

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, JANUARY 14, 2025 COMMON COUNCIL MEETING
7:00 PM COUNCIL CHAMBERS, ROOM 302
128 SMITH ST. PLYMOUTH, WI 53073**

AGENDA

- 1. Call to order and roll call**
- 2. Pledge of Allegiance**
- 3. Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):**
 - A. Approve minutes of the meeting held December 10, 2024**
 - B. Approve City and Utility Reports:**
 - I. List of City & Utility Vouchers dated 12/1/24 – 12/31/24**
 - II. Electric, Water and Sewer Sales Report – November 2024**
 - III. Utility Related Write Offs for December – \$2,580.94**
 - C. Minutes acknowledged for filing – Police & Fire Commission: December 3– Plan Commission: December 5 – Committee of the Whole: December 10**
 - D. Building Report for December 2024 – 16 permits at \$24,184,934**
 - E. Approve Lead Lineman Job Description**
 - F. Approve Stormwater Drainage Facilities Maintenance Agreement Between The City of Plymouth, Wisconsin And Landing At Hub City LLC**
- 4. Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting.**
- 5. Items removed from Consent Agenda:**
- 6. Public Hearing followed by Discussion and Action:**
 - A. Ordinance No. 1 An Ordinance Amending Section 13-1-75 of the General Code of Ordinance of the City of Plymouth, Wisconsin Regarding Detached Heating Systems – Tim Blakeslee, City Administrator / Utilities Manager**
 - B. Ordinance No. 2 An Ordinance Amending the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Commercial to Residential (Parcel # 59271821077) – Tim Blakeslee, City Administrator / Utilities Manager**
 - C. Ordinance No. 3 An Ordinance Amending Section 13-1-21, Zoning Map of the Zoning Code of the City of Plymouth (Parcel # 59271821077) – Tim Blakeslee, City Administrator / Utilities Manager**

7. **New Business:**
 - A. **Discussion and Possible Action of Ski Hill Construction Passthrough Agreement with County DPW / CCWP / and City of Plymouth – Tim Blakeslee, City Administrator / Utilities Manager**

8. **Entertain a Motion to go into Closed Session for the following:**

Pursuant to Wis. Stat. 19.85 (1)(g) conferring with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding – Substation

AND

Pursuant to Wis. Stat. 19.85 (1) (b) considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member of other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session regarding an alcohol license denial

9. **Entertain a motion to go into open session**

10. **Discussion and possible action on Closed Session Item**

11. **Adjourn to 7:00 PM on Tuesday, January 28, 2025**

It is likely a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, DECEMBER 10, 2024 COMMON COUNCIL MEETING
7:00 PM COUNCIL CHAMBERS, ROOM 302
128 SMITH ST. PLYMOUTH, WI 53073**

UNOFFICIAL MINUTES

1. **Call to order and roll call:** Mayor Pohlman called the meeting to order. On the call of the roll the following were present: Angie Matzdorf, Diane Gilson, John Binder, Dave Herrmann, John Nelson, Mike Penkwitz, and Jeff Tauscheck. Also present: City Administrator/Utilities Manager Tim Blakeslee, Police Chief Ken Ruggles, Deputy Police Chief Matt Starker, Finance Director Chris Russo, and City Clerk Anna Voigt.
2. **Pledge of Allegiance**
3. **Approval of the Consent Agenda (Alders may request removal of item(s), or part thereof without debate or vote):** Motion was made by Penkwitz/Binder to approve the consent agenda. Upon the call of the roll, all voted aye. Motion carried.
 - A. **Approve minutes of the meeting held Tuesday, November 26, 2024**
 - B. **Approve City and Utility Reports:**
 - I. **List of City & Utility Vouchers dated 11/01/2024 – 11/30/2024**
 - C. **Minutes acknowledged for filing – Housing Authority: November 8 – Community Television: November 11 – Police and Fire Commission: November 12 - Committee of the Whole: November 26**
 - D. **Building Report for November 2024 – 23 permits at \$991,793**
 - E. **Approve Street Use Permit: Plymouth Arts Center on December 31, 2024 from 8:30 PM – 10:30 PM. Request to close North St., from the corner/intersection of Mill, Eastern Ave. and North St. at the stoplight, past the PAC driveway to the corner of Main and North St.**
4. **Audience Comments: Citizens comments must be recognized by the mayor or presiding officer and are limited to three minutes per person from those signed in on the registration sheet located at the back of the Council Chambers prior to the start of the meeting: None**
5. **Items removed from Consent Agenda: None**
6. **New Business:**
 - A. **Presentation, Discussion, and Possible Action on the 2024 Plymouth Housing Study** – Blakeslee explained that developing a Comprehensive Housing Strategy was a key initiative of the 2024-2026 City of Plymouth Strategic Plan. An Ad-Hoc Housing Committee was formed in early 2023 and was tasked with guiding the housing development in Plymouth for the next decade. Blakeslee City Administrator/Utilities Manager introduced Kristen Fish-Peterson from Redevelopment Resources. Fish-Peterson presented the Housing study for the City of Plymouth. The housing study showed a need for a variety of housing types across all price points and ownership/tenant options. Mayor Pohlman stated that this was a good report to look at to focus potential construction and where the City needs to grow. Nelson thanked the

committee and Fish-Peterson on the work done for this study. Binder stated it was a great document to look at. Penkwitz also stated it was a great document and great tool for the Council to use. Motion was made by Nelson/Matzdorf to receive and file the 2024 Plymouth Housing Study. Upon the call of the roll, all voted aye. Motion carried.

- B. Discussion and Possible Action of Agreement with Kapur Engineering Services for West Stafford Street Parking Lot** – Blakeslee explained that as part of the Laack Block project, the reconfiguration and repaving of the West Stafford St. parking lot is being requested. The project will be an opportunity for a public-private partnership. Kapur has prepared a Professional Service Agreement for this work. Motion was made by Penkwitz/Tauscheck to approve the request to proceed with engineering services with Kapur and Associates in an amount of \$74,710.00. Binder asked how many stalls will be in the parking lot. Blakeslee stated MSA did a study a few years ago and this wouldn't increase the parking by much, but would reconfigure the parking lot similar to the east side of Stafford St. Upon the call of the roll, all voted aye. Motion carried.
- C. Discussion and Possible Action of Agreement with Ehlers to conduct Pro Forma Review for LAG Family LLC**– Blakeslee explained that staff is taking preliminary steps to establish TID #8 to support the Laack Block Project. As part of this effort, staff requested that Ehlers conduct a financial analysis of the proposed development. Ehlers' financial expertise will provide staff and the Common Council with critical insights to guide future development agreements related to TID #8. Motion was made by Nelson/Herrman to approve the agreement with Ehlers to conduct the Proforma Review. Mayor Pohlman added when these proforma reviews are done that information is between the consultant and the party involved. The Council doesn't see the financial information that is supplied for the review. Upon the call of the roll, all voted aye. Motion carried.
- D. Discussion and Possible Action of Agreement with Ehlers for Debt Issuance Support** – Blakeslee explained that as part of the 2025 Capital Improvement Plan, The City plans to issue debt for the Mill Pond Dam, Collins St. Reconstruction, and the Electric Storage Building. Due to the regulatory complexities of debt issuance, staff recommends working with the City's Financial Advisor, Ehlers. Motion was made by Herrmann/Tauscheck to approve Debt Issuance Agreement with Ehlers for General Obligation Promissory Notes, Series 2025A. Upon the call of the roll, all voted aye. Motion carried.
- E. Discussion and Possible Action of Agreement with Ehlers for Utilities Cash Flow Analysis** – Russo explained that Financial Sustainability is one of the four key strategic goals of the 2023-2026 City of Plymouth Strategic Plan. Plymouth Utilities is currently in a healthy financial position and as the Utilities plans for future projects, they want to make sure that continues. Russo reached out to Ehlers to prepare a long-range cash flow analysis for the Utilities. This cash flow analysis will consist of a 10-year outlook for each Utility segment Electric, Water, and Sewer along with a final report and presentation to Council. Motion was made by Binder/Matzdorf to approve Ehlers preparation of a Long-Range Utility Cash Flow Analysis. Upon the call of the roll, all voted aye. Motion carried.

- F. Discussion and Possible Action of Agreement with Motorola for Police Department Body Cameras** – Ruggles explained the 2025 budget included replacement of all In-Car and Body-Worn Cameras. After the 2025 Capital Budget was approved it was discovered a discrepancy in the first-year allocation for the new camera system. The approved 2025 capital budget has \$26,252 allocated. The adjustment to fund this project would be an increase of \$13,558. Motion was made by Penkwitz/Gilson to approve the increase of \$13,558 for the In-Car and Body-Worn Cameras. Upon the call of the roll, all voted aye. Motion carried.
- G. Discussion and Possible Action of Agreement with Sensus RNI** – Blakeslee explained that the Plymouth 2023-2026 Strategic Plan includes an initiative to develop an Outage Management System (OMS). This system aims to create real-time connections between internal systems, supporting Electric Utility goals for faster outage response and data-driven decisions regarding electric distribution system upgrades and maintenance. Sensus USA Inc. currently supplies the Advanced Metering Infrastructure (AMI) electric meters used by Plymouth Electric Utility. However, these AMI meters currently transmit data to WPPI, which then forwards portions of the data to Plymouth Utilities. For the OMS to function effectively, Plymouth Utilities requires direct, real-time access to meter data. The agreement with Sensus USA Inc. replaces the existing agreement and ensures that meter data is provided directly to Plymouth Utilities, enabling integration with the OMS. Motion was made by Tauscheck/Herrmann to approve the agreement with Sensus USA, Inc. Upon the call of the roll. All voted aye, Motion carried.
- H. Discussion and Possible Action to Approve the Purchase of a Truck for the Water Department from Ewald in the amount of \$40,592** – Blakeslee explained part of the 2025 Capital Improvement Plan dollars were allocated to replace an F-150 pick-up truck for the Water Department. The budget allocated amount was \$55,000 and the quote from Ewald is \$40,592. Motion was made by Herrmann/Tauscheck to approve the purchase of the truck from Ewald Automotive Group for a total of \$40,592. Upon the call of the roll, all voted aye. Motion carried.

7. Adjourn to 7:00 PM on Tuesday, January 14, 2025: Motion was made by Binder/Matzdorf to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

Report Criteria:

Detail report.
 Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 Invoice Detail.GL account = "0100100001000"-2200567002200,"2400111000000"-8000232000000"

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10305							
10305	BOARDMAN & CLARK LLP	294605	SUBSTATION 5	12/10/2024	17,513.44	17,513.44	12/20/2024
Total 10305:					17,513.44	17,513.44	
10325							
10325	BORDER STATES ELECTRIC SU	929454553	SMALL ARRESTER COVER	11/21/2024	1,900.80	1,900.80	12/13/2024
Total 10325:					1,900.80	1,900.80	
10875							
10875	KEMIRA WATER SOLUTIONS IN	9017867097	CHEMICALS - WWTP	12/06/2024	10,142.35	10,142.35	12/20/2024
Total 10875:					10,142.35	10,142.35	
10878							
10878	EAST CENTRAL PUMPING INC	20803	SEWER JETTING SERVICE	11/29/2024	1,150.00	1,150.00	12/13/2024
Total 10878:					1,150.00	1,150.00	
11040							
11040	FELDMANN SALES & SERVICE I	41441	PARKS EQUIPMENT REPAIR &	12/02/2024	68.69	68.69	12/05/2024
Total 11040:					68.69	68.69	
11155							
11155	GRITTS AUTO SERVICE	43695	FLEET VEHICLE SERVICE	12/12/2024	100.00	100.00	12/20/2024
Total 11155:					100.00	100.00	
11180							
11180	H & H UTILITY EXCAVATING INC	4001394-01	EXCAVATING-ELECTRIC DEPT	11/18/2024	18,851.49	18,851.49	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001394-02	EXCAVATING-ELECTRIC DEPT	11/18/2024	2,747.12	2,747.12	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001395-01	EXCAVATING-ELECTRIC DEPT	11/21/2024	1,791.27	1,791.27	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001395-02	EXCAVATING-ELECTRIC DEPT	11/21/2024	2,199.88	2,199.88	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001395-03	EXCAVATING-ELECTRIC DEPT	11/21/2024	2,602.77	2,602.77	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001396-01	EXCAVATING-ELECTRIC DEPT	12/09/2024	20,830.10	20,830.10	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001397-01	EXCAVATING-ELECTRIC DEPT	12/05/2024	6,338.84	6,338.84	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001398-01	EXCAVATING-ELECTRIC DEPT	12/04/2024	9,983.08	9,983.08	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001399-01	EXCAVATING-ELECTRIC DEPT	12/03/2024	963.90	963.90	12/20/2024
11180	H & H UTILITY EXCAVATING INC	4001402-01	EXCAVATING-ELECTRIC DEPT	12/12/2024	1,245.68	1,245.68	12/20/2024
Total 11180:					67,554.13	67,554.13	
11205							
11205	HAUCKE PLUMBING & HEATING	2402390	UTILITY BUILDING - RP TESTIN	12/04/2024	122.50	122.50	12/20/2024
11205	HAUCKE PLUMBING & HEATING	2402390	CITY HALL BUILDING MAIN	12/04/2024	122.50	122.50	12/20/2024
Total 11205:					245.00	245.00	
11213							
11213	HIGH VOLTAGE EQUIPMENT IN	24120206	SUBSTATION TESTING	12/02/2024	11,038.00	11,038.00	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 11213:					11,038.00	11,038.00	
11460							
11460	KAPUR & ASSOCIATES INC	129023	FOREST AVENUE - UTILITY	11/25/2024	2,592.40	2,592.40	12/20/2024
11460	KAPUR & ASSOCIATES INC	129023	FOREST AVENUE - CITY	11/25/2024	2,592.40	2,592.40	12/20/2024
11460	KAPUR & ASSOCIATES INC	129028	ENGINEERING SERVICE	11/25/2024	1,350.00	1,350.00	12/20/2024
11460	KAPUR & ASSOCIATES INC	129036	PREPARE EASEMENTS FOR DA	11/25/2024	2,302.50	2,302.50	12/20/2024
11460	KAPUR & ASSOCIATES INC	129036	TID 7 ENGINEERING SERVICE	11/25/2024	3,465.00	3,465.00	12/20/2024
11460	KAPUR & ASSOCIATES INC	129039	TID 7 ENGINEERING SERVICE	12/02/2024	7,283.81	7,283.81	12/20/2024
Total 11460:					19,586.11	19,586.11	
11560							
11560	KW ELECTRIC INC	242341	FIRE EQUIPMENT MAINTENAN	11/21/2024	132.75	132.75	12/05/2024
Total 11560:					132.75	132.75	
11687							
11687	MARTELLE WATER TREATMEN	28255	WATER TREATMENT	11/18/2024	5,901.87	5,901.87	12/13/2024
Total 11687:					5,901.87	5,901.87	
11835							
11835	MILLER & BOELDT INC	91182	PARKS EQUIPMENT REPAIR &	11/26/2024	9.45	9.45	12/05/2024
11835	MILLER & BOELDT INC	r726264	TREE CONTROL EQUIPMENT R	11/26/2024	193.49	193.49	12/13/2024
Total 11835:					202.94	202.94	
11875							
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	ER CONTRIBUTION-CITY	12/16/2024	73.44	73.44	12/20/2024
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	BASIC PREMIUM-CITY	12/16/2024	367.21	367.21	12/20/2024
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	EE CONTRIBUTION-CITY	12/16/2024	568.70	568.70	12/20/2024
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	ER CONTRIBUTION-UTILITIES	12/16/2024	61.42	61.42	12/20/2024
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	BASIC PREMIUM-UTILITIES	12/16/2024	307.06	307.06	12/20/2024
11875	SECURIAN FINANCIAL GROUP I	Jan 2025 Stmn	EE CONTRIBUTION-UTILITIES	12/16/2024	386.20	386.20	12/20/2024
Total 11875:					1,764.03	1,764.03	
12085							
12085	O & W COMMUNICATIONS	70983	PHONE - FIRE	11/26/2024	128.95	128.95	12/05/2024
Total 12085:					128.95	128.95	
12195							
12195	PLYMOUTH CHAMBER OF COM	STMT121824	DONATION	12/18/2024	1,000.00	1,000.00	12/20/2024
Total 12195:					1,000.00	1,000.00	
12230							
12230	PIGGLY WIGGLY	12-4-2024	APPRECIATION LUNCHEON	12/04/2024	11.97	11.97	12/13/2024
Total 12230:					11.97	11.97	
12250							
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	56.52	56.52	12/20/2024
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	19.99	19.99	12/20/2024
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	65.86	65.86	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	90.00	90.00	12/20/2024
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	40.00	40.00	12/20/2024
12250	PLYMOUTH UTILITIES-PC	STMT121824	PETTY CASH	12/18/2024	32.94	32.94	12/20/2024
Total 12250:					305.31	305.31	
12255							
12255	PLYMOUTH UTILITIES	STMT120424	PUBLIC BENEFITS	12/04/2024	858.01	858.01	12/05/2024
12255	PLYMOUTH UTILITIES	STMT121224	PUBLIC BENEFITS	12/12/2024	8,006.41	8,006.41	12/13/2024
12255	PLYMOUTH UTILITIES	STMT121924	PUBLIC BENEFITS	12/19/2024	3,046.31	3,046.31	12/20/2024
Total 12255:					11,910.73	11,910.73	
12265							
12265	POMPS TIRE SERVICE INC	70143368	GARAGE SMALL EQUIPMENT R	12/18/2024	645.64	645.64	12/20/2024
Total 12265:					645.64	645.64	
12270							
12270	POSTMASTER	PO BOX 107 2	2024-2025 RENEWAL	12/19/2024	120.00	120.00	12/20/2024
12270	POSTMASTER	PO BOX 218 R	2024-2025 RENEWAL	12/05/2024	188.00	188.00	12/13/2024
12270	POSTMASTER	STMT120424	PO BOX FEE	12/04/2024	188.00	188.00	12/05/2024
Total 12270:					496.00	496.00	
12400							
12400	RESCO INC	3055389	BLUE AMPACT SHELL	11/22/2024	110.00	110.00	12/13/2024
12400	RESCO INC	3055389	DISCOUNT	11/22/2024	.06-	.06-	12/13/2024
12400	RESCO INC	3056806	INSULATOR, EPOXILATOR DEA	12/10/2024	2,724.00	2,724.00	12/20/2024
12400	RESCO INC	3056806	DISCOUNT	12/10/2024	1.36-	1.36-	12/20/2024
12400	RESCO INC	3056810	SHOE, DE CLAMP BOLTED 6 TO	12/10/2024	593.27	593.27	12/20/2024
12400	RESCO INC	3056810	DISCOUNT	12/10/2024	.30-	.30-	12/20/2024
12400	RESCO INC	3056810	FREIGHT	12/10/2024	94.86	94.86	12/20/2024
12400	RESCO INC	3057311	INSULATOR, TIE TOP HENDRIX	12/16/2024	705.60	705.60	12/20/2024
12400	RESCO INC	3057311	DISCOUNT	12/16/2024	.35-	.35-	12/20/2024
12400	RESCO INC	3057311	FREIGHT	12/16/2024	52.32	52.32	12/20/2024
Total 12400:					4,277.98	4,277.98	
12696							
12696	STOP PROCESSING CENTER	20735	AUTOPAY SERVICE	12/01/2024	30.20	30.20	12/05/2024
Total 12696:					30.20	30.20	
12750							
12750	SUPERIOR CHEMICAL LLC	404984	WWTP JANITORIAL	11/22/2024	50.30	50.30	12/13/2024
12750	SUPERIOR CHEMICAL LLC	405764	CITY HALL JANITORIAL	12/06/2024	110.20	110.20	12/13/2024
12750	SUPERIOR CHEMICAL LLC	406184	GARAGE TOOL & HARDWARE	12/12/2024	387.66	387.66	12/20/2024
Total 12750:					548.16	548.16	
12882							
12882	SPECTRUM	152367101120	INTERNET	12/01/2024	129.98	129.98	12/20/2024
12882	SPECTRUM	160287011201	PHONE LINES - UTILITIES	12/01/2024	159.96	159.96	12/20/2024
12882	SPECTRUM	160287011201	PHONE - FIRE	12/01/2024	39.99	39.99	12/20/2024
12882	SPECTRUM	160287011201	PHONE - POLICE	12/01/2024	39.99	39.99	12/20/2024
12882	SPECTRUM	160287011201	PHONE - EVERGREEN GOLF	12/01/2024	39.99	39.99	12/20/2024
12882	SPECTRUM	160287011201	PHONE LINES - CITY	12/01/2024	119.97	119.97	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12882	SPECTRUM	160287011201	INTERNET	12/01/2024	819.00	819.00	12/20/2024
12882	SPECTRUM	160287011201	PRI - UTILITIES	12/01/2024	278.89	278.89	12/20/2024
12882	SPECTRUM	160287011201	PRI - CITY	12/01/2024	137.37	137.37	12/20/2024
Total 12882:					1,765.14	1,765.14	
12965							
12965	US CELLULAR	0691134301	CELL MODEM - POLICE	11/10/2024	316.16	316.16	12/13/2024
12965	US CELLULAR	0691134301	CELL MODEM - ELECTRIC	11/10/2024	79.04	79.04	12/13/2024
12965	US CELLULAR	0691134301	BACKUP INTERNET	11/10/2024	35.51	35.51	12/13/2024
12965	US CELLULAR	0696580206	CELL PHONE - EMPLOYEES	12/08/2024	2,163.19	2,163.19	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONE - STREETS	12/08/2024	42.50	42.50	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONES - PARKS	12/08/2024	43.00	43.00	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONES - POLICE	12/08/2024	395.39	395.39	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONE SERVICE (FIRE)	12/08/2024	319.50	319.50	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONE SERVICE (UTILITI	12/08/2024	919.66	919.66	12/20/2024
12965	US CELLULAR	0696580206	CELL PHONE - LIBRARY	12/08/2024	40.49	40.49	12/20/2024
Total 12965:					4,354.44	4,354.44	
12990							
12990	UTILITY SALES & SERVICE INC	0215549-IN	VALVE SOLENOID	11/30/2024	374.28	374.28	12/20/2024
Total 12990:					374.28	374.28	
13030							
13030	BAKER TILLY US LLP	BT2994402	TIF 5 CONTRACT ACCTG/AUDIT	11/25/2024	3,523.00	3,523.00	12/20/2024
Total 13030:					3,523.00	3,523.00	
13170							
13170	WISCONSIN NEWSPRESS	STMT 11-30-20	COFFEE WITH COUNCIL	11/30/2024	88.00	88.00	12/13/2024
13170	WISCONSIN NEWSPRESS	STMT 11-30-20	ELECTION	11/30/2024	80.75	80.75	12/13/2024
13170	WISCONSIN NEWSPRESS	STMT 11-30-20	WISCONSIN NEWSPRESS - GF-	11/30/2024	416.96	416.96	12/13/2024
Total 13170:					585.71	585.71	
13221							
13221	WEX BANK	101586095	FLEET FUELING	12/15/2024	2,779.64	2,779.64	12/20/2024
13221	WEX BANK	101586095	FLEET FUELING	12/15/2024	588.60	588.60	12/20/2024
13221	WEX BANK	101586095	FLEET FUELING	12/15/2024	74.00	74.00	12/20/2024
Total 13221:					3,442.24	3,442.24	
30028							
30028	BAKER & TAYLOR LLC	2038701443	BOOKS - LIBRARY	11/20/2024	420.82	420.82	12/13/2024
30028	BAKER & TAYLOR LLC	2038701443	DONATION BOOKS RESTRICTE	11/20/2024	83.75	83.75	12/13/2024
30028	BAKER & TAYLOR LLC	2038701443	SHIPPING - LIBRARY	11/20/2024	15.14	15.14	12/13/2024
30028	BAKER & TAYLOR LLC	2038714395	BOOKS - LIBRARY	11/20/2024	350.83	350.83	12/13/2024
30028	BAKER & TAYLOR LLC	2038714395	DONATION BOOKS RESTRICTE	11/20/2024	57.52	57.52	12/13/2024
30028	BAKER & TAYLOR LLC	2038714395	SHIPPING - LIBRARY	11/20/2024	12.25	12.25	12/13/2024
30028	BAKER & TAYLOR LLC	2038734037	BOOKS - LIBRARY	12/03/2024	301.85	301.85	12/20/2024
30028	BAKER & TAYLOR LLC	2038734037	SHIPPING - LIBRARY	12/03/2024	9.53	9.53	12/20/2024
30028	BAKER & TAYLOR LLC	2038734037	DONATION BOOKS RESTRICTE	12/03/2024	15.95	15.95	12/20/2024
Total 30028:					1,267.64	1,267.64	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
30035							
30035	BILLER PRESS AND MFG INC	BP-9269	PARKING TICKETS	12/10/2024	503.95	503.95	12/20/2024
Total 30035:					503.95	503.95	
30073							
30073	COMPLETE OFFICE OF WI	825608	OFFICE SUPPLIES - POLICE	12/02/2024	483.95	483.95	12/05/2024
30073	COMPLETE OFFICE OF WI	AR72769	COPY MACHINE CLERK OFFICE	12/16/2024	104.00	104.00	12/20/2024
30073	COMPLETE OFFICE OF WI	AR72771	COPY MACHINE - LIBRARY	12/16/2024	25.00	25.00	12/20/2024
30073	COMPLETE OFFICE OF WI	AR72772	COPY MACHINE - LIBRARY	12/16/2024	77.08	77.08	12/20/2024
Total 30073:					690.03	690.03	
30079							
30079	CREATIVE BRICK & CONCRETE	721317	BRICK ORDER RECOGNITION	12/05/2024	107.34	107.34	12/13/2024
Total 30079:					107.34	107.34	
30084							
30084	DELTA DENTAL OF WISCONSIN	000002259988	DENTAL - CITY	12/17/2024	945.01	945.01	12/20/2024
30084	DELTA DENTAL OF WISCONSIN	000002259988	DENTAL - UTILITIES	12/17/2024	186.49	186.49	12/20/2024
Total 30084:					1,131.50	1,131.50	
30086							
30086	DEMCO INC	7580798	MATERIALS SUPPLIES - LIBRAR	12/16/2024	217.92	217.92	12/20/2024
Total 30086:					217.92	217.92	
30090							
30090	DEPARTMENT OF ADMINISTRA	505-00000973	TEACH INTERNET - LIBRARY	12/13/2024	600.00	600.00	12/20/2024
Total 30090:					600.00	600.00	
30098							
30098	DINGES FIRE COMPANY	62559	VEHICLE MAINTENANCE	12/04/2024	350.02	350.02	12/13/2024
Total 30098:					350.02	350.02	
30119							
30119	ENVIROTECH EQUIPMENT	24-0024580	GARAGE LARGE EQUIPMENT R	12/09/2024	37.84	37.84	12/13/2024
Total 30119:					37.84	37.84	
30120							
30120	ENVISIONWARE INC	INV-US-73873	RFID TAGS - LIBRARY	11/22/2024	865.00	865.00	12/13/2024
Total 30120:					865.00	865.00	
30150							
30150	GREAT AMERICA FINANCIAL SE	38005221	COPY MACHINE - LIBRARY	12/02/2024	173.30	173.30	12/13/2024
Total 30150:					173.30	173.30	
30166							
30166	HUB INTERNATIONAL MIDWEST	3918039	INCINERATOR INSURANCE	12/10/2024	721.00	721.00	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 30166:					721.00	721.00	
30207							
30207	LEAGUE OF WISCONSIN MUNI	10412 2025 D	DUES - MEMBERSHIP	11/21/2024	4,219.60	4,219.60	12/05/2024
Total 30207:					4,219.60	4,219.60	
30216							
30216	MARCO	38005220	PRINTER CONTRACT	12/02/2024	152.90	152.90	12/13/2024
Total 30216:					152.90	152.90	
30227							
30227	MENARDS	95985	BUILD MAINT - LIBRARY	12/10/2024	103.60	103.60	12/13/2024
30227	MENARDS	96092	GARAGE BUILDING MAIN	12/12/2024	204.75	204.75	12/20/2024
Total 30227:					308.35	308.35	
30247							
30247	NAPA AUTO PARTS OF SHEBOY	34877	GARAGE LARGE EQUIPMENT R	12/05/2024	55.08	55.08	12/13/2024
30247	NAPA AUTO PARTS OF SHEBOY	35233	GARAGE SMALL EQUIPMENT R	12/10/2024	58.89	58.89	12/20/2024
30247	NAPA AUTO PARTS OF SHEBOY	35237	GARAGE SMALL EQUIPMENT R	12/10/2024	174.76	174.76	12/20/2024
Total 30247:					288.73	288.73	
30280							
30280	PLYMOUTH INTERGENERATIO	4384	COFFEE COUNCIL	11/12/2024	20.00	20.00	12/20/2024
Total 30280:					20.00	20.00	
30289							
30289	PRAXIS CONSULTING	20101003	IT SOFTWARE MAINTENANCE -	12/08/2024	1,200.00	1,200.00	12/13/2024
30289	PRAXIS CONSULTING	20101003	IT SOFTWARE MAINTENANCE -	12/08/2024	1,200.00	1,200.00	12/13/2024
Total 30289:					2,400.00	2,400.00	
30290							
30290	PREVEA HEALTH	27023	DRUG SCREEN-LIBRARY	10/17/2024	23.76	23.76	12/13/2024
30290	PREVEA HEALTH	27023	DRUG SCREEN-DPW	10/17/2024	23.76	23.76	12/13/2024
30290	PREVEA HEALTH	27023	BIOMETRICS-CITY	10/17/2024	130.00	130.00	12/13/2024
30290	PREVEA HEALTH	27023	BIOMETRICS-UTILITIES	10/17/2024	65.00	65.00	12/13/2024
30290	PREVEA HEALTH	27023	CENTER FOR HEALTH AND WE	10/17/2024	1,634.71	1,634.71	12/13/2024
30290	PREVEA HEALTH	27024	DRUG SCREEN-RANDOM	10/17/2024	71.28	71.28	12/13/2024
30290	PREVEA HEALTH	27024	BIOMETRICS-UTILITIES	10/17/2024	260.00	260.00	12/13/2024
30290	PREVEA HEALTH	27024	MA TIME-AUDIOMETRICS	10/17/2024	30.00	30.00	12/13/2024
30290	PREVEA HEALTH	27024	CENTER FOR HEALTH AND WE	10/17/2024	1,108.81	1,108.81	12/13/2024
30290	PREVEA HEALTH	27128	MA TIME-AUDIOMETRICS	11/15/2024	93.90	93.90	12/13/2024
30290	PREVEA HEALTH	27128	CENTER FOR HEALTH AND WE	11/15/2024	1,128.88	1,128.88	12/13/2024
30290	PREVEA HEALTH	27129	CENTER FOR HEALTH AND WE	11/15/2024	1,344.63	1,344.63	12/13/2024
30290	PREVEA HEALTH	27129	DRUG SCREEN-ELECTIONS	11/15/2024	71.28	71.28	12/13/2024
30290	PREVEA HEALTH	27129	DRUG SCREEN-ADMIN	11/15/2024	23.76	23.76	12/13/2024
30290	PREVEA HEALTH	27129	MA TIME-AUDIOMETRICS	11/15/2024	210.00	210.00	12/13/2024
30290	PREVEA HEALTH	27213	CENTER FOR HEALTH AND WE	12/11/2024	1,291.46	1,291.46	12/20/2024
30290	PREVEA HEALTH	27213	DRUG SCREEN-LIBRARY	12/11/2024	23.76	23.76	12/20/2024
30290	PREVEA HEALTH	27213	DRUG SCREEN-DPW	12/11/2024	23.76	23.76	12/20/2024
30290	PREVEA HEALTH	27214	CENTER FOR HEALTH AND WE	12/11/2024	848.81	848.81	12/20/2024
30290	PREVEA HEALTH	27214	MA TIME-AUDIOMETRICS	12/11/2024	22.50	22.50	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 30290:					8,430.06	8,430.06	
30310							
30310	RON'S TREE FARM	20240	CAP C EVERGREEN GOLF COU	10/29/2024	200.00	200.00	12/05/2024
Total 30310:					200.00	200.00	
30326							
30326	SHEBOYGAN COUNTY ECONO	STMT122024	DONATION	12/20/2024	500.00	500.00	12/26/2024
Total 30326:					500.00	500.00	
30335							
30335	SHEBOYGAN COUNTY TREASU	135988	ELECTION AD	12/12/2024	33.21	33.21	12/20/2024
30335	SHEBOYGAN COUNTY TREASU	DOGS DECEM	DOG LICENSES DUE TO COUN	12/02/2024	63.75	63.75	12/05/2024
30335	SHEBOYGAN COUNTY TREASU	STMT 11-27-20	MONTHLY COURT DISBURSEM	11/27/2024	461.00	461.00	12/05/2024
Total 30335:					557.96	557.96	
30350							
30350	STATE OF WI COURT FINES & S	STMT 11-27-20	MONTHLY DISBURSEMENT - C	12/02/2024	1,453.39	1,453.39	12/05/2024
Total 30350:					1,453.39	1,453.39	
30355							
30355	SUPERIOR VISION INSURANCE	0000866047	VISION - CITY	12/12/2024	186.89	186.89	12/20/2024
30355	SUPERIOR VISION INSURANCE	0000866047	VISION - UTILITIES	12/12/2024	83.50	83.50	12/20/2024
Total 30355:					270.39	270.39	
30360							
30360	TASTE OF HOME	01017	BOOKS - LIBRARY	11/10/2024	39.98	39.98	12/13/2024
Total 30360:					39.98	39.98	
30386							
30386	ULINE	185831432	FD EQUIPMENT	11/19/2024	610.98	610.98	12/05/2024
Total 30386:					610.98	610.98	
30403							
30403	WAUKESHA COUNTY TECHNIC	S0847792	NOVAK / WELSCH	11/26/2024	150.00	150.00	12/05/2024
Total 30403:					150.00	150.00	
30410							
30410	WI CHIEFS OF POLICE ASSOCI	12548	MEMBERSHIP - POLICE	12/01/2024	100.00	100.00	12/05/2024
30410	WI CHIEFS OF POLICE ASSOCI	12988	MEMBERSHIP - POLICE	12/01/2024	150.00	150.00	12/05/2024
Total 30410:					250.00	250.00	
30423							
30423	WISCONSIN DEPARTMENT OF	STMT 11-2024	CIB WORCS	11/30/2024	7.00	7.00	12/13/2024
Total 30423:					7.00	7.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
30434							
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES CITY HALL	12/03/2024	1,123.34	1,123.34	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES GARAGE	12/03/2024	293.05	293.05	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES GOLF	12/03/2024	19.00	19.00	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES LIBRARY	12/03/2024	221.92	221.92	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES POOL	12/03/2024	28.60	28.60	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES SKI HILL	12/03/2024	17.87	17.87	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	5275647510	UTILITIES YOUTH CENTER	12/03/2024	76.21	76.21	12/20/2024
30434	WISCONSIN PUBLIC SERVICE	STMT120424	NATURAL GAS SERVICE	11/19/2024	1,528.18	1,528.18	12/05/2024
30434	WISCONSIN PUBLIC SERVICE	STMT120424A	NATURAL GAS SERVICE	11/21/2024	32.98	32.98	12/05/2024
Total 30434:					3,341.15	3,341.15	
30453							
30453	ZABEL MONUMENTS	STMT 11-21-20	IMPROVE VETERANS PARK	11/21/2024	120.00	120.00	12/20/2024
Total 30453:					120.00	120.00	
50014							
50014	AYRES ASSOCIATES	219708	DAM - REPLACEMENT ENGINE	12/16/2024	509.57	509.57	12/20/2024
Total 50014:					509.57	509.57	
50073							
50073	Johnsonville, LLC	STMT121824	REBATE	12/18/2024	2,500.00	2,500.00	12/20/2024
Total 50073:					2,500.00	2,500.00	
50106							
50106	MIDWEST TAPE LLC	506413580	DIGITAL CONTENT - LIBRARY	12/01/2024	1,038.74	1,038.74	12/13/2024
Total 50106:					1,038.74	1,038.74	
50109							
50109	MILLER ENGINEERS SCIENTIS	15741	CITY DAM	10/31/2024	2,025.00	2,025.00	12/20/2024
Total 50109:					2,025.00	2,025.00	
50142							
50142	SHERWIN INDUSTRIES, INC	SS105319	CAP C SIDEWALK IMPROVEME	12/10/2024	6,470.00	6,470.00	12/20/2024
Total 50142:					6,470.00	6,470.00	
91561							
91561	PACE ANALYTICAL SERVICES I	2440154709	SLUDGE DISPOSAL	12/02/2024	156.00	156.00	12/13/2024
91561	PACE ANALYTICAL SERVICES I	2440154818	SLUDGE DISPOSAL	12/04/2024	300.00	300.00	12/20/2024
91561	PACE ANALYTICAL SERVICES I	2440155057	PFOS/PFOA MONITORING	12/09/2024	644.00	644.00	12/20/2024
91561	PACE ANALYTICAL SERVICES I	2440155178	LABORATORY	12/11/2024	381.00	381.00	12/20/2024
Total 91561:					1,481.00	1,481.00	
91993							
91993	HIGH STAR SUPPLY	44460	TREE TRIMMING SUPPLIES	12/09/2024	19.99	19.99	12/20/2024
Total 91993:					19.99	19.99	
92148							
92148	ANSER	6509-120224	ANSWERING SERVICE	12/02/2024	440.00	440.00	12/05/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 92148:					440.00	440.00	
92174							
92174	AIRGAS USA LLC	5512285171	BOTTLED GAS CYLINDER RENT	11/30/2024	74.20	74.20	12/20/2024
92174	AIRGAS USA LLC	5512353051	BOTTLED GAS CYLINDER RENT	11/30/2024	68.40	68.40	12/13/2024
92174	AIRGAS USA LLC	5512353051	BOTTLED GAS CYLINDER RENT	11/30/2024	71.21	71.21	12/13/2024
Total 92174:					213.81	213.81	
92475							
92475	J F AHERN CO	692271	CONTRACT - CITY HALL MAINT	11/11/2024	836.00	836.00	12/05/2024
92475	J F AHERN CO	692409	HVAC MAINT - LIBRARY	11/11/2024	1,294.50	1,294.50	12/13/2024
Total 92475:					2,130.50	2,130.50	
92503							
92503	GIBBSVILLE IMPLEMENT INC	31335	TREE CLEARING SUPPLIES	11/22/2024	165.90	165.90	12/13/2024
Total 92503:					165.90	165.90	
92717							
92717	VERIZON WIRELESS	9979026740	PHONE - FIRE	11/18/2024	35.99	35.99	12/05/2024
Total 92717:					35.99	35.99	
92854							
92854	OSHKOSH FIRE & POLICE EQUI	195806	VEHICLE MAINTENANCE	12/03/2024	670.00	670.00	12/13/2024
Total 92854:					670.00	670.00	
92982							
92982	HOPP NEUMANN HUMKE LLP	13960-1069	TID 7 LEGAL	12/03/2024	1,166.00	1,166.00	12/20/2024
92982	HOPP NEUMANN HUMKE LLP	13993-1068	TID 7 LEGAL	12/03/2024	484.00	484.00	12/20/2024
92982	HOPP NEUMANN HUMKE LLP	9431-1071	LEGAL SERVICE	12/03/2024	4,153.00	4,153.00	12/13/2024
92982	HOPP NEUMANN HUMKE LLP	9432-1067	UTILITY LEGAL	12/03/2024	66.00	66.00	12/20/2024
92982	HOPP NEUMANN HUMKE LLP	9436-1070	LEGAL SERVICE	12/03/2024	1,310.00	1,310.00	12/13/2024
Total 92982:					7,179.00	7,179.00	
93036							
93036	SEERA FOCUS ON ENERGY	STMT121124	FOCUS ON ENERGY PAYMENT	12/11/2024	4,978.21	4,978.21	12/13/2024
Total 93036:					4,978.21	4,978.21	
93069							
93069	DEGROOT INC	4	FOREST AVENUE - CITY	11/22/2024	65,404.52	65,404.52	12/20/2024
Total 93069:					65,404.52	65,404.52	
93398							
93398	STUART C IRBY CO	S013994255.0	WIRE, URD PRI 1000 KCMIL JCK	11/14/2024	24,223.50	24,223.50	12/13/2024
93398	STUART C IRBY CO	S013994255.0	WIRE, URD PRI 1000 KCMIL JCK	11/14/2024	42.41	42.41	12/13/2024
Total 93398:					24,265.91	24,265.91	
93432							
93432	ADVANCED DISPOSAL SVCS S	0139256-4172-	WASTE DISPOSAL SERVICE	12/02/2024	538.23	538.23	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
93432	ADVANCED DISPOSAL SVCS S	0139256-4172-	WASTE DISPOSAL SERVICE	12/02/2024	1,781.17	1,781.17	12/20/2024
93432	ADVANCED DISPOSAL SVCS S	0139256-4172-	WASTE DISPOSAL SERVICE	12/02/2024	401.16	401.16	12/20/2024
Total 93432:					2,720.56	2,720.56	
93556							
93556	EHLERS INVESTMENT PARTNE	STMT121224	INVESTMENT FEES	12/12/2024	2,519.85	2,519.85	12/13/2024
93556	EHLERS INVESTMENT PARTNE	STMT121224	INVESTMENT FEES	12/12/2024	839.06	839.06	12/13/2024
Total 93556:					3,358.91	3,358.91	
93634							
93634	LANDS END BUSINESS OUTFIT	SIN12571534	UNIFORMS - POLICE	11/29/2024	188.65	188.65	12/05/2024
Total 93634:					188.65	188.65	
93838							
93838	NORTH CENTRAL LABS OF WI I	507461	LABORATORY SUPPLIES	08/07/2024	2,294.67	2,294.67	12/13/2024
93838	NORTH CENTRAL LABS OF WI I	512651	LABORATORY SUPPLIES	12/05/2024	665.03	665.03	12/20/2024
Total 93838:					2,959.70	2,959.70	
93845							
93845	HYDROCORP	CI-03294	CROSS CONNECTION PROGRA	11/27/2024	1,170.00	1,170.00	12/05/2024
Total 93845:					1,170.00	1,170.00	
93877							
93877	INFOSEND INC	276267	BILL MAILING SERVICE	11/29/2024	5,908.95	5,908.95	12/13/2024
Total 93877:					5,908.95	5,908.95	
93982							
93982	WRWA	S6700	MEMBERSHIP RENEWAL	12/01/2024	550.00	550.00	12/05/2024
Total 93982:					550.00	550.00	
94128							
94128	FORSTER ELECTRICAL ENGIN	2574	SUBSTATION #5	11/26/2024	9,893.75	9,893.75	12/13/2024
94128	FORSTER ELECTRICAL ENGIN	25875	ANR SERVICE EXTENSION	11/26/2024	375.00	375.00	12/13/2024
94128	FORSTER ELECTRICAL ENGIN	25876	UTILITY SHED CA	11/26/2024	540.00	540.00	12/13/2024
Total 94128:					10,808.75	10,808.75	
94178							
94178	HAYDEN WATER COMPANY LLC	231	LABORATORY SUPPLIES	12/04/2024	196.00	196.00	12/20/2024
Total 94178:					196.00	196.00	
94491							
94491	H & R SAFETY SOLUTIONS INC	9119	SMOKE SAFETY GLASSES	12/16/2024	142.80	142.80	12/20/2024
94491	H & R SAFETY SOLUTIONS INC	9119	CLEAR SAFETY GLASSES	12/16/2024	66.00	66.00	12/20/2024
Total 94491:					208.80	208.80	
94498							
94498	WASTE MANAGEMENT OF WI-M	0139252-4172-	CONTRACT - GARBAGE	12/02/2024	27,190.08	27,190.08	12/20/2024
94498	WASTE MANAGEMENT OF WI-M	0139252-4172-	CONTRACT - RECYCLING	12/02/2024	9,913.05	9,913.05	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
94498	WASTE MANAGEMENT OF WI-M	0139252-4172-	HOUSING AUTH GARBAGE/REC	12/02/2024	345.00	345.00	12/20/2024
Total 94498:					37,448.13	37,448.13	
94573							
94573	DIGICORP INC	352819	SENTINEL ONE EDR SUBSCRIP	11/15/2024	505.00	505.00	12/13/2024
94573	DIGICORP INC	352819	MICROSOFT EXCHANGE ONLIN	11/15/2024	4.00	4.00	12/13/2024
Total 94573:					509.00	509.00	
95042							
95042	CLEAR BALLOT GROUP, INC.	CBG33103	CLEAR BALLOT MACHINE	11/27/2024	1,380.00	1,380.00	12/05/2024
Total 95042:					1,380.00	1,380.00	
95064							
95064	KLM ENGINEERING INC	10584	RESERVOIR TANK CLEANOUT	12/05/2024	4,800.00	4,800.00	12/20/2024
Total 95064:					4,800.00	4,800.00	
95117							
95117	DICKMAN COMMUNICATIONS	225	PROJECT 225	12/11/2024	10,000.00	10,000.00	12/20/2024
95117	DICKMAN COMMUNICATIONS	225	NETWORK WIRING	12/11/2024	2,385.00	2,385.00	12/20/2024
Total 95117:					12,385.00	12,385.00	
95122							
95122	MACQUEEN EQUIPMENT	P36565	GARAGE LARGE EQUIPMENT M	12/18/2024	260.14	260.14	12/20/2024
Total 95122:					260.14	260.14	
95125							
95125	FALLS ACE HARDWARE	30276	ICE MELT	12/04/2024	519.80	519.80	12/20/2024
Total 95125:					519.80	519.80	
95204							
95204	WATER SURPLUS	INV0008332	WELL 17 - ADD MEDIA	12/10/2024	16,258.60	16,258.60	12/20/2024
Total 95204:					16,258.60	16,258.60	
95316							
95316	ZIMMERMANN PRINTING COMP	189114	ENVELOPES - LIBRARY	12/17/2024	215.00	215.00	12/20/2024
Total 95316:					215.00	215.00	
95325							
95325	PROJECT ANGEL HUGS	STMT121824	DONATION	12/18/2024	1,000.00	1,000.00	12/20/2024
Total 95325:					1,000.00	1,000.00	
95455							
95455	ST VINCENT DE PAUL	STMT121824	DONATION	12/18/2024	1,000.00	1,000.00	12/20/2024
Total 95455:					1,000.00	1,000.00	
95502							
95502	ROLAND MACHINERY COMPAN	47025771	GARAGE LARGE EQUIPMENT R	12/05/2024	1,340.33	1,340.33	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 95502:					1,340.33	1,340.33	
95714							
95714	TRANSUNION RISK AND ALTER	1355047-20241	MINIMUM USAGE FEE	12/01/2024	75.00	75.00	12/13/2024
Total 95714:					75.00	75.00	
95716							
95716	SHAKEDOWN TOOLS LLC	28744	GARAGE HARDWARE AND TOO	12/11/2024	65.79	65.79	12/20/2024
95716	SHAKEDOWN TOOLS LLC	28931	GARAGE HARDWARE AND TOO	12/18/2024	17.73	17.73	12/20/2024
Total 95716:					83.52	83.52	
95748							
95748	MARILEE & RUSSELL GUENTH	8882037501A	ENERGY STAR INCENTIVE - R	12/03/2024	25.00	25.00	12/05/2024
Total 95748:					25.00	25.00	
95759							
95759	PLYMOUTH MHP LLC	6882260418	REFUND OVERPAYMENT	12/04/2024	62.12	62.12	12/05/2024
Total 95759:					62.12	62.12	
95769							
95769	AURORA HEALTH CENTER	STMT121824	REBATE	12/18/2024	1,000.00	1,000.00	12/20/2024
Total 95769:					1,000.00	1,000.00	
95774							
95774	UNITED WAY OF SHEBOYGAN	STMT121824	DONATION	12/18/2024	500.00	500.00	12/20/2024
Total 95774:					500.00	500.00	
95778							
95778	PLAYAWAY PRODUCTS LLC	482803	AV - LIBRARY	11/26/2024	391.94	391.94	12/13/2024
95778	PLAYAWAY PRODUCTS LLC	483879	AV - LIBRARY	12/06/2024	575.89	575.89	12/13/2024
Total 95778:					967.83	967.83	
95838							
95838	ROBERT PAMENTER	444	PROGRAMS - LIBRARY	12/05/2024	100.00	100.00	12/13/2024
Total 95838:					100.00	100.00	
95899							
95899	TERESE SHAW	STMT 12-17-20	PETTY CASH - POLICE	12/17/2024	43.80	43.80	12/20/2024
95899	TERESE SHAW	STMT 12-2-202	PETTY CASH - POLICE	12/02/2024	92.83	92.83	12/05/2024
Total 95899:					136.63	136.63	
95917							
95917	BADGER LABORATORIES INC	24-021766	WATER SAMPLES	11/25/2024	185.00	185.00	12/13/2024
95917	BADGER LABORATORIES INC	25-000082	WATER SAMPLES	12/04/2024	37.00	37.00	12/20/2024
95917	BADGER LABORATORIES INC	25-000217	WATER SAMPLES	12/09/2024	40.00	40.00	12/20/2024
95917	BADGER LABORATORIES INC	25-000222	WATER SAMPLES	12/09/2024	370.00	370.00	12/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 95917:					632.00	632.00	
95932							
95932	KORFF PLUMBING LLC	6236	SANITARY SEWER REPAIR - MA	11/25/2024	18,409.50	18,409.50	12/13/2024
95932	KORFF PLUMBING LLC	6239	3380.00	11/25/2024	3,380.00	3,380.00	12/05/2024
95932	KORFF PLUMBING LLC	6240	WATER LINE REPAIR	11/25/2024	3,969.00	3,969.00	12/05/2024
Total 95932:					25,758.50	25,758.50	
95940							
95940	GORDON FLESCH COMPANY IN	IN14954933	COPY MACHINE	12/07/2024	221.76	221.76	12/13/2024
Total 95940:					221.76	221.76	
95988							
95988	MMW INDUSTRIAL SUPPLY LLC	900809	NAILS	11/29/2024	26.90	26.90	12/20/2024
95988	MMW INDUSTRIAL SUPPLY LLC	900825	SORBENT PADS	11/29/2024	49.99	49.99	12/20/2024
Total 95988:					76.89	76.89	
96039							
96039	NOAH RIEMER PRODUCTIONS	121324STMT	PROGRAMS - LIBRARY	12/11/2024	475.00	475.00	12/13/2024
Total 96039:					475.00	475.00	
96058							
96058	LAKESHORE CAP	STMT121824	DONATION	12/18/2024	500.00	500.00	12/20/2024
Total 96058:					500.00	500.00	
96060							
96060	SALVATION ARMY	STMT121824	DONATION	12/18/2024	500.00	500.00	12/20/2024
Total 96060:					500.00	500.00	
96160							
96160	LAWSON PRODUCTS INC	9312065292	GARAGE LARGE EQUIPMENT R	12/09/2024	123.32	123.32	12/13/2024
Total 96160:					123.32	123.32	
96197							
96197	MEAD & HUNT	378002	DIGESTER ROOF - ENGINEERI	12/10/2024	4,202.50	4,202.50	12/20/2024
Total 96197:					4,202.50	4,202.50	
96236							
96236	VETTING CUSTOMS	10195	VEHICLE MAINTENANCE - FIRE	12/06/2024	499.74	499.74	12/20/2024
96236	VETTING CUSTOMS	10217	VEHICLE MAINTENANCE - FIRE	12/09/2024	125.00	125.00	12/20/2024
Total 96236:					624.74	624.74	
96270							
96270	RELIABLE EQUIPMENT & SERVI	INV045010	3 PHASE BALL GROUND SET	10/03/2024	486.09	486.09	12/20/2024
96270	RELIABLE EQUIPMENT & SERVI	INV045010	FREIGHT	10/03/2024	22.17	22.17	12/20/2024
Total 96270:					508.26	508.26	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96310							
96310	MARC SHUMAN	STMT 12-6-202	FROM HEATHER STROBEL	12/06/2024	30.00	30.00	12/13/2024
Total 96310:					30.00	30.00	
96329							
96329	CREXENDO	217646	PHONE - LIBRARY	12/01/2024	229.27	229.27	12/05/2024
Total 96329:					229.27	229.27	
96342							
96342	PAUL SEYMOUR	STMT 12-11-20	2024-25 TAX COLLECTION DRA	12/11/2024	750.00	750.00	12/13/2024
Total 96342:					750.00	750.00	
96346							
96346	NATIONAL PELRA	14562	WI ACTIVE MEMBERSHIP	12/02/2024	210.00	210.00	12/05/2024
Total 96346:					210.00	210.00	
96425							
96425	AUGUST WINTER & SONS INC	63154	DIGESTER COVER	11/30/2024	50,825.00	50,825.00	12/13/2024
Total 96425:					50,825.00	50,825.00	
96502							
96502	STEINIE'S WATER GARDENS U	11408a	EVERGREEN GOLF COURSE C	10/22/2024	863.34	863.34	12/05/2024
Total 96502:					863.34	863.34	
96504							
96504	WITKOWSKI INSPECTION AGE	NOV 2024	BUILDING INSPECTOR CONTR	12/02/2024	4,265.72	4,265.72	12/05/2024
Total 96504:					4,265.72	4,265.72	
96518							
96518	WITMER PUBLIC SAFETY GRO	500238	EMS PACKS	10/02/2024	759.48	759.48	12/05/2024
Total 96518:					759.48	759.48	
96520							
96520	GARRETT BEGER	10885031827	REFUND OVERPAYMENT	12/04/2024	75.47	75.47	12/05/2024
Total 96520:					75.47	75.47	
96521							
96521	MATT WILLIAMS	21882970504	ENERGY STAR INCENTIVE - W	12/03/2024	40.00	40.00	12/05/2024
Total 96521:					40.00	40.00	
96522							
96522	TERRACON CONSULTANTS INC	TN01352	CITY DAM	11/22/2024	2,500.00	2,500.00	12/20/2024
Total 96522:					2,500.00	2,500.00	
96523							
96523	CARLTON AUTOMOTIVE INC	10036	TOW OF STOLEN CAR	11/26/2024	150.00	150.00	12/13/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 96523:					150.00	150.00	
96524							
96524	KANOPY INC.	KDEP-23351	DIGITAL SERVICES - DONATION	12/10/2024	2,500.00	2,500.00	12/20/2024
Total 96524:					2,500.00	2,500.00	
96525							
96525	AMBER GREYN	STMT 12-11-20	BEV OP LICENSE DENIAL REFU	12/11/2024	15.00	15.00	12/13/2024
Total 96525:					15.00	15.00	
96526							
96526	NORTH SHORE HEALTHCARE	32881925804	REFUND OVERPAYMENT	12/12/2024	631.49	631.49	12/13/2024
Total 96526:					631.49	631.49	
96527							
96527	BRIAN FREUND	STMT121224	REFUND OVERPAYMENT	12/12/2024	3,762.24	3,762.24	12/20/2024
Total 96527:					3,762.24	3,762.24	
96528							
96528	RYDIN	PS-INV125594	OFFICE SUPPLIES POLICE	12/12/2024	361.07	361.07	12/20/2024
Total 96528:					361.07	361.07	
96529							
96529	CROSS LAW FIRM SC	Settlement-Crai	SETTLEMENT AGREEMENT-CR	12/19/2024	1,600.00	1,600.00	12/20/2024
Total 96529:					1,600.00	1,600.00	
96530							
96530	ALAINA CRAINE	Agreement	SETTLEMENT AGREEMENT	12/19/2024	2,825.00	2,825.00	12/20/2024
Total 96530:					2,825.00	2,825.00	
96531							
96531	WISCONSIN PLASTICS PRODU	STMT121824	REBATE	12/18/2024	2,500.00	2,500.00	12/20/2024
Total 96531:					2,500.00	2,500.00	
96532							
96532	WalMart	Restitution 12-	FROM SYLVESTER KNITTER	12/18/2024	110.90	110.90	12/20/2024
Total 96532:					110.90	110.90	
Grand Totals:					536,977.40	536,977.40	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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CITY OF PLYMOUTH- PLYMOUTH UTILITIES

The above listed checks and ACH is in payment of the Utilities' accounts and are hereby approved with the following exceptions:

Exceptions:

THE FINANCE COMMITTEE

Dated: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.GL account = "0100100001000"- "2200567002200", "2400111000000"- "8000232000000"

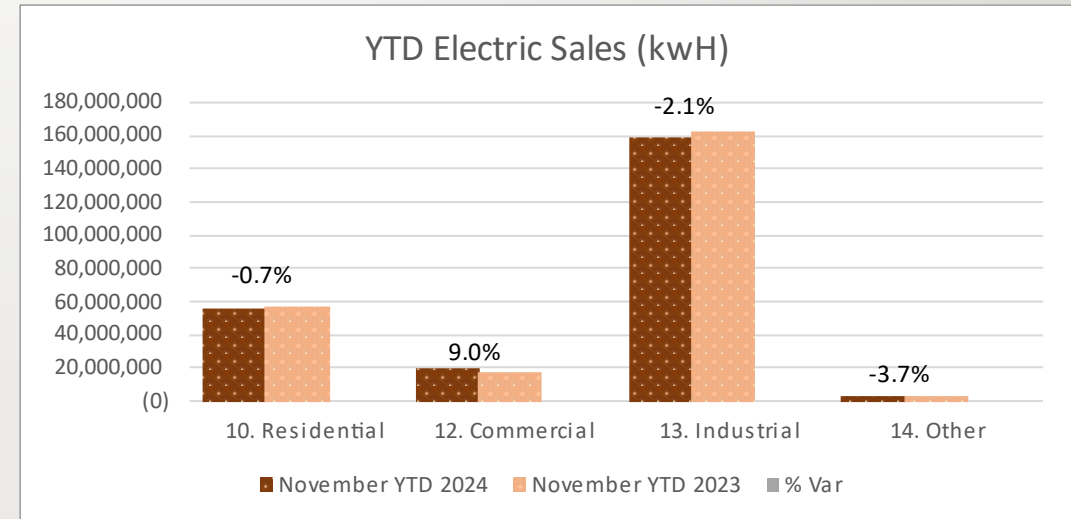
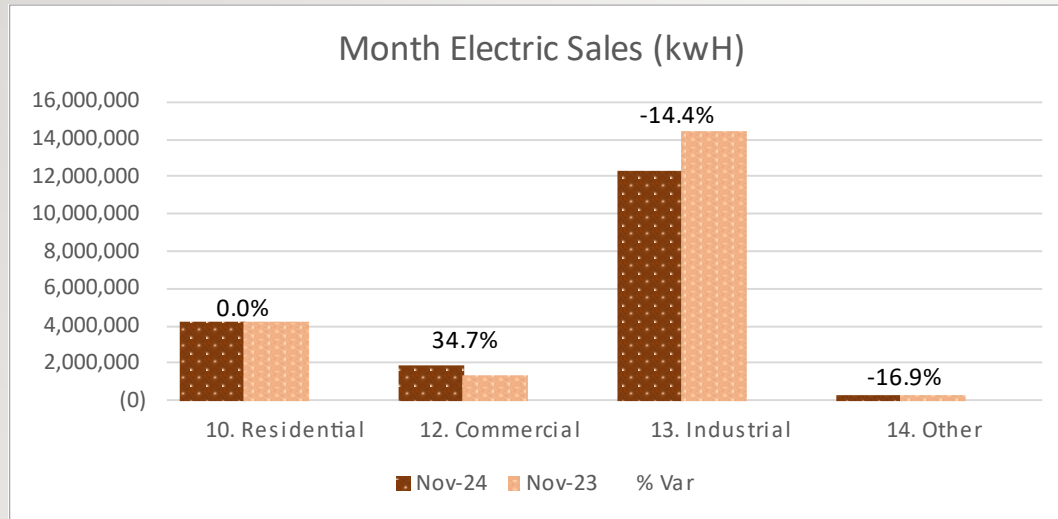


Plymouth Utilities

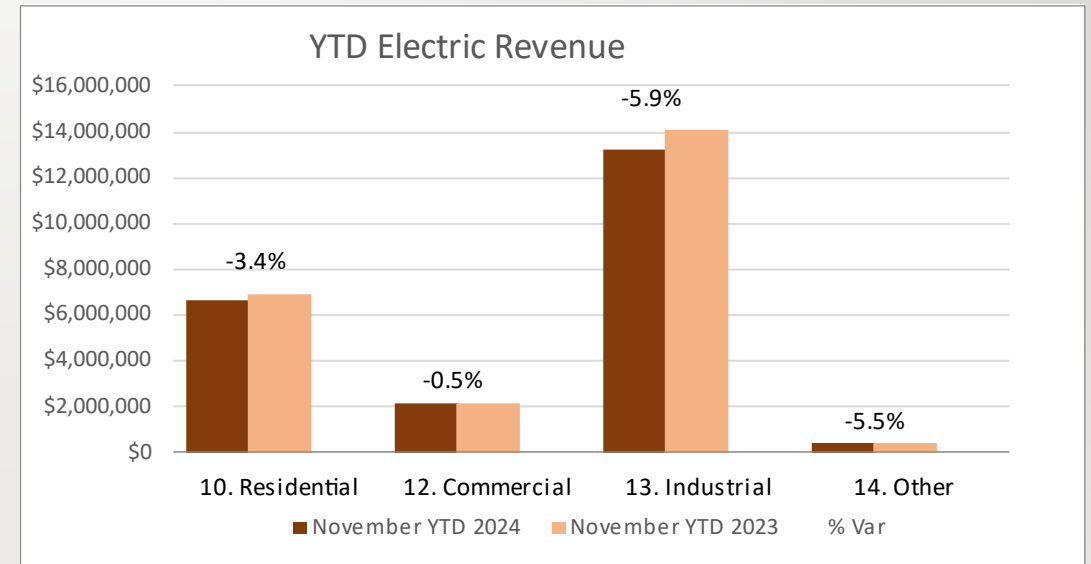
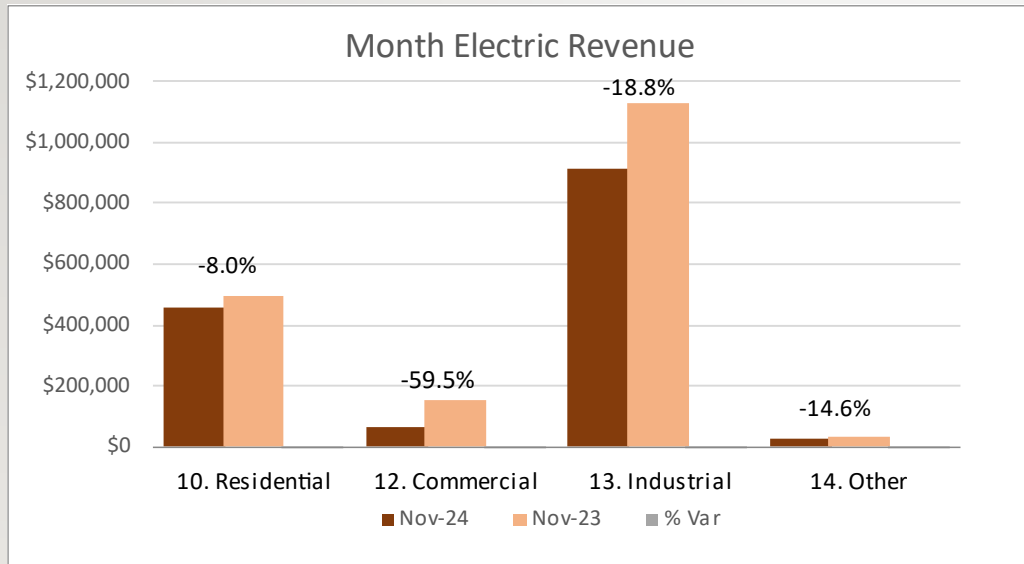
NOVEMBER 2024

SALES & REVENUE

November 2024 Electric Sales

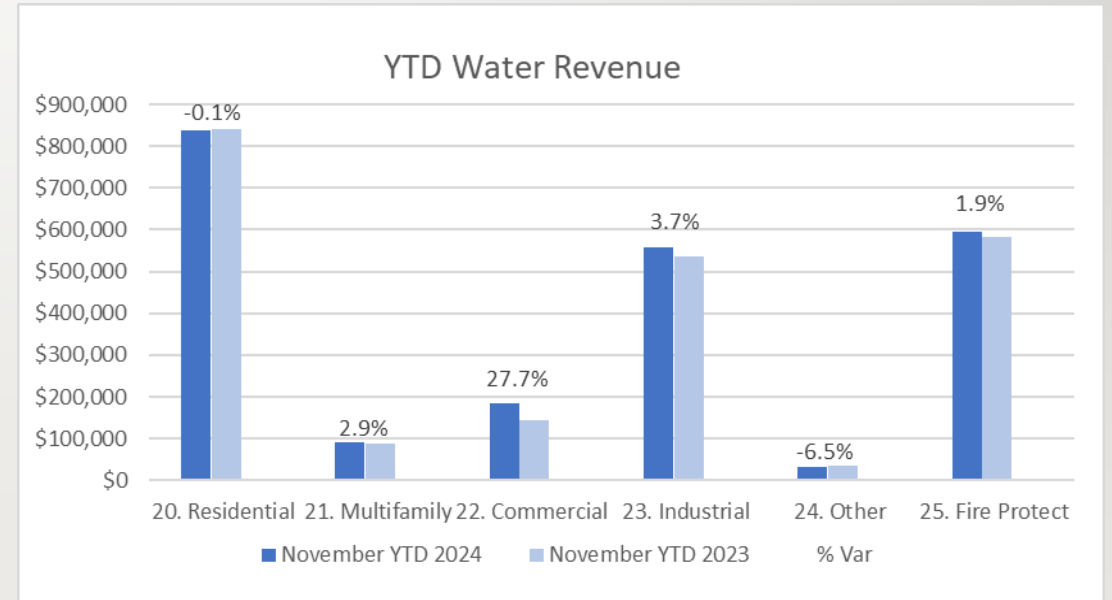
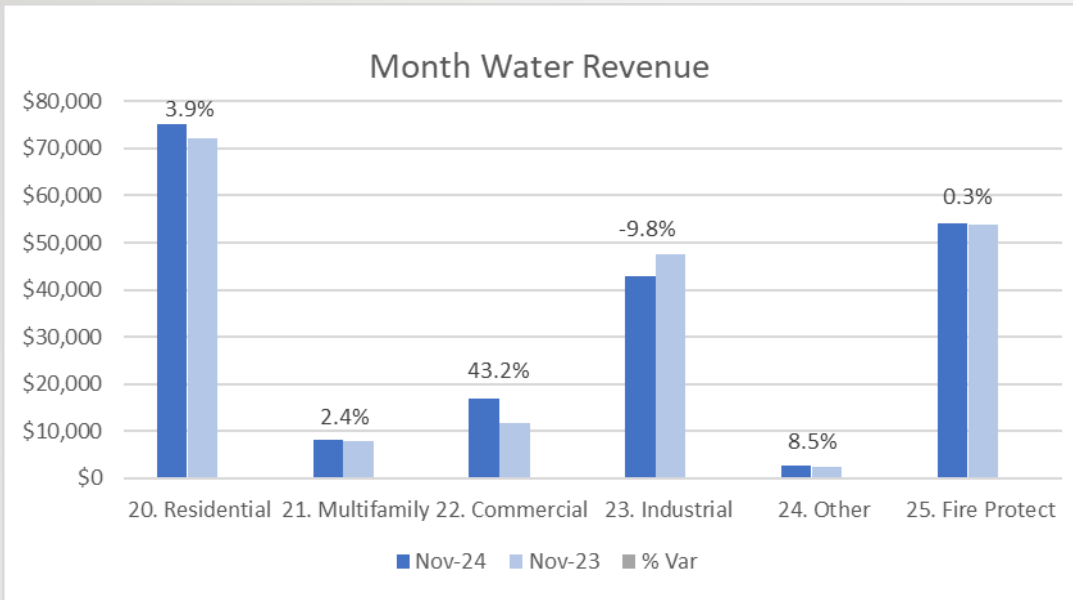


November 2024 Electric Revenue

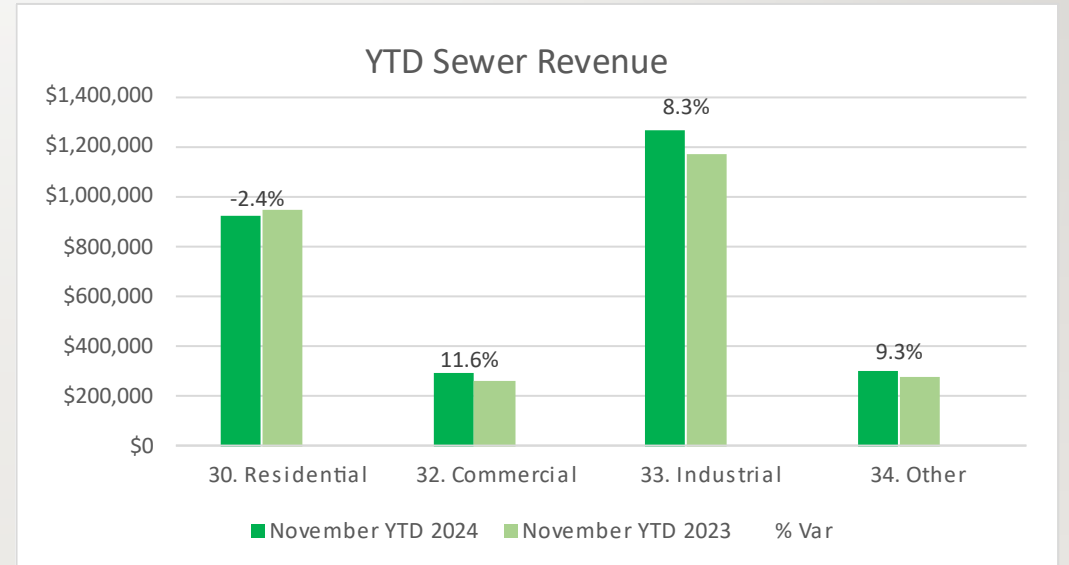
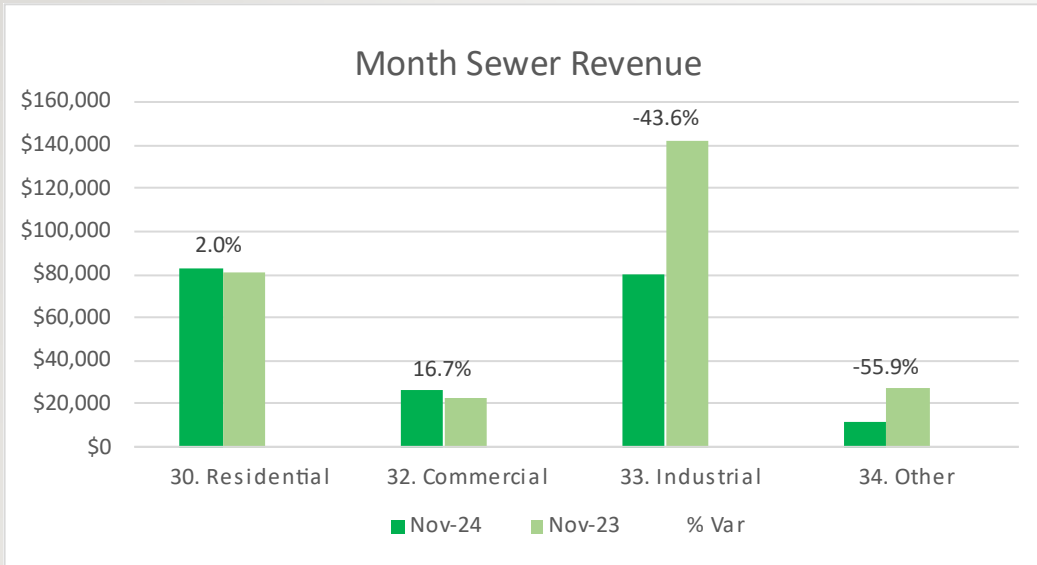


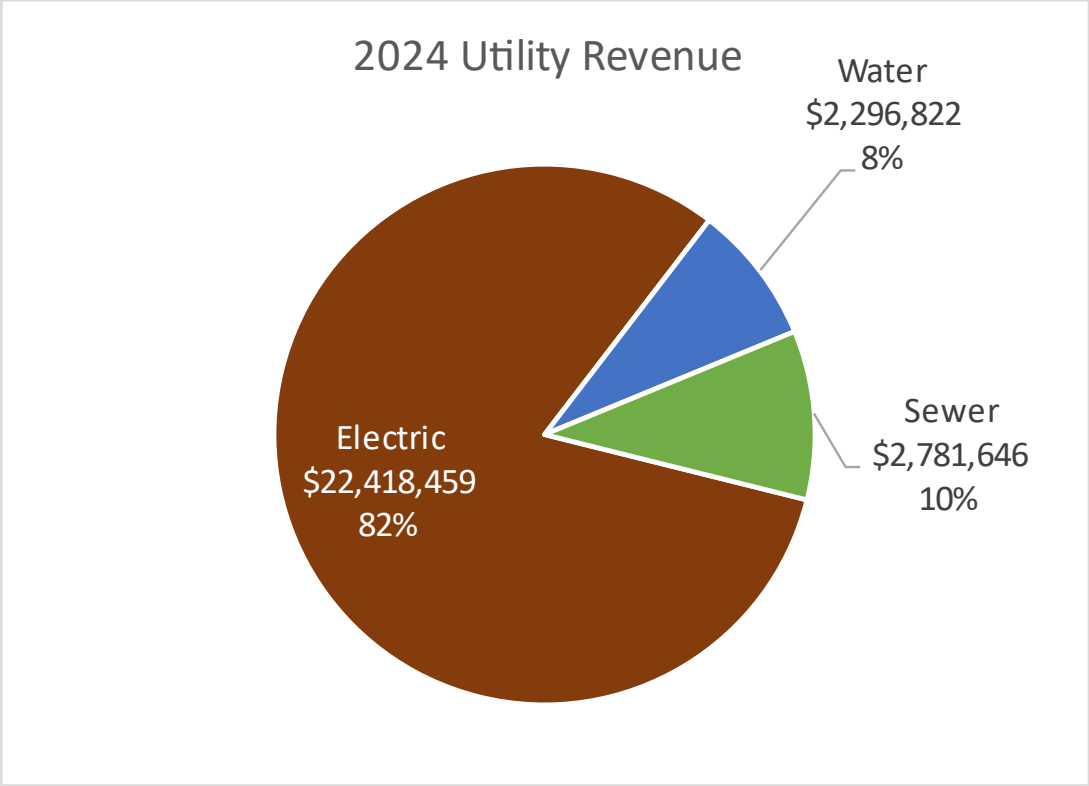
Overall revenue is down from 2023 as a result of reduced PCAC rates. In turn, Purchase Power expense is down.

November 2024 Water Revenue



November 2024 Sewer Revenue





Report Criteria:

Types Selected: Balance Write-offs

Name	Customer Number	Type	Invoice/Reference	Description	Applied To Invoice	Check Number	Amount	Category
Balance Write-offs								
12/17/2024								
DAVID TROCHTA	90878	Balance Write-offs	1	WRITE-OFF SDC		5430	912.00-	
Total 12/17/2024:							912.00-	
Total Balance Write-offs:							912.00-	
Grand Totals:							912.00-	

Report Criteria:

Selected types: Write Off

Name	Customer Number	Type	Reference Number	Description	Source ID	Check Number	Amount	Msg	Service
Write Off									
12/17/2024									
ANZIA, HEATHER	15.87.23831.08	Write	1	WRITE-OFF SDC			332.30-	M	Multiple
HARMON, KYLE	16.88.35201.21	Write	2	WRITE-OFF IN-HOUSE			26.39-	M	Multiple
HULBERT, LEAH	15.88.23608.15	Write	3	WRITE-OFF SDC			88.17-	M	Multiple
JANIKOWSKI, LORI	6.87.11067.20	Write	4	WRITE-OFF SDC			158.82-	M	Multiple
PAMPERIN, STEPHANIE	12.88.19001.14	Write	5	WRITE-OFF IN-HOUSE			15.21-	M	Multiple
RODRIGUEZ, VICTOR	11.87.41957.28	Write	6	WRITE-OFF SDC			383.63-	M	Multiple
SCHNEIDER, SANDRA J	6.88.36002.04	Write	7	WRITE-OFF IN-HOUSE			285.23-	M	Multiple
SEIFERT, MARI	14.87.02903.33	Write	8	WRITE-OFF SDC			287.68-	M	Multiple
VODNIK, ROBERT	6.88.69101.19	Write	9	WRITE-OFF SDC			91.51-	M	Multiple
Total 12/17/2024:							<u>1,668.94-</u>		
Total Write Off:							<u>1,668.94-</u>		
Grand Totals:							<u>1,668.94-</u>		

City of Plymouth
Police and Fire Commission Meeting
Tuesday, December 3, 2024 @ 8:30 A.M.
Room 210
Plymouth City Hall, 128 Smith Street, Plymouth, WI 53073

Members Present: President Mark Melcher, Vice President James Flanagan, Secretary Warren Wieser, Garry Rooker, Tim Lemkuil, Police Chief Kenneth Ruggles, Deputy Police Chief Matt Starker, and Fire Chief Ryan Pafford.

President, Mark Melcher, called the meeting to order at 8:29 A.M. in Room 210 @ City Hall, located at 128 Smith Street, Plymouth, Wisconsin.

Police Chief Ruggles introduced Lt. Tracy Thom of Plymouth Police Department. This continues an effort by the police department to introduce Plymouth Police Officers to Plymouth Police and Fire Commission members.

A motion made by James Flanagan and seconded by Warren Wieser to approve the Police and Fire Commission meeting minutes of November 12, 2024. Motion carried.

A motion made by Tim Lemkuil and seconded by Gary Rooker to approve the Police and Fire Commission meeting minutes of November 18, 2024. Motion carried.

Plymouth Police Department report by Police Chief Kenneth Ruggles:

- 1 – Christmas Parade went well, although, some issues with barricades (Department of Public Works) and police department personnel start time will be reviewed.
- 2 – Chief Ruggles informed the commission of two major incidents since our last meeting. The first was arrests due to prostitution. The second was a drug overdose of a 39-year-old person who survived due to Narcan given by person in the home.
- 3 - Plymouth Police Department has concluded all the school safety inspections.
- 4 – Plymouth Police Officer, who has been on medical leave, is expected to return to duty on December 6, 2024. This will bring the department to full staff.

Plymouth Fire Department report by Fire Chief Ryan Pafford:

- 1 – The Fire Department has received a grant to purchase new air packs.
- 2 – City of Sheboygan has purchased all new defibrillators. They are selling the defibrillators they replaced. Their defibrillators have been maintained under an

ongoing maintenance plan and are in excellent shape. Purchasing City Sheboygan defibrillators will save the city \$35,000.00 over purchasing new ones.

- 3 - Chief Pafford reported the Fire Department is still experiencing growing pains with the new RMS systems.
- 4 – Chief Pafford reported three members of the Fire Department are attending an EMS class. Chief Pafford reported additional classes are scheduled for the early part of 2025.
- 5 – Chief Pafford is continuing to review and update job descriptions.

Fire Department Certified One Job Description – review and approval:

This will be an agenda item for the next meeting.

Fire Department Hiring Process Update review:

Chief Pafford reported that they are in the process of sending the medical documents that need to be completed by the four candidates interviewed at our November 18th meeting.

Review and approval of update to Appendix C of the PFC By-Laws:

After review and discussion, one change in punctuation change will be made. Motion by Warren Wieser and seconded by Gary Rooker to approve the new Appendix C with punctuation change. Motion carried.

No further action, motion for adjournment at 9:06 A. M. Motion by Warren Wieser and seconded by Tim Lemkuil. Motion carried.

Submitted on the third day of December 2024.

Warren Wieser--- Secretary

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Jane Meyer

Jeremy Schellin

Greg Hildebrand

Ron Nicolaus

John Wyatt

Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on Thursday, **December 5, 2024 at 6:00 PM** in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from November 7, 2024.
- 2.) **Site Plan seeking approval;** 1237 Pilgrim Rd Plymouth, WI 53073, dba Arch Electric, for the installation of 8 x 8 shed. Rivera (enclosure)
- 3.) **Parcel seeking a recommendation for an amendment to the 2022 Comprehensive Plan Map;** Comp Plan Amendment for Parcel No. 59271821077 currently designated as Commercial in the Comprehensive Plan, Seeking a Residential Designation for the purpose of a new multifamily development. Blakeslee (enclosure)
- 4.) **Parcel seeking recommendation for rezoning from current B-3 – Highway Business to R-6 – High Density Multifamily Residential;** Rezoning Amendment for Parcel No. 59271821077 currently Zoned as B-3 Highway Business, Seeking R-6 High Density Multifamily Residential for the purpose of a new multifamily development. Blakeslee (enclosure)
- 5.) **Ordinance Amendment seeking recommendation;** Modifications of Section 13-1-75 regarding outdoor detached heating systems. Blakeslee (enclosure)
- 6.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

CITY OF PLYMOUTH, WISCONSIN
TUESDAY, DECEMBER 10, 2024 COMMITTEE OF THE WHOLE MEETING
6:15 PM, COUNCIL CHAMBERS
COUNCIL CHAMBERS
CITY HALL, 128 SMITH STREET

UNOFFICIAL MINUTES

1. **Call to Order and Roll Call:** Mayor Pohlman called the meeting to order. On the call of the roll, the following were present: Diane Gilson, Jeff Tauscheck, Dave Herrmann, Angie Matzdorf, Mike Penkwitz, John Nelson and John Binder. Also present: City Administrator/Utilities Manager Tim Blakeslee, Police Chief Ken Ruggles, Deputy Police Chief and City Clerk Anna Voigt.
2. **Approve the Minutes from November 26, 2024:** Motion was made by Tauscheck/Matzdorf to approve minutes from November 26, 2024. A unanimous aye vote was cast. Motion carried.
3. **Presentation and Discussion on Procedural Rules/Open Meetings Training from Attorney Fieber:** Attorney Fieber presented to the Council procedural rules, roles and responsibilities of an Alderperson. She went over various topics including speaking to a motion, the rules of debate and improper motions.
4. **Adjourn:** Motion was made by Binder/Tauscheck to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

Witkowski Inspection Agency, LLC - Contracted Inspection Report
City of Plymouth - December 2024

Permit #	Date	Address	Project Description	Value
24-431	12/2/2024	The Landing at Hub City - 365, 3	Building: New Multi-Family Residential Complex	\$22,407,000
24-432	12/2/2024	431 Mulberry Lane	Fence	\$11,000
24-433	12/2/2024	729 June Grass Ct	Interior remodel - bathroom, kitchen, electrical in LR	\$15,000
24-434	12/2/2024	1908 A Eastern Avenue	New Roof	\$13,000
24-435	12/2/2024	125 Highland Avenue	Replace AC-4 & AC-5	\$132,000
24-436	12/2/2024	828 Chaplin Court	Tear Off & Reroof	\$46,055
24-437	12/3/2024	2212 Douglas Drive	Replace shower & surround	\$12,608
24-438	12/5/2024	2427 Songbird Court	Storage Unit	\$6,000
24-439	12/6/2024	316 Beech Court	Door & Window Replacement	\$70,316
24-440	12/9/2024	20 Selma Street	Drain Tile/Sump Pump	\$7,450
24-441	12/12/2024	518 W Riverbend	Drain Tile	\$3,930
	12/12/2024	1 Persnickety Place	Plan Review: Plan 03-24 LAG Office	
24-442	12/17/2024	880 Oak Ridge Drive	Bathroom Remodel - Tub to Shower	\$15,767
24-443	12/17/2024	1226 Eastern Avenue	Service Upgrade 60 to 100 amps	\$2,400
24-444	12/19/2024	112 Kim Court	Installing Ductless System	\$5,508
24-445	12/27/2024	The Landing at Hub City - 365, 3	Electrical - New Multi-Family Residential Complex	\$1,436,900
Totals				\$24,184,934

**City of Plymouth
December 2024**

Number of Building Permits Issued	15
Valuation of Building Permits Issued	\$1,777,934.00

**Includes Commercial Remodels

New Single Family Homes	0
Valuation of Single Family Homes	\$0.00

**Includes Two Family Homes

New Multi Family Buildings	1
Number of Units	156
Valuation of Multi Family Homes	\$22,407,000

New Commercial/Industrial Buildings	0
Valuation of Commercial/Industrial Buildings	0

Number of Commercial/Industrial Additions	0
Valuation of Commercial/Industrial Additions	\$0.00

Total Permits	16
Total Value	\$24,184,934



LEAD LINEMAN

Department: Utilities	FLSA Status: Non-Exempt
Division: Electric	Job Status: Full-Time
Reports to: Line Crew Foreman	Location: Plymouth Utilities Operations Center
Prepared by: Human Resources Specialist	Approved by: Plymouth Common Council
Date: January 3, 2025	Date:

GENERAL DESCRIPTION

The Lead Lineman is responsible for leading electric crews (generally consisting of 1-2 people) in the completion of various functions including operation, maintenance, and construction of the utility electrical system, and performing related functions when required. The Lead Lineman shall have a strong commitment to serve the utility and its customers, good leadership qualities, the ability to supervise, and the willingness to assume significant assignments and responsibilities in administering activities of the electric department. Works under the supervision of the Line Crew Foreman with input from the Electrical Operations Manager and/or Assistant Electrical Operations Manager.

JOB FUNCTIONS

The general duties of the Lead Lineman position include those of the Journeyman Lineman position. In addition to these duties the Lead Lineman shall be responsible for the following:

Examples of Essential Job Functions

- Supervise and participate in the construction, maintenance, and repair of the overhead and underground electric system and associated equipment.
- Conduct job briefings with crew daily and as needed.
- Complete and submit work orders.
- Assist with the performance evaluation of employees as requested by the Electrical Operations Manager.
- Maximize work output and work quality of assigned crews.
- Respond to and resolve difficult and sensitive citizen inquiries and complaints.

OTHER DUTIES

- Works overtime and in emergencies when required.
- Perform all other duties as may be assigned.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES

- Must be able to perform work safely, both alone and as a member of a crew.
- Understand and follow oral and written instructions.
- Work diligently with little supervision.
- Perform strenuous work under all weather conditions.
- Must have good mechanical aptitude.
- Good physical condition.
- Knowledge of the safety precautions, methods and materials used in electric power distribution work.
- Thorough knowledge of distribution systems, knowledge of principles and practices of electric system construction practices, be able to terminate and maintain all types of underground facilities. Must have ability to detect, diagnose and correct troubles in equipment and electric distribution circuits.

EDUCATION AND TRAINING

- High school diploma or GED equivalent.

- State of Wisconsin Class A CDL for air brake and combination trailer or obtain one within 6 months of employment.
- Completion of requirements for a fourth year indentured electrical lineman training specified by MEUW or equivalent experience approved by management.
- Any equivalent combination of experience and training which provides the required knowledge, skills, and abilities.
- Must possess a valid Wisconsin driver's license.
- First Aid and CPR Certified or obtain certification within 6 months of employment.

WORKING CONDITIONS

While performing the duties of this job, the employee typically works in outside weather conditions. The employee occasionally works near moving mechanical parts and is exposed to wet and/or humid conditions and vibration. The employee works in high, precarious places or below grade and is exposed to fumes or airborne particles, toxic or caustic chemicals, and risk of electrical shock. The noise level in the work environment is usually loud in field settings, and moderately quiet in office settings.

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools or controls and reach with hands and arms. The employee is required to stand. The employee is required to walk; talk or hear; sit; climb or balance; climb stairs; stoop, kneel, crouch, or crawl; and smell.

The employee must frequently lift and/or move up to 50 pounds and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, depth perception and the ability to adjust focus.

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Disclaimer: The job description has been prepared to assist in evaluating various classes of responsibilities, skills, and working conditions. It indicates the kinds of tasks and levels of work difficulty required of the position. It is not intended as a complete list of specific duties and responsibilities. Nor is it intended to limit or modify the right of any supervisor to assign, direct, and control the work of employees under supervision. Nothing contained herein is intended or shall be construed to create or constitute a contract.

Document Number

**STORMWATER DRAINAGE FACILITIES
MAINTENANCE AGREEMENT
BETWEEN THE CITY OF PLYMOUTH,
WISCONSIN AND
LANDING AT HUB CITY LLC**

This Stormwater Drainage Facilities Maintenance Agreement (the "Agreement"), effective as of the last date of execution is entered into between the **CITY OF PLYMOUTH**, a Wisconsin municipal corporation duly organized and existing under the laws of the State of Wisconsin, hereinafter referred to as the "**CITY**", and **LANDING AT HUB CITY LLC** hereinafter referred to as the "**OWNER**", collectively referred to as the "Parties".

WITNESSETH

WHEREAS, LANDING AT HUB CITY LLC is the **OWNER** of real estate legally described on **Exhibit A**, attached hereto and incorporated herein, in the City of Plymouth, Sheboygan County, State of Wisconsin, hereinafter referred to as the "Real Estate"; and

Name and Return Address:

Attorney Crystal H. Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

WHEREAS, the **CITY**, the **OWNER**, and the **OWNER'S** successors and assigns, including any **OWNERS'** association, agree that the health, safety and welfare of the residents of the **CITY** of Plymouth, Wisconsin, require that on-site stormwater drainage facilities as shown on the plans approved as part of the post construction runoff permit under section 16-2-9 of the **CITY** of Plymouth Code of General Ordinances, (hereinafter referred to as "Stormwater Management Facilities") be designed, constructed and maintained on the Real Estate to properly "manage stormwater runoff in accordance with Title 16, Chapter 2, Post Construction Stormwater Management of the Code of General Ordinances for the City of Plymouth, as may be amended from time to time, and this Agreement; and

WHEREAS, the **CITY** requires that the on-site Stormwater Management Facilities are adequately maintained by the **OWNER** and the **OWNER'S** successors and assigns, including any **OWNERS'** association, in accordance with Title 16, Chapter 2 of the Code of General Ordinances for the **CITY** of Plymouth, as may be amended from time to time, and this Agreement.

NOW, therefore, in consideration of the mutual agreements of the Parties, the **CITY** and the **OWNER** agree as follows:

1. The **OWNER** and the **OWNER'S** successors and assigns, including any **OWNERS'** association (all together, the "**OWNER**"), shall regularly inspect the Stormwater Management Facilities on the Real Estate as often as conditions require, but in any event at least twice each year or as otherwise set forth in the Stormwater Management Plan. (The Stormwater Inspection and Maintenance Checklist attached to this Agreement as **Exhibit B**, and by this reference made a part hereof, shall be used for the purpose of the regular inspections of the Stormwater Management Facilities on the Real Estate.) The **OWNER** shall keep the Stormwater Inspection and Maintenance Checklist from past inspections, as well as a log of maintenance activity with respect to the Stormwater Maintenance Facilities indicating the date and type of maintenance completed ("Maintenance Log") for a period of three (3) years following such inspection or maintenance. The Stormwater Inspection and Maintenance Checklist and the Maintenance Log shall be made available upon request to the **CITY** Stormwater Utility and the Administering Authority as defined in Section 16-2-5 the **CITY** of

Plymouth Code of General Ordinances, (the “Administering Authority”) for review. The purpose of the inspections is to assure safe and proper functioning of the Stormwater Management Facilities on the Real Estate. The Inspection shall cover all Stormwater Management Facilities on the Real Estate including, but not limited to, conveyance systems, berms, outlet structures, basin areas, and access roads. Any deficiencies shall be noted in the Stormwater Inspection and Maintenance Checklist.

2. The **OWNER** shall adequately maintain all Stormwater Management Facilities on the Real Estate, including, but not limited to, all pipes and channels built to convey stormwater to and from the Stormwater Management Facilities, as well as all structures, improvements and vegetation provided to control the quantity and quality of the stormwater. “Adequately maintain” is defined for purposes of this Agreement as keeping the Stormwater Management Facilities in good working condition so that the Stormwater Management Facilities are performing their design functions and are maintained in accordance with the Stormwater Maintenance Standards attached to this agreement as **Exhibit C**, hereinafter referred to as “Maintenance Standards”.

3. The **OWNER** hereby grants permission to the **CITY**, its authorized agents and employees, and the Administering Authority or his or her designee, to enter upon the Real Estate to inspect the Stormwater Management Facilities whenever deemed necessary to investigate reported deficiencies, respond to citizen complaints, or to determine compliance with Title 16, Chapter 2 of the Code of General Ordinances for the **CITY** of Plymouth, as may be amended from time to time, and this Agreement. The Administering Authority, or designee thereof, shall maintain public records of the results of site inspections, provide the **OWNER** copies of the inspection findings (“Inspection Reports”), specifically indicating any corrective actions required to bring the Stormwater Management Facilities into compliance with Title 16, Chapter 2 of the Code of General Ordinances for the City of Plymouth, as may be amended from time to time, and this Agreement, and a directive to commence with corrective actions, if necessary. Corrective actions shall be taken within a reasonable time frame as established by the Administering Authority.

4. The **OWNER** may delegate the obligations imposed by this Agreement to any tenant of the Real Estate (each, a “Tenant”). The delegation of any obligations imposed by this Agreement to a Tenant shall not relieve the **OWNER** from any obligations imposed upon the **OWNER** pursuant to this Agreement. The delegation of any obligations imposed by this Agreement to a Tenant shall not be inconsistent with the terms of this Agreement.

5. If the **OWNER** fails to adequately maintain the Stormwater Management Facilities on the Real Estate to the satisfaction of the Administering Authority, or designee thereof, and does not perform the required corrective actions in the specified time following notice from the Administering Authority, the **CITY** may take one or more of the following actions:

a. Issue a citation to the **OWNER** or any Tenant under Section 1-2-5 of the Code of General Ordinances for the City of Plymouth, as may be amended from time to time.

b. Perform the corrective actions identified in the Inspection Report and assess the **OWNER** or any Tenant for the cost of such work and all administrative costs associated with performing such work. The cost of such work shall be assessed against the Real Estate as a special charge pursuant to Section 66.0627, Wisconsin Statutes in accordance with Section 6 below. Except for the Stormwater Management Facilities required pursuant to Title 16, Chapter 2 of the Code of General Ordinances for the **CITY** of Plymouth, as may be amended from time to time, and this Agreement, this provision shall not be construed to allow the **CITY** to erect any structure of a permanent nature on the land of the **OWNER** or to make any alterations to any existing structure on the Real Estate. It is expressly understood and agreed that the **CITY** is under no obligation to routinely

maintain or repair the Stormwater Management Facilities on the Real Estate, and in no event shall this Agreement be construed to impose any such obligation on the **CITY**.

c. Take any other enforcement action as set forth in Section 16-2-14 of the Code of General Ordinances for the **CITY** of Plymouth, or as otherwise allowed by law or in equity.

6. In the event **CITY**, pursuant to this Agreement, performs work of any nature, or expends and funds in performance of said work for labor, use of equipment, supplies, materials and the like, the **OWNER** shall reimburse the **CITY** within thirty (30) days of receipt of written demand for payment of all actual costs incurred by the **CITY** hereunder. Failure of the **OWNER** to reimburse the **CITY** within thirty (30) days shall result in the costs being assessed against the Real Estate as a special charge pursuant to Section 66.0627, Wisconsin Statutes.

7. Under this Agreement, **CITY** assumes no responsibility or any liability in the event the Stormwater Management Facilities on the Real Estate fail to operate properly and **OWNER** shall indemnify, defend, and hold harmless **CITY**, its officers, employees, and agents against any such claims.

8. This Agreement shall be attached as an exhibit to any document which creates an **OWNERS'** association that is responsible for maintenance of the Stormwater Maintenance Facilities on the Real Estate, shall be recorded at the Sheboygan County Register of Deeds, shall constitute a covenant running with the land, and shall be binding on the **OWNER** and the **OWNER'S** successors in interest, including an **OWNERS'** association. The **OWNER** shall provide the Administering Authority with a copy of any document, which creates an **OWNERS'** association that is responsible for maintaining the Stormwater Management Facilities on the Real Estate.

9. All notices, requests, demands and other matters required to be given, or which may be given hereunder, shall be in writing and shall be deemed given when delivered in person or when deposited in the United States mail, certified, return receipt requested, postage prepaid, or equivalent private overnight delivery service, addressed to the respective Party at the addresses stated below:

OWNER: Landing at Hub City LLC
Attn: Stewart M. Wangard
1200 North Mayfair Road, Suite 410
Milwaukee, WI 53226

With copies to: _____

CITY: Attn: City Clerk
CITY OF PLYMOUTH
128 Smith Street, P.O. Box 107
Plymouth, WI 53073

With copies to: Attorney Crystal H. Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

10. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

11. Nothing contained herein shall be deemed to be a dedication of the Stormwater Management Facilities on the Real Estate to the Public. **OWNER** reserves all rights to use the Real Estate for all purposes

not inconsistent with the rights granted to the **CITY** herein.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the dates below given.

CITY:

CITY OF PLYMOUTH,
a Wisconsin Municipal Corporation

By: _____
Donald O. Pohlman, Mayor

Date: _____

By: _____
Anna Voigt, City Clerk

Date: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss
SHEBOYGAN COUNTY)

Personally came before me on this ____ day of _____, the above-named Donald O. Pohlman and Anna Voigt to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledges to me that they executed the forgoing instrument as such officers as the Agreement of said Corporation, by its authority.

Print Name: _____
Notary Public, State of Wisconsin
My Commission: _____

OWNER:

LANDING AT HUB CITY LLC,

By: Wangard Entity Manager LLC, a Wisconsin limited liability company

By: Wangard Operations LLC, a Wisconsin limited liability company, its Manager

By: Wangard Partners, Inc., a Wisconsin corporation, its Manager

By: _____
Stewart Wangard, Executive Chairman

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

Personally came before me on _____, the above-named Stewart Wangard, the Executive Chairman of Wangard Partners, Inc., the Manager of Wangard Operations LLC, the Manager of Wangard Entity Manager LLC, the Manager of Landing at Hub City LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, State of Wisconsin
My Commission: _____

This Instrument Drafted By:

Attorney Crystal Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081
T: (920) 457-8400
F: (920) 457-8411

EXHIBIT A

Legal Description

Lot 2 of Certified Survey Map recorded on November 27, 2024, in Volume 31 of Certified Survey Maps, page 415, as Document No. 2171727, being a redivision of Lot 3 of Certified Survey Map recorded in Volume 25 of Certified Survey Maps, pages 135-138, as Document No. 1941216, being located in the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 15 North, Range 21 East, in the City of Plymouth, County of Sheboygan, State of Wisconsin.

Part of Parcel No. 59271-827945

EXHIBIT B

The Stormwater Inspection and Maintenance Checklist

EXHIBIT C

Stormwater Maintenance Standards



DATE: January 8, 2025
TO: Mayor and Common Council
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Approval of Ordinance No. 1 regarding Section 13-1-75(f) regarding detached heating systems

Background:

In Plymouth, detached heating systems (i.e., outdoor wood-burning stoves) are regulated only for structures that allow human habitation per 13-1-75(f) of the municipal code. To install a detached heating system in Plymouth, it must meet specific distance and operational requirements outlined in Section 13-1-75 of the municipal code. The distance requirements limit the ability to have such systems near other homes, as outlined below:

13-1-75(d). Location:

- (1) No detached heating system shall be located in a front or street yard. The intended location shall be behind the rear building line of the principal structure served by the appliance.
- (2) Setbacks shall be as follows: Side and rear yard setbacks shall be not less than 100 feet to the lot line.
- (3) Distance to buildings served by the appliance shall be per the manufacturer.
- (4) Distance to any structures of adjoining properties not served by the appliance, and related stack heights, will be as follows:
 - a. One hundred to 200 feet away from adjoining property structure: stack height to meet or exceed the peak line of the residence plus two feet.
 - b. Two hundred feet away from adjoining property structure: 20-foot minimum stack height measured from the adjoining grade to the appliance. The minimum chimney height shall be 20 feet unless a greater height is required by the above requirements.

Detached heating systems are not currently regulated when attached to structures that are unsuitable for human habitation (e.g., a pool) based on the definition of such a system in municipal code. In July 2024, a resident raised concerns about a detached heating system in their neighborhood being used to burn wood constantly to heat a pool, causing constant smoke in the area. Alder Nelson requested that this item be placed on the Committee of the Whole agenda for discussion.

Attachment 1 outlines a draft amendment to Section 13-1-75 of the municipal code that would require all detached heating systems, regardless of whether they are for human habitation, to meet the location requirements in Section 13-1-75. Given that the intention of Section 13-1-75 is to limit the use of outdoor heating systems in close proximity to other homes, staff is comfortable

with the proposed change. This is a zoning code update that requires a Plan Commission recommendation, followed by Council approval.

Committee of the Whole: At the meeting on October 29, the general consensus of the Committee of the Whole was to enact the proposed ordinance and recommended that the Plan Commission review and recommend the changes as presented.

Plan Commission Recommendation: At the meeting on December 5, Plan Commission unanimously recommended Ordinance No. 1 regarding Section 13-1-75(f) regarding detached heating systems.

Recommendation:

Motion to approve Ordinance No. 1 regarding Section 13-1-75(f) regarding detached heating systems.

Attachments:

1. Draft ordinance.

CITY OF PLYMOUTH
Ordinance No. _____ of 2024

**AN ORDINANCE AMENDING SECTION 13-1-75 OF THE
GENERAL CODE OF ORDINANCES OF THE CITY OF PLYMOUTH, WISCONSIN
REGARDING DETACHED HEATING SYSTEMS**

WHEREAS, the Common Council has determined that it is in the best interest of the public health, safety, and general welfare of the City and its residents to amend the definition of a “detached heating system” to include such systems heating non-habitable structures; and

WHEREAS, a Class 2 notice of public hearing on the herein ordinance, pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review and held before the Common Council; and

WHEREAS, the Plan Commission has reviewed the herein ordinance and recommends adoption; and

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Amending Code. Section 13-1-75(f) of the City of Plymouth General Ordinances is hereby amended to read as follows (deletions indicated by ~~strikeout~~; insertions by underline):

- “(f) Definition. A detached heating system shall include any system for the production of heat for any ~~residential or other~~ structure ~~used for human habitation~~, whether fueled by the burning of wood or other approved natural or processed materials which is located outside of the structure for which the heat is generated.

Such shall include, but not be limited to, outdoor wood-burning furnaces and other detached energy systems, whether the same be free-standing or encompassed within a separate building or structure not intended as the primary beneficiary of the heat produced thereby, and regardless of the method of heat exchange.”

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on _____, 2024.

CITY OF PLYMOUTH

DONALD O. POHLMAN, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

ANNA VOIGT, Clerk

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: January 8, 2025

TO: Mayor and Common Council

FROM: Tim Blakeslee, City Administrator/Utilities Manager

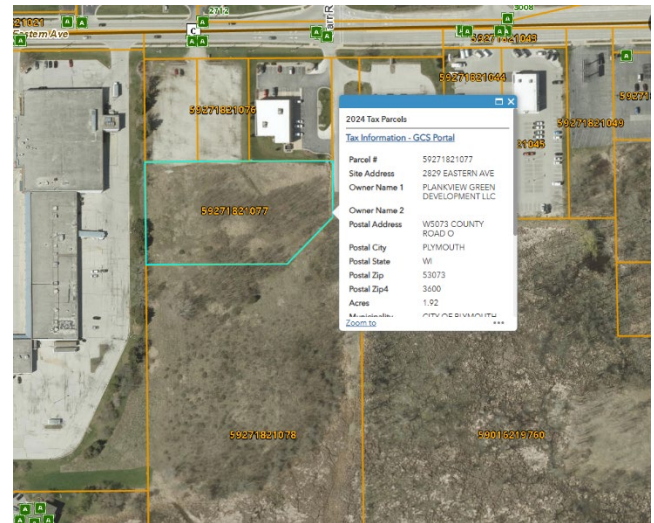
RE: Rezoning and Comp Plan Amendment for Parcel No. 59271821077

- Ordinance No. 2 An Ordinance Amending the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Commercial to Residential (Parcel # 59271821077)
- Ordinance No. 3 An Ordinance Amending Section 13-1-21, Zoning Map of the Zoning Code of the City of Plymouth (Parcel # 59271821077)

Background:

Parcel No. 59271821077 is situated south of Jimmy John's, Scooter's, and Advanced Auto Parts. Plankview Green Development, LLC has submitted a request for rezoning and a comprehensive plan amendment to support a future multi-family residential project. The parcel is marked in blue on the accompanying map.

Comprehensive Plan: The current future land use map designates Parcel No. 59271821077 as Commercial. Plankview Green Development, LLC seeks an amendment to reclassify the parcel as Residential. Initially identified as a potential hotel site, the developer has shifted focus to multi-family housing. Given Parcel No. 59271821078 (to the south) is already designated as Residential and Plymouth's workforce housing needs, staff supports this amendment to the comprehensive plan.



Rezoning: The parcel is presently zoned B-3 Highway Business, and the request is to rezone it as R-6 High-Density Multi-Family Residential. Adjacent Properties:

- North: Jimmy John's, Scooter's, and Advanced Auto (B-3 zoning).
- West: Pick N Save Shopping Center (B-3 zoning).
- South/East: Vacant land (R-6 zoning, also owned by the applicant).

Considering the surrounding uses and the absence of nearby single-family homes, staff supports this rezoning request. It aligns with the following outcomes from the Common Council's 2023–2026 Strategic Plan:

- Expanded Economic Development
- Increased Housing Options for All

Development Agreement Required:

As a condition established in December 2022 during the CSM process for parcels 59271821077 and 59271821078, the developer must enter into an agreement with the City to ensure access to 59271821077, which is currently landlocked.

TID#7:

Per the City's Financial Advisor, Ehlers, rezoning is permitted to occur but it should be noted that rezoning to R-6 will require a TID#7 amendment to be approved by the Common Council and Joint Review Board before residential construction can proceed on this parcel. This is necessary because reclassifying the parcel as Residential would exceed the 35% residential threshold permitted in TID #7. The DOR is finalizing the creation of TID #7, and the amendment process can begin in mid to late December. The developer is aware of this requirement.

Plan Commission Recommendation: At the meeting on December 2, 2024 the Plan Commission recommended the rezoning request and comprehensive plan amendment as recommended by staff to the Common Council for Approval.

Recommendation:

- Approve Ordinance No. 2 An Ordinance Amending the City of Plymouth, Wisconsin Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map by Changing Property from Commercial to Residential (Parcel # 59271821077)
- Approve Ordinance No. 3 An Ordinance Amending Section 13-1-21, Zoning Map of the Zoning Code of the City of Plymouth (Parcel # 59271821077)

Attachments:

- Ordinance No. 2
- Ordinance No. 3

CITY OF PLYMOUTH, WISCONSIN
Ordinance No. _____ of 2025

**AN ORDINANCE AMENDING THE CITY OF PLYMOUTH, WISCONSIN
COMPREHENSIVE PLAN EXISTING LAND USE MAP AND
FUTURE LAND USE PLAN MAP BY CHANGING PROPERTY FROM
COMMERCIAL TO RESIDENTIAL**

WHEREAS, property owner Plankview Green Development, LLC, has requested a Comprehensive Plan amendment for approximately 1.923 acres of real property lying south of Eastern Avenue and being Parcel No. 59271-821077 (the "Property"), which is the site of a proposed multi-family unit development project; and

WHEREAS, the Property is currently zoned B-3 Highway Business District on the zoning map of the City of Plymouth and the developer has petitioned for the rezoning to R-6, High Density Multi-Family Residential District; and

WHEREAS, the City of Plymouth Comprehensive Plan adopted October 25, 2022, designates the described Property as Commercial, which is inconsistent with the proposed zoning; and

WHEREAS, Wis. Stat. § 66.1001 requires that any amendment to a City zoning ordinance or map be consistent with the City's Comprehensive Plan and that best management practices are to ensure zoning and land use designations are consistent; and

WHEREAS, the City of Plymouth Plan Commission has recommended that the Common Council amend the Comprehensive Plan to re-designate the herein described property as Residential on the Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map; and

WHEREAS, a public hearing was held before the Common Council on January 14, 2025, after duly publishing notice of such hearing, pursuant to Wis. Stat. § 66.1001(4); and

WHEREAS, the Common Council has determined that an amendment to the Comprehensive Plan will promote the orderly development of land in the City of Plymouth.

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Amending Comprehensive Plan. The City of Plymouth Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map are hereby amended to re-designate the approximately 1.923 acres of real property lying south of Eastern Avenue, west of State Highway 57 and east of Pleasant View Road and being Parcel No. 59271-821077 to Residential.

(The remainder of this page intentionally blank; signature page to follow.)

Section 2. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on _____, 2025.

CITY OF PLYMOUTH

By: _____
DONALD O. POHLMAN, Mayor

Date: _____, 2025

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2025

ANNA VOIGT, Clerk

9431\274146

CITY OF PLYMOUTH, WISCONSIN

Ordinance No. _____ of 2025

**AN ORDINANCE AMENDING SECTION 13-1-21, ZONING MAP OF
THE ZONING CODE OF THE CITY OF PLYMOUTH**

WHEREAS, the City of Plymouth received a request from Plankview Green Development, LLC to amend the City of Plymouth Zoning Map from B-3, Highway Business District to R-6, High Density Multi-Family Residential District, for approximately 1.923 acres of real property lying south of Eastern Avenue (County Highway C), Plymouth, Wisconsin, and as more specifically described on the attached Exhibit A (hereinafter referred to as the "Property"); and

WHEREAS, on December 5, 2024, the Plan Commission reviewed the rezoning application and supplementary materials and recommended the parcel be rezoned to High Density Multi-Family Residential District (R-6).

WHEREAS, on January 14, 2025, a public hearing was held before the Common Council on the rezoning application, after providing notice as required by Wis. Stat. § 62.23 and City Ordinance Section 13-1-192; and

WHEREAS, an ordinance amending the City of Plymouth Comprehensive Plan maps has been approved to ensure the proposed rezoning is consistent with the City of Plymouth Comprehensive Plan of 2022; and

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Amending Code. Section 13-1-21, Zoning Map of the City of Plymouth is hereby amended so that the map entitled "Zoning Map, Plymouth, Wisconsin" designates the classification of property as more specifically described on Exhibit A, as High Density Multi-Family Residential District (R-6).

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on _____, 2025.

CITY OF PLYMOUTH

By: _____
Donald O. Pohlman, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2025

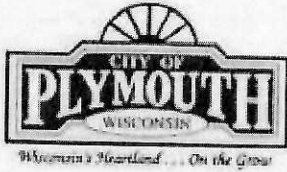
Anna Voigt, Clerk

9431\274145

EXHIBIT A
Legal Description

Lot Three (3) of a Certified Survey map recorded on January 10, 2023, in Volume 31 of Certified Survey Maps, on Pages 70-73 in the Sheboygan County Register of Deeds Office as Document No. 2146177, being part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin containing 1.923 acres (83,767 square feet) of land more or less.

Tax Parcel Number: 59271821077



City of Plymouth

Zoning Administrator
128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590

inspectorpete@plymouthgov.com

**COMPREHENSIVE PLAN MAP AMENDMENT
APPLICATION**

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Plankview Green Development, LLC

Property Address / Lot Number: 59271821077

Legal Description: Lot 3 CSM V31 P70-73 #2146177 being part of NW & SW 1/4 of NE 1/4 Sec 26

Existing Zoning: B-3 Proposed Zoning (if applicable): R6

Land use as shown in the City of Plymouth Comprehensive Plan:

Lot Size (acres or ft²) 1.923 acres Dimensions _____ Irregular Shaped Lot x

Existing Structures and Principal Use of Subject Property: NA

Proposed Structures and Principal Use of Subject Property (if applicable): Multifamily Units

ADJACENT PROPERTY:

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Commercial - auto parts store, quick-serve restaurant, coffee shop with drive-thru

South: Vacant - proposed multi-family

East: Vacant - proposed multi-family

West: Commercial - Grocery

What is the surrounding future land use according to the Planned Land Use Maps: _____

Commercial and Residential

SUPPORT FOR AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

Construction of quick serve restaurant and coffee shop on the north side of the parcel.

How will the proposed amendment benefit the community:

Multi-family use is a good fit for this area. This will help transition this area from commercial to residential.

CONTACT INFORMATION:

Applicant(s) Chris Merklein Applicant is owner

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-838-6628 (evening) 920-838-6628 Fax _____

Cellular 920-838-6628 Email chris@northtownpartners.com

Owner(s) (if different than applicant) Plankview Green Development LLC

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-226-1800 (evening) _____ Fax _____

Cellular _____ Email rstrong@northtownpartners.com

DECLARATION OF ACCURACY:

I am making this application for the Change to the Comprehensive Plan Map of the above-described Subject Property and request a public hearing. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Chris Merkley Date: 10/30/24

Print Name Above: Chris Merkley

REQUIRED ATTACHMENTS:

1. Application fee of \$400.00. Please make check or money order payable to "City of Plymouth".
2. Fourteen (14) copies of a map showing the subject property and all property within 300' feet of the subject property on 8.5" x11" or 11"x17" paper

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Zoning Administrator*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Common Council or Plan Commission on the Comprehensive Plan Map Amendment Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council and Plan Commission.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

Office Use Only:

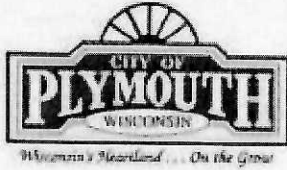
Date Received _____ Fee paid (Check # _____ ; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____



City of Plymouth

128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-3762
zoning@plymouthgov.com

PROPERTY REZONING APPLICATION

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Plankview Green Development, LLC

Property Address / Lot Number: 59271821077

Legal Description: Lot 3 CSM V31 P70-73 #2146177 being part of NW & SW 1/4 of NE 1/4 Sec 26

Existing Zoning: B-3 Proposed Zoning: R6

Lot Size (acres or ft²) 1.923 acres Dimensions _____ Irregular Shaped Lot x

ADJACENT PROPERTY:

List any real estate owned by petitioner adjacent to subject property: Parcels 59271821078 & 59271821076

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Commercial - auto parts store, quick-serve restaurant, coffee shop with drive-thru

South: Vacant - proposed multi-family

East: Vacant - proposed multi-family

West: Commercial - Grocery

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: NA

Proposed Structures and Principal Use of Subject Property: Multifamily Units

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

Multifamily use is a good fit for this area. This will help transition this area from commercial to residential.

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

Per the City of Plymouth the RG Residential zoning/use conforms with the City's Comprehensive Plan and Future Land Use Plan.

CONTACT INFORMATION:

Applicant(s) Chris Merklein Applicant is owner

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-838-6628 (evening) 920-838-6628 Fax _____

Cellular 920-838-6628 Email chris@northtownpartners.com

Owner(s) (if different than applicant) Plankview Green Development, LLC

Mailing Address PO Box 847, Sheboygan, WI 53082

Phone (day) 920-226-1800 (evening) _____ Fax _____

Cellular _____ Email rstrong@northtownpartners.com

DECLARATION OF ACCURACY:

I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code 13-1-192. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Chris Merkley Date: 10/30/24

Print Name Above: Chris Merkley

REQUIRED ATTACHMENTS:

1. Application fee of \$325.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of site plan showing the property to be zoned, location of all existing and proposed structures, property owners within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The site plan and all its parts shall be clearly reproducible with a photocopier at a size of 11" x 17" and map scale not less than 1' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-3762.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

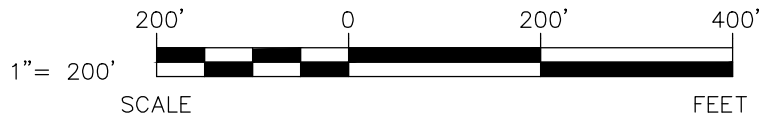
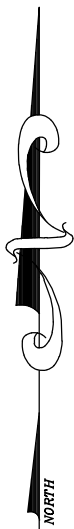
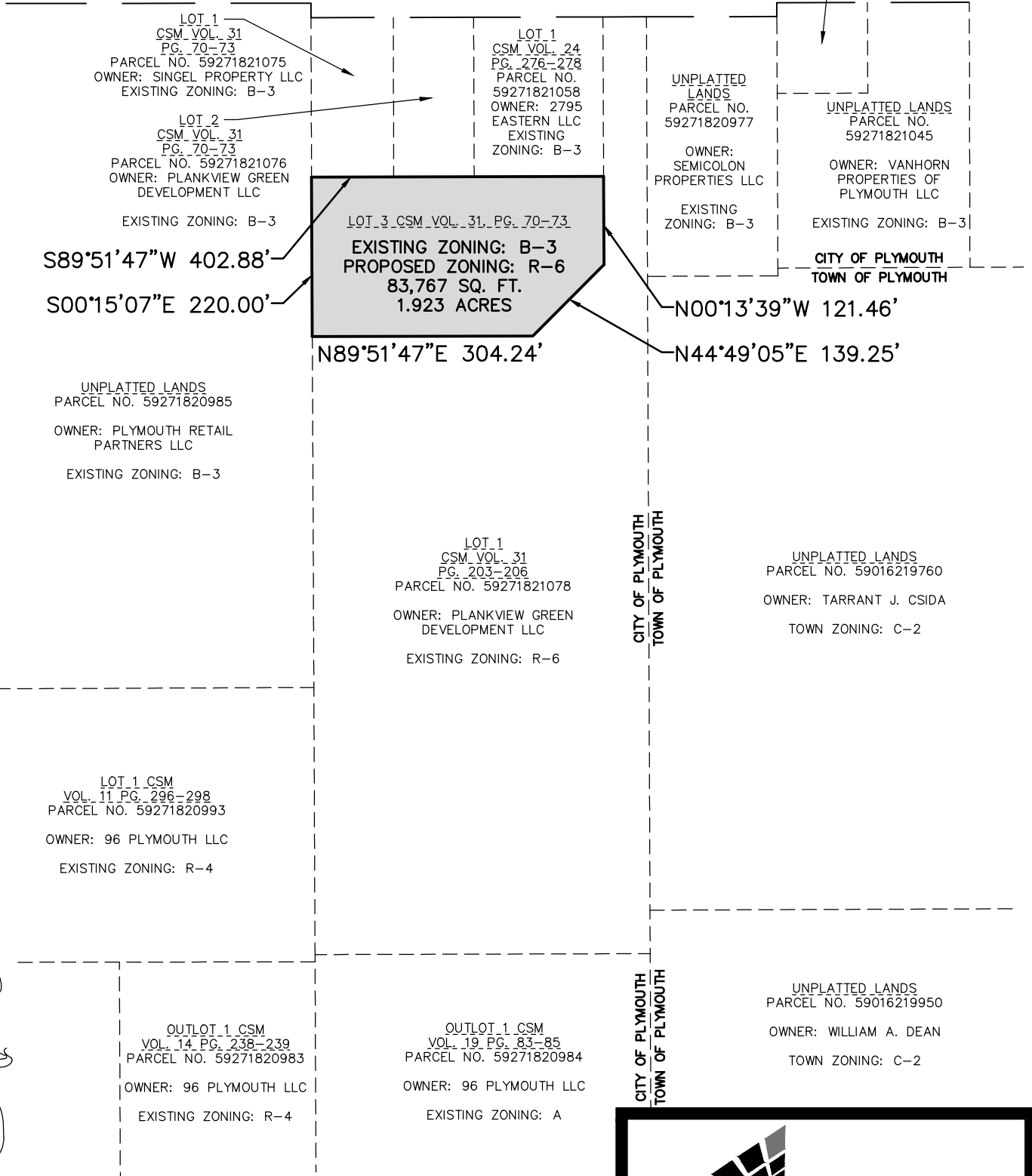
Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____

ZONING EXHIBIT

EASTERN AVENUE (C.T.H. "C")

UNPLATTED LANDS
 PARCEL NO. 59271821044
 OWNER: VANHORN PROPERTIES OF PLYMOUTH LLC
 EXISTING ZONING: B-3





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100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com

JOB NO. 240256900

Zoning Legal Description

Lot 3 of a Certified Survey Map recorded on January 10, 2023, in Volume 31 on Pages 70-73 in the Sheboygan County Register of Deeds Office as Document No. 2146177, being part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin containing 1.923 acres (83,767 sq. ft.) of land more or less.

OWNERNME1ALT

SEMICOLON PROPERTIES LLC
PLYMOUTH RETAIL PARTNERS LLC
VANHORN PROPERTIES OF PLYMOUTH LLC
TARRANT J CSIDA
SHEBOYGAN COUNTY TRANSPORTATION DEPT
STATE OF WISCONSIN DEPT OF TRANSPORTATION
CITY OF PLYMOUTH
BANK FIRST NATIONAL
SINGEL PROPERTY LLC
PLANKVIEW GREEN DEVELOPMENT LLC
PLANKVIEW GREEN DEVELOPMENT LLC

PSTLADDRESS

1500 STEDMAN WAY
2550 UNIVERSITY AVE W STE 416S
PO BOX 298
N2421 MEGGERS RD
W5741 COUNTY ROAD J
944 VANDERPERREN WAY
PO BOX 107
PO BOX 10
PO BOX 721
W5073 COUNTY ROAD O
PO BOX 298

PSTLCITY PSTLSTATE PSTLZIP5 PSTLZIP4

SHEBOYGAN FALLS, WI 53085-1041
SAINT PAUL, MN 55114-1904
PLYMOUTH, WI 53073-0298
NEW HOLSTEIN, WI 53061-9709
PLYMOUTH, WI 53073-3340
GREEN BAY, WI 54304-5344
PLYMOUTH, WI 53073-0107
MANITOWOC, WI 54221-0010
CARROLL, IA 51401-0721
PLYMOUTH, WI 53073-3600
PLYMOUTH, WI 53073-0298

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-1271
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: January 10, 2025
TO: Mayor and Common Council
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: First Amendment To Exclusive License Agreement For Nutt Ski Hill

Background: At the meeting on November 12, 2024, the City entered into an Exclusive License Agreement with Cheese Capital Winter Park, Inc. (CCWP) to provide winter recreational activities at Nutt Ski Hill.

Sheboygan County has agreed to support earthwork and construction for the Ski Hill. However, the County can only directly contract with municipalities. As such, the attached amendment to the license agreement with CCWP specifies that the City will directly contract with the County and the Ski Hill group will provide funds in advance to an escrow account. The County will bill the City of Plymouth during the project, and the City will reconcile expenses with CCWP following construction.

Recommendation: Approve First Amendment To Exclusive License Agreement For Nutt Ski Hill

Attachment:

- Draft Agreement

**FIRST AMENDMENT TO
EXCLUSIVE LICENSE AGREEMENT FOR
NUTT SKI HILL**

THIS FIRST AMENDMENT (the "Amendment") is entered into this _____ day of _____, 2025 by and between the **CITY OF PLYMOUTH**, a Wisconsin municipal corporation, maintaining its principal office at 128 Smith Street, P.O. Box 107, Plymouth, Wisconsin 53073, hereinafter referred to as "**CITY**," and Cheese Capital Winter Park, Inc., a Wisconsin non-stock, non-profit corporation existing under Wisconsin Chapter 181, maintaining its principal office at 518 E. Edna Street, Plymouth, Wisconsin 53073, hereinafter referred to as "**OPERATOR**".

RECITALS

WHEREAS, on November 8, 2024, the **CITY** and **OPERATOR** entered into an Exclusive License Agreement for Nutt Ski Hill (the "Agreement"); and

WHEREAS, the parties wish to amend the Agreement to provide for **OPERATOR**'s reimbursement to **CITY** for site preparation work at the Nutt Ski Hill.

AGREEMENT

NOW, THEREFORE, in consideration of the terms contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CITY** and **OPERATOR** do agree to amend the Agreement as follows:

1. **Site Preparation.** **CITY** agrees to hire Sheboygan County (the "County") to perform such work at the Ski Hill as set forth on the estimate dated November 20, 2024, attached hereto and incorporated herein as **Exhibit A** (the "Site Improvements"). **OPERATOR** shall be solely responsible for the cost of the Site Improvements performed by the County. Prior to **CITY**'s authorization to County to proceed with the Site Improvements, **OPERATOR** shall deposit with the City Clerk an amount equal to the amount set forth in **Exhibit A** to be held in escrow. Any funds remaining in escrow after completion of the Site Improvements will be returned to **OPERATOR** within thirty (30) days of County's final invoice. **OPERATOR** shall pay to **CITY** within thirty (30) days of demand by **CITY** any amounts charged by County for the Site Improvements exceeding the amount held in escrow.

2. **Exclusive License Agreement Ratified.** All other terms and conditions of the Agreement are hereby ratified and reaffirmed.

IN WITNESS WHEREOF the undersigned have signed this First Amendment to Exclusive License Agreement for Nutt Ski Hill to take effect as of the date first above written.

*(The remainder of this page intentionally blank;
signature page for City to follow.)*

CITY:
CITY OF PLYMOUTH

By: _____
Donald O. Pohlman, Mayor

By: _____
Anna Voigt, City Clerk

STATE OF WISCONSIN)
) ss.
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____, 2025, Donald O. Pohlman, Mayor, and Anna Voigt, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, State of Wisconsin
My Commission is permanent or expires: _____

*(The remainder of this page intentionally blank;
signature page for Operator to follow.)*

OPERATOR:

CHEESE CAPITAL WINTER PARK, INC.:

By: _____
Joe Van Derven
Title: _____

STATE OF WISCONSIN)
) ss.
SHEBOYGAN COUNTY)

Personally came before me this _____ day of _____, 2025, Joe Van Derven, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, State of Wisconsin
My Commission is permanent or expires: _____

This Instrument Drafted By:
Attorney Crystal H. Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081
T: (920) 457-8400
F: (920) 457-8411

94311284430

EXHIBIT A

Site Improvements
