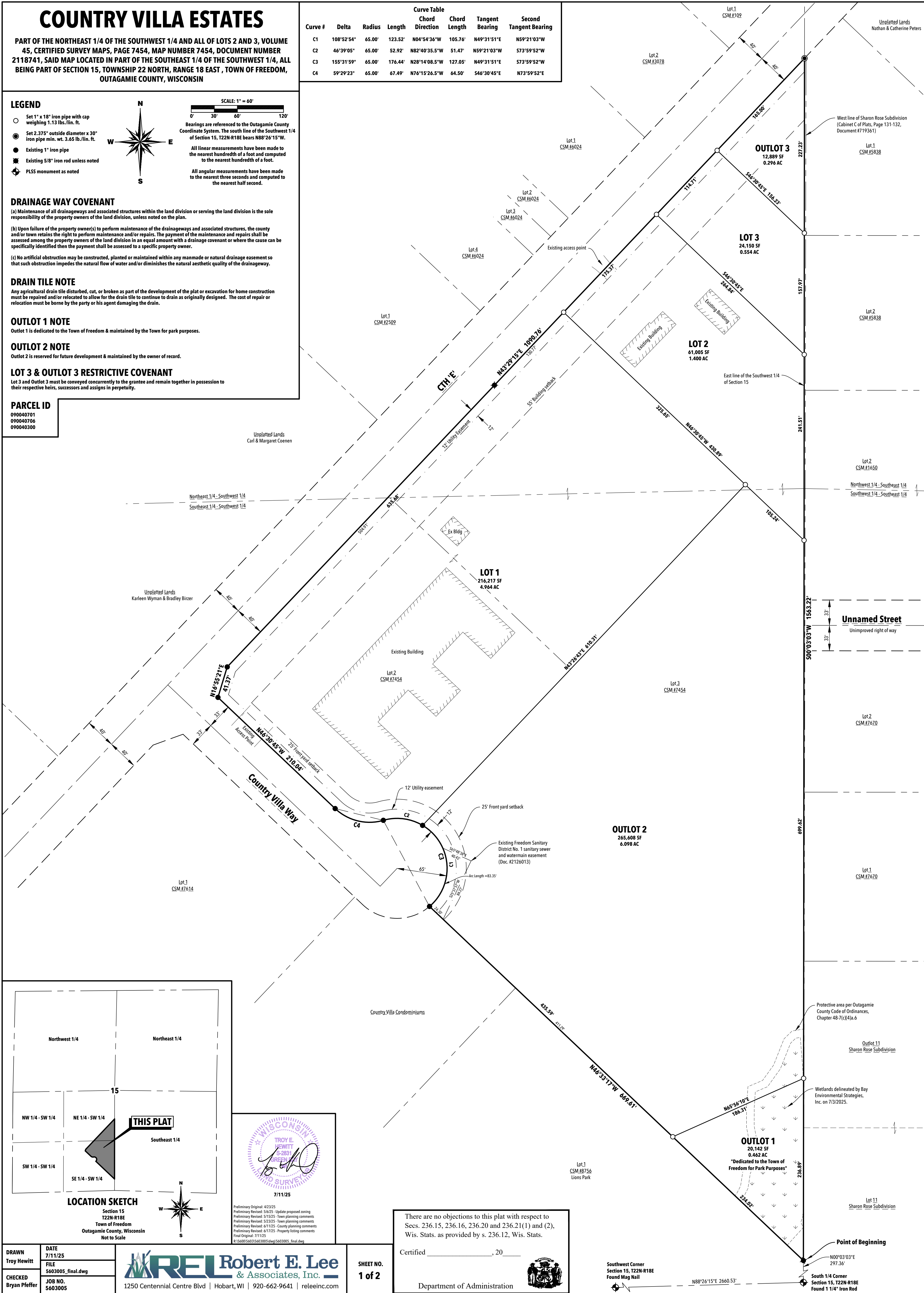
LOT 3 & OUTLOT 3 RESTRICTIVE COVENANT

Lot 3 and Outlot 3 must be conveyed concurrently to the grantee and remain together in possession to their respective heirs, successors and assigns in perpetuity.

PARCEL ID

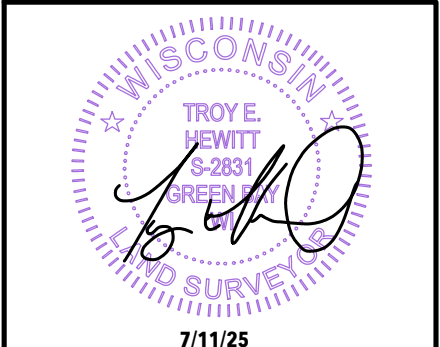
090040701
090040706
090040300

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	108°52'54"	65.00'	123.52'	N04°54'36"W	105.76'	N49°31'51"E	N59°21'03"W
C2	46°39'05"	65.00'	52.92'	N82°40'35.5"W	51.47'	N59°21'03"W	S73°59'52"W
C3	155°31'59"	65.00'	176.44'	N28°14'08.5"W	127.05'	N49°31'51"E	S73°59'52"W
C4	59°29'23"	65.00'	67.49'	N76°15'26.5"W	64.50'	S46°30'45"E	N73°59'52"E



LOCATION SKETCH

Section 15
T22N-R18E
Town of Freedom
Outagamie County, Wisconsin
Not to Scale



Preliminary Original: 4/23/25
Preliminary Revised: 5/6/25 - Update proposed zoning
Preliminary Revised: 5/15/25 - Town planning comments
Preliminary Revised: 5/23/25 - Town planning comments
Preliminary Revised: 6/11/25 - County planning comments
Preliminary Revised: 6/17/25 - Property listing comments
Final Original: 7/11/25
S:\60005\6005\6005\DWG\6003005_Final.dwg

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



Southwest Corner
Section 15, T22N-R18E
Found Mag Nail



N88°26'15"E 2660.53'

DRAWN
Troy Hewitt

DATE
7/11/25

FILE
6003005_final.dwg

CHECKED
Bryan Pfeffer

JOB NO.
6003005

REL Robert E. Lee
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 2

COUNTRY VILLA ESTATES

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALL OF LOTS 2 AND 3, VOLUME 45, CERTIFIED SURVEY MAPS, PAGE 7454, MAP NUMBER 7454, DOCUMENT NUMBER 2118741, SAID MAP LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING PART OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 18 EAST , TOWN OF FREEDOM, OUTAGAMIE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION (Parcel 090040706)

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, granted (easements) and dedicated as represented on the plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) TOWN OF FREEDOM
- 2.) OUTAGAMIE COUNTY
- 3.) DEPARTMENT OF ADMINISTRATION

WITNESS the hand and seal of said owners this day of , 2025.

Land Contract Vendor

Chad and Mark Properties, LLC

Print Name and Title (Chad and Mark Properties, LLC)

Land Contract Vendee

Chad and Mark Freedom Development, Inc.

Print Name and Title (Chad and Mark Freedom Development, Inc.)

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this day of , 2025, the above named to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public,
Print Name

Wisconsin

My commission expires

CONSENT OF CORPORATE MORTGAGEE (Parcel 090040706)

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and granting (easements) of the land described on this plat, and does hereby consent to the above certificate of Chad and Mark Freedom Development, Inc., Vendee.

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer, at (office address), Wisconsin, and its corporate seal to be hereunto affixed this day of , 2025.

In the presence of:

NICOLET NATIONAL BANK

Print name and title above

STATE OF)
COUNTY) SS

Personally came before me this day of , 2025, the above named to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of
(print name)

My commission expires:

OWNER'S CERTIFICATE OF DEDICATION (Parcel 090040300)

Chad & Mark Properties, LLC, a limited liability corporation duly organized and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability corporation caused the land described on this plat to be surveyed, divided, mapped and granted (easements) as represented on this plat.

Chad & Mark Properties, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) TOWN OF FREEDOM
- 2.) OUTAGAMIE COUNTY
- 3.) DEPARTMENT OF ADMINISTRATION

Dated this day of , 2025.

By

Print Name

Title Date

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this day of , 2025 the above named officer of said limited liability corporation to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public,
Wisconsin

My commission expires

CONSENT OF CORPORATE MORTGAGEE (Parcel 090040300)

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and granting (easements) of the land described on this plat, and does hereby consent to the above certificate of Chad & Mark Properties, LLC, owner.

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer, at (office address), Wisconsin, and its corporate seal to be hereunto affixed this day of , 2025.

In the presence of:

NICOLET NATIONAL BANK

Print name and title above

STATE OF)
COUNTY) SS

Personally came before me this day of , 2025, the above named to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of
(print name)

My commission expires:

CERTIFICATE OF TOWN PLANNING COMMISSION APPROVAL

The plat of Country Villa Estates has been approved by the Town of Freedom Planning Commission.

Linda Borneman Date
Town Planning Commission Chairperson

CERTIFICATE OF DEPARTMENT OF DEVELOPMENT & LAND SERVICES

The plat of Country Villa Estates in the Town of Freedom, Outagamie County, has been reviewed and hereby approved by Outagamie County on this the day of , 2025.

Austin Dyb Date
Outagamie County Land Use Specialist

CERTIFICATE OF TOWN TREASURER

As duly appointed, qualified and acting Treasurer of the Town of Freedom, I hereby certify records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Country Villa Estates as of the date listed below.

Dana McHugh Date
Town of Freedom Treasurer

CERTIFICATE OF COUNTY TREASURER

I, Rochelle Oskey, being the duly elected, qualified and acting treasurer of the county of Outagamie, do hereby certify records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the date listed below affecting the lands included in the plat of Country Villa Estates.

Rochelle Oskey Date
Outagamie County Treasurer

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, divided and mapped a parcel of land being part of the Northeast 1/4 of the Southwest 1/4 and all of Lots 2 and 3, Volume 45, Certified Survey Maps, Page 7454, Map Number 7454, Document Number 2118741, said map located in part of the Southeast 1/4 of the Southwest 1/4, all being part of Section 15, Township 22 North, Range 18 East, Town of Freedom, Outagamie County, Wisconsin more fully described as follows:

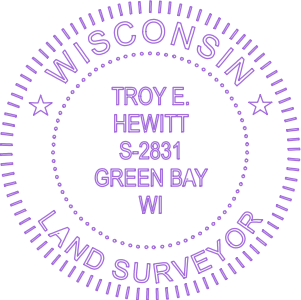
Commencing at the Southwest corner of said Section 15; thence N88°26'15"E, 2660.53 feet on the south line of said Southwest 1/4 to the South 1/4 of said Section 15; thence N00°03'03"E, 297.36 feet on the east line of said Southwest 1/4 to the southern-most corner of said Lot 3, the POINT OF BEGINNING; thence N46°33'17"W, 669.61 feet on a southwest line of said Lot 3 to the southeast right of way of Country Villa Way; thence 176.45 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N28°14'08.5"W, 127.05 feet on said southeast right of way and continuing on the northeast right of way of said Country Villa Way; thence 67.49 feet on the arc of a 65.00 foot radius curve to the right, having a long chord which bears N76°15'26.5"W, 64.50 feet on said northeast right of way; thence N46°30'45"W, 210.04 feet on said northeast right of way to the southeast right of way of CTH "E"; thence N16°55'21"E, 41.37 feet on said southeast right of way; thence N43°29'15"E, 1090.76 feet on said southeast right of way to said east line of said Southwest 1/4; thence S00°03'03"W, 1563.22 feet on said east line to the Point of Beginning.

Said parcel contains 600,011 Square Feet (13.774 Acres) of land more or less. Subject to all esements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

Troy E. Hewitt PLS 22831 7/11/25
ROBERT E. LEE & ASSOCIATES, INC. Date

Preliminary Original: 4/23/25
Preliminary Revised: 5/6/25 - Update proposed zoning
Preliminary Revised: 5/15/25 - Town planning comments
Preliminary Revised: 5/23/25 - Town planning comments
Preliminary Revised: 6/11/25 - County planning comments
Preliminary Revised: 6/17/25 - Property listing comments
Final Original: 7/11/25



UTILITY EASEMENT PROVISIONS

A non-exclusive easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by

CHAD AND MARK PROPERTIES, LLC and CHAD AND MARK FREEDOM DEVELOPMENT, INC., Grantor(s),

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, a Wisconsin corporations doing business as WE Energies and other Public Utilities, Grantee(s), their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantee may remove obstructions, including structures such as sheds, raised garden beds, play sets, etc. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of the Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

No utility transformers or pedestals are to be set within 2 feet of a lot corner monument.

No conductors are to be buried within 1 foot of a lot corner monument.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20

Department of Administration



DRAWN Troy Hewitt	DATE 7/11/25
CHECKED Bryan Pfeffer	FILE 5603005_final.dwg JOB NO. 5603005

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
2 of 2

R:\56000\5603\5603005.dwg\5603005_final.dwg

APPLICATION for FINAL PLAT

A **Complete Application** is required before the Town of Freedom can review the proposed land division. A Complete Application entails a fully completed application form along with all required documents and drawings (printed copy and PDF) and payment of the Application Fee submitted as a single application packet.

Submittal Deadline:

The Application for Final Plat shall be submitted within 12 months of Town Board approval of the Preliminary Plat.

Contact Information:

Name of Property Owner: CHAD AND MARK PROPERTIES, LLC

Address: W2015 INDUSTRIAL DRIVE, FREEDOM, WI 54130

Phone: 920-788-2494 Email: chad@readerplumbing.com

Name of Subdivider (if different from Property Owner): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Authorized Agent (if different from Subdivider): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Land Surveyor: TROY HEWITT

Company Name: REL

Address: 1250 CENTENNIAL CENTRE BLVD, HOBART, WI 54155

Phone: 920-662-9641 Email: thewitt@releeinc.com

Property Description:

Address (if different from property owner): N3782 COUNTRY VILLA WAY, APPLETON, WI 54913

Tax Parcel Number: 090040701, 090040706, 090040300

(Please include as attachment if more than one parcel is proposed to be divided)

Location of Property: NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, Town 22 Range 18, Town of Freedom

Current Use of Parcel to be Divided: ASSISTED LIVING, SINGLE FAMILY, AG

Submittal Requirements:

The Applicant shall submit the following:

- 10 copies of the completed Application for Final Plat.
 - Two copies of the plat 22 inches by 30 inches
 - Eight copies of the plat 11 inches by 17 inches.
- Four copies of all other plans and specifications required in this Chapter.
- One copy of the Application for Final Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.
- Proposed restrictive covenants (see below).

Covenants:


A covenant shall be recorded and placed on the Final Plat, and shall read as follows:

- Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.
- Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can specifically identified then the payment shall be assessed to a specific property owner.

The face of the Final Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.

Signature and Certification:

By signing and dating below, you certify the information presented on this Application along with the drawings and documents included therein are, to the best of your knowledge, complete and in accordance with the Town of Freedom Land Division Ordinance.

Applicant Signature:  Date: 7/14/2025

Application Fee:

The Application Fee for a Final Plat is \$250.00, plus \$10.00 per lot/outlot.

Recorded Final Plat:

Once approved and recorded, the subdivider shall provide one paper and one PDF format copy of the recorded Final Plat to the Town Clerk.

For Town Use Only

Check No: _____ Amount: _____ Date Received: _____

I. ISSUE:

This Report was prepared in response to questions pertaining to the method by which Country Villa Estates 'Outlot 2' may be converted to a buildable lot

II. LAND DIVISION ORDINANCE – DEFINITIONS:

Section 18-200 of the Town of Freedom Land Division Ordinance (hereafter, land division ordinance) provides the following definitions applicable to the matter at hand:

- (7) *Certified Survey Map (also CSM). A map, plan, or record of a minor subdivision meeting all the requirements of Wis. Stat. § 236.34, and of this Chapter.*
- (14) *Condominium. A community association combining individual unit ownership with shared use or ownership of common property or facilities, established in accordance with the requirements of the Condominium Ownership Act, Wis. Stat. ch. 703. A condominium is a legal form of ownership of real estate and not a specific building type or style.*
- (35) *Final Plat. The map or plan of record of a subdivision and any accompanying material prepared in compliance with Wis. Stat. ch. 236, and the terms within this Chapter.*
- (50) *Lot. A designated fractional part of a subdivision or certified survey map having an assigned number through which it may be identified and meeting the requirements of this Chapter for a building site. For the purposes of this Chapter, a lot may also include the terms "parcel," "tract," or "building site" in determining the applicability of this Chapter to land divisions.*
- (60) *Minor land division. The creation of one but not more than four parcels or building sites which divide land into a parcel or parcels of five acres or smaller in size. Minor land divisions shall be created by Certified Survey Maps. Not more than four parcels may be created by means of minor land division procedures within any five-year period from a lot, parcel or tract which existed on the effective date of this Chapter.*
- (67) *Outlot: A parcel of land so designated on a plat or certified survey map and which is any of the following:*
 - (a) *A parcel of land left over at the time of platting and which is intended to be divided further in the future.*
 - (b) *A platted parcel which does not meet the requirements of a lot at the time of platting.*
 - (c) *A platted parcel which is intended for open space or other use and held in common ownership or which is transferred to a public agency or utility.*

- (69) *Parcel. A continuous area of land described in a single description in a deed or a lot or outlots on a plat or certified survey map, separately owned or capable of being separately conveyed.*
- (74) *Plat. A map of a subdivision.*
- (75) *Preliminary Plat. A map delineating the features of a proposed subdivision as described herein, submitted to the Town for preliminary consideration prior to the final plat.*
- (74) *Replat (also, Resubdivision). The process of changing the plat map, which changes the boundaries of a recorded plat or a part thereof.*
- (98) *Subdivision. Any division of a lot by the owner thereof, or his/her agent, for the purpose of sale, lease, or building development where:*
- (a) The act of division creates five or more parcels or building sites of 40 acres or less in area; or,*
 - (b) Five or more parcels or building sites of 40 acres each or less in area are created by successive divisions within a period of five years.*

III. LAND DIVISION ORDINANCE – OUTLOTS:

Section 18-052 of the land division ordinance establishes the following standards for an Outlot:

- A. Outlots platted under Wis. Stat. § 236.02(7), Wis. Stats., and this Chapter are non-buildable and non-developable.*
- B. If an outlot or portion of an outlot meets the criteria of a lot under this Chapter and the zoning ordinance, the outlot can be replatted as a lot only through a certified survey map or subdivision plat as defined in this Chapter.*

Section 18-024 of the land division ordinance establishes the following standards for a Condominium Plat:

‘A condominium plat prepared under Wis. Stat. ch. 703, creating at least four units with a parent parcel size of five acres or more, shall be reviewed by the Town in the same manner as a conventional subdivision plat as set forth in this Chapter and shall comply with the applicable design standards and required improvements of this Chapter.’

Section 18-025 of the land division ordinance establishes the following standards for a Replat:

‘When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, or part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Wis. Stat. §§ 236.36 through

236.44. The subdivider, or person wishing to replat, shall then proceed as specified in Article IV of this Chapter. The Town Clerk shall schedule a public hearing before the Plan Commission when a preliminary plat of a replat of lands within the Town is filed and shall cause notices of the proposed replat and public hearing to be mailed to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties within 200 feet of the exterior boundaries of the proposed replat.'

IV. COUNTRY VILLA ESTATES

Country Villa Estates entails the creation of three lots and three outlots via subdivision plat. One of the outlots, Outlot 2, was intended to be a buildable lot but changed to an Outlot in order to expedite the review and approval process for the plat. As discussed during the August 4, 2025, meeting with the Country Villa Estates development team, it is the understanding of Town staff (hereafter, staff) that the project will move forward with Town and Outagamie County approval of the Final Plat before commencing the process of converting Outlot 2 to a buildable lot.

V. OUTLOT 2

As discussed on August 4th, the process of converting Outlot 2 to a buildable lot requires a Replat (an amended plat was discussed as a potential alternative; the development team chose to proceed with approval of the Final Plat as drawn). However, questions persist regarding the requirement for a Replat (as opposed to Certified Survey Map) as the mechanism by which to make Outlot 2 buildable. The focus of these questions has been on the phrase '*the outlot can be replatted as a lot only through a certified survey map **or** subdivision plat*' in Section 18-052 of the land division ordinance. [emphasis added]

Section 18-005 of the land division ordinance reads as follows:

*'Interpretation. In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements and **shall be liberally construed in favor of the Town** and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.'* [emphasis added]

It is the interpretation of staff that the word 'or' does not create a subjective choice between the two options. An outlot created via plat must be converted to a buildable lot via a plat. Therefore, a Replat is necessary to make Outlot 2 a buildable lot. That aside, the 'or' issue is moot as it pertains to Outlot 2 for the reasons explained below.

As written in Section II of this Report, the land division ordinance defines 'Subdivision' as any division of a lot where five or more **parcels** or building sites of 40 acres each or less in area are created by successive divisions within a period of five years. Parcel is defined in the land division ordinance as a continuous area of land described in a single description in a deed or a lot **or outlots on a plat** or certified survey map, separately owned or capable of being separately conveyed. As written in Section IV of this Report, the Country Villa Estates Final Plat comprises six parcels (three lots, three outlots). [emphasis added]

As written in Section III of this Report, a Replat is required when it is proposed to replat a recorded subdivision, **or part thereof**, so as to change the boundaries of a recorded subdivision, or part thereof. Outlot 2 does not meet the '*criteria of a lot*' under the land division ordinance and, as such is unbuildable. To transition to a buildable lot, the boundaries of Outlot 2 must be modified...mainly to comply with the requirements of Section 18-050 of the land division ordinance. The required modifications necessitate a Replat. [emphasis added]

In closing...

1. Outlot 2 was created as part of the Country Villa Estates plat.
2. The development team intends to convert Outlot 2 to a buildable lot.
3. Doing so requires a change to its boundaries.
4. A change to the boundaries of a part of a plat requires a Replat.

PRELIMINARY PLAT

COUNTRY VILLA ESTATES

ALL OF LOTS 2 & 3, VOLUME 45, CERTIFIED SURVEY MAP, PAGE 7454, MAP NUMBER 7454,
DOCUMENT NUMBER 2118741, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL BEING
PART OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 18 EAST, TOWN OF FREEDOM,
OUTAGAMIE COUNTY, WISCONSIN

ZONING

RSF Single-family Residential
RMF Multi-family Residential
AGD General Agriculture

PROPOSED ZONING

RSF Single-family Residential (Lot 3)
RMF Multi-family Residential (Lot 2)
RTF Residential Two-Family District (Lots 1 & 4)

MINIMUM LOT AREA AS PLATTED

12,889 Sq.Ft.
0.2% Acres

NUMBER OF LOTS

3 Lots
3 Outlots

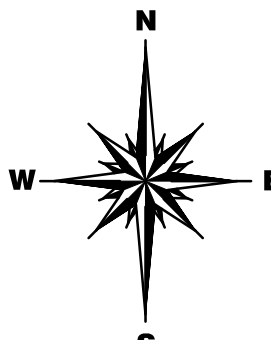
OWNER

Chad and Mark Properties, LLC
W2015 Industrial Drive
Freedom, WI 54130
(720) 788-2494

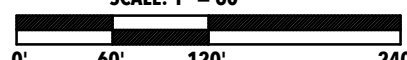
Chad and Mark Freedom Development, Inc.

LEGEND

- Set 1" x 18" iron pipe with cap weighing 1.13 lbs./lin. ft.
- Set 2.375" outside diameter x 30" iron pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" iron pipe
- ✦ Existing 5/8" iron rod unless noted
- ✦ PLSS monument as noted



SCALE: 1" = 60'



Bearings are referenced to the Outagamie County Coordinate System. The south line of the Southwest 1/4 of Section 15, T22N-R18E bears N88°26'15"W.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

R:\5600\5603\5603005\dwg\5603005_preliminary.dwg

APPLICATION for FINAL PLAT

A **Complete Application** is required before the Town of Freedom can review the proposed land division. A Complete Application entails a fully completed application form along with all required documents and drawings (printed copy and PDF) and payment of the Application Fee submitted as a single application packet.

Submittal Deadline:

The Application for Final Plat shall be submitted within 12 months of Town Board approval of the Preliminary Plat.

Contact Information:

Name of Property Owner: CHAD AND MARK PROPERTIES, LLC

Address: W2015 INDUSTRIAL DRIVE, FREEDOM, WI 54130

Phone: 920-788-2494 Email: chad@readerplumbing.com

Name of Subdivider (if different from Property Owner): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Authorized Agent (if different from Subdivider): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Land Surveyor: TROY HEWITT

Company Name: REL

Address: 1250 CENTENNIAL CENTRE BLVD, HOBART, WI 54155

Phone: 920-662-9641 Email: thewitt@releeinc.com

Property Description:

Address (if different from property owner): N3782 COUNTRY VILLA WAY, APPLETON, WI 54913

Tax Parcel Number: 090040701, 090040706, 090040300

(Please include as attachment if more than one parcel is proposed to be divided)

Location of Property: NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, Town 22 Range 18, Town of Freedom

Current Use of Parcel to be Divided: ASSISTED LIVING, SINGLE FAMILY, AG

Submittal Requirements:

The Applicant shall submit the following:

- 10 copies of the completed Application for Final Plat.
 - Two copies of the plat 22 inches by 30 inches
 - Eight copies of the plat 11 inches by 17 inches.
- Four copies of all other plans and specifications required in this Chapter.
- One copy of the Application for Final Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.
- Proposed restrictive covenants (see below).

Covenants:

A covenant shall be recorded and placed on the Final Plat, and shall read as follows:

- Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.
- Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can specifically identified then the payment shall be assessed to a specific property owner.

The face of the Final Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.

Signature and Certification:

By signing and dating below, you certify the information presented on this Application along with the drawings and documents included therein are, to the best of your knowledge, complete and in accordance with the Town of Freedom Land Division Ordinance.

Applicant Signature:  Date: 7/14/2025

Application Fee:

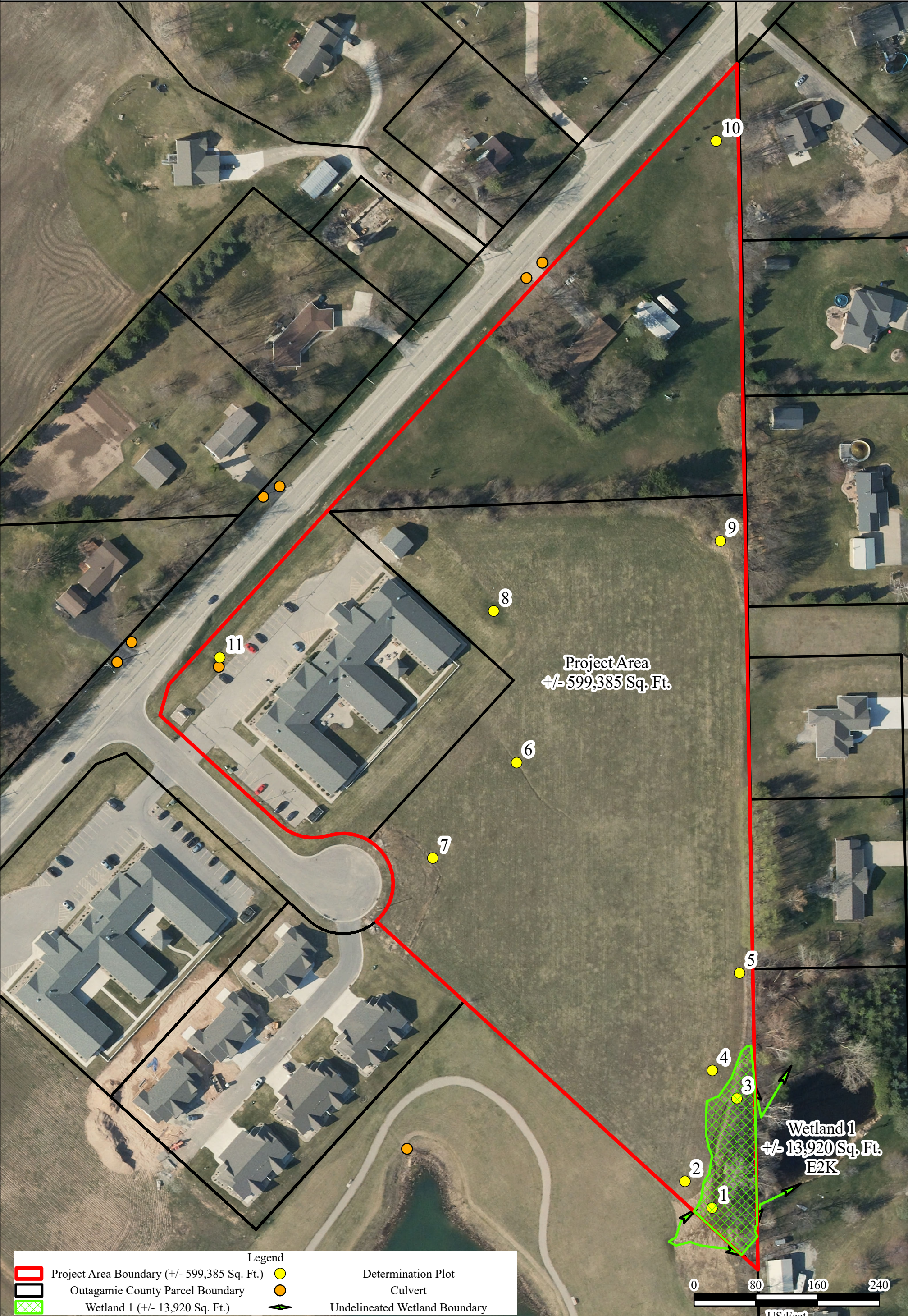
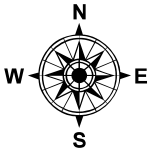
The Application Fee for a Final Plat is \$250.00, plus \$10.00 per lot/outlot.

Recorded Final Plat:

Once approved and recorded, the subdivider shall provide one paper and one PDF format copy of the recorded Final Plat to the Town Clerk.

For Town Use Only

Check No: _____ Amount: _____ Date Received: _____



APPLICATION for PRELIMINARY PLAT

A **Complete Application** is required before the Town of Freedom can review the proposed land division. A Complete Application entails a fully completed application form along with all required documents and drawings (printed copy and PDF) and payment of the Application Fee submitted as a single application packet.

The proposed development is a (check one):

xx Conventional Subdivision _____ Conservation Subdivision

Contact Information:

Name of Property Owner: Chad & Mark Properties, LLC

Address: W2015 Industrial Drive, Freedom WI 54130

Phone: (920) 788-2494 Email: _____

Name of Subdivider (if different from Property Owner): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Authorized Agent (if different from Subdivider): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Land Surveyor: Troy Hewitt

Company Name: REL & Associates, Inc.

Address: 1250 Centennial Centre Blvd, Hobart WI 54155

Phone: (920) 664-9641 Email: thewitt@releeinc.com

Property Description:

Address (if different from property owner): N3782 COUNTRY VILLA WAY APPLETON, WI 54913

Tax Parcel Number: 090040701, 090040706, 090040300
(Please include as attachment if more than one parcel is proposed to be divided)

Location of Property: NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15, Town 22 Range 18, Town of
Freedom SE SW

Current Use of Parcel to be Divided: CBRF, Single Family Residential, Agriculture

Parcel Size: 13.774 ACRES Parcel Width: ±1090'

Identify the Town of Freedom Comprehensive Plan land use classification for each parcel to be divided: (check all that apply)

<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Single- and Two-Family Residential
<input type="checkbox"/> Livestock Intensive Agriculture	<input checked="" type="checkbox"/> Multi-Family
<input type="checkbox"/> Rural Character	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rural Transition	<input type="checkbox"/> Commercial/Industrial
<input type="checkbox"/> Open Areas	<input type="checkbox"/> Industrial
<input type="checkbox"/> Planted Woodlots	<input type="checkbox"/> Parks or Outdoor Recreation
<input type="checkbox"/> Mining/Quarries	Other: _____

Current Zoning of Parcel to be Divided:
(check all that apply)

<input checked="" type="checkbox"/> AGD District	<input type="checkbox"/> RTF District	<input type="checkbox"/> CL District
<input checked="" type="checkbox"/> RSF District	<input checked="" type="checkbox"/> RMF District	<input type="checkbox"/> IND District

Submittal Requirements:

The Applicant shall submit the following:

- 10 copies of the completed Application for Preliminary Plat.
 - Two copies of the plat 22 inches by 30 inches
 - Eight copies of the plat 11 inches by 17 inches.
- Four copies of all other plans and specifications required in this Chapter.
- One copy of the Application for Preliminary Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.

Application Checklist:

The purposes of the Application Checklist is to ensure a complete submittal has been prepared and to expedite the review process. The checklist is not necessarily inclusive of all requirements needed to obtain an approval and does not absolve the Applicant from compliance with other applicable sections of the Town of Freedom Land Division Ordinance.

Please confirm compliance with Application for Preliminary Plat submittal requirements by completing the table below in full. Completion shall entail entering one of the following codes in each box under the 'Code' column.

✓ - Shown on CSM

- Included with Application Packet

n/a - Appears Inapplicable

? - Unable to Determine if Required

Code	Preliminary Plat Submittal Requirements <i>(Each of the following shall be shown on the face of, or provided as an attachment to, the Conceptual Plan)</i>
✓	Title of the proposed subdivision not duplicating an existing subdivision in Outagamie County.
✓	Location of the proposed subdivision by government lot, quarter section, section, township, range, and county.
✓	A small-scale drawing detailing the section or region in which the subdivision lies within the location of the subdivision located thereon.
✓	Date, graphic scale, and North arrow.
✓	Name and address of the owner, subdivider, authorized agent, and land surveyor preparing the plat.
✓	Entire area contiguous to the proposed plat owned or controlled by the subdivider, even if only a portion of said area is proposed for immediate development. The Town may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
✓	Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in the Outagamie County Coordinate Monumentation System, and the total acreage encompassed.
✓	Location and names of any adjacent subdivisions, parks and cemeteries, and owners of record of abutting unplatted lands.
✓	Location, right-of-way width, and names of any existing or proposed streets, alleys, or other public ways, easements, railroad and utility rights-of-way, and all section or quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
✓	Location of all permanent buildings and major structures.
✓	Location of existing property lines, structures, drainage ditches, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas, slopes 12% or

✓	greater, environmentally sensitive areas, and other similar significant features within the parcel being subdivided.
N/A	Location of Secondary Conservation Areas, as defined in the Town of Freedom Land Division Ordinance.
✓	Location and type of existing and proposed public easements.
N/A	Water elevations of adjoining lakes, ponds, streams, and flowages at the date of the survey, and approximate high and low water elevations.
✓	Type, width, and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto with any legally established center-line elevations.
✓	Contours at vertical intervals of not more than two feet where the slope of the ground surface is less than 10 percent, and of not more than four feet where the slope of the ground surface is 10 percent or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level).
✓	Approximate dimensions of all lots, and proposed lot and block numbers.
✓	Existing and proposed land use and zoning included within and immediately adjacent to the proposed subdivision.
N/A	Floodplains, wetlands, and any proposed lake and stream access.
✓	Surface drainage pattern mapping and indication of direction and established peak volume of soil drainage pattern as deemed necessary by the Town.
✓	Signature and seal of surveyor.
	Where the Town finds that it requires additional information relative to a particular problem presented by a proposed development to review the preliminary plat, it shall have the authority to request such information from the subdivider.
✓	<p>Drainage Ways. A covenant shall be recorded with or placed on the Preliminary Plat. The covenant shall read as follows:</p> <p>(a) Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.</p> <p>(b) Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.</p>
✓	<p>Drain Tiles. The face of the Preliminary Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.</p>

Additional Requirements

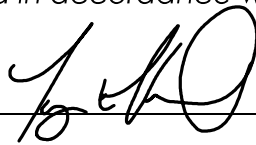
Development Yield Analysis. The subdivider shall submit a table showing the maximum number of dwelling units that would be permitted under the zoning ordinance, consistent with the minimum lot size, lot widths, setbacks, and other provisions of the zoning district within the land proposed for development will be located. Land that is undevelopable because of other laws and ordinances that prohibit development in certain areas (e.g., floodplains, wetlands, steep slopes, and drainage ways), shall be excluded from the development yield analysis.

As a condition of approval of a final plat, the subdivider shall enter into a development agreement per this Chapter. This agreement shall provide for time limits and security for performance and penalties for noncompliance. The agreement will not create or invoke special treatment for the developer, nor imply or create promises of approval.

Signature and Certification:

By signing and dating below, you certify the information presented on this Application along with the drawings and documents included therein are, to the best of your knowledge, complete and in accordance with the Town of Freedom Land Division Ordinance.

Applicant Signature: _____



Date: 4/23/25

Application Fee:

The Application Fee for a Preliminary Plat is \$350.00, plus \$20.00 per lot/outlot.

For Town Use Only

Check No: _____ Amount: _____ Date Received: _____

MEMO TO: Outagamie County Cemetery Associations

FROM: Kelly Gerrits, County Clerk

DATE: June 3, 2025

SUBJECT: 2025 Veteran Grave Reimbursements

Enclosed is the 2025 Veteran Grave Reimbursements form. Please complete the form and forward it to the municipal clerk for the municipality's approval. OUR OFFICE CANNOT ACCEPT THE FORM WITHOUT THEIR APPROVAL.

Expenses to be included are from July 1, 2024 through June 30, 2025. ALL COMPLETED FORMS MUST BE SUBMITTED TO THIS OFFICE BY SEPTEMBER 1, 2025.

Veteran Grave Care Reimbursement Process:

- Step 1: Determine costs incurred for general maintenance of grave lot from July 1, 2024 through June 30, 2025. NOTE: General maintenance includes lawn mowing, weed trimming, leveling of grave and tombstone.
- Step 2: Complete submittal form.
- Step 3: **Send completed form to the municipal clerk in the town, village, or city in which the cemetery is located for board approval.** The municipal clerk will return the signed form to YOU. (NOTE: Most municipalities meet within the first three weeks of each month.)
- Step 4: **Send the approved form and a listing of veterans and spouses for which reimbursement is being requested to the County Clerk's office by September 1, 2025. If you have a perpetual care agreement, a copy of the agreement must also be sent.** Forms received after that date will *not* be considered (WI State Statute 45.85 (2)).

Enc.

NAME OF CEMETERY: _____

LOCATION OF CEMETERY: _____

(Street/Road Address and Town, Village or City)

CONTACT PERSON: _____

(If questions regarding this submittal)

(Name)

(Phone)

1. Is perpetual care included in a lot purchase in your cemetery? YES NO
(If YES please attach a copy of the perpetual care agreement)
2. How many of the veteran graves **DO NOT** include a perpetual care agreement? _____
3. If perpetual care is not included, is **care cost charged to all grave lot owners**? YES NO
 1. *Cost per grave upkeep per grave lot \$ _____
(Eligible costs divided by total # of grave lots within entire cemetery)
 2. Number of soldier's graves **NOT** covered under perpetual care X _____
(Including spouses & women's auxiliary)
 3. Requested reimbursable expense for care of soldier's graves **NOT** covered under perpetual care. \$ _____
(Including spouses & women's auxiliary)
 4. Did you provide an up-dated listing of the veteran's names YES NO

We, the officers of _____ Cemetery Association, hereby certify that the upkeep and care of each grave is \$ _____, that the assessment is in compliance with ss 157.11(7)(a), and ss157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

Date

Cemetery Association President

Cemetery Association Secretary

Cemetery Association Treasurer

At a regular meeting of the Town, Village, City of _____ held on _____, the above charges were approved for payment.

Municipal Clerk

Date

Send Check to: _____

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.

NAME OF CEMETERY: Freedom Moravian Cemetery Association

LOCATION OF CEMETERY: Fritsch Rd Township - Freedom
(Street/Road Address and Town, Village or City)

CONTACT PERSON: Norman Blohm 920-228-2970
(If questions regarding this submittal) (Name) (Phone)

1. Is perpetual care included in a lot purchase in your cemetery? YES (NO)
(If YES please attach a copy of the perpetual care agreement)
2. How many of the veteran graves **DO NOT** include a perpetual care agreement? _____
3. If perpetual care is not included, is **care cost charged to all grave lot owners?** YES (NO)
 1. *Cost per grave upkeep per grave lot \$ 3.53
(Eligible costs divided by total # of grave lots within entire cemetery)
 2. Number of soldier's graves **NOT** covered under perpetual care X 26
(Including spouses & women's auxiliary)
 3. Requested reimbursable expense for care of soldier's graves **NOT** covered under perpetual care. \$ 91.77
(Including spouses & women's auxiliary)
 4. Did you provide an up-dated listing of the veteran's names (YES) NO

We, the officers of Freedom Moravian Cemetery Association, hereby certify that the upkeep and care of each grave is \$ 3.53, that the assessment is in compliance with ss 157.11(7)(a), and ss 157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

July 7, 2025
Date

Gin Bernette
Cemetery Association President

Debra Bernette
Cemetery Association Secretary

Norman Blohm
Cemetery Association Treasurer

At a regular meeting of the (Town) Village, City of Freedom held on 8/27/25, the above charges were approved for payment.

Dana McHugh
Municipal Clerk

8/27/25
Date

Send Check to: Norman Blohm
NB514 CTY Rd Y
Seymour WI 54165

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.

NAME OF CEMETERY:

Freedom Cemetery

LOCATION OF CEMETERY:

Town of Freedom - Lochbur Ln.

(Street/Road Address and Town, Village or City)

CONTACT PERSON:

Dana McHugh

920-788-4548

(If questions regarding this submittal)

(Name)

(Phone)

1. Is perpetual care included in a lot purchase in your cemetery?
(If YES please attach a copy of the perpetual care agreement) YES ☒ NO
2. How many of the veteran graves **DO NOT** include a perpetual care agreement? 5
3. If perpetual care is not included, is **care cost charged to all grave lot owners**? YES ☒ NO
1. *Cost per grave upkeep per grave lot
(Eligible costs divided by total # of grave lots within entire cemetery) \$ 10.18
2. Number of soldier's graves **NOT** covered under perpetual care
(Including spouses & women's auxiliary) X 5
3. Requested reimbursable expense for care of soldier's graves **NOT**
covered under perpetual care.
(Including spouses & women's auxiliary) \$ 50.90
4. Did you provide an up-dated listing of the veteran's names YES ☒ NO

We, the officers of Town of Freedom Cemetery Association, hereby certify that the upkeep and care of each grave is \$ 10.18, that the assessment is in compliance with ss 157.11(7)(a), and ss 157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

Date

Cemetery Association President

Cemetery Association Secretary

Cemetery Association Treasurer

At a regular meeting of the Town Village, City of Freedom held on 8/27/2025, the above charges were approved for payment.

Dana McHugh

Municipal Clerk

8/27/25

Date

Send Check to:

Town of Freedom
PO Box 1007
Freedom, WI 54131

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.

NAME OF CEMETERY:

St. Nicholas

LOCATION OF CEMETERY:

Hwy 5 Freedom

(Street/Road Address and Town, Village or City)

CONTACT PERSON:

(If questions regarding this submittal)

Brian Higgins

(Name)

920-213-0190

(Phone)

1. Is perpetual care included in a lot purchase in your cemetery?
(If YES please attach a copy of the perpetual care agreement) YES NO

2. How many of the veteran graves **DO NOT** include a perpetual care agreement? 147

3. If perpetual care is not included, is **care cost charged to all grave lot owners**? YES NO

1. *Cost per grave upkeep per grave lot
(Eligible costs divided by total # of grave lots within entire cemetery) \$ 4.14

2. Number of soldier's graves **NOT** covered under perpetual care
(Including spouses & women's auxiliary) X 147

3. Requested reimbursable expense for care of soldier's graves **NOT**
covered under perpetual care.
(Including spouses & women's auxiliary) \$ 608.49

4. Did you provide an up-dated listing of the veteran's names YES NO

We, the officers of Freedom Cemetery Association, hereby certify that the upkeep and care of each grave is \$ 4.14, that the assessment is in compliance with ss 157.11(7)(a), and ss 157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

7-14-25

Date

Brian Higgins

Cemetery Association President

Cemetery Association Secretary

Cemetery Association Treasurer

At a regular meeting of the Town, Village, City of Freedom held on _____, the above charges were approved for payment.

Dana McHugh

Municipal Clerk

8/27/25

Date

Send Check to:

Brian Higgins
W1994 Dury Ct
Freedom VT 54130

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.



SAINT NICHOLAS
Catholic Church

St. Nicholas Cemetery Association Cemetery Price List

Lot Purchases:

Each single lot purchase includes perpetual care.

- | | |
|-----------------------|-------------|
| • St. Nicholas member | \$ 700.00 |
| • Non-member | \$ 1,200.00 |
| • Infant | \$ 50.00 |

Columbarium Purchases:

Each double niche columbarium purchase includes perpetual care.

- | | |
|-----------------------|-------------|
| • St. Nicholas member | \$ 2,500.00 |
| • Non-member | \$ 3,000.00 |
| • Initial Inscription | \$ 500.00* |

*Must be paid at time of niche purchase.

Burial Fees:

*The cemetery offers casket and cremation burials as well as columbarium inurnments.
No burials on Sundays or Holidays.*

Spring: April 1 – Nov. 15 Winter: Nov. 16 – Mar 31

- Adult burial casket: Spring \$600.00 Winter \$1000.00
- Cremation burial-Single Urn: Spring \$300.00 Winter \$550.00
- Cremation burial-Double or Companion Urn: Spring \$600.00 Winter \$1000.00
- Infant burial: Spring \$100.00 Winter \$200.00
- Inurnment in columbarium niche (includes opening, sealing & final inscription date): \$575.00
- All burials after 3pm on a weekday - additional \$50.00
- All burials after 5pm Friday and all day on Saturday – additional \$500.00
- Additional cost for 3rd person on a lot
 - St. Nicholas member \$ 350.00
 - Non-member \$ 700.00

****All prices are subject to change without notice.**

NAME OF CEMETERY:

St. Peter Lutheran Cemetery

LOCATION OF CEMETERY:

N 2749 French Ad. Appleton
(Street/Road Address and Town, Village or City)

CONTACT PERSON:

(If questions regarding this submittal)

Judith A. Smits
(Name) 940-788-6815
(Phone)

1. Is perpetual care included in a lot purchase in your cemetery?
(Please attach a copy of the perpetual care agreement) YES ☐ NO ☒
2. How many of the veteran graves DO NOT include a perpetual care agreement? 32
3. If perpetual care is not included, is care cost charged to all grave lot owners? YES ☐ NO ☒
 1. *Cost per grave upkeep per grave lot
(Eligible costs divided by total # of grave lots within entire cemetery) \$ 62¢
 2. Number of soldier's graves not covered under perpetual care
(Including spouses & women's auxiliary) X 32
 3. Requested reimbursable expense for care of soldier's graves
(Including spouses & women's auxiliary) \$ 19.84
 4. Did you provide an up-dated listing of the veteran's names? Yes ☒ No ☐

We, the officers of St. Peter Lutheran Cemetery Association, hereby certify that the upkeep and care of each grave is \$ 62¢, that the assessment is in compliance with ss 157.11(7)(a), and ss 157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

7-29-2025
Date

[Signature]
Cemetery Association President

Thomas J. Dietzler, Dir. Of Oper.
St. Peter Lutheran Church

Judith A. Smits
Cemetery Association Secretary

Judith A. Smits

Rhonda Dietzler
Cemetery Association Treasurer

Rhonda Dietzler

At a regular meeting of the Town, Village, City of Freedom held on 8-27-25, the above charges were approved for payment.

Dana Mettys
Municipal Clerk

8-27-25
Date

Send Check to:

St. Peter Lutheran Church
c/o Judith A. Smits
W1734 Center Valley Rd
Freedom WI 54130

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.

VETERAN GRAVE REIMBURSEMENT
- ST. PETER (2025)

ST. PETER CEMETERY VETERANS (& SPOUSE)

(as of June 30, 2025)

1.	BELOW, ROBERT*	1938 - 2017		
2.	CLAUSNITZER, ROBERT		JOAN	
3.	FLIETH, FREDRICH*	1846 - 1925	WILHELMINE*	1848-1924
4.	GEHRING, DONALD *	1933 - 2025	NANCY	
5.	HILDEMAN, JERRY *	1939-2021	BARBARA	
6.	JAHNKE, CARL *	1825 - 1921	CHARLOTTE* -	1824-1893
7.	KROENKE, DUANE*	1932 - 2022	ANGIE	
8.	KUEHNE, THOMAS*	1946 - 1983	SHARON -	1947 - 2025
9.	REINKE, EDWARD*	1895 - 1950		
10.	SPRINGSTROH, ELMER*	1919 - 1971		
11.	SPRINGSTROH, KAYE (Auxiliary)		LLOYD	
12.	SPRINGSTROH, RICHARD*	1937 - 1993	NANCY*	1936-2020
13.	TECHLIN, FRED		PATRICIA*	1938-2012
14.	TETZLAFF, EWALD*	1895 - 1974	AMANDA*	1899-1982
15.	WICHMAN, EARL *	1936 - 2010	JOYCE	
16.	WICHMAN, GARY		LINDA	
17.	WICHMAN, FLOYD*	1939 - 1973		
18.	ZIEGLER, FRED*	1831 - 1903	MARIE*	1829-1906

*Submitted by Judith A. Smits,
St. Peter Cemetery Committee*

NAME OF CEMETERY:

Community Lutheran Cemetery

LOCATION OF CEMETERY:

French Road & Evergreen Lane
(Street/Road Address and Town, Village or City)

CONTACT PERSON:

(If questions regarding this submittal)

Ronald Springstroh - 920-734-9044
(Name) (Phone)
or Nancy Bruhn 920-739-5852 or
920-570-2175

1. Is perpetual care included in a lot purchase in your cemetery?
(Please attach a copy of the perpetual care agreement) YES YES (NO)
2. How many of the veteran graves **DO NOT** include a perpetual care agreement? 238
3. If perpetual care is not included, is care cost charged to all grave lot owners? YES (NO)
 1. *Cost per grave upkeep per grave lot
(Eligible costs divided by total # of grave lots within entire cemetery) \$ 7.21
 2. Number of soldier's graves not covered under perpetual care
(Including spouses & women's auxiliary) X 238
 3. Requested reimbursable expense for care of soldier's graves
(Including spouses & women's auxiliary) \$ 1,715.28
 4. Did you provide an up-dated listing of the veteran's names? Yes X No

We, the officers of Community Lutheran Cemetery Association, hereby certify that the upkeep and care of each grave is \$ 7.21, that the assessment is in compliance with ss 157.11(7)(a), and ss 157.11(7)(b), and is no more than the charge made for the care of other graves, and that such graves are receiving proper care.

It is further certified that suitable care of said graves has not been provided by perpetual care, private funds, or the cost for grave upkeep has not been collected as part of the funeral expenses, or otherwise.

8-25-2025
Date

Ronald A Springstroh
Cemetery Association President

Ronald Springstroh
920-734-9044

Nancy L. Bruhn
Cemetery Association Secretary

Nancy L. Bruhn
920-739-5852

Nancy L. Bruhn
Cemetery Association Treasurer

Nancy Bruhn
920-570-2175

At a regular meeting of the Town, Village, City of Freedom held on 8-27-25, the above charges were approved for payment.

Dana Methel
Municipal Clerk

8-27-25
Date

Send Check to: Community Lutheran Cemetery
c/o Nancy Bruhn
W4681 Wolf Road
Black Creek WI 54106

*Cost includes maintenance of grave and tombstone; i.e. grass cutting, weed trimming, leveling of tombstone.

COMMUNITY LUTHERAN CEMETERY
as of June 30, 2025

(All Veterans and Spouses)

COMMUNITY -

SPOUSE

* - deceased

1- BALCK, Donald*		Marian
2- BANECK, Donald		Carol*
3- BARROW, Calvin		Beverly
4- BATHKE, Lester*		Ruth
5- BECKER, Richard*		Elaine
6- BEVERS, David*		Nancy
7- BOGGESE, Juel*		Elaine*
8- BOGGESE, Steven*		
9- CASPER, Corey*		
10- CHAMPEAU, David*		Irene
11- CONLON, Edward		Jeanne
12- COON, William *		
13- COON, Woodrow*		Eileen*
14- DAELKE, Theodore*		Janet
15- DALKE, David*		Nancy
16- DENZEN, Roger		Marcella
17- DIETZLER, Steve		JoAnn
18- DREWS, Ivan		Joan*
19- ERICKSON, Gary*		Terri
20- FELZER, Stanley*		Doris*
21- FORBECK, Douglas (VFW)		Jeanne VFW AUX
22- FORBECK, Marjorie* (VFW Aux)		Raymond*
23- FRAHM, Victor*		Beverly
24- FRIEBERGER, David*		Rachel
25- FULCER, Gilbert*		Thelma
26- FULCER, Jack		Darlene
27- GEHRING, Robert		Barbara*
28- GERGEN, Robert*		
29- GLASHEEN, James*		
30- GOLDEN, Robert*		Jean
31- GREIPENTROG, Roger		Angie
32- GRIESBACH, Jeremy		Kari
33- HALVERSON, Martin*		Emma
34- HAMEISTER, JR., Harry		Karen* (Amer. Leg. Aux)
35- HAMEISTER, Henry*		
36- HANSEN, Roger		Lois
37- HARTWIG, Norman*		
38- HERTZFELD, Fred		
39- HERTZFELD, Raymond*		Ruth
40- HINTZ, Clifford*		Grace
41- HINTZ, Harry*		Lena
42- HINTZ, James*		Elaine
43- HOFFMAN, Harvey*		
44- HOLLOWAY, Gerald		Anita
45- JAHNKE, Earl*		Mary
46- JAHNKE, Marvin*		
47- KIETZ, William		Luella
48- KIRCHENWITZ, Max		Karen
49- KIRKEIDE, Roger*		Gerri
50- KITZINGER, Leslie*		Corrinne
51- KITZINGER, Vernon*		Laverna * (Amer.Leg.Aux)
52- KROISS, Richard*		Nancy
53- KUBITZ, Harry*		
54- KUBITZ, Lyle*		Delores*
55- LEE, Chia Seng*		
56- LEMMERS, Thomas*		Ann
57- LEWIS, Farrell*		Gerry
58- LILLGE, Dale*		
59- LILLGE, Dennis*		Carol
60- LILLGE, Elvy*		Maebelle*
61- LILLGE, Larry		
62- LILLGE, Robert*		
63- MATHISON, C. John*		Hattie*
64- MUELLER, Henry*		Lou

65- NICKERSON, Elroy*		Lucillee
66- NORTON, Arthur*		Gloria
67- PETERS, Dennis	VFW	Nancy* (VFW Aux)
68- PETTIT, Frank		Sandra
69- PFEFFERLE, Thomas		Theresa
70- PLAMANN, Donald*		
71- PLAMANN, Duane*		Charlotte*
72- PLAMANN, Elroy*		LaVerne
73- PLAMANN, Frederic*		Arlyne*
74- PLAMANN, Kenneth*		Gwendolyn *
75- PRUNO, SR., Roland*		
76- PRUNO, Elizabeth *		
77- PUES, Joseph*		
78- PUES, Shirley		
79- RADEMACHER, John*		Verdaine
80- RALPH, Judith		Raymond
81- REMTER, Lester*		
82- RUPPER, Trevor		
83- SANDERS, Alva*		Alice*
84- SCHEIBE, Eugene*		Lorraine
85- SCHMIDT, Dale		Karen
86- SCHMIDT, Donald*		Judy
87- SCHMITZ, Lawrence*		Virginia
88- SCHMITZ, Paul*		Mary*
89- SCHNEIDER, Elvin*		Delores
90- SCHROEDER, Glenn*		Dorothy
91- SCHROEDER, Harvey*		Mathilda*
92- SCHROEDER, Jeffery*		
93- SCHUETTE, Norman*		Gladys*
94- SCHWALBACH, Delmar*		Louisa*
95- SCHWOBE, Lisa		Alan
96- SEMROW, Ronald*		
97- SMITS, Gerald	VFW	Judith (VFW Aux)
98- SNELL, Lester*		
99- SOJKA, Robert *		Joyce
100- SPRINGSTROH, Dean		Stacie
101- SPRINGSTROH, Emro*		Myrtle
102- SPRINGSTROH, Gerald		Corine*
103- SPRINGSTROH, JR., Harvey*	Donna	
104- SPRINGSTROH, James*		Jane
105- SPRINGSTROH, Larry*		Elaine
106- SPRINGSTROH, Ronald		Margaret*
107- STECK, Gordon*		Jane
108- STEDL, Victor*		Arlean
109- STENZ, Marvin*		Virginia
110- STEGERT, Willard*		Marion
111- TECHLIN, Dennis	Phyllis	
112- TICKNOR, William		Jackie
113- TICKS, Arnold*		
114- TIEDT, David		Connie*
115- UHLENBRAUCK, Emil*		Alma*
116- UHLENBRAUCK, Kenneth		Marva
117- VAN BOXTEL, Urban*		Bernice
118- VANDENBOOGARD, James*		Helen
119- VIEHLAND, Dewey		Wendy
120- WICHMAN, LeRoy*		
121- WICHMAN, Vernon*		Shirley
122- WILZ, Thomas*		Anna
123- WOLDT, JR., Herman*		Imelda*
124- WOODS, JR., John*		Garnett*
125- WORLUND, Kenneth*		Helen
126- YOUNG, Wesley*		Grace*
127- ZIEGLER, LeRoy*		
128- ZIEGLER, Philip		Beverly

(prepared by Community Lutheran Cemetery Committee)

I. ISSUE

CPC proposes the following revisions to Chapter 18: Land Division Regulations (hereafter, land division ordinance). The purpose of the changes is to address conflicts and ambiguities within the current ordinance pertaining to CSMs and plats. Language to be amended or removed, and recommended replacement language, is highlighted in bold font.

II. RECOMMENDED REVISIONS

A. Section 18-005 'Interpretation' reads as follows:

'Interpretation. In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.'

Amend to read:

'Interpretation. In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.' **Where conflicts or ambiguities exist between specific requirements or standards in this Chapter, the more restrictive of the requirements or standards shall apply.**

B. Section 18-024 of the land division ordinance establishes the following standards for a Condominium Plat:

*'A condominium plat prepared under Wis. Stat. ch. 703, creating at least four units with a parent parcel size of five acres or more, shall be reviewed by the Town in the same manner as a **conventional subdivision plat as set forth in this Chapter and shall comply with the applicable design standards and required improvements of this Chapter.***

Amend to read:

*'A condominium plat prepared under Wis. Stat. ch. 703, creating at least four **dwelling** units with a parent parcel size of five acres or more, shall be reviewed by the Town in the same manner as a **preliminary plat as set forth in Article V of this Chapter and shall comply with the applicable design standards and required improvements for preliminary plats and final plats as established in this Chapter.***

C. Section 18-025 'Replat' of the land division ordinance which reads as follows:

*'When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, or part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Wis. Stat. §§ 236.36 through 236.44. The subdivider, or person wishing to replat, shall then proceed as specified in **Article IV** of this Chapter. The Town Clerk shall schedule a public hearing before the Plan Commission when a **preliminary plat of a replat** of lands within the Town is filed and shall cause notices of the **proposed replat and public hearing** to be mailed to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties within 200 feet of the exterior boundaries of the proposed replat.'*

Amend to read as:

*'When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, or part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Wis. Stat. §§ 236.36 through 236.44. The subdivider, or person wishing to replat, shall then proceed as specified in **Article V** of this Chapter. The Town Clerk shall schedule a public hearing before the Plan Commission when a replat of lands within the Town is filed and shall cause notices of the public hearing to be mailed to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties within 200 feet of the exterior boundaries of the proposed replat.'*

D. Section 18-052.B of the land division ordinance reads as follows:

*'If an outlot or portion of an outlot meets the criteria of a lot under this Chapter and the zoning ordinance, the outlot can be replatted as a lot only through a **certified survey map or subdivision plat** as defined in this Chapter.'*

Amend to read as follows:

*'If an outlot or portion of an outlot meets the criteria of a lot under this Chapter and the zoning ordinance, the outlot **or portion thereof shall** be replatted as a lot through:*

- (1) **A certified survey map, when the outlot was created as part of a certified survey map; or,***
- (2) **Through a subdivision plat when the outlot was created as part of a subdivision plat; or,***
- (3) **Through a condominium plat when the outlot was created as part of a condominium plat.'***

E. Section 18-061 'Certified Survey Map' of the land division ordinance currently reads as follows:

*'When it is proposed to divide land within the Town into not more than four parcels or building sites, any one of which is 20 acres or less in area, **or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot,** the subdivider shall subdivide by use of a Certified Survey Map.'* [emphasis added]

Amend to read as:

'When it is proposed to divide land within the Town into not more than four parcels or building sites, any one of which is 20 acres or less in area, the subdivider shall subdivide by use of a Certified Survey Map.'

Town of Freedom
Outagamie County, Wisconsin
Chapter 18: Land Division Regulations
October 2024

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Chapter 18: Land Division Regulations

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ARTICLE I: INTRODUCTION

18-001 Authority.

This Chapter is adopted under the authority granted by Wis. Stat. ch. 236, and amendments thereto.

18-002 Title.

This Chapter shall be known as the "Land Division Ordinance, Town of Freedom, Wisconsin."

18-003 Intent.

It is the general intent of this Chapter to regulate the division of land so as to:

- A. Promote proper monumenting of subdivided land and conveyancing by accurate legal description and to provide safe and orderly shoreland layouts.
- B. Obtain the wise use, conservation, protection, and proper development of the Town's soil, water, wetland, woodland, and wildlife resources and attain a proper adjustment of land use and development to the supporting and sustaining natural resource base.
- C. Lessen congestion in the roads, streets, and highways.
- D. Further the orderly layout and appropriate use of land.
- E. To provide for a diversity of lot sizes, housing choices, and building densities to accommodate a variety of age and income groups.
- F. Secure safety from fire, panic, and other dangers.
- G. Provide adequate light and air.
- H. Facilitate adequate provision for housing, transportation, water supply, storm water, wastewater, schools, parks, playgrounds, and other public facilities and services.
- I. Secure safety from flooding, water pollution, disease, and other hazards.
- J. Prevent flood damage to persons and properties and minimize expenditures for flood relief and flood control projects.
- K. Prevent and control erosion, sedimentation, and other pollution of surface and subsurface waters.
- L. Preserve natural vegetation and cover and promote the natural beauty of the Town.
- M. Restrict building sites on areas covered by poor soils or in other areas poorly suited for development.
- N. Facilitate the further division of larger tracts into smaller parcels of land.

- O. Ensure adequate legal description and proper survey monumentation of subdivided land.
- P. Provide for the administration and enforcement of this Chapter.
- Q. Provide penalties for its violation.
- R. Implement the Town of Freedom Comprehensive Plan, as adopted and updated from time to time.

18-004 Purpose.

The purpose of this Chapter is to regulate and control the division of land within the Town in order to promote the public health, safety, morals, prosperity, aesthetics, and the general welfare.

18-005 Interpretation.

Interpretation. In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

18-006 Abrogation and Greater Restrictions.

Abrogation and greater restrictions. It is not intended by this Chapter to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued pursuant to law. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall govern.

18-007 Repeal.

All other ordinances or parts of ordinances of the Town inconsistent or conflicting with this code, to the extent of the inconsistency only, are hereby repealed.

18-008 Effective Date.

This Chapter shall become effective upon passage and posting according to law.

18-009 Through 18-019 Reserved

ARTICLE II: GENERAL PROVISIONS

18-020 Jurisdiction.

The provisions of this Chapter shall apply in all lands and waters within the municipal boundaries of the Town of Freedom. The provisions of this Chapter as it applies to divisions of tracts of land into four or fewer parcels shall not apply to:

- A. Transfers of interest in land by will or pursuant to court order.
- B. Leases for a term not to exceed 10 years, mortgages, or easements.
- C. Sale or exchange of parcels of land between owners of adjoining property if additional lots are not, thereby, created and the lots resulting are fully compliant with the requirements of this Chapter, the zoning ordinance, and other applicable laws, codes, and ordinances, and is consistent with the comprehensive plan. (amended by ord. 2024-06)
- D. A division of land resulting in parcels more than 40 acres in area.
- E. Cemetery Plats made under Wis. Stat. § 157.07.
- F. Assessors' Plats made under Wis. Stat. § 70.27, but such assessors' plats shall comply with Wis. Stat. § 236.15(1)(a-g) and Wis. Stat. § 236.20(1) and (2)(a-e).
- G. Conversion of the form of ownership of existing buildings into condominiums or cooperatives.

18-021 Severability and Nonliability.

- A. If any section, provision, or portion of this Chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Chapter shall not be affected thereby.
- B. The Town does not guarantee, warrant, or represent that only those areas designated as floodplains will be subject to periodic inundation and hereby asserts that there is no liability on the part of the Town Board, its agencies or employees for sanitation problems, structural damages, or other losses that may occur as a result of reliance upon, and conformance with, this Chapter.

18-022 Resubdivision of Land.

Any resubdivision of a recorded land division that ultimately results in the creation of five or more lots, parcels, or building sites from the same original parcel shall be considered to be a subdivision and shall be accomplished by a subdivision plat and not additional certified survey maps.

18-023 Compliance.

No person, firm, or corporation shall divide any land located within the limits of the Town which results in a subdivision, minor land division or a replat as defined herein; no such subdivision, minor land division or replat shall be entitled to recording; and no street shall be laid out or improvements made to land without compliance with all requirements of this Chapter and the following documents:

- A. Wis. Stat ch. 236.
- B. Rules of the Wisconsin Department of Safety and Professional Services regulating lot size and lot elevation if the land to be subdivided is not served by a public sewer and provisions for such service have not been made.
- C. Rules of the Wisconsin Department of Transportation relating to safety of access and the preservation of the public interest and investment in the highway system if the land owned or controlled by the subdivider abuts on a state trunk highway or a connecting highway.
- D. Rules of the Wisconsin Department of Natural Resources setting water quality standards preventing and abating pollution, and regulating development within floodlands, wetland, and shoreland areas.
- E. Rules of the Wisconsin Department of Natural Resources contained in Wis. Admin. Code NR 115 and NR 116 for Wisconsin's Shoreland-Wetland Management and Floodplain Management Programs.
- F. Duly Approved Comprehensive Plan, including its individual elements, of the Town of Freedom, Outagamie County, Wisconsin.
- G. The zoning ordinance and all other applicable local and county ordinances and state and federal laws.
- H. Town of Freedom Sewer Service Area Plan.

18-024 Condominium Plat.

A condominium plat prepared under Wis. Stat. ch. 703, creating at least four units with a parent parcel size of five acres or more, shall be reviewed by the Town in the same manner as a conventional subdivision plat as set forth in this Chapter and shall comply with the applicable design standards and required improvements of this Chapter.

18-025 Replat.

When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, or part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Wis. Stat. §§ 236.36 through 236.44. The subdivider, or person wishing to replat, shall then proceed as specified in Article IV of this Chapter. The Town Clerk shall schedule a public hearing before the Plan Commission when a preliminary plat of a replat of lands within the Town is filed and shall cause notices of the proposed replat and public hearing to be mailed to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties within 200 feet of the exterior boundaries of the proposed replat.

18-026 Amendments.

For the purpose of promoting public health, safety, and general welfare, the Town Board may, from time to time, amend the regulations imposed by this Chapter. The Town Board shall hold public

hearings on all proposed amendments following a recommendation of the Town of Freedom Plan Commission. Notice of such hearings shall be given by publication of a class 2 notice preceding the hearing or as otherwise provided by Wisconsin Statutes.

18-027 Land Suitability.

No land shall be divided or subdivided for use which is determined to be unsuitable by the Town because of flooding or potential flooding, wetlands, soil or rock limitations, inadequate drainage, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities, incompatible surrounding land use, or any other condition likely to be harmful to the health, safety, or welfare of the future residents or users of the area or likely to be harmful to the Town. Except as provided herein, the Town shall determine such unsuitability at the time the preliminary plat or certified survey map is considered for approval.

- A. When a proposed subdivision plat or certified survey map is located in an area where flooding or potential flooding may be a hazard, the Town Board may require that the subdivider determine the floodway and floodplain boundaries for the proposed plat or map. Floodplain boundaries as determined by a licensed surveyor or engineer through a detailed flood study shall be reviewed and approved by the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA).
- B. The development shall be in accordance with the floodplain management standards of the Floodplain-Shoreland Management Sections, Wisconsin Department of Natural Resources, any applicable floodplain, shoreland, and wetland ordinances, and the Town of Freedom Sewer Service Area Plan.
- C. The Town Board, in applying the provisions of this section, shall, in writing, recite the particular facts upon which it bases its conclusions that the land is not suitable for the proposed use and afford the subdivider an opportunity to present evidence and the means of overcoming such unsuitability, if he/she so desires, at a meeting of the Board. Thereafter, the Board may affirm, modify, or withdraw its determination of unsuitability.
- D. The subdivider may, as a part of the preliminary plat or certified survey map procedure, request a determination of land suitability by the Plan Commission, provided that the subdivider shall furnish such maps, data, and information as may be necessary to make a determination of land suitability. In addition to the data required to be submitted with the preliminary plat or certified survey map, the subdivider may be required to submit some or all of the following additional information for development located in an area where flooding or potential flooding may be a hazard:
 - (1) Maps and aerial photographs. Two copies of an aerial photograph, or two maps prepared by a licensed land surveyor or registered professional engineer, which accurately locates the existing and proposed development with respect to floodplain zoning district limits if present, channel or stream fill limits and elevations, and floodproofing measures taken or proposed to be taken.
 - (2) Cross sections. Two copies of a typical valley cross section showing the channel of the stream, the floodplain adjoining each side of the channel, cross-sectional area to be occupied by the proposed development, and high water information.
 - (3) Profiles. Two copies of a profile showing the slope of the channel or flow line of the stream.

- (4) Base flood elevation. The developer may finance a detail engineering study with updated data. The study must be approved by both the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency. Two copies of the study shall be submitted. The flood study must be submitted to both the Town of Freedom and the Outagamie County Department of Development and Land Services in a format that meets the standards set forth by Outagamie County to ensure that it is compatible with the county GIS system.
- E. Each proposed subdivision plat or certified survey map shall be in compliance with the Town of Freedom Comprehensive Plan, Town Official Map, zoning ordinance, and all other local, county, state, and federal regulations.

18-028 Dedication and Reservation of Lands.

A. Streets and Public Ways.

- (1) Whenever a parcel of land to be divided as a subdivision contains all of, or in part, a proposed street, highway, drainageway, stormwater management facility, other public way, or public access to navigable lakes or streams which has been designated in a comprehensive plan as defined in this Chapter, as required by W.s Stat. ch. 236, or as indicated in an official map adopted under Wis. Stat § 62.23, such public way or access shall be made a part of the plat and dedicated or reserved by the subdivider in the location and dimensions indicated, unless otherwise provided herein.
- (2) Prior to acceptance of any streets or public ways by the Town, the Town of Freedom Engineer shall certify to the Town that all of the following conditions are met with respect to each facility:
 - (a) The street or public way is functioning properly in accordance with the plans and specifications of the Town of Freedom.
 - (b) Any necessary maintenance, including application of first lift of asphalt or other Town-approved surface material, is completed.
 - (c) The application of the second lift of asphalt must be laid no later than one year after the first lift is completed unless determined otherwise by the Town.

B. Stormwater management facilities.

- (1) The determination as to whether stormwater management facilities shall be public or remain private shall be determined on a case-by-case basis; however, it shall be preferred that such facilities come under public ownership.
- (2) The dedication of any lands and/or facilities shown on a plat of a subdivision or certified survey map within the Town of Freedom for stormwater management facilities as "Dedicated to the Public for Stormwater Management Purposes" shall not be accepted by the Town until one year after the recordation date of the subdivision plat or CSM, unless an earlier date is agreed to by the Town of Freedom.
- (3) Prior to the acceptance of any lands and/or stormwater management facilities by the Town, the Town of Freedom Engineer shall certify to the Town that all of the following conditions are met with respect to each facility:
 - (a) The stormwater management facility is functioning properly in accordance with the plans and specifications of the Town of Freedom as certified by the Town Engineer.
 - (b) Any required plantings are compliant with the applicable landscaping requirements of the zoning ordinance.

- (c) Any necessary maintenance, including removal of construction sediment, has been properly performed by the subdivider.
- (d) All access and maintenance easements have been secured and recorded if the stormwater management facilities are to be owned and maintained by the Town.

C. Parks and open space.

- (1) The subdivider may designate on every final plat and certified survey map of a residential subdivision or land division an area of land suitable for park or open space purposes. If so designated, such land shall be dedicated to the public.
- (2) The Town shall properly develop and maintain the dedicated area, and the owner who dedicated said land shall in no way be responsible for its development, maintenance, or liability thereon except that said owner shall not develop the surrounding area in a manner which would unduly depreciate the purpose, use, or value of the dedicated property.

D. Reservation of lands for park, open space, school, or public sites. Whenever a parcel of land to be divided as a subdivision or a land division contains all of, or in part, a site for a park or open space use, or a school or other public site, which has been designated in a comprehensive plan as defined in this Chapter or an official map adopted under Wis. Stat. § 62.23, such park, open space, school, or public site shall be made a part of the plat. The subdivider shall reserve such proposed public lands for a period not to exceed three years, unless extended by mutual agreement for acquisition by the public agency having jurisdiction. If the three-year period expires with no action by the public agency, the open space provisions of this Chapter shall still apply.

E. Environmentally Sensitive Areas. Whenever a tract of land to be subdivided includes any part of identified environmentally sensitive areas, such areas shall be made a part of the plat. Environmentally sensitive areas included within a subdivision plat shall be included within lots or outlots, or reserved for acquisition as provided above, or shall be reserved in perpetuity for the recreational use of the future residents of the land to be divided, if approved by the Town.

F. Lands between meander line and water's edge. The lands lying between the meander line established in accordance with Wis. Stat. § 236.20(2)(g), and the water's edge, and any otherwise unplattable lands which lie between a proposed subdivision and the water's edge, shall be included as part of lots, outlots, or public dedications in any plat abutting a lake or stream. This requirement applies not only to lands proposed to be subdivided but also to all lands under option to the subdivider or in which he or she holds any interest and which are contiguous to the lands proposed to be subdivided and which abut a lake or stream.

G. Subdivisions abutting a navigable lake or stream. Subdivisions abutting a navigable lake or stream must provide a 60-foot-wide public access to the lake or stream, at half mile intervals as measured along the shoreline, unless there is an existing public access at least 60 feet wide, within 1/2 mile of the subdivision. This public access must extend to the low watermark and be connected to public roads.

H. Restrictions for public benefit.

- (1) Any restrictions placed on platted land by covenant, grant of easement, or in any other manner, which were required by the Town, or public utility, or which name the Town of

Freedom as grantee, promisee, or beneficiary, vest in the Town of Freedom the right to enforce the restriction at law or in equity against anyone who has or acquires an interest in land subject to the restriction. Such restrictions shall include obligations to pay maintenance assessments for commonly held open space property, shore protection works, erosion control measures, and other improvements. The restriction may be released or waived in writing by the Town of Freedom.

- (2) The Town Board reserves the right to require conservation easements for future public access across or through dedicated public lands for the purposes of sound engineering, planning, maintenance, or development purposes.

I. Flood studies. Where required as deemed necessary by Town staff, a detailed flood study shall be completed by a licensed engineer to determine the extent of the floodplain within a proposed land division. The flood study must be approved by the Wisconsin Department of Natural Resources (WDNR) and Federal Emergency Management Agency (FEMA) prior to final plat approval subject to the following conditions:

- (1) All physical changes in the field must be completed prior to marking the floodplain information on the subdivision plat or certified survey map.
- (2) The WDNR/FEMA approved flood study must be submitted to both the Town and Outagamie County in a format that meets the standards set by the county to ensure that it is compatible with the county GIS system.

18-029 Improvements.

The subdivider or the subdivider's agent shall furnish and install the following improvements, as required by the Town. The required improvements are to be furnished and installed at the sole expense of the subdivider, unless specified differently within this Chapter or in an approved development agreement between the Town and subdivider. The required improvements are to be installed in accordance with plans, standards, specifications, and scheduling approved by the Town.

A. Financing and development agreements. Before a final plat is approved by the Town Board, the subdivider shall submit a development agreement and performance bond, cash escrow, or irrevocable letter of credit agreement to assure the following:

- (1) The subdivider shall pay for the cost of all improvements required in the subdivision. However, in the case of an improvement, the cost of which would by general policy be assessed only in part to the improved property and the remaining cost paid out of general tax levy, provision may be made for payment of a portion of the cost by the subdivider and the remaining cost by the Town. This subsection shall apply to public sanitary sewage disposal facilities as discussed in this Chapter.
- (2) If any improvement installed within the subdivision will be of substantial benefit to the land beyond the boundaries of the subdivision, provision may be made for causing a portion of the cost of the improvement, representing the benefit to such land, to be assessed against the same, and in such case the subdivider will be required to only pay for such portion of the whole cost of said improvement as will represent the benefit to the property within the subdivision.
 - (a) The Town of Freedom shall be responsible for paying the costs associated with oversizing all improvements at the time of installation.
 - (b) Assessments for improvements installed within the subdivision shall be deferred until such time that said lands are annexed into the Town.

- (3) Guaranteed completion of the required improvements within a two-year period.
 - (4) Payment by the subdivider for all costs incurred by the Town for review and inspection. This would include preparation and review of plans and specifications by the Engineer, Planning Consultant, and Attorney, as well as other costs of a similar nature.
 - (5) The Town may elect to install any of the required improvements under the terms of a performance bond, cash escrow, or letter of irrevocable credit agreement.
 - (a) The performance bond, cash escrow, or irrevocable letter of credit agreement shall be equal to the Town Engineer's estimated cost of the required improvements.
 - (b) The performance bond is due at the time of the initial application for the first building permit for the new subdivision.
 - (c) The performance bond, cash escrow, or irrevocable letter of credit agreement shall include all costs for construction and maintenance as discussed in the development agreement.
 - (d) If the required improvements are not complete within the two-year period, all amounts held under the performance bond, cash escrow, or irrevocable letter of credit shall be turned over and delivered to the Town and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or subdivider. The Town Board, at its discretion, may extend the bond period for an additional period not exceeding two years. If the subdivider's performance bond, cash escrow, or irrevocable letter of credit is to be renewed for an additional period of time, the Town shall require a new bid/estimate certified by the Town Engineer.
 - (e) Should the performance bond, cash escrow, or irrevocable letter of credit be insufficient in amount to allow the Town to complete the improvements, the subdivider shall be required to pay the Town such additional costs as needed for the completion of such improvements and/or actions, including but not limited to the Town's administrative costs, attorneys' fees, planning consultant fees, engineering consultant fees, and other costs associated with completing the improvements.
- B. Development Agreement. As a condition for approval of the final plat, the subdivider shall enter into a development agreement with the Town providing for, and including but not limited to, the subdivider's responsibility and liability for road construction, lighting, utility construction, landscaping, erosion control, drainage, flood control, pollution or contamination of the environment, street appurtenances such as signage, fire protection, easements, and stormwater management facilities construction and maintenance as discussed in this Chapter. This agreement shall provide for time limits and security for performance and penalties for noncompliance. The agreement will not create or invoke special treatment for the developer, nor imply or create promises of approval. All estimates shall be verified by the Town Engineer.
- C. Survey Monuments. The subdivider's surveyor shall install survey monuments placed in accordance with the requirements of Wis. Stat. § 236.15, Wis. Stats. Pursuant to Wis. Stat. § 236.15(1)(h), Wis. Stats., the Town which is required to approve the subdivision under Wis. Stat. § 236.10, may waive the placing of monuments for a reasonable time on condition that the subdivider's surveyor executes a performance bond to ensure that he or she will place the monuments within the time required.
- D. Grading and surfacing.
- (1) The subdivider shall finish grade all curb and gutter systems, shoulders and ditches and install all necessary culverts and other storm and surface water drainage structures or

systems to effect positive drainage away from buildings and service facilities and to prevent erosion and sedimentation.

- (2) The subdivider shall grade the right-of-way of all streets proposed to be dedicated in accordance with plans and standard specifications approved by the Town of Freedom. After the installation of all utility and stormwater drainage improvements, the subdivider shall surface all roadways and streets proposed to be dedicated with surfacing materials approved by the Town.

E. **Bicycle Circulation.** Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users), shared on-street driving/bicycle lanes, and striped bicycle lanes on streets. Designated lane signs shall be placed beside the road where bicycle lanes are present, and "bike lane" shall be painted within the lanes to ensure that people understand the lanes are to be used only by bicyclists.

F. **Motor vehicle circulation.** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Features such as curb extensions, roundabouts, short medians, and other traffic calming techniques may be used to encourage slow traffic speeds.

- (1) **Street hierarchy.** Each street within a development shall be classified according to the following:

- (a) **Freeways.** Freeways are fully controlled access highways that have no at-grade intersections or driveway connections.
- (b) **Arterials.** Principal and minor arterials carry longer-distance traffic flows between activity centers. These facilities are the backbone of a highway system and are designed to provide a very high amount of mobility and very little access.
- (c) **Collectors.** Collectors link local streets with the arterial street system. These facilities collect traffic in local areas, serve as local through routes, and directly serve abutting land uses.
- (d) **Locals.** Local roads and streets are used for short trips. Their primary function is to provide access to abutting land uses, and traffic volumes and speeds are relatively low.
- (e) **Alleys.** These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties.

- (2) **Street layout.** The existing street grid should be maintained where present, and well-connected street patterns shall be established in new subdivisions to maximize connectivity and accessibility wherever feasible.

- (a) **Alignment and visibility.** Clear visibility, measured along the center line, shall be provided for at least 400 feet on major streets, 350 feet on collector streets, and 250 feet on minor streets.
- (b) **Minimum radii of curvature on the center line** shall be 300 feet on arterial streets, 200 feet on collector streets, and 100 feet on local streets.
- (c) **All streets shall terminate at other streets or at public land**, except local streets may terminate in stub streets when such streets act as connections to future phases of the development. Local streets may terminate other than at other streets or public land when geographic conditions necessitate the creation of a cul-de-sac. Culs-de-sac

should maintain a connection to the pedestrian and bicycle path network at the terminus in order to maintain an effective pedestrian and bicycle circulation network.

- G. Streetlamps. The subdivider shall provide and install street, pedestrianway, and bikeway lighting systems, where appropriate, within the area being developed, upon consultation with the appropriate electric utility and as approved by the Town Engineer, prior to acceptance of the subdivision.
- H. Street name signs. The developer shall reimburse the Town for the installation of all street name signs, temporary dead-end barricades and signs, no parking signs, and traffic control signs as required by Town standards, prior to acceptance of the subdivision. All signs shall be ordered and installed by the Town. All signs shall have lettering which is six inches in height.
- I. Landscaping Standards. Overall composition and location of landscaping shall complement the scale of the development and its surroundings and shall comply with the landscaping requirements of the zoning ordinance.
- J. Street terraces shall be a least four feet in width between the sidewalk and the curb and gutter to allow for planting of trees. In areas with preexisting sidewalk which do not meet this requirement, street trees may be planted within the front yard setback adjacent to the sidewalk.
- K. Tree preservation. In the development of new subdivisions, the developer shall work with Town staff to create a tree preservation plan that shows exactly which trees will be removed to install infrastructure for the development. The developer shall also provide a plan specifying methods of protecting trees not approved for removal. The developer shall ensure protective structures shall remain in place until construction on site is complete. Trees dead or in poor condition after one year as determined by Town staff shall be replaced by the subdivider.
- L. Stormwater management and erosion control facilities.
 - (1) For all land divisions containing five or more parcels, or other land divisions as determined by Town staff, the subdivider shall submit a stormwater management and erosion control plan. All plans are subject to the Outagamie County Code of Ordinances.
 - (2) Stormwater management plans may require but not be limited to storm sewers, road ditches, waterways, storm sewers, curbs, and gutters, catch basins and inlets, and water retention/settling basins. Erosion control plans may require but not be limited to landscaping techniques utilizing vegetative covers and grading specifications; berms, etc., may also be employed.
 - (3) All land disturbing activity shall be conducted so as to prevent erosion and sedimentation and to minimally disturb the natural flora, fauna, water regimen, and topography. All areas in which the surface of the land is disturbed by construction shall be promptly seeded and mulched, sodded, or otherwise suitably protected against erosion at a time and in a manner satisfactory to the Town.
 - (4) Plans required under this section shall be submitted to the Town of Freedom, Outagamie County Department of Development and Land Services, and Department of Natural Resources for review, comment, and approval as appropriate.
 - (5) Stormwater management and erosion control plans will be required for all activities which create land disturbances one acre or more in size and when deemed necessary by the Town Engineer or Outagamie County.

M. Other utilities.

- (1) Underground requirements.
 - (a) All new electric distribution lines (excluding lines of 15,000 volts or more), telephone lines from which individual lots are served, telegraph lines, fiber optic, and cable or community antenna television cables within all newly platted subdivisions and land divisions shall be installed underground unless:
 - [1] The placing of such facilities underground would not be compatible with the development; or,
 - [2] The Town determines that the location, topography, soil, stands of trees, or other physical barriers would make underground installation unreasonable or impractical or that the lots to be served by said facilities would be best served directly from existing overhead facilities.
 - (b) Associated equipment and facilities which are appurtenant to underground electric and communications systems, including but not limited to substations, pad-mounted transformers, switches, and aboveground pedestal-mounted terminal boxes, may be located above ground. The aforementioned aboveground equipment shall be landscaped and screened with natural vegetation so as to blend into the surrounding landscape.
 - (c) The subdivider or their agent shall furnish proof to the Town that such arrangements as may be required under the applicable rates and rules filed with the Public Service Commission of Wisconsin have been made with the owners of such lines or services for placing their respective facilities underground as required by this section, as a condition precedent to the approval of the final plat, development plan, or certified survey map.
 - (d) Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated or upon completion of installation of permanent underground facilities, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed.
- (2) Easement locations.
 - (a) Perpetual, unobstructed easements centered on the front lot lines of subdivisions and land divisions shall be provided for utilities (private and municipal) where necessary. Such easements shall be at least 12 feet wide and shall be designated as "Utility Easements" on the plat or certified survey map. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements along adjoining properties.
 - (b) Where topographical or other conditions are such to make impractical the inclusion of utilities within the front lot line, where necessary, perpetual, unobstructed easements at least 12 feet wide shall be provided along side lot lines and shall be designated as "Utility Easements" on the plat or certified survey map. Where feasible, the twelve-foot-wide easement should be split equally between adjacent parcels.

18-030 Construction Procedures.

- A. Construction plans and specifications. Construction plans for the required improvements conforming in all respects with the standards of the Town Engineer and the ordinances of the Town shall be prepared at the subdivider's expense by a professional engineer who is registered in the State of Wisconsin, and said plans shall contain his/her seal. Such plans, together with the quantities of construction items, shall be submitted to the Town Engineer for

review and approval and to determine an estimate of the total cost of the required improvements; upon approval they shall become a part of the contract required. Immediately following approval of the preliminary plat by the Town Board, or as soon thereafter as practicable, copies of the construction plans and specifications shall be furnished to the Town for the following public improvements:

- (1) Street plans and profiles showing existing and proposed grades, elevations, names, and cross sections of required improvements.
- (2) Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations, and materials of required facilities.
- (3) Storm sewer and open channel plans and profiles showing the locations, grades, sizes, cross sections, elevations, culvert sizes, retention ponds, detention ponds, and materials of required facilities.
- (4) Water main plans and profiles showing the locations, sizes, elevations, and materials of required facilities.
- (5) Erosion and sedimentation control plans showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation.
- (6) Planting plans showing the locations, species, and time of planting of any required grasses and ground cover.
- (7) Corner elevations for every proposed lot and outlot shall be submitted to the Town prior to issuance of building permit.
- (8) Additional special plans or information as required by Town Plan Commission, Town Board, or Town staff.

B. Action by the Town Engineer. The Town Engineer shall review or cause to be reviewed the plans and specifications for conformance with the requirements of this Chapter and other pertinent Town design standards. If the Town Engineer rejects the plans and specifications, the Town Engineer shall notify the owner or owner's agent, who shall modify the plans or specifications or both accordingly. If the plans and specifications are corrected, the Town Engineer shall approve the plans and specifications for transmittal to the Town Board. The Town Board shall approve the plans and specifications before the improvements are installed.

C. Construction and inspection.

- (1) Prior to starting any of the work covered by the plans approved above, written authorization to start the work shall be obtained from the Town Engineer upon receipt of all necessary permits and in accordance with the construction methods of this Chapter and any other Town-approved standards.
- (2) Construction and provision of all improvements shall begin and be complete in accordance with the timelines provided in this Chapter.
- (3) During the course of construction, the Town Engineer or designee shall make such inspections as he/she deems necessary to ensure compliance with the plans and specifications as approved. The owner shall pay the actual cost incurred by the Town for such inspections. This fee shall be the actual cost to the Town of inspectors, engineers, and other parties necessary to ensure satisfactory work.
- (4) Contractors shall provide a warranty for all improvements for a minimum of one year from substantial completion.

- D. As-built plans. After completion of all public improvements and prior to final acceptance of said improvements, the subdivider shall make or cause to be made a map showing the actual location of all drain tiles, valves, manholes, hydrants, stubs, sewers and water mains and such other facilities as the Town Engineer shall require. This map shall be on paper and shall bear the signature and seal of a professional engineer registered in Wisconsin. A digital scanned version of the map shall also be made available to the Town in a format of the Town's choosing. A copy of all televising reports for sewer and water systems shall also be submitted. The presentation of the reports, maps and digital files shall be a condition of final acceptance of the improvements and release of letter of credit, performance bond, or remaining escrow, assuring their completion.

18-031 Water Quality Management.

A Water Quality Management Conformance Letter (208) shall be required by any new development.

18-032 Lots Utilizing City Sewer.

Lots utilizing city sewer must be within the Sewer Service Area, Exhibit 5 of the Freedom Sewer Service Area Plan. If lots are not within the sewer service area but require sewer service, the owner of the lot, in conjunction with the Town of Freedom, may apply for a sewer service amendment to extend the sewered area.

18-033 Through 18-039 Reserved

ARTICLE III: DESIGN STANDARDS

18-040 Conformity with the Comprehensive Plan.

All proposed development shall conform to the Comprehensive Plan, and other applicable Town plans and ordinances. The classification and location of all streets shall be considered in their relationship to existing and planned streets, to topographic conditions, to natural features, to public convenience and safety, and in their appropriate location to the proposed uses of the land to be served.

18-041 Relationship to Existing and Future Development.

- A. The arrangement of streets in new subdivisions and condominium plats shall make provision for the continuation of existing streets to adjoining areas. (amended by ord. 2024-06)
- B. Where adjoining areas are not subdivided or developed and the Comprehensive Plan indicates development is desired, the arrangement of streets in the proposed development shall provide for proper projection of streets to the boundary of the proposed development.

18-042 Access to Public Roadway System.

- A. A subdivision comprised of 20 or fewer developable lots, or a condominium plat of 20 or fewer dwelling units, shall provide access to the existing or planned public roadway system via at least one access point. (amended by ord. 2024-06)
- B. Subdivisions comprised of 21 or more developable lots, or a condominium plat of 21 or more dwelling units, shall provide access to the existing or planned public roadway system via no fewer than two access points. (amended by ord. 2024-06)
- C. All Subdivisions.
 - (1) If construction of a subdivision is to be phased, the second point of access must be provided before the total number of issued building permits for new dwelling units in the subdivision exceeds 20.
 - (2) The Plan Commission and Town Board may require additional access points when deemed necessary to provide safe and efficient circulation, and connectivity to the existing or planned road system.
 - (3) Temporary Road Stubs.
 - (a) The Plan Commission and Town Board may require subdivisions include outlots designated as a temporary road stub, when deemed necessary to provide safe and efficient circulation to potential future development adjoining or adjacent to the proposed subdivision.
 - (b) Such outlots, when required, shall be wide enough to comply with Town road standards and accommodate two-way traffic.
 - (c) Such outlots, when required, shall be maintained by the Homeowner Association until such time as may be dedicated to the Town. Street Design Standards.

18-043 Street Design Standards

- A. Minimum Right-Of-Way. The minimum right-of-way of all proposed streets shall be as specified on any applicable street plan officially adopted by the Town or, if no width is specified, the minimum right-of-way width shall be as follow:

<u>Type of Street</u>	<u>Minimum Right-of-Way</u>
Arterial Streets	120 ft.
Collector Streets	80 ft.
Minor Streets	66 ft.
Frontage Streets	49.5 ft.

- B. Minimum Roadway and Surface Widths - Minimum roadway width and surface width of all new roads shall comply with Town road standards.
- C. Street Grades. Unless necessitated by exceptional topography subject to the approval of the Plan Commission, the minimum centerline grade of any street or public way shall not exceed the following:
- (1) Arterial Street - 6%
 - (2) Collector Street - 8%
 - (3) Minor Street, Alley, and Frontage Street - 10%
 - (4) Maximum Grade - The grade of any street shall in no case exceed 10% or be less than 0.5%, unless prior authorization is granted by the Town.
- D. The maximum allowable geometric grade difference of adjacent street profiles shall not exceed 1.0%.
- E. Street grades shall be established, whenever practicable, so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth and general leveling of the topography.
- F. Radii of Curvature. When a continuous street centerline deflects at any one point by more than 10 degrees, a circular curve shall be introduced having a radius of curvature on such centerline of not less than the following:
- (1) Arterial Streets and Highways - 500 feet.
 - (2) Collector Streets - 300 feet.
 - (3) Minor Streets - 100 feet.
- G. Tangents. A tangent at least 100 feet in length shall be provided between reverse curves on arterial and collector streets.
- H. Half-Streets. Half streets shall be prohibited, except where the other half has already been dedicated or its alignment is shown on an officially adopted street plan.
- I. Street Intersections. Streets shall intersect each other as nearly as possible at right angles and not more than 2 streets shall intersect at one point, unless approved by the Town Plan Commission.
- J. Number of intersections along major streets and highways shall be held to a minimum. Wherever practicable, the distance between such intersections should not be less than 1,200 feet.

K. Street jogs with centerline offsets of less than 125 feet shall not be approved.

L. Street names.

- (1) A proposed street that is in alignment with or extends an existing named street shall bear the name of the existing street.
- (2) The Town Board reserves the right to approve or disapprove any new proposed street names.

M. Cul-de-sac streets.

- (1) The use of cul-de-sac streets shall be limited to portions of developments which, due to unusual topographical, environmental, or other particular conditions, may better be served by culs-de-sac than by continuous streets.
- (2) Every attempt shall be made to provide for pedestrian connections at the terminus of a cul-de-sac.
- (3) All cul-de-sac streets shall terminate in a circular turnaround meeting the dimensional standards of this Chapter.
- (4) Culs-de-sac shall not exceed 600 feet in length and shall be measured along the center line from the center of the turnaround to the edge of the right-of-way of the intersecting street.

N. Temporary roadway termination. Temporary roadway termination will require a turnaround.

O. Alignment. Horizontal alignments of proposed streets shall be in accordance with the requirements of the Department of Transportation Facilities Development Manual.

P. Intersections. Design and geometry shall be in accordance with the Wisconsin Department of Transportation Facilities Development Manual.

Q. Restriction of access (protection of arterial streets and highways). Whenever a proposed subdivision contains or is adjacent to an arterial street or highway, adequate protection of residential property, limitation of access and the separation of through and local traffic shall be provided by reversed frontage with one of the following:

- (1) Screened planting contained in a non-access reservation along the rear property line.
- (2) Access to the rear lot line via a public alley.

18-044 Sidewalks.

A. Sidewalks, paths, trails, or other pedestrian facilities shall be provided for all new subdivisions located within or adjacent to the town core and elsewhere when necessary to complete missing links between, or extensions of, existing sidewalks, paths, trails, or other such facilities.

B. All mid-block sidewalks, multi-use paths, and other required pedestrian facilities shall be constructed at the time of street construction. Development costs shall be the responsibility of the developer or subdivider.

- C. Engineering plans specifying grades and locations for all sidewalks associated with newly platted streets shall be prepared by the developer. Said plans shall be maintained on file with the Town Engineer.
- D. All sidewalks shall be no less than five feet in width and the inner edge thereof shall be one foot from the lot line. Wider than standard sidewalks shall be required as deemed necessary by the Town Board in the vicinity of schools, commercial areas, and other places of public assemblage.
- E. Sidewalks shall be graded along their full width to the subgrade of the roadbed as agreed upon in the required development agreement of this Chapter. (amended by ord. 2024-06)
- F. If sidewalks are damaged during construction, they shall be rebuilt prior to issuance of a certificate of occupancy.
- G. Accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
- H. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.
- I. Street frontages where sidewalks are required shall be shown on the face of the plat or certified survey map, and the following restrictive covenant shall also be placed on the face of the plat or CSM or plat: (amended by ord. 2024-06)
 - (1) Where the locations of the sidewalks have been graphically designated on the plat or CSM, the following restrictive covenant may be used: "Concrete sidewalks shall be installed as shown on this subdivision plat/CSM. Sidewalks shall be installed in front of lots abutting the locations shown as directed by the Town Board."
 - (2) Where the locations of the sidewalks have not been graphically designated on the plat or CSM, the following restrictive covenant shall be used: "Concrete sidewalks shall be installed in front of lots abutting the right-of-way."
- J. The Town Board shall require the construction of sidewalks in locations other than required under the preceding provisions of this Chapter if such walks are necessary, in its opinion, for safe and adequate pedestrian circulation.
- K. Exceptions. The Town will consider the construction of a sidewalk on only one side of the street where the right-of-way has very severe topographic or environmental constraints or where there is existing development or mature landscaping.
- L. Sidewalk grade. Sidewalk grade shall follow ADA standards. (amended by ord. 2024-06)

18-045 Land Divisions Abutting Trail Corridors or Limited Access Highways.

Where a subdivision or certified survey map borders on or contains an off-street trail corridor or limited access highway right-of-way, the Town Board may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. Such distances shall be determined with regard for the requirements of approach grades and future grade separations.

18-046 Addresses.

All new lots shall be numbered in accordance with the uniform house number system. Street numbers shall be assigned prior to approval or as a condition of approval of the final plat by the Town Board.

18-047 Driveways.

- A. Driveways shall be a minimum of 150 feet from center line of the intersection of any road rights-of-way excluding alleys.
- B. Driveways shall provide for the continuation of the sidewalk network within the concrete driveway apron.

18-048 Pedestrianways and Bikeways.

- A. In the design of the plat, the developer shall make provisions for pedestrianways and bikeways for transport and recreation as required by the Town. Walks and paths away from streets in common areas shall be lighted for safety and to permit visual surveillance.
- B. Pedestrianways and bikeways recommended in the Comprehensive Plan and other similar planning documents shall be incorporated into all new proposed subdivisions.
- C. Access shall be made available to local, regional, and state recreational trails at distances not to exceed one per half mile. Existing street crossing shall be considered as existing access points and may be considered when determining additional access.

18-049 Blocks.

- A. The lengths, widths, and shapes of blocks shall be compatible with the Comprehensive Plan, zoning requirements, need for convenient pedestrian, bike and vehicle access, control and safety of street traffic, bicyclists and pedestrians, and the limitations and opportunities of topography. Blocks in residential areas shall not be less than 200 feet wide between street lines or greater than 1,500 feet in length unless dictated by exceptional topography or other limiting factors of good design.
- B. Block layout shall promote the development of a well-connected street pattern; however, they may vary in size and shape to allow for topographical or environmental constraints.
- C. Blocks shall be of sufficient width to provide for two tiers of lots of appropriate depth, except where required to separate residential development from through traffic.
- D. Dedicated sidewalk corridors not less than 10 feet in width, with a sidewalk not less than five feet in width, shall be established near the center and entirely across any block or elsewhere deemed essential, in the opinion of the Town, to provide convenient pedestrian and bicycle circulation.

18-050 Lots.

- A. Lot dimensions and setback lines shall conform to the requirements of the zoning ordinance.
- B. Side lot lines shall be right angles to straight lines or radial to curved street lines on which the lots face whenever possible.
- C. Corner lots shall have sufficient width to permit adequate building setbacks from side streets to conform to the zoning ordinance.
- D. Every lot shall front or abut on a public street, not including alleys, freeways, or half streets.
- E. Lot lines shall not cross municipal boundary lines.
- F. Shape of lots shall generally be rectangular. Lots platted on cul-de-sacs will generally be narrower at the street than at the rear lot line. Flag lots or easements or other lot stacking techniques shall be prohibited, except where necessary to accommodate exceptional topography or to preserve natural resources.
- G. Excessive Depth of Lots in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable depth-to-width ratio under normal conditions. Depth of lots or parcels designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated.
- H. Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.
- I. Residential lots fronting or backing on arterial streets shall be platted with extra depth.
- J. Where possible, lots shall be created to avoid crossing navigable waterways. When this is required, it shall be approved at the discretion of Town of Freedom.

18-051 Building Setback Lines.

- A. Where building setback lines are not controlled by the zoning ordinance, the Town shall establish building setback lines appropriate to the location and type of development.
- B. Where lots abut navigable waters as determined by the Wisconsin Department of Natural Resources, building setback lines for all buildings and structures except piers, marinas, boathouses, and similar uses, shall not be less than 75 feet from the ordinary high-water line as measured on a horizontal plane.
- C. When a flood study has been approved by the Wisconsin Department of Natural Resources and Federal Emergency Management Agency, building setback lines for all structures except piers, marinas, boathouses, and similar uses shall not be less than the greater of 75 feet from the ordinary high-water mark or 50 feet landward of the floodway.
- D. Where lots abut non-navigable waters as determined by the Wisconsin Department of Natural Resources, building setback lines for all buildings and structures except piers, boathouses, and

similar uses shall not be less than 35 feet from the ordinary high-water line as measured on a horizontal plane.

18-052 Outlots.

- A. Outlots platted under Wis. Stat. § 236.02(7), Wis. Stats., and this Chapter are non-buildable and non-developable.
- B. If an outlot or portion of an outlot meets the criteria of a lot under this Chapter and the zoning ordinance, the outlot can be replatted as a lot only through a certified survey map or subdivision plat as defined in this Chapter.

18-053 Through 18-059 Reserved

ARTICLE IV: MINOR LAND DIVISIONS

18-060 General.

A Certified Survey Map prepared by a registered land surveyor shall be required for all minor land divisions and shall:

- A. Comply in all respects with the requirements of Wis. Stat. § 236.34.
- B. Comply in all respects with this Chapter.

18-061 Certified Survey Map.

When it is proposed to divide land within the Town into not more than four parcels or building sites, any one of which is 20 acres or less in area, or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot, the subdivider shall subdivide by use of a Certified Survey Map. The Certified Survey Map shall include all parcels of land 20 acres or less in area and may, at the owners' discretion, include any other parcels containing more than 20 acres. The subdivider shall prepare the Certified Survey Map in accordance with this Chapter and shall file 10 paper copies and one digital (PDF or equivalent format approved by the Town), of the Certified Survey Map and application form with the Town Clerk at least 15 days, but not more than 60 days, prior to the meeting of the Plan Commission at which first consideration is desired.

- A. The Town Clerk shall receive the formal filing of a Certified Survey Map, including review and recording fees, and transmit copies of the Certified Survey Map to the Town Board, Plan Commission, Town Planner, and Town Engineer. (amended by ord. 2024-06)
- B. The Town Planner shall review the Certified Survey Map for conformance with this Chapter and all other Town ordinances, rules, regulations, comprehensive plans, and comprehensive plan components, and shall prepare a report for the Plan Commission and Town Board with the Town Planner's recommendation to approve, approve conditionally, or deny the proposed Certified Survey Map.
- C. The Plan Commission shall review the Certified Survey Map for conformance with this Chapter and all other Town ordinances, rules, regulations, comprehensive plans, and comprehensive plan components.
- D. The Plan Commission shall, within 90 days from the date of filing of the Certified Survey Map, recommend approval, conditional approval, or rejection of the Certified Survey Map, and shall transmit the Certified Survey Map along with its recommendations to the Town Board.
- E. The Town shall, within 90 calendar days from the date of filing of the map (unless the time is extended by agreement with the subdivider), approve, approve conditionally, or reject the certified survey map based on a determination of conformance with the provisions of this Chapter, the comprehensive plan, and any other applicable local or state codes and statutes. If the map is rejected, the reasons shall be stated in written form and submitted to the subdivider or their agent. If the map is approved, the Town shall so certify on the face of the original map and return the map to the subdivider or their agent.

- F. Recordation. The Town Clerk shall cause to be recorded the approved Certified Survey Map with the County Register of Deeds within 12 months after the date of the last approval and within 36 months after the date of the first approval. The subdivider shall be responsible for the recording fees.

18-062 Additional Information

- A. In addition to the requirements of Wis. Stat. § 236.34, the Certified Survey Map shall show correctly on its face the following:
- (1) Name of the owner.
 - (2) Date of survey.
 - (3) Graphic scale and North arrow.
 - (4) All existing buildings, structures, driveways, and similar such developed features on the parcel.
 - (5) Locations, widths of rights-of-way and easements, and names of adjoining streets, highways, railroads, utilities, parks, cemeteries, and subdivisions.
 - (6) Any applicable use or access restrictions and covenants.
 - (7) All floodplains, wetlands, navigable ponds, streams, lakes, flowages, wetlands, environmentally sensitive areas, or erosion hazard areas.
 - (8) All Secondary Conservation Areas, as defined in this Chapter.
 - (9) The buildable area of the proposed lot(s).
 - (10) Distances and bearings referenced to a line and a corner of the Outagamie County Coordinate System.
 - (11) Owner's and mortgagee's certification of dedication of streets and other public areas prepared in accordance with Wis. Stat. §§ 236.21(2) and 236.34(1m)(e).
 - (12) Location and extent of permanently preserved open space as required under Section 18-103.A of this Chapter.
 - (13) The entirety of the parent parcel from which the proposed lot(s) are to be divided shall be shown on the CSM.
 - (14) Drain Tiles. The face of the Certified Survey Map shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or their agent damaging the drain tile.
- B. The Town Board may require that any parcel of land divided from an agricultural parent parcel intended for the purpose of constructing a principal dwelling be located at the periphery of the parent parcel so as to preserve to the greatest degree practicable the functional agricultural use of the parent parcel.
- C. Where the Town finds that it requires additional information relative to a particular problem presented by a proposed development to review the certified survey map, it shall have the authority to request such information from the subdivider.
- D. The subdivider shall indicate in writing to the Town the current and proposed use and zoning of the lots.

18-063 State Plane Coordinate System.

Where the Certified Survey Map is located within a U.S. Public Land Survey one-quarter section, the corners of which have been relocated, monumented, and coordinated by the Town or Outagamie County, the Certified Survey Map shall be tied directly to two of the section or quarter corners so relocated, monumented, and coordinated. The exact grid bearing and distance of such ties shall be determined by field measurements, and the material and Wisconsin state plane coordinate of the monument marking the relocated section or quarter corners to which the Certified Survey Map is tied shall be indicated on the Certified Survey Map. All distances and bearings shall be referenced to the Outagamie County coordinate system. All measurements shall also be based on the county remonumentation data on file with the County Surveyor.

18-064 Certificates

The surveyor shall certify on the face of the Certified Survey Map that he has fully complied with all the provisions of this Chapter. The Plan Commission and Town Board, after a recommendation by the reviewing agencies, shall each certify its approval on the face of the Certified Survey Map. Dedication of streets and other public areas shall require, in addition, the owner's certificate and the mortgagee's certificate in substantially the same form as required by Wis. Stat. § 236.21(2)(a).

18-065 Recordation.

The Town Clerk shall cause the Certified Survey Map to be recorded with the County Register of Deeds only after the certificates of the Plan Commission and Town Board and the surveyor are placed on the face of the Certified Survey Map and after all applicable fees have been paid in accordance with this Chapter.

18-066 Minor Land Divisions Not Requiring a Certified Survey Map.

Divisions of land creating lots or parcels greater than 20 acres shall not be required to submit a plat or certified survey map, but shall be required to present the proposed land division to the Plan Commission for approval recorded in the minutes of the meeting, with the exception of sales or exchanges of parcels of land between owners of adjoining property which do not create additional lots or create a lot or lots noncompliant with the zoning ordinance.

18-067 Through 18-069 Reserved

ARTICLE V: PRELIMINARY PLATS

18-070 Pre-submittal Meeting.

- A. Prior to the submittal of a preliminary plat, the subdivider shall contact the Town Clerk to schedule a meeting with appropriate Town staff to discuss the proposed plat. The meeting is intended to identify potential problems and methods to alleviate them, and to encourage a cooperative effort between the developer and the Town and all affected utilities for assistance and advice regarding site suitability and general requirements.

The subdivider shall be prepared to discuss a conventional and conservation subdivision layout for the proposed subdivision (see Article VI of this Chapter).

- B. Conceptual Plan. A conceptual plan of the proposed subdivision or land division drawn on a topographic survey map shall be submitted to the Town Clerk no less than seven days prior to the Pre-submittal Meeting. No Preliminary Plat may be submitted prior to the Pre-submittal Meeting. The conceptual plan shall identify:

- (1) Property boundaries.
- (2) Topographic contours, at two-foot intervals.
- (3) Slopes at or exceeding 12 percent.
- (4) General soil conditions.
- (5) General hydrologic and geological characteristics.
- (6) Description of current land cover on site.
- (7) All environmentally sensitive areas.
- (8) Location of Secondary Conservation Areas, as defined in this Chapter.
- (9) Brief description of historic character of buildings and structures, historically important landscapes, and archeological features, as applicable. This includes a review of existing inventories, including those the State Historical Society of Wisconsin maintains for historic buildings, archaeological sites, and burial sites.
- (10) Digital images of the site, including views onto the site from surrounding roads, public areas, and a map indicating the location where the subject of the image is located and location where the image was taken.
- (11) All contiguous property owned or controlled by the subdivider.
- (12) Existing buildings and easements.
- (13) Current and proposed zoning.
- (14) Proposed uses of the property.
- (15) Number and type of dwelling units proposed.
- (16) Tentative lot and street layout.

- C. The subdivider shall also consult with the Outagamie County Department of Development and Land Services to obtain planning assistance to avoid potential environmental impacts associated with the proposed subdivision.

18-071 Preliminary Plat.

A. A preliminary plat shall be prepared for all subdivisions and shall be based upon a survey by a land surveyor licensed in this state.

(1) For Preliminary Plats associated with Conservation Design Subdivisions, please refer to Article VI of this Chapter.

B. The plat shall be submitted at a scale of not less than 100 feet to one inch, shall conform to any standards and specifications set forth in, Wis. Stats. § 236.34, shall utilize the Outagamie County Coordinate Monumentation System, and shall show correctly on its face the following information:

- (1) Title of the proposed subdivision not duplicating an existing subdivision in Outagamie County.
- (2) Location of the proposed subdivision by government lot, quarter section, section, township, range, and county.
- (3) A small-scale drawing detailing the section or region in which the subdivision lies within the location of the subdivision located thereon.
- (4) Date, graphic scale, and North arrow.
- (5) Name, address, email address, and phone number of the owner, subdivider, authorized agent, and land surveyor preparing the plat. (amended by ord. 2024-06)
- (6) Entire area contiguous to the proposed plat owned or controlled by the subdivider, even if only a portion of said area is proposed for immediate development. The Town may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
- (7) Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in the Outagamie County Coordinate Monumentation System, and the total acreage encompassed.
- (8) Location and names of any adjacent subdivisions, parks and cemeteries, and owners of record of abutting unplatted lands.
- (9) Location, right-of-way width, and names of any existing or proposed streets, alleys, or other public ways, easements, railroad and utility rights-of-way, and all section or quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
- (10) Location of all permanent buildings and major structures.
- (11) Location of existing property lines, structures, drainage ditches, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas, slopes 12% or greater, environmentally sensitive areas, and other similar significant features within the parcel being subdivided.
- (12) Location of Secondary Conservation Areas, as defined in this Chapter.
- (13) Location and type of existing and proposed public easements.
- (14) Water elevations of adjoining lakes, ponds, streams, and flowages at the date of the survey, and approximate high and low water elevations.
- (15) Type, width, and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto with any legally established center-line elevations.
- (16) Contours at vertical intervals of not more than two feet where the slope of the ground surface is less than 10 percent, and of not more than four feet where the slope of the ground surface is 10 percent or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level).

- (17) Location and approximate dimensions of any sites to be dedicated or reserved for parks, open space, drainageways, schools, or other public uses as deemed necessary by the Town.
- (18) Approximate dimensions of all lots, and proposed lot and block numbers.
- (19) Buildable area of proposed lots. (amended by ord. 2024-06)
- (20) Existing and proposed land use and zoning included within and immediately adjacent to the proposed subdivision.
- (21) Floodplains, wetlands, and any proposed lake and stream access.
- (22) Surface drainage pattern mapping and indication of direction and established peak volume of soil drainage pattern as deemed necessary by the Town.
- (23) Signature and seal of surveyor.
- (24) Where the Town finds that it requires additional information relative to a particular problem presented by a proposed development to review the preliminary plat, it shall have the authority to request such information from the subdivider.
- (25) Drainage Ways. A covenant shall be recorded with or placed on the Certified Survey Map. The covenant shall read as follows:
 - (a) Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.
 - (b) Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.
- (26) Drain Tiles. The face of the Preliminary Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.

- C. Development Yield Analysis. The subdivider shall submit a table showing the maximum number of dwelling units that would be permitted under the zoning ordinance, consistent with the minimum lot size, lot widths, setbacks, and other provisions of the zoning district within the land proposed for development will be located. Land that is undevelopable because of other laws and ordinances that prohibit development in certain areas (e.g., floodplains, wetlands, steep slopes, and drainage ways), shall be excluded from the development yield analysis.

18-072 Submittal Procedure.

- A. Subdivider submittals. Prior to submitting a final plat for approval, the subdivider shall submit to the Town and to those agencies having the authority to object to plats under Ch. 236, Wis. Stats., a preliminary plat and a letter of application for Town approval. The subdivider shall prepare the plat in accordance with this Chapter and shall submit said plat and all required information to the Town Clerk at least 15 days, but not more than 60 days, prior to the meeting of the Plan Commission at which first consideration is desired. The preliminary plat shall be prepared in accordance with this Chapter. The Plan Commission shall submit a copy of the preliminary plat to the Town Engineer and Town Planner for review and written report of their reaction to the proposed plat. In total, the subdivider shall submit the following to the Town:

- (1) 10 copies of the completed Application for Preliminary Plat.
 - (a) Two copies of the plat 22 inches by 30 inches.
 - (b) Eight copies of the plat 11 inches by 17 inches.
 - (2) Four copies of all other plans and specifications required in this Chapter.
 - (3) One copy of the Application for Preliminary Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.
- B. Within 90 days of the date of filing the plat, the Town, or its approving authority, shall take action to approve, approve conditionally, or reject the preliminary plat, unless the time is extended by agreement with the subdivider, based on its determination of conformance with the provisions of this Chapter and the comprehensive plan. One copy of the plat shall thereupon be returned to the subdivider with the date and action endorsed thereon; and, if approved conditionally or rejected, a letter setting forth the conditions of approval or the reasons for rejection shall accompany the plat and shall be submitted to the subdivider.
- C. Failure of the Town, or its approving authority, or its agent, to act within 90 days of the date of filing, or agreed extension thereof, constitutes an approval of the preliminary plat.
- D. Approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat, except that if the final plat is submitted within 36 months of the preliminary plat approval and conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to any local plans and ordinances adopted as authorized by law, as indicated in Wis. Stat. § 236.11(1)(b), the final plat is entitled to approval.

18-073 Addressing.

In order to ensure timely emergency response, addresses shall be assigned as part of the final subdivision plat. Land divisions that create new streets shall also have addresses assigned whenever possible. Minor land divisions that create new streets shall also have an address range determined. The subdivider shall contact the agency responsible for assigning addresses in the Town to determine the address for each proposed lot.

18-074 Development Agreement.

As a condition of approval of a final plat, the subdivider shall enter into a development agreement per this Chapter. This agreement shall provide for time limits and security for performance and penalties for noncompliance. The agreement will not create or invoke special treatment for the developer, nor imply or create promises of approval.

18-075 Through 18-079 Reserved

ARTICLE VI: FINAL PLATS

18-080 Final plat.

A final plat prepared by a land surveyor licensed in this state is required for all subdivisions. It shall comply in all respects with this Chapter and the standards and specifications of Wis. Stat. § 236.20, and that section is hereby adopted by reference. Where the Town finds that it requires additional information or plat data relative to a particular problem presented by a proposed development to review the final plat, it shall have the authority to request such information from the subdivider.

18-081 Final Plat Submittal Procedure.

- A. The subdivider shall prepare a final plat in accordance with this Chapter and applicable state statutes and administrative codes, for transmittal to the Town and appropriate state and county agencies, within 36 months of preliminary plat approval, unless the Town Board waives this requirement in writing. The final plat shall be accompanied by detailed construction plans of all improvements and a development agreement as discussed in this Chapter. The final plat may constitute only that portion of the approved preliminary plat which the subdivider proposes to record at that time. (amended by ord. 2024-06)
- B. The final plat shall be presented to the Town Clerk at least 14 working days prior to the Plan Commission meeting at which it is to be considered. In total, the subdivider shall submit the following to the Town:
 - (1) 10 copies of the completed Application for Final Plat.
 - (a) Two copies of the plat 22 inches by 30 inches.
 - (b) Eight copies of the plat 11 inches by 17 inches.
 - (2) Four copies of all other plans and specifications required in this Chapter.
 - (3) One copy of the Application for Preliminary Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.
- C. Any proposed restrictive covenants for the land involved shall also be submitted. This data will be used for informational purposes only.

18-082 Drainage Ways.

A covenant shall be recorded with or placed on the Final Plat. The covenant shall read as follows:

- A. Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.
- B. Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.

18-083 Drain Tiles.

The face of the Final Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.

18-084 Deed Restrictions.

The Plan Commission may require that deed restrictions be filed with the Final Plat, when so doing would serve to achieve the purposes of the Comprehensive Plan or other Town plans.

18-085 Plat Restrictions.

The Town may require that plat restrictions intended to reflect Town plans and ordinances be placed on the face of the plat.

18-086 Survey Accuracy.

The Town Engineer shall examine all Final Plats and, where appropriate, make field checks for the accuracy and closure of survey, the proper kind and location of monuments and the legibility and completeness of the drawing. In addition:

- A. Maximum Error of Closure before adjustment of the survey of the exterior boundaries of the subdivision shall not exceed, in horizontal distance or position, the ratio of 1:10,000, nor in azimuth, four seconds of arc per interior angle. If field measurements exceed this maximum, new field measurements shall be made until a satisfactory closure is obtained. When a satisfactory closure of the field measurements has been obtained, the survey of the exterior boundary shall be adjusted to form a closed geometric figure.
- B. All Street, Block and Lot Dimensions shall be computed as closed geometric figures based upon the control provided by the closed exterior boundary survey. If field checks disclose an error for any interior line of the Plat greater than the ratio of 1:5,000, or an error in measured angle greater than one minute of arc for any angle where the shorter side forming the angle is 300 feet or longer, necessary corrections shall be made. Where the shorter side of a measured angle is less than 300 feet in length, the error shall not exceed the value of one minute multiplied by the quotient of 300 divided by the length of the shorter side; however, such error shall not in any case exceed five minutes of arc.
- C. The Town Board shall receive the results of the Town Engineer's examination prior to approving the Final Plat.

18-087 Surveying and Monumenting.

All final plats shall meet all the surveying and monumenting requirements of Wis. Stat. § 236.15.

18-088 State Plane Coordinate System.

Where the Plat is located within a U.S. Public Land Survey one-quarter section, the corners of which have been relocated, monumented, and coordinated by Outagamie County or the Town of Freedom, the Plat shall be tied directly to two of the section or quarter corners so relocated, monumented, and coordinated. The exact grid bearing and distance of such ties shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the Plat is tied shall be indicated on the Plat. All distances and bearings shall be referenced to the Wisconsin Coordinate System, South Zone, and adjusted to the County's control survey.

18-089 Certificates.

All Final Plats shall provide all the certificates required by Wis. Stat. § 236.21; and, in addition, the surveyor shall certify that he has fully complied with all the provisions of this Chapter.

18-090 Final Plat Review.

- A. The Plan Commission shall examine the Final Plat as to its conformance with the approved Preliminary Plat; any conditions of approval of the Preliminary Plat; this Chapter and all other ordinances, rules, regulations, and duly adopted Town plans which may affect it and shall recommend approval or rejection of the Plat to the Town Board.
- D. Partial Platting. If permitted by the Town Board, the approved Preliminary Plat may be final platted in phases with each phase encompassing only that portion of the approved Preliminary Plat which the subdivider proposes to record at one time, however, it is required that each such phase be final platted and be designated as a phase of the approved Preliminary Plat.
- E. Failure of the Town to act within 60 days, the time having not been extended and no unsatisfied objections having been filed, the plat shall be deemed approved, and, upon demand, a certificate to that effect shall be made on the face of the plat by the authority which has failed to act.
- F. Approved final plats shall be recorded with the Outagamie County Register of Deeds in accordance with requirements of Wis. Stat. § 236.25 before lots may be sold. (amended by ord. 2024-06)
- G. No building permits may be issued by the Town until all improvements specified in the development agreement have been fulfilled or otherwise agreed to.
- H. Pursuant to Wis. Stat. § 236.12(2), the subdivider shall submit an electronic or paper copy of the final plat to the Director of Plat Review of the Wisconsin Department of Administration, who will prepare and forward copies of the plat at the subdivider's expense to the objecting agencies.

18-091 Recordation.

After the Final Plat has been approved by the Town Board and required improvements either installed or a contract and sureties ensuring their installation is filed, the Town Clerk shall cause the certificate inscribed upon the Plat attesting to such approval to be duly executed and the Plat to be forwarded to the County Register of Deeds for recording. The Register of Deeds shall not record

the plat unless it is offered within 12 months after the last approval and within 36 months after the date of the first approval.

18-092 Copies.

The subdivider shall file one paper copy and one digital PDF format or equivalent format approved by the Town, of the Final Plat with the Town Clerk for distribution to the Town Engineer, Building Inspector, Assessor, and other affected departments for their files.

18-093 Through 18-099 Reserved

ARTICLE VII: CONSERVATION DESIGN SUBDIVISIONS

18-100 Purpose.

- A. In addition to the purposes listed in Article I of this Chapter, Article VI is intended to provide the Town with the ability:
 - (1) To preserve the rural character through the permanent preservation of meaningful open space and sensitive natural resources.
 - (2) To preserve scenic views by minimizing views of new development from existing roads and other public spaces.
 - (3) To provide commonly owned open space areas for passive recreational use by residents of the development and, when and where specified, the larger community.
 - (4) To provide buffering between residential development and non-residential uses.
 - (5) To protect and restore environmentally sensitive areas and biological diversity, minimize disturbance to existing vegetation, and maintain environmental corridors.
 - (6) To meet demand for housing in a rural setting
- B. If a conflict exists between the requirements for a conservation design subdivision and a conventional subdivision exist, the requirements for a conservation subdivision shall apply.

18-101 Zoning District.

A Conservation Design Subdivision shall be permissible as a Cluster Subdivision under the zoning ordinance.

18-102 Minimum Required Open Space.

- A. Amount.
 - (1) The minimum required open space in a conservation design subdivision shall be no less than 40 percent of the gross tract area and shall include:
 - (a) All primary conservation areas.
 - (b) Any secondary conservation areas as required by the Plan Commission or Town Board.
 - (2) When insufficient primary and secondary conservation areas exist to meet minimum required open space, the subdivider shall prepare a restoration plan to reconcile the difference. Restoration plan shall be approved by the Plan Commission and may include any combination of prairie, woodland, or wetland restoration.
 - (3) No more than 30 percent of the required open space may consist of active recreation land.
 - (4) No more than 50 percent of the required open space may consist of water bodies, ponds, floodplain, or wetlands.
 - (5) Although primary and secondary conservation areas may comprise more than 40 percent of the gross tract area, no subdivider shall be required to designate more than 40 percent of the gross tract area as required open space.
 - (6) Road rights of way shall not be counted towards the required minimum open space.
- B. Location. Required open space shall be situated, when practicable, to take advantage of the site's natural, historic, and cultural features, to preserve scenic views, and to be contiguous with existing or proposed open spaces outside of the conservation design subdivision.

18-103 Conservation Areas.

- A. Primary Conservation Areas. Primary Conservation Areas are those landscapes or landscape elements with existing, regulatory restrictions on development potential as regulated by state or federal law.
- (1) Examples of primary conservation areas include, but not necessarily limited to, the following:
- (a) Wetlands.
 - (b) Navigable waters.
 - (c) Shoreland areas.
 - (d) Floodplains.
 - (e) Archaeological sites and grave sites.
- B. Secondary Conservation Areas. Secondary conservation areas are those landscapes or landscape elements important to the Freedom community but are not otherwise regulated by state or federal law.
- (1) Examples of Secondary Conservation Areas in the Town include, but are not necessarily limited to, the following:
- (a) Upland woodlands and upland woodland buffers.
 - (b) Grasslands, meadows, and prairies.
 - (c) Wildlife habitat and wildlife corridors.
 - (d) Riparian corridors
 - (e) Isolated wetlands.
 - (f) Large trees with a DBH of 36 inches or greater, when deemed to be healthy and structurally sound by a qualified source.
 - (g) Historic structures or places.
 - (h) Historic Farmsteads.
 - (i) Structurally-sounds barns, silos, fence lines, and other such examples of Freedom's agricultural heritage.
 - (j) Localized groundwater recharge areas.
 - (k) Other unique natural, cultural, and historical features as may be identified by the Town Board and Plan Commission.
- (2) Secondary Conservation Areas shall be preserved when practicable.
- (3) The final determination of which Secondary Conservation Areas within a given development are to be protected shall be made by the Plan Commission and Town Board based upon their determination said

18-104 Trails.

The Plan Commission encourages, and may require, that each conservation design subdivision include an internal trail system providing access to each lot owner. Any section of the trail system identified for potential future public use as part of an integrated Town trail network shall be dedicated to the Town. When a trail system is required, the subdivider shall be granted the five percent density bonus described below.

18-105 Preliminary Plat Submittal Requirements.

In addition to the requirements of Article IV of this Chapter, the Preliminary Plat for a Conservation Design Subdivision shall include the following:

- A. Development Yield. The maximum number of residential lots allowed in the proposed subdivision shall be determined in accordance with the following:
 - (1) The development yield analysis in Article IV of this Chapter shall establish the base development yield for the proposed subdivision.
 - (2) A 10 percent density bonus is provided for each conservation design subdivision.
 - (3) In addition to the 10 percent density bonus, the development yield, may be increased if the development complies with one or more of the following standards. Each additional standard provides an additional density bonus of five percent, to a maximum allowable density bonus of 20% over the development yield.
 - (a) Providing for access by the general public to parks and designated sections of trails included within the subdivision.
 - (b) Providing affordable housing, to include a minimum of 25 percent of all units that would be affordable to moderate-income households, as defined by the U.S. Department of Housing and Urban Development.
 - (c) Incorporating and integrating existing structurally-sounds barns, silos, fence lines, and other such examples of Freedom's agricultural heritage into the development.
- B. Layout of Lots.
 - (1) Lots shall be configured to minimize the amount of road and driveway length for the subdivision.
 - (2) All lots shall abut open space on at least one side. A local street may separate lots from the open space.
 - (3) All residential lots and dwellings shall be grouped into clusters. Each cluster shall contain no more than 20 dwelling units and no less than five units.
 - (4) Residential clusters shall be located to minimize negative impacts on the primary and secondary conservation areas.
 - (5) Residential structures shall be oriented to maximize solar gain in the winter months.
- C. Designation of Required Open Space. All required open space areas shall be clearly delineated on the plat as an outlot or outlots, and clearly designated as open space on the face of the plat. Each outlot shall be accessible by public road or trail, or by an easement for ingress and egress to a public road.
- D. The Town may require a separate instrument to be recorded with the Outagamie County Register of Deeds regarding restrictions on use, maintenance, ownership and transfer of ownership. The Town, or a designee approved by the Town, shall be noted as a benefited party for enforcement purposes.
- E. Ownership of Open Space. Unless otherwise approved by the Town, open space outlots shall be owned and maintained by a Homeowners' Association. All documents and instruments relating to the ownership, use, and maintenance of open space shall be reviewed and approved by the Town. A Homeowners' Association shall be created and operated under the following provisions:

- (1) The subdivider shall submit all documentation in connection with the creation of a Homeowners' Association and its powers, duties, and responsibilities for Town review prior to approval.
 - (2) The Homeowners' Association shall be created as a separate legal entity by the owner, with its bylaws, organization and responsibilities contained in a document recorded with the Outagamie County Register of Deeds.
 - (3) Membership in the Homeowners' Association shall be mandatory for all lot owners and their successors and assigns.
 - (4) The Homeowners' Association shall be authorized to levy fees and assessments against all lots in an amount sufficient for payment of real estate taxes and to discharge its duties and responsibilities.
 - (5) Unpaid fees and assessments by any lot owner shall become and remain a lien on the lot until paid, with the Homeowners' Association authorized to bring any action against a lot owner for the collection of fees and assessments.
 - (6) Modification of any bylaws shall require approval of the Town.
- F. Designation of Common Facilities. All common or community facilities shall be clearly delineated on the plat as an outlot or outlots, and shall be clearly designated as to specific use, on the face of the plat. Each outlot shall be accessible by public road, or by an easement for ingress and egress to a public road.
- G. Ownership of Common Facilities. Unless otherwise approved by the Town, common facility outlots shall be owned and maintained by a Homeowners' Association. All documents and instruments relating to the use and maintenance of common facilities shall be reviewed and approved by the Town. The Homeowners' Association shall be subject to the requirements of Chapter 18.092.F.1 through 6 above.

18-106 Final Plat Submittal Requirements.

Final Plats shall comply with the requirements of Article VI of this Chapter.

18-107 Through 18-109 Reserved

ARTICLE VIII: LOT LINE ADJUSTMENTS

18-110 Use of Lot Line Adjustments.

A Lot Line Adjustment is an adjustment or relocation of property line(s) between adjacent lots that does not result in the creation of additional lots, from what was originally platted or mapped.

18-111 Plat of Survey.

A Plat of Survey or Certified Survey Map prepared by a registered land surveyor shall be required for all Lot Line Adjustments. The plat of survey shall comply in all respects with the requirements of this Chapter and Wis. Admin. Code Chapter A-E7. The Town Planner shall have the discretion of requiring a certified survey map if the lot line adjustment involves unplatted land and/or has a complicated metes and bounds description.

18-112 Submission.

The subdivider shall submit to the Town a complete application, which includes the following:

- A. A written application and fee set forth by the Town Fee Schedule which is subject to change.
- B. Two paper copies and one digital copy (PDF format or other format as approved by the Town), of the plat of survey prepared by a registered land surveyor, in accordance with the requirements of this ordinance and Wis. Admin. Code Chapter A-E7.

18-113 Review and Approval.

The Lot Line Adjustment will be reviewed administratively by the Town Planner. A Lot Line Adjustment may be approved pursuant to this ordinance, provided the resulting lot line adjustment is compliant with this Chapter and the zoning ordinance. The petitioner shall be notified in writing by the Town Planner of any conditions of approval or the reasons for rejection. (amended by ord. 2024-06)

18-114 Technical Requirements for Lot Line Adjustments.

- A. The plat of survey shall be required for all lot line adjustments and shall be prepared by a registered land surveyor in accordance with this ordinance.
- B. The plat of survey shall show correctly on its face, in addition to the information required by Wis. Admin. Code Chapter A-E7 the following information:
 - (1) Date, legend, scale, surveyor's certificate, legal description for each lot based upon the lot line adjustment and north arrow.
 - (2) Names and addresses of the owner and land surveyor preparing the plat of survey map.
 - (3) Exterior and interior boundary line dimensions and bearings.
 - (4) Square footage of each lot or outlot.
 - (5) Location, use, and setback dimensions to existing and proposed property line of all existing structures.
 - (6) Location, right-of-way width and names of all existing and proposed streets, alleys, easements or other public ways, railroad, and utility rights-of-way.

- (7) Where the Town Planner finds that additional information relative to a particular problem presented by a proposed lot line adjustment in order to review the lot line adjustment, he or she shall have the authority to request in writing such information from the petitioner.

18-115 Recordation.

Upon written approval by the Town Planner, the petitioner shall record the deed or other appropriate instrument and attach the plat of survey as an exhibit to the deed or instrument with the Outagamie County Register of Deeds within 30 days from the written approval date or the approval will expire. Failure to record the deed or instrument and attach the plat of survey as an exhibit to the deed or instrument within 30 days from the written approval date by the Zoning Administrator requires the petitioner to recommence the entire procedure for Lot Line Adjustment approval. (amended by ord. 2024-06)

18-116 Filing of Recorded Plat of Survey and Deed or Instrument.

The petitioner shall submit one recorded copy of the deed or instrument and the plat of survey exhibit with the Town Clerk. (amended by ord. 2024-06)

18-117 Through 18-119 Reserved.

ARTICLE IX: PARK DEDICATIONS, RESERVATIONS, AND IMPROVEMENTS

18-120 Park Dedication Requirements.

- A. Dedication of Sites. When feasible and compatible with the Comprehensive Plan and Comprehensive Outdoor Recreation Plan, the subdivider shall provide and dedicate to the public adequate land to provide for park, playground, trail, recreation, and open space needs of the land development within the Town of Freedom. The location of such land to be dedicated shall be determined by the Town Board. Where the dedication is not compatible with the Comprehensive Plan and Comprehensive Outdoor Recreation Plan, or for other reasons is not feasible as determined by the Town Board, the subdivider shall, in lieu thereof, pay to the Town a fee as established by the Town Board in the Town of Freedom Fee Schedule.
- B. Dedication of Parks, Playgrounds, Trails, Recreation and Open Spaces. The subdivider shall dedicate sufficient land area to provide adequate parks, playgrounds, trails, recreation, and open spaces to meet the needs to be created by and to be provided for the land division, subdivision, or comprehensive development. The minimum dedication shall be one acre for each 25 potential dwelling units or fractions thereof.
- C. Combination of Residential Uses. Where a combination of residential uses is intended, the minimum dedication shall be the sum obtained by adding the potential residential units intended for single-family and two-family dwellings, and the potential residential units intended for multi-family dwellings. Where a definite commitment is made to the Town by the developer with respect to those portions of the project intended for single family, duplex and multi-family dwellings, the dedication shall be based upon the maximum dedications which the zoning classification of the parcel will permit.
- D. Minimum Size of Park and Recreation Land Dedications.
 - (1) In general, land reserved for parks, playgrounds, recreation, and open spaces purposes shall have an area of at least one acre of contiguous land. Where the amount of land to be dedicated is less than one acre, the Town Board may require that the recreation area be located at a suitable place on the edge of the proposed major subdivision or planned unit development so that additional land may be added at such time that the adjacent land is subdivided.
 - (2) Land dedicated for the purpose of establishing trails shall be shown as an easement on the Preliminary and Final Plats. The minimum width of the easement shall be no less than 30 feet wide. Widths greater than 30 feet may be required in certain circumstances as determined by the Plan Commission. Neither end of the easement may result in a dead-end, unless a future connection has been identified or may be reasonably established. Up to 100 percent of the total land area of the granted easement may be counted towards the overall dedication requirement.
 - (3) Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield or for other recreation purposes, and shall be relatively level and dry. A recreation site shall have frontage on one or more streets for public access. The Town Board shall make the final determination of suitability.

- E. Fees in Lieu of Land Dedication (see Section 18-121 below). (amended by ord. 2024-06)
- F. Limitations. A subdivider shall not be required to dedicate more than one-fifth of the total area of the plat to meet the objectives of this Section.
- G. Suitability of Lands. Town Board shall have sole authority to determine the suitability and adequacy of parklands proposed for dedication. Drainageways, wetlands or areas reserved for streets shall not be considered as satisfying land dedication requirements.
- H. Access to Dedicated Land. All dedicated land shall have frontage on a public street and shall have public access.
- I. Utility Extensions. The subdivider shall install or provide for installation of water and sanitary sewer lines to the property line of all dedicated land, where such services are to be provided to the adjacent properties.

18-121 Park Fees.

- A. Authorization. This Section is authorized under Wis. Stat. § 66.0617. The provisions of this Article shall not be construed to limit the power of the Town to adopt such Article pursuant to any other source of local authority or to utilize any other methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this Article.
- B. Purpose. The purpose of this Article is to facilitate the adequate provision of parks, playgrounds, and land for athletic fields by imposing impact fees upon developers to pay for the Capital Costs of public facilities that are necessary to accommodate land development. The park impact fee ensures that the cost of providing park and recreational sites and facilities necessary to serve the additional families brought into the community may be most equitably apportioned on the basis of the additional need created by the construction and occupancy of new dwellings.
- C. Park Impact fees imposed; due date for payment; building permit.
 - (1) Impact fees are hereby imposed on all residential developments and land divisions within the Town of Freedom.
 - (2) Park impact fees shall be due in full within 14 days of the issuance of a building permit.
 - (3) The effective date of a building permit is the date on which all impact fees imposed under this Article are paid in full, and unless all impact fees are paid in full within 14 days after issuance as required by Wis. Stat. § 66.0617(6)(g), said building permit shall expire 15 days after issuance.
- D. Applicability; amount of fee; annual adjustment; disposition of revenue.
 - (1) Any developer creating a land division for residential development or constructing additional residential dwelling units within the Town shall pay a fee to the Town to provide for the Capital Costs necessary to accommodate the park facilities needs of land development, except as provided below.
 - (2) The amount of the fee per residential dwelling unit to be constructed or created by the proposed development as determined by the Town Board and as identified in the Town of Freedom Fee Schedule, subject to adjustment pursuant to below, shall be as follows:

- (a) For single-family or two-family residential development, the fee per dwelling unit shall be the fee listed in the adopted Town of Freedom Fee Schedule.
 - (b) For multifamily residential development, the fee per dwelling unit shall be the fee listed in the adopted Town of Freedom Fee Schedule.
 - (3) Such fees collected by the Town shall be placed in a special fund which shall be separate from the general fund of the Town and shall be used exclusively for the particular Capital Costs for which the fee was imposed.
 - (4) Such fees shall be expended by the Town for the aforesaid purpose within seven years of the date of payment or such fee amount paid along with any interest accumulated shall be refunded to the current owner(s) of the property with respect to which such fee was imposed.
 - (5) In order to ensure that these fees remain equitable, the impact fees described herein shall automatically adjust on an annual basis on January 1 of each year by the percentage increase or decrease in the North Central Region Consumer Price Index, September percent change, or three percent (3%), whichever is greater. (amended by ord. 2024-06)
- E. Fee Reduction. Any impact fee imposed under this Article shall be reduced to compensate for Capital Costs otherwise imposed by the Town upon the land development subject to this Article for the same particular public facilities for which an impact fee has been imposed under this Article, including by way of special assessments, special charges or any ordinance adopted thereunder or any other items of value. Impact fees imposed under this Article shall also be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees under this Article are imposed.
- F. Exemption. The lawful new construction of a single-family dwelling structure razed or to be razed within one year of the issuance of a building permit for the new construction as part of the new construction project shall be exempt from the fees imposed under this Article. Any new construction of a single-family dwelling structure upon a single parcel of land involving the demolition of a preexisting residential structure upon such single parcel of land, which project is similar to but not exactly as described above, may be found to be exempt upon application to the Town Board and a finding by the Town Board that such project does not bear a rational relationship to the need for new, expanded or improved public facilities required to serve such development. Such application shall be made to the Town Board prior to the payment of any fees under this Article.
- G. Administration and review. The Town Board shall, as part of its annual budget process, review the impact fees imposed under this Article. The revenue and expenditure totals for each impact fee must also be included in the Town's annual budget, and a summary of the revenue and expenditure totals for each impact fee must be made available in the Town's annual budget summary required under Chapter 65.90(3)(a), Wis. Stats.
- H. Appeals. Any developer upon whom an impact fee is imposed under this Article shall have the right to contest the amount, collection, or use of the impact fee to the Town Board, provided that the developer files a written notice of appeal in the Town Clerk's office within 15 days of the building permit approval upon which the impact fee is imposed. Such notice of appeal shall be titled "Notice of Appeal of Impact Fee" and shall state the developer's name, address, telephone number, address (if available) and legal description or tax parcel identification number of the land development upon which the impact fee is imposed, and a statement of the nature of and reasons for the appeal. The Town Clerk shall schedule the appeal for

consideration by the Town Board at a regular meeting as soon as reasonably practicable under the circumstances and shall notify the developer of the time, date, and place of such meeting, in writing, by regular mail deposited in the mail no later than at least three days before the date of such meeting. Upon review of such appeal, the Town Board may adjust the amount, collection, or use of the impact fee upon just and reasonable cause shown.

18-122 Through 18-129 Reserved

ARTICLE X: ADMINISTRATION

18-130 Variances and exceptions.

- A. Where the Plan Commission finds that extraordinary hardships or particular difficulties may result from strict compliance with these regulations, it may recommend to the Town Board variances or exceptions to the regulations so that substantial justice may be done and the public interest secured, provided that such variance or exception shall not have the effect of nullifying the intent and purpose of this Chapter. The Plan Commission shall not recommend variances or exceptions to the regulations of this Chapter unless it shall make findings based upon the evidence presented to it in each specific case based upon the following conditions:
 - (1) The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
 - (2) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
 - (3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - (4) The variance will not in any manner vary the provisions of other Town ordinances, the comprehensive plan, or any Town official map. (amended by ord. 2024-06)
- B. The Town Board shall not approve variances to the regulations of this Chapter unless it makes findings based upon the evidence presented to it in each specific case based upon conditions identified above.
- C. Any modification or variance granted shall be entered in the minutes of the Town Board, setting forth the reasons which, in the opinion of Board, justify the variance.
- D. In approving variances, the Town Board may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.
- E. A petition for any such variance shall be submitted in writing to the Town Clerk, by the subdivider, at the time when the preliminary plat or certified survey map is filed for consideration of the Plan Commission. The petition shall state fully the grounds for the application and the facts relied upon by the petitioner.

18-131 Enforcement; violations, and penalties.

- A. The Town Planner shall have primary responsibility for enforcing this Chapter. No building permit shall be issued for construction on any lot until the final plat for the subdivision has been duly recorded, or a certified survey map is recorded, and all conditions of approval are met.
- B. Any person who fails to comply with the provisions of this Chapter shall, upon conviction thereof, forfeit not less than \$25 nor more than \$2,500 and the costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof, but not exceeding 30 days. Each day a violation exists or

continues shall constitute a separate offense. In addition, the remedies provided by Wis. Stat. §§ 236.30, 236.31, 236.32, and 236.335 shall be available to the Town.

- C. When a subdivision is created in violation of this Chapter, the Town may order an Assessor's plat to be made under Wis. Stat. § 70.27 at the expense of the subdivider or his/her agent.

18-132 Through 18-199 Reserved

ARTICLE XI: DEFINITIONS

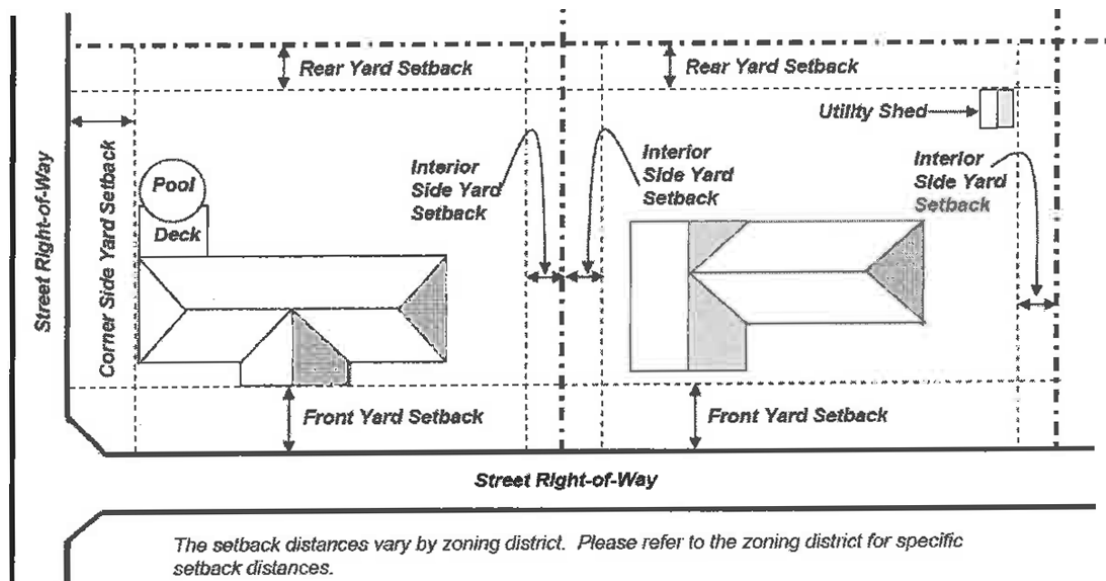
18-200 Meanings and Words and Phrases Defined.

A. Meanings. For the purpose of this Chapter, certain words or phrases shall have meanings that either vary somewhat from their customary dictionary meanings or are intended to be interpreted to have a specific meaning.

- (1) Words used in the present tense in this Chapter include the future.
- (2) The word "person" includes a firm, association, partnership, trust, company, or corporation as well as an individual.
- (3) The word "shall" is mandatory, the word "should" is advisory, and the word "may" is permissive.
- (4) Any words not defined in this Section shall be presumed to have their customary dictionary definitions.

B. Words and Phrases defined.

- (1) Alley. A public or private right-of-way that provides secondary access to abutting properties.
- (2) Arterial Street. A street that provides for the movement of relatively heavy traffic to, from, or within the Town. It has the secondary function of providing access to abutting land.
- (3) Block. A parcel, lot, or group of lots existing within well-defined and fixed boundaries bounded on at least one side by a street, bounded on the other sides by streets, natural or artificial barriers, or unplatted land and having an assigned number, letter, or other name through which it may be identified.
- (4) Buildable Area. The area of a lot remaining after the building setback requirements have been met and excluding the unbuildable areas as determined by this Chapter and the Town of Freedom Plan Commission. The buildable area must be contiguous and not separated by environmental features, streets, or other similar features.
- (5) Building. A structure having a roof supported by columns or walls for shelter, support, or enclosure of persons, animals, or property and having a more or less permanent location on the ground.
- (6) Building Setback Line. The distance from the boundaries of a lot within which building(s) shall not be erected.

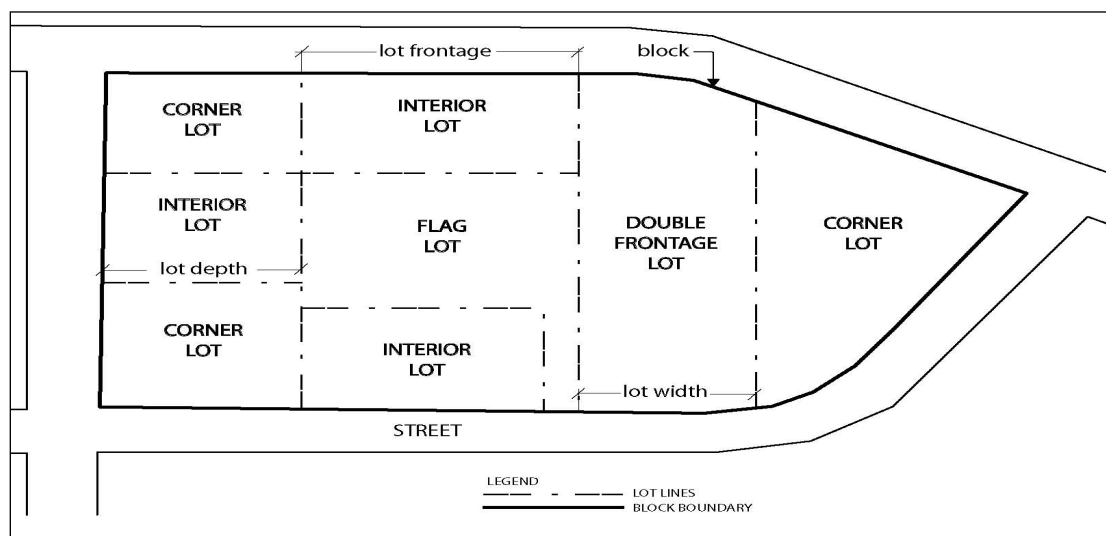


- (7) Certified Survey Map (also, CSM). A map, plan, or record of a minor subdivision meeting all the requirements of Wis. Stat. § 236.34, and of this Chapter.
- (8) Channel. A natural or artificial watercourse of perceptible extent with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow, thus, is that water which is flowing within the limits of a defined channel.
- (9) Collector Street. A street which collects and distributes internal traffic within an urban area such as a residential neighborhood, between arterial and local streets. It generally provides access to abutting property.
- (10) Common Open Space. Undeveloped land within a conservation subdivision that has been designated, dedicated, reserved, or restricted in perpetuity from further development and is set aside for the use and enjoyment by residents of the development. Common open space shall not be part of individual residential lots. It shall be substantially free of structures, but may contain historic structures and archaeological sites including Indian mounds, and/or such recreational facilities for residents as indicated on the approved development plan
- (11) Comprehensive Plan. The plan for guiding and shaping the growth and development of the Freedom community, including all of the component parts, as prepared by the Plan Commission, and adopted by the Town Board according Wis. Stat. to § 66.1001.
- (12) Common Facilities. All the real property and improvements set aside for the common use and enjoyment of the residents of a cluster development, including, but not limited to, buildings, open space, private streets, parking areas, walkways, recreation area, drainage easements, and any utilities that service more than one unit, such as sewerage and well facilities.
- (13) Conditional Approval. Approval of a plat by the Town Plan Commission or Town Board subject to the plat meeting certain specified requirements as determined by the Town Plan Commission or Town Board.
- (14) Condominium. A community association combining individual unit ownership with shared use or ownership of common property or facilities, established in accordance with the requirements of the Condominium Ownership Act, Wis. Stat. ch. 703. A condominium is a legal form of ownership of real estate and not a specific building type or style.

- (15) Conservation Area, Primary. The primary conservation areas are those areas that are automatically set aside when determining open space for conservation development subdivisions and include, but are not necessarily limited to: all lands located within existing street rights-of-way; all lands located within existing utility and railway rights-of-way; all lands located within floodplain; all lands located within wetlands; all slopes of 12% or greater; and, those areas identified in Section 265-73.A(1) of this Chapter.
- (16) Conservation Area, Secondary. Those areas identified in, but not limited to, Section 265.73.B(1) of this Chapter.
- (17) Conservation Easement. The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall remain in its natural, scenic, open, or wooded state precluding future or additional development.
- (18) Conservation subdivision. A subdivision where open space is the central organizing element of the subdivision design and one that identifies and permanently protects all primary conservation areas and all or some of the secondary conservation areas within the boundaries of the subdivision and retains a minimum of 40% of the gross tract area as protected open space.
- (19) Contiguous. Lots are contiguous when at least one lot line of one lot touches a lot line of another lot; a corner-to-corner connection is not considered contiguous.
- (20) Crosswalk. A public right-of-way traversing a block or street for the purpose of providing pedestrian access.
- (21) Cul-de-sac. A short minor street having one end open to motor traffic and the other end terminated by a vehicular turnaround.
- (22) Days. Refer to calendar days, unless specifically indicated otherwise.
- (23) Deed restriction. A restriction on the use of a property set forth in a deed or other instrument of conveyance, including, but not limited to, a restrictive covenant, conservation easement, transfer of development rights, or any restriction placed on undeveloped land as a condition for the division or development of the undeveloped land.
- (24) Detention Pond. A permanent artificial pond or pool used for the temporary storage of stormwater runoff and which provides for the controlled release of such waters.
- (25) Developer. A person that constructs or creates a land development.
- (26) Development. The act of constructing buildings or installing site improvements, such as grading, clearing, ditching, installing utilities, or any other activities prior to construction.
- (27) Development Agreement (also, Developers Agreement). An agreement entered into by and between a Subdivider and the Town, with respect to any approved land division, which provides, among other things, for the design, construction and installation of required public improvements, the payment for such public improvements, dedication of land or acceptance of the dedication of completed public improvements, restrictive covenants running with the land, or other matters relating to land division, to development and use of land included in the land division or to the administration and enforcement of the agreement.
- (28) Division of Land (also, Land Division). The division of a lot or parcel of land into two or more parcels.
- (29) Double Frontage Lot. A lot, other than a corner lot, which has frontage on two or more streets.
- (30) Dwelling Unit. The building, or group of rooms within a building, where one person or a group of persons resides as a family unit.

- (31) Easement. A grant by a property owner of the use of designated land by another for a specified purpose.
- (32) Environmentally Sensitive Area (also, ESA). Portions of the landscape including valuable natural resource features that should be protected from intensive development. Environmentally sensitive areas may include lakes, rivers, streams, wetlands, floodways, steep slopes, and other significant and unique natural resource features. Environmentally sensitive areas also include a setback or buffer from those features.
- (33) Erosion. The process by which soil particles are mobilized and transported by either artificial actions or natural agents such as wind, rain, frost action, or surface water flow.
- (34) Erosion Hazard Area. Those areas of the landscape in which human activities and development can accelerate erosion due to soils subject to severe erosion.
- (35) Final Plat. The map or plan of record of a subdivision and any accompanying material prepared in compliance with Wis. Stat. ch. 236, and the terms within this Chapter.
- (36) Flood. A temporary rise in stream flow or pond or lake water levels that results in water overtopping its banks and inundating normally dry areas adjacent to the stream, pond, or lake.
- (37) Floodplain. The land that has been or may be hereafter covered by floodwater, including but not limited to the regional flood.
- (38) Floodway. The channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and discharge the floodwaters or flood flows of any river or stream, including but not limited to flood flows associated with the regional flood.
- (39) Frontage. The length of the front property line of the lot, lots or tract of land abutting the right-of-way of a public street road or highway.
- (40) Frontage Street. A minor street auxiliary to and located parallel and adjacent to an arterial street, highway, or other thoroughfare that provide access to abutting properties and separation from through traffic.
- (41) Grade. The slope of a road, street, or other public way, specified in percent.
- (42) Gross Tract Area. The entirety of the parcel proposed for subdivision, including all primary and secondary conservation areas.
- (43) Homeowners Association. A Wisconsin membership corporation which serves as an association of homeowners within a Subdivision or Certified Survey Map having shared common interests, responsibilities with respect to costs and upkeep of common private property of a Subdivision or Certified Survey Map. Such common property includes private recreation and open space areas within the Subdivision or Certified Survey Map.
- (44) Impact fees. Cash and non-cash fees imposed upon a developer under this Chapter.
- (45) Improvement, Public. Any sanitary sewer, storm sewer, drainage ditch, stormwater management facility, water main, roadway, parkway, sidewalk, pedestrianway, planting strip, off-street parking area, or other facility for which the local municipality may ultimately assume the responsibility for maintenance and operation.
- (46) Irrevocable Letter of Credit. A guarantee issued by a bank or other lending agency stating that a certain level of funds is available to the Town to pay for improvement costs specified in an approved development agreement.
- (47) Land Development. The construction or modification of improvements to real property that creates additional residential dwelling units within the Town or that results in nonresidential uses that create a need for new, expanded or improved public facilities within the Town.
- (48) Land Division. The act of creating two or more separately described parcels, at least one of which is 40 acres or less in size, from a single parcel of land by the owner thereof or their agent.

- (49) Local Street. A street designed for low-speed travel and generally low traffic volumes which provides land access from neighborhoods and minor activities to the collector and arterial systems.
- (50) Lot. A designated fractional part of a subdivision or certified survey map having an assigned number through which it may be identified and meeting the requirements of this Chapter for a building site. For the purposes of this Chapter, a lot may also include the terms "parcel," "tract," or "building site" in determining the applicability of this Chapter to land divisions.
- (51) Lot, area. The total square footage lying within the peripheral boundaries of a parcel of land. In any zoning jurisdiction, the area of a lot specifically excludes:
 - (a) The right-of-way of a public or private street.
 - (b) Areas of navigable water.
- (52) Lot, corner. A lot abutting two or more streets at their intersection, provided that the corner of such intersection shall have an angle of 135 degrees or less measured on the lot side. (see Lot Type Illustration)
- (53) Lot, double frontage (also, Through Lot). A lot, other than a corner lot, with frontage on more than one street. Double frontage lots shall not be permitted unless the lot abuts an arterial highway. (See Lot Type Illustration)
- (54) Lot, flag. A lot, situated generally behind a lot or lots fronting on the street or road, with its widest point set back from the road, and having a relatively thin, long strip of land connected to the road to provide legal access and frontage. (see Lot Type Illustration)
- (55) Lot Lines. The peripheral boundaries of a lot or parcel of land as defined herein.
- (56) Lot Line Adjustment. The adjusting of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying a disputed property line location, or freeing such a boundary from any difference or discrepancies. The resulting adjustment shall not create any additional lots, tracts, or parcels, and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.
- (57) Lot of Record. A legal lot of record shall mean a lot legally created and recorded in the Brown County Register of Deeds Office.
- (58) Lot Type Illustration.



- (59) Lot Width. The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 25 feet of lot depth immediately in back of the front yard setback line.
- (60) Minor land division. The creation of one but not more than four parcels or building sites which divide land into a parcel or parcels of five acres or smaller in size. Minor land divisions shall be created by Certified Survey Maps. Not more than four parcels may be created by means of minor land division procedures within any five-year period from a lot, parcel or tract which existed on the effective date of this Chapter.
- (61) Mixed-Use (also, Mixed Use). The strategic placement of commercial, civic, multifamily, and open space uses within residential land use areas.
- (62) Municipality. All units with local self-government.
- (63) Nonprofit Conservation Organization. Any charitable corporation, charitable association, or charitable trust (such as a land trust), the purposes or powers of which include retaining or protecting the natural, scenic, or open space values of real property, assuring the availability of real property for agricultural, forest, recreational or open space use, protecting natural resources, maintaining, or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.
- (64) Official Map. The map indicating the location, width and/or extent of existing and proposed streets, highways, parkways, parks, waterways, and playgrounds, as adopted by the Town Board pursuant to Wis. Stat. § 62.23(6).
- (65) Open space. A natural or manmade landscaped area not occupied by any structures, buildings, or impervious surfaces.
- (66) Ordinary High Water Mark. The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction, or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.
- (67) Outlot. A parcel of land so designated on a plat or certified survey map and which is any of the following:
 - (a) A parcel of land left over at the time of platting and which is intended to be divided further in the future.
 - (b) A platted parcel which does not meet the requirements of a lot at the time of platting.
 - (c) A platted parcel which is intended for open space or other use and held in common ownership or which is transferred to a public agency or utility.
- (68) Owner. Any person having proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the land under this Chapter.
- (69) Parcel. A continuous area of land described in a single description in a deed or a lot or outlots on a plat or certified survey map, separately owned or capable of being separately conveyed.
- (70) Parent Parcel. The existing parcel of record, as identified by individual tax parcel numbers, as of the effective date of this ordinance.
- (71) Performance Bond. A bond guaranteeing performance of a contract or obligation through possible forfeiture of bond if said contract or obligation is unfulfilled by the subdivider.
- (72) Plan Commission. An officially constituted Town of Freedom body under is. Stat. § 62.23, whose duties include administration of Town subdivision regulations.
- (73) Planned Unit Development. A development guided by a total design plan in which one or more of the subdivision regulations may be waived or varied to allow flexibility and

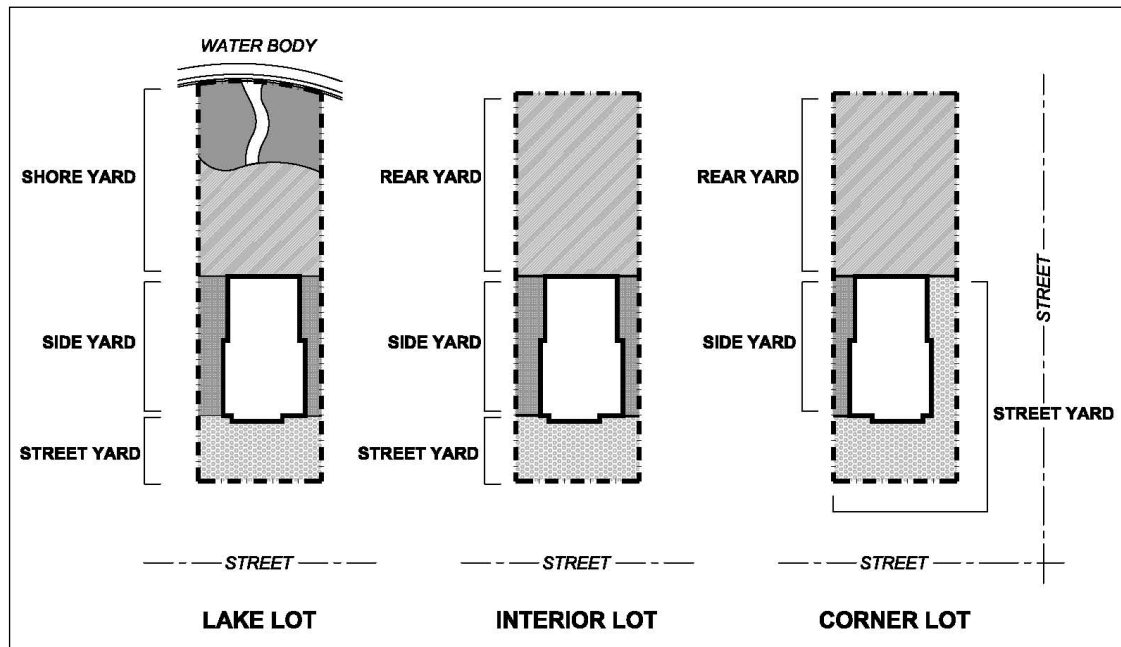
creativity in site and building design and location, in accordance with general guidelines.

- (74) Plat. A map of a subdivision.
- (75) Preliminary Plat. A map delineating the features of a proposed subdivision as described herein, submitted to the Town for preliminary consideration prior to the final plat.
- (76) Property line. The legal boundaries of a parcel of property that may or may not coincide with platted lot lines or street right-of-way.
- (77) Public Utility. A corporation, company, association, sanitary district, or municipality that may own or operate any plant or equipment for the conveyance of telephone messages or for the production, transmission, delivery, or furnishing of heat, electricity, gas, water, cable television, sewer, or any other service deemed to be in the public interest.
- (78) Public way. Any public road, street highway, walkway, drainageway or part thereof.
- (79) Recreation Land, Active. Areas that are altered from their natural state to accommodate organized athletic activities (e.g., soccer, football, baseball, golf). Active Recreation Lands may also require the installation of equipment (e.g., playground apparatus, riding stables, shooting ranges, golf ranges, etc.).
- (80) Recreation Land, Passive. Areas that are left in a natural state with minimal alteration for scenic enjoyment (e.g., walking/hiking trail) and outdoor activities with minimal impact on the landscape (e.g., birding, hunting).
- (81) Replat (also, Resubdivision). The process of changing the plat map, which changes the boundaries of a recorded plat or a part thereof.
- (82) Restrictive Covenants. Written stipulations on the face of a plat or certified survey map regarding restrictions on the use or development of land that are binding on the property owner and subsequent owners of the property.
- (83) Retention Pond. A permanent artificial pond or pool designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.
- (84) Right-of-Way. A strip of land allowing or intending to allow the passage of people or goods and dedicated to the public or under the control of the public.
- (85) Roadway. A surfaced curb to curb or paved portion of a street available for vehicular traffic movement and parking.
- (86) Setback. The required distance a structure must be located from a lot line, easement, right-of-way, adjacent building, or other feature as indicated in this Chapter and in the zoning ordinance.
- (87) Sewer Service Area. That area presently served and anticipated to be served by a sewage collection system, identified in the Town of Freedom Sewer Service Area Plan.
- (88) Shoreland. The area within 1,000' of the ordinary high water mark of a navigable lake, pond, or flowage; or within 300' of the ordinary high water mark of a river or stream; or to the landward side of a floodplain, whichever distance is greater.
- (89) Sidewalk. That portion of a street or crosswalk, paved or otherwise surfaced, intended for pedestrian use only.
- (90) Slope. The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.
- (91) State. State of Wisconsin.
- (92) Stormwater. The flow of surface water that results from precipitation.
- (93) Stormwater Management Facility. Any technique, apparatus, or facility that controls or manages the path, storage, or rate of release of stormwater runoff. Such facilities may include storm sewers, drainage easements, retention or detention ponds, drainage channels, ditches, drainage swales, inlet or outlet structures, or other similar facilities.
- (94) Street. Includes all accessways in common use such as streets, roads, lanes, highways, avenues, boulevards, alleys, parkways, viaducts, circles, courts, and culs-de-sac, and

includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, and whether dedicated for public use or held in trust, under the terms of a reservation, but shall not include those accessways such as easements and rights-of-way intended for solely limited utility purposes such as for electric power lines, gas lines, telephone lines, waterlines, or drainage and sanitary sewers.

- (95) Street, Half. A street bordering one or more property lines of a tract of land in which the subdivider has allocated a part of the ultimate right-of-way width. Building permits shall not be issued for parcels with frontage only on half streets.
- (96) Structure. Anything constructed or erected, the use of which requires a fixed location on the ground, or attached to something having a fixed location on the ground.
- (97) Subdivider. Any person, firm, partnership, corporation, association, estate, trust, or other legal entity requesting review or action on a subdivision, minor subdivision, or condominium.
- (98) Subdivision. Any division of a lot by the owner thereof, or his/her agent, for the purpose of sale, lease, or building development where:
 - (a) The act of division creates five or more parcels or building sites of 40 acres or less in area; or,
 - (b) Five or more parcels or building sites of 40 acres each or less in area are created by successive divisions within a period of five years.
- (99) Surveyor. Any land surveyor duly licensed in the State of Wisconsin.
- (100) Tax Parcel. An existing tract of land as defined by the governing jurisdictional body for the purpose of assessment and taxation.
- (101) Tax Parcel Number. An identification number assigned to real estate in Brown County for taxation purposes.
- (102) Tract. A contiguous area of land which exists or has existed in single ownership.
- (103) Utility Easement. An easement to place, replace, maintain, or move utility facilities, such as telephone or electric lines, water or sewer mains, gas pipelines, and cable television.
- (104) Variance. A departure from the terms of this Chapter as applied to a specific parcel of land which the Town Board may permit pursuant to this Chapter.
- (105) Town. The Town of Freedom, Brown County, Wisconsin.
- (106) Town Board. The Town of Freedom Town Board.
- (107) Waterways. Rivers, streams, creeks, ditches, drainage channels, watercourses, lakes, bays, ponds, impoundment reservoirs, retention and detention basins, marshes, and other surface water areas, regardless of whether the areas are natural or artificial.
- (108) Wetlands. An area on the landscape where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. A wetland delineation is established by, or approved by, the Wisconsin Department of Natural Resources and/or the U.S. Army Corps of Engineers.
- (109) Yard, Rear. A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the Principal Structure. This yard shall be opposite the Primary Street Yard on a corner lot. (See Yard Type Illustration). (amended by ord. 2024-06)
- (110) Yard, Shore. A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the Ordinary High Water Mark of a navigable body of water and a line parallel thereto through the nearest point of the Principal Structure. (See Yard Type Illustration). (amended by ord. 2024-06)

- (111) Yard, Side. A yard extending from the Street Yard to the Rear Yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the Principal Structure. (See Yard Type Illustration). (amended by ord. 2024-06)
- (112) Yard, Street. A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the Principal Structure. Corner lots shall have 2 such yards. The Primary Street Yard on a double frontage lot or corner lot shall be that associated with the mailing address or fire number, as applicable. (See Yard Type Illustration). (amended by ord. 2024-06)
- (113) Yard Type Illustration. (amended by ord. 2024-06)



- (114) Zoning Ordinance. Outagamie County Chapter 54: Zoning.

ISSUE REPORT: SPACE NEEDS ASSESSMENT

Report by: Administrator Carlson
August 27, 2025

BACKGROUND

The Town of Freedom municipal facilities have numerous deficiencies that need to be addressed as the town continues to experience growth and increased demand for public goods and services. Part of assessing the current and future needs of the town's municipal facilities and staffing is to perform a space needs and staffing study to properly analyze and assess the true needs of the town's municipal staff and facilities. The Town has done this several times over the last two decades or so, with the most recent study done by S.E.H. in 2017, the results of which were originally intended to precede the construction of a comprehensive new municipal facility to house municipal offices, public works, and emergency services.

While all aspects of the town's municipal services had clear needs for new facilities, unfortunately the process whittled out municipal office needs and public works needs, instead proceeding with building a \$4 million fire and EMS complex that sits idle and unstaffed 90% of the time. This inefficient decision has resulted in the town now paying for infrastructure (think utilities like water, internet, electricity, etc.) as well as cleaning services, building maintenance, etc. at two locations instead of one. It also did nothing to alleviate the very real needs of modernizing the municipal offices and public works facilities, both of which have continued to struggle with the deficiencies of their current accommodations.

A major issue to consider is ADA compliance. Our current facilities lack several basic features that should be standard in municipal facilities, from automatic opening doors to adequate restroom facilities, there are many deficiencies across our current facilities concerning ADA compliance.

As the town continues to grow, with numerous subdivisions underway and more in development stages, the need for in-housing more staff functions will increase. Turnaround times are limited with heavily contracted staff. Office hours and communication is limited. Accessibility to staff expertise is limited. We currently have openings for an emergency manager position and an animal control/constable position that we must fill. We also need a dedicated Code Enforcement officer.

ASSESSMENT OF PRICING

I've done preliminary research on costs involved in doing both a facility assessment and staffing assessment for the Town of Freedom by reaching out to several companies that specialize in these areas. I reached out to the following firms for an estimate of the work:

- **BerryDunn:** estimated \$30,000 to \$40,000 for combined staff/space assessment.
- **Public Administration Associates:** No response yet
- **Matrix Consulting Group:** estimated not to exceed \$19,800 for combined staff/space assessment.

RECOMMENDATION

I recommend the Board consider these figures for possible inclusion in the 2026 budget. I further recommend that if the Board seeks to move forward faster than that, it authorize the issuance of an RFP for staffing proposals. If the Board desires, we could potentially fund this study to begin this year with contingency fund dollars available in the 2025 budget.

ISSUE REPORT: ANIMAL CONTROL

Report by: Administrator Carlson
August 27, 2025

BACKGROUND

The Town of Freedom is required by state statute to provide animal control services, specifically for picking up stray dogs. Most towns have constables that are tasked with animal control, but Freedom does not. Our contract with Fox Valley Humane Association used to include a provision that their personnel would perform this function for our community, but due to staffing issues, they no longer provide this service. Therefore, Freedom must explore options to provide for animal control in order to comply with state statutes. The Town has a few options to consider for taking care of this obligation.

ASSESSMENT OF OPTIONS

Hire a constable. The easiest way to address this issue would be to employ a constable to provide this service to the community. Given the extremely small number of calls, it may be difficult to find someone willing to do this. Oftentimes these days, stray dogs are reported or even picked up by individuals and posted them as lost on social media pages to find the owner. Given this, there are an extremely limited number of dog pickup calls anticipated in the Town of Freedom annually.

Contract with a service provider. There are other humane associations and rescues around the general area that may be willing to provide these services on a contracted basis. We could reach out to them to see if they would have capacity to add Freedom to their client list and contract for these services. It may also be possible to reach out to a neighboring community to contract with them if they provide animal control services or have a constable of their own.

Create our own program. This would require extensive planning to get started and take significant staff time. It has been suggested to me that we consider building our own program. I reached out to an organization in Brown County and they would be willing to add Freedom to their program, but they do not currently have the staff or logistics to pull it off given they would have to run the animals to Fox Valley Humane Association rather than their usual facilities in Brown County. The leader of that organization expressed interest in helping us start our own local program, but again—for the limited number of calls, it is likely not cost effective to consider.

Aside from those options, there are limited alternatives. Some towns require a Board member, typically the Chairperson, to perform the role of constable and handle animal control services. It may also be a possibility to combine roles of a part-time employee to make this more viable as a position. We currently have needs for an emergency manager position that has generated no interest, and we need to consider a code enforcement officer as well. It is possible some or all of these roles could be combined to create a more robust position that may be more attractive for someone seeking steadier part-time work.

RECOMMENDATION

As of now, my recommendation is to reach out to other communities nearby who provide these services and see if they could potentially cover our area as well for a contracted arrangement. I have already begun this process, having reached out to Town of Black Creek and Center regarding their animal control/constable positions to get a sense of how they operate and what nearby communities are doing to handle these responsibilities.

RIGHT-OF-WAY ENCROACHMENTS

AUTHORITY

Wisconsin Statutes 82.03 states that the Town Board of Freedom shall have the care and supervision of all highways under the Town's jurisdiction. The limits of town highways are defined by the right-of-way. Therefore, the determination of what natural or man-made objects are permitted in the right-of-way is the exclusive responsibility and legal control of the Town Board of Freedom.

DEFINITIONS

- A. **Right of way:** Right-of-way is a general term denoting acquired interests or rights in land that are necessary to build, maintain, and operate a facility. As outlined in § 82.18 Stats., road rights-of-way are generally 66 feet in width, usually 33 feet on either side of the center of the pavement. There are exceptions arising from the means or manner by which the Town of Freedom acquired the road, and they must be identified on a case-by-case basis.
- B. **Encroachment:** An encroachment is any object or obstruction that has been constructed or placed in the right-of-way or any non-governmental use of any part of the right-of-way.

ENCROACHMENTS

- A. No person may construct, plant, or place any structure or other object upon any right-of-way except a driveway entrance (see 4-2.0710), mailbox, and a newspaper receptacle of break-a-way construction. Prohibited items include but are not limited to:
 - a) Agricultural cultivating or cropping.
 - b) Fencing and landscaping structures.
 - c) Filling in, obstructing, diverting the flow within, or by any device or excavation conducting water to any road ditch.
 - d) Underground sprinkler systems. Such systems currently (as of 08-15-2013) in the right-of-way may remain but are at the risk of the landowner; the Town of Freedom assumes no liability for damage.
 - e) Garbage cans and recycling bins on the roadway. Such receptacles shall be recessed into the driveway and removed from the right-of-way within 24 hours of the scheduled pick up day.
 - f) Depositing of snow onto or across the roadway and shoulders.

PENALTIES AND ENFORCEMENT

- A. Violations of this ordinance shall constitute a violation incurring a penalty. Any person violating this ordinance shall forfeit not less than \$250.00 and no more than \$500, together with the costs of abatement and prosecution, for each offense. Each day during which a continuing offense exists, shall constitute a separate offense.
- B. If a landowner fails to remove an encroachment, obstruction, or any other material which is in violation of this ordinance, in addition to prosecution, the Town of Freedom may serve, or publish as a Class 1 notice if service is not obtained, a written order to do so. If the order has not been complied with for five or more days after said service or publication, the Town of Freedom may clear the encroachment, obstruction, or any other material. The cost of doing so may be imposed upon the landowner as a special charge pursuant to §66.0627(2).

TOWN OF FREEDOM GENERATIVE AI POLICY

PURPOSE AND SCOPE

The Town of Freedom recognizes the rapidly changing development of generative artificial intelligence (AI) systems and their increasing use and prevalence in both personal and work environments.

Generative AI tools can be extremely useful and help to increase efficiency and analysis of complex systems, data, and information. The Town of Freedom seeks to utilize this technology in a responsible and ethical manner, ensuring security of sensitive data and information, accuracy of AI-generated or assisted content, and human oversight of all AI-impacted public goods and services.

This policy sets forth principles, governance, and operational requirements for the responsible, ethical, and transparent use of generative AI technologies by employees of the Town of Freedom. The policy applies broadly to all generative AI systems. Because AI is an ever-evolving platform and technology, it is critical to review and assess this policy from time to time to ensure it is updated as standards and best practices continue to evolve.

The Town of Freedom shall use the “[Artificial Intelligence Handbook for Local Governments](#)” created by the University of Michigan’s Science, Technology, and Public Policy Department and the Michigan Municipal League as a resource and reference for use of generative AI and risk assessment of AI systems.

EDUCATION AND TRAINING

The Town will provide AI literacy training to all staff interacting with or managing AI systems. The Administrator will determine the type and extent of the training. All employees utilizing generative AI tools will be required to complete the training to use generative AI in day-to-day work.

OPERATIONAL REQUIREMENTS

1. **Limiting Risk:** The Town Administrator will assess the risks of using AI platforms prior to their use by Town staff. This assessment will include researching safety, security, data storage and retention, and other factors that influence whether the AI system is adequate to meet Town requirements for record retention, data security, and safety, among other concerns.
 - a. **Account Creation:** Creating a paid account for major AI systems is the easiest way to ensure security and relative privacy of information, along with retention of activity records. The Administrator will determine which AI systems the Town shall pay for enterprise accounts with for staff to utilize. Payment for accounts ensures retention of ownership over data input into the AI system.
 - b. **Disable Data Sharing:** To the extent possible, any AI accounts used by the Town shall disable data sharing to further limit the exposure of information and data.
2. **Record-Keeping:** Staff using generative AI tools must keep records of prompts/inputs and outputs, with the ability to retrieve this information if requested.
3. **Content Attribution:** Any public-facing content generated or assisted by AI will be clearly marked. Original content sources must be cited to avoid intellectual property issues.
4. **Compliance:** All AI-related actions must comply with relevant laws, including the Public Records Act, record retention requirements, and other applicable regulations.

PROHIBITED USES

Sensitive Data: AI may not be used to process or analyze sensitive or personally identifiable information under any circumstances. Any staff found to be inputting sensitive information into AI systems, whether secure or not, shall be in violation of this policy and subjected to disciplinary action up to and including termination of employment.

Unauthorized Systems: Town employees may not use any unauthorized AI systems for generating content, assisting with work-related materials, or any other purpose. Only platforms the Town Administrator has authorized shall be used for Town-related business. Any violation of this policy shall include potential disciplinary action up to and including termination of employment.

REVIEW AND UPDATE

The AI Policy for the Town of Freedom will be reviewed periodically and updated as needed to stay current with technology, regulations, community feedback, and advancements in municipal AI governance.

TOWN OF FREEDOM SOCIAL MEDIA POLICY

PURPOSE

The Town of Freedom recognizes the fast-changing landscape of the internet and the evolving role of technology in the workplace, including social media platforms. Where appropriate, the use of social media technologies in work-related activities, events, and announcements is encouraged to enhance customer service, increase citizen involvement, and further communication efforts of the Town.

However, the Town has an overriding interest and expectation in deciding what is “spoken” or communicated on behalf of the Town using social media. The purpose of this Policy is to establish guidelines for the creation and use of social media on behalf of the Town for conveying information about the Town and its events and activities. This Policy also establishes guidance for employees acting in a personal capacity when using social media. Other laws, ordinances, and policies may also apply to the use of social media, and this Policy should not be interpreted to conflict with any of those laws, ordinances, and policies, including requirements under the Americans with Disabilities Act.

Nothing in this Policy shall be applied to prohibit or infringe upon any communication, speech or expression that is protected or privileged under law.

DEFINITIONS

Authorized User: Employees or officers of the Town authorized to monitor, manage, supervise, or control a Town social media account as provided in this Policy.

Town social media accounts: Those pages, sections, or posting locations in social media websites established, managed, or maintained by an employee or officer of the Town authorized to do so as part of their duties.

Content: Any posts, writings, material, documents, photographs, graphics, or other information that is created, posted, shared, distributed, or transmitted via social media.

Social media: The various activities that integrate technology, social interaction, and content creation. Through social media, individuals or groups may create, organize, edit, comment on, combine, and share content. Social media providers offer web pages that provide a means for various forms of discussion and information-sharing and include features such as social networks, blogs, video sharing, podcasts, wikis, message boards, and news media comment sharing/blogging. Social media providers are hosted by websites that authorize multiple users to establish, post content on, and operate their own individual social media profile. Technologies associated with social media often include picture and video sharing, wall postings, instant messaging, and music sharing. Examples of websites that host social media profiles include, but are not limited to, Facebook, Instagram, YouTube, and Twitter.

Social media account: Any account established on social media.

TOWN WEBSITE

The Town’s official website (www.townoffreedom.org) will remain the Town’s primary and predominant internet presence. Whenever reasonable, content posted to a Town social media account should also be available on the Town’s official website and should contain links directing users back to the Town’s

official website for in-depth information, forms, documents, and online services necessary to conduct business with the Town.

COMPLIANCE WITH LAWS AND TOWN POLICIES

All Town social media accounts shall be operated in conformance and be consistent with applicable state, federal, and local laws, regulations, and policies including all information technology security policies. Additionally, all Town-related communication through social media must be conducted in accordance with the Town's policies concerning harassment and discrimination, communication, code of conduct, and all other applicable policies or guidelines established by the Town.

OPEN MEETINGS LAW COMPLIANCE

All conduct by all persons serving on a governmental body, or subcommittee of a governmental body, must comply with Wisconsin's open meetings laws, including avoiding virtual or walking quorums. All such persons should therefore refrain from discussing business or action of the governmental body with one another while using social media. Additionally, Authorized Users publishing on the Town's social media accounts should not engage or "tag" anyone serving on a governmental body when engaging in the Town's social media activity.

OPEN RECORDS AND RECORDS RETENTION

Town social media accounts are subject to public records laws. Any content in a social media format related to Town business, including list(s) of subscribers and posted communication(s), constitutes a public record. Town social media accounts shall clearly indicate that any content posted or submitted for posting is subject to public disclosure.

Additionally, Wisconsin state law and applicable Town records retention schedules apply to social media formats and their content. The Town will archive content in accordance with the public records laws. Any content that is removed may also be considered "public records" and will be archived as required by law to the extent possible using then-current reasonable options.

SOCIAL MEDIA PROVIDER TERMS OF SERVICE

Each social media provider maintains a term of use agreement for users. All posts and comments on any Town social media profile are bound by these terms and conditions. The Town reserves the right to report any user violation under the terms and conditions. This Policy does not modify the terms and conditions established by the social media provider. Nor does the Town assume any responsibility or liability for decisions made by the social media provider involving the conduct or absence of conduct by the social media provider or by the user. Authorized Users should be aware of the terms of service and/or use for the particular form of social media used, and should consult the most current versions to avoid violations. If the terms of service and/or use contradict any Town policy, Administration will determine whether continued use of that form of social media is appropriate.

ADMINISTRATION OF TOWN SOCIAL MEDIA ACCOUNTS

The Town Clerk and Administrator shall be responsible for administering the town's social media accounts and content. The Clerk is responsible for maintaining a list of social media profiles, including login and password information, approved for use by departments and employees for communicating Town business.

CREATION AND CONTROL OF TOWN SOCIAL MEDIA ACCOUNTS

New accounts: Any social media account created or maintained for the Town must be capable of editing, removing, and archiving content. All proposals for new Town social media accounts are subject to review and approval by the Town Administrator.

a. Upon creation of a new social media account, the Clerk shall provide the account username and password to the Administrator. Updated credentials shall be provided to the Administrator any time such information is modified.

b. All Town social media profiles, including any login information and passwords, are the sole property of the Town and not the property of any employee or other party.

c. There is no reasonable expectation of privacy associated with the administration of a Town social media account established under this Policy.

AUTHORIZED USERS

The Town Clerk, Public Works Foreman, and Administrator shall be allowed to access and maintain Town social media accounts and be designated Authorized Users. Only such Authorized Users may create, post, or modify content on an authorized Town social media account on behalf of the Town. Authorized Users posting to social media accounts on behalf of the Town may not post content to Town social media accounts or engage in social networking activities related to publishing the Town's business during personal time. All social media activity on behalf of the Town must be conducted as part of the employee's regular work activity.

All social media posts made by any Authorized User regarding Town business must be presented to and approved by the Town Administrator prior to posting. Failure to comply with this step could lead to disciplinary action up to and including termination of employment.

REQUIRED CONTENT

All Town social media accounts must clearly indicate that the account is maintained by the Town and must have appropriate Town contact information prominently displayed. Each Town social media account shall include a statement that clearly specifies the intent, purpose, and subject matter of the social media site, as well as any other required disclosures described in this Policy. A link to the Town's website (www.townoffreedom.org) should accompany the purpose statement. All Town social media accounts shall clearly indicate that any content posted or submitted for posting is subject to public disclosure.

CONDUCT ON TOWN SOCIAL MEDIA SITES

Authorized Users representing the Town on social media must always conduct themselves as professional and dignified representatives of the Town and in accordance with all policies, directives, and professional expectations set forth by Town policies and guidelines.

FORUM DESIGNATION

Town social media accounts are not intended to operate as traditional open public forums. When the Town opens the account for public comment it does not intend to open the site for any and all purposes but to open the site for limited discussion of only those topics specified by the Town on that site. In some instances, sites may be non-public forums—that is, not open to public comment at all—and in other instances, sites may be designated limited public forums and their purpose is only to advance the business purposes of the Town on those specific topics.

Each Town social media account must contain a statement clearly articulating whether the site accepts comments and, if so, any restrictions that might affect the nature of the forum as either limited or

traditional. When the Town social media account has not been opened as a traditional public forum, or where the account has been opened as a “non-public” or “limited public” forum, the Administrator is authorized to remove unapproved content or links posted on the Town social media account at issue that do not conform with the requirements of this Policy. Such removal must be done in a viewpoint neutral manner. Where comments are solicited or invited on Town social media accounts, the Terms of Use policy at the end of this Policy must be included.

STANDARDS

The following general standards apply to all Town social media accounts, including departmental, committee, board, agency, or commission sites:

- a) Communications must be consistent with the goals, branding, mission, vision, and values of the Town.
- b) Communications must be factual and accurate and not reflect opinions or biases.
- c) Communicate meaningful, respectful entries that are on topic while also recognizing that postings are widely accessible and not easily retractable.
- d) Communications must be written in plain business English with proper grammar and vocabulary and should avoid acronyms and jargon.
- e) Communications must comply with policy, directives, professional expectations, and respect for privacy, confidentiality, and applicable legal guidelines for external communication.
- f) Ensure that legal right exists to publish all materials, including photos and articles, and comply with all trademarks, copyright, fair use, disclosure of processes and methodologies, confidentiality, and financial disclosure laws.
- g) If identifying yourself, maintain transparency by using your real name and job title, and be clear about your role regarding the subject. Write and post only about your area of expertise. Remember that your postings are your responsibility.
- h) Communications must never be for political purposes or in support of or opposition to political campaigns or ballot measures.
- i) Communications must never be for purposes of private business activity or commerce, or for personal motivation or sharing of personal opinion or commentary.
- j) Communications must not promote, foster, or perpetuate discrimination, harassment, or retaliation based on sex, race, religion, creed, color, age, religion, gender, marital status, familial status, national origin, ancestry, disability, sexual orientation, gender identity, or other protected status.
- k) Communications must not compromise the safety or security of the public, public systems, or public services.

CONTENT OF POSTS AND COMMENTS

An important part of social media use is restraint. While the Town desires to inform the community of Town business, the Town is not entering into a debate or discourse with those reading the social media profile. As such, commenting on, “liking,” or otherwise reacting to or engaging with a post or comment by any other person is not permitted except in the following limited circumstances, and the employee’s name and title should be included in the responsive comment:

- a) An Authorized User may provide a brief, factual response to answer a question posed in a post or comment. If a question requires an explanation or detailed answer, the employee should instead provide contact information and direct the commenter to seek additional information through that channel.

- b) An Authorized User may respond to a comment when the employee is providing contact information to the commenter to seek or provide further information.
- c) An Authorized User may respond to a comment or post to direct the poster to the Town's website or to a previous social media post by the Town.

ORIGINAL CONTENT RESTRICTION

If content from a social media platform cannot be archived via the software the Town uses to archive social media content, no original content may be posted to any Town social media account on that platform. Town accounts on such platforms must only contain content shared from other Town social media accounts that are capable of being archived by the Town.

REPORTING/REMOVAL OF SOCIAL MEDIA ACTIVITY ON TOWN SITES

A post, like, or comment by a member of the public on any Town social media account is the opinion of the commentator or poster only. Publication of a user's post, like, or a comment does not imply endorsement of, or agreement by, the Town, nor reflect the opinions or policies of the Town. The Town assumes no liability for any comment, like, or post made by another person. Posts, likes, and comments which do not violate this Policy may not be removed from any Town social media account. In the event a post, like, or comment is in violation of this policy, the following process shall apply:

1. GROUNDS

If the comment or post at issue contains any of the following content, the comment may be subject to removal or restriction by the Town:

- a. Obscene Content,
- b. Content that is threatening or incites violence;
- c. Solicitation of commerce, including, but not limited to, advertising of any non-Town-related event, or business or product for sale;
- d. Conduct in violation of any federal, state, or local law;
- e. Content that promotes, fosters, or perpetuates unlawful activity;
- f. Content that infringes the intellectual property rights of others;
- g. Content that is malicious or harmful software or malware.

2. PROCESS

In the event an Authorized User suspects that posted material may violate this policy, violate the terms of use of the social media provider, is illegal, or potentially infringes the copyrights or other rights of any person(s), the Authorized User shall not alter or remove the content, but instead shall immediately notify the Administrator. The Administrator will investigate the potential violation and, if grounds to do so exist, shall take action on the content, which may include permanent removal. Before taking any action on the posted material, the Administrator should confer with the Town Attorney for assistance in determining whether the material is subject to removal. When such content is removed, the Administrator shall attempt to contact the person promptly to notify them of the removal action. The person may appeal the decision under this policy. Notice is not required when content is removed because it is a potential security breach or may contain a virus.

No Authorized User should "block" or otherwise deny access to any Town social media site to any individual who violates the Town's social media policy. The social media provider may, relying on their terms and conditions and their discretion, block a user or remove content in

violation of those terms and conditions, and nothing herein restrains the social media provider from such actions.

3. APPEAL

When the Administrator has removed a post or comment, anyone aggrieved may seek to have the Administrator reconsider the removal decision by providing the Administrator with a written request stating the reason(s) why the comment(s) do not fall within the limitations established in this Policy or offering other bases establishing a right to publish the comments or other communications on the Town social media account. The Administrator must render a written decision on the request within two (2) business days of receipt. The decision of the Administrator shall be the final administrative decision of the Town.

- a. The appeal rights in this section do not apply to employees when they are acting in an official capacity or as a representative of the Town. Such rights may only apply when an employee is acting in their personal capacity as a private party and when exercising rights accorded a person under the Constitution and laws of the United States. Any employee who feels aggrieved by an action under this Policy that is not covered by this section should seek review through established grievance procedures, if applicable, or through their chain of command.

CONDUCT ON PERSONAL SOCIAL MEDIA SITES

Employees may use social media profiles not belonging to the Town for their personal social media purposes; however, an employee's personal social media profile or use must remain personal in nature and must not be used to share the Town's official government positions or views. Employees must recognize that most uses of personal social media are still part of the public domain regardless of privacy settings and are easily replicated and published. Regardless of whether an employee identifies on a personal social media account that they work for the Town, employment with the Town is public record and members of the public may associate the employee with the Town. Employees must therefore exercise care when posting and commenting on social media as personal views can be tied back to employment with the Town. Personal activity is the personal responsibility of the employee, including the consequences that flow from such activity. In recognition of these principles, employees must comply with the requirements of this section when using their personal social media sites.

DISCLAIMER

If commenting on Town business on social media in a personal capacity, an employee must use a disclaimer that establishes that their comments represent their own opinions and do not represent those of the Town. Said disclaimer must also be used when the person can be identified as a Town employee as a result of their identification, posts, or other information on the social media account. Whenever doubt exists or is likely to arise regarding the personal nature of social media activities, an employee must include a disclaimer clarifying that the social media communications reflect only the employee's personal views and do not necessarily represent the views of the Town or the employee's department/board/agency/etc. A clear and conspicuous disclaimer will usually be sufficient to dispel any confusion that may arise.

- a) Employees are not required to include a disclaimer with their social media communications when such communications are made on a platform dedicated to networking and/or job searching, such as LinkedIn, for the purpose of recruitment to Town employment.
- b) Sharing social media communications from official Town accounts without additional commentary is always permitted as a public service announcement and does not require a disclaimer.

GUIDELINES FOR PERSONAL USE OF SOCIAL MEDIA

The Town respects its employees' private rights to post and maintain personal websites, blogs, and social media pages, and to use and enjoy social media on their own personal devices during non-work hours. The following guidelines apply to personal communications using various forms of social media:

- a) The Town expects its employees to be truthful, courteous, and respectful toward supervisors, co-workers, residents, customers, and other persons or entities associated with or doing business with the Town. When a person can be identified as a Town employee, the employee must not engage in name-calling or personal attacks or other such demeaning behavior if the conduct would adversely affect their duties or workplace for the Town. This Section and its limitations apply when the action of the employee adversely affects the employee's work, job duties, or ability to function in the Employee's position or creates a hostile work environment.
- b) Employees should never use their Town email account, login, or passwords in connection with a personal social media profile.
- c) Employees and others affiliated with the Town must not use any Town brand, logo, or other Town identifiers on their personal social media accounts, nor post information that purports to be the position of the Town without prior authorization or unless authorized by federal, state, or local law.
- d) Employees are discouraged from identifying themselves as Town employees when responding to or commenting on social media sites with personal opinions or views. Employees must not use their Town titles when engaging in personal use of social media and must use the disclaimer described in this policy when posting or commenting on a matter related to Town business.
- e) Incidental and occasional access to personal social media accounts during work hours may be permitted, but employees must adhere to the guidelines specified in Town policies.

POTENTIAL COACHING OR DISCIPLINE

There may be times when personal use of social media in violation of this Policy, even if it occurs while the employee is off-duty and on their own equipment, may subject an employee to coaching or discipline as determined by this policy and other applicable Town policies.

VIOLATIONS BY EMPLOYEES

Use of social media may affect or impact the workplace. Examples of situations where this might occur include, but are not limited to:

- a) Friendships, dating, or romance between co-workers;
- b) Cyber-bullying, stalking, or harassment;
- c) Release of confidential or private data;
- d) Unlawful activities;
- e) Misuse of Town-owned social media;
- f) Inappropriate use of the Town's name or logo, or the employee's position or title;
- g) Using Town-owned equipment or Town time for extensive personal social media use;
- h) Violation of federal, state, or local law, or of Town policy.

Failure to comply with this Policy is considered misconduct and may result in employee coaching or disciplinary action up to and including termination. Unlawful social media use, based on the level of offense, may result in referral for criminal prosecution. Each situation will be evaluated on a case-by-case basis because the laws in this area are evolving. Employees are encouraged to discuss types of activities that might result in discipline with the Administrator. Nothing in this Policy is meant to prevent

an employee from exercising their right to make a complaint of unlawful discrimination or other workplace misconduct through the proper processes, to engage in lawful protected concerted activity, or to express a personal opinion on a matter of public concern which may be balanced against the interests of the Town.

REPORTING REQUIRED

The Town is not imputed with knowledge of any activity on any personal social media accounts of employees or elected officials, or any other social media accounts other than official Town accounts. Employees have a duty to notify their supervisors of any violations of this Policy, as Town staff is only able to address those violations of which they have been made aware. Additionally, any violation of this Policy occurring during an individual's term of employment may lead to discipline regardless of the amount of time that has passed since the violation has occurred, provided that management had no previous knowledge of the violation prior to it being reported.

GUIDANCE FOR ELECTED OFFICIALS USING SOCIAL MEDIA

Accounts of elected officials are official Town social media accounts for purposes of the First Amendment, open records and open meetings laws, records retention, etc. The official accounts of the Town Chair, Municipal Judge, and Supervisors are considered Town accounts because they are likely to be used for the purpose of conveying information about Town business to the public and are likely to contain content directly tying the account to the Town government, such as the official's title, link(s) to the Town website, government contact information, posts related to what's happening in the Town or on the Board, dates of Town events, etc.

1. RULES

Elected officials should adopt rules for posting on their pages and ensure that those rules are readily visible to every visitor to the page. Such rules must be in accordance with Town policies and First Amendment requirements. Elected officials should consult with the Town Attorney to ensure their rules conform to current applicable law.

2. ACCESS

No elected official should "block" or otherwise deny any individual access to any social media site(s) determined to constitute government-sponsored speech. A social media provider may, relying on its own terms and conditions and its discretion, block a user or remove content in violation of those terms and conditions, and nothing herein restrains the social media provider from such actions.

3. REMOVING CONTENT

If an elected official allows the public to comment on their social media account, the official has created an open public forum for purposes of the First Amendment. Posts or comments on an elected official's social media account may be subject to removal by the official if they contain any of the applicable content specified in this policy. Before taking any action on the material in question, the elected official shall confer with the Town Attorney for assistance in determining whether the material is subject to removal. The elected official shall attempt to contact the person promptly to notify them of the removal action. Notice is not required when content is removed because it is a potential security breach or may contain a virus.

- a) Any person aggrieved by the removal of a post or comment to an elected official's social media account may appeal the decision to the Administrator under the process in this Policy by submitting a written request stating the reason(s) why the content should not

be removed. The Administrator must render a decision within two (2) business days of receipt. Such decision shall be the final administrative decision of the Town.

4. OPEN RECORDS LAWS

Public officials' social media accounts are subject to public records laws. Additionally, officials' campaign or personal accounts, or individual posts or messages thereon, may be considered government speech that is also subject to public records laws. Officials are expected to retain records as required and produce such records if they are responsive to an open records request.

5. RECORDS RETENTION

Elected officials' social media accounts and posts are subject to records retention requirements established by state law and the Town's records retention schedule. Records of all elected officials' social media accounts shall be retained via software designed for the purpose of archiving social media content, as chosen by the Administrator. All officials are responsible for retaining records of their campaign or personal social media accounts.

6. OTHER SOCIAL MEDIA ACCOUNTS

Other social media pages maintained by elected officials, such as campaign pages or even personal pages, may also be considered Town pages if the owner of the page is determined to be a "state actor." That determination is based on the totality of the circumstances, by examining things such as whether the stated purpose of the account is private or public; whether the official uses government resources to maintain the page; whether the page contains the official's title, government contact information, and information about issues or events occurring in the Town; and similar considerations. To avoid having a personal account designated as a Town social media account, the elected official should follow the guidelines for employee conduct on personal social media sites as outlined in this and other Town policies. Importantly, the official should avoid discussing Town business on their personal account.

7. CONSULT THE LAW DEPARTMENT

Social media law is evolving as more and more court cases are decided. Elected officials should reach out to the Town Attorney regularly to ensure they are complying with the most up-to-date standards and for answers to any questions they may have.

SEVERABILITY AND SAVINGS

If any part or provision of this Policy or the application to any person or circumstance is held invalid or unconstitutional, such declaration shall not affect other parts or provisions or application of this Policy which can be given effect without the invalid or unconstitutional part or provision or application and are therefore deemed severable.

REVIEW AND REVISION

The Town reserves the right to rescind and/or amend this and all Town policies at any time.

Why the Town Should Invest in Badger Books for Elections

Transitioning to Badger Books—Wisconsin’s electronic poll book system—offers significant advantages over traditional paper poll books. Here are the key reasons for making this investment:

1. Faster, More Efficient Voter Check-In

- No More Wait Lines by Last Name or Ward: With Badger Books, voters do not wait in lines by last name or ward. Instead, they proceed to the next available station, scan their license, and receive a voter number and appropriate ballot instantly.
 - At the most recent election in the Town of Freedom, voters with last names beginning with N–Z experienced significantly longer wait times, even though that section of the poll book contained fewer names than the A–M section. Going to Badger Books would eliminate this.
- Quicker Service: This streamlined process reduces wait times, improves flow, and makes Election Day more pleasant for residents.
- Staffing Efficiency: Only one poll worker is needed per Badger Book, compared to two for each pool book table (we normally have 3 tables). Eliminating the tally slip handout further reduces staff needs. Net result: two fewer poll workers per shift—lowering personnel costs.

2. Streamlined Absentee Ballot Processing

- Absentee Ballots Managed on Election Day: Badger Books allow same-day processing without pre-alphabetizing and numbering.
 - Staff Hours Between Absentee Ballot Processing & Manual Data Entry
 - February 18, 2025 Election
 - Deputy Clerk/Treasurer, Rachel: 8 Hours 15 Minutes
 - Clerk/Treasurer, Dana: 11 Hours 45 Minutes
 - April 1, 2025 Election
 - Deputy Clerk/Treasurer, Rachel: 8 Hours
 - Clerk/Treasurer, Dana: 20 Hours 30 Minutes

3. Reduced Manual Data Entry for Election Staff

- Automatic Voter Participation Recording: Badger Books records voting participation automatically and uploads data directly to the statewide voter registration system, eliminating the need for staff to spend time hand entering and double-checking votes after each election.
 - Staff Hours Between Absentee Ballot Processing & Manual Data Entry
 - February 18, 2025 Election
 - Deputy Clerk/Treasurer, Rachel: 8 Hours 15 Minutes
 - Clerk/Treasurer, Dana: 11 Hours 45 Minutes
 - April 1, 2025 Election
 - Deputy Clerk/Treasurer, Rachel: 8 Hours
 - Clerk/Treasurer, Dana: 20 Hours 30 Minutes

4. ADA Compliance and Space Utilization

- Space Flexibility: Our current set up is not ADA compliant. Electronic poll books create ADA compliance and can buy the Town critical time before a costly remodel or new construction is needed. They free up space by eliminating large tables required for paper poll books, making it easier to meet accessibility requirements in our current facility setup.

5. Security, Accuracy, and Data Quality

- Minimized Human Error: Badger Books reduce mistakes in data entry, voter check-in, and absentee ballot tracking. They ensure real-time updates across all stations within the polling place (not connected to the internet for security).
- Voter Privacy: Personal data is not stored, and the system is designed exclusively for check-in, registration, and ballot assignment—not vote-counting or tabulation.

6. Cost Considerations

- While an initial investment is required of \$10,109.00 for the Badger Book machine set up—in addition is the need to purchase 16 new voting booths (Election Source offers two models: \$198 and \$119 each)—these costs are offset by long-term staff savings, reduced overtime, and lower operational inefficiencies.
- Once staff is able to navigate the 2026 Election Season, we would explore the possibility of adding a 5th Badger Book that would be used for Election Day Registrations in 2027 and beyond.


- I would also like to recommend increasing election worker wages to \$12.50 per hour, with Chief Inspectors earning \$15 per hour. Over the past elections, we have streamlined our Election Day process and now operate with fewer workers than historically. Given that our current team works much more efficiently with fewer people, I believe it is appropriate to increase their pay in recognition of their efforts.

In Summary

Badger Books provide a modern, secure, and highly efficient solution for election management. Investing in them will:

- Improve voter service,
- Reduce staffing needs,
- Streamline both pre- and post-election processes,
- Brings us into ADA compliance,
- Minimize errors.

Making the transition now positions the Town for future needs and sets a standard of excellence and equity in election administration for years to come.



SELECT EZ VOTE VOTING BOOTH (VB-EZVOTE)

\$119.00 USD

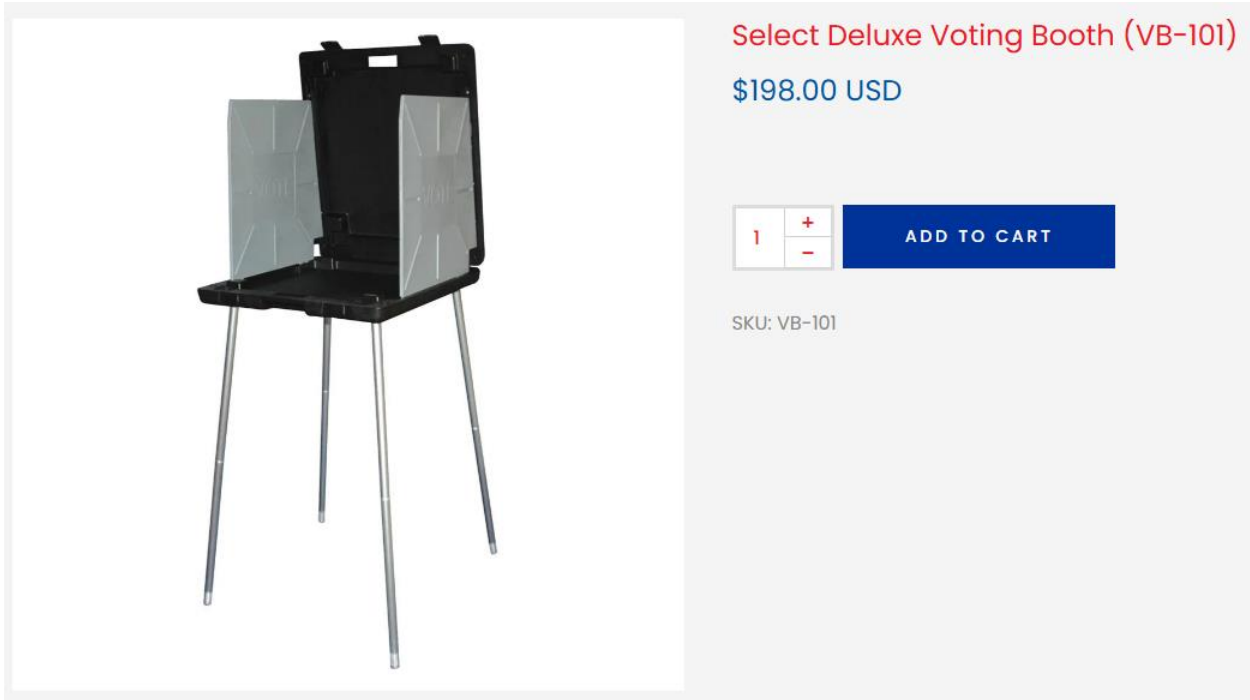
1

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ADD TO CART

SKU: VB-EZVOTE



2025 Election Budget Summary

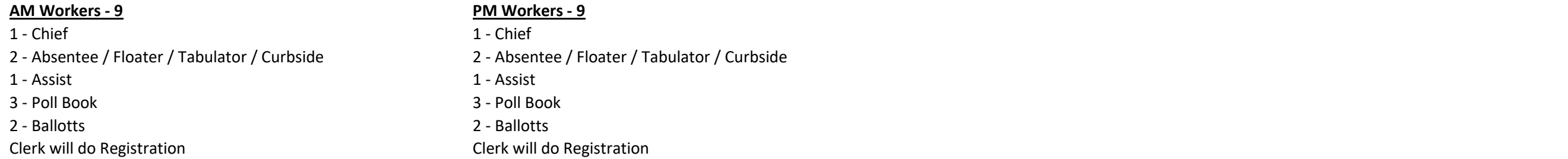
The 2025 Election budget was set at \$30,000. The actual amount spent to date is \$10,862.73. Funds for the purchase of Badger Books and voting booths if approved will come from this same budget category.

Option 1 – \$119 Voting Booths

- Badger Books: \$10,109
- Voting Booths: \$1,904
- Total New Expenditures: \$12,013
- Total Spent (including current actuals): \$22,875.73 or 76.25%
- **Remaining Budget Balance: \$7,124.27**

Option 2 – \$198 Voting Booths

- Badger Books: \$10,109
- Voting Booths: \$3,168
- Total New Expenditures: \$13,277
- Total Spent (including current actuals): \$24,139.73 or 80.47%
- **Remaining Budget Balance: \$5,860.27**



- 1 - Chief
- 2 - Absentee / Floater / Tabulator / Curbside
- 1 - Assist
- 3 - Poll Book
- 2 - Ballots
- Clerk will do Registration

- 1 - Chief
- 2 - Absentee / Floater / Tabulator / Curbside
- 1 - Assist
- 3 - Poll Book
- 2 - Ballots

Clerk will do Registration

Operators for Approval August 2025

Wendy Dierich

Bobbi Jo Rusch

Kailey Stordeur



Resolution for Inclusion Under the Wisconsin Public Employers' Group Health Insurance Program

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

RESOLVED, by the _____ of the _____
(Governing Body) (Employer Legal Name)

that pursuant to the provisions of Wis. Stat. § 40.51 (7) hereby determines to offer the Wisconsin Public Employers (WPE) Group Health Insurance Program to eligible personnel through the program of the State of Wisconsin Group Insurance Board (Board), and agrees to abide by the terms of the program as set forth in the *Local Employer Health Insurance Standards, Guidelines and Administration Manual* (ET-1144).

All participants in the WPE Group Health Insurance Program will need to be enrolled in a program option. An employer may elect participation in program options listed below, **with each program option to be offered to different employee classifications (pursuant to collective bargaining). Individual employees cannot choose between program options.**

We choose to participate in the (check applicable options):

- ☐ Traditional HMO-Standard PPO W/ Dental, P02
- ☐ Deductible HMO-Standard PPO W/ Dental, P04
- ☐ Coinsurance HMO-Standard PPO W/ Dental, P06
- ☐ High Deductible Health Plan HMO-Standard HDHP PPO W/ Dental, P07
- ☐ Traditional HMO-Standard PPO W/O Dental, P12
- ☐ Deductible HMO-Standard PPO W/O Dental, P14
- ☐ Coinsurance HMO-Standard PPO W/O Dental, P16
- ☐ High Deductible Health Plan HMO-Standard HDHP PPO W/O Dental, P17

Send resolution(s) to:
Department of Employee Trust Funds
Division of Insurance Services
PO Box 7931
Madison WI 53707-7931

or

ETFSMBESSNewEmployer@etf.wi.gov

The large group (50 or more employees) underwriting and enrollment process takes 120 days. (Small groups of 49 or less employees do not go through underwriting and take 60 days.) All groups are eligible to enroll effective January 1, April 1, July 1, or October 1.

RESOLUTION EFFECTIVE DATE: (select one date): _____

The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the Board to provide such Group Health Insurance.

CERTIFICATION

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the above governing body on the ____ day of _____, year _____ and that said resolution has not been repealed or amended, and is now in full force and effect.

☐ I further certify that we offered insurance to our employees immediately prior to joining this program.

Dated this ____ day of _____, year _____.

I understand that Wis. Stat. § 943.395 provides criminal penalties for knowingly making false or fraudulent statements, and hereby certify that, to the best of my knowledge and belief, the above information is true and correct.

Federal tax identification number (FEIN/TIN)

Authorized employer representative signature

69-036-

ETF employer identification number

Authorized employer representative printed name

Number of eligible employees

Authorized representative title

Employer county

Employer benefit contact email address

Mailing address

For ETF use only - EFFECTIVE DATE
OF COVERAGE ENTERED BY ETF:

Switching to any of the four new health insurance options provided by **Employee Trust Funds in the ET-2168 category** would significantly reduce both employee and employer annual premium costs, except for the Robin with HealthPartners plan, which would increase costs for both parties.

Annual Cost Summary

Below is a summary table comparing the annual employee and employer premium contributions for all plans based on the current coverage for 4 families and 2 individuals:

Plan	Employee Annual	Employer Annual	Employee Savings	Employer Savings
Common Ground	\$32,480	\$144,866	-\$319	\$2,421
Prevea360	\$26,211	\$116,942	\$5,950	\$30,346
Network Health	\$27,565	\$122,972	\$4,596	\$24,315
RobinHP	\$35,305	\$157,452	-\$3144	-\$10,165

- Employee savings = how much employee costs decrease (or increase if negative) compared to the current plan.
- Employer savings = how much employer costs decrease (or increase if negative) compared to the current plan.

Deductibles, Out-of-Pocket, and Copays

- All new options offer lower maximum out-of-pocket limits (\$1,250 individual, \$2,500 family) compared to the current plan (\$2,250 individual, \$4,500 family).
- All new options have much lower copays (e.g., \$15 primary care vs. \$30, \$25 urgent care vs. \$100, \$75 emergency vs. \$200).

	Current	New
Max Out of Pocket	\$2250/\$4500	\$1250/\$2500
Emergency Room Copay	\$200	\$75
Urgent Care Copay	\$100	\$25
Primary Care Office Visit	\$30	\$15
Specialty Office Visit	\$60	\$25

- Deductibles remain the same as current: \$250 individual, \$500 family.

Key Insights

- Prevea360 offers the most significant savings for both employees and the Town, reducing annual Town premiums by over \$30,000 and employee premiums by nearly \$6,000.
- Network Health both offers significant annual savings for the Town and employees.
- Common Ground offers moderate annual savings for the Town, but an increase to Employees.
- Robin with HealthPartners would cost more for both the Town and employees compared to the current plan.
- All four new options provide superior value on copays, deductibles, and out-of-pocket maximums.
- **Administrator Carlson & Jeremy Mitchell** would see a slight increase in monthly premium costs **Administrator Carlson** an addition of \$35.84 per month with Prevea360 & \$40.96 with Network Health) **Jeremy Mitchell** an addition of \$26.42 per month with Prevea360 & \$52.06 with Network Health).

Recommendation

Choosing either Prevea360 or Network Health would yield the greatest cost savings for the Town and employees while improving or maintaining strong benefits. Common Ground provides a near break-even scenario, while Robin with HealthPartners is less favorable in cost.

These numbers are based off 2025 rates as 2026 rates have not been released



2025 Insurance Benefits Decision Guide

Local Health Plan Insurance
for Employees, Retirees,
and COBRA Continuant

ET-2168 (8/28/2024)
P06, P016



About This Guide

This guide provides an overview of benefits available to you for 2025; open enrollment is **September 30 to October 25, 2024**. Visit **etf.wi.gov/insurance** for complete information.

Your Enrollment Checklist

I'm happy with my benefits

- ☐ **Review changes for next year**
Each year there are changes to your benefits. Review benefits you are enrolled in. Make sure that your plan is still available in your area.
 - You do not need to reenroll in health, dental, or vision insurance each year if you want to keep the same coverage you have now. Double check that your providers are still available.
 - Every year, you may need to reenroll for other options, such as an FSA, if offered by your employer.
- ☐ **Make sure your doctors are still covered**
Go to our website to see the provider directory for your health plan.

If you are not changing health coverage, no action is needed.

Questions?



Employees: Contact your payroll/benefits office.

Retirees: Contact ETF at 1-877-533-5020.

I'd like to make a change or I'm new

- ☐ **Follow the steps in this guide**
There are steps and guidance throughout. Review benefits you are enrolled in and visit **etf.wi.gov/insurance** for complete benefits information, videos to help you review your options, and virtual vendor forums hosted by health plans and other vendors.

Are you an employee? Are you a retiree without Medicare and all members on your health insurance do not have Medicare?
Pick a health plan for participants without Medicare. All members will have the same health plan.
- Are you a retiree with Medicare and non-Medicare members on your health insurance?**
Pick a Medicare health plan.
 - If IYC Medicare Advantage or Medicare Plus is selected, then pick a second plan for your non-Medicare members.
 - If Health Plan Medicare is selected, your non-Medicare members will have the same health plan, just the non-Medicare version.
- Are you a retiree with Medicare and all members on your health insurance are enrolled in Medicare Parts A and B?**
Pick a Medicare health plan. All members will have the same health plan.
- ☐ **Enroll**
Employees: Contact your payroll/benefits office.
Retirees: Complete a *Health Insurance Application/Change for Retirees* (ET-2331), available online or from ETF.

What's Changing in 2025

Health Plans

Changes can happen each year. Use the health plan search on our website to find health plans and covered providers where you receive care.

Health Plan Changes

Dean Health Plan - Prevea360 West and Mayo Clinic will now be known as *Dean Health Plan - Medica West and Mayo Clinic Health System*.

State Maintenance Plan

The State Maintenance Plan (SMP) is a health plan that offers Uniform Benefits. SMP is designed to provide a health plan option for members who live or work in areas without adequate access to in-network providers or hospitals.

See the State Maintenance Plan (SMP) by Dean Health Plan web page at etf.wi.gov for more information.

Benefit Changes

Medical Benefit Changes

The Group Insurance Board approved the following medical benefit changes effective January 1, 2025:

- Expanded the lifetime limit on orthoptic eye training from two to no more than twelve.
- Clarified nutritional counseling coverage. The certificate language was clarified to allow for nutritional counseling services related to weight management.

Accident Plan and Life Insurance

Introducing Empathy

Available at no cost, Empathy is a service that offers a holistic approach to bereavement support by providing insured individuals and beneficiaries personalized guidance and care for the administrative, emotional, legal, and financial challenges both when preparing for a loss and after their loved one passes away.

Empathy is available for members and their beneficiaries enrolled in the Accident Plan and/or the Group Life Insurance Program. Access to Empathy is made available during the claims process.

Reminders for Participants *without* Medicare

Preventive Care

Your health plan pays 100% of certain preventive care services with no out-of-pocket costs to you. Preventive care is routine health care that includes screenings, checkups, and patient counseling to help prevent illnesses, disease, or other health problems.

To learn more on preventive care coverage, visit etf.wi.gov/preventive-care-services-covered-100

Preventive Drugs Covered at 100%

Your pharmacy benefit pays 100% of certain preventive drugs with no out-of-pocket costs to you. A preventive drug is used to help avoid disease and maintain health. These drugs are considered effective in preventing the development of a health condition or disease.

To learn more on preventive drug coverage, visit etf.wi.gov/preventive-drugs-covered-100

Attend an Insurance Benefits Forum

ETF will be hosting a number of virtual forums during the open enrollment period for you to learn about the 2025 plan year. You'll have the opportunity to ask questions directly to health plans and vendors like Delta Dental and WebMD. Visit etf.wi.gov/insurance to register.



For Participants without Medicare

Step 1: Choose a Plan Design

A plan design determines:

- How much you pay per month
- Whether you can see providers locally or nationwide
- If you can see providers out-of-network

Quick Comparison

An overview of the available plan designs. See the next page for a breakdown of costs when you visit the doctor, have labs drawn, or fill a prescription.

No matter which plan design option or health plan you choose, the same in-network services are covered (Uniform Benefits). The main differences are premiums, if you can see providers locally or nationwide, and out-of-network benefits.

	Local Health Plan	Local Access Plan
Monthly Cost (Premium)	\$\$\$\$	\$\$\$\$
Cost Per Visit	\$\$\$\$	\$\$\$\$
In-Network Provider Availability	Local	Nationwide*
Nationwide Pharmacies	✓	✓
Out-of-Network Benefits	Emergency and urgent care	✓
Available Health Plan(s)	Many plans; see page 9	Dean Health Plan

*The Local Access Plan offers worldwide out-of-network benefits.

Breakdown of Your Medical Costs

The table below lists how much you will pay for common services received in-network.



The Local Access Plan offers out-of-network benefits. To learn about the out-of-network benefits, visit our website.

	Local Health Plan	Local Access Plan
Annual Medical Deductible Individual / Family Amount you pay for services before your health plan starts to pay. Counts toward out-of-pocket limit (OOPL)	\$250 / \$500 Office visit copays, preventive services, and prescription drugs do not count toward your deductible	
Annual Medical Out-of-Pocket Limit (OOPL) Individual / Family The most you will pay in a year for covered medical services	\$1,250 / \$2,500	
Medical Coinsurance Percentage of costs of a covered service you pay, beyond the office visit copay such as X-rays and lab work	100% until deductible met After deductible: 10%	
Preventive Services Routine health care like checkups to prevent illness and disease. See healthcare.gov/preventive-care-benefits	\$0 Plan pays 100%	
Telemedicine Services	Varies by service type, see etf.wi.gov/telemedicine	
Primary Care Office Visit	\$15 copay Does not count toward deductible	
Specialty Provider Office Visit	\$25 copay Does not count toward deductible	
Urgent Care	\$25 copay Does not count toward deductible	
Emergency Room Copay waived if admitted to inpatient directly from emergency room or for observation for 24 hours or longer	\$75 copay Deductible and coinsurance applies to services beyond the copay	

Breakdown of Your Pharmacy Costs

You must use an in-network pharmacy. Visit etf.benefits.navitus.com to find an in-network pharmacy near you. In-network pharmacies are available nationwide. Both plan designs have the same pharmacy benefits.

Prescription Deductible	None
Prescription Copay / Coinsurance	
Level 1	\$5 or less
Level 2	20% (\$50 max)
Level 3	40% (\$150 max) ¹
Level 4	\$50 ²
Preventive (As federally required)	\$0 - Plan pays 100%
Prescription Out-Of-Pocket Limit	
Levels 1 & 2 (Individual / Family)	\$600 / \$1,200
Levels 3 & 4 (Individual / Family)	\$9,200 / \$18,400

¹For Level 3 “Dispense as Written” or “DAW-1” drugs, your doctor must submit a one-time FDA MedWatch form to Navitus. If there is no form on file with Navitus, you will pay more. Contact Navitus for details.

²Must fill at Lumicera Health Services specialty pharmacy or UW Health Specialty Pharmacy.

Start Saving With



Save time and money by getting the medications you take on a regular basis delivered right to your door with Serve You Rx Home Delivery Pharmacy.*

Customer service available: Monday-Friday 7:30 a.m.-9 p.m., Saturday 8 a.m.-6 p.m., and Sunday 9 a.m.-3 p.m.

Free Home Delivery

Call 800-481-4940 to get started today!



Easy Refills, Pharmacist Support 24/7, and Secure Packaging**

*Serve You Rx Home Delivery Pharmacy administers your home delivery prescription benefit. **Free standard shipping to your home or other address of your choice.

©2024 Serve You Rx 1500(0424)

ServeYouRx.com



For Retirees with Medicare

Step 1: Choose a Plan Design

A plan design determines:

- How much you pay per month
- How much you pay when you visit a provider
- Whether you can see providers locally or nationwide
- If your health plan will help pay for services not covered by Medicare

Quick Comparison

An overview of the available It's Your Choice plan designs. See the next page for a breakdown of costs when you visit the doctor, have labs drawn, or fill a prescription. Complete information is available on the ETF website.

	IYC Medicare Advantage	Medicare Plus	Health Plan Medicare
Monthly Cost (Premium)	\$\$	\$\$\$	\$\$\$
Provider Availability (Provider must accept Medicare payments)	Nationwide	Worldwide	Local
Nationwide Pharmacies	✓	✓	✓
Available Health Plan(s)	UnitedHealthcare	UnitedHealthcare	Many plans; see page 9
Helps Pay for Services Not Covered by Medicare	✓ Also helps pay for: hearing aids, routine hearing and vision exams, durable medical equipment	None	✓ Also helps pay for: hearing aids, routine hearing and vision exams, durable medical equipment
Covered Length of Stay at a Skilled Nursing Facility	120 days at any facility	120 days at a Medicare-approved facility 30 days at a facility not approved by Medicare	120 days at any facility

Breakdown of Your Medical Costs

	IYC Medicare Advantage & Health Plan Medicare	Medicare Plus
Annual Medical Deductible	\$0	\$0
Annual Medical Coinsurance	\$0*	\$0*
Annual Medical Out-of-Pocket Limit (OOPL)	None*	None*
Outpatient Illness/Injury-Related Services	\$0	\$0
Emergency Room Copay	\$60 copay (Waived if admitted as an inpatient directly from the emergency room or for observation for 24 hours or longer)	\$0
Licensed Skilled Nursing Facility Medicare-covered services in a Medicare-approved facility	\$0 for the first 120 days, 100% after 120 days 3-day hospital stay required for Health Plan Medicare. (Not required for IYC Medicare Advantage)	\$0 for the first 120 days, 100% after 120 days Requires a 3-day hospital stay
Licensed Skilled Nursing Facility (Non-Medicare approved facility) If admitted within 24 hours following a hospital stay	\$0 for the first 120 days, 100% after 120 days	\$0 for eligible expenses for the first 30 days, 100% after 30 days
Hospital Semiprivate room and board, and miscellaneous hospital services and supplies such as drugs, X-rays, lab tests and operating room	\$0 Must be medically necessary and in-network unless emergency	\$0 for first 90 days and up to 150 days with “lifetime reserve” “Lifetime reserve” days are a one-time additional 60 days of hospital coverage paid by Medicare Once “lifetime reserve” is exhausted, you pay 100% after 120 days
Medical Supplies Durable medical equipment, durable diabetic equipment and related supplies	Medicare-approved supplies: 20% up to \$500 OOPL per individual, after OOPL: \$0 Supplies NOT covered by Medicare: 20% up to \$500 OOPL per individual, after OOPL: \$0	Medicare-approved supplies: \$0 Supplies NOT covered by Medicare: 100%
Routine Hearing Exam	\$0	You pay 100%
Hearing Exam for Illness or Disease	\$0	\$0

*Different for medical supplies and hearing aids

	IYC Medicare Advantage & Health Plan Medicare	Medicare Plus
Hearing Aid Per ear, every 3 years	20% until plan pays \$1,000, then 100% of the costs	You pay 100%
Home Health Care Visits If receiving care under a doctor for part-time skilled nursing care, part-time home health aide care, physical therapy, occupational therapy, speech-language pathology services, medical social services	<p>Medicare pays: 100% for visits considered medically necessary by Medicare, generally fewer than 7 days a week, less than 8 hours a day and 28 or fewer hours per week for up to 21 days</p> <p>Plan pays: Any amounts after Medicare pays for 50 visits per year, plan may approve an additional 50 visits</p> <p>IYC Medicare Advantage has no visit limits</p> <p>You pay: Full costs of visits not covered by Medicare and the plan beyond the 50 (or if approved, 100) visits per year</p>	<p>Medicare pays: 100% for visits considered medically necessary by Medicare, generally fewer than 7 days a week, less than 8 hours a day and 28 or fewer hours per week for up to 21 days</p> <p>Plan pays: Any amounts after Medicare pays for up to 365 visits per year</p> <p>You pay: Full costs of visits beyond 365 visits per year</p>

Breakdown of Your Pharmacy Costs

Visit members.navitus.com to find an in-network pharmacy near you. In-network pharmacies are available nationwide. All Medicare plan designs have the same pharmacy benefits. All prescription copays/coinsurances will apply to the 2025 Medicare Part D out-of-pocket limit of \$2,000.

Prescription Deductible	None
Prescription Copay / Coinsurance	
Level 1	\$5
Level 2	20% (\$50 max)
Level 3	40% (\$150 max)
Level 4	\$50*
Prescription Out-Of-Pocket Limit	
Levels 1 & 2 (Per individual)	\$600
Level 3 (Per individual)	\$2,000
Level 4 (Per individual)	\$1,200

*Price if you fill at Lumicera Health Services specialty pharmacy or UW Health Specialty Pharmacies. If you do not fill at one of these pharmacies, you will pay 40% (\$200 max).



For all participants

Step 2: Choose a Health Plan

Complete this step if you selected the Local Health Plan or Health Plan Medicare. Skip the map and turn to pages 13-15 for rates if you selected:

- the Local Access Plan (available worldwide),
- IYC Medicare Advantage (available nationwide), or
- Medicare Plus (available worldwide).

A health plan determines:

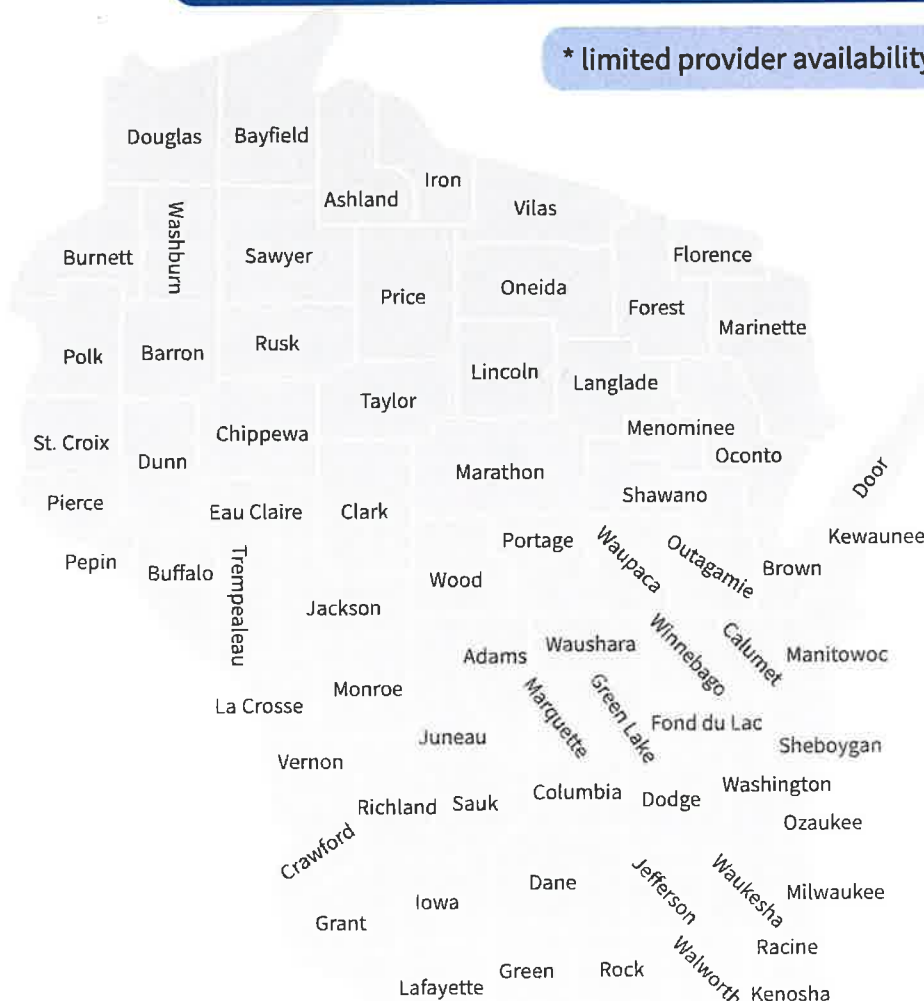
- Where you can receive care
- What providers you can see

Provider directories can be found on our website. Some plans let you see providers in nearby states.

Health Plans by County

IYC Medicare Advantage is available nationwide. The **Access Plan** and **Medicare Plus** are available worldwide.

* limited provider availability



Adams

- Dean Health Plan
- GHC of Eau Claire Greater WI
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Ashland

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Barron

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire River Region
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Bayfield

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Brown

- Common Ground
- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

IYC Medicare Advantage is available nationwide. The **Access Plan** and **Medicare Plus** are available worldwide.

* limited provider availability

Buffalo

- Dean Health Plan - Medica West and Mayo Clinic*
- GHC of Eau Claire Greater WI
- Quartz West*
- State Maintenance Plan (SMP) by Dean

Burnett

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Calumet

- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

Chippewa

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire River Region
- Quartz West
- Security Health Plan

Clark

- Aspirus Health Plan*
- GHC of Eau Claire Greater WI
- Quartz West*
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Columbia

- Dean Health Plan
- GHC-SCW Neighbors
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Crawford

- Dean Health Plan
- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- Medical Associates Health Plan
- Quartz West

Dane

- Dean Health Plan
- GHC-SCW Dane Choice
- Quartz - UW Health

Dodge

- Dean Health Plan
- Network Health
- Quartz Central

Door

- Dean Health Plan - Prevea360 East
- Network Health

Douglas

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Dunn

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire River Region
- State Maintenance Plan (SMP) by Dean

Eau Claire

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire River Region
- Quartz West
- Security Health Plan

Florence

- Aspirus Health Plan*
- GHC of Eau Claire Greater WI*
- Robin with HealthPartners*
- State Maintenance Plan (SMP) by Dean

Fond du Lac

- Common Ground
- Dean Health Plan
- Network Health
- Quartz Central
- Robin with HealthPartners

Forest

- Aspirus Health Plan
- State Maintenance Plan (SMP) by Dean

Grant

- Dean Health Plan
- GHC of Eau Claire Greater WI
- GHC-SCW Neighbors
- Medical Associates Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Green

- Dean Health Plan
- GHC of Eau Claire Greater WI
- MercyCare Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Green Lake

- Common Ground
- Dean Health Plan
- Network Health
- Quartz Central
- Robin with HealthPartners

Iowa

- Dean Health Plan
- GHC of Eau Claire Greater WI
- GHC- SCW Neighbors
- Medical Associates Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Iron

- Aspirus Health Plan*
- GHC of Eau Claire Greater WI
- State Maintenance Plan (SMP) by Dean

Jackson

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- Quartz West

Jefferson

- Dean Health Plan
- GHC-SCW Neighbors
- MercyCare Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Juneau

- Dean Health Plan
- GHC-SCW Neighbors
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Kenosha

- HealthPartners Southeast
- Network Health

Kewaunee

- Common Ground
- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

La Crosse

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- Quartz West

Lafayette

- Dean Health Plan
- GHC of Eau Claire Greater WI
- GHC-SCW Neighbors
- Medical Associates Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Langlade

- Aspirus Health Plan
- GHC of Eau Claire Greater WI
- State Maintenance Plan (SMP) by Dean

Lincoln

- Aspirus Health Plan
- GHC of Eau Claire Greater WI
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Manitowoc

- Common Ground
- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

Marathon

- Aspirus Health Plan
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Marinette

- Common Ground
- Dean Health Plan - Prevea360 East*
- Network Health
- Robin with HealthPartners

Marquette

- Dean Health Plan*
- Network Health*
- Quartz Central
- Robin with HealthPartners*
- State Maintenance Plan (SMP) by Dean

Menominee

- Dean Health Plan - Prevea360 East*
- Network Health*
- Robin with HealthPartners
- State Maintenance Plan (SMP) by Dean

Milwaukee

- Common Ground
- HealthPartners Southeast
- Network Health

Monroe

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- Quartz West

Oconto

- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

Oneida

- Aspirus Health Plan
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

* limited provider availability

Outagamie

- Common Ground
- Dean Health Plan - Prevea360 East
- Network Health
- Robin with HealthPartners

Ozaukee

- Common Ground
- HealthPartners Southeast
- Network Health

Pepin

- Dean Health Plan - Medica West and Mayo Clinic
- Quartz West*
- State Maintenance Plan (SMP) by Dean

Pierce

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Polk

- GHC of Eau Claire of Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Portage

- Aspirus Health Plan
- GHC of Eau Claire Greater WI
- Network Health*
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Price

- Aspirus Health Plan*
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Racine

- HealthPartners Southeast
- Network Health

Richland

- Dean Health Plan
- GHC of Eau Claire Greater WI
- Quartz Central
- State Maintenance Plan (SMP) by Dean

IYC Medicare Advantage is available nationwide. The **Access Plan** and **Medicare Plus** are available worldwide.

Rock

- Dean Health Plan
- MercyCare Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Rusk

- GHC of Eau Claire River Region
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Sauk

- Dean Health Plan
- GHC-SCW Neighbors
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Sawyer

- GHC of Eau Claire Greater WI
- State Maintenance Plan (SMP) by Dean

Shawano

- Aspirus Health Plan
- Common Ground
- Dean Health Plan - Prevea360 East*
- Network Health
- Robin with HealthPartners

Sheboygan

- Common Ground
- Dean Health Plan - Prevea360 East
- HealthPartners Southeast
- Network Health

St. Croix

- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Taylor

- Aspirus Health Plan
- Security Health Plan*
- State Maintenance Plan (SMP) by Dean

Trempealeau

- Dean Health Plan - Medica West and Mayo Clinic
- Quartz West

Vernon

- Dean Health Plan
- Dean Health Plan - Medica West and Mayo Clinic
- GHC of Eau Claire Greater WI
- Quartz West

Vilas

- Aspirus Health Plan
- GHC of Eau Claire Greater WI
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

Walworth

- Dean Health Plan*
- MercyCare Health Plan
- Quartz Central
- State Maintenance Plan (SMP) by Dean

Washburn

- GHC of Eau Claire Greater WI
- HealthPartners West
- State Maintenance Plan (SMP) by Dean

Washington

- Common Ground
- HealthPartners Southeast
- Network Health

Waukesha

- Common Ground
- Dean Health Plan
- HealthPartners Southeast
- Network Health
- Quartz Central

Waupaca

- Common Ground
- Network Health
- Robin with HealthPartners

Waushara

- Aspirus Health Plan
- Common Ground
- Network Health
- Quartz Central
- Robin with HealthPartners

Winnebago

- Common Ground
- Network Health
- Robin with HealthPartners

Wood

- Aspirus Health Plan
- GHC of Eau Claire Greater WI
- Quartz Central
- Security Health Plan
- State Maintenance Plan (SMP) by Dean

* limited provider availability

IYC Medicare Advantage is available nationwide. The **Access Plan** and **Medicare Plus** are available worldwide.



Health Plan Quality

Each year, participating health plans are evaluated on key care delivery areas such as wellness, prevention, disease management, customer satisfaction, and efficient use of resources. Participating health plans report health care quality outcomes to leading national organizations such as the National Committee for Quality Assurance (NCQA) and the Centers for Medicare & Medicaid Services (CMS). Visit etf.wi.gov for more information about health plan quality. You can use these quality resources to help make an informed decision about which health plan is right for you.

Monthly Premiums - Participants without Medicare

Total monthly premiums are shown without Uniform Dental. Uniform Dental premiums are added to your medical premiums if you choose coverage.

See page 16 for dental information.

	Local Health Plan	
	Individual	Family
Aspirus Health Plan	\$1,268.16	\$3,128.14
Common Ground	\$1,245.66	\$3,071.88
Dean Health Plan	\$1,081.98	\$2,662.68
Dean Health Plan - Medica West and Mayo Clinic	\$1,261.02	\$3,110.28
Dean Health Plan - Prevea360 East	\$1,008.20	\$2,478.24
GHC of Eau Claire Greater WI	\$1,345.18	\$3,320.68
GHC of Eau Claire River Region	\$1,455.70	\$3,596.98
GHC - SCW Dane Choice	\$863.62	\$2,116.78
GHC - SCW Neighbors	\$1,003.44	\$2,466.34
HealthPartners Southeast	\$1,331.22	\$3,285.78
HealthPartners West	\$1,337.32	\$3,301.04
Medical Associates Health Plans	\$917.60	\$2,251.74
MercyCare Health Plans	\$947.84	\$2,327.34
Network Health	\$1,059.48	\$2,606.44
Quartz Central	\$1,348.74	\$3,329.58
Quartz UW Health	\$925.74	\$2,272.08
Quartz West	\$915.40	\$2,246.24
Robin with HealthPartners	\$1,352.68	\$3,339.44
Security Health Plan	\$1,303.72	\$3,217.04
State Maintenance Plan (SMP) ¹ - Dean Health Plan	\$1,024.92	\$2,520.04
	Local Access Plan	
	Individual	Family
Dean Health Plan ¹	\$1,303.98	\$3,217.70

¹Members with the Access Plan or SMP coverage who enroll in Medicare Parts A and B will automatically be moved to the Medicare Plus plan. All other non-Medicare family members will remain covered under the Access Plan or SMP.

Monthly Premiums - Retirees with Medicare

There are three types of Medicare-coordinated coverage:

- **Individual:** Individual coverage for a member enrolled in Medicare Parts A, B, and D.
- **Medicare Some:** Family coverage with at least one insured family member enrolled in Medicare Parts A, B, and D. See the next page for rates.
- **Medicare All:** Family coverage where all insured members are enrolled in Medicare Parts A, B, and D.

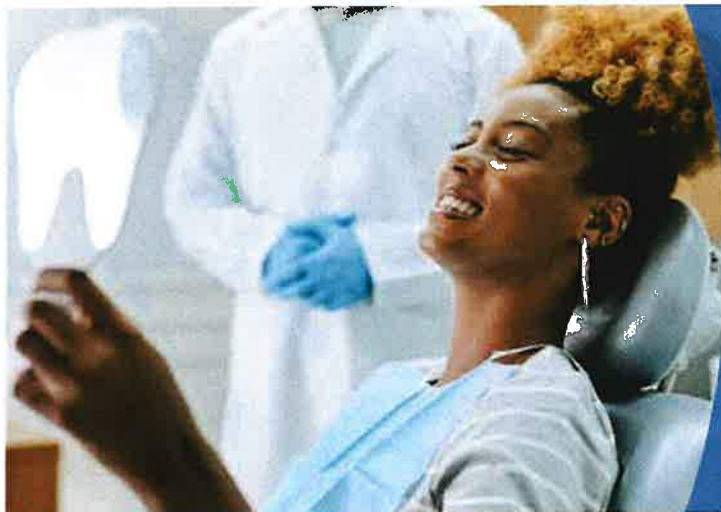
Total monthly premiums are shown without Uniform Dental. Dental premiums are added to your medical premiums if you choose coverage. See page 16 for dental information.

	Individual	Medicare All
IYC Medicare Advantage by UnitedHealthcare	\$332.72	\$637.26
Medicare Plus by UnitedHealthcare	\$494.84	\$961.50
Aspirus Health Plan	\$804.58	\$1,580.98
Common Ground	\$792.62	\$1,557.06
Dean Health Plan	\$694.12	\$1,360.06
Dean Health Plan - Medica West and Mayo Clinic	\$787.06	\$1,545.94
Dean Health Plan - Prevea360 East	\$655.80	\$1,283.42
GHC of Eau Claire Greater WI	\$845.56	\$1,662.94
GHC of Eau Claire River Region	\$904.32	\$1,780.46
GHC - SCW Dane Choice	\$589.40	\$1,150.62
GHC - SCW Neighbors	\$663.78	\$1,299.38
HealthPartners Southeast	\$603.76	\$1,179.34
HealthPartners West	\$605.82	\$1,183.46
Medical Associates Health Plans	\$511.20	\$994.22
MercyCare Health Plans	\$573.34	\$1,118.50
Network Health	\$693.56	\$1,358.94
Quartz Central	\$736.04	\$1,443.90
Quartz UW Health	\$551.54	\$1,074.90
Quartz West	\$547.08	\$1,065.98
Robin with HealthPartners	\$610.80	\$1,193.42
Security Health Plan	\$823.50	\$1,618.82

Monthly Premiums - Medicare Some

When you select IYC Medicare Advantage or Medicare Plus to coordinate with Medicare coverage, you can select a different health plan for your non-Medicare members. If you select Health Plan Medicare, the non-Medicare members will have the same health plan, just the non-Medicare version. The rates below include the IYC Health Plan design for non-Medicare members. Uniform Dental premiums are added to your medical premiums if you choose coverage. See page 16 for dental information.

	Health Plan Medicare	IYC Medicare Advantage	Medicare Plus
Access Plan by Dean Health Plan	Not available	\$1,608.52	\$1,770.64
Aspirus Health Plan	\$2,044.56	\$1,572.70	\$1,734.82
Common Ground	\$2,010.10	\$1,550.20	\$1,712.32
Dean Health Plan	\$1,747.92	\$1,386.52	\$1,548.64
Dean Health Plan - Medica West and Mayo Clinic	\$2,019.90	\$1,565.56	\$1,727.68
Dean Health Plan - Prevea360 East	\$1,635.82	\$1,312.74	\$1,474.86
GHC of Eau Claire Greater WI	\$2,162.56	\$1,649.72	\$1,811.84
GHC of Eau Claire River Region	\$2,331.84	\$1,760.24	\$1,922.36
GHC - SCW Dane Choice	\$1,424.84	\$1,168.16	\$1,330.28
GHC - SCW Neighbors	\$1,639.04	\$1,307.98	\$1,470.10
HealthPartners Southeast	\$1,906.80	\$1,635.76	\$1,797.88
HealthPartners West	\$1,914.96	\$1,641.86	\$1,803.98
Medical Associates Health Plans	\$1,400.62	\$1,222.14	\$1,384.26
MercyCare Health Plans	\$1,493.00	\$1,252.38	\$1,414.50
Network Health	\$1,724.86	\$1,364.02	\$1,526.14
Quartz Central	\$2,056.60	\$1,653.28	\$1,815.40
Quartz UW Health	\$1,449.10	\$1,230.28	\$1,392.40
Quartz West	\$1,434.30	\$1,219.94	\$1,382.06
Robin with HealthPartners	\$1,935.30	\$1,657.22	\$1,819.34
Security Health Plan	\$2,099.04	\$1,608.26	\$1,770.38
SMP by Dean Health Plan	Not available	\$1,329.46	\$1,491.58



For all participants

Step 3: Consider Supplemental Benefits

You may be eligible for even more coverage if your employer chooses to offer dental, vision, and/or accident insurance.

Retirees are eligible for dental and vision insurance.

Dental Insurance

Step 1: Sign up for basic coverage

Get covered for basic procedures such as cleanings, fluoride treatment, fillings, and orthodontia

Uniform Dental

Available to those **enrolled** in health insurance under the State of Wisconsin Group Health Insurance Program

or

Delta Dental PPO Plus Premier™ – Preventive Plan

Available to those **not enrolled** in Uniform Dental

+

Delta Dental PPO™ - Select Plan

or

Delta Dental PPO Plus Premier™ - Select Plus Plan

Things to Note

- See the Summary Plan Description for complete plan details.
- Uniform Dental coverage mirrors your health insurance coverage. (If you elect family health insurance with dental, you will be enrolled in family dental coverage.)
- Enrollment continues each year unless you cancel during the open enrollment period. You cannot cancel Uniform Dental or the Preventive, Select, or Select Plus plans mid-year without a qualifying life event.
- Make sure your dentist is covered. The Select Plan has fewer in-network dentists than the Select Plus, Uniform Dental, and Preventive plans.

Plan Administrator



1-844-337-8383

etf.wi.gov/insurance/dental-insurance

All plans are offered through Delta Dental.

Create an account to find in-network providers, print ID cards, view your claims, and more!

Dental: What is Covered

	Uniform Dental & Preventive Plan	Select Plan	Select Plus Plan
In-Network providers (No out-of-network coverage)	Delta Dental PPO & Premier providers	Delta Dental PPO providers	Delta Dental PPO & Premier providers
Annual deductible	None	\$100 / person	\$25 / person
Annual benefit max	\$1,000 / person	\$1,000 / person	\$2,500 / person
Waiting period	None	None	None
Routine evaluations, dental cleanings, sealant*s, bitewing and panoramic X-rays, fluoride treatments*, pulp vitality tests (*Subject to frequency and age limitations)	100%	No coverage	No coverage
Fillings	100%	No coverage	No coverage
Anesthesia (general and IV sedation)	80%	50%	80%
Emergency pain relief	80%	No coverage	No coverage
Periodontal maintenance	100%	No coverage	No coverage
Crowns, bridges, dentures, implants	No coverage	50%	60%
Surgical extraction, root canal (endodontics), periodontics (except maintenance), oral surgery	No coverage	50%	80%
Non-surgical extractions (above gumline)	90%	No coverage	No coverage
Orthodontics coverage	50% (Under age 19)	No coverage	50% (Any age)
Orthodontics lifetime maximum	\$1,500	No coverage	\$1,500

Dental: Monthly Cost (Premium)

The Uniform Dental premium is added to your health insurance premium. Preventive Plan, Select Plan, and Select Plus Plan are separate deductions.

For Employees

	Uniform Dental	Preventive Plan	Select Plan	Select Plus Plan
Individual	\$32.72*	\$36.10	\$9.08	\$21.60
Individual + Spouse	---	---	\$18.16	\$43.22
Individual + Child(ren)	---	---	\$12.24	\$40.12
Family	\$81.80*	\$90.28	\$21.76	\$66.20

*Added to your health insurance premium and may be partially paid by your employer

For Retirees

	Uniform Dental	Preventive Plan	Select Plan	Select Plus Plan
Retiree	\$32.72	\$36.10	\$15.08	\$32.06
Retiree + Spouse	---	---	\$30.66	\$64.10
Retiree + Child(ren)	---	---	\$20.70	\$59.30
Family	\$81.80*	\$90.28	\$36.80	\$97.78

*Medicare Some or Medicare All recipients pay a family rate of \$65.44

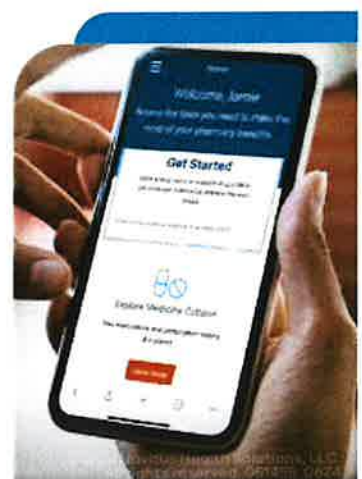
Have Pharmacy Benefit Questions? Get Answers 24/7 with the Navitus Portal.

Navitus makes it easy to find all the information on your pharmacy benefits through our 24/7 customer care line and secure member portal.

Access your digital ID card, copay information and medication history at memberportal.navitus.com.



**Get
started
now!**



Vision Insurance

DeltaVision®

Supplemental vision is administered by DeltaVision®, with EyeMed Vision Care.

What is Covered

This is a partial list of covered benefits. For information on all vision benefits, visit etf.wi.gov/insurance/vision-insurance or call 1-844-337-8383. Costs are different if you choose to see an in-network provider or an out-of-network provider.

	In-Network	Out-of-Network
Yearly routine exam copay	\$15 / person (covered up to twice a year for children)	Up to \$45 / person
Retinal imaging copay	Up to \$39 / person	No coverage
Frames	\$0 copay \$150 allowance* 20% off any cost over \$150	Up to \$70 / person
Single vision eyeglasses copay	\$25 / person	Up to \$30 / person
Bifocal eyeglasses copay	\$25 / person	Up to \$50 / person
Progressive lenses	Standard: covered in full Premium: \$95 - \$105 Custom: \$150 - \$175	Up to \$50 / person
Conventional contacts	\$0 copay \$150 allowance* 15% off any cost over \$150	Up to \$105 / person
Disposable contacts	\$0 copay \$150 allowance*	Up to \$105 / person
Lenses benefit frequency - based on rolling calendar year	12 months	12 months
Frames benefit frequency - based on rolling calendar year	24 months for adults 12 months for children	24 months
Contact lens fitting/follow-up visit	Standard: up to \$40 / person Premium: 10% off retail price	No coverage

*\$150 allowance allotted for one transaction per benefit period

Things to Note

- Must reenroll in vision at retirement.
- Enrollment continues each year unless you cancel during the open enrollment period.
- You cannot cancel vision insurance mid-year without a qualifying life event.
- Make sure your vision provider is in-network for lower costs.

Plan Administrator

DeltaVision®, with EyeMed Vision Care
1-844-337-8383
etf.wi.gov/insurance/vision-insurance

Vision: Monthly Cost (Premium)

The DeltaVision premium is an additional monthly cost, and is not included in your health insurance premium.

	Individual	Individual + Spouse	Individual + Child(ren)	Family
Employee	\$5.72	\$11.42	\$12.88	\$20.58
Retiree	\$5.72	\$11.42	\$11.42	\$13.41

Accident Plan



Provides a cash payment to help cover out-of-pocket expenses regardless of any other insurance coverage. Active employees may be eligible for coverage if your employer chooses to offer this benefit. Visit etf.wi.gov/insurance/accident-plan for complete information.

What is Covered

- Concussions
- Dislocations
- Lacerations
- Surgical anesthesia
- Fractures
- X-rays
- Emergency care
- Joint replacement
- Hospitalization
- Surgeries
- Follow-up care
- Support care
- Accidental death & dismemberment (up to \$100,000)
- Home or vehicle modification allowance

Monthly Cost (Premium)

The Accident Plan premium is an additional monthly cost, and is not included in your health insurance premium.

Individual	Individual + Spouse	Individual + Child(ren)	Family
\$3.72	\$5.32	\$7.16	\$10.46

Plan Administrator

Securian Financial
1-866-295-8690
madisonbranch@securian.com
etf.wi.gov/insurance/accident-plan

Get vaccinated for **free** at an in-network pharmacy



Available Vaccines:

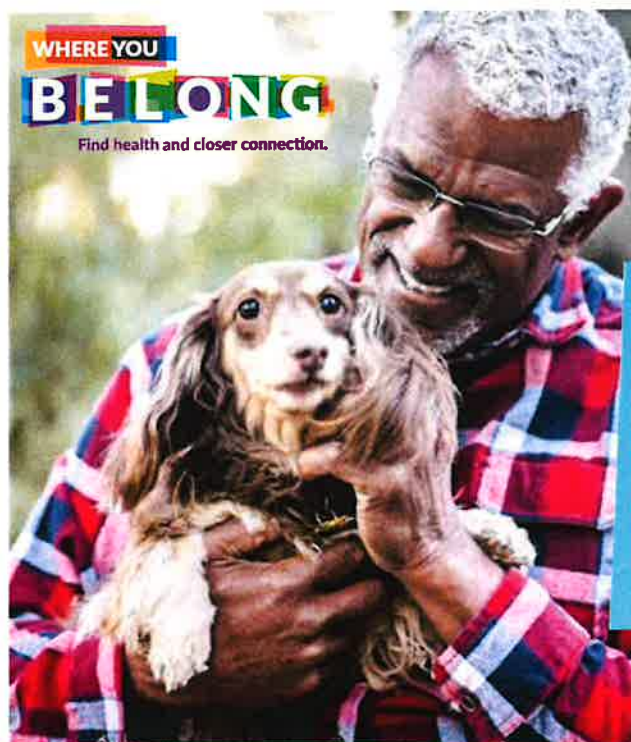
- Influenza*
- Pneumonia
- Tetanus
- Hepatitis
- Shingles
- Measles
- Mumps
- Human Papillomavirus (HPV)
- Pertussis
- Varicella
- Meningitis
- COVID-19*
- Respiratory Syncytial Virus (RSV)

Find in-network pharmacies at **etf.benefits.navitus.com**

* Covered under Medicare Part B. Members should present their red, white, and blue Medicare card at the pharmacy for vaccine coverage.

Note for Retirees Nearing Medicare Eligibility

When you become eligible for Medicare, you must enroll in both Parts A and B as soon as possible. For most people, this is when you turn age 65. When this happens, your medical premium will be reduced and you will become eligible to change your health insurance plan due to gaining Medicare. Visit the ETF website for more information. Watch the New to Medicare video at **etf.wi.gov/video/new-medicare** for more on what Medicare means for your health benefits.



Resources to Help You Thrive in 2025

Well Wisconsin, powered by WebMD ONE, supports your well-being efforts with a \$150 incentive. Through Well Wisconsin, access tools that support your well-being, like coaching and challenges.

NOTE: Retirees will see taxes removed from the total prepaid card amount. Medicare Advantage participants are not eligible for the Well Wisconsin incentive and have wellness incentives available through UnitedHealthcare.

Supporting Your Health Goals in 2025

- Live with more freedom and less pain through the **Fern** program. Get support for chronic pain, fibromyalgia, diabetic peripheral neuropathy, headaches, or any chronic pain that interferes with your daily activities or impacts your mood.
- Those who qualify for the **Positively Me** program will learn how weight loss journeys are about more than just exercising and eating right.
- The **It's Your Health: Diabetes** program can help you manage diabetes with a dedicated coach. In exchange, you may receive lower prescription drug copays. Call **800-821-6591** to enroll.

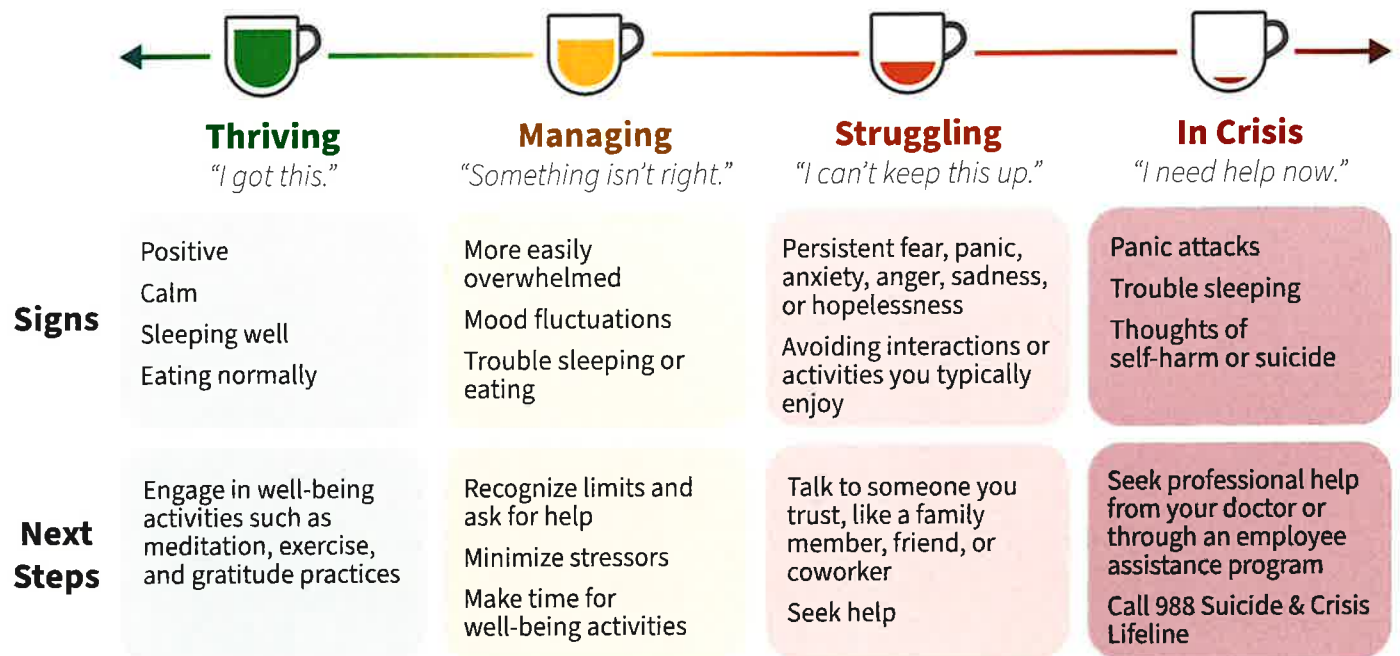


webmdhealth.com/wellwisconsin | 1-800-821-6591

All health and wellness incentives are considered taxable income to the subscriber and are reported to your employer, who will issue a W-2. Personal health information is protected by federal law and will not be shared with ETF, the Group Insurance Board, or your employer.

Your Mental Health Matters

Mental health is just as important as physical health. Recognize signs and symptoms that may start interfering in your daily life. Visit etf.wi.gov/mental-health-resources to learn more about mental health resources available through the Group Health Insurance Program and Employee Assistance Programs.



**NO JUDGMENT.
JUST HELP.**

TEXT, CALL, CHAT

988

If you or someone you know needs support now, call or text **988** or chat with someone at 988lifeline.org



Prioritize Mental Well-Being in 2025

Your mental well-being is important to us. That's why Well Wisconsin offers tools that can help you improve your overall sense of wellness.

- meQuilibrium, a tool designed to support stress management and resilience.
- Stress Specialty coaches who support members with depression, anxiety, substance abuse, grief, workplace stress and more.
- A mental health online community support forum, powered by Togetherall, moderated 24/7 by licensed clinicians. Connect anonymously with others in a safe, inclusive space.

Find these resources at webmdhealth.com/wellwisconsin.





Open Enrollment: September 30 - October 25, 2024

Mailed application must be postmarked by October 25, 2024



1-877-533-5020

7:00 a.m. to 5:00 p.m. (CST)
Monday-Friday



PO Box 7931

Madison, WI 53707-7931



etf.wi.gov



@wi_etf

Health Plan and Vendor Contact Information

Aspirus Health Plan

1-866-631-8583

p1.aspirushealthplan.com/etf

Common Ground Healthcare Cooperative

Offered in partnership with GHC of Eau Claire

1-833-742-0952

group-health.com/members/state-of-wi-ghcec-cghc

Dean Health Plan

1-800-279-1301

deancare.com/wi-employees

Dean Health Plan - Prevea360

1-877-230-7555

prevea360.com/wi-employees

Delta Dental

1-844-337-8383

deltadentalwi.com/state-of-wi

DeltaVision with EyeMed Vision Care

1-844-337-8383

deltadentalwi.com/state-of-wi-vision

GHC of Eau Claire

1-888-203-7770, 715-552-4300

group-health.com

GHC of South Central Wisconsin

1-800-605-4327, 608-828-4853

ghcscw.com

HealthPartners Health Plan

1-855-542-6922, 952-883-5000

healthpartners.com/stateofwis

HealthChoice (long-term care insurance)

1-800-833-5823

Medical Associates Health Plans

1-866-421-3992

mahealthcare.com

MercyCare Health Plans

1-800-895-2421 option 5

mercycahealthplans.com

Navitus Health Solutions

1-844-268-9789

navitus.com

Navitus MedicareRx (PDP)

(prescription drug coverage for Medicare-eligible retirees)

1-866-270-3877

medicarerx.navitus.com

Network Health

1-844-625-2208, 920-720-1811

networkhealth.com/employer/state

Optum Financial

1-833-881-8158

myoptumfinancial.com/etf

Quartz

1-844-644-3455

ChooseQuartz.com

Robin with HealthPartners

1-855-542-6922

healthpartners.com/etfrobin

Securian Financial

1-866-295-8690

lifebenefits.com/plandesign/WIETF

Security Health Plan

1-844-813-7286

www.securityhealth.org/state

ServeYou (mail-service pharmacy)

1-800-481-4940

serve-you-rx.com/navitus/

UnitedHealthcare

1-844-876-6175

UHCRetiree.com/etf

WebMD

1-800-821-6591

webmdhealth.com/wellwisconsin

Nondiscrimination and Language Access ETF provides free language services to people whose primary language is not English, such as qualified interpreters. If you need these services, contact ETF at 1-877-533-5020.

Spanish – ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-877-533-5020 (TTY: 711).

Hmong – LUS CEEV: Yog tias koj xav tau kev pab txhais lus. Peb pab koj tau, peb pab koj dawb xwb, thov hu rau 1-877-533-5020 (TTY: 711).

For EEOC, COBRA, HIPAA, ACA marketplace and more federal and state notices, visit etf.wi.gov

Every effort has been made to ensure information in this guide is accurate. In the event of conflicting information, federal law, state statute, state health contracts and/or policies and provisions established by the State of Wisconsin Group Insurance Board shall be followed. The most current information can be found at etf.wi.gov.

Freedom Fire Dept. monthly chiefs report

August 2025

July fire report- total calls (3)

(incident types)

(100) Fires – 0

(200) explosion, overheat – 0

(300) rescue, ems incident - 1

(400) hazardous conditions – 0

(500) service call – 0

(600) good intent call –1

(700) false alarm –1

(800) severe weather – 0

(900) special incident – 0

Mutual Aid given – 1

Mutual aid received – 0

Auto Aid given– 1

Thank you,

Respectfully submitted by

Mark Green – fire chief

Freedom EMS
Department Report for
Town Board Meeting Wed. 8/27/2025
Submitted: Wed. 8/19/2025

EMERGENCY RESPONSE DATA:	YTD total calls as of 8/19/25: 134 calls <ul style="list-style-type: none">• August 2025 MTD total: 12 calls (1 missed call) July 2025 total: 25 calls (0 missed calls) YTD total calls as of 7/31/25: 122 <ul style="list-style-type: none">• Oneida – 9 (7.3%)• Country Villa – 30 (25%)• Missed calls – 1 (1%)
24/7/365 RESPONSE GOAL:	Ongoing goal is to have at least 1 person respond to every EMS call, 24/7/365 <ul style="list-style-type: none">• 1 missed call since our previous Town Board report
MEMBERSHIP:	<ul style="list-style-type: none">• We now have 11 members on our roster• We're always looking for new members• 1 new member just finished department orientation & has started his probationary membership status• 1 new application received on 8/19/25
RECRUITMENT UPDATE:	<ul style="list-style-type: none">• Giving out EMR/EMT course enrollment information to interested people as they inquire• Plan to update our department information on the town website• Plan to link our application to the town website
GRANT:	<ul style="list-style-type: none">• The Wisconsin FY 2026 EMS Funding Assistance Program grant application period opened on 8/18/25. Will be working on getting that done by the deadline.
POLICIES:	<ul style="list-style-type: none">• Updating all department policies & writing several new policies. Big project with target completion date of October 1.
COMMUNITY DISASTER PLAN:	<ul style="list-style-type: none">• Our community disaster plan is overdue for updating• Planning to start work on an update this fall
FREEDOM SCHOOLS:	<ul style="list-style-type: none">• Deputy Cole VanBeek will keep us updated about the changing dynamics of responding to the school during the construction
SPECIAL TRAINING	<ul style="list-style-type: none">• ThedaStar is coming to our station on Thurs. 8/28/25 from 6:00 – 8:00 PM• Looking to plan a rescue task force class for a Saturday in October at our station

Submitted on 8/19/2025:

Roger Stanley, RN, CCP, NRP
EMS Director
Freedom EMS

DPW Report August 2025

- Completed the parking lot addition at the Town garage for the DPW employees.
- A bench in lions park was damaged, removed the bench as this was a safety concern. Ordered a new leg/armrest part and reinstalled the bench to its original location.
- Purchased selective herbicide and sprayed the parks system to start removing the broadleaf weeds and clover that is present.
- Right of way work (clearing trees, brush, cattails) in several areas to include: Maloney Road, Center Valley and EE, Lochbur Lane and HWY E, Center Valley and Dorthy Jane, Lau Road.
- Called WE Energies and had them come out and raise the curb stop shut off valve located in the new parking lot area to grade. Valve was 8” below grade, now it is at grade and accessible.
- Crack filling and seal coating for 2025 is out to bid as of 7-31-2025.
- Posted an informational update on the Vine Road project.
- Weyers Road had damage from a thunderstorm, conducted right of way work in this area.
- Ordered a culvert extension for the Weyers road project, there is an existing culvert that will discharge behind the new end wall of the cross pipe. Work with MSA and they were able to use their CAD program to determine the length of this extension. This will be a 10” extension. The county was informed of this change and plans to fit it into the current Weyers Road cross pipe project.
- Looking into the price for materials to insulate and heat the “beats studio” main storage building across from diamond 1 on Conrad St. The plan is to purchase the materials and have this as a winter project for the DPW crew this winter.
- Several plants/schrubs in the main flower beds at the historical society died and needed to be removed. Dug out the dead plants and replaced them with new plants and flowers.
- Scheduled manhole work with the County. Several storm water manholes are failing, the rings are deteriorating causing the road base to washout and the road and manholes are collapsing. The County has a machine rented (Mr. Manhole) that provides a long-term fix as compared to replacing the rings. Scheduled 5 manholes this year. With the age of the infrastructure the Town will need to have several Manholes repaired each year.
- Colby McHugh’s last day with the Town was 8-1-2025. Colby was a great fit with the department and his efforts aided in many successful projects. The DPW crew is now back to the normal 4 employee crew.
- Purchased fire number sign posts, and street sign brackets for Fox Meadows subdivision.
- The County is scheduled to pave a 315 square foot patch on Sunshine Road from a road repair early this year.
- Purchased two string trimers with chainsaw wood blades to safely and efficiently cut larger weeds and small trees while conducting right-of-way clearing.

- Ditch cutting and cleaning on Brookside Drive. The culvert pipe discharging from the pond needs to be replaced (the Town's drainage goes through a private pond that has a failing culvert).
- Right of Way work, removing dead trees from Fritsch Road to make a cross culvert accessible.
- Cross culvert failure on Center Valley Road, the culvert sank and looks like an inverted speed bump. Cutting out a section of the Road, replacing the culvert with a new aluminized CMP pipe. This area will remain in gravel for a couple weeks, the County is scheduled to pave this area.
- Cross culvert failure on Lochbur Lane. Cutting out a section of the Road, replacing the culvert with a new aluminized CMP pipe. Worked with the City of Appleton Street and Engineering department and determined that French Road plus the right of way is in the City of Appleton's jurisdiction. The city paid for the new culvert pipe and the excavation cost for installation. This area will remain in gravel for a couple weeks, the City of Appleton is scheduled to pave this area.
- The County is scheduled to spend a day in Freedom paving Sunshine Road, and Center Valley Road.
- Several complaints about road flooding and vision concerns in Country Fields subdivision. Although this work is the responsibility of the developer it was decided that it would be more efficient for The Town to do this work. Spent half a day cutting the outlot right of way areas with the ditch mowers, and pulling storm water catch basin covers to clean of the layer of dirt that was on the fabric. Discussed this with Claire from the County, it was decided that the fabric in the catch basin will remain in place until fall.
- Ongoing work with signage around Town, street signs, fire numbers, and other miscellaneous signage.
- Lowney's landscape is scheduled to do some repair/grading work at diamond 4, work will begin on August 25, 2025.
- A catch basin/yard pick-up in western acres (a 3-4 deep catch basin is full of mud and dirt and is no longer working). Speedy clean is scheduled to utilize their vacuum truck and remove the debris. Speedy clean completed this work, removed debris from catch basin and found a plug in the main line that was jetted out.
- M&E construction is donating a new sanitary lateral to the Town at Diamonds 2 and 3. This work includes terminating the old cast and clay tile line and installing a new PVC line via directional boring which eliminated the need for restoration and new pavement.
- Working on purchasing a sign to recognize the different donations made for the parks.
- Performed the second cutting throughout the entire Town. There is one last cut remaining before it snows, this cutting will be scheduled after the crops come out of the fields to allow for access to the far side of the ditch.

- Installed 45mph signage on golden glow road. While completing this task the post hole auger struck a gas line. Called 911, worked with fire/EMS and shut down and secured the road. WE energies gas isolated the leak then dug out to expose the line and repaired the line in place.
- Determined that the main power line coming into the VFW park after diamond 1 construction is now too shallow from the grade surface. The diamond project removed a couple feet of grade plus a swale in this area make the main line is only 18" from the surface grade (WE energies requires a minimum of 34"). With this line in close proximity to the new storm water infrastructure we can not just dig below the line or cap it. This line will require WE to cut and relocate to the correct depth for a short length of approximately 20'. Working with MSA to complete a service change application to get this in motion, WE Energies mention that this process would take several months to complete.
-

I. POTENTIAL MATTERS REQUIRING PLAN COMMISSION / TOWN BOARD ACTION

- A. Willer Concept CSM – CTH E and Center Valley Road

II. PENDING MATTERS REQUIRING PLAN COMMISSION / TOWN BOARD ACTION

- A. Schuh CSM – W2086 Center Valley Road
- B. Appleton-Vanvreede CSM – Greiner Road and Maloney Road
- C. BelGioioso Zoning Change – N4056 Vine Road
- D. Freedom Sanitary District Well #3 – CTH E northeast of Center Valley Road
- E. Kirk Schuh Special Exception – landscaping business (awaiting submittal of application)

III. OTHER PLANNING & ZONING MATTERS

none

IV. PLANNING & ZONING RELATED LEGISLATION / COURT DECISIONS

- A. *Dwyer v. City of Monona*, 2025 WI App 40, 2025 WL 1410047 (May 15, 2025)

Zoning Board of Appeals upheld Building Inspector's denial of previously approved Building Permit due to inclusion of bathroom and plumbing not included in original submittal for proposed boathouse.

- B. *Biel v. City of Beaver Dam*, No. 22-CV-766, 2025 WL 1473785 (E.D.Wis. May 22, 2025)

City implemented floodway on private property as required by FEMA. Landowner sued in Federal Court arguing that floodway constituted a taking. City argued Federal Court did not yet have jurisdiction because matter was not yet ripe (i.e., Landowners did not go through available permitting, appeals, and variance requirements. Court ruled in favor of City.

- C. *Town of Vinland v. Loren's Auto Recycling, LLC*, No. 24AP343, 2025 WL 1576572 (Wis. Ct. App. June 4, 2025)

Landowner failed to comply with terms of Conditional Use Permit issued for salvage yard. Town revoked CUP and asked Circuit Court to order removal of all junked vehicles due to their classification as a nuisance. Circuit Court ruled in favor of Town ordering 1,500 vehicles to be removed. Court of Appeals affirmed Circuit Court's decision.

D. *WI Realtors Association, Inc. v. City of Neenah*, District II Court of Appeals.

City ordinance required short-term rentals to be owner's primary residence, in violation of Wis. Stat. § 66.1014(2) which allows any "dwelling unit" to be used as a short-term rental regardless of type or occupancy.

E. *Wildwood Estate, LLC v. Village of Summit*, District II Court of Appeals.

Village ordinance required a license and a permit for short-term rentals. Court ruled the ordinance was a zoning ordinance and, as such, the existing Wildwood Estate short-term rental was a legal, nonconforming use (i.e., a lawful use pre-dating adoption of the ordinance).

From: League of Wisconsin Municipalities league@lwm-info.org
Subject: Short-Term Rental Cases Have Long-Term Impact
Date: July 22, 2025 at 4:29 PM
To: Eric Larson elarson@ammr.net



The League's League-EL Case Alert July, 22 2025



Short-Term Rental Cases Have Long-Term Impact

On July 9, 2025, the District II Court of Appeals issued two significant opinions regarding municipal authority to regulate short-term rentals. In the first, [*WI Realtors Association, Inc. v. City of Neenah*](#), the court struck down the City of Neenah's ordinance requiring short-term rentals to be the owner's primary residence. In the second, [*Wildwood Estate, LLC v. Village of Summit*](#), the court held that the Village of Summit's short-term rental ordinance should have been adopted as a zoning ordinance.

In *City of Neenah*, 2024AP998, the city's ordinance required short-term rental owners to obtain a permit. The property also had to be the owner's primary residence. The Wisconsin Realtors Association challenged this ordinance, arguing it was preempted by Wis. Stat. § 66.1014(2). The court of appeals agreed.

Under Wis. Stat. § 66.1014(2), a municipality "may not enact or enforce an ordinance that prohibits the rental of a residential dwelling for 7 consecutive days or longer." With little discussion, the court concluded that Neenah's ordinance logically conflicts with the state statute because it excludes *some* residences from being used as short-term rentals. ¶ 14. Because the ordinance logically conflicts with the statute, the court concluded it is preempted. Municipalities that have adopted a similar ordinance, should consult with their municipal attorneys regarding next steps, as those ordinances are likely preempted as well.

In *Wildwood Estates*, 2024AP178, the Village of Summit had an ordinance requiring short-term rental owners to obtain a license and tenant permit for



each short-term rental, requiring each guest to sign a registry, and prohibiting rentals of 6 days or fewer. ¶ 4. Wildwood was conducting short-term rentals for less than seven nights prior to the ordinance and sued the village after the ordinance's enactment. Wildwood argued that the village's regulations were zoning ordinances, and that the village failed to enact them pursuant to the special statutory procedures for zoning ordinances. Wildwood also asserted it was entitled to a legal nonconforming use exemption because it was engaging in the regulated activity prior to the village's ordinance being adopted. ¶ 7. Again, the court of appeals ruled against the municipality.

There is no bright line rule for determining whether an ordinance is a zoning ordinance. Rather, a court must take a functional approach, comparing an ordinance to the characteristics of traditional zoning ordinances. Among the factors the court must look at are whether the ordinance divides a geographic area into zones or districts, whether it aims to control where a use takes place as opposed to how it takes place, and whether it makes fixed forward-looking determinations regarding use as opposed to case-by-case determinations.

The Village of Summit's ordinance lacked several of the characteristics of a zoning ordinance. Yet, the court of appeals concluded that it was a zoning ordinance, nonetheless. Even though the ordinance appeared to only regulate how rentals could occur and for how long, the court stated the ordinance was aimed at where rentals could take place and not how short-term rentals take place. ¶ 31. Additionally, the court found it very significant that enforcement duties were given to the city planner. ¶ 32-35. The fact that the ordinances were placed in business chapter of the village code was dismissed as "self-serving." ¶ 36. Since the ordinance was not enacted using the statutory procedures required for zoning ordinances – referral to the plan commission, class 2 notice and public hearing – the court voided the ordinance.

These cases represent a significant development in municipalities' legal authority to regulate short-term rentals. If your community has similar ordinances, you should consult your municipal attorney on the best way to proceed. The League will continue to monitor the cases to see if they are petitioned to the Supreme Court for review.





APA-WI Court Case Summaries

Opinions decided in May-June 2025 that affect planning in Wisconsin.

Wisconsin Court of Appeals

[**Dwyer v. City of Monona, 2025 WI App 40, 2025 WL 1410047 \(May 15, 2025\)**](#)

Topic

Zoning Ordinances and Partial Rescission of a Building Permit.

Summary

The landowner applied and was granted an initial permit to build a boathouse. Later, the City's building inspector partially rescinded the permit, eliminating plumbing to a planned bathroom in the boathouse. The bathroom and plumbing, the inspector claimed, violated the City's zoning ordinances prohibiting boathouse "facilities" used "for the purpose of habitation." The landowner sought review by the City's Zoning Board of Appeals, claiming the Board misinterpreted the zoning ordinance, and arguing that the bathroom-equipped boathouse would be limited to recreational uses and was not intended for overnight or extended stays. After the public hearing, the Board upheld the inspector's decision. The landowner sought review by the Circuit Court, which affirmed the Board's decision. The landowner appealed the review of the Board's decision, claiming the Board proceeded on an incorrect theory of the law, that the Board's decision was unreasonable, and that the evidence supported overturning the Board's decision. Because this was a review of the Board's decision, the landowner was required to prove that the Board's interpretation led to an absurd, unreasonable result.

The Court of Appeals affirmed the Circuit Court's decision. First, the Court noted that the inspector, and therefore, the Board, were required to consider whether, for the current or any future owner, the proposed building complied with all ordinances of the City, and having to wait for the building to be completed before being inspected would prevent the inspector from playing any meaningful role in enforcing the ordinance. Second, the Court considered the documents, record, and transcript from the public hearing. The Court concluded that the Board proceeded under the correct theory of law by considering that plumbing and a bathroom were prerequisites for a habitable building, but also would require heating and weather protection, thus making the boathouse suitable for habitation, and therefore in violation of the City ordinance. The Court went on to find that the Board's decision was supported by substantial evidence in the case, which included the plans and permit applications, and also found that the landowner failed to provide evidence to show the Board's determination was arbitrary or unreasonable.

Key Takeaway

This case provides a very good summary of the deference the Court of Appeals will give to a city zoning board's decision. The court will be highly deferential to the local municipality's decision so long as the entity making the determination follows the proper steps and elements outlined in its governing documents, keeps a record of the reasoning behind the decision, and the decision is supported by the evidence.

[Town of Vinland v. Loren's Auto Recycling, LLC, No. 24AP343, 2025 WL 1576572 \(Wis. Ct. App. June 4, 2025\)](#)

Topic

Conditional Use Permits and Public Nuisances

Summary

The landowner purchased a property with an existing, decades-old vehicle salvage yard business, expecting to be able to continue running the yard. The Town required a conditional use permit to operate a salvage yard and issued a provisional CUP to the landowner. The provisional CUP also identified several conditions the landowner needed to perform for the following year. By the end of the term, the landowner had not performed the required conditions in the provisional CUP, and the Town decided to terminate the CUP and not renew the salvage yard permit.

The Town then brought suit against the landowner, arguing that the yard violated the Town's ordinances because there were roughly "1,500 wrecked, damaged, and inoperable motor vehicles on the property" without proper environmental safeguards, a salvage yard permit, or a CUP. The Town also alleged that the business was in violation of public ordinances and asked the Court to order the landowner to remove the vehicles and to award the Town the cost of abatement against the landowner. Landowner, in reply, stated that he had ceased operating the salvage yard and, therefore, the public nuisance no longer existed. The circuit court ruled in favor of the Town, finding that the 1,500 vehicles constituted a public nuisance, ordering the landowner to remove the vehicles, and allowing the Town to recover costs for the abatement of the nuisance if the landowner did not comply. The landowner appealed.

The Court of Appeals affirmed the Circuit Court's decision. Reminding everyone that municipalities have "broad authority through their police powers to protect 'the health, safety, and welfare' of their residents, including the ability to define and take against public nuisances," the Court looked at the definition of public nuisance in the Town's ordinances. The Town has specifically declared public health nuisances to include "disassembled, dismantled, partially dismantled, junked, wrecked, or unlicensed motor vehicles ... in such state of physical or mechanical ruin as to be incapable of propulsion..." The landowner argued that, because he had ceased operating the salvage yard business, he was no longer committing a "wrongful act" causing the public nuisance. The appellate Court dismissed this argument because, as previously stated, the Town has the power to enact and enforce its public nuisance ordinance for

the “good order of the Town, for its commercial benefit and for the health, safety, welfare and convenience of the public,” so long as those ordinances are not “oppressive and unreasonable.”

Key Takeaway

Combined with *Dwyer v. City of Monona*, municipalities have broad discretion in drafting, interpreting, and enforcing ordinances to comply with state statutes, codes, or to maintain and protect the health, safety, and welfare of their populace, commercial interests, and their surrounding natural environment and resources. When drafting and proposing new ordinances, careful consideration should be given to identifying and restricting characteristics of undesirable uses that can then be focused on specific types of businesses that municipalities want to more closely regulate.

United States District Court, Eastern District of Wisconsin

[*Biel v. City of Beaver Dam*, No. 22-CV-766, 2025 WL 1473785 \(E.D.Wis. May 22, 2025\)](#)

Topic

Condemnation, Takings, and Administrative Processes for Permitting.

Summary

The City instituted a floodway on the landowner’s lot at the direction of the Federal Emergency Management Agency. The landowner brought suit in Federal Court, claiming that the lot is useless now because the floodway is intended to retain water in the event that the dam on Beaver Dam River is removed. The landowner further argues that no negotiations as to compensation for his land have taken place, nor was he notified of the taking.

The City moved to dismiss, claiming the Federal Court did not yet have jurisdiction. The claim was not “ripe” because the landowner had yet to “avail himself of the City’s permitting, appeal, and variance process enumerated in the City’s floodplain ordinance.” Questions of “ripeness” arise when a case presents uncertain events that may not occur as anticipated or may not occur at all. Stated another way, a case is not ripe when potential injuries are too speculative or rely on underdeveloped or future events. Here, the City argued, the landowner had not yet applied for a permit to build, or exhausted the administrative processes necessary for the City to make a final determination needed for the landowner to have a claim against the City.

The Court agreed with the City, noting that “a property owner should at least resort to the procedure for obtaining variances and obtain a conclusive determination by the [municipality] whether it would allow the proposed development, in order to ripen his takings claim.” The City’s floodplain ordinance provided for land use permitting and applications, zoning administration decisions, and appeals to the City Board before a final decision could be reached. All these steps must be taken before the issue would be ripe for the Court to have jurisdiction.

Key Takeaway

Biel highlights the benefit of having clear municipal approval and appeal procedures, particularly regarding complex or multi-jurisdictional items like floodplain ordinances, which have local, state, and federal components.

The APA-WI Court Case Summaries are brought to you by Brian Seidl, Attorney, and Samuel Schultz, Urban Planner, of Von Briesen, in collaboration with the APA-WI VP of Policy and Advocacy, Lewis Kuhlman. If you have questions or concerns, please contact Sam Schultz, samuel.schultz@vonbriesen.com, or Lewis Kuhlman, kuhlmanl@cityoflacrosse.org.



Administrator Report
Prepared for Town Board of Supervisors
August 27, 2025

Internet for VFW Park Security Systems

I've finally been able to get Spectrum to get a correct quote for internet at the Conrad Street garage to run our camera systems and door locks throughout the park. Those systems are currently operating on the AT&T internet there, but this new internet from Spectrum is much faster speed has higher network capacity for operating our security systems. Once that is installed, we will cancel the AT&T plan as it will no longer be needed. For reference, our AT&T service is \$139.10 per month, Spectrum will be \$120.00 per month, resulting in small savings roughly \$230 year over year. There is also a one-time \$100 set-up charge for Spectrum's installation.

With construction and set-up needing to take place, they are aiming to have everything set up by the end of September out there.

Baird Municipal Workshop

I attended the 2nd annual Baird Municipal Workshop at their Milwaukee headquarters on Thursday, August 7th. The workshop covered various topics concerning municipal finance, budgeting, planning, and other items. They had very good presentations from DOR concerning the Levy Limit Worksheet and from Oak Creek, WI discussing the economic development success of their 17 TIF districts. It was hosted by our financial advisors Adam and Brad, and they did a great job presenting a lot of complicated information and making it understandable. They are hoping to make it an annual event.

Website Upgrade

I've continued to meet with potential vendors to upgrade our website. I've met with several that are great potential partners for this effort, with annual website costs under \$2,000 in many cases. While our current annual website management costs are minimal, our functional capacity and support is essentially non-existent. The annual fees I'm seeing are very reasonable considering they are providing resources like hosting, technical support, design, etc. I'm hopeful we will be able to move forward with a vendor for this soon.



Rent Management Software

As mentioned previously, we are looking into the prospect of partnering with a rent management software for our facilities. This would include an online scheduling calendar, capacity to take payments for rentals, generate reports on use and fees, and make our rental process much easier and more functional than it currently is. Given it is late in the peak rental season, this is not an immediate need, but something we want to explore as we approach budget season. Utilizing software and technology is one of the best ways we can improve our systems, especially given our limited resources to afford additional staff.

Facility/Staffing Needs Study Research

As discussed briefly at the last meeting, I've begun reaching out to various companies that provide facility and staffing needs to get an idea of pricing, timelines, processes, etc. involved in these studies. This is just to get some background information for all of us from companies we may or may not end up partnering with should the Board decide to pursue the studies. Facility needs are paramount right now, but a true staffing assessment is, in my opinion, also necessary. The Town has continued to experience residential growth with more subdivisions underway or in various stages of planning. Increasing numbers of residents means more demand for public goods and services and staffing needs to be adjusted to ensure it is adequate for the needs of the community. Researching pricing and process is the first step in potentially addressing these needs.

Payment Provider Search

Now that we have selected a vendor for online permitting and licensing, we need to select a vendor for accepting online and in-person electronic payments. While there are many providers available, we are seeking vendors who are integrated with Cloudpermit and Workhorse to ensure cross-system functionality and ease of use for staff. I've met with several of these vendors and should select one soon.

School District Follow Up Meeting

Officials from the School District and Town met once again to discuss the status of the athletic fields and user fee/responsibilities for the upcoming season. We provided the representatives of the School District with information showing our regularly occurring costs of operations for the parks during their season and documentation outlining the payment term of the light loan that they had been contributing toward showing a payoff date of 2031. Both parties held a dignified and productive discussion on the topic and are actively working toward a new contract and fee



arrangement going forward that works for both parties and provides an equitable solution for all involved.

Fire Company IT Expenses

Qwe recently received a bill of nearly \$5,000 for IT infrastructure for the Fire Company. The Town has been paying for this under “building maintenance” despite the cost being for the Fire Company’s privately operated IT infrastructure. We will be paying this again in 2025, as it has already been budgeted for, but this will likely be in discussion for exclusion from future Fire Company budget accounts.

FAA Key Cards Update

I informed the FAA president their access cards were available for pickup and use on July 29th and that work would be proceeding to rekey the physical locks and remove any none-town access systems from the buildings the town uses primarily and on a regular basis. On August 20th, the cards were finally picked up and paid for by the FAA. I personally verified they worked properly at the locations of new access systems by selecting a random number of access cards and opening the doors with them. I experienced no issues with the access cards or electronic system.

RanderCom will be re-keying the physical locks on select buildings in the parks on August 28th. This is another step toward the town taking responsibility for access control at the facilities it uses, eliminating excess keys and access by unknown parties, and ultimately providing more reliability to the access control system.

Park Bench Program

The Park Committee established a memorial park bench program by selecting a standard bench for interested donors to choose from. This will help to ensure uniformity of the benches in our parks, as we currently have a mismatched set of random styles and colors of benches throughout the town’s parks.

Cell Tower Lease

I had been contacted a wireless company interested in potentially purchasing a cellular tower located on Town property at VFW Park. Unfortunately, the town had no records I could find in the electronic files of any arrangements for the current lease holder, American Tower Corporation. After contacting them, they provided documentation showing the town sold the leasing rights to them years ago, likely for a lump sum. This was disappointing, as the wireless company interested in buying the lease indicated potential payment of up to \$5,000 per month.



Typically, long-term leases maintaining the control of the lease rights are how municipalities handle these matters, but Freedom apparently chose to sell the rights for a one-time lump sum. I was hopeful this may be a potential revenue generator, but that was thwarted by past decisions.

TID Development Interest

I've been contacted recently by several individuals expressing interest in developing commercial businesses in the Town of Freedom. I've provided them with information concerning our TID #3 area in the industrial park and offered to meet with them to discuss potential sites or next steps. While this is encouraging, it also means we must determine how to approach the ongoing problem with right of way at Parkway Lane and how to provide semi-access to the TID area. Without proper access, the area is essentially undevelopable. The Town Attorney and I have been discussing best next steps for resolving this issue for several months and we will be proceeding to address it soon.

Another option is to potentially extend Golden Glow Road across the southern boundary of the TID area to provide access that way. That will be an extensive, expensive project, which could potentially be supported with TID money, but it is an option if access via Parkway Lane is untenable for any reason.

Intergovernmental Cooperation

Recently, DPW scheduled a couple of small culvert replacements for culverts that had failed. One of them was located on the Freedom-Appleton boundary. Before work began, John worked to determine if the culvert was within Appleton's jurisdiction or Freedom's. It turned out that it was Appleton's jurisdiction. John worked with their public works team to explain that the work was already scheduled and in progress and could proceed if they wanted to pay for the work. They agreed to proceed, and the work was done, we drafted and signed an agreement basically documenting the verbal agreement to have Freedom coordinate the work and Appleton pay for it. It was a great example of working in cooperation with our neighboring communities and John and everyone with Appleton Public Works was great to work with and very timely and decisive throughout the situation.

08-06 Consultation Meeting: Municipal Park Ordinance Review and Planning

Date & Time: 2025-08-06 18:01:52

Location: [Insert Location]

Attendees: [Insert Names]

Background

This consultation meeting focused on a comprehensive review and revision of municipal park ordinances, committee governance, and planning for park improvements. Key topics included clarifying ordinance language, committee structure and stakeholder representation, park facility usage policies, donation and memorial programs, and coordination with ongoing and future development projects. The meeting also addressed operational issues such as park hours, enforcement, budget planning, and project timelines, with action items assigned to various committee members and officials for follow-up.

Q&A

1. Verification of posting and adoption of the meeting agenda.

- Motion made by Joe Zellmer, seconded by Amy Feltz, to verify the posting and adopt the agenda. Motion passed with four in favor, zero against.

2. Open comment period (maximum 15 minutes).

- No public comments were made during the open comment period.

3. Discussion and possible action regarding Chapter 19 park ordinances, starting with 19.01 (fees or dedications).

- Amy Feltz revamped the layout of the ordinances for clarity.
- Discussion on subsection B: The planning committee currently reviews proposed park sites for suitability. The committee feels it should have a role or be consulted in this process, especially regarding public parkland dedication.
- General agreement to set up general language for now and refer questionable items to the town board for further input in September.
- A minor revision was suggested: in the third line, 'land for park recreational needs' should be split for clarity.
- Amy's subcategorization (breaking topics into B, C, etc.) was seen as helpful for clarity.

4. Discussion of 19.02 (Town Park System and committee structure).

- Suggestion to include 'visitors' in addition to 'current and future residents' as beneficiaries of the park system.
- Dana needs to check and possibly rework the language regarding committee member and planning commission start dates to ensure staggered terms and avoid all members' terms ending at the same time.
- Agreement that alternating terms is the correct approach, but the current language may be confusing and needs clarification.
- Suggestion to add 'public facilities' to maintenance responsibilities, not just 'parks', to include buildings like pavilions.
- Amy added an F to subsection 8: 'Establish and maintain a master plan and make recommendations toward capital improvements and establishing prioritization of future improvements.'

5. Discussion on committee membership size and stakeholder representation.

- Chairman Schumacher and others have discussed possibly expanding the Park Committee from five to seven members, as seven is common in Wisconsin and nine is rare except in larger municipalities.
- Suggestion to designate specific seats for major stakeholders, such as the FAA and the school district, similar to Whitewater's practice.
- Discussion on whether these stakeholder representatives should be voting members or ex officio (advisory, non-voting). General consensus that advisory roles are preferable to avoid conflicts of interest.
- Examples given: Margo Fox is an employee of the school district but serves on the committee in a personal capacity, not as a representative.
- Legal advice from an attorney meeting indicated that voting rights for organizational representatives could present a conflict of interest, especially if there is a monetary benefit.
- General agreement that formal advisory positions for stakeholders would improve communication and transparency without granting voting rights.

6. Should the word 'trail' be added to the ordinance, considering the park committee's previous discussions about trails along County E and internal trails?

- There are existing internal trails and trails at Lions Park. The addition of 'trail' is relevant due to ongoing discussions about expanding trails, such as along County E.

7. Should town official, sporting activities, and park hours be more clearly defined in the ordinances?

- There is agreement that these terms could benefit from clearer definitions to avoid ambiguity.

8. Does item four (regarding controlled substances) need to remain in the ordinance, or has it been sufficiently addressed elsewhere?

- It is suggested that item four should remain unless there is a documented history of issues (e.g., stone throwing), which is not currently known.

9. Is bill posting (e.g., lost dog, garage sale signs) covered under the existing outdoor advertising and signage ordinance?

- There is uncertainty whether bill posting is included under the signage ordinance. It is suggested that a clause be added to clarify that bill posting is subject to town ordinance.

10. Should hunting and trapping be combined under one ordinance section, and should the language be simplified?

- Consensus to combine hunting and trapping, and to clarify that hunting, trapping, and discharge of firearms or weapons (including bows and arrows) are prohibited in parks. Simplification is supported.

11. Is cleaning fish shelters, toilet facilities, and picnic areas a common issue that needs to be addressed in the ordinance?

- Uncertainty exists about the frequency of this issue. Some believe it may not be necessary to include unless it is a recurring problem.

12. Are designated picnic areas for making fires clearly marked, and does the FAA grill fall under this rule?

- Designated picnic areas are not clearly marked. The FAA grill may require a separate agreement. There is a suggestion to allow exceptions via town official approval or independent agreement.

13. Should the ordinances address scooters, e-bikes, and other battery-powered vehicles, especially regarding their use on trails?

- There is strong agreement that the issue should be addressed, though no decision is made. Concerns include safety, mixing with pedestrians, and legitimate uses by older adults. The need for clear definitions and possible signage is noted.

14. Is the 10 miles per hour speed limit for vehicles in parks enforceable if not posted, and should it be retained or removed?

- If speed limits are not posted, enforcement is difficult. The group suggests either removing the rule or ensuring proper signage. The issue may overlap with reckless driving ordinances.

15. Are parking rules (e.g., no parking between 11 p.m. and 5 a.m.) consistent with park hours, and how should overnight parking be handled?

- There is inconsistency between park hours (7 a.m. to 11 p.m.) and parking restrictions (11 p.m. to 5 a.m.). The group agrees that rules should be consistent and that overnight parking should be addressed in line with park hours.

16. Should the ordinance about removing tree protectors be expanded to cover all park property, and is there redundancy with other sections?

- Agreement that a blanket statement prohibiting removal of park property is preferable. There is redundancy with other ordinance sections.

17. Should sporting activities (e.g., golf, archery) be more clearly defined in the ordinance?

- There is a need to define 'sporting activity' to clarify what is allowed and what is not, as some activities (e.g., golf, archery) may not have been considered when the ordinances were written.

18. Should the ordinance language regarding dogs and other animals in parks be standardized across all parks, and what restrictions should apply?

- Consensus that leashed and registered dogs should be allowed in all parks, with owners required to clean up after them. Dogs should not be allowed on playgrounds, athletic fields, or in park structures/facilities. The leash length should be specified (six or eight feet). There is discussion about whether to allow other animals (e.g., pigs, cats), but the focus remains on dogs.

19. Should there be consequences for not cleaning up dog waste, and is there an existing ordinance or fine for littering?

- There is a littering ordinance, but no specific fine for dog waste. The group suggests making non-removal of dog waste enforceable, possibly under littering rules. The need for dog waste baskets and baggies at all parks is mentioned.

20. Is the ordinance language regarding special event permits and authorization for park property use sufficient?

- The group feels that special event permits already cover authorization for park property use, and the ordinance language can be simplified.

21. Can individuals carry firearms in parks, and does this fall under state statutes or require a local ordinance?

- Uncertainty exists. The question is deferred to Attorney Stackbauer and Administrator Carlson for clarification.

22. Is the ordinance about cleaning fish in parks necessary, or can it be consolidated under hunting/trapping restrictions?

- Some believe it is outdated and could be consolidated under hunting/trapping restrictions unless there is a current issue.

23. Is the Uniform Controlled Substances Act still current and applicable?

- It is presumed to still be current, but a check will be run to confirm.

24. Should unmanned aircraft (drones), remote and radio-controlled model airplanes, helicopters, and similar devices be addressed in the ordinance for park usage?

- Operating such devices is currently prohibited on park roads and public property without prior town board approval. There is discussion about whether FAA standards or other overarching standards already address this, but the group feels it may need to be explicitly included.

25. What should the park opening hours be? Should they be changed from 7 a.m. to 5 a.m., 6 a.m., or another time? Should quiet hours be established?

- Current yard waste hours are set between 7 a.m. and 8 a.m. due to neighborhood considerations.
- Some park systems open at dawn or 8 a.m.; others at 7 a.m.
- There is concern about noise if parks open too early (e.g., 5 a.m. may be too early for noise reasons).
- 6 a.m. is suggested as a compromise.
- Quiet hours could be set from 6 a.m. to 8 a.m. and after 10 p.m., with park closing at 11 p.m.
- No final decision was made; further input from Public Works and officers is needed.

26. Who should have the authority to open and close parks due to weather or physical conditions—the chief of police, town board, or another official?

- The current ordinance gives authority to the chief of police or town board, but this is seen as outdated.
- It is suggested that the DPW foreman or staff level should handle closures for weather or physical conditions, as assembling the town board is not practical for emergencies.
- The town board would retain ultimate authority if needed, but operational decisions should be handled by staff.

27. Is preference given to residents for park reservations? Should non-residents be allowed to reserve, and if so, under what conditions?

- The ordinance currently states parks are primarily for non-exclusive use by residents, but allows for exceptions.
- There is debate about whether to allow non-residents to reserve, and if so, whether residents should have priority.
- Some towns only allow residents to reserve; others charge higher fees for non-residents.
- Staff do not want to adjudicate disputes between residents and non-residents.
- Consensus leans toward first-come, first-served, but with lower fees for residents.

28. Are there fees for renting park facilities, and are they consistent for residents and non-residents?

- There are fees for renting the town hall or pavilion, but not for fields or general park space.
- Residents pay lower fees than non-residents for facilities.
- Currently, only the school district is charged for field use; private groups are not.

- There is a need to establish a consistent fee structure, especially for outside groups using fields.

29. Who manages the reservation calendar for park fields, and how are fees or labor contributions handled for outside groups?

- Currently, the FAA manages the field reservation calendar.
- There is no formal fee for outside groups, but sometimes labor (e.g., helping put up a fence) is requested.
- There is an agreement between the town and FAA, but no fee structure is currently in place.
- A meeting is scheduled for fall of this year to review park expenditures and discuss the agreement and potential fees.

30. Should 1907 (the ordinance section) refer only to buildings rented by the town, with fields under FAA jurisdiction?

- Consensus is that 1907 should refer to buildings (e.g., pavilion, town hall) rented by the town, while fields should remain under FAA jurisdiction due to their service role.
- Fee schedules for buildings can be referenced and updated independently.

31. What is the process for compiling and submitting committee member suggestions for ordinance updates?

- Committee members are asked to compile their suggestions and send them to a designated point person (volunteer) who will organize and submit them to Justin.
- Suggestions should be organized by ordinance number (e.g., 1901, 1902, etc.).

32. Timeline and process for submitting proposed changes or questions to the current park ordinances for signage updates.

- Committee members are asked to submit their proposed changes or questions to the current ordinances by 2025-08-20. The compiled suggestions will be sent to Justin, who will share them electronically with the committee before the September meeting for review and possible action.

33. Discussion and possible action on the MSA proposal for Lyons Park building and park planning, including whether to proceed with a park master plan and/or a building/town hall site concept.

- Dan provided an overview of the MSA proposal, which includes a park master plan and a building/town hall site concept. The master plan would consider the entire area, including building sizing, amenities, splash pad, parking, and budget exercises. The building/town hall site concept is contingent on whether the town wants to move its facilities adjacent to the fire station.
- There is concern about proceeding with permanent improvements (such as the Lions Club's planned path paving) before understanding the full

impact of other potential developments (Country Villa expansion, possible town hall relocation).

- The Lions Club has pledged 100,000 USD (in five 20,000 USD increments over five years) toward the building, but the total cost will exceed this amount. The committee discussed the importance of putting projects out to bid to comply with procurement policy and ensure proper use of taxpayer dollars.
- Some committee members support the park master plan but are hesitant to act on the building/town hall site concept without more guidance from the town regarding long-term plans for the space. There is frustration about delays and a desire for more decisive action, but also recognition of the need for careful, coordinated planning to avoid costly mistakes.

34. Concerns about the Lions Club's imminent plan to pave the path around the pond and the potential need to expand the pond if other developments proceed.

- The Lions Club had secured funding and planned to pave the path within a couple of weeks, but this was put on hold due to concerns that the pond may need to be expanded if the Country Villa development or municipal offices move to the area. The committee agreed that more information is needed about the pond's capacity before proceeding with permanent improvements.

35. General concerns about the pace of decision-making, the need for a comprehensive plan, and stewardship of public funds.

- There is frustration among committee members and the Lions Club about the slow pace of progress and repeated discussions without action. However, members emphasized the importance of transparency, careful planning, and avoiding wasteful spending or piecemeal development, as experienced with the VFW and Diamond One projects.

36. What is the potential time frame for the Country Villa project and the town hall/municipal building project? What should be communicated to stakeholders like the Lions Club?

- The Country Villa project is close to being resolved but is still in the discussion phase due to lot line and property adjustments and subdivision ordinance issues. There is no development agreement yet, only an incentive agreement pending a developer agreement. The developer wanted to start in two weeks, but the process is not settled. Realistically, building will start next year with completion toward the end of next year.
- The town hall/municipal building project has a more open timeline. A feasibility study takes about five to six months. The administrator has started reaching out to companies for timelines and costs. After the study, decision-making and construction could take at least a year to a year and a half at best. The goal is to have a solution before 2028 for election and space purposes.

- There is a lack of storage space for DPW equipment and new purchases, making the need for new facilities more imminent. The topic will be discussed again at the August town board meeting, with proposals for feasibility studies expected.

37. Will the municipal building project require a referendum or can it be funded directly from the town budget?

- It is unclear whether the project will require a referendum. There are different stipulations regarding what needs to go to referendum, especially in terms of borrowing. Previously, a \$9.9 million complex (DPW facility, town hall, municipal offices, fire station) was proposed, with \$400,000 spent on planning. The attorney determined it had to go to referendum, but the public opposed the referendum and the expense. As a result, only \$3.5 million was spent on an unstaffed EMS/fire station. The process highlighted the risk of spending significant planning funds without a clear path to approval.

38. Are there stormwater implications for the proposed development, and will the developer dedicate property for stormwater pond expansion?

- There are concerns about stormwater implications if the town-owned stormwater pond needs to be expanded. It is questioned whether the developer will dedicate property to the town for this purpose. The issue is recognized as potentially significant and could change project requirements, but no definitive answer is provided yet.

39. Should the park planning proposal proceed, or should it be put on hold pending more information from the town board?

- The committee is generally supportive of the park master plan and spending money on good planning, but only in the right order and with a clearer picture of other developments. The committee does not want to add more delay to the Lions Club project and supports their efforts. The committee requests a timeline and direction from the town board regarding development at the municipal building or potential town hall site for planning purposes.
- The committee formally asks the town board to provide more information and direction about their plans for potential builds and updates from the Country Villa project before making further decisions.

40. Is the Lions Club aware of the required building specifications (cylinder rock, 10 to 12 foot ceilings), and what is the appropriate process for design and bidding?

- The Lions Club is not aware of the required changes, as it is ultimately a town project. The initial design was a rough draft, and design-build firms like Fox City's Builders, Bayland, and Keller wanted to bid. However, to ensure fair and competitive bidding, all firms must bid on the same plan. The administrator advised against design-build for this public project due to competitiveness and transparency concerns. The League of Wisconsin Municipalities generally advises against design-build for municipalities,

except in rare cases where specifications cannot be drawn for competitive bidding. This project does not fit the exception.

- The recommended delivery method is to have one firm design the project and then solicit bids based on that design.

41. What is the current status and plan for implementing a uniform bench and memorial donation program in town parks?

- There are many different types of benches in the parks, purchased at different times and prices. Some are not secured to concrete, which is now recommended. The most recent bench cost about \$600 to \$700. There is interest in creating uniformity in bench style, color, and material, with options for donors.
- The committee discussed whether to implement a replacement program for existing benches and how to handle memorials. There is ambiguity about ownership of some memorial bricks (town vs. historical society).
- Recommended bench: Barco company, recycled plastic and powder-coated aluminum, securable to concrete. Prices: \$1,000 for a 4-foot bench, \$1,175 for a 6-foot bench, \$1,500 for a certain style, \$200 extra for a black rail. Other communities charge \$1,000 to \$4,000 for memorial benches. Outagamie County offers two styles at \$1,800 and higher.
- Engraving options vary; some prefer larger engravings over small plaques. The committee discussed offering different levels (e.g., one line or three lines of engraving) at different price points.
- Other amenities (picnic tables, trash cans, pet waste stations) could be included in the donation program for lower price points. ADA-accessible picnic tables are also available.
- The committee favors establishing the Barco bench as the standard option, with potential to add more options later. Uniformity in benches is preferred for aesthetics and maintenance.

42. What type of trash can holders or enclosures should be used in the parks, and should there be a donation program for park benches and other amenities?

- DBW previously made makeshift trash can holders out of wood, which look better than blue barrels.
- There is interest in establishing a more formal and aesthetically pleasing solution, possibly with opportunities for donations.
- A park bench donation program has been discussed at the town board level.
- The park committee should make recommendations for the donation program to be presented to the town board at the end of August 2025.

43. Should the committee recommend a specific brand or style for benches and other park amenities for the donation program?

- There is support for using the Barco brand for benches and possibly other amenities, due to positive past experiences (easy ordering, shipping, and good service).
- The committee prefers to offer some variety but also wants to maintain uniformity.
- A motion was made and passed to recommend the Sterling Memorial bench in forest green, with dedications engraved directly onto the bench, as the baseline for the donation program.

44. Should the committee make a recommendation for picnic tables as part of the donation program at this meeting?

- Discussion about the design and placement of plaques on picnic tables.
- Preference for forest green color to match existing amenities.
- Concerns about including umbrellas due to potential for loss or damage.
- Decision to focus on benches for now and revisit picnic tables after further research and idea development.

45. Should the committee consider a 'Friends of the Park' donation program for general park improvements?

- Proposal to create a 'Friends of the Park' program allowing for smaller, flexible donations (e.g., \$25 or any amount), with donor names displayed on a sign.
- Funds would be used for standardizing and beautifying the park, including amenities not typically donated (e.g., trash cans, dog bag dispensers).
- No motion was made as it was not on the agenda, but it will be added for discussion at the next meeting.

46. How should the committee handle existing memorial benches if a new style is adopted?

- Uncertainty about whether families who previously donated benches should be asked to pay for new benches if styles change.
- Acknowledgment that there are no records of past agreements, costs, or contacts for existing benches.
- Consensus that it would be inappropriate to ask previous donors to pay again, but there is also a lack of funds to replace benches without donor support.
- This is a policy decision for the board to address in the future.

47. Can unsafe or deteriorated benches be removed at the discretion of park staff?

- Yes, John can remove unsafe benches (e.g., a wooden bench that may cause splinters) at his discretion, likely in the fall.

48. What is the status of the D1 project, including fencing, concrete, landscaping, and sewer line repairs?

- The D1 project is temporarily delayed, waiting for the concrete company to pour the path and dugout floors.

- Fencing for D1 and D... fields is scheduled for the week of August 18, 2025.
- Dugout roofs are waiting for the floors to be completed, with a deadline before August 29, 2025.
- Landscaping and sod installation are ongoing; the sod is surviving a dry period, which may help root development.
- A large set of bleachers, donated by the Fast Pitch Club, is set for delivery the last week of August 2025.
- Sewer line issues: The existing clay lateral is old, flat, and sagging, causing backups. Peters (the general contractor) provided a costly open-cut replacement price, but Emin E (Jay Midbound) will work directly with the town to directionally bore a new line, minimizing restoration costs and making a substantial donation. Work is expected to start as soon as Friday (likely August 8, 2025) and finish within 10 days.
- The main delay is the concrete sidewalk, but the substantial completion date remains the end of August 2025.

49. How should the committee set priorities for the upcoming budget cycle?

- Committee members are asked to review a previously created grid listing concerns for each park, categorized by safety, accessibility, and playability.
- The grid will be reshared for review at the September 3, 2025 meeting, where priorities will be set for the October 2025 budget season.
- Drainage at VFW Park is identified as the top priority before addressing other issues.
- The committee will provide an itemized list of priorities to the town board.

50. Does the Parks Committee have its own budget line, or does it operate on a project-by-project basis?

- Currently, the Parks Committee does not have its own budget line; all projects are proposed to the board for approval individually.
- There is interest in recommending an annual budget for the committee, to be discussed in September 2025.
- Committee members suggest that the committee should focus on capital improvement projects, while public works should handle operations budgets.
- Desire to move away from project-by-project approvals and towards a master plan with prioritized projects.

51. What are the future agenda items for the next meeting?

- Discussion and possible action regarding Chapter 19 park ordinances.
- Discussion and possible action on park signage to reflect revised ordinances.
- Ideas for picnic tables for the donation program.

- Friends of the Parks program and donation ideas.
- Revisit Lions Park planning proposal.
- Budget priorities review.
- Review of park ordinances and suggestions from Administrator Carlson.

Action Items

[] Take Amy's suggestions and the current ordinance draft, combine and refine them for further review. Administrator Carlson will also review. Bring the revised draft to the town board for input, especially on committee consultation in parkland dedication. Finalize language and structure for September meeting. -- *[Joe Zellmer] [Amy Feltz] [Administrator Carlson] 2025-09*

[] Dana to review and rework language regarding committee member and planning commission start dates to ensure staggered terms and clarify the process. -- *[Dana]*

[] Amy to type up comments and suggestions, including clarifications on rules, records, and maintenance responsibilities, and circulate for review. -- *[Amy Feltz]*

[] Ask the town attorney (Attorney Stackbauer) about the current carry law in parks and whether it is covered by state statutes or requires a local ordinance. -- *[Administrator Carlson]*

[] Administrator Carlson to follow up with the town attorney regarding updated language for dog registration and rabies tag requirements. -- *[Administrator Carlson]*

[] Consider board action to establish a specific fine or enforcement mechanism for failure to clean up dog waste in parks. -- *[Town Board]*

[] Review and revise park ordinances for consistency, clarity, and enforceability, including definitions for trails, park hours, parking, sporting activities, animal regulations, and permitted uses of e-bikes/scooters. -- *[Park Committee] [Town Officials]*

[] Check if the Uniform Controlled Substances Act is still current.

[] Run proposed park hour changes by Public Works and officers for feedback, especially regarding early morning access and enforcement. -- *[Public Works] [officers] [John] [DPW officers]*

[] Further clarify and update the ordinance regarding authority to open/close parks due to weather or physical conditions, possibly shifting responsibility from the town board/chief of police to DPW foreman or staff.

[] Hold a meeting in the fall of 2025 between the town and FAA to review park expenditures, discuss the agreement, and determine if a fee structure should be established for field use. -- *[town] [FAA] 2025-09-01 to 2025-11-30*

[] Committee members to compile their ordinance suggestions by section (e.g., 1901, 1902, etc.) and send them to the designated point person, who will organize and submit them to Justin. -- *[committee members] [designated point person] [Justin]*

[] Committee members to submit proposed changes or questions to the current park ordinances for signage updates. -- 2025-08-20

[] Justin to compile submitted ordinance changes and share them electronically with the committee prior to the September meeting for review. -- *[Justin]*

[] Agenda items 4 and 4A (park signage and ordinance updates) to be moved to the September meeting for further discussion and possible action. -- 2025-09

[] Hold off on paving the path around the pond at Lyons Park until more information is obtained about the pond's capacity and the impact of potential developments (Country Villa, municipal offices, etc.). -- *[Lions Club]*

[] Await further guidance from the town regarding long-term plans for Lyons Park before committing to the building/town hall site concept or investing significant funds in a master plan.

[] Discuss the town hall/municipal building project in more detail at the August town board meeting, including proposals from companies for feasibility studies. -- *[Administrator Carlson]* 2025-08

[] Town board to provide the committee with more information and direction about plans for potential municipal builds and updates from the Country Villa project, to inform next steps for the park master plan. -- *[Town Board]*

[] Committee to consider establishing the Barco bench as the standard for the memorial bench donation program, with potential to add picnic tables and other amenities as options. Develop tiered donation levels and finalize program details. -- *[Committee Members]* *[John (parks staff)]*

[] Take the recommendation for the Sterling Memorial bench in forest green with engraved dedications to the town board for approval. -- *[Tara]* *[Paul]* *[Town Board]* end of August 2025

[] Further develop ideas and recommendations for picnic tables for the donation program and present them at a future meeting. -- *[Committee members]*

[] Add discussion of other types of donation options (e.g., Friends of the Park) to the agenda for the next month's meeting. -- *[Committee chair/administrator]* September 3, 2025

[] Remove unsafe wooden bench from the park at John's discretion in the fall. -- *[John]* fall 2025

[] Complete D1 project tasks: fencing (week of August 18, 2025), dugout roofs (before August 29, 2025), landscaping, sod monitoring, bleacher delivery (last week of August 2025), and sewer line replacement (start as soon as August 8, 2025, finish in 10 days). -- *[Fencing company]* *[Concrete company]* *[Landscaping sub]* *[Fast Pitch Club]* *[Emin E (Jay Midbound)]* *[Peters]* end of August 2025

[] Reshare the park concerns grid with all committee members for review and prioritization at the September 3, 2025 meeting. -- *[Committee chair/administrator]* September 3, 2025

[] Discuss and possibly recommend an annual budget for the Parks Committee at the September 3, 2025 meeting. -- *[Committee members]* September 3, 2025

[] Prepare and review future agenda items: park ordinances, signage, picnic table donation ideas, Friends of the Park program, Lyons Park planning proposal, and budget priorities. -- *[Committee chair/administrator]* *[Administrator Carlson]* *[Paul]* September 3, 2025

AI Suggestion

Based on your recording, which contains some professional information on municipal park committee governance and best practices, AI has found the following resources to help you learn more.:

1. Model Park Ordinances and Policy Templates:
<https://www.nrpa.org/publications-research/best-practice-resources/>
2. Managing Conflicts of Interest in Local Government:
<https://icma.org/articles/pm-magazine/managing-conflicts-interest-local-government>
3. Stakeholder Engagement and Communication in Parks Planning:
<https://www.planning.org/research/parks/>
4. Memorial Donation Programs for Parks: <https://www.nrpa.org/parks-recreation-magazine/2019/june/memorial-programs-in-parks/>
5. Legal Compliance and Ordinance Drafting for Municipalities:
<https://www.lwm-info.org/DocumentCenter/View/456/Ordinance-Drafting-Handbook-PDF>

Case/Practice:

Many municipalities regularly review and update their park ordinances to ensure clarity, legal compliance, and alignment with community needs. Best practices include involving legal counsel in ordinance drafting, establishing clear definitions and enforcement mechanisms, and consulting stakeholders (such as local organizations, school districts, and donors) throughout the planning process. Transparent communication, standardized donation programs, and staggered committee terms are commonly used to improve governance, avoid conflicts of interest, and ensure sustainable park management.



Task Order

MSA Project Number: 17727011

This AGREEMENT (Agreement) is made effective _____ by and between

MSA PROFESSIONAL SERVICES, INC (MSA)

Address: 1500 N. Casaloma Drive, Appleton, WI 54913

Phone: (920) 545-2083

Representative: Dan Rammer

Email: drammer@msa-ps.com

TOWN OF FREEDOM (OWNER)

Address: W2004 CTH S, Freedom, WI 54131

Phone: 920-788-4548

Representative: Justin Carlson, Administrator

Email: administrator@tn.freedom.wi.gov

Project Name: Park Concept Plan

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: September 1, 2025
Approximate Completion Date: February 2026

The estimated fee for the work is:

Park Master Plan: \$20,000

Building/Town Hall Site Concept: \$12,000

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis. A list of reimbursable expenses is included on the attached rate schedule.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files.

TOWN OF FREEDOM

Justin Schumacher

Town Chair

Date: _____

MSA PROFESSIONAL SERVICES, INC.

Dan Rammer

Dan Rammer, PE

Team Leader

Date: _____

OWNER ATTEST:

Dana McHugh

Clerk/Treasurer

Date: _____

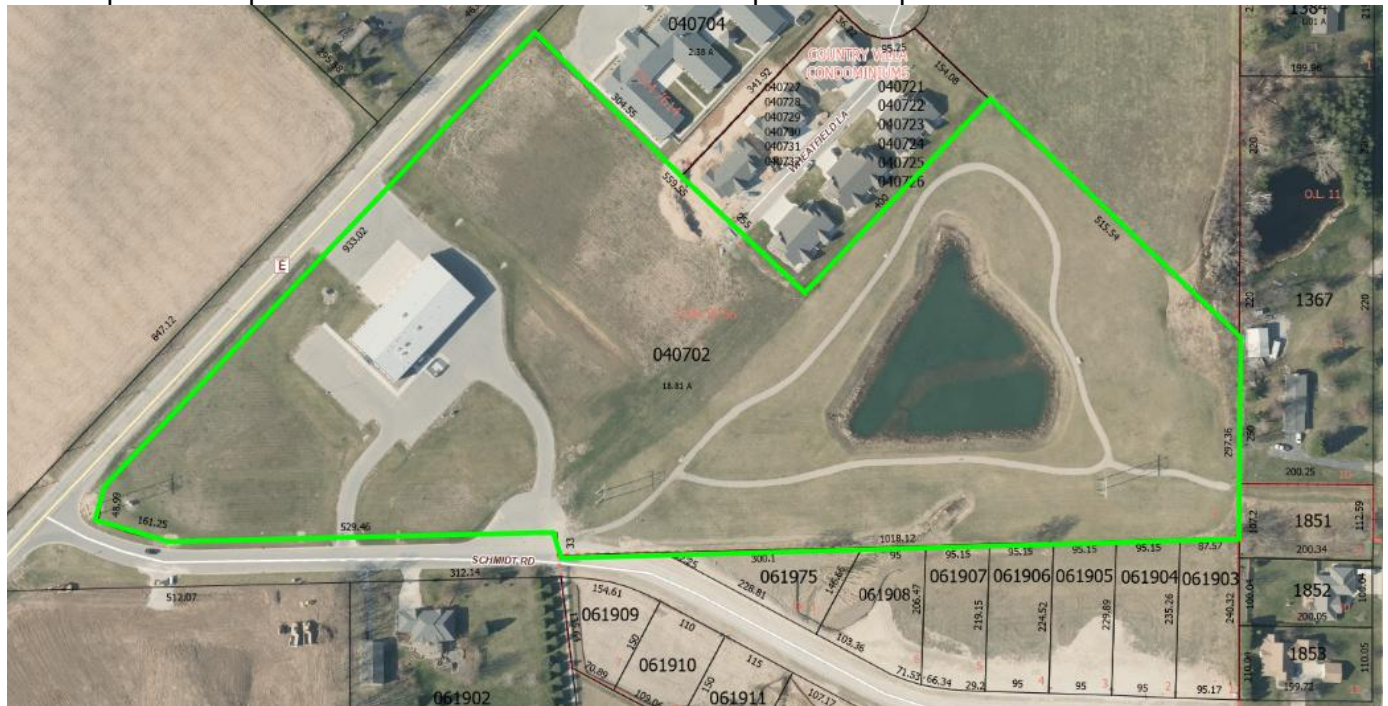
ATTACHMENT A: SCOPE OF SERVICES

PROJECT UNDERSTANDING

The Town of Freedom has requested a proposal to assist them in developing a concept plan for Lions Park, an approximately 19-acre parcel located near the intersection of CTH E and Schimdt Road. The Town and the Lions Club are collaborating on planning improvements within Lions Park. Current amenities at Lions Park include open green space, a gravel walking trail, and a stormwater detention pond. The Town of Freedom is looking to enhance the park's functionality and appeal through a master planning process that builds on these existing amenities and explores opportunities for additional features. The anticipated improvements are as follows: park building, parking lot, splash pad, trail location/relocation, benches along the walking trail, observation deck, pond resizing and future development of adjacent lands potentially including new municipal building located near the fire station. The planning will include a study to determine preliminary sizing of the park building, parking lot, and municipal building. The master plan for Lions Park will serve as a guiding document for future development, seeking to improve accessibility and provide direction for future projects within the park space.

The physical deliverable of the project will consist of park master plan color rendered concept plan (2D plan view) accompanied by character images to demonstrate the intended amenities and uses of the park. An overall construction cost estimate for the master plan will be developed to allow the Town to consider the potential build out and phasing of the park construction.

The map below depicts the area to be studied and develop a master plan.



A preliminary concept was provided to MSA as shown below:



SCOPE OF SERVICES – Park Master Plan and Park Building Preliminary Design (\$20,000)
PHASE 1 – SITE ANALYSIS AND CONCEPT DEVELOPMENT

TASK 1.1 – KICKOFF MEETING

MSA to meet with Owner to discuss project goals, priorities and other pertinent issues related to the park.

TASK 1.2 – SITE INVENTORY AND ANALYSIS

Using data from Outagamie County GIS (LiDAR contours, parcels, utilities, etc.) and the preliminary concept provided, MSA will review and analyze the existing conditions at Lions Park. This analysis will identify areas best suited for future development and highlight any constraints on the site. These findings will also help guide the placement of new park amenities in future phases.

TASK 1.3 – DIAGRAMMATIC CONCEPT PLAN DEVELOPMENT

Utilizing findings from Task 1.2, MSA will develop one (1) high-level diagrammatic plan view concept plan for Lions Park. This concept plan will graphically display, in plan view, the proposed relationships between existing park amenities, proposed park amenities, pedestrian/bicycle circulation, and vehicular traffic on the site. A character imagery board with representative images

of the proposed park amenities will also be developed during this phase to provide real-world examples of similar applications.

TASK 1.4 – CONCEPT REVIEW MEETING (Meeting #2, Virtual)

MSA will host a concept review meeting with Town staff and stakeholders to discuss the diagrammatic concept plan and associated character imagery board. Meeting minutes will be recorded and used to create a final master plan concept in the next phase (Phase 2).

Meetings and Deliverables:

- (1) Diagrammatic Concept Plan (PDF)
- (1) Character Imagery Board (PDF)
- Meeting #1 (Virtual)
- Meeting Minutes (PDF)

PHASE 2 – FINAL MASTER PLAN DEVELOPMENT

TASK 2.1 – MASTER PLAN CONCEPT & COST ESTIMATE DEVELOPMENT

Incorporating the feedback from the concept review meeting in Task 1.4, MSA will develop one (1) final master plan concept for Lions Park. This final master plan concept will be scaled and detailed to graphically display proposed park improvements and incorporate ADA accessibility, safety, and aesthetics. The character imagery board from Task 1.3 will also be updated and a cost estimate will be developed to outline expected costs for implementing the final master plan.

SCOPE OF SERVICES – Building/Town Hall Site Concept Plan (\$12,000)

PHASE 1 – SITE ANALYSIS AND CONCEPT DEVELOPMENT

TASK 1.1 – KICKOFF MEETING

Kick-off Meeting #1 with Owner to discuss project goals, priorities and other pertinent issues related to the site development.

TASK 1.2 – REVIEW EXISTING SITE INFORMATION

Review of existing Town Hall and Public Works program documents provided by Owner to determine approximate building and site program areas. If program documents do not exist or are outdated, MSA will use existing Town Hall and Public Works buildings sizes as a starting points for the new concept building areas. Analysis of existing or future spaces in the buildings or on site are not included in this proposal. Review of site conditions that will influence siting of the buildings.

TASK 1.3 – CONCEPT PLAN DEVELOPMENT

This concept plan will graphically display, in plan view, the proposed relationships between existing park amenities, proposed park amenities, fire station building and proposed Town Hall building.

TASK 1.4 – CONCEPT REVIEW MEETING

Meeting #2 to discuss building site plan concept with Owner.

PHASE 2 – FINAL MASTER PLAN DEVELOPMENT

TASK 2.1 – MASTER PLAN CONCEPT & COST ESTIMATE DEVELOPMENT

Incorporating the feedback from the concept review meeting in Task 1.4, MSA will develop one (1) final master plan concept for Lions Park. This final master plan concept will be scaled and detailed to graphically display proposed park improvements and incorporate ADA accessibility,

safety, and aesthetics. The character imagery board from Task 1.3 will also be updated and a cost estimate will be developed to outline expected costs for implementing the final master plan.

TASK 2.2 – MEETING TO PRESENT FINAL CONCEPT

Meeting #3 to present final concept to Owner and other stakeholders.

DELIVERABLES:

- (1) Final Master Plan (PDF) - The final deliverable will include a concept site plan showing building(s) locations, parking and site circulation.
- (1) Final Character Imagery Board (PDF)
- (1) Estimate of Probable Cost (PDF)

SERVICES NOT PROVIDED AS PART OF THIS PROJECT

The basic services of this proposal do not include providing the following services. The following can be provided as additional services if authorized by the Owner.

Beyond the basic services outlined in this proposal, our team can provide additional concepts or renderings on a time and expense basis. The following services are also not included, but can be provided if desired on a time and expense basis.

- Attending other meetings not identified above.
- Cost Estimating beyond concept level.
- Any Public Engagement, Surveys, or Event attendance not listed above.
- Design Development or Construction Documents.
- Geotechnical Investigation.
- 3D-Rendered models or additional rendered plans.
- Construction observation services.
- Site lighting plans, specifications or photometric plans.
- Site irrigation plans, specifications, or system.
- Topographic/Boundary Survey(s)
- Construction Staking and Layouts.
- Bidding
- Grant administration services.
- Permitting for construction.
- Work outside the identified project limits.
- Detailed analysis of the existing Town Hall and Public Works Buildings
- Program development of the new Town Hall and Public Works Buildings

ESTIMATED PROJECT SCHEDULE

Date	Milestone
September 2025	Site Inventory & Analysis
September 2025	Concept Development
October 2025	Concept Refinement
November 2025	Draft Master Plan Development
December 2025	Draft Master Plan Refinement
February 2026	Final Master Plan & Cost Estimate

ATTACHMENT B: RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Administrative	\$ 85 – \$154/hr.
Architects	\$ 85 – \$198/hr.
Community Development Specialists	\$137 – \$198/hr.
Digital Design	\$115 – \$151/hr.
Environmental Scientists/Hydrogeologists	\$110 – \$193/hr.
Geographic Information Systems (GIS)	\$100 – \$193/hr.
Housing Administration	\$ 97 – \$198/hr.
Inspectors/Zoning Administrators	\$110 – \$160/hr.
IT Support	\$175 – \$193/hr.
Land Surveying	\$ 85 – \$198/hr.
Landscape Designers & Architects	\$ 85 – \$220/hr.
Planners	\$ 85 – \$215/hr.
Principals	\$225 – \$314/hr.
Professional Engineers/Designers of Engineering Systems	\$155 – \$204/hr.
Project Managers	\$120 – \$248/hr.
Real Estate Professionals	\$140 – \$193/hr.
Staff Engineers	\$ 85 – \$149/hr.
Technicians	\$100 – \$151/hr.
Wastewater Treatment Plant Operator	\$ 92 – \$118/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Specs/Reports	\$10
Copies	\$0.14/page
Plots	\$0.01/sq.in.
Flash Drive	\$10
GPS Equipment	\$20/hour - \$10.75/hour for DOT
GPS R2 Equipment	\$20/hour - \$2/hour for DOT
Dini Laser Level	\$85/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + \$5/day
Mileage – MSA Vehicle	\$0.70 mile standard/ \$0.69 mile for DOT
Nuclear Density Testing	\$30/day
Organic Vapor Field Meter	\$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	\$20/hour - \$10/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	\$30/hour
Drone Flight	\$375/flight - \$360/flight for DOT

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.



OUTAGAMIE COUNTY SHERIFFS OFFICE

Total CAD Calls Received, by Nature of Call in Zone

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
911 Misdialed	10	2.23
Abandoned Vehicle	1	0.22
Vehicle Accident	5	1.12
Accident in a Parking Lot	2	0.45
Law Alarms - Burglary Panic	1	0.22
Alcohol Violations	1	0.22
Allergies C-Charles Response	1	0.22
Animal Bite	1	0.22
Animal Call	7	1.56
Assist Citizen or Agency	14	3.12
Bleeding D-David Response	1	0.22
Breathing Problem C-Charles	1	0.22
Breathing Problem D-David	1	0.22
Business Check	2	0.45
Civil Matter Assist	1	0.22
Civil Process	5	1.12
Crime Prevention	139	31.03
Damage to Property	1	0.22
Falls B-Boy Response	2	0.45
Fire Alarm Commercial	1	0.22
Follow Up	3	0.67
Fraud Complaint	1	0.22
Jail GPS Checks	1	0.22
Hazard in Roadway	1	0.22
Heart Problem C-Charles	1	0.22
Juvenile Complaint	2	0.45
Vehicle Lockout	2	0.45
Motorist Assist	7	1.56
Noise Complaint	1	0.22
PNB B-Boy Response	1	0.22
PNB E-Edward Response	1	0.22
Reckless Driving Complaint	2	0.45
Medical Pre-Alert	3	0.67
Scam	1	0.22
School Safety	1	0.22
Seizure C-Charles Response	1	0.22
Sex Offense	1	0.22
Sick A-Adam	1	0.22
Sick D-David	1	0.22
Stroke C-Charles	1	0.22
Suspicious Incident	3	0.67
Suspicious Vehicle	5	1.12

<u>Nature of Call</u>	<u>Total Calls Received</u>	<u>% of Total</u>
Theft Complaint	3	0.67
Theft of Automobile Complaint	1	0.22
Traffic Enforcement	105	23.44
Traffic Stop	86	19.20
Transport Accident D-David	1	0.22
Trespassing	1	0.22
Unconscious D-David	1	0.22
Wanted Person or Apprehension	2	0.45
Welfare Check	10	2.23

Total reported: 448

Report Includes:

All dates between `00:00:01 07/01/25` and `23:59:59 07/31/25`, All nature of incidents, All cities matching `FRT`, All types, All priorities, All agencies, All zones

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Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
cat	8/15/2025	CAT FINANCIAL	
		Manual Check	
100-00-53635-000-000		RECYCLING	709.63
		37282295	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP	709.63
		37282295	
100-00-55200-340-000		PARKS OPERATING SUPPLIES	709.63
		37282295	
		Total	2,128.89
VOX	8/01/2025	VOXTELESYS	
		Manual Check	
100-00-51410-223-000		ADMIN OFFICE PHONE	102.82
		JULY	
		Total	102.82
WEX	8/01/2025	WEX BANK- WRIGHT EXPRESS	
		Manual Check	
100-00-52200-355-000		FIRE DEPARTMENT FUEL	34.00
		JULY	
		Total	34.00
AT&T	8/12/2025	AT&T	
		Manual Check	
100-00-55200-220-000		PARKS UTILITIES	157.64
		JULY	
		Total	157.64
QUAD	8/22/2025	QUADIENT FINANCE USA INC	
POSTAGE		Manual Check	
100-00-51410-310-000		ADMIN OFFICE OFFICE SUPPLIES & POSTAGE	100.99
		POSTAGE	
		Total	100.99
40564	8/27/2025	ACCU CLEAN	
AUGUST			
100-00-51600-240-000		TOWN HALL BLDG MAINT	128.75
		AUGUST 14529	
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN	128.75
		14529	

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Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-55200-241-000	PARKS	VFW MAINTENANCE 14529	208.75
100-00-55200-242-000	PARKS	HISTORICAL SOC MAINT 14529	128.75
Total			595.00

40565 8/27/2025 ASSOCIATED TRUST COMPANY

300-00-58101-610-000	BOND #2	PRINCIPAL 356-305	505,000.00
300-00-58101-620-000	BOND #2	INTEREST 356-305	20,600.00
420-00-58100-610-000	DEBT SERVICE	PRINCIPAL 356-308	150,000.00
420-00-58100-620-000	DEBT SERVICE	INTEREST 356-308	2,512.50
420-00-58100-620-000	DEBT SERVICE	INTEREST 356-309	47,595.00
410-00-58100-620-000	DEBT SERVICE	INTEREST 356-310	12,638.75
300-00-58110-620-000	FIRE EMS BOND #3	INTEREST 356-311	34,371.88
300-00-58115-620-000	TOWN OF FREE (RES 2021-03)	INT 356-312	9,125.00
300-00-58113-620-000	STATE TRUST 02220518.01	INT 356-313	10,723.35
300-00-58112-620-000	FIRE TRUCK ENGINE	INTEREST 356-314	17,113.00
Total			809,679.48

40566 8/27/2025 BAYCOM

100-00-52300-333-000	FIRST RESP-FAP- COMMUNICATION EQUIPINV_057185	1,380.00
Total		1,380.00

40567 8/27/2025 BENS SMALL ENGINE LLC

100-00-55200-390-000	PARKS MISC EXP 57990	5.90
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Posted From: 7/24/2025 From Account:
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Check Nbr	Check Date	Payee	Amount
100-00-53300-370-000		STREETS & HWY RDWAY SUPPLIES	226.97
		58079	
		Total	232.87
40568	8/27/2025	BOBCAT PLUS, INC	
100-00-53620-382-000		REFUSE SERVICE YARD WASTE	332.72
		IG59892	
		Total	332.72
40569	8/27/2025	BOUND TREE MEDICAL	
100-00-52300-332-000		FIRST RESP-FAP- DISP SUPPLIES	339.90
		85874923	
		Total	339.90
40570	8/27/2025	CAREW CONCRETE & SUPPLY CO	
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC	256.45
		1322002	
		Total	256.45
40571	8/27/2025	CARSTENS	
100-00-55200-810-000		PARKS EQUIPMENT	18.64
		281634	
		Total	18.64
40572	8/27/2025	CEDAR CORPORATION	
430-00-53901-000-000		TIF #3 EXPENDITURES	11,640.00
		125088	
		Total	11,640.00
40573	8/27/2025	CLOUD PERMIT, INC	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	5,100.00
		2813	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	2,550.00
		2814	
		Total	7,650.00

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Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
40574	8/27/2025	COMMUNITY PLANNING & CONSULTING	
100-00-56400-215-000		TOWN PLANNER	1,927.00
		1392	
		Total	1,927.00
40575	8/27/2025	COMPLETE OFFICE OF WISCONSIN	
100-00-55200-390-000		PARKS MISC EXP	294.34
		965479	
		Total	294.34
40576	8/27/2025	CORPORATE NETWORK SOLUTIONS	
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN	4,920.00
		AAAQ35434	
		Total	4,920.00
40577	8/27/2025	DECKER SUPPLY COMPANY INC	
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC	1,354.50
		933646	
		Total	1,354.50
40578	8/27/2025	EAGLE SIGN & DESIGN	
100-00-52300-000-000		FIRST RESPONDERS	664.82
		340162	
100-00-52300-000-000		FIRST RESPONDERS	155.09
		340163	
100-00-52300-000-000		FIRST RESPONDERS	529.61
		340164	
100-00-52300-000-000		FIRST RESPONDERS	210.00
		340137	
		Total	1,559.52
40579	8/27/2025	EMPLOYEE RESOURCE CENTER, INC (ERC)	
100-00-51410-134-000		ADMIN OFFICE EAP BENEFITS	215.00
		ERC-0825-1253	
		Total	215.00

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Posted From: 7/24/2025 From Account:
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Check Nbr	Check Date	Payee	Amount
40580	8/27/2025	FABICK CAT TRACTOR COMPANY	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP	138.13
		PIGB0313956	
		Total	138.13
40581	8/27/2025	FOX VALLEY HUMANE ASSOCAITION	
100-00-54900-000-000		HUMANE SOCIETY EXP	92.00
		6241	
		Total	92.00
40582	8/27/2025	FREEDOM MINI MART	
100-00-53300-355-000		STREETS & HWY FUEL	219.20
		JULY 2025	
		Total	219.20
40583	8/27/2025	FREEDOM SANITARY DISTRICT #1	
		JULY	
100-00-51600-390-000		TOWN HALL MISC EXP	125.00
		JULY	
		2025023	
100-00-52220-000-000		PUBLIC FIRE PROT WATER BILL	26,326.25
		2025024	
		Total	26,451.25
40584	8/27/2025	FREEDOM SCHOOL DISTRICT	
100-00-41140-000-000		MOBILE HOME FEES	763.79
		JULY MONTHLY FEES- MOBILE HOME	
		Total	763.79
40585	8/27/2025	GANNETT WISCONSIN LOCALIQ	
100-00-51410-315-000		ADMIN OFFICE PRINT /ADV	207.36
		0007210658	
		Total	207.36
40586	8/27/2025	GARROW PROPANE CORPORATION	
100-00-53300-355-000		STREETS & HWY FUEL	695.76
		440660	

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Check Nbr	Check Date	Payee	Amount
100-00-53300-355-000		STREETS & HWY FUEL	120.45
		440661	
100-00-53300-355-000		STREETS & HWY FUEL	216.81
		440292	
100-00-53300-355-000		STREETS & HWY FUEL	649.07
		440293	
100-00-53300-355-000		STREETS & HWY FUEL	187.17
		442440	
100-00-53300-355-000		STREETS & HWY FUEL	711.59
		442441	
		Total	2,580.85
40587	8/27/2025	GASCO	
100-00-55200-390-000		PARKS MISC EXP	108.00
		164226	
		Total	108.00
40588	8/27/2025	GREEN BAY HIGHWAY PRODUCTS LLC	
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC	569.10
		1816	
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING	1,559.75
		2612	
		Total	2,128.85
40589	8/27/2025	HARTERS FOX VALLEY DISPOSAL	
100-00-55200-212-000		PARKS CONTRACTED SERVICE	219.00
		1374035	
100-00-53635-000-000		RECYCLING	9,050.04
		1374035	
100-00-53620-380-000		REFUSE SERVICE GARBAGE DISPOSAL	24,254.10
		1374035	
100-00-55200-383-000		PARKS TRASH/RECYCLING	64.00
		1374035	
		Total	33,587.14
40590	8/27/2025	HINTZ TRUCKING	

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Check Nbr	Check Date	Payee	Amount
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING 1157	2,800.00
Total			2,800.00
<hr/>			
40591	8/27/2025	JOAN LEY REFUND FOR VFW HALL RENTAL 8/31/25	
100-00-48900-000-000		MISC REVENUES REFUND FOR VFW HALL RENTAL 8/31/25 REFUND	125.00
Total			125.00
<hr/>			
40592	8/27/2025	JOCHMANS INC	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP TIRES	220.00
Total			220.00
<hr/>			
40593	8/27/2025	MARCO TECHNOLOGIES LLC NW 7128	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP INV13874205	2,400.00
100-00-51410-311-000		ADMIN OFFICE TECH & COMP INV14013724	2,280.00
Total			4,680.00
<hr/>			
40594	8/27/2025	MCC INC	
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC 374017	527.98
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING 373446	831.57
Total			1,359.55
<hr/>			
40595	8/27/2025	MENARDS - DEPERE	
100-00-55200-390-000		PARKS MISC EXP 50307	11.77
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING 50149	166.35
100-00-55200-390-000		PARKS MISC EXP 51213	105.42
Total			283.54

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Posted From: 7/24/2025 From Account:
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Check Nbr	Check Date	Payee	Amount
40596	8/27/2025	MSA PROFESSIONAL SERVICES INC	
100-00-52400-000-000		BUILDING INSPECTOR	15,055.13
		019111	
400-00-57620-000-000		PARK OUTLAY CAPITAL FUND	6,861.18
		018847	
100-00-56400-000-000		TOWN ENGINEER	400.16
		018846	
100-00-56400-000-000		TOWN ENGINEER	4.96
		018846	
100-00-56400-000-000		TOWN ENGINEER	38.75
		018846	
400-00-57339-000-000		OTHER HIGHWAY ROAD PROJECTS	1,275.53
		018846	
400-00-57339-000-000		OTHER HIGHWAY ROAD PROJECTS	1,468.94
		018846	
400-00-57339-000-000		OTHER HIGHWAY ROAD PROJECTS	4,001.94
		018846	
100-00-15403-000-000		DUE FROM TIF #3	12,541.24
		018846	
400-00-57339-000-000		OTHER HIGHWAY ROAD PROJECTS	1,925.00
		018846	
100-00-56400-000-000		TOWN ENGINEER	3,752.50
		018846	
100-00-53300-232-000		STREETS & HWY SEALCOAT/CRACK F	2,092.50
		018846	
		Total	49,417.83
40597	8/27/2025	NAPA AUTO PARTS	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP	26.98
		254353	
		Total	26.98
40598	8/27/2025	OUTAGAMIE COUNTY RECYCLING & SOLID WASTE	
100-00-53635-000-000		RECYCLING	286.20
		38338	
		Total	286.20

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Accounting Checks

Posted From: 7/24/2025 From Account:
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Check Nbr	Check Date	Payee	Amount
40599	8/27/2025	OUTAGAMIE COUNTY TREASURER MAY SERVICES	
100-00-52100-000-000		POLICE DEPARTMENT MAY SERVICES	15,403.20
		130934	
100-00-52100-000-000		POLICE DEPARTMENT JUNE SERVICES	17,864.36
		130931	
100-00-53300-370-000		STREETS & HWY RDWAY SUPPLIES	220.38
		1021923	
100-00-55200-810-000		PARKS EQUIPMENT	626.59
		130979	
100-00-45200-000-000		ADDRESSES REVENUE	150.00
		130973	
		Total	34,264.53
40600	8/27/2025	PACKERLAND RENTAL	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP	618.98
		3249	
		Total	618.98
40601	8/27/2025	RANDERCOM, LLC	
400-00-57140-000-000		TOWN HALL OUTLAY	7,175.82
		918902	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	290.00
		918861	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	2,199.16
		918915	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	1,760.00
		918855	
		Total	11,424.98
40602	8/27/2025	REINDERS INC	
100-00-55200-390-000		PARKS MISC EXP	201.25
		2736147-00	
100-00-55200-340-000		PARKS OPERATING SUPPLIES	201.25
		2736588-00	
		Total	402.50

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Accounting Checks

Posted From: 7/24/2025 From Account:
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Check Nbr	Check Date	Payee	Amount
40603	8/27/2025	RIESTERER & SCHNELL INC	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP 9149635	1,229.73
		Total	1,229.73
40604	8/27/2025	S.I. METALS AND SUPPLY	
100-00-55200-340-000		PARKS OPERATING SUPPLIES 300115	34.00
		Total	34.00
40605	8/27/2025	SERVICE MOTOR CO INC	
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING P90805	50.12
100-00-55200-810-000		PARKS EQUIPMENT P90971	76.59
		Total	126.71
40606	8/27/2025	TERMINIX- WIL-KIL	
100-00-55200-242-000		PARKS HISTORICAL SOC MAINT 80091114	118.42
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 80091816	84.24
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 81461318	84.24
		Total	286.90
40607	8/27/2025	TRANSCENDENT TECHNOLOGIES	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP M8302	1,717.00
		Total	1,717.00
40608	8/27/2025	UNIFIRST CORPORATION	
100-00-55200-241-000		PARKS VFW MAINTENANCE 1481040521	32.64
100-00-51600-240-000		TOWN HALL BLDG MAINT 1481040524	75.53

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Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 1481040525	54.16
100-00-55200-241-000		PARKS VFW MAINTENANCE 1481043833	32.16
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 1481042187	54.16
100-00-55200-241-000		PARKS VFW MAINTENANCE 1481044843	36.17
100-00-51600-240-000		TOWN HALL BLDG MAINT 1481044844	83.27
100-00-55200-241-000		PARKS VFW MAINTENANCE 1481043833	32.16
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 1481043835	144.94
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN 1481042187	54.16
100-00-55200-241-000		PARKS VFW MAINTENANCE 1481043833	32.16
		Total	631.51
40609 8/27/2025 UNLIMITED ENTERPRIZES LLC			
400-00-57140-000-000		TOWN HALL OUTLAY 7699	3,978.14
		Total	3,978.14
40610 8/27/2025 BUREAU OF CORRECTIONAL ENTERPRISES			
100-00-52200-350-000		FIRE SIGNS/ADDRESSES 924-003959	1,384.43
		Total	1,384.43
40611 8/27/2025 PACKERLAND RENTAL			
100-00-53300-390-000		STREETS & HWY MISC/ENGINEERING 3249	628.77
		Total	628.77
40612 8/27/2025 QUADIENT INC			

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51410-310-000		ADMIN OFFICE OFFICE SUPPLIES & 17799900	133.95
		Total	133.95
40613	8/27/2025	SERVICE MOTOR CO INC	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP P91237	909.60
		Total	909.60
40614	8/27/2025	SERWE IMPLEMENT MUNICIPAL SALES CO.	
100-00-53300-354-000		STREETS & HWY VEHICLE EXP 12453	472.00
		Total	472.00
DELTA	8/01/2025	DELTA DENTAL OF WISCONSIN	
		Manual Check	
100-00-21590-000-000		VISION PAYABLE 952272	85.40
100-00-21540-000-000		DENTAL PAYABLE 952272	639.68
		Total	725.08
WE EN	8/20/2025	WE ENERGIES	
		Manual Check	
100-00-53230-240-000		HWY GARAGE BLDG MAINTENANCE AUGUST	171.14
100-00-55200-220-000		PARKS UTILITIES AUGUST	242.41
100-00-53420-000-000		STREET LIGHTING AUGUST	3,180.22
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN AUGUST	801.70
100-00-51600-240-000		TOWN HALL BLDG MAINT AUGUST	493.23
100-00-55200-242-000		PARKS HISTORICAL SOC MAINT AUGUST	137.00
100-00-55200-241-000		PARKS VFW MAINTENANCE AUGUST	326.57

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-55200-220-000		PARKS UTILITIES	9.90
	AUGUST		
100-00-55200-220-000		PARKS UTILITIES	419.71
	AUGUST		
100-00-55200-241-000		PARKS VFW MAINTENANCE	70.13
	AUGUST		
100-00-55200-220-000		PARKS UTILITIES	36.06
	AUGUST		
100-00-55200-241-000		PARKS VFW MAINTENANCE	9.90
	AUGUST		
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN	9.90
	AUGUST		
100-00-53420-000-000		STREET LIGHTING	533.82
	AUGUST		
100-00-55200-220-000		PARKS UTILITIES	890.19
	AUGUST		
100-00-55200-241-000		PARKS VFW MAINTENANCE	304.53
	AUGUST		
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN	26.08
	AUGUST		
		Total	7,662.49
<hr/>			
RETIRE 7/31/2025 WISCONSIN RETIREMENT SYSTEM			
JULY 2025 PAYROLL		Manual Check	
100-00-21520-000-000		RETIREMENT PAYABLE	5,326.50
JULY 2025			
		Total	5,326.50
<hr/>			
CELLCOM 8/04/2025 CELLCOM			
		Manual Check	
100-00-51410-223-000		ADMIN OFFICE PHONE	396.24
	JUNE		
		Total	396.24
<hr/>			
NETWORK 8/01/2025 NETWORK HEALTH			
AUGUST		Manual Check	
100-00-21530-000-000		HEALTH INSURANCE PAYABLE	14,954.03
AUGUST	11168380		
		Total	14,954.03

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
US BANK	7/24/2025	US BANK	
US BANK	JULY	CREDITCARD	
		Manual Check	
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC JULY CC	139.64
100-00-55200-242-000		PARKS HISTORICAL SOC MAINT HISTORICAL SOCIETY ALARM BATTERY JULY CC	42.19
100-00-52300-333-000		FIRST RESP-FAP- COMMUNICATION JULY CC	200.07
100-00-51440-110-000		ELECTIONS CORK BOARD FOR ELECTION PPWK JULY CC	229.80
100-00-51410-310-000		ADMIN OFFICE OFFICE SUPPLIES & JULY CC	54.36
100-00-51410-311-000		ADMIN OFFICE TECH & COMP NEW COMPUTER SCREENS AND CORDS JULY CC	464.46
100-00-53300-370-000		STREETS & HWY RDWAY SUPPLIES Weimer Bearing	44.04
100-00-55200-241-000		PARKS VFW MAINTENANCE Amazon	14.69
100-00-53300-235-000		STREETS & HWY OTHER MAINT/DITC amazon	7.95
100-00-55200-340-000		PARKS OPERATING SUPPLIES amazon	72.40
		Total	1,269.60
457b 8 1	8/01/2025	EMPOWER 457B - WDC 8/1/25 payroll	
		Manual Check	
100-00-21536-000-000		457 B PAYABLE DANA \$50, REED \$25, JOHN \$100	175.00
		Total	175.00
GFC LEAS	8/15/2025	GFC LEASING	
		Manual Check	
100-00-51410-311-000		ADMIN OFFICE TECH & COMP IN15276164	159.74
100-00-51410-311-000		ADMIN OFFICE TECH & COMP I01041118	176.30
		Total	336.04
SPECTRUM	8/01/2025	SPECTRUM-FIRE STATION	
		Manual Check	

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN JULY	170.00
100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN AUGUST	277.63
Total			447.63

SPECTRUM 8/01/2025 SPECTRUM-TOWN

Manual Check

100-00-53230-240-000		HWY GARAGE BLDG MAINTENANCE AUGUST	119.99
100-00-51600-350-000		TOWN HALL AUGUST	229.99
Total			349.98

SPECTRUM 7/31/2025 SPECTRUM-FIRE STATION
07/31/25

Manual Check

100-00-52200-240-000		FIRE DEPARTMENT BLDG MAINTEN JULY	277.63
Total			277.63

EFTPS 8 1 8/01/2025 EFTPS
8/1/25 PAYROLL

Manual Check

100-00-21512-000-000		FEDERAL W/H TAXES PAYABLE FED	1,300.78
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE EE SS	1,308.69
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE ER SS	1,308.69
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE EE MED	306.07
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE ER MED	306.07
Total			4,530.30

US BANK 8 8/27/2025 US BANK
AUGUST CC

Manual Check

100-00-55200-390-000		PARKS MISC EXP TRACTOR SUPPLY	84.39
100-00-55200-390-000		PARKS MISC EXP SALS FOODS - WATER	31.12

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-55200-340-000		PARKS OPERATING SUPPLIES AMAZON	99.94
100-00-53300-370-000		STREETS & HWY RDWAY SUPPLIES AMAZON	44.00
Total			259.45

EFTPS 8 15 8/15/2025 EFTPS
8/15/25 PAYROLL

Manual Check

100-00-21512-000-000		FEDERAL W/H TAXES PAYABLE FED	1,162.48
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE EE SS	1,170.00
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE ER SS	1,170.00
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE EE MED	273.63
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE ER MED	273.63
Total			4,049.74

CCU SVC CHG 7/31/2025 CAPITAL CREDIT UNION
SERVICE FEES

Manual Check

100-00-51520-316-000		TREASURER BANK SERVICE CHGS ACH FEE	70.00
Total			70.00

US BANK AUG 8/23/2025 US BANK
AUGUST CC STATEMENT

Manual Check

100-00-52300-000-000		FIRST RESPONDERS 155456	88.76
100-00-52300-333-000		FIRST RESP-FAP- COMMUNICATION AMAZON	65.00
100-00-51410-223-000		ADMIN OFFICE PHONE CLEARLY IP	107.04
100-00-51410-330-000		ADMIN - TRAIN/TRAVEL/TUITION CARLSON GAS WMCA TRAVEL	30.50
100-00-51410-311-000		ADMIN OFFICE TECH & COMP BEST BUY - PROJECTOR	564.37
100-00-51410-223-000		ADMIN OFFICE PHONE CLEARLY IP	106.01

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CCU POOLED GENERAL CHECKING

Accounting Checks\

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51410-311-000		ADMIN OFFICE TECH & COMP	35.84
		ADOBE	
100-00-51410-310-000		ADMIN OFFICE OFFICE SUPPLIES & PAPER	12.49
100-00-51100-330-000		TOWN BOARD TRAINING/TRAVEL/TUI ATTORNEY TRAINING	17.15
100-00-53700-000-000		YARD WASTE SITE ACCESS EXP YARD WASTE CARD STICKERS	21.98
100-00-51410-311-000		ADMIN OFFICE TECH & COMP VOICE RECORDER	155.00
100-00-55200-810-000		PARKS EQUIPMENT EVERGREEN PWR	48.16
100-00-55200-810-000		PARKS EQUIPMENT LOWES	63.24
100-00-55200-810-000		PARKS EQUIPMENT BARCO	287.94
		Total	1,603.48
<hr/>			
VOL FIRE 07 7/29/2025		FREEDOM VOLUNTEER FIRE COMPANY, INC	
JULY PAYMENT		Manual Check	
100-00-52200-212-000		FIRE DEPARTMENT CONTRACTED S JULY 2025	11,583.33
		Total	11,583.33
<hr/>			
EMPOWER 457B 8/15/2025		EMPOWER 457B - WDC	
8/15/25 PAYROLL		Manual Check	
100-00-21536-000-000		457 B PAYABLE DANA \$50, REED \$25, JOHN \$100	175.00
		Total	175.00
		Grand Total	1,082,830.68

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CCU POOLED GENERAL CHECKING

Accounting Checks

Posted From: 7/24/2025 From Account:
Thru: 8/27/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	234,824.65
Total Expenditure from Fund # 300 - DEBT SERVICE	596,933.23
Total Expenditure from Fund # 400 - CAPITAL PROJECTS	26,686.55
Total Expenditure from Fund # 410 - TID #1	12,638.75
Total Expenditure from Fund # 420 - TID #2	200,107.50
Total Expenditure from Fund # 430 - TID #3	11,640.00
Total Expenditure from all Funds	1,082,830.68

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Receipt Register - Full Report
ALL Receipts
CCU POOLED GENERAL CHECKING

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Dated From: 8/20/2025 From Account:
Thru: 8/20/2025 Thru Account:

Receipt Nbr	Receipt Date	Payor	Amount
365	8/20/2025	LOCAL TAX LEVY REVENUE AUGUST SETTLEMENT FROM COUNTY	
100-00-12100-000-000		TAXES RECEIVABLE AUGUST SETTLEMENT FROM COUNTY - PROPERTY	715,393.42
		Total	715,393.42
		Grand Total	715,393.42

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Receipt Posting Control Report

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ALL Receipts

ACCT

Posting Date: 8/20/2025

CCU POOLED GENERAL CHECKING

Dated From: 8/20/2025

Thru: 8/20/2025

Account Number	Account Code Description	Debit	Credit
100-00-11101-000-000	CCU -POOLED GENERAL CKING	715,393.42	
	Total Receipts - Fund # 100		715,393.42
	Total	715,393.42	715,393.42

Unposted Included

Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
100-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	51,254.50	1,331,111.72	-1,279,857.22	3.85
300-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	1,220,935.00	-1,220,935.00	0.00
400-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	100,000.00	-100,000.00	0.00
410-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00
420-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00
430-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00
100-00-41140-000-000	MOBILE HOME FEES	1,562.97	18,559.74	16,000.00	2,559.74	116.00
100-00-41150-000-000	FOREST CROPLAND/MFL	0.00	2.00	0.00	2.00	0.00
100-00-41810-000-000	INTEREST ON PP TAX	0.00	0.00	0.00	0.00	0.00
100-00-41811-000-000	USE VALUE PENALTY	0.00	0.00	1,500.00	-1,500.00	0.00
100-00-41900-000-000	PURDY ANNEXATION TAXES	0.00	0.00	0.00	0.00	0.00
100-00-41910-000-000	COUNTY SALES TAX SHARE	0.00	90,898.50	129,951.19	-39,052.69	69.95
TAXES		1,562.97	160,714.74	2,799,497.91	-2,638,783.17	5.74
100-00-42300-000-000	SPECIAL ASSESSMENTS	0.00	350.00	0.00	350.00	0.00
SPECIAL ASSESSMENTS		0.00	350.00	0.00	350.00	0.00
100-00-43410-000-000	STATE SHARED REVENUES	0.00	444,645.99	323,507.37	121,138.62	137.45
100-00-43420-000-000	FIRE INSURANCE AID	0.00	40,091.75	30,000.00	10,091.75	133.64
100-00-43430-000-000	EXEMPT COMPUTER	0.00	761.78	761.78	0.00	100.00
100-00-43440-000-000	PERSONAL PROPERTY AID	0.00	45,185.81	46,078.50	-892.69	98.06
100-00-43530-000-000	STATE HWY AID	0.00	159,779.31	213,215.44	-53,436.13	74.94
100-00-43535-000-000	TRIP FUNDS	0.00	0.00	0.00	0.00	0.00
100-00-43650-000-000	NATURAL RESOURCES - FOREST CRO	0.00	0.00	0.00	0.00	0.00
100-00-43651-000-000	DNR URBAN FORESTRY GRANT	0.00	5,000.00	5,000.00	0.00	100.00
100-00-43690-000-000	OTHER STATE AIDS	0.00	0.00	0.00	0.00	0.00
100-00-43691-000-000	ATC FUNDS	0.00	36,956.00	36,956.00	0.00	100.00
400-00-43691-000-000	COVID RELATED GRANTS	0.00	0.00	0.00	0.00	0.00
100-00-43692-000-000	COVID RELATED GRANTS	0.00	0.00	0.00	0.00	0.00
100-00-43693-000-000	FLEX GRANTS	0.00	0.00	0.00	0.00	0.00
100-00-43790-000-000	COUNTY RECYCLING AID	8,809.58	67,845.44	96,000.00	-28,154.56	70.67
100-00-43792-000-000	INTERGOVERNMENTAL CONTRACTS	0.00	519.88	0.00	519.88	0.00
INTERGOVERNMENTAL REVENUES		8,809.58	800,785.96	751,519.09	49,266.87	106.56
100-00-44102-000-000	DOG LICENSES	30.00	1,885.00	2,500.00	-615.00	75.40
100-00-44110-000-000	LIQUOR & MALT BEVERAGE LICENSE	95.00	8,811.82	10,000.00	-1,188.18	88.12
100-00-44113-000-000	CABLE FRANCHISE FEE	9,558.50	39,507.21	49,500.00	-9,992.79	79.81
100-00-44300-000-000	BUILDING PERMITS	51,915.78	186,814.42	100,000.00	86,814.42	186.81
100-00-44400-000-000	PLANNING CHARGES	550.00	6,270.00	1,000.00	5,270.00	627.00
100-00-44900-000-000	OTHER PERMITS & FEES	0.00	0.00	2,000.00	-2,000.00	0.00
LICENSES AND PERMITS		62,149.28	243,288.45	165,000.00	78,288.45	147.45
100-00-45100-000-000	LAW & ORDINANCE VIOLATIONS	13.38	1,056.43	2,000.00	-943.57	52.82
100-00-45200-000-000	ADDRESSES REVENUE	50.00	1,180.00	3,000.00	-1,820.00	39.33
FINES, FORFEITS AND PENALTIES		63.38	2,236.43	5,000.00	-2,763.57	44.73
100-00-46100-000-000	CLERK'S FEE'S	0.00	0.00	0.00	0.00	0.00
100-00-46310-000-000	STREET MAINT & CONSTRUCTION FE	0.00	0.00	0.00	0.00	0.00
100-00-46328-000-000	STORM WATER SPEC ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
100-00-46420-000-000	REFUSE & GARBAGE COLLECTION	0.00	0.00	318,400.00	-318,400.00	0.00

Unposted Included

Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
100-00-46720-000-000	PARK RENT	0.00	0.00	0.00	0.00	0.00
100-00-46725-000-000	PARK IMPACT FEES	0.00	4,200.00	6,000.00	-1,800.00	70.00
100-00-46900-000-000	OTHER PUBLIC CHGS	0.00	0.00	0.00	0.00	0.00
PUBLIC CHARGES FOR SERVICES		0.00	4,200.00	324,400.00	-320,200.00	1.29
410-00-47300-000-000	REFUNDS & REIMB	0.00	0.00	0.00	0.00	0.00
100-00-47390-000-000	FREEDOM SCHOOL PARK REIMB	0.00	0.00	8,000.00	-8,000.00	0.00
INTERGOV'T. CHARGES FOR SERV.		0.00	0.00	8,000.00	-8,000.00	0.00
100-00-48100-000-000	INTEREST REVENUE	0.00	96,139.31	25,000.00	71,139.31	384.56
400-00-48100-000-000	INTEREST REVENUE	0.00	0.00	0.00	0.00	0.00
410-00-48100-000-000	INTEREST REVENUE	0.00	63.83	0.00	63.83	0.00
420-00-48100-000-000	INTEREST REVENUE	0.00	3,517.44	0.00	3,517.44	0.00
430-00-48100-000-000	INTEREST REVENUE	0.00	0.00	0.00	0.00	0.00
100-00-48101-000-000	CAP PROJ INT INCOME (400)	0.00	0.00	0.00	0.00	0.00
300-00-48101-610-000	BOND #2 PRINCIPAL	0.00	0.00	0.00	0.00	0.00
100-00-48200-000-000	RENT REVENUE	0.00	125.00	12,000.00	-11,875.00	1.04
100-00-48300-000-000	SALE OF PUBLIC SAFETY EQUIP	0.00	0.00	0.00	0.00	0.00
100-00-48310-000-000	SALE OF OTHER TOWN PROPERTY	0.00	0.00	0.00	0.00	0.00
100-00-48400-000-000	INSURANCE RECOVERIES	0.00	0.00	0.00	0.00	0.00
100-00-48500-000-000	DONATIONS	0.00	0.00	0.00	0.00	0.00
100-00-48501-000-000	TREE & BENCH PROG DONATIONS	0.00	0.00	0.00	0.00	0.00
100-00-48900-000-000	MISC REVENUES	3,875.39	19,648.69	0.00	19,648.69	0.00
410-00-48900-000-000	MISC REVENUES	0.00	15,756.66	1,714.37	14,042.29	919.09
420-00-48900-000-000	MISC REVENUES	0.00	30,321.84	43,471.44	-13,149.60	69.75
430-00-48900-000-000	MISC REVENUES	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUES		3,875.39	165,572.77	82,185.81	83,386.96	201.46
400-00-49100-000-000	PREMIUM ON LT DBT	0.00	0.00	0.00	0.00	0.00
400-00-49101-000-000	STATE TRUST FUND LOAN	0.00	1,532,675.00	0.00	1,532,675.00	0.00
100-00-49102-000-000	BOND PROCEEDS (400)	0.00	0.00	0.00	0.00	0.00
400-00-49102-000-000	BOND PROCEEDS	0.00	0.00	1,532,672.00	-1,532,672.00	0.00
100-00-49103-000-000	BOND ISSUE COST (400)	0.00	0.00	0.00	0.00	0.00
400-00-49103-000-000	BOND ISSUE COST	0.00	0.00	0.00	0.00	0.00
100-00-49200-000-000	TRANSFER IN (400)	0.00	0.00	0.00	0.00	0.00
300-00-49200-000-000	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
400-00-49200-000-000	TRANSFERS FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
410-00-49200-000-000	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
420-00-49200-000-000	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
430-00-49200-000-000	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
400-00-49300-000-000	GF RESERVE	0.00	0.00	0.00	0.00	0.00
OTHER FINANCING SOURCES		0.00	1,532,675.00	1,532,672.00	3.00	100.00
Total Revenues		76,460.60	2,909,823.35	5,668,274.81	-2,758,451.46	51.34

Unposted Included

Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
100-00-50000-000-000	COST OF GOOD SOLD (OLD)	0.00	0.00	0.00	0.00	0.00
COST OF GOOD SOLD (OLD)		0.00	0.00	0.00	0.00	0.00
100-00-51100-110-000	TOWN BOARD WAGES OR SALARIES	2,083.33	15,541.64	25,000.00	9,458.36	62.17
100-00-51100-130-000	TOWN BOARD SOCIAL SEC/MEDICARE	159.39	1,189.06	1,912.50	723.44	62.17
100-00-51100-320-000	TOWN BOARD DUES & PUBLICATIONS	0.00	2,335.00	2,000.00	-335.00	116.75
100-00-51100-330-000	TOWN BOARD TRAINING/TRAVEL/TUI	17.15	3,356.45	4,000.00	643.55	83.91
100-00-51200-000-000	DOG LICENSES	0.00	0.00	0.00	0.00	0.00
100-00-51300-210-000	MUNICIPAL ATTORNEY LEGAL	0.00	7,277.64	30,000.00	22,722.36	24.26
100-00-51410-110-000	ADMIN OFFICE WAGES OR SALARIES	18,050.26	142,512.29	206,440.00	63,927.71	69.03
100-00-51410-130-000	ADMIN OFFICE SOCIAL SEC/MEDICA	1,282.05	10,071.52	15,792.66	5,721.14	63.77
100-00-51410-131-000	ADMIN OFFICE WRS	1,254.49	9,904.57	14,357.48	4,452.91	68.99
100-00-51410-132-000	ADMIN OFFICE EMPLOYEE BENEFITS	7,047.82	52,721.78	63,827.04	11,105.26	82.60
100-00-51410-134-000	ADMIN OFFICE EAP BENEFITS	215.00	1,720.00	5,000.00	3,280.00	34.40
100-00-51410-135-000	ADMIN OFFICE LIFE/AD/STD/LTD	0.00	0.00	2,724.36	2,724.36	0.00
100-00-51410-223-000	ADMIN OFFICE PHONE	712.11	4,456.67	8,000.00	3,543.33	55.71
100-00-51410-310-000	ADMIN OFFICE OFFICE SUPPLIES &	247.43	2,616.03	4,200.00	1,583.97	62.29
100-00-51410-311-000	ADMIN OFFICE TECH & COMP	19,387.41	33,200.93	31,495.23	-1,705.70	105.42
100-00-51410-312-000	WORKHORSE SUPPORT FEES	0.00	0.00	3,250.00	3,250.00	0.00
100-00-51410-315-000	ADMIN OFFICE PRINT /ADV	207.36	823.30	2,500.00	1,676.70	32.93
100-00-51410-330-000	ADMIN - TRAIN/TRAVEL/TUITION	300.70	1,357.75	3,000.00	1,642.25	45.26
100-00-51440-110-000	ELECTIONS	0.00	10,862.73	30,000.00	19,137.27	36.21
100-00-51510-000-000	AUDIT & ACCOUNTING	0.00	13,700.00	13,700.00	0.00	100.00
410-00-51510-000-000	AUDIT & ACCOUNTING	0.00	0.00	3,400.00	3,400.00	0.00
420-00-51510-000-000	AUDIT & ACCOUNTING	0.00	0.00	3,400.00	3,400.00	0.00
430-00-51510-000-000	AUDIT & ACCOUNTING	0.00	0.00	3,400.00	3,400.00	0.00
100-00-51520-316-000	TREASURER BANK SERVICE CHGS	0.00	1,475.00	3,000.00	1,525.00	49.17
100-00-51530-110-000	ASSESSMENT OF PROPERTY WAGES O	0.00	41,400.00	55,000.00	13,600.00	75.27
100-00-51600-110-000	TOWN HALL WAGES	0.00	3,912.53	700.00	-3,212.53	558.93
100-00-51600-130-000	TOWN HALL SS/MEDICARE	0.00	279.06	50.00	-229.06	558.12
100-00-51600-131-000	TOWN HALL WRS	0.00	271.92	40.00	-231.92	679.80
100-00-51600-132-000	TOWN HALL EMP BENEFITS	0.00	1,823.98	250.00	-1,573.98	729.59
100-00-51600-240-000	TOWN HALL BLDG MAINT	780.78	14,385.02	15,000.00	614.98	95.90
100-00-51600-350-000	TOWN HALL	229.99	2,919.68	5,000.00	2,080.32	58.39
100-00-51600-371-000	TOWN HALL FLAGS	-16.00	461.70	600.00	138.30	76.95
100-00-51600-390-000	TOWN HALL MISC EXP	125.00	1,766.86	5,000.00	3,233.14	35.34
100-00-51600-510-000	TOWN HALL PROPERTY/LIABIITY IN	0.00	37,134.25	45,000.00	7,865.75	82.52
100-00-51900-130-000	PAYROLL FICA TAXES (OLD)	0.00	0.00	0.00	0.00	0.00
100-00-51981-000-000	INSURANCE RECOVERIES	0.00	168,958.01	0.00	-168,958.01	0.00
100-00-51990-000-000	PAYROLL FICA (OLD)	0.00	0.00	0.00	0.00	0.00
100-00-51991-000-000	WRS EXPENSE (OLD)	0.00	0.00	0.00	0.00	0.00
GENERAL GOVERNMENT		52,084.27	588,435.37	607,039.27	18,603.90	96.94
100-00-52100-000-000	POLICE DEPARTMENT	33,267.56	108,221.01	207,395.00	99,173.99	52.18
100-00-52200-110-000	FIRE DEPARTMENT WAGES	0.00	337.06	1,500.00	1,162.94	22.47
100-00-52200-130-000	FIRE DEPARTMENT SS/MED	0.00	23.53	110.00	86.47	21.39
100-00-52200-131-000	FIRE DEPARTMENT WRS	0.00	23.43	45.00	21.57	52.07
100-00-52200-132-000	FIRE DEPT EMP BENEFITS	0.00	131.94	210.00	78.06	62.83
100-00-52200-212-000	FIRE DEPARTMENT CONTRACTED S	0.00	81,083.31	139,000.00	57,916.69	58.33
100-00-52200-240-000	FIRE DEPARTMENT BLDG MAINTEN	6,809.96	41,885.61	45,500.00	3,614.39	92.06
100-00-52200-350-000	FIRE SIGNS/ADDRESSES	1,384.43	2,154.91	3,000.00	845.09	71.83

Unposted Included

Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
100-00-52200-355-000	FIRE DEPARTMENT FUEL	34.00	2,016.13	4,000.00	1,983.87	50.40
100-00-52220-000-000	PUBLIC FIRE PROT WATER BILL	26,326.25	78,978.75	113,000.00	34,021.25	69.89
100-00-52300-000-000	FIRST RESPONDERS	2,795.78	9,275.59	25,000.00	15,724.41	37.10
100-00-52300-110-000	FIRST RESP DIRECTOR WAGES	0.00	0.00	5,000.00	5,000.00	0.00
100-00-52300-130-000	FIRST RESPOND DIRECTOR SS/MED	39.44	139.76	382.50	242.74	36.54
100-00-52300-213-000	FIRST RESPONDER FLEX GRANT	48.36	244.12	0.00	-244.12	0.00
100-00-52301-110-000	FIRST RESPOND ASST DIR WAGES	0.00	0.00	2,500.00	2,500.00	0.00
100-00-52301-130-000	FIRST RESPOND ASST SS/MED	0.00	0.00	191.25	191.25	0.00
100-00-52400-000-000	BUILDING INSPECTOR	15,055.13	54,996.91	48,000.00	-6,996.91	114.58
100-00-52600-000-000	EMERGENCY GOV'T	0.00	456.63	3,500.00	3,043.37	13.05
100-00-52600-110-000	EMERGENCY DIRECTOR WAGES	0.00	0.00	1,000.00	1,000.00	0.00
100-00-52600-130-000	EMERGENCY DIR SS/MED	0.00	0.00	76.50	76.50	0.00
PUBLIC SAFETY		85,760.91	379,968.69	599,410.25	219,441.56	63.39
100-00-53230-240-000	HWY GARAGE BLDG MAINTENANCE	291.13	8,388.71	35,000.00	26,611.29	23.97
100-00-53300-110-000	STREETS & HWY WAGES OR SALARIE	11,127.34	108,588.48	124,411.08	15,822.60	87.28
100-00-53300-130-000	STREETS & HWY SOCIAL SEC/MEDIC	790.24	7,705.94	9,517.45	1,811.51	80.97
100-00-53300-131-000	STREETS & HWY WRS	738.60	5,714.17	8,646.57	2,932.40	66.09
100-00-53300-132-000	STREETS & HWY EMPLOYEE BENEFIT	2,758.41	18,493.20	74,823.36	56,330.16	24.72
100-00-53300-133-000	STREETS & HWY UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00
100-00-53300-230-000	STREETS & HWY OUTAGAMIE CTY RD	0.00	2,369.18	44,695.00	42,325.82	5.30
100-00-53300-231-000	STREETS & HWY ROAD SWEEPING	0.00	0.00	10,000.00	10,000.00	0.00
100-00-53300-232-000	STREETS & HWY SEALCOAT/CRACK F	2,092.50	42,596.18	100,000.00	57,403.82	42.60
100-00-53300-235-000	STREETS & HWY OTHER MAINT/DITC	2,708.03	21,475.16	100,000.00	78,524.84	21.48
100-00-53300-354-000	STREETS & HWY VEHICLE EXP	4,325.05	26,498.72	20,000.00	-6,498.72	132.49
100-00-53300-355-000	STREETS & HWY FUEL	2,800.05	8,603.77	20,000.00	11,396.23	43.02
100-00-53300-370-000	STREETS & HWY RDWAY SUPPLIES	491.35	9,800.48	10,000.00	199.52	98.00
100-00-53300-371-000	STREETS & HWY FLAGS	0.00	1,151.18	1,500.00	348.82	76.75
100-00-53300-390-000	STREETS & HWY MISC/ENGINEERING	6,036.56	6,456.90	30,000.00	23,543.10	21.52
100-00-53305-000-000	HWY BRIDGES	0.00	0.00	0.00	0.00	0.00
100-00-53400-000-000	STREETS & HWY SNOW REMOVAL	0.00	115,964.89	60,000.00	-55,964.89	193.27
100-00-53420-000-000	STREET LIGHTING	3,714.04	29,651.27	50,000.00	20,348.73	59.30
100-00-53440-000-000	STORM SEWERS	0.00	0.00	0.00	0.00	0.00
100-00-53510-110-000	SNOW REMOVAL WAGES	0.00	7,494.49	17,268.98	9,774.49	43.40
100-00-53510-130-000	SNOW REMOVAL SS/MED	0.00	545.68	1,321.08	775.40	41.31
100-00-53510-131-000	SNOW REMOVAL WRS	0.00	520.88	1,200.19	679.31	43.40
100-00-53510-132-000	SNOW REMOVAL EMP BENEFITS	0.00	1,595.54	10,385.91	8,790.37	15.36
100-00-53620-000-000	REFUSE SERVICE	0.00	0.00	318,400.00	318,400.00	0.00
100-00-53620-356-000	REFUSE SERVICE FUEL SURCHARGE	0.00	0.00	0.00	0.00	0.00
100-00-53620-380-000	REFUSE SERVICE GARBAGE DISPOSAL	24,254.10	192,678.90	0.00	-192,678.90	0.00
100-00-53620-381-000	REFUSE SERVICE LANDFILL ADJ	0.00	0.00	0.00	0.00	0.00
100-00-53620-382-000	REFUSE SERVICE YARD WASTE	332.72	332.72	12,000.00	11,667.28	2.77
100-00-53635-000-000	RECYCLING	10,045.87	75,888.63	110,000.00	34,111.37	68.99
100-00-53635-110-000	RECYCLING WAGES/SAL	1,554.65	6,280.32	71,705.18	65,424.86	8.76
100-00-53635-130-000	RECYCLING SS/MED	110.68	446.02	5,485.45	5,039.43	8.13
100-00-53635-131-000	RECYCLING WRS	108.05	436.49	4,983.51	4,547.02	8.76
100-00-53635-132-000	RECYCLING EMPL BEN	436.93	1,821.50	43,124.95	41,303.45	4.22
410-00-53901-000-000	TIF #1 EXPENDITURES	0.00	6,375.00	0.00	-6,375.00	0.00
420-00-53901-000-000	TIF #2 EXPENDITURES	0.00	0.00	0.00	0.00	0.00
430-00-53901-000-000	TIF #3 EXPENDITURES	11,640.00	19,925.00	0.00	-19,925.00	0.00

Unposted Included
Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
PUBLIC WORKS (OLD)		86,356.30	727,799.40	1,294,468.71	566,669.31	56.22
100-00-54900-000-000	HUMANE SOCIETY EXP	92.00	252.00	1,500.00	1,248.00	16.80
100-00-54910-000-000	CEMETERY	0.00	0.00	0.00	0.00	0.00
100-00-54910-110-000	CEMETERY WAGES	0.00	0.00	0.00	0.00	0.00
100-00-54910-130-000	CEMETERY SS/MED	0.00	0.00	0.00	0.00	0.00
100-00-54910-131-000	CEMETERY WRS	0.00	0.00	0.00	0.00	0.00
100-00-54910-132-000	CEMETERY EMP BENEFITS	0.00	0.00	0.00	0.00	0.00
100-00-54920-000-000	CIVIC PROGRAMS	0.00	0.00	1,000.00	1,000.00	0.00
HEALTH AND HUMAN SERVICES		92.00	252.00	2,500.00	2,248.00	10.08
100-00-55200-110-000	PARKS WAGES OR SALARIES	8,832.43	44,094.24	50,629.17	6,534.93	87.09
100-00-55200-130-000	PARKS SOCIAL SEC/MEDICARE	628.23	3,163.60	2,520.61	-642.99	125.51
100-00-55200-131-000	PARKS WRS	490.97	2,513.95	2,289.97	-223.98	109.78
100-00-55200-132-000	PARKS EMPLOYEE BENEFITS	3,327.90	14,634.19	19,816.30	5,182.11	73.85
100-00-55200-133-000	PARKS UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00
100-00-55200-212-000	PARKS CONTRACTED SERVICE	219.00	18,511.03	10,000.00	-8,511.03	185.11
100-00-55200-220-000	PARKS UTILITIES	1,755.91	9,169.09	20,000.00	10,830.91	45.85
100-00-55200-221-000	PARKS VFW PK LIGHTING	0.00	0.00	8,000.00	8,000.00	0.00
100-00-55200-241-000	PARKS VFW MAINTENANCE	1,085.17	12,176.76	8,000.00	-4,176.76	152.21
100-00-55200-242-000	PARKS HISTORICAL SOC MAINT	384.17	4,818.31	5,000.00	181.69	96.37
100-00-55200-340-000	PARKS OPERATING SUPPLIES	1,044.82	5,319.85	7,000.00	1,680.15	76.00
100-00-55200-355-000	PARKS FUEL	0.00	0.00	10,000.00	10,000.00	0.00
100-00-55200-383-000	PARKS TRASH/RECYCLING	64.00	1,446.24	3,000.00	1,553.76	48.21
100-00-55200-390-000	PARKS MISC EXP	842.19	7,602.03	1,000.00	-6,602.03	760.20
100-00-55200-810-000	PARKS EQUIPMENT	1,121.16	4,560.14	10,000.00	5,439.86	45.60
100-00-55200-820-000	PARKS CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
100-00-55200-821-000	PARKS BALL DIAMOND LIGHTING	0.00	0.00	0.00	0.00	0.00
CULTURE, RECREATION AND EDU.		19,795.95	128,009.43	157,256.05	29,246.62	81.40
420-00-56100-216-000	TID 2 PROF SERVICES	0.00	0.00	0.00	0.00	0.00
100-00-56400-000-000	TOWN ENGINEER	4,196.37	7,823.33	25,000.00	17,176.67	31.29
100-00-56400-215-000	TOWN PLANNER	1,677.00	10,286.50	25,000.00	14,713.50	41.15
410-00-56400-215-000	PLANNING & ZONING	0.00	-310.00	0.00	310.00	0.00
410-00-56400-216-000	PLANNING PROF FEES	0.00	0.00	0.00	0.00	0.00
410-00-56400-319-000	PLANNING DEV AGREEMENT	0.00	0.00	0.00	0.00	0.00
100-00-56401-110-000	PLANNING COMM WAGES OR SALARIE	0.00	1,125.00	5,000.00	3,875.00	22.50
100-00-56401-130-000	PLANNING COMM SOCIAL SEC/MEDIC	0.00	86.07	6.00	-80.07	1,434.50
100-00-56401-318-000	PLANNING COMM COMP PLAN	0.00	0.00	0.00	0.00	0.00
CONSERVATION AND DEVELOPMENT		5,873.37	19,010.90	55,006.00	35,995.10	34.56
100-00-57100-000-000	CONTINGENCY FUND	0.00	0.00	64,001.72	64,001.72	0.00
400-00-57140-000-000	TOWN HALL OUTLAY	11,153.96	77,534.83	85,000.00	7,465.17	91.22
400-00-57220-000-000	PUBLIC SAFETY BLDG OUTLAY	0.00	0.00	0.00	0.00	0.00
100-00-57221-000-000	FIRE PROT EQUIP OUTLAY (400)	0.00	0.00	0.00	0.00	0.00
400-00-57221-000-000	FIRE PROTECTION EQUIP OUTLAY	0.00	0.00	0.00	0.00	0.00
400-00-57230-000-000	FIRST RESPONDERS OUTLAY	0.00	0.00	0.00	0.00	0.00
400-00-57324-000-000	HWY OUTLAY	0.00	47,543.98	85,000.00	37,456.02	55.93
400-00-57330-000-000	STORM SEWER OUTLAY	0.00	0.00	0.00	0.00	0.00
100-00-57331-000-000	PW - MALONEY RD BRIDGE (old)	0.00	0.00	0.00	0.00	0.00

Unposted Included

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Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
100-00-57339-000-000	OTHER HWY ROAD PROJ (400)	0.00	0.00	0.00	0.00	0.00
400-00-57339-000-000	OTHER HIGHWAY ROAD PROJECTS	8,671.41	278,866.12	442,672.00	163,805.88	63.00
400-00-57620-000-000	PARK OUTLAY CAPITAL FUND	6,861.18	507,893.40	1,020,000.00	512,106.60	49.79
CAPITAL OUTLAY		26,686.55	911,838.33	1,696,673.72	784,835.39	53.74
100-00-58100-610-000	GO PROM NOTE 05 PRINCIPAL	0.00	0.00	0.00	0.00	0.00
410-00-58100-610-000	DEBT SERVICE PRINCIPAL	0.00	100,000.00	0.00	-100,000.00	0.00
420-00-58100-610-000	DEBT SERVICE PRINCIPAL	150,000.00	150,000.00	0.00	-150,000.00	0.00
430-00-58100-610-000	DEBT SERVICE PRINCIPAL	0.00	0.00	0.00	0.00	0.00
100-00-58100-620-000	GO PROM NOTE 05 INTEREST	0.00	0.00	0.00	0.00	0.00
400-00-58100-620-000	FIRE PROTECTION INTEREST INTER	0.00	0.00	0.00	0.00	0.00
410-00-58100-620-000	DEBT SERVICE INTEREST	12,638.75	26,777.50	0.00	-26,777.50	0.00
420-00-58100-620-000	DEBT SERVICE INTEREST	50,107.50	100,215.00	0.00	-100,215.00	0.00
430-00-58100-620-000	DEBT SERVICE INTEREST	0.00	0.00	0.00	0.00	0.00
300-00-58101-610-000	BOND #2 PRINCIPAL	505,000.00	675,000.00	505,000.00	-170,000.00	133.66
300-00-58101-620-000	BOND #2 INTEREST	20,600.00	41,200.00	41,200.00	0.00	100.00
300-00-58102-610-000	PARK TRACTOR PRINCIPAL PRINCIP	0.00	0.00	0.00	0.00	0.00
300-00-58102-620-000	PARK TRACTOR PRINCIPAL INTERES	0.00	0.00	0.00	0.00	0.00
300-00-58103-610-000	STATE TRUST 02016083.01 PRINCI	0.00	0.00	0.00	0.00	0.00
300-00-58103-620-000	STATE TRUST 02016083.01 INTERE	0.00	0.00	0.00	0.00	0.00
300-00-58104-610-000	STATE TRUST 02016134.01 PRINCI	0.00	0.00	0.00	0.00	0.00
300-00-58104-620-000	STATE TRUST 02016134.01 INTERE	0.00	0.00	0.00	0.00	0.00
300-00-58105-610-000	STATE TRUST 0217051.01 PRINCIP	0.00	0.00	0.00	0.00	0.00
300-00-58105-620-000	STATE TRUST 0217051.01 INTERES	0.00	0.00	0.00	0.00	0.00
300-00-58106-610-000	STATE TRUST 02019052.01 PRINCI	0.00	0.00	0.00	0.00	0.00
300-00-58106-620-000	STATE TRUST 02019052.01 INTERE	0.00	0.00	0.00	0.00	0.00
300-00-58107-610-000	STATE TRUST 02019132.01 PRINCI	0.00	0.00	0.00	0.00	0.00
300-00-58107-620-000	STATE TRUST 02019132.01 INTERE	0.00	0.00	0.00	0.00	0.00
300-00-58108-610-000	STATE TRUST 02020105.01 PRINCI	0.00	0.00	0.00	0.00	0.00
300-00-58108-620-000	STATE TRUST 02020105.01 INTERE	0.00	0.00	0.00	0.00	0.00
300-00-58109-610-000	STATE TRUST 02021106.01 PRINCI	0.00	66,538.05	66,538.00	-0.05	100.00
300-00-58109-620-000	STATE TRUST 02021106.01 INTERE	0.00	3,368.49	3,368.50	0.01	100.00
300-00-58110-610-000	FIRE EMS BOND #3 PRINCIPAL	0.00	0.00	170,000.00	170,000.00	0.00
300-00-58110-620-000	FIRE EMS BOND #3 INTEREST	34,371.88	72,143.76	72,144.00	0.24	100.00
300-00-58111-610-000	ELECTION EQUIP PRINCIPAL	0.00	0.00	0.00	0.00	0.00
300-00-58111-620-000	ELECTION EQUIP INTEREST	0.00	0.00	0.00	0.00	0.00
300-00-58112-610-000	FIRE TRUCK ENGINE PRINCIPAL	0.00	80,000.00	80,000.00	0.00	100.00
300-00-58112-620-000	FIRE TRUCK ENGINE INTEREST	17,113.00	35,970.00	35,970.50	0.50	100.00
300-00-58113-610-000	STATE TRUST 02220518.01	0.00	94,000.00	94,000.00	0.00	100.00
300-00-58113-620-000	STATE TRUST 02220518.01 INT	10,723.35	22,814.40	22,814.00	-0.40	100.00
300-00-58114-610-000	STATE TRUST 020230801.01 PRINC	0.00	0.00	0.00	0.00	0.00
300-00-58114-620-000	STATE TRUST 020230801.01 INT	0.00	0.00	0.00	0.00	0.00
300-00-58115-610-000	TOWN OF FREE (RES 2021-03) PRI	0.00	110,000.00	110,000.00	0.00	100.00
300-00-58115-620-000	TOWN OF FREE (RES 2021-03) INT	9,125.00	19,900.00	19,900.00	0.00	100.00
100-00-58200-610-000	GO PROM NOTE 08 PRINCIPAL	0.00	0.00	0.00	0.00	0.00
300-00-58200-610-000	NOTE ANTICIPATION NOTE PRINCIP	0.00	0.00	0.00	0.00	0.00
100-00-58200-620-000	GO PROM NOTE 08 INTEREST	0.00	0.00	0.00	0.00	0.00
400-00-58200-620-000	DEBT SERVICE INTEREST	0.00	0.00	0.00	0.00	0.00
100-00-58290-000-000	BOND ISSUANCE COSTS (400)	0.00	0.00	0.00	0.00	0.00
400-00-58290-000-000	BOND ISSUANCE COSTS	0.00	0.00	0.00	0.00	0.00
300-00-58300-620-000	DEBT SERVICE INTEREST	0.00	0.00	0.00	0.00	0.00
100-00-58500-000-000	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00

Unposted Included

Fund: All Funds

Account Number		2025 August	2025 Actual 08/27/2025	2025 Budget	Budget Status	% of Budget
DEBT SERVICE		809,679.48	1,597,927.20	1,220,935.00	-376,992.20	130.88
100-00-59200-000-000	TRANS TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
300-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
400-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
410-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
420-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
430-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
OTHER FINANCING USES		0.00	0.00	0.00	0.00	0.00
Total Expenses		1,086,328.83	4,353,241.32	5,633,289.00	1,280,047.68	77.28
Net Totals		-1,009,868.23	-1,443,417.97	34,985.81	1,478,403.78	-4,125.72

Dated From: 1/01/2025 From Account: 100-00-12100-000-000

Thru: 8/27/2025 Thru Account: 100-00-12100-000-000

Fund # 100 - GENERAL FUND

Type of Account: Active

	Beginning Bal.	Debit	Credit	Ending Bal.
100-00-12100-000-000	0.00	6,432,378.26	10,310,645.58	-3,878,267.32
TAXES RECEIVABLE				
Fund Totals:	0.00	6,432,378.26	10,310,645.58	-3,878,267.32

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Thru Account: 100-00-12100-000-000

Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000

TAXES RECEIVABLE

Posting Date	Type	Transaction Number	Date		
1/01/2025	BAL		2/26/2025	Beginning Balances Posted 02/26/2025 From Account 100-00-12100-000-000	5,017,689.59
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 759949	5,546.41
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 759843	4,779.00
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 8634	2,215.34
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 2032	3,598.58
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CKS 10193/2031/3671/9712	240.44
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 2262	4,931.33
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 5434	2,449.77
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 14541	630.57
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 9447	7,400.00
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1432	2,026.41
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 5768	4,412.74
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 5639	1,090.21
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 2905	4,962.22
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1570	3,316.82
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 5545	4,281.34
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 5547	9.83
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CKS 14602/78051867-1868-1869	11,687.71
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1017	994.52
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1212	4,317.91
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1025	1,708.56
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 3850	4,579.91
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 3007	102.14
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 148356	8,913.89
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 6242	6,107.46

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 120945	3,533.44
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 143373	5,901.20
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK *8111	5,403.00
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 310566	1,122.20
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 7718	5,186.53
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 0161	4,317.91
1/02/2025	RCP	67	1/02/2025	LOCAL TAX LEVY REVENUE CK 1105	3,795.10
1/02/2025	RCP	74	1/02/2025	LOCAL TAX LEVY REVENUE 1/2/25 CCU DEPOSITS	9,281.45
1/03/2025	RCP	75	1/03/2025	LOCAL TAX LEVY REVENUE 1/3/25 CCU DEPOSITS	21,517.67
1/04/2025	RCP	76	1/04/2025	LOCAL TAX LEVY REVENUE 1/4/25 CCU DEPOSITS	6,802.86
1/06/2025	RCP	77	1/06/2025	LOCAL TAX LEVY REVENUE 1/6/25 CCU DEPOSITS	32,955.36
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE Bulk Entry	18,574.88
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 5424	12,653.25
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 6691	3,695.21
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 7938	3,928.01
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 12186694	3,996.29
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 1358	1,814.84
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 411819	3,033.96
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE ck 0659 - parcel 090021402	3.92
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 5797 - 4 PARCELS	2,454.70
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE 4 PARCELS - CK 1101	2,537.28
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 1028 - 2 PARCELS	448.16
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 10100 - 090075001	6,325.51
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 2666 - 090182200	6,624.10
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 3226 - 090130800	1,500.31
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 6463 - 090097800	502.88

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Fund # 100 - GENERAL FUND

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100-00-12100-000-000 - TAXES RECEIVABLE

1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 73274 - MILK SOURCE	134,174.05
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 4300733 - 090119000	4,281.31
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 53411501 - 090023401	2,182.40
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 53411500 - 090061960	2,832.16
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 53411499 - 090057200	1,342.17
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 10072 - 090042402	3,308.21
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 1138 - 2 PARCELS	489.15
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 8161 - 090006701	274.99
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 7639 - 090151600	2,396.05
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 5541 - 090039603	11,388.08
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 183 - 090015302	5,591.18
1/07/2025	RCP	69	1/06/2025	LOCAL TAX LEVY REVENUE CK 12627 - 3 PARCELS	4,317.69
1/07/2025	RCP	71	1/06/2025	LOCAL TAX LEVY REVENUE CLERICAL ERROR - TRANSPOSED #'S IN WH	540.00
1/07/2025	RCP	78	1/07/2025	LOCAL TAX LEVY REVENUE 1/7/25 CCU DEPOSITS	18,611.93
1/08/2025	RCP	70	1/07/2025	LOCAL TAX LEVY REVENUE CK 1796	2,590.00
1/08/2025	RCP	70	1/07/2025	LOCAL TAX LEVY REVENUE CK 4554	4,877.76
1/08/2025	RCP	70	1/07/2025	LOCAL TAX LEVY REVENUE CK 995084	3,502.41
1/08/2025	RCP	70	1/07/2025	LOCAL TAX LEVY REVENUE CK 0840	3,992.68
1/08/2025	RCP	70	1/07/2025	LOCAL TAX LEVY REVENUE CKS 3159/ 90478624	2,873.40
1/08/2025	RCP	79	1/08/2025	LOCAL TAX LEVY REVENUE 1/8/25 CCU DEPOSITS	7,033.93
1/08/2025	RCP	264	1/08/2025	LOCAL TAX LEVY REVENUE OUTAGAMIE COUNTY SALES TAX	442,390.43
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 0106	4,261.69
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 93335	4,826.52
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 1950	9,594.25
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 2946	413.06
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 2948	3,136.64

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Fund # 100 - GENERAL FUND

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1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 8237	1,763.24
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 2106	5,439.58
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 603	2,671.53
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 15193	5,524.04
1/09/2025	RCP	72	1/08/2025	LOCAL TAX LEVY REVENUE CK 10590	1,756.89
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 6259	3,874.49
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 412709440	5,678.54
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 3704	16,746.60
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 3705	3,214.24
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 5703	5,328.35
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 1922	2,603.75
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 1811	3,135.34
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 5040	8,293.82
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 10626	16,589.44
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CKS 1746/ 90478631	3,768.62
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 3341	2,110.93
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 5735	166.98
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 1024	3,999.68
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 12178	10,393.00
1/09/2025	RCP	73	1/09/2025	LOCAL TAX LEVY REVENUE CK 5372	2,102.10
1/09/2025	RCP	82	1/09/2025	LOCAL TAX LEVY REVENUE CCU DEPOSITS 1/9/25	3,033.66
1/10/2025	RCP	84	1/10/2025	LOCAL TAX LEVY REVENUE CCU DEPOSITS 1/15/25	24,691.35
1/11/2025	RCP	85	1/11/2025	LOCAL TAX LEVY REVENUE CCU DEPOSITS 1/11/25	14,343.70
1/13/2025	RCP	90	1/13/2025	LOCAL TAX LEVY REVENUE 1/13/25 CCU DEPOSITS	19,493.86
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 9728	4,590.95
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 966976328	4,095.95

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 966976327	1,633.89
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 50889	13,691.47
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 10325	3,516.16
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2547	3,518.82
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 1326	2,334.19
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CKS 9234/ 7446	2,121.10
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 3977	579.49
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 1388	3,715.84
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2759	7,735.94
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2266	2,185.88
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 0938	2,198.07
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CKS 590/ 90478649	6,142.82
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2850	11,959.37
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 3002858	2,200.10
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 1201	2,627.33
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 5340	3,610.72
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 7432	1,341.64
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 1765	10,252.34
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2390	995.95
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 2391	5,759.09
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 0939	365.38
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 659	1,704.17
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 20330	30.00
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 1310	4,477.77
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 82350506	3,863.23
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 5223	2,504.77

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 17283	2,885.87
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 966997613	8,521.20
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 966997614	16,131.67
1/14/2025	RCP	80	1/07/2025	LOCAL TAX LEVY REVENUE CK 966997617	16,946.69
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 3138	3,844.13
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 5052	2,452.29
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 2169	1,203.15
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE Corelogic	477,147.80
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE COREGLOGIC	73,645.12
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 4740	6,793.75
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 3467	493.94
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CORELOGIC	121,942.72
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CORELOGIC	132,597.04
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CORELOGIC	18,707.29
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CORELOGIC	198,329.66
1/14/2025	RCP	81	1/14/2025	LOCAL TAX LEVY REVENUE CK 4758	2,360.85
1/14/2025	RCP	91	1/14/2025	LOCAL TAX LEVY REVENUE 1/14/2025	20,127.73
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 4178	961.56
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 759962	4,798.37
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 11871	5,209.74
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 1032	2,616.82
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 2731	198.41
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 967013687	18,488.64
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 7079	5,535.82
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 3372	5,577.08
1/15/2025	RCP	83	1/07/2025	LOCAL TAX LEVY REVENUE CK 124515	5,535.20

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

Date	Account	Amount	Date	Description	Amount
1/15/2025	RCP 83		1/07/2025	LOCAL TAX LEVY REVENUE CK 8813	1,705.05
1/15/2025	RCP 83		1/07/2025	LOCAL TAX LEVY REVENUE CK 2450	1,709.21
1/15/2025	RCP 83		1/07/2025	LOCAL TAX LEVY REVENUE CK 723423	4,714.72
1/15/2025	RCP 83		1/07/2025	LOCAL TAX LEVY REVENUE CK 9402	4,174.52
1/15/2025	RCP 92		1/15/2025	LOCAL TAX LEVY REVENUE 1/15/25 CCU DEPOSITS	9,855.97
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 1823	13,792.50
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 0154	4,924.92
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 1976	5,532.65
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 6705	4,308.09
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 1081	175.19
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 3964	94.82
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 7748	9,616.21
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 1870	4,606.67
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 7119	3,452.16
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 14040596	6,040.68
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 5637	2,246.77
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 14040597	4,850.51
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 6047	5,195.97
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 30409	3,357.20
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 759842	2,339.09
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 8339	4,070.93
1/16/2025	RCP 86		1/16/2025	LOCAL TAX LEVY REVENUE CK 3915	4,573.36
1/16/2025	RCP 93		1/16/2025	LOCAL TAX LEVY REVENUE 01/16/2025 CCU DEPOSITS	24,958.21
1/17/2025	RCP 94		1/17/2025	LOCAL TAX LEVY REVENUE 01/17/2025 CCU DEPOSITS	37,662.25
1/18/2025	RCP 97		1/18/2025	LOCAL TAX LEVY REVENUE CCU DEPOSIT 1/18/25	5,386.81
1/21/2025	RCP 87		1/20/2025	LOCAL TAX LEVY REVENUE CK 0322	2,302.76

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Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 0340		3,106.87
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 15034400		4,405.84
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 1001		3,156.33
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 2400		2,972.85
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 1143		2,140.17
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 1075		2,875.83
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 1153		1,420.45
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 11700		2,304.77
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 619702		5,542.05
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 4576		1,759.32
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 7406		2,015.66
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 3281		7,001.04
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 3280		448.39
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 186532		5,944.75
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 3681		8,390.09
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 3682		669.86
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 3683		2,094.02
1/21/2025	RCP	87	1/20/2025	LOCAL TAX LEVY REVENUE CK 759959		4,470.46
1/21/2025	RCP	98	1/21/2025	LOCAL TAX LEVY REVENUE 1/21/825 CCU DEPOSITS		29,724.96
1/22/2025	DIS	40242	1/09/2025	FOX VALLEY TECHNICAL COLLEGE JANUARY 2025 TAX SETTLEMENT	236,562.39	
1/22/2025	DIS	40243	1/09/2025	FREEDOM SCHOOL DISTRICT JANUARY 2025 TAX SETTLEMENT	2,214,386.85	
1/22/2025	DIS	40244	1/09/2025	OUTAGAMIE COUNTY TREASURER JANUARY 2025 TAX SETTLEMENT	971,832.03	
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE CK 1532		4,162.74
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE CASH		1,034.45
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,503.48

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Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CK 0215		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		9,818.45
				CK 12900		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		10,962.48
				CK 9997		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,393.97
				CK 1022		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,961.39
				CK 4558		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		688.12
				CK 4947		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,598.22
				CK 1559		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		3,998.21
				CK 14098		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		3,079.38
				CK 1202		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		2,686.24
				CK 3477		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,399.17
				CK 9930		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		4,013.78
				CK 9037		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,251.85
				CK 0106		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,981.58
				CK 2114		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		5,958.52
				CK 1325		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		575.12
				CK 132020		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,306.30
				CK 1979		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		13,321.04
				CK 1832		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		8,898.88
				CK 5190		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		2,229.77
				CK 8246		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		1,908.89
				CK 2059		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		5,606.56
				CK 3921		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		4,009.50
				CK 5959		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		3,420.18
				CK 0528		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		3,906.67
				CK 414240		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		3,057.31
				CK 1329		
1/22/2025	RCP	88	1/21/2025	LOCAL TAX LEVY REVENUE		4,838.47

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Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

Date	Account	Amount	Date	Description	Amount
1/22/2025	RCP 99		1/22/2025	LOCAL TAX LEVY REVENUE CK 1475	28,215.53
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE 1/22/25 CCU DEPOSITS	4,775.62
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 9593	40.00
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 3139	3,562.90
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1469	2,698.03
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1468	2,743.76
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1467	8,392.97
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1466	2,400.67
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1465	5,027.05
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1464	8,633.91
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1463	8,635.97
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK *1462	3,398.58
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 8251	7,094.60
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 5092	1,841.13
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 3725	6,165.43
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 2756	2,517.12
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 12048	1,480.83
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 621413	2,106.56
1/23/2025	RCP 89		1/22/2025	LOCAL TAX LEVY REVENUE CK 4846	3,751.49
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 4917	3,543.95
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 1515	363.60
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 40275	5,091.19
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 4661	2,487.41
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 17500	3,974.89
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 7478	3,192.76
1/23/2025	RCP 95		1/23/2025	LOCAL TAX LEVY REVENUE CK 1949	2,161.72

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Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CK 11736	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	1,630.95
				CK 2428	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	959.12
				CK 6897	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	502.87
				CK 6494	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	1,976.37
				CK 2390	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	4,673.82
				CK 62112505	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	1,763.99
				CK 4858	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	12,355.02
				CK 2744	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	2,351.57
				CK 629	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	2,062.81
				CK 3616	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	15,575.82
				CK 4536	
1/23/2025	RCP	95	1/23/2025	LOCAL TAX LEVY REVENUE	60.00
				CK 1712666	
1/23/2025	RCP	100	1/23/2025	LOCAL TAX LEVY REVENUE	51,201.11
				1/23/25 CCU DEPOSITS	
1/24/2025	RCP	101	1/24/2025	LOCAL TAX LEVY REVENUE	57,717.21
				1/24/25 CCU DEPOSITS	
1/24/2025	RCP	118	1/24/2025	LOCAL TAX LEVY REVENUE	13,321.04
				NSF CHECK - PARCEL 090062003	
1/25/2025	RCP	102	1/25/2025	LOCAL TAX LEVY REVENUE	22,332.07
				1/25/25 CCU DEPOSITS	
1/27/2025	RCP	110	1/27/2025	LOCAL TAX LEVY REVENUE	36,549.20
				1/27/25 CCU DEPOSIT	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	3,461.44
				CK 3547	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	2,468.45
				CK 1506	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	2,927.13
				CK 1019	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	3,842.55
				CK 10552	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	4,859.11
				CK 6236	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	879.12
				CK 2060	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	5,179.31
				CK 1196	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	3,301.35
				CK 4502	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	2,144.68
				CK 11234	
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE	5,236.03

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				Dated From: 1/01/2025		From Account: 100-00-12100-000-000				ACCT			
				Thru: 8/27/2025		Thru Account: 100-00-12100-000-000		Type of Account: Active					
Fund # 100 - GENERAL FUND										Debit		Credit	
100-00-12100-000-000 - TAXES RECEIVABLE													
				CK 0139									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				951.74					
				CK 9733									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				280.83					
				CK 1291									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				7,455.05					
				CK 682761									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				6,889.63					
				CK 110991									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				1.96					
				CK 52122									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				578.05					
				CK 1032									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				2,220.94					
				CK 2407									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				2,435.80					
				CK 1288									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				1,440.09					
				CK 7065									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				834.87					
				CK 1082									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				3,531.05					
				CK 5047									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				8,335.08					
				CK 3592									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				1,827.38					
				CK 1178									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				4,013.43					
				CK 0132									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				3,310.20					
				CK 3327									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				2,253.34					
				CK 7059									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				14,933.76					
				CK 23088									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				1,946.68					
				CK 13984									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				298.87					
				CK 52939									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				5,883.52					
				CK 0529									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				2,876.88					
				CK 2642									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				2,740.52					
				CK 2641									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				1,835.92					
				CK 2299									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				4,182.37					
				CK 3918									
1/28/2025	RCP	96	1/27/2025	LOCAL TAX LEVY REVENUE				5,295.01					
				CK 24822									
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE				16,868.72					

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Dated From: 1/01/2025

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Thru: 8/27/2025

Thru Account: 100-00-12100-000-000

Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CKS 9194/3377	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,586.21
				CK 7823	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,555.99
				CK 1858	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,244.63
				CK 2272	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	3,006.99
				CK 12356	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,237.53
				CK 8788	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,857.32
				CK 3730	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,441.72
				CK 1121	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	7,323.43
				CKS 1105/1167	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,980.61
				CK 1143	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	4,116.31
				CK 4328	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,989.44
				CK 4467	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,718.08
				CK 1241	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	2,976.23
				CKS 5061/ 0711	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,647.34
				CK 1434	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	9,368.35
				CKS 1260/58147	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	4,369.74
				CK 1721	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	3,393.42
				CK 2934	
1/28/2025	RCP	103	1/28/2025	LOCAL TAX LEVY REVENUE	1,260.65
				CK 996135	
1/28/2025	RCP	111	1/28/2025	LOCAL TAX LEVY REVENUE	65,799.90
				1/28/25 CCU DEPOSITS	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,472.26
				CK 0150	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	8,449.02
				CK 3426	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	1,434.20
				CK 3531	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	863.34
				CK 7319	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	1,213.95
				CK 4082	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	502.44
				CK 132018	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	575.12

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Dated From: 1/01/2025

From Account: 100-00-12100-000-000

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Thru Account: 100-00-12100-000-000

Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CK 132021	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	517.17
				CK 132017	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	575.12
				CK 132022	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,610.09
				CK 132023	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,310.52
				CK 132019	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	5,195.30
				CKS 4920/56346	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	4,380.77
				CK 5785	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,489.30
				CK 1505	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	1,431.25
				CK 6118	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	850.27
				CK 1336	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	1,498.34
				CK 14901	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	4,099.83
				CK 7777	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,844.51
				CK 3456	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	7,746.12
				CKS 10168/13097	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	13,323.92
				CK 3970	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,843.64
				CK 9785	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,926.03
				CK 2805	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,329.96
				CK 5026	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	1,950.83
				CK 9383	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	8,348.84
				CK 1511	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	5,129.21
				CK 3166	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,688.47
				CK 1317	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,112.24
				CK 1036149133	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,527.55
				CK 1084	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	2,383.98
				CK 2231	
1/29/2025	RCP	104	1/29/2025	LOCAL TAX LEVY REVENUE	3,732.52
				CKS 90478646/2404	
1/29/2025	RCP	112	1/29/2025	LOCAL TAX LEVY REVENUE	52,457.32

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

1/29/25 CCU Deposits

1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 4492	2,808.06
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CKS 2314/ 4739	5,518.50
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 1089	3,420.20
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 1400	7,750.89
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 5782	1,350.48
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE NSF FEE BALLARD STORAGE	10.00
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 1838	13,321.04
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 3270	2,649.92
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 62110467	2,753.04
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 6749	3,565.90
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 1042	2,438.30
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CKS 2423/62147	4,571.39
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 2269	5,806.77
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CKS 13096/0208	3,375.01
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 4109	2,184.90
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 3985	2,077.54
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 4961	8,654.32
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 0873	2,774.24
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 7738	2,281.25
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 412740569	1,287.88
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 0110	4,823.29
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 230023	678.70
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 40384	10,927.88
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 122460	435,795.70
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE CK 967076208	2,213.83
1/30/2025	RCP	105	1/30/2025	LOCAL TAX LEVY REVENUE	2,420.09

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Dated From: 1/01/2025

From Account: 100-00-12100-000-000

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Thru Account: 100-00-12100-000-000

Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

Date	Account	Amount	Date	Description	Amount
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 967076209	2,546.51
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 967076210	5,095.69
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 1790	4,604.71
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 3539	4,154.85
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 7188	892.33
1/30/2025	RCP 105		1/30/2025	LOCAL TAX LEVY REVENUE CK 2365	8,052.57
1/30/2025	RCP 113		1/30/2025	LOCAL TAX LEVY REVENUE CKS 13095/3754	56,255.32
1/31/2025	RCP 114		1/31/2025	LOCAL TAX LEVY REVENUE 1/30/25 CCU DEPOSITS	149,269.50
1/31/2025	RCP 126		1/31/2025	LOCAL TAX LEVY REVENUE 1/31/25 CCU DEPOSITS	27,140.16
2/01/2025	RCP 115		2/01/2025	LOCAL TAX LEVY REVENUE missed deposits	5,345.00
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE 2/1/2025 CCU DEPOSITS	9,578.42
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 58760	3,945.44
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 3575	582.96
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 7046	3,282.00
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 1233	3,358.32
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 9668	5,367.23
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 96688	1,034.45
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 3325	4,483.43
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 2110	3,699.23
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 1264	7,784.32
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 1860	4,716.69
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 1197	3,449.67
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 2425	1,306.81
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 9061476	4,498.65
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 6418	3,071.52
2/03/2025	RCP 106		2/03/2025	LOCAL TAX LEVY REVENUE CK 3637	834.84

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Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CK 1882	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	3,392.32
				CK 3774	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	8,956.89
				CK 8421	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	533.87
				CK 1249	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	4,242.29
				CK 1250	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,139.49
				CK 9229	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,795.52
				CK 10702	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,270.05
				CK 2566	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,317.19
				CK 4033	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	1,645.37
				CK 3311	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	8,422.52
				CK 3840	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	3,910.55
				CK 7655	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,112.22
				CK 2648	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	7,147.14
				CK 1052	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	9,996.51
				CK 22204	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,725.39
				CK 2166	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	2,689.46
				CK 1286	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	4,418.59
				CK 2975	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	1,439.81
				CK 2405	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	3,514.37
				CK 5156	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	341.81
				CK 2565	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	1,387.80
				CK 6295	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	1,781.89
				CK 0150	
2/03/2025	RCP	106	2/03/2025	LOCAL TAX LEVY REVENUE	521.09
				CK 24571	
2/03/2025	RCP	116	2/03/2025	LOCAL TAX LEVY REVENUE	9,285.88
				2/3/25 CCU DEPOSITS	
2/04/2025	RCP	107	2/04/2025	LOCAL TAX LEVY REVENUE	1,777.32
				CK 8572	
2/04/2025	RCP	107	2/04/2025	LOCAL TAX LEVY REVENUE	2,896.03

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Thru Account: 100-00-12100-000-000

Type of Account: Active

Fund # 100 - GENERAL FUND

Debit

Credit

100-00-12100-000-000 - TAXES RECEIVABLE

				CKS 24570/24579		
2/04/2025	RCP	107	2/04/2025	LOCAL TAX LEVY REVENUE		2,002.67
				CK 624022		
2/05/2025	RCP	108	2/05/2025	LOCAL TAX LEVY REVENUE		9,127.73
				CK 70989		
2/05/2025	RCP	108	2/05/2025	LOCAL TAX LEVY REVENUE		1,623.08
				CK 1294		
2/05/2025	RCP	108	2/05/2025	LOCAL TAX LEVY REVENUE		438.06
				CK 3908		
2/05/2025	RCP	108	2/05/2025	LOCAL TAX LEVY REVENUE		7,147.85
				CK 3909		
2/06/2025	RCP	109	2/05/2025	LOCAL TAX LEVY REVENUE		1,136.89
				CK 222159820		
2/06/2025	RCP	109	2/05/2025	LOCAL TAX LEVY REVENUE		2,260.30
				CK 4510		
2/06/2025	RCP	127	2/06/2025	LOCAL TAX LEVY REVENUE		2,630.85
				missed deposits		
2/26/2025	DIS	40281	2/11/2025	FOX VALLEY TECHNICAL COLLEGE	230,706.24	
				FEBRUARY SETTLEMENT		
				FEBRUARY SETTLEMENT		
2/26/2025	DIS	40282	2/11/2025	FREEDOM SANITARY DISTRICT #1	41,939.76	
				FEBRUARY SETTLEMENT		
				FEBRUARY SETTLEMENT		
2/26/2025	DIS	40283	2/11/2025	FREEDOM SCHOOL DISTRICT	2,159,569.22	
				FEBRUARY SETTLEMENT		
				FEBRUARY SETTLEMENT		
2/26/2025	DIS	40284	2/11/2025	OUTAGAMIE COUNTY TREASURER	560,449.71	
				FEBRUARY SETTLEMENT		
				FEBRUARY SETTLEMENT		
3/26/2025	DIS	40336	3/26/2025	CORELOGIC	2,541.43	
				PARCEL-090150900-OUTA PROP TAX OVERPAYME		
				TAX OVERPAYMENT		
3/26/2025	DIS	40336	3/26/2025	CORELOGIC	1,069.59	
				PARCEL-090097801-OUTA PROP TAX OVERPAYME		
				TAX OVERPAYMENT		
4/21/2025	RCP	295	4/21/2025	MISCELLANEOUS REVENUE VENDOR		104,880.63
				LOTTERY CREDIT FROM OUTAGAMIE COUNTY		
8/20/2025	RCP	365	8/20/2025	LOCAL TAX LEVY REVENUE		715,393.42
				AUGUST SETTLEMENT FROM COUNTY - PROPERTY		
				Ending Balance:		3,878,267.32

Fund Totals:

Beginning

0.00

0.00

6,432,378.26

10,310,645.58

Ending

0.00

3,878,267.32



CAPITAL CREDIT UNION
FAO TOWN OF FREEDCOM
P O BOX 2526
GREEN BAY WI 54306-2526

Your Financial Advisor (1M09):
GUY NEMECEK
Telephone: (000) 000-0000

Office Serving Your Account:
14850 N. SCOTTSDALE RD.
SUITE 450
SCOTTSDALE, AZ 85254

PRIMARY INVESTMENT OBJECTIVE: Refused to disclose
RISK TOLERANCE: Please contact your Financial Advisor
None Specified. If you have any questions concerning your investment objective, or wish to make a change, please contact your Financial Advisor or the Branch Manager for this office.

TRADING TAX LOT RELIEF METHOD : First In, First Out
INVESTOR UPDATE

When was the last time you thought about your 401(k)? If your objectives and asset allocation have changed over time, your Stifel Financial Advisor can work with you to review your overall plan and determine if your strategy is still aligned with your goals.

ACCOUNT PROTECTION
Stifel, Nicolaus & Company, Incorporated provides up to \$150 million of coverage for securities held in client accounts, of which \$1.15 million may be in cash deposits. Ask your Financial Advisor for more details.

Thank you for allowing Stifel to serve you. In order to protect your rights, including rights under the Securities Investor Protection Act (SIPA), please promptly report, in writing, any inaccuracies or discrepancies in this account or statement to the Compliance Department of Stifel at the address below. If you have any questions regarding your account or this statement, please contact your Financial Advisor or the Branch Manager for this office. For additional information regarding your Stifel account, please refer to the current Stifel Account Agreement and Disclosure Booklet, which is available at www.stifel.com/disclosures/account-agreement.

PORTFOLIO SUMMARY	July 31	June 30
Net Cash Equivalents		
Net Portfolio Assets held at Stifel	7,680,457.36	7,728,434.73
Net Portfolio Assets not held at Stifel		
Net Portfolio Value	\$7,680,457.36	\$7,728,434.73
YOUR CHANGE IN PORTFOLIO VALUE	July 31	June 30
Net Cash Flow (Inflows/Outflows) ²	-30,860.01	-33,060.44
Securities Transferred In/Out		
Income and Distributions	30,860.01	33,060.44
Change in Securities Value	-47,977.37	40,917.79
Net Change in Portfolio Value	-\$47,977.37	\$40,917.79

² Does not include cost or proceeds for buy or sell transactions.

YOUR ASSET SUMMARY

	Value on July 31, 2025 (\$)	Percentage of your account
E Fixed Income-Other	7,680,457.36	100.00%
Total Assets	\$7,680,457.36	100.00%



E



ASSET SUMMARY

Value as of **July 31, 2025**

	At Stifel	Not at Stifel	Total	% of assets *	Gains/(-)Losses		
					Unrealized	Realized This Period	Year-to-date
Cash							
Cash Sweep**							
Margin Balance							
A. Net Cash Equivalents	\$0.00		\$0.00				
B. Equities							
C. Preferreds							
D. Fixed Income-Muni							
E. Fixed Income-Other	7,680,457.36		7,680,457.36	100.00%	-932,106.48		
F. Mutual Funds							
G. Unit Investment Trusts							
H. Insurance Products							
I. Alternative Investments							
J. Other Investments							
K. Stifel Smart Rate Program **							
Net Portfolio Assets	\$7,680,457.36	\$0.00	\$7,680,457.36	100.00%	-\$932,106.48	\$0.00	\$0.00
Net Portfolio Value	\$7,680,457.36	\$0.00	\$7,680,457.36	100.00%	-\$932,106.48	\$0.00	\$0.00

INCOME & DISTRIBUTION SUMMARY

	Security Type	Year-to-date	This period
Dividends	Tax-Exempt		
	Taxable		
Interest	Tax-Exempt		
	Taxable	84,047.93	8,847.21
Capital Gain Distributions			
Return of Principal		131,633.35	22,012.80
Other			
Total Income & Distributions		\$215,681.28	\$30,860.01

INFORMATION SUMMARY

	Security Type	Year-to-date	This period
Accrued Interest Paid	Tax-Exempt		
	Taxable		
Accrued Interest Received	Tax-Exempt		
	Taxable		
Gross Proceeds			
Federal Withholding			
Foreign Taxes Paid			
Margin Interest Charged			

* Please note "% of assets" figures are shown gross of any amounts owed to Stifel and/or net short positions.

** Include balances which are FDIC insured bank deposits, not cash held in your Securities Account and not covered by SIPC.

ASSET DETAILS

This section shows the cash equivalents and/or securities in your account. Prices obtained from outside sources are considered reliable but are not guaranteed by Stifel. Actual prices may vary, and upon sale, you may receive more or less than your original purchase price. Contact your Financial Advisor for current price quotes. Gain/Loss is provided for informational purposes only. Cost basis may be adjusted for, but not limited to, amortization, accretion, principal paydowns, capital changes, listed option premiums, gifting rules, inheritance step-up, or wash sales. The Gain/Loss information should not be used for tax preparation without the assistance of your tax advisor. Lot detail quantity displayed is truncated to the one thousandth of a share.

NET CASH EQUIVALENTS

	<i>Current value</i>	<i>Cost Basis</i>	<i>Estimated Annualized Income</i>	<i>Estimated Yield %</i>
Total Net Cash Equivalents	\$0.00	\$0.00	\$0.00	

PORTFOLIO ASSETS - HELD AT STIFEL

Fixed Income-Other	<i>Symbol/ Bond Rating/ Type</i>	<i>Quantity</i>	<i>Current Price/ Current Value</i>	<i>Average Unit Cost/ Cost Basis</i>	<i>Accrued Income⁶</i>	<i>Unrealized Gain/(-)Loss¹⁰</i>	<i>Estimated Annualized Income</i>	<i>Estimated Yield %</i>
FEDL HOME LOAN BANK BOND CPN 2.020% DUE 02/25/27 DTD 02/25/22 FC 08/25/22 CALL 02/25/25 @ 100.000 CUSIP: 3130AQWV1	S&P: AA+ Moody: Aa1 Cash	3,000,000	96.7840 2,903,520.00	100.0000 3,000,000.00	26,260.00	-96,480.00	60,600.00	2.09%
FEDL HOME LOAN MTG CORP POOL #WN2145 CPN 1.700% DUE 10/01/28 DTD 12/01/21 FC 01/25/22 CUSIP: 3132XGL38	Cash	2,000,000	92.1383 1,842,766.00	92.0938 1,841,875.00	2,927.77	891.00	34,000.00	1.85%
FEDL HOME LOAN MTG CORP MULTICL REMIC 5035 CL AP MONTHLY 24 DAY DELAY CPN 2.000% DUE 11/25/50 DTD 10/01/20 FC 11/25/20 CUSIP: 3137F6CT2 <i>Remaining Balance: \$3,586,313.85</i> <i>Original Cost: 5,184,375.00</i>	Cash	5,000,000	81.8158 2,934,171.36	105.1411 3,770,688.85	5,977.19	-836,517.48	71,726.27	2.44%
Total Fixed Income-Other		10,000,000	\$7,680,457.36	\$8,612,563.85	\$35,164.96	-\$932,106.48	\$166,326.27	2.17%
Principal Protected Notes are subject to the credit risk of the issuer. Principal Protected Market Linked CDs are subject to applicable limits.								
Total Portfolio Assets - Held at Stifel			\$7,680,457.36	\$8,612,563.85		-\$932,106.48	\$166,326.27	2.17%
Total Net Portfolio Value			\$7,680,457.36	\$8,612,563.85		-\$932,106.48	\$166,326.27	2.17%



FOOTNOTE DEFINITIONS

- ⁶ **Accrued Income:** Accrued Income amounts are provided for informational purposes only and are not included as part of the Net Portfolio Value. Accrued Income represents the sum of accrued interest and accrued dividends on securities positions, but which Stifel has not yet received. Stifel cannot guarantee the accuracy of the Accrued Income, which may be subject to change. Accrued Income amounts are not covered by SIPC and should not be relied upon for making investment decisions.
- ¹⁰ Please note "Unrealized Gain/(-)Loss" does not equal the total current value minus the total cost if any value or cost amounts are missing. Unrealized gains or losses are provided for your information only and should not be used for tax purposes.



ACTIVITY SUMMARY				CASH EQUIVALENTS		
Type of Activity	Activity	Year-to-date	This period	Cash	Cash Sweep	Margin
	Opening Balance - Net Cash Equivalents		\$0.00	\$0.00	\$0.00	\$0.00
Buy and Sell Transactions	Assets Bought					
	Assets Sold/Redeemed					
Deposits	Deposits Made To Your Account					
Withdrawals	Withdrawals From Your Account	-215,681.28	-30,860.01	-30,860.01		
Income and Distributions	Income and Distributions	215,681.28	30,860.01	30,860.01		
Cash Sweep Activity	Cash Sweep Activity					
Margin Interest	Margin Interest Charged					
Other	Other Transactions					
Cash Management Activity	Card Activity					
	ACH/ATM Activity					
Checkwriting Activity	Checks You Wrote					
	Closing Balance - Net Cash Equivalents		\$0.00	\$0.00	\$0.00	\$0.00
Securities Transferred	Securities Transferred In/Out	7,637,931.49				

ACTIVITY DETAILS				CASH EQUIVALENTS		
			This period	Cash	Cash Sweep	Margin
Opening Balance - Net Cash Equivalents			\$0.00	\$0.00	\$0.00	\$0.00

Withdrawals From Your Account

Date	Activity	Quantity	Description	Total	Cash	Cash Sweep	Margin
7/30/2025	Journal		T74618178 F19576221	-30,860.01	-30,860.01		
Total Withdrawals From Your Account				-\$30,860.01	-\$30,860.01		

Income and Distributions

Date	Activity	Quantity	Description	Total	Cash	Cash Sweep	Margin
7/25/2025	Interest		FEDL HOME LOAN MTG CORP POOL #WN2145 CPN 1.700% DUE 10/01/28 DTD 12/01/21 FC 01/25/22 072525 2,000,000 CUSIP: 3132XGL38	2,833.33	2,833.33		



ACTIVITY DETAILS continued

CASH EQUIVALENTS continued

Income and Distributions continued							
Date	Activity	Quantity	Description	Total	Cash	Cash Sweep	Margin
7/25/2025	Interest		FEDL HOME LOAN MTG CORP MULTICL REMIC 5035 CL AP MONTHLY 24 DAY DELAY CPN 2.000% DUE 11/25/50 DTD 10/01/20 FC 11/25/20 072525 5,000,000 CUSIP: 3137F6CT2	6,013.88	6,013.88		
7/25/2025	Return Of Principal		FEDL HOME LOAN MTG CORP MULTICL REMIC 5035 CL AP MONTHLY 24 DAY DELAY CPN 2.000% DUE 11/25/50 DTD 10/01/20 FC 11/25/20 072525 5,000,000 CUSIP: 3137F6CT2	22,012.80	22,012.80		
Total Income and Distributions				\$30,860.01	\$30,860.01		
				This period	Cash	Cash Sweep	Margin
Closing Balance - Net Cash Equivalents				\$0.00	\$0.00	\$0.00	\$0.00



Certain Definitions

“**Stifel**” means Stifel, Nicolaus & Company, Incorporated, Member SIPC and NYSE.

“**Stifel Banks**” means affiliated banks of Stifel, which may include Stifel Bank & Trust, Member Federal Deposit Insurance Corporation (“FDIC”); Stifel Bank, Member FDIC; Stifel Trust Company, National Association, Member FDIC; and Stifel Trust Company Delaware, National Association, Member FDIC. **Unless otherwise specified, products purchased from or held by Stifel in a securities account are not insured by the FDIC, are not deposits or other obligations of the Stifel Banks, are not guaranteed by the Stifel Banks, and are subject to investment risk, including possible loss of the principal.**

“**Stifel Smart Rate Program**” refers to a money market deposit account at Stifel Bank & Trust, Stifel Bank, Stifel Trust Company, N.A., or Stifel Trust Company Delaware, N.A., each an affiliate of Stifel, which is made available to eligible clients of Stifel. The deposits are insured by the FDIC, within applicable limits, and are not cash held in your securities account. For additional information and terms and conditions concerning these deposits, see the Stifel Smart Rate Program Disclosure, which is available at www.stifel.com/disclosures or from your Financial Advisor.

“**Stifel Fixed Yield Program**” refers to a time deposit account at Stifel Bank & Trust, Stifel Bank, Stifel Trust Company, N.A., or Stifel Trust Company Delaware, N.A., each an affiliate of Stifel, which is made available to eligible clients of Stifel. The deposits are insured by the FDIC, within applicable limits, and are not cash held in your securities account. For additional information and terms and conditions concerning these deposits, see the Stifel Fixed Yield Program Disclosure, which is available at www.stifel.com/disclosures or from your Financial Advisor.

“**Enhanced Advisory Yield**” refers to an interest rate tier assigned to certain advisory accounts with an eligible deposit account balance. For advisory accounts with balances qualifying for an Enhanced Advisory Yield, Stifel will use the balances in your deposit accounts at the end of the prior business day to determine the interest rate tier applicable to balances earning standard interest and the interest rate tier applicable to balances earning an Enhanced Advisory Yield. The rate at month-end displayed on statements is the weighted average of the standard and enhanced interest rates. Additional information, including terms and conditions, is available at www.stifel.com/disclosures/sweep-choices/sweep-choices-disclosure.

Account Disclosures

Errors and Inquiries – You should review this statement carefully and notify the Manager of the Office servicing your account of anything you believe to be incorrect. Any verbal communications should be re-confirmed in writing to protect your rights, including rights under SIPA. All statements furnished to you shall be considered accurate, complete, and acknowledged by you unless you report any inaccuracies to the Manager. Instructions and inquiries should be directed to your Financial Advisor. When making inquiries, please mention your account number. Please notify us promptly of any change of address.

Investment Objective – All clients are requested to promptly notify us of any material change in their investment objective or financial situation in order to assist us in maintaining current background and financial information.

Pricing and Rating of Securities – The pricing of securities displayed on your statement is derived from various sources and, in some cases, may be higher or lower than the price you would actually receive in the market. If we cannot obtain a price, “N/A” appears. For securities listed on an exchange or trading continually in an active marketplace, the prices reflect market quotations at the close of your statement period. For securities trading less frequently, we rely on third-party pricing services or a computerized pricing model, which may not always reflect actual market values. Similarly, some insurance product values provided by outside carriers may be valued as of a date other than the statement date. Bond ratings of securities were obtained from various rating services. There is no guarantee with respect to their accuracy. For current price quotes, please contact your Financial Advisor.

Cost Basis Information – All information provided with respect to cost basis is derived from transactions in the account or information supplied by other sources. There is no guarantee as to the accuracy of cost basis information or the profit and loss information provided for tax lots designated as noncovered. Stifel uses the first-in, first-out method when calculating the realized gain or loss on sale transactions unless a specific identification is made prior to settlement date. The gain or loss provided on your statement is informational only and should not be used for tax reporting. A 1099 including the cost basis for sale proceeds from covered tax lots will be provided after year-end for tax reporting. Please inform your Financial Advisor if a cost basis is not accurate.

Transaction Dates – All securities transactions are reflected on a trade date basis. Settlement of trades will normally occur in two business days (T+1 = trade date plus one business day) unless stated differently on your confirmation.

Custody of Securities – Securities held by Stifel, Nicolaus & Company, Incorporated for you, but which are not registered in your name, may be commingled with identical securities being held for other clients by our Correspondent, the Depository Trust Company, or in similar systems.

Assets Held Away – You may purchase certain assets through Stifel, which will be held at a custodial institution other than Stifel. Where available, we include information about these assets on your statement. The custodial institution is responsible, however, for providing year-end tax reporting information (Form 1099) and separate periodic statements, which may vary from the information included on your Stifel statement because of different reporting periods. Your Stifel statements may also reflect other assets “not held” at Stifel, in addition to those held by a custodial institution. The value and nature of these investments is generally provided by you. Stifel does not guarantee the accuracy of the information with respect to the value of these investments as reflected on your statement. Assets held away are not covered by Stifel SIPC.

Estimated Annual Income and Yields – Estimated annual income and yields are calculated by annualizing the most recent distribution and do not reflect historical experience or project future results. The yield information for the money market funds is based on historical performance; future yields will fluctuate. These figures have been obtained from sources believed to be reliable, but no assurance can be made as to accuracy. Before investing in any of these funds, carefully read the prospectus, which is available through your Financial Advisor.

Order Routing and Payment for Order Flow – In order to access a wide variety of execution venues, the firm does participate in the maker/taker model. Certain exchanges and other trading centers to which the firm routes equities and options orders have implemented fee structures under which broker-dealer participants may receive rebates on certain orders. Under these fee structures, participants are charged a fee for orders that take liquidity from the venue and provided a rebate for orders that add liquidity to the venue. Rebates received by the firm from a venue during any time period may or may not exceed the fees paid by the firm to the venue during that time period. Fees and/or rebates from all venues are subject to change. Stifel will provide customers additional information regarding average net fees/rebates paid/received upon written request. For venues from which Stifel receives a rebate, Stifel is considered to be receiving payment for order flow.

Stifel monitors the performance of competing market centers and routes orders to those that seek competitive executions and complete transactions on a timely basis at a reasonable cost. Whenever possible, Stifel routes orders to market centers that offer, through automated systems, an opportunity for price improvement to the client. Held market orders received and entered prior to 9:28 a.m. Eastern will be routed to market centers that will attempt to execute at the opening price on the listing exchange.

Additional information will be provided upon written request, and certain order routing information is available online at www.stifel.com/disclosures/best-execution. On request of a customer and at no fee, Stifel will disclose to such customer the identity of the venue to which such customer’s orders were routed for execution in the six months prior to the request, whether the orders were directed orders or non-directed orders, and the time of the transactions, if any, that resulted from such orders. Orders may be routed and executed internally through Stifel’s trading desk. In such instances, Stifel stands to share in 100% of remuneration received (in the case of orders executed as agent) or profits or losses generated (in the case of orders executed as principal) as a result of internalizing such orders. Customers may mail their inquiries to: Stifel – Attn: Equity Trading Compliance, 501 North Broadway, St. Louis, Missouri 63102.

Tax Information – Although your statement may describe certain items as Federally tax-exempt, this is for information purposes only. When reporting your taxes, please rely exclusively on the substitute Form 1099 you will receive from us after year-end for your taxable accounts. (For Retirement Accounts, Form 1099R will report distributions from the account rather than income and dividends or proceeds from sales.)

SIPC Protection – Stifel is a member of the Securities Investor Protection Corporation (SIPC). SIPC coverage protects securities customers of its members up to \$500,000 (including \$250,000 for claims for cash). An explanatory brochure is available upon request or at www.sipc.org, or investors may contact SIPC at (202) 371-8300.

Stifel has purchased additional securities coverage of \$149,500,000 and cash coverage of \$900,000 for a total of \$150,000,000 of securities coverage and \$1,150,000 of cash coverage, subject to the terms and conditions of the policy, with an aggregate limit of \$300,000,000. (For more information, visit: www.stifel.com/disclosures/asset-protection.) This coverage does not protect against market losses and does not cover securities not held by Stifel.

STIFEL

Account Disclosures Continued

Margin Accounts – If you have a margin account, this is a combined statement of your margin account and special memorandum account (“SMA”) maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the (“SMA”) as required by Regulation T is available for your inspection upon request. If you have applied for margin privileges and have been approved, you may borrow money from Stifel in exchange for pledging assets in your account as collateral for any outstanding margin loan. The amount you may borrow is based on Regulation T, Stifel’s internal policies, and the value of securities in your margin account. Securities held in a margin account are identified by the word “margin” on your statement. Stifel reserves the right to limit margin purchases and short sales and to alter its margin requirements and due dates for house or other margin calls in accordance with the Firm’s guidelines, market conditions, and regulatory margin requirements.

Margin Account Interest Charges – The margin interest period includes the second to last day of the prior statement period through the third day prior to the last day of the current statement period. The margin interest charge is computed by multiplying the rate of interest by the average net daily settled debit balance and a fraction, the numerator of which is the number of days the debit balance existed, and the denominator of which is three hundred sixty (360). The rate of interest is determined by the cost of borrowing money and is subject to change without notice. The average net daily settled debit balance includes any settled credit and settled debit balances in your cash and margin accounts during the period. Please review the “Statement of Credit Terms” you have already received for further information.

Fully Paid Lending Participants – Without waiving any rights given to you, it is understood and agreed that the provisions of the Securities Investor Protection Act of 1970 may not protect the lender with respect to loaned securities hereunder and that, therefore, the collateral held for you may constitute the only source of satisfaction of Stifel’s obligations in the event Stifel fails to return the loaned securities.

Late Charges – If transactions in your account result in a debit balance in your cash account and you do not make payment by the settlement date, you may be subject to interest charges.

Free Credit Balances – Customer Free Credit Balances may be used in this Firm’s business subject to the limitations of 17CFR Section 240, 15c3-3 under The Securities Exchange Act of 1934. You have the right to receive from us in the course of normal business operations, upon demand, the delivery of: a) any Free Credit Balances to which you are entitled, b) any Fully Paid Securities to which you are entitled, c) any Securities purchased on margin upon full payment of any indebtedness to us. If you participate in Cash Management Accounts, the payment to you of a Free Credit Balance may be subject to the cancellation of any commitment made in respect to your account for the payment of checks, automated clearing house (ACH) payments, ATM Card or Point of Sale transaction charges, or other debit card transactions.

Option Accounts – 1) Commissions and other charges related to the execution of option transactions have been included on confirmations for such transactions, which have already been sent to you, and copies of confirmations are available upon request; 2) should you have any changes in your investment objective or current financial situation, you should advise your investment professional immediately; and 3) assignment notices for option contracts are allocated among client short positions pursuant to an automated procedure that randomly selects from all client short option positions those contracts that are subject to assignment, which includes positions established on the day of assignment. Additional information pertaining to the procedures used for random selection is available upon request.

Complaints – Complaints relating to your account(s) may be directed to Stifel, Legal Department, 501 North Broadway, St. Louis, Missouri 63102 or by phoning (800) 488-0970 or (314) 342-2000.

Lost Certificates – In the event your statement indicates that securities were delivered out of your account in certificate form and you have not received them, it is understood that you will notify Stifel immediately in writing. If written notification is received within 120 calendar days after the delivery date, as reflected on your statement, the certificate will be replaced free of charge. Thereafter, a fee for replacement may apply.

Dividend Reinvestment – (Optional) The dollar amount of Mutual Fund distributions, Money Market Fund income, or dividends on other securities shown on your statement may have been reinvested into additional shares. You will not receive confirmations for these reinvestment transactions. However, information pertaining to these transactions which would otherwise appear on confirmations will be furnished to you upon written request. In dividend reinvestment transactions, Stifel may act as your agent and receive payment for order flow. The source and nature of such payment will be furnished to you upon written request to Stifel or your introducing firm. If Stifel is currently a market maker in the eligible security, Stifel will purchase, as principal for you, additional shares at the opening market price.

Stifel Information – A Statement of Financial Condition of Stifel, Nicolaus & Company, Incorporated is available for your inspection at any of our offices, or a copy will be mailed to you upon request.

Investor Education and Protection – Under the Public Disclosure Program, the Financial Industry Regulatory Authority (“FINRA”) provides certain information regarding the disciplinary history of FINRA members and their associated persons via FINRA’s BrokerCheck Hotline (toll-free (800) 289-9999) or on the FINRA website at www.finra.org, including an investor brochure that includes information describing FINRA BrokerCheck. Stifel, Nicolaus & Company, Incorporated is registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board (“MSRB”). Additional information may be obtained from the MSRB website at www.msrb.org, including an investor brochure that is posted on the website describing the protections that may be provided by the MSRB rules and how to file a complaint with an appropriate regulatory authority.

ERISA Section 408(b)(2) Notice – For Service Provider Fee Disclosures under ERISA 408(b)(2), please see www.stifel.com/disclosures/ERISA. Please direct any questions you may have to your Financial Advisor.

Notification of Change in Circumstances and Availability of Investment Advisory Disclosure Brochures – In the event that there are any material changes in your financial situation, investment objective(s), risk tolerance, or instructions regarding your account(s), please promptly report such changes to your Financial Advisor to ensure that your investment advisory accounts are being managed based on the most current information. You should review Stifel’s Form ADV Part 2A (Disclosure Brochure) for information and disclosures relating to Stifel’s investment advisory services (available at: www.stifel.com/disclosures/investment-advisory-services/program-disclosures), including (but not limited to) a discussion of the various conflicts of interest to which our firm may be subject in the provision of investment advisory services to you.

General Obligation Promissory Note

April 2025

Category	Budgeted Amount	Spent	Remaining
Town Hall Outlay / Randercom	\$ 85,000.00	\$ 77,534.83	\$ 7,465.17
Hwy Outlay / Mower & RTV	\$ 85,000.00	\$ 47,543.98	\$ 37,456.02
Other Highway Road Projects / Vine Rd & Maloney Road	\$ 442,672.00	\$ 278,866.12	\$ 163,805.88
Diamond 1 Outlay	\$ 955,328.00	\$ 507,893.40	\$ 447,434.60
Total	\$ 1,568,000.00	\$ 911,838.33	\$ 656,161.67

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General Obligation Promissory Note

April 2025

<u>Date</u>	<u>Check #</u>	<u>Payee</u>	<u>Amount</u>	<u>Category</u>
1/22/2025	40270	Randercom	\$39,697.44	Town Hall Outlay / Randercom
5/28/2025	40455	Randercom	\$957.00	Town Hall Outlay / Randercom
5/28/2025	40458	Service Motors	\$47,543.98	Hwy Outlay / Mower & RTV
3/26/2025	40350	MSA Professionals	\$4,916.80	Other Highway Road Projects / Vine Rd & Maloney Road
4/23/2025	40397	MSA Professionals	\$14,766.22	Other Highway Road Projects / Vine Rd & Maloney Road
5/28/2025	40449	MSA Professionals	\$1,975.98	Other Highway Road Projects / Vine Rd & Maloney Road
2/26/2025	40310	MSA Professionals	\$2,626.39	Diamond 1 Outlay
3/26/2025	40350	MSA Professionals	\$9,735.00	Diamond 1 Outlay
4/23/2025	40397	MSA Professionals	\$7,070.00	Diamond 1 Outlay
4/23/2025	40401	Peters Concrete	\$94,196.06	Diamond 1 Outlay
5/28/2025	40449	MSA Professionals	\$9,874.75	Diamond 1 Outlay
6/25/2025	40498	Randercom	\$757.84	Town Hall Outlay / Randercom
6/25/2025	40498	Randercom	\$24,968.59	Town Hall Outlay / Randercom
6/25/2025	40495	MSA Professionals	\$9,260.38	Other Highway Road Projects / Vine Rd & Maloney Road
6/25/2025	40495	MSA Professionals	\$6,876.16	Diamond 1 Outlay
6/25/2025	40497	MSA Professionals	\$236,106.01	Diamond 1 Outlay
7/23/2025	40545	MSA Professionals	\$11,391.79	Diamond 1 Outlay
7/23/2025	40545	MSA Professionals	\$1,410.00	Diamond 1 Outlay
7/23/2025	40551	Peters Concrete	\$121,746.06	Diamond 1 Outlay
7/23/2025	40546	Northeast Asphalt	\$180,519.32	Other Highway Road Projects / Vine Rd & Maloney Road
7/23/2025	40546	Northeast Asphalt	\$58,756.01	Other Highway Road Projects / Vine Rd & Maloney Road
8/27/2025	40601	Randercom	\$7,175.82	Town Hall Outlay / Randercom
8/27/2025	40609	Unlimited Enterprizes	\$3,978.14	Town Hall Outlay / Randercom
8/27/2025	40596	MSA Professionals	\$8,671.41	Other Highway Road Projects / Vine Rd & Maloney Road
8/27/2025	40596	MSA Professionals	\$6,861.18	Diamond 1 Outlay

Storage In Freedom LLC

PARCEL 090062003

Tax Bill	Base Year (2016)	2017	2018	2019	2020	2021	2022	2023	2024
Assessed Value	\$ 2,100.00	\$2,100.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,900.00	\$ 2,200.00	\$ 679,700.00
State	\$ 0.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ 10.64	\$ 11.05	\$ 9.96	\$ 8.13	\$ 8.16	\$ 8.52	\$ 8.10	\$ 9.62	\$ 3,108.90
Freedom	\$ 7.54	\$ 7.92	\$ 6.84	\$ 7.11	\$ 8.47	\$ 9.00	\$ 9.79	\$ 11.23	\$ 3,426.32
Freedom School District	\$ 14.50	\$ 12.34	\$ 10.81	\$ 11.97	\$ 12.22	\$ 11.28	\$ 9.92	\$ 13.55	\$ 6,059.97
FVTC	\$ 2.35	\$ 2.41	\$ 2.14	\$ 2.07	\$ 2.11	\$ 2.08	\$ 1.94	\$ 2.35	\$ 756.77
Freedom Sanitary District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
First Dollar Credit									\$ (60.92)
Total	\$ 35.39	\$ 33.72	\$ 29.75	\$ 29.28	\$ 30.96	\$ 30.88	\$ 29.75	\$ 36.75	\$ 13,291.04
Tax Increment (Tax Year - Base Year)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.36	\$ 13,255.65
1st Installment Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.36	\$ 6,627.83
Dev. Agr. Payback (100%) to be paid by Sept 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.36	\$ 6,627.83
2nd Installment Taxes (unless paid in full in 1st installment)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,627.83
Dev. Agr. Payback (100%) to be paid by Sept 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,627.83
Total Year Payback	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.36	\$ 13,255.65

Dev. Agr. Amount to be Paid	\$ 650,000.00
Amount Remaining	\$ 636,742.99

Red = Has Not
Been Paid to Date

Dev. Agr. Amount
to be Paid

\$ 650,000.00

Amount
Remaining

\$ 636,742.99