

**CITY OF PLYMOUTH, WISCONSIN
TUESDAY, FEBRUARY 10, 2026 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 Tuesday, January 27, 2026**
 - B. Approve City and Utility Reports:**
 - I. List of City & Utility Vouchers dated 01/01/2026 – 01/31/2026**
 - C. Minutes acknowledged for filing —Library Board: January 5 - Police & Fire Commission: January 12– Committee of the Whole: January 27**
 - D. Building Report for January 2026 – 14 Permits at \$576,666**
 - E. Approve Application for Event: Plymouth Maple Festival – to be held April 11, 2026 from 9:00 AM – 1:00 PM. Request Park Shelter Fee be waived.**
- 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. Resolution:**
 - A. No. 2 Resolution Consideration and Possible Action on a “Resolution Creating Tax Incremental District No. 9, Approving its Project Plan and Establishing its Boundaries.”– Tim Blakeslee, City Administrator/Utilities Manager**
 - B. No. 3 Resolution Consideration and Possible Action on a “Resolution Creating Tax Incremental District No. 10, Approving its Project Plan and Establishing its Boundaries.” – Tim Blakeslee, City Administrator/Utilities Manager**
- 7. New Business:**
 - A. Discussion and Possible Action on Sargento Development Agreement Approval – Tim Blakeslee, City Administrator/Utilities Manager**
 - B. Discussion and Possible Action on Extraterritorial Certified Survey Map (CSM) for; W5996 Sumac Road (Parcel Numbers 59016222311 and 59016222351) – Located on Sumac Road in the Town of Plymouth – Jack Johnston, Assistant City Administrator/Community Development Director**
 - C. Discussion and Possible Approval of Purchase of AEDs from AED Superstore – Tim Blakeslee, City Administrator/Utilities Manager**

- D. Discussion and Possible Action on Wastewater Treatment Plan Facility Plan – Professional Service Agreement– Cathy Austin, Director of Public Work Discussion and**
- E. Discussion and Possible Action of Farmland Use Lease Agreements – Tim Blakeslee, City Administrator / Utilities Manager**

8. Adjourn to 7:00 PM on Tuesday, February 24, 2026

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, JANUARY 27, 2026 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 at 7:00 PM. On the call of the roll, the following were present: Angie Matzdorf, Jeff Tauscheck, Diane Gilson, Dana Haucke, Mike Penkwitz, John Binder, Dave Herrmann, and Kevin Sande. Also present: City Administrator/Utilities Tim Blakeslee, Assistant Administrator/Community Development Director Jack Johnson, City Attorney Crystal Fieber, Police Chief Ken Ruggles, Deputy Chief Matt Starker, Director of Public Works Cathy Austin, and City Clerk/Deputy Treasurer Anna Voigt.
2. **Pledge of Allegiance.**
3. **Approval of the Consent Agenda (Alderspersons may request removal of item(s), or part thereof without debate or vote):** Motion was made by Tauscheck/Matzdorf to approve the consent agenda. Upon the call of the roll, all voted aye. Motion carried.
 - A. **Approve minutes of the meeting held Tuesday, January 13, 2026**
 - B. **Approve City and Utility Reports:**
 - I. **Electric, Water and Sewer Sales Report – December 2025**
 - II. **Utility Related Write Offs for December 2025 - \$6,304.49**
 - C. **Minutes acknowledged for filing – Police & Fire Commission: January 6 – Joint Review Board: January 15 – Ad Hoc Library Repair, Renovation, and Expansion Committee: January 15**
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: Don Anderson thanked the Council for considering the petition for the speed limit on Hill and Dale Dr.
5. **Items removed from Consent Agenda:** None
6. **Public Hearing followed by Discussion and Action:**
 - A. **Ordinance No. 1 Amending Section 13-1-21, Zoning Map of the Zoning Code of the City of Plymouth (Parcel # 59271829210); to Rezone 55.8044 acres of land from A - Agricultural to R-5 Traditional Neighborhood District** – Mayor Pohlman opened the public hearing at 7:03 PM. Assistant Administrator/Community Development Director Johnston explained that Neumann Developments, Inc. and Premier Real Estate Development submitted concept plans to develop vacant land on the City's southwest side in fall of 2025. Now that the CSM and the Comprehensive Plan amendment have been approved Neumann has applied to rezone the newly created parcels. Neumann is seeking R-5 Traditional Neighborhood District, a single-family residential district for about 55 acre parcel. With no other comments the Mayor closed the public hearing at 7:05 PM. Motion was made by Tauscheck/Herrmann to approve Ordinance No. 1. Upon the call of the roll, all voted aye. Motion carried.
 - B. **Ordinance No. 2 Amending Section 13-1-21, Zoning Map of the Zoning Code of the City of Plymouth (Parcel # 59271829210); to Rezone 10.6875 acres of land from A – Agricultural to R-4 Multi-Family Residential –**

Mayor Pohlman opened the public hearing at 7:06 PM. Johnston explained this is the same area as the last ordinance. Premier Real Estate Development (PRE/3) submitted concept plans to develop vacant land on the City's southwest side next to Neumann Development. Now that the CSM and the Comprehensive Plan amendment have been approved PRE/3 has applied to rezone the newly created parcels. PRE/3 is seeking R-4 Multi-Family Residential District for a 10-acre parcel. With no other comments the Mayor closed the public hearing at 7:07 PM. Motion was made by Tauscheck/Matzdorf to approve Ordinance No. 2. Upon the call of the roll, all voted aye. Motion carried.

7. Ordinance:

- A. No. 3 – An Ordinance Amending Section 10-1-23 of the City of Plymouth Code of General Ordinances Regarding Speed Limit on Hill and Dale Road** – Blakeslee explained the City received a petition from residents of the Greystone Subdivision, Granite Trace Apartments, and South hills Subdivision regarding the posted speed limit on Hill and Dale Rd. within the City limits west of Highway 67. Motion was made by Tauscheck/Herrmann to approve Ordinance No. 3 updating the language to state “Westbound” and “Eastbound”. Upon the call of the roll, all voted aye. Motion carried.

8. New Business:

- A. Discussion and Possible Action on Extraterritorial Certified Survey Map (CSM) for; N5908 Willow Rd and parcel number 59016218990 located in the Town of Plymouth** – Johnson explained Van Horn Automotive has submitted an application for approval of a CSM in the Town of Plymouth that is located in the City of Plymouth Extraterritorial Review jurisdiction. The land division was already approved by the Town of Plymouth. Motion was made by Tauscheck/Herrmann to approve the Extraterritorial CSM. A unanimous aye vote was cast. Motion carried.
- B. Discussion and Possible Action Development Agreement for Neumann Developments, Inc.** – Blakeslee explained over the past nine months staff has been in discussions with Neumann Development regarding the creation of a 119-lot residential subdivision in the southwestern portion of the City, north of the STH 67 curve. The development agreement includes key protections and requirements, including terms in the agreement to self-restrict lot sizes above the minimum required in the R-5 district, warranty provisions for completed work, a letter of credit, and inspection requirements. Motion was made by Herrmann/Matzdorf to approve the Development Agreement with Neumann Developments, Inc. Binder suggested pickball courts in the park. Herrmann asked for clarification on if it was a draft agreement. Blakeslee stated it's a draft until approved. Upon the call of the roll, all voted aye. Motion carried.
- C. Discussion and Possible Action on Professional Services Agreement with MSA Professional Services related to CBDG Housing Program** – Blakeslee explained that MSA currently manages the City's Community Development Block Grant (CDBG) Small Cities Housing Revolving Loan Fund (RLF) to ensure all state and federal requirements are met. The State of Wisconsin is ending the local CDBG Small Cities Housing RLF program and redirecting these funds to a new statewide housing initiative. Due to the program change, the City must execute a new agreement with MSA to continue administering the closeout and ongoing compliance requirements for the remaining loans. Motion was made by Tauscheck/Penkowitz to approve the agreement with MSA. Matzdorf asked if there is any change to the current

loans. Blakeslee said no those will continue. Upon the call of the roll, all voted aye. Motion carried.

- D. Approval of Professional Services Agreement for Consulting Services with EverStrive Solutions** – Blakeslee explained strategic planning was identified as a priority in the City Administrator/Utilities Manager’s 2023-2025 work plan. As a result, the Common Council undertook the 2023-2026 strategic plan project. Staff continues to use the current plan to guide project priorities. The goal is to update the strategic plan with the goal of establishing City direction for the next 3 to 5 years. Motion was made by Binder/Tauscheck to approve the Professional Service Agreement for Consulting Services with EverStrive Solution. Upon the call of the roll, Matzdorf, Tauscheck, Penkwitz, Herrmann, Binder, Gilson, and Haucke voted aye; Sande voted no. Motion carried.

- 9. Adjourn to 7:00 PM on Tuesday, February 10, 2025:** Motion was made by Tauscheck/Gilson 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
10034							
10034	ALDAG	SD5046	BOILER REPAIR	01/08/2026	778.85	778.85	01/23/2026
Total 10034:					778.85	778.85	
10325							
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER C	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER H	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER M	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER Q	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER S	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER V	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	LETTER STICKER X	10/28/2025	136.04	136.04	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	NUMBER STICKER 8	10/28/2025	204.06	204.06	01/12/2026
10325	BORDER STATES ELECTRIC SU	931383850	SHIPPING	10/28/2025	17.52	17.52	01/12/2026
10325	BORDER STATES ELECTRIC SU	931717411	SECONDARY BLOCK AND COV	12/30/2025	472.00	472.00	01/12/2026
10325	BORDER STATES ELECTRIC SU	931717411	SHIPPING	12/30/2025	25.25	25.25	01/12/2026
10325	BORDER STATES ELECTRIC SU	931722965	TERMINATOR, ELBOW 600 AMP	12/31/2025	508.84	508.84	01/12/2026
10325	BORDER STATES ELECTRIC SU	931776924	CONNECTOR COVERS	01/13/2026	107.50	107.50	01/30/2026
10325	BORDER STATES ELECTRIC SU	931776924	SHIPPING	01/13/2026	24.91	24.91	01/30/2026
Total 10325:					2,312.36	2,312.36	
10423							
10423	C&M HYDRAULIC TOOL SUPPL	0183718-IN	CUTTER BLADE	12/29/2025	45.00	45.00	01/12/2026
10423	C&M HYDRAULIC TOOL SUPPL	0183719-IN	TOOL REPAIR	01/06/2026	45.00	45.00	01/12/2026
Total 10423:					90.00	90.00	
10615							
10615	LAKESIDE INTERNATIONAL TR	4050343	1099 adjustment	04/11/2025	5,250.76	.00	
10615	LAKESIDE INTERNATIONAL TR	4050343	1099 adjustment	04/11/2025	5,250.76-	.00	
10615	LAKESIDE INTERNATIONAL TR	4050969	GARAGE LARGE EQUIPMENT R	01/13/2026	316.09	316.09	01/23/2026
10615	LAKESIDE INTERNATIONAL TR	4099666P	GARAGE LARGE EQUIP REPAIR	01/05/2026	5.85	5.85	01/12/2026
10615	LAKESIDE INTERNATIONAL TR	4099690P	GARAGE LARGE EQUIPMENT R	01/06/2026	403.28	403.28	01/12/2026
10615	LAKESIDE INTERNATIONAL TR	4099697P	FLEET VEHICLE MAINTENANCE	01/09/2026	53.60	53.60	01/16/2026
10615	LAKESIDE INTERNATIONAL TR	CM4099666P	GARAGE LARGE EQUIP REPAIR	01/06/2026	5.85-	5.85-	01/12/2026
Total 10615:					772.97	772.97	
10635							
10635	CRANE ENGINEERING SALES I	502868-00	EQUIPMENT MAINTENANCE	11/26/2025	1,513.68	1,513.68	01/30/2026
Total 10635:					1,513.68	1,513.68	
10720							
10720	FERGUSON WATERWORKS #14	0467324	INVENTORY	01/05/2026	359.94	359.94	01/23/2026
Total 10720:					359.94	359.94	
10790							
10790	DIGGERS HOTLINE	251226401	FEES LOCATING	12/31/2025	360.40	360.40	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10790:					360.40	360.40	
10825							
10825	DORNER CO	518882	#22 ACTUATOR	01/20/2026	4,669.00	4,669.00	01/23/2026
Total 10825:					4,669.00	4,669.00	
10875							
10875	KEMIRA WATER SOLUTIONS IN	9017921731	CHEMICALS - WWTP	12/31/2025	11,450.12	11,450.12	01/12/2026
Total 10875:					11,450.12	11,450.12	
10930							
10930	AURORA EAP	CINV030004	EAP - CITY	12/29/2025	253.80	253.80	01/16/2026
10930	AURORA EAP	CINV030004	EAP - UTILITIES	12/29/2025	140.40	140.40	01/16/2026
Total 10930:					394.20	394.20	
11025							
11025	FASSE DECORATING CENTER	AUSJZ	PAINT	01/13/2026	135.98	135.98	01/23/2026
11025	FASSE DECORATING CENTER	BPJ4C	PAINT FOR PD	01/22/2026	57.78	57.78	01/30/2026
11025	FASSE DECORATING CENTER	LG8AQ K7VNC	PARKS MATERIALS	12/30/2025	683.62	683.62	01/12/2026
11025	FASSE DECORATING CENTER	T8TNM	PARKS MATERIALS	01/14/2026	167.91	167.91	01/23/2026
11025	FASSE DECORATING CENTER	XYF63	PAINT	01/06/2026	403.74	403.74	01/23/2026
Total 11025:					1,449.03	1,449.03	
11040							
11040	FELDMANN SALES & SERVICE I	49581	PARKS EQUIPMENT REPAIR &	01/07/2026	116.96	116.96	01/23/2026
Total 11040:					116.96	116.96	
11155							
11155	GRITTS AUTO SERVICE	44001	1099 adjustment	02/03/2025	15.00	.00	
11155	GRITTS AUTO SERVICE	44001	1099 adjustment	02/03/2025	15.00-	.00	
11155	GRITTS AUTO SERVICE	44369	1099 adjustment	04/02/2025	41.81	.00	
11155	GRITTS AUTO SERVICE	44369	1099 adjustment	04/02/2025	41.81-	.00	
11155	GRITTS AUTO SERVICE	44614	1099 adjustment	05/14/2025	1.99	.00	
11155	GRITTS AUTO SERVICE	44614	1099 adjustment	05/14/2025	1.99-	.00	
11155	GRITTS AUTO SERVICE	44799	1099 adjustment	06/12/2025	4.00	.00	
11155	GRITTS AUTO SERVICE	44799	1099 adjustment	06/12/2025	4.00-	.00	
11155	GRITTS AUTO SERVICE	44856	1099 adjustment	06/19/2025	2.13	.00	
11155	GRITTS AUTO SERVICE	44856	1099 adjustment	06/19/2025	2.13-	.00	
11155	GRITTS AUTO SERVICE	44916	1099 adjustment	06/30/2025	.40	.00	
11155	GRITTS AUTO SERVICE	44916	1099 adjustment	06/30/2025	.40-	.00	
11155	GRITTS AUTO SERVICE	44947	1099 adjustment	07/03/2025	34.37	.00	
11155	GRITTS AUTO SERVICE	44947	1099 adjustment	07/03/2025	34.37-	.00	
11155	GRITTS AUTO SERVICE	44983	1099 adjustment	07/09/2025	34.37	.00	
11155	GRITTS AUTO SERVICE	44983	1099 adjustment	07/09/2025	34.37-	.00	
11155	GRITTS AUTO SERVICE	45126	1099 adjustment	08/05/2025	.40	.00	
11155	GRITTS AUTO SERVICE	45126	1099 adjustment	08/05/2025	.40-	.00	
11155	GRITTS AUTO SERVICE	45143	1099 adjustment	10/01/2025	41.15	.00	
11155	GRITTS AUTO SERVICE	45143	1099 adjustment	10/01/2025	41.15-	.00	
11155	GRITTS AUTO SERVICE	45177	1099 adjustment	08/12/2025	35.21	.00	
11155	GRITTS AUTO SERVICE	45177	1099 adjustment	08/12/2025	35.21-	.00	
11155	GRITTS AUTO SERVICE	45473	1099 adjustment	10/01/2025	35.72	.00	
11155	GRITTS AUTO SERVICE	45473	1099 adjustment	10/01/2025	35.72-	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11155	GRITTS AUTO SERVICE	45569	1099 adjustment	10/15/2025	76.48	.00	
11155	GRITTS AUTO SERVICE	45569	1099 adjustment	10/15/2025	76.48-	.00	
11155	GRITTS AUTO SERVICE	45647	1099 adjustment	10/28/2025	122.05	.00	
11155	GRITTS AUTO SERVICE	45647	1099 adjustment	10/28/2025	122.05-	.00	
11155	GRITTS AUTO SERVICE	45810	1099 adjustment	11/20/2025	39.08	.00	
11155	GRITTS AUTO SERVICE	45810	1099 adjustment	11/20/2025	39.08-	.00	
11155	GRITTS AUTO SERVICE	45931	1099 adjustment	12/11/2025	22.40	.00	
11155	GRITTS AUTO SERVICE	45931	1099 adjustment	12/11/2025	22.40-	.00	
11155	GRITTS AUTO SERVICE	46027	FLEET VEHICLE SERVICE	12/30/2025	592.11	592.11	01/23/2026
Total 11155:					592.11	592.11	
11190							
11190	HACH CO	14823711	PHOSVER 3 PWD PLWS 10ML P	01/09/2026	115.10	115.10	01/23/2026
11190	HACH CO	14823711	FREIGHT	01/09/2026	17.20	17.20	01/23/2026
11190	HACH CO	14829847	IRON POWDER PILLOWS	01/14/2026	77.50	77.50	01/30/2026
Total 11190:					209.80	209.80	
11460							
11460	KAPUR & ASSOCIATES INC	137669	STORAGE BUILDING - UTILITY	01/08/2026	6,574.30	6,574.30	01/30/2026
11460	KAPUR & ASSOCIATES INC	137712	TID 9 MAPPING	01/09/2026	585.00	585.00	01/30/2026
11460	KAPUR & ASSOCIATES INC	137712	TID 10 MAPPING	01/09/2026	390.00	390.00	01/30/2026
11460	KAPUR & ASSOCIATES INC	137712	PARKING STRUCTURE INSPEC	01/09/2026	1,062.00	1,062.00	01/30/2026
Total 11460:					8,611.30	8,611.30	
11560							
11560	KW ELECTRIC INC	251698	KW ELECTRIC WORK	11/05/2025	240.00	240.00	01/23/2026
11560	KW ELECTRIC INC	260022	FILTER BUILDING WIRING	01/09/2026	61,675.36	61,675.36	01/23/2026
Total 11560:					61,915.36	61,915.36	
11687							
11687	MARTELLE WATER TREATMEN	30814	SODIUM HYPOCHLORITE	01/12/2026	1,595.80	1,595.80	01/30/2026
11687	MARTELLE WATER TREATMEN	30814	WATER TREATMENT	01/12/2026	3,031.83	3,031.83	01/30/2026
11687	MARTELLE WATER TREATMEN	30814	DELIVERY CHARGE	01/12/2026	50.00	50.00	01/30/2026
Total 11687:					4,677.63	4,677.63	
11740							
11740	MEUW	010126-55	2026 MEMBERSHIP DUES	01/01/2026	5,869.00	5,869.00	01/12/2026
11740	MEUW	010126-55	2026 MEMBERSHIP DUES	01/01/2026	17,607.00	17,607.00	01/12/2026
11740	MEUW	012026-22	MSDS ANNUAL ONLINE ACCES	01/20/2026	950.00	950.00	01/30/2026
Total 11740:					24,426.00	24,426.00	
11815							
11815	MIKE BURKART FORD INC	407119	FLEET VEHICLE MAINTANANCE	12/19/2025	1,316.30	1,316.30	01/23/2026
Total 11815:					1,316.30	1,316.30	
11875							
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	EE CONTRIBUTION-UTILITIES	01/15/2026	430.37	430.37	01/16/2026
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	BASIC PREMIUM-UTILITIES	01/15/2026	375.41	375.41	01/16/2026
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	ER CONTRIBUTION-UTILITIES	01/15/2026	75.08	75.08	01/16/2026
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	EE CONTRIBUTION-CITY	01/15/2026	608.93	608.93	01/16/2026
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	BASIC PREMIUM-CITY	01/15/2026	392.31	392.31	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11875	SECURIAN FINANCIAL GROUP I	Feb 2026 Stmn	ER CONTRIBUTION-CITY	01/15/2026	78.46	78.46	01/16/2026
Total 11875:					1,960.56	1,960.56	
12085							
12085	O & W COMMUNICATIONS	71670	1099 adjustment	03/24/2025	194.69	.00	
12085	O & W COMMUNICATIONS	71670	1099 adjustment	03/24/2025	194.69-	.00	
12085	O & W COMMUNICATIONS	71674	1099 adjustment	03/28/2025	1,688.16	.00	
12085	O & W COMMUNICATIONS	71674	1099 adjustment	03/28/2025	1,688.16-	.00	
12085	O & W COMMUNICATIONS	71774	1099 adjustment	04/17/2025	254.04	.00	
12085	O & W COMMUNICATIONS	71774	1099 adjustment	04/17/2025	254.04-	.00	
12085	O & W COMMUNICATIONS	72031	1099 adjustment	05/21/2025	201.75	.00	
12085	O & W COMMUNICATIONS	72031	1099 adjustment	05/21/2025	201.75-	.00	
12085	O & W COMMUNICATIONS	72202	1099 adjustment	06/12/2025	52.85	.00	
12085	O & W COMMUNICATIONS	72202	1099 adjustment	06/12/2025	52.85-	.00	
12085	O & W COMMUNICATIONS	72652	1099 adjustment	08/18/2025	583.89	.00	
12085	O & W COMMUNICATIONS	72652	1099 adjustment	08/18/2025	583.89-	.00	
12085	O & W COMMUNICATIONS	72768	1099 adjustment	09/08/2025	601.78	.00	
12085	O & W COMMUNICATIONS	72768	1099 adjustment	09/08/2025	601.78-	.00	
12085	O & W COMMUNICATIONS	73193	1099 adjustment	10/23/2025	412.89	.00	
12085	O & W COMMUNICATIONS	73193	1099 adjustment	10/23/2025	412.89-	.00	
Total 12085:					.00	.00	
12119							
12119	PERFECT CIRCLE TIRE LLC	114147	1099 adjustment	08/08/2025	2,300.00	.00	
12119	PERFECT CIRCLE TIRE LLC	114147	1099 adjustment	08/08/2025	2,300.00-	.00	
12119	PERFECT CIRCLE TIRE LLC	114147	1099 adjustment	08/08/2025	138.00	.00	
12119	PERFECT CIRCLE TIRE LLC	114147	1099 adjustment	08/08/2025	138.00-	.00	
12119	PERFECT CIRCLE TIRE LLC	116043	1099 adjustment	10/27/2025	641.42	.00	
12119	PERFECT CIRCLE TIRE LLC	116043	1099 adjustment	10/27/2025	641.42-	.00	
12119	PERFECT CIRCLE TIRE LLC	116043	1099 adjustment	10/27/2025	161.00	.00	
12119	PERFECT CIRCLE TIRE LLC	116043	1099 adjustment	10/27/2025	161.00-	.00	
Total 12119:					.00	.00	
12195							
12195	PLYMOUTH CHAMBER OF COM	2754	MEMBERSHIP - LIBRARY	01/01/2026	105.00	105.00	01/12/2026
12195	PLYMOUTH CHAMBER OF COM	STMNT 4TH Q	DONATION - WPPI/PLYMOUTH	01/05/2026	1,000.00	1,000.00	01/12/2026
Total 12195:					1,105.00	1,105.00	
12216							
12216	PLYMOUTH LUBRICANTS	6211575	GARAGE GAS & OIL	01/06/2026	1,312.22	1,312.22	01/12/2026
12216	PLYMOUTH LUBRICANTS	6211767	GARAGE GAS & OIL	01/15/2026	349.00	349.00	01/23/2026
Total 12216:					1,661.22	1,661.22	
12230							
12230	PIGGLY WIGGLY	01162026STM	TEEN PROGRAM - LIBRARY	01/16/2026	29.33	29.33	01/23/2026
Total 12230:					29.33	29.33	
12255							
12255	PLYMOUTH UTILITIES	01212026	PUBLIC BENEFITS	01/28/2026	891.27	891.27	01/30/2026
12255	PLYMOUTH UTILITIES	STMNT 011420	PUBLIC BENEFITS	01/20/2026	1,662.10	1,662.10	01/23/2026
12255	PLYMOUTH UTILITIES	STMNT 1217-	PUBLIC BENEFITS	12/29/2025	6,868.43	6,868.43	01/16/2026
12255	PLYMOUTH UTILITIES	STMNT010720	PUBLIC BENEFITS	01/13/2026	842.40	842.40	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 12255:					10,264.20	10,264.20	
12380							
12380	REGISTRATION FEE TRUST	REPLACE PLA	LICENSE PLATE FEE	01/21/2026	6.00	6.00	01/30/2026
Total 12380:					6.00	6.00	
12400							
12400	RESCO INC	3098902	DSS124F 1.5 TJJE J50	01/06/2026	1,389.50	1,389.50	01/16/2026
12400	RESCO INC	3098902	SECURITY LIGHT, LED 3000 CA	01/06/2026	2,237.50	2,237.50	01/16/2026
12400	RESCO INC	3098902	DISCOUNT	01/06/2026	1.81-	1.81-	01/16/2026
12400	RESCO INC	3099488	CROSSARM, 8 FT, BRACELESS	01/13/2026	6,733.30	6,733.30	01/30/2026
12400	RESCO INC	3099488	BUSHING, INSERT FOR WELL 2	01/13/2026	1,614.90	1,614.90	01/30/2026
12400	RESCO INC	3099488	DISCOUNT	01/13/2026	4.17-	4.17-	01/30/2026
12400	RESCO INC	3099802	WIRE, "COCKLE" 3/C #2 STR A	01/15/2026	2,358.00	2,358.00	01/30/2026
12400	RESCO INC	3099802	DISCOUNT	01/15/2026	1.18-	1.18-	01/30/2026
Total 12400:					14,326.04	14,326.04	
12696							
12696	STOP PROCESSING CENTER	21094	AUTOPAY SERVICE	01/01/2025	36.22	36.22	01/12/2026
Total 12696:					36.22	36.22	
12750							
12750	SUPERIOR CHEMICAL LLC	432845	PARKS JANITORIAL	01/08/2026	216.10	216.10	01/23/2026
12750	SUPERIOR CHEMICAL LLC	433404	CITY HALL JANITORIAL	01/15/2026	159.17	159.17	01/23/2026
Total 12750:					375.27	375.27	
12882							
12882	SPECTRUM	152367101010	INTERNET	01/01/2026	129.99	129.99	01/23/2026
12882	SPECTRUM	160218701010	PHONE LINES - UTILITIES	01/01/2026	160.00	160.00	01/16/2026
12882	SPECTRUM	160218701010	PHONE - FIRE	01/01/2026	40.00	40.00	01/16/2026
12882	SPECTRUM	160218701010	PHONE - POLICE	01/01/2026	40.00	40.00	01/16/2026
12882	SPECTRUM	160218701010	PHONE LINES - CITY	01/01/2026	120.00	120.00	01/16/2026
12882	SPECTRUM	160218701010	INTERNET	01/01/2026	819.00	819.00	01/16/2026
12882	SPECTRUM	160218701010	PRI - UTILITIES	01/01/2026	281.61	281.61	01/16/2026
12882	SPECTRUM	160218701010	PRI - CITY	01/01/2026	138.36	138.36	01/16/2026
12882	SPECTRUM	CH STMT 1-15	POLICE CABLE TV	01/15/2026	56.26	56.26	01/30/2026
12882	SPECTRUM	YC STMT 1-15-	PHONE - YOUTH CENTER	01/15/2026	18.75	18.75	01/30/2026
Total 12882:					1,803.97	1,803.97	
12965							
12965	US CELLULAR	0781384903	CELL PHONE - EMPLOYEES	01/08/2026	1,657.28	1,657.28	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONE - STREETS	01/08/2026	42.50	42.50	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONES - PARKS	01/08/2026	43.00	43.00	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONES - POLICE	01/08/2026	380.29	380.29	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONE SERVICE (FIRE)	01/08/2026	584.51	584.51	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONE SERVICE (UTILITI	01/08/2026	959.69	959.69	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONES -LIBRARY	01/08/2026	40.49	40.49	01/16/2026
12965	US CELLULAR	0781384903	CELL PHONES - CITY	01/08/2026	40.49	40.49	01/16/2026
Total 12965:					3,748.25	3,748.25	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12990							
12990	UTILITY SALES & SERVICE INC	0217291-IN	PAD REST BOOM RUBBER BTT	01/05/2026	161.14	161.14	01/12/2026
12990	UTILITY SALES & SERVICE INC	0217291-IN	FREIGHT	01/05/2026	18.96	18.96	01/12/2026
Total 12990:					180.10	180.10	
13030							
13030	BAKER TILLY US LLP	BT3447071	AUDIT- UTILITY	12/30/2025	2,480.50	2,480.50	01/16/2026
13030	BAKER TILLY US LLP	BT3447071	AUDIT- UTILITY	12/30/2025	1,268.00	1,268.00	01/16/2026
13030	BAKER TILLY US LLP	BT3447071	AUDIT- UTILITY	12/30/2025	1,764.00	1,764.00	01/16/2026
Total 13030:					5,512.50	5,512.50	
13170							
13170	WISCONSIN NEWSPRESS	123125STMT	AD - LIBRARY	12/31/2025	180.00	180.00	01/16/2026
13170	WISCONSIN NEWSPRESS	STMT 12-31-20	WISCONSIN NEWSPRESS - GF-	12/31/2025	355.33	355.33	01/23/2026
Total 13170:					535.33	535.33	
13221							
13221	WEX BANK	110006528	FLEET FUELING	01/15/2026	1,979.48	1,979.48	01/23/2026
13221	WEX BANK	110006528	FLEET FUELING	01/15/2026	387.40	387.40	01/23/2026
13221	WEX BANK	110006528	FLEET FUELING	01/15/2026	80.08	80.08	01/23/2026
Total 13221:					2,446.96	2,446.96	
30006							
30006	AFLAC	711706	AFLAC-CITY	01/21/2026	1,928.55	1,928.55	01/30/2026
30006	AFLAC	711706	AFLAC-UTILITIES	01/21/2026	165.51	165.51	01/30/2026
Total 30006:					2,094.06	2,094.06	
30073							
30073	COMPLETE OFFICE OF WI	52071	OFFICE SUPPLIES - CLERK	01/08/2026	347.92	347.92	01/12/2026
30073	COMPLETE OFFICE OF WI	63226	OFFICE SUPPLIES - POLICE	01/26/2026	472.69	472.69	01/30/2026
30073	COMPLETE OFFICE OF WI	AR87179	COPY MACHINE - LIBRARY	01/15/2026	29.70	29.70	01/23/2026
30073	COMPLETE OFFICE OF WI	AR87180	COPY MACHINE - LIBRARY	01/15/2026	64.49	64.49	01/23/2026
30073	COMPLETE OFFICE OF WI	AR87510	COPY MACHINE CLERK OFFICE	01/15/2026	81.27	81.27	01/23/2026
Total 30073:					996.07	996.07	
30084							
30084	DELTA DENTAL OF WISCONSIN	000002480879	DENTAL-CITY EE	01/16/2026	717.99	717.99	01/30/2026
30084	DELTA DENTAL OF WISCONSIN	000002480879	DENTAL-PU EE	01/16/2026	623.03	623.03	01/30/2026
30084	DELTA DENTAL OF WISCONSIN	000002480879	DENTAL-CITY ER	01/16/2026	718.04	718.04	01/30/2026
30084	DELTA DENTAL OF WISCONSIN	000002480879	DENTAL-PU ER	01/16/2026	623.07	623.07	01/30/2026
Total 30084:					2,682.13	2,682.13	
30086							
30086	DEMCO INC	7748504	MATERIALS SUPPLIES - LIBRAR	01/08/2026	951.15	951.15	01/16/2026
Total 30086:					951.15	951.15	
30090							
30090	DEPARTMENT OF ADMINISTRA	505-00001076	TEACH INTERNET - LIBRARY	12/16/2025	600.00	600.00	01/12/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 30090:					600.00	600.00	
30145							
30145	GOODYEAR AUTO SERVICE CE	137167	VEHICLE MAINTENANCE - POLI	01/06/2026	608.00	608.00	01/12/2026
Total 30145:					608.00	608.00	
30150							
30150	GREAT AMERICA FINANCIAL SE	40937205	COPY MACHINE - LIBRARY	01/01/2026	173.30	173.30	01/12/2026
Total 30150:					173.30	173.30	
30165							
30165	HOSPITAL SISTERS HEALTH SY	STMT 1-3-2026	POLICE EVIDENCE - OWI	01/03/2026	46.50	46.50	01/12/2026
Total 30165:					46.50	46.50	
30189							
30189	KETTLE MORaine VETERINAR	599573	VET CARE - K9	12/30/2025	73.00	73.00	01/12/2026
Total 30189:					73.00	73.00	
30193							
30193	KWIK TRIP INC	STMT 12-31-20	GAS & OIL - POLICE	12/31/2025	100.61	100.61	01/16/2026
Total 30193:					100.61	100.61	
30199							
30199	LAKE AREA PUBLIC WORKS AS	100.00	ANNUAL MEMBERSHIP	01/06/2026	100.00	100.00	01/12/2026
Total 30199:					100.00	100.00	
30216							
30216	MARCO	40926047	PRINTER CONTRACT	12/31/2025	152.90	152.90	01/16/2026
Total 30216:					152.90	152.90	
30227							
30227	MENARDS	13569	UTILITY MAINTENANCE	01/08/2026	528.97	528.97	01/16/2026
30227	MENARDS	13841	YOUTH CENTER BUILDING MAI	01/13/2026	40.08	40.08	01/23/2026
30227	MENARDS	13902	BUILD MAINT - LIBRARY	01/14/2026	87.58	87.58	01/23/2026
30227	MENARDS	13918	GARAGE OPERATION SUPPLY	01/15/2026	11.00	11.00	01/23/2026
Total 30227:					667.63	667.63	
30238							
30238	MONARCH LIBRARY SYSTEM	416620	PROFESSIONAL DEV - LIBRARY	10/31/2025	18.00	18.00	01/23/2026
Total 30238:					18.00	18.00	
30247							
30247	NAPAAUTO PARTS	057151	TREE CONTROL ROW - EQUIP	11/18/2025	27.93	27.93	01/16/2026
30247	NAPAAUTO PARTS	51206	GARAGE HARDWARE & TOOL	08/15/2025	6.99	6.99	01/12/2026
30247	NAPAAUTO PARTS	56452	GARAGE LARGE EQUIPMENT R	11/07/2025	581.42	581.42	01/12/2026
30247	NAPAAUTO PARTS	59401	GARAGE LARGE EQUIPMENT R	12/30/2025	9.76	9.76	01/12/2026
30247	NAPAAUTO PARTS	59895	PARKS EQUIPMENT REPAIR &	01/08/2026	42.27	42.27	01/23/2026
30247	NAPAAUTO PARTS	59922	GARAGE LARGE EQUIPMENT R	01/08/2026	46.82	46.82	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
30247	NAPA AUTO PARTS	60099	GARAGE GAS/OIL	01/12/2026	15.49	15.49	01/23/2026
30247	NAPA AUTO PARTS	60103	GARAGE GAS/OIL	01/12/2026	15.49	15.49	01/23/2026
30247	NAPA AUTO PARTS	60142	GARAGE GAS/OIL	01/13/2026	61.96	61.96	01/23/2026
30247	NAPA AUTO PARTS	60162	GARAGE LARGE EQUIPMENT R	01/13/2026	20.00-	20.00-	01/23/2026
30247	NAPA AUTO PARTS	60426	TRUCK 7 BATTERY	01/17/2026	282.59	282.59	01/30/2026
30247	NAPA AUTO PARTS	60433	GARAGE LARGE EQUIPMENT R	01/19/2026	24.50	24.50	01/23/2026
Total 30247:					1,095.22	1,095.22	
30290							
30290	PREVEA HEALTH	28543	DRUG SCREEN-RANDOM	01/14/2026	23.76	23.76	01/30/2026
30290	PREVEA HEALTH	28543	DRUG SCREEN-LIBRARY	01/14/2026	47.52	47.52	01/30/2026
30290	PREVEA HEALTH	28543	CENTER FOR HEALTH AND WE	01/14/2026	3,895.78	3,895.78	01/30/2026
30290	PREVEA HEALTH	28544	DRUG SCREEN-RANDOM	01/14/2026	23.76	23.76	01/30/2026
30290	PREVEA HEALTH	28544	CENTER FOR HEALTH AND WE	01/14/2026	2,147.70	2,147.70	01/30/2026
Total 30290:					6,138.52	6,138.52	
30323							
30323	SHEBOYGAN COUNTY CHAMB	ECON OUTLO	MAYOR POHLMAN - ECONOMIC	01/07/2026	30.00	30.00	01/09/2026
Total 30323:					30.00	30.00	
30326							
30326	SHEBOYGAN COUNTY ECONO	4TH QTR DON	WPPI/PLYMOUTH UTILITIES DO	12/31/2025	1,000.00	1,000.00	01/12/2026
Total 30326:					1,000.00	1,000.00	
30342							
30342	SI METALS SHEBOYGAN, INC.	36901	SNOW & ICE EQUIPMENT REPA	12/23/2025	135.00	135.00	01/12/2026
Total 30342:					135.00	135.00	
30352							
30352	STREICHERS INC	11804119	POLICE EQUIPMENT/TACTICAL	01/12/2026	318.95	318.95	01/23/2026
30352	STREICHERS INC	11804908	UNIFORMS - POLICE	01/15/2026	89.99	89.99	01/23/2026
Total 30352:					408.94	408.94	
30355							
30355	SUPERIOR VISION INSURANCE	0000942691	VISION-CITY EE	01/12/2026	160.88	160.88	01/30/2026
30355	SUPERIOR VISION INSURANCE	0000942691	VISION-PU EE	01/12/2026	104.90	104.90	01/30/2026
30355	SUPERIOR VISION INSURANCE	0000942691	VISION-CITY ER	01/12/2026	161.00	161.00	01/30/2026
30355	SUPERIOR VISION INSURANCE	0000942691	VISION-PU ER	01/12/2026	104.94	104.94	01/30/2026
Total 30355:					531.72	531.72	
30368							
30368	THE BENEFIT COMPANIES OF	62660	POLICY #PRCO-92944-WI10113	12/23/2025	2,249.00	2,249.00	01/16/2026
30368	THE BENEFIT COMPANIES OF	62660	POLICY #PRCO-92944-WI10113	12/23/2025	4,498.00	4,498.00	01/16/2026
Total 30368:					6,747.00	6,747.00	
30383							
30383	TRUCK COUNTRY OF WISCON	X204032611:01	GARAGE LARGE EQUIPMENT R	01/05/2026	718.89	718.89	01/12/2026
30383	TRUCK COUNTRY OF WISCON	X20403266601	GARAGE LARGE EQUIPMENT R	01/07/2026	162.00-	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 30383:					556.89	718.89	
30398							
30398	WAHI	012026-0634-0	PAUL WAGNER REGISTRATION	01/16/2026	395.00	395.00	01/23/2026
Total 30398:					395.00	395.00	
30411							
30411	WI DEPT OF JUSTICE - TIME	455TIME-0000	TIME ACCESS & OFFICER SUP	01/10/2026	384.00	384.00	01/23/2026
Total 30411:					384.00	384.00	
30423							
30423	WISCONSIN DEPARTMENT OF	STMT 202512	CIB WORCS	12/31/2025	7.00	7.00	01/12/2026
Total 30423:					7.00	7.00	
30432							
30432	WISCONSIN LIBRARY ASSOCIA	24744	PROFESSIONAL DEVELOPMEN	12/18/2026	50.00	50.00	01/12/2026
Total 30432:					50.00	50.00	
30434							
30434	WISCONSIN PUBLIC SERVICE	5790809312	UTILITY BUILDING GAS SERVIC	01/26/2026	57.73	57.73	01/30/2026
Total 30434:					57.73	57.73	
30436							
30436	WI SPILLMAN USER GROUP	2026 RENEWA	SHARED AGENCY	01/26/2026	50.00	50.00	01/30/2026
Total 30436:					50.00	50.00	
30452							
30452	YOUR FLEETCARD PROGRAM	STMT 1-6-2026	GAS & OIL - FIRE CITY	01/06/2026	1.62	1.62	01/23/2026
Total 30452:					1.62	1.62	
30456							
30456	ZR LLC	853	WATERMAIN ROAD REPAIRS	12/30/2025	2,000.00	2,000.00	01/23/2026
Total 30456:					2,000.00	2,000.00	
50014							
50014	AYRES ASSOCIATES	227690	DAM - REPLACEMENT ENGINE	01/12/2026	7,789.31	7,789.31	01/30/2026
Total 50014:					7,789.31	7,789.31	
50041							
50041	Community Education & Recreati	STMT 1-13-202	YOUTH CENTER CONTRACT	01/13/2026	6,400.00	6,400.00	01/16/2026
Total 50041:					6,400.00	6,400.00	
50106							
50106	MIDWEST TAPE LLC	508248218	DIGITAL CONTENT - LIBRARY	01/01/2026	750.55	750.55	01/12/2026
50106	MIDWEST TAPE LLC	508330222	AV - LIBRARY	01/20/2026	287.14	287.14	01/30/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 50106:					1,037.69	1,037.69	
91886							
91886	PLYMOUTH JOINT SCHOOL DIS	2025-26 JANU	JANUARY SETTLEMENT	01/08/2026	2,794,733.78	2,794,733.78	01/12/2026
91886	PLYMOUTH JOINT SCHOOL DIS	STMT 1-13-202	MOBILE HOME FEE	01/13/2026	2,031.08	2,031.08	01/16/2026
Total 91886:					2,796,764.86	2,796,764.86	
91993							
91993	HIGH STAR SUPPLY	47151	BUILD MAINT - LIBRARY	01/12/2026	37.98	37.98	01/23/2026
Total 91993:					37.98	37.98	
92012							
92012	CAINS BRIDAL WREATH	5004	OPERATING SUPPLIES - POLIC	12/29/2025	60.00	60.00	01/16/2026
Total 92012:					60.00	60.00	
92148							
92148	ANSER	6509-012626	ANSWERING SERVICE - JANUA	01/26/2026	475.00	475.00	01/30/2026
Total 92148:					475.00	475.00	
92174							
92174	AIRGAS USA LLC	5521433105	BOTTLED GAS CYLINDER RENT	12/31/2025	96.72	96.72	01/16/2026
92174	AIRGAS USA LLC	5521433105	WELDER SUPPLIES	12/31/2025	32.24	32.24	01/16/2026
92174	AIRGAS USA LLC	5521433105	HAZ MAT CHARGE	12/31/2025	78.75	78.75	01/16/2026
92174	AIRGAS USA LLC	5521523976	BOTTLED GAS CYLINDER RENT	12/31/2025	239.80	239.80	01/23/2026
92174	AIRGAS USA LLC	5521950082	GARAGE LARGE EQUIPMENT R	01/01/2026	431.24	431.24	01/23/2026
92174	AIRGAS USA LLC	9168119032	GARAGE LARGE EQUIPMENT R	01/07/2026	208.33	208.33	01/23/2026
92174	AIRGAS USA LLC	9168119057	GARAGE LARGE EQUIPMENT R	01/07/2026	148.23	148.23	01/23/2026
92174	AIRGAS USA LLC	9168240115	GARAGE LARGE EQUIPMENT R	01/10/2026	132.98	132.98	01/23/2026
92174	AIRGAS USA LLC	9168353799	GARAGE LARGE EQUIPMENT R	01/14/2026	256.70	256.70	01/23/2026
Total 92174:					1,624.99	1,624.99	
92376							
92376	PLYMOUTH HISTORICAL SOCIE	010626STMT	MEMBERSHIP - LIBRARY	01/06/2026	50.00	50.00	01/12/2026
Total 92376:					50.00	50.00	
92444							
92444	MASTERS GALLERY	2025 July-Dec	CENTER FOR HEALTH & WELL	01/14/2026	4,866.15	4,866.15	01/30/2026
92444	MASTERS GALLERY	2025 July-Dec	CENTER FOR HEALTH & WELL	01/14/2026	3,108.93	3,108.93	01/30/2026
Total 92444:					7,975.08	7,975.08	
92475							
92475	J F AHERN CO	787021	CITY HALL BUILDING MAINTEN	01/06/2026	367.00	367.00	01/23/2026
Total 92475:					367.00	367.00	
92648							
92648	VIKING ELECTRIC SUPPLY INC	A009914545.0	GAL 600G 6IN GALV CONDUIT	01/14/2026	6,076.55	6,076.55	01/30/2026
92648	VIKING ELECTRIC SUPPLY INC	S009813147.0	LIGHT DRIVER; CARRIAGE HEA	12/29/2025	1,266.72	1,266.72	01/12/2026
92648	VIKING ELECTRIC SUPPLY INC	S009883757.0	LED DRIVERS	01/06/2026	669.54	669.54	01/23/2026
92648	VIKING ELECTRIC SUPPLY INC	S009883757.0	SHIPPING	01/06/2026	46.39	46.39	01/23/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
92648	VIKING ELECTRIC SUPPLY INC	S009914545.0	PVC 600P 6IN SCH40 PVC CON	01/14/2026	302.45	302.45	01/30/2026
Total 92648:					8,361.65	8,361.65	
92881							
92881	MIDSTAR PRINTING	16106	ENVELOPES - UTILITIES	01/02/2026	220.92	220.92	01/16/2026
Total 92881:					220.92	220.92	
92982							
92982	HOPP NEUMANN HUMKE LLP	15955-3309	TID 8 LEGAL	01/05/2026	181.00	181.00	01/23/2026
92982	HOPP NEUMANN HUMKE LLP	16160-3311	LEGAL SERVICE - SARGENTO T	01/05/2026	2,305.00	2,305.00	01/12/2026
92982	HOPP NEUMANN HUMKE LLP	16161-3312	TID 7 LEGAL	01/05/2026	4,071.00	4,071.00	01/23/2026
92982	HOPP NEUMANN HUMKE LLP	9431-3310	LEGAL SERVICE	01/05/2026	1,800.50	1,800.50	01/12/2026
92982	HOPP NEUMANN HUMKE LLP	9432-3308	UTILITY LEGAL	01/05/2026	184.00	184.00	01/23/2026
92982	HOPP NEUMANN HUMKE LLP	9436-3316	LEGAL SERVICE	01/06/2026	1,385.00	1,385.00	01/12/2026
Total 92982:					9,926.50	9,926.50	
92997							
92997	VALLEY GASKET INC	174670	EQUIPMENT MAINTENANCE-W	10/16/2025	582.08	582.08	01/23/2026
92997	VALLEY GASKET INC	174670	SHIPPING	10/16/2025	23.59	23.59	01/23/2026
Total 92997:					605.67	605.67	
93036							
93036	SEERA FOCUS ON ENERGY	STMNT122025	FOCUS ON ENERGY PAYMENT	01/08/2026	5,709.74	5,709.74	01/16/2026
Total 93036:					5,709.74	5,709.74	
93377							
93377	STERICYCLE INC	1000150829	SHREDDING SERVICE - UTILITI	01/18/2026	172.82	172.82	01/23/2026
93377	STERICYCLE INC	8012973404	SHREDDING SERVICE	12/25/2025	119.33	119.33	01/12/2026
Total 93377:					292.15	292.15	
93398							
93398	STUART C IRBY CO	S014425160.0	HENDRIX LINEDUC GREY	01/15/2026	2,008.50	2,008.50	01/30/2026
Total 93398:					2,008.50	2,008.50	
93513							
93513	TRESTER HOIST & EQUIPMENT	0736938-IN	HOISTS INSPECTION	01/16/2026	1,080.00	1,080.00	01/30/2026
Total 93513:					1,080.00	1,080.00	
93838							
93838	NORTH CENTRAL LABS OF WI I	530120	LABORATORY SUPPLIES	01/07/2026	4,210.25	4,210.25	01/23/2026
93838	NORTH CENTRAL LABS OF WI I	530120	DELIVERY	01/07/2026	127.08	127.08	01/23/2026
Total 93838:					4,337.33	4,337.33	
93845							
93845	HYDROCORP	CI010254	CROSS CONNECTION PROGRA	12/31/2025	1,170.00	1,170.00	01/12/2026
Total 93845:					1,170.00	1,170.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
93877							
93877	INFOSEND INC	301881	BILL MAILING SERVICE	12/31/2025	5,028.86	5,028.86	01/16/2026
Total 93877:					5,028.86	5,028.86	
93991							
93991	HOME DEPOT CREDIT SERVIC	3181488	GARAGE HARDWARE & TOOLS	01/13/2026	378.00-	378.00-	01/23/2026
93991	HOME DEPOT CREDIT SERVIC	9013906	GARAGE HARDWARE & TOOLS	01/07/2026	716.00	716.00	01/23/2026
Total 93991:					338.00	338.00	
94072							
94072	AMORE	E02524	PFD ANNUAL BANQUET - TOWN	01/17/2026	1,296.92	1,296.92	01/30/2026
94072	AMORE	E02524	PFD ANNUAL BANQUET - CITY	01/17/2026	2,593.84	2,593.84	01/30/2026
Total 94072:					3,890.76	3,890.76	
94341							
94341	MONROE TRUCK EQUIPMENT I	859111	SNOW & ICE EQUIPMENT REPA	01/13/2026	3,182.81	3,182.81	01/23/2026
Total 94341:					3,182.81	3,182.81	
94491							
94491	H & R SAFETY SOLUTIONS INC	9909	LIFEPAK CR2 DEFIBRILLATOR,	12/31/2025	9,877.00	9,877.00	01/12/2026
94491	H & R SAFETY SOLUTIONS INC	9909	FREIGHT	12/31/2025	104.65	104.65	01/12/2026
Total 94491:					9,981.65	9,981.65	
94498							
94498	WASTE MANAGEMENT OF WI-M	01791441724	WASTE - MAIN UTILITIES OFFIC	01/04/2026	338.16	338.16	01/23/2026
94498	WASTE MANAGEMENT OF WI-M	01791441724	WASTE - MAIN UTILITIES OFFIC	01/04/2026	192.42	192.42	01/23/2026
94498	WASTE MANAGEMENT OF WI-M	01791441724	WASTE - WWTP	01/04/2026	476.49	476.49	01/23/2026
94498	WASTE MANAGEMENT OF WI-M	01791441724	WASTE - WWTP	01/04/2026	120.26	120.26	01/23/2026
94498	WASTE MANAGEMENT OF WI-M	01791441724	WASTE - MAIN UTILITIES OFFIC	01/04/2026	7.00	7.00	01/23/2026
Total 94498:					1,134.33	1,134.33	
94503							
94503	AMARIL UNIFORM COMPANY	IV290401	ARIAT PANTS 34 X 34	01/09/2026	92.00	92.00	01/16/2026
94503	AMARIL UNIFORM COMPANY	IV290401	LAKELAND SWEATSHIRT MEDI	01/09/2026	225.00	225.00	01/16/2026
94503	AMARIL UNIFORM COMPANY	IV290401	DRIFIRE BOTTOM MEDIUM CR	01/09/2026	89.00-	89.00-	01/16/2026
94503	AMARIL UNIFORM COMPANY	IV290401	SHIPPING	01/09/2026	25.44	25.44	01/16/2026
94503	AMARIL UNIFORM COMPANY	IV290401	COMPANY LOGO EMBROIDERE	01/09/2026	6.50	6.50	01/16/2026
94503	AMARIL UNIFORM COMPANY	IV290902	DRIFIRE BEANIE HAT	01/20/2026	28.00	28.00	01/30/2026
94503	AMARIL UNIFORM COMPANY	IV290902	SHIPPING	01/20/2026	22.52	22.52	01/30/2026
Total 94503:					310.46	310.46	
94527							
94527	JOHNSON SCHOOL BUS	4TH QTR SOL	SOLAR CREDIT PAYMENT	12/31/2025	234.56	234.56	01/12/2026
Total 94527:					234.56	234.56	
94603							
94603	JSM SECURE INC	79862	CONNECT ONE APPLICATION	01/06/2026	267.00	267.00	01/12/2026
94603	JSM SECURE INC	79863	PANIC BUTTONS	01/06/2026	264.00	264.00	01/12/2026
94603	JSM SECURE INC	79959	PANIC BUTTONS	01/13/2026	372.62	372.62	01/23/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 94603:					903.62	903.62	
94625							
94625	MARCO TECHNOLOGIES LLC N	INV14807020	PRINTER CONTRACT	01/23/2026	102.04	102.04	01/30/2026
Total 94625:					102.04	102.04	
95015							
95015	STEINER HEATING INC	56094	YOUTH CENTER CONTRACTOR	01/14/2026	4,000.00	4,000.00	01/23/2026
Total 95015:					4,000.00	4,000.00	
95029							
95029	KRIETE TRUCK CENTER LLC	X108059020-0	GARAGE LARGE EQUIPMENT R	01/15/2026	87.21	87.21	01/23/2026
Total 95029:					87.21	87.21	
95121							
95121	NELSON & ASSOCIATES, LLC	22029	UNIFORMS - POLICE	01/15/2026	52.99	52.99	01/23/2026
Total 95121:					52.99	52.99	
95165							
95165	VFIS/GLATFELTER SPECIALTY	993500866-20	GLATFELTER SPECIALTY BENE	01/28/2026	12,740.13	12,740.13	01/30/2026
Total 95165:					12,740.13	12,740.13	
95316							
95316	ZIMMERMANN PRINTING COMP	193720	OFFICE SUPPLIES - LIBRARY	12/31/2025	160.00	160.00	01/16/2026
Total 95316:					160.00	160.00	
95325							
95325	PROJECT ANGEL HUGS	4TH QTR DON	DONATION	12/31/2025	1,000.00	1,000.00	01/12/2026
Total 95325:					1,000.00	1,000.00	
95371							
95371	NICOLE SHUMAN	ENERGY STA	ENERGY STAR INCENTIVE - R/	01/20/2026	50.00	50.00	01/23/2026
95371	NICOLE SHUMAN	ENERGY STA	ENERGY STAR INCENTIVE - D	01/20/2026	25.00	25.00	01/23/2026
Total 95371:					75.00	75.00	
95391							
95391	BELCO VEHICLE SOLUTIONS	11213	FIRE - VEHICLES	01/06/2026	4,807.67	4,807.67	01/23/2026
Total 95391:					4,807.67	4,807.67	
95444							
95444	WISCONSIN LIBRARY SERVICE	504825	DIGITAL SERVICES - LIBRARY	01/08/2026	4,190.55	4,190.55	01/16/2026
Total 95444:					4,190.55	4,190.55	
95455							
95455	ST VINCENT DE PAUL	4TH QTR DON	DONATION	12/31/2025	5,000.00	5,000.00	01/12/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 95455:					5,000.00	5,000.00	
95555							
95555	LEXIPOL	INVLEX112639	OPERATING SUPPLIES - POLIC	01/01/2026	8,148.39	8,148.39	01/12/2026
Total 95555:					8,148.39	8,148.39	
95593							
95593	MILLER IMPLEMENT CO INC	31435	STREET MACHINERY IMPROVE	01/14/2026	4,645.25	4,645.25	01/30/2026
Total 95593:					4,645.25	4,645.25	
95616							
95616	DAKOTA SUPPLY GROUP	S105319273.0	CITY HALL BUILDING MAINTEN	12/30/2025	621.85	621.85	01/12/2026
Total 95616:					621.85	621.85	
95679							
95679	BERNELL REDEKER	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	535.57	535.57	01/12/2026
Total 95679:					535.57	535.57	
95714							
95714	TRANSUNION RISK AND ALTER	1355047-2025	MINIMUM USAGE FEE	01/01/2026	100.00	100.00	01/12/2026
Total 95714:					100.00	100.00	
95716							
95716	SHAKEDOWN TOOLS LLC	37126	GARAGE HARDWARE AND TOO	10/08/2025	59.95	59.95	01/12/2026
95716	SHAKEDOWN TOOLS LLC	39463	GARAGE HARDWARE AND TOO	01/09/2026	75.00	75.00	01/23/2026
95716	SHAKEDOWN TOOLS LLC	39691	GARAGE HARDWARE AND TOO	01/16/2026	518.49	518.49	01/23/2026
Total 95716:					653.44	653.44	
95774							
95774	UNITED WAY OF SHEBOYGAN	4TH QTR DON	DONATION	12/31/2025	2,000.00	2,000.00	01/12/2026
Total 95774:					2,000.00	2,000.00	
95778							
95778	PLAYAWAY PRODUCTS LLC	523176	AV - LIBRARY	01/27/2026	291.95	291.95	01/30/2026
Total 95778:					291.95	291.95	
95880							
95880	EBERHARDT PLUMBING & HEA	33428	STAFF SINK REPAIR - LIBRARY	12/26/2025	247.18	247.18	01/12/2026
Total 95880:					247.18	247.18	
95899							
95899	TERESE SHAW	STMT 1-13-202	PETTY CASH - POLICE	01/13/2026	28.07	28.07	01/23/2026
Total 95899:					28.07	28.07	
95940							
95940	GORDON FLESCH COMPANY IN	IN15456689	COPY MACHINE	01/07/2026	269.85	269.85	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 95940:					269.85	269.85	
96197							
96197	MEAD & HUNT	400650	DIGESTER ROOF - ENGINEERI	01/13/2026	2,370.00	2,370.00	01/23/2026
Total 96197:					2,370.00	2,370.00	
96204							
96204	DAVID & LYNN TROCHTA	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	77.64	77.64	01/12/2026
Total 96204:					77.64	77.64	
96207							
96207	JONATHAN ARNHOELTER	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	945.48	945.48	01/12/2026
Total 96207:					945.48	945.48	
96208							
96208	STEVE ZIMMERMANN	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	52.75	52.75	01/12/2026
Total 96208:					52.75	52.75	
96267							
96267	RAYMOND GEDDES & CO INC.	944882	CHILDRENS PROGRAM - LIBRA	01/08/2026	135.05	135.05	01/16/2026
96267	RAYMOND GEDDES & CO INC.	945073	TEEN PROGRAM - LIBRARY	01/09/2026	166.08	166.08	01/16/2026
Total 96267:					301.13	301.13	
96268							
96268	LIBRARY FURNITURE INTERNA	2026-428-Dep	LEGO TABLE GRANT - LIBRARY	12/10/2025	12,406.54	12,406.54	01/12/2026
Total 96268:					12,406.54	12,406.54	
96270							
96270	RELIABLE EQUIPMENT & SERVI	INV091396	HOT STICK SECTION	01/20/2026	104.13	104.13	01/30/2026
96270	RELIABLE EQUIPMENT & SERVI	INV091396	FREIGHT	01/20/2026	97.56	97.56	01/30/2026
Total 96270:					201.69	201.69	
96310							
96310	MARC SHUMAN	STMT 1-9-2026	RESTITUTION FROM HEATHER	01/09/2026	50.00	50.00	01/16/2026
Total 96310:					50.00	50.00	
96314							
96314	WI DEPARTMENT OF REVENUE	01292026	SDC PAYMENT	01/29/2026	136.94	136.94	01/30/2026
Total 96314:					136.94	136.94	
96329							
96329	CREXENDO	311967	PHONE - LIBRARY	01/01/2026	262.53	262.53	01/12/2026
Total 96329:					262.53	262.53	
96360							
96360	ARKER LLC	25-3335	PALLET RACKING	01/07/2026	480.00	480.00	01/23/2026
96360	ARKER LLC	25-4696	PALLET STORAGE	01/09/2026	1,886.00	1,886.00	01/23/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 96360:					2,366.00	2,366.00	
96392							
96392	QUASIU	BUSINESS SOLUTION	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	780.19	780.19 01/12/2026
Total 96392:					780.19	780.19	
96406							
96406	STEINIG TAL	K-9 POLICE ACAD	1131	K9 FREY - ANNUAL TRAINING &	01/06/2026	1,150.00	1,150.00 01/23/2026
Total 96406:					1,150.00	1,150.00	
96504							
96504	WITKOWSKI	INSPECTION AGE	December 202	BUILDING INSPECTOR CONTR	01/05/2026	5,068.06	5,068.06 01/12/2026
Total 96504:					5,068.06	5,068.06	
96533							
96533	RMC IMAGING INC	3162	MICROFILM UPDATE - LIBRARY	12/30/2026	395.00	395.00	01/12/2026
Total 96533:					395.00	395.00	
96537							
96537	MID-STATES	ORGANIZED CRIM	2600415-IN	2026 MEMBERSHIP 11-25 FT S	01/06/2026	150.00	150.00 01/12/2026
Total 96537:					150.00	150.00	
96619							
96619	CATTAIL CRITTERS	01022026DEP	PROGRAM - LIBRARY	01/02/2026	303.00	303.00	01/23/2026
Total 96619:					303.00	303.00	
96660							
96660	DAVID TENOR CORPORATION	CONTRACTO	COLLINS ST PLYMOUTH- CITY	12/31/2025	345,775.66	345,775.66	01/12/2026
96660	DAVID TENOR CORPORATION	CONTRACTO	COLLINS ST PLYMOUTH- SEWE	12/31/2025	26,596.60	26,596.60	01/12/2026
96660	DAVID TENOR CORPORATION	CONTRACTO	COLLINS ST PLYMOUTH- WATE	12/31/2025	58,495.35	58,495.35	01/12/2026
Total 96660:					430,867.61	430,867.61	
96664							
96664	GALLAGHER	BENEFIT SERVICE	361237	CONSULTING SERVICES-CITY	01/08/2026	850.00	850.00 01/16/2026
96664	GALLAGHER	BENEFIT SERVICE	361237	CONSULTING SERVICES-UTILIT	01/08/2026	850.00	850.00 01/16/2026
Total 96664:					1,700.00	1,700.00	
96677							
96677	WIN IT Services	216350	APPRIVER CLOUD TO CLOUD B	01/16/2026	158.00	158.00	01/23/2026
96677	WIN IT Services	216350	APPRIVER EMAIL THREAT PRO	01/16/2026	112.50	112.50	01/23/2026
96677	WIN IT Services	216350	OFFICE 365 G1 MINTHLY LICEN	01/16/2026	150.00	150.00	01/23/2026
96677	WIN IT Services	216350	OFFICE 365 G3 MINTHLY LICEN	01/16/2026	1,610.00	1,610.00	01/23/2026
96677	WIN IT Services	216350	MICROSOFT ENTRA ID	01/16/2026	510.00	510.00	01/23/2026
96677	WIN IT Services	216350	MICROSOFT EXCHANGE ONOLI	01/16/2026	4.00	4.00	01/23/2026
96677	WIN IT Services	216350	SENTINEL ONE EDR SUBSCRIP	01/16/2026	626.08	626.08	01/23/2026
Total 96677:					3,170.58	3,170.58	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96678							
96678	CHEESE CAPITAL WINTER PAR	PARKING LOT	NUTT HILL PARKING LOT	01/05/2026	12,456.00	12,456.00	01/23/2026
Total 96678:					12,456.00	12,456.00	
96679							
96679	NUSO LLC	131122112	SIP TRUNK BUNDLE	01/02/2026	285.37	285.37	01/12/2026
Total 96679:					285.37	285.37	
96688							
96688	ROTE OIL LTD	18854	GAS INVENTORY DIESEL	01/19/2026	2,014.80	2,014.80	01/23/2026
96688	ROTE OIL LTD	18868	GAS INVENTORY DIESEL	01/19/2026	1,321.15	1,321.15	01/23/2026
96688	ROTE OIL LTD	INV-00009288	GARAGE GAS & OIL	01/22/2026	115.20	115.20	01/23/2026
Total 96688:					3,451.15	3,451.15	
96714							
96714	OVERDRIVE INC	CD0066926011	DIGITAL CONTENT - LIBRARY	01/14/2026	5,000.00	5,000.00	01/23/2026
Total 96714:					5,000.00	5,000.00	
96726							
96726	ELDER INVESTMENTS LIMITED	4TH QTR SOL	SOLAR CREDIT PAYMENT 4TH	12/31/2025	336.36	336.36	01/12/2026
Total 96726:					336.36	336.36	
96731							
96731	INGRAM LIBRARY SERVICES LL	92937689	BOOKS - LIBRARY	12/18/2025	81.07	81.07	01/12/2026
96731	INGRAM LIBRARY SERVICES LL	93028410	BOOKS - LIBRARY	12/22/2025	420.08	420.08	01/12/2026
96731	INGRAM LIBRARY SERVICES LL	93167770	BOOKS - LIBRARY	12/26/2025	30.06	30.06	01/12/2026
96731	INGRAM LIBRARY SERVICES LL	93337823	BOOKS - LIBRARY	01/02/2026	495.67	495.67	01/12/2026
96731	INGRAM LIBRARY SERVICES LL	93450903	BOOKS - LIBRARY	01/06/2026	466.38	466.38	01/16/2026
96731	INGRAM LIBRARY SERVICES LL	93560978	BOOKS - LIBRARY	01/09/2026	53.59	53.59	01/16/2026
96731	INGRAM LIBRARY SERVICES LL	93560979	BOOKS - LIBRARY	01/09/2026	378.22	378.22	01/16/2026
96731	INGRAM LIBRARY SERVICES LL	93669222	BOOKS - LIBRARY	01/13/2026	29.33	29.33	01/16/2026
96731	INGRAM LIBRARY SERVICES LL	93694151	BOOKS - LIBRARY	01/14/2026	140.69	140.69	01/23/2026
96731	INGRAM LIBRARY SERVICES LL	93730497	BOOKS - LIBRARY	01/15/2026	129.71	129.71	01/23/2026
96731	INGRAM LIBRARY SERVICES LL	93860723	BOOKS - LIBRARY	01/21/2026	183.39	183.39	01/23/2026
Total 96731:					2,408.19	2,408.19	
96732							
96732	AT&T MOBILITY	287359486563	FIRSTNET WIRELESS	12/28/2025	29.00	29.00	01/16/2026
Total 96732:					29.00	29.00	
96737							
96737	RTECH SOLUTIONS	INV-031035	POTS LINK - STREETS	12/25/2025	55.00	55.00	01/30/2026
96737	RTECH SOLUTIONS	INV-031035	POTS LINK - UTILITIES	12/25/2025	55.00	55.00	01/30/2026
96737	RTECH SOLUTIONS	INV-031629	POTS LINK - STREETS	01/25/2026	55.00	55.00	01/30/2026
96737	RTECH SOLUTIONS	INV-031629	POTS LINK - UTILITIES	01/25/2026	60.00	60.00	01/30/2026
Total 96737:					225.00	225.00	
96742							
96742	KELLY & SEAN LONERGAN	ENERGY STA	ENERGY STAR REBATE - RANG	01/21/2026	50.00	50.00	01/23/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 96742:					50.00	50.00	
96743							
96743	SOMERVILLE, INC	41013	INTERIOR RENOVATION PLAN	01/14/2026	1,766.66	1,766.66	01/16/2026
96743	SOMERVILLE, INC	41013	INTERIOR RENOVATION PLAN	01/14/2026	1,766.67	1,766.67	01/16/2026
96743	SOMERVILLE, INC	41013	INTERIOR RENOVATION PLAN	01/14/2026	1,766.67	1,766.67	01/16/2026
96743	SOMERVILLE, INC	41101	INTERIOR RENOVATION PLAN	01/14/2026	1,436.64	1,436.64	01/16/2026
96743	SOMERVILLE, INC	41101	INTERIOR RENOVATION PLAN	01/14/2026	1,436.64	1,436.64	01/16/2026
96743	SOMERVILLE, INC	41101	INTERIOR RENOVATION PLAN	01/14/2026	1,436.65	1,436.65	01/16/2026
Total 96743:					9,609.93	9,609.93	
96746							
96746	WIRTH & BAYNARD	656	LEGAL FEES-GIERACH-WOODA	01/18/2026	1,329.75	1,329.75	01/30/2026
Total 96746:					1,329.75	1,329.75	
96758							
96758	TOUCH2PLAY/KIDZPACE INTER	0000078681	GRANT PURCHASE - LIBRARY	01/06/2026	8,884.00	8,884.00	01/16/2026
Total 96758:					8,884.00	8,884.00	
96768							
96768	PLYMOUTH FOOD PANTRY	4TH QTR DON	DONATION FROM PLYM UTILITI	12/31/2025	1,000.00	1,000.00	01/12/2026
Total 96768:					1,000.00	1,000.00	
96769							
96769	TITLETOWN DRONES LLC	25-1056	POLICE DRONES	12/26/2025	4,377.00	4,377.00	01/12/2026
96769	TITLETOWN DRONES LLC	25-1057	POLICE DRONES	12/26/2025	12,849.00	12,849.00	01/16/2026
Total 96769:					17,226.00	17,226.00	
96770							
96770	CALIBRE PRESS	156680	PETERS, MAKAYLA 6/1-6/2 202	01/05/2026	359.00	359.00	01/12/2026
Total 96770:					359.00	359.00	
96771							
96771	APPLIED CONCEPTS	469823	TRAFFIC DATA COLLECTOR AN	12/23/2025	1,845.42	1,845.42	01/12/2026
Total 96771:					1,845.42	1,845.42	
96772							
96772	CLEAN TECH SUPPLIES	2253	FD HEALTH MAINTENANCE	12/09/2025	316.12	316.12	01/16/2026
96772	CLEAN TECH SUPPLIES	2253	FD HEALTH MAINTENANCE	12/09/2025	158.06	158.06	01/16/2026
Total 96772:					474.18	474.18	
96773							
96773	W L CONSTRUCTION SUPPLY I	35934	FIRE EQUIPMENT	07/14/2025	213.34	213.34	01/23/2026
96773	W L CONSTRUCTION SUPPLY I	35934	FIRE EQUIPMENT - TOWN	07/14/2025	106.66	106.66	01/23/2026
Total 96773:					320.00	320.00	
96774							
96774	RALPH & IVY HEIKKA	STMNT ENER	ENERGY STAR REBATE - REFRI	01/13/2026	50.00	50.00	01/16/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 96774:					50.00	50.00	
96775							
96775	LEPOLEAN PICKENS	STMNT 011326	REFUND ACCOUNT OVERPAYM	01/13/2026	154.24	154.24	01/16/2026
Total 96775:					154.24	154.24	
96777							
96777	JENNIFER KIEKHOFER	ENERGY STA	ENERGY STAR REBATE - WASH	01/20/2026	100.00	100.00	01/23/2026
Total 96777:					100.00	100.00	
Grand Totals:					3,658,264.24	3,658,426.24	

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: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Report Criteria:

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



PLYMOUTH PUBLIC LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
January 5, 2026

Meeting was called to order by K. Murray at 6:30 pm. Present were: K. Murray, M. Kaczowski, M. Hummitzsch, S. Britt, S. Gloede, A. Matzdorf and K. Kraemer. Absent were: B. McKnight. Also present: Library Director L. Jochman

There was no public comment or correspondence.

Motion by A. Matzdorf, second by S. Britt to approve the minutes of the December 1, 2025 meeting with revisions. Motion passed unanimously.

M. Hummitzsch joined the meeting.

Motion by S. Gloede, second by S. Britt to approve the financial report for December 2025 Expenses. Motion passed unanimously.

Director L. Jochman reviewed some highlighted items on the Director's monthly report. This included an update on the staff training day, facilities repairs, and website redesign.

Unfinished Business

Director L. Jochman updated the board on the previous meeting with the ad hoc committee which took place on December 18. She presented some preliminary floor plans and recapped the discussion the ad hoc committee had.

New Business

Director L. Jochman shared last year's annual report and reminded the board how the process for reporting works. The report will be approved at the next regular meeting.

Announcements

President K. Murray announced the next meeting for February 2, 2026.

Motion by A. Matzdorf, second by S. Gloede to adjourn. Motion passed.
Meeting was adjourned at 7:12 pm.

Submitted by, Leslie Jochman
Library Board Secretary

City of Plymouth
Police and Fire Commission Meeting
Tuesday, January 12, 2026 @ 5:00 P. M.
Room 210
Plymouth City Hall, 128 Smith Street, Plymouth, WI 53073

Members Present: President Mark Melcher, Vice President James Flanagan, Secretary Warren Wieser, Gary Rooker, Tim Lemkuil, Police Chief Ken Ruggles, Deputy Police Chief Matt Starker and Acting Co-Fire Chief Michael Birschbach.

President Mark Melcher, called the meeting to order at 5:10 P. M. in Room 210 @ City Hall, located at 128 Smith Street, Plymouth, Wisconsin.

Consideration and approval of minutes:

A motion made by Tim Lemkuil and seconded by Gary Rooker to approve the Police and Fire Commission meeting minutes of January 6, 2026. Motion carried.

Entertain a motion to go into closed session – Fire Department Officer Hiring Process:

A motion made by James Flanagan and seconded by Gary Rooker to go into closed session. Motion carried.

Entertain a motion to go into open session:

A motion made by James Flanagan and seconded by Tim Lemkuil to go into open session. Motion carried.

Motion by James Flanagan and seconded by Gary Rooker to extend a conditional offer of employment to Chloe R. Voigt and Tiana R. Lomibao for positions as a Firefighter / EMS pending Background and Medical/Drug Screening. Motion carried.

Adjourn:

President Melcher asked for a motion to adjourn.

Motion for adjournment at 6:02 P.M. by Gary Rooker and seconded by Warren Wieser. Motion carried.

Submitted on the twelfth of January 2026.

Warren Wieser--- Secretary

CITY OF PLYMOUTH, WISCONSIN
TUESDAY, JANUARY 27, 2026 COMMITTEE OF THE WHOLE MEETING
6:30 PM, COUNCIL CHAMBERS, ROOM 302
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: Angie Matzdorf, Diane Gilson, Mike Penkwitz, John Binder, Jeff Tauscheck, Dana Haucke, Dave Herrmann, and Kevin Sande. Also present: City Administrator/Utilities Tim Blakeslee, Assistant Administrator/Community Development Director Jack Johnson, Police Chief Ken Ruggles, Deputy Chief Matt Starker, Director of Public Works Cathy Austin, and City Clerk/Deputy Treasurer Anna Voigt.
2. **Approve the Minutes from November 25, 2025:** Motion was made by Tauscheck/Herrmann to approve the minutes for November 25, 2025. A unanimous aye vote was cast. Motion carried.
3. **Discussion and Recommendation of Hill and Dale Speed:** Blakeslee explained that in December the City received a petition from residents for the Greystone Subdivision, Granite Trace Apartments, and South Hills Subdivision regarding the posted speed limit on Hill and Dale Road within the City limits west of Highway 67. Alder Penkwitz requested the item be placed on the Committee of the Whole agenda and Alder Tauscheck requested it to be on the Committee of the Whole and Common Council agenda. The petition requests that the City conduct a speed study and reduce the posted speed limit from 45 mph to 35 mph. A speed study was done in 2024 for the same area. The traffic data collected confirms that Hill and Dale Rd does not exhibit a speeding problem. The Police Department noted that there have been no major speed-related incidents on this stretch in the past two years. Blakeslee explained that it is within the discretion of the Common Council to lower the posted speed limit. The common council should weigh the resident request along with the supporting data and information provided. Tauscheck stated a resident reached out to him with concerns of the speed limit. He suggested getting signatures from residents to request the speed change. He stated that the speed survey is a good way to get an idea on the number of cars but maybe not make a decision by just using the speed survey. He stated they were able to collect 115 signatures which shows its very important to the residents. He also thinks the Council should be proactive versus reactive with the new subdivision going in. Tauscheck stated he is in favor of changing the speed limit. Penkwitz agreed with Tauscheck with the new development changing the speed limit would be beneficial. Herrmann stated as a resident of the area he agrees with the speed limit change. Walking that area often it seems people go faster than the speed limit. Herrmann stated he was in favor of changing the speed limit. Binder added that the police reports don't include close calls and with the new development and kids just learning to drive he supports the speed limit changing to 35. The conclusion of the committee was to move forward to Council for a vote.
4. **Adjourn:** Motion was made Matzdorf/Tauscheck to adjourn the meeting. A unanimous aye vote was cast. Motion carried.

Witkowski Inspection Agency, LLC - Contracted Inspection Report

City of Plymouth - January 2026

Permit #	Date	Address	Project Description	Value
26-001	1/5/2026	2586 Valley Road	Replace 2 Ton Condenser	\$7,463
26-002	1/6/2026	2623 Pickett Street	Partial Basement Finish	\$25,421
26-003	1/6/2026	404 Schwartz Street	Fence Installation	
26-004	1/6/2026	440 Krumrey Street	Remodel of 1st Floor Bathroom, Restructure Floor & Move Toilet, Ad	\$19,992
26-005	1/12/2026	404 N Milwaukee Street	Asphalt Roof Replacement, Vent to Code	\$15,751
26-006	1/13/2026	633 Torke Terrace	Replace Current Shed with New 10 x 14 Shed	
26-007	1/13/2026	124 South Hills Court	New Kitchen Counters w/ Plumbing & Electrical	\$7,000
26-008	1/15/2026	203 Western Avenue Apt 3	Remove Walls/Hallway - Interior Remodel	\$10,000
26-009	1/16/2026	1 Persnickety Place	Sprinkler System Addition/Upgrade	\$18,250
26-010	1/22/2026	39 Hein Avenue	Replace Knob & Tub Wiring on 2nd Floor, Add 1 Circuit, 1 Outlet	\$8,000
26-011	1/22/2026	2308 Kensington Ave	Finish Basement	\$35,000
26-012	1/26/2026	1126 Hummingbird Lane	Replace 2 Windows	\$9,163
26-013	1/26/2026	2229 Fairfield Lane	Interior Renovation, New Kitchen, Gas Fireplace, Master Bath. New W	\$400,000
26-014	1/29/2026	206 Beth Circle	Replace 5 Windows	\$20,626
	1/30/2026	52 Stafford Street	Plumbing Plan Review: 01-2026	
Totals				\$576,666

City of Plymouth
January 2026

Number of Building Permits Issued	14
Valuation of Building Permits Issued	\$576,666
**Includes Commercial Remodels	
New Single Family Homes	0
Valuation of Single Family Homes	\$0
**Includes Two Family Homes	
New Multi Family Buildings	0
Number of Units	0
Valuation of Multi Family Homes	\$0
New Commercial/Industrial Buildings	0
Valuation of Commercial/Industrial Buildings	\$0
Number of Commercial/Industrial Additions	0
Valuation of Commercial/Industrial Additions	\$0
Total Permits	14
Total Value	\$576,666



January 19, 2026

Mayor Don Pohlman and
Plymouth Common Council
128 Smith Street
Plymouth, WI 53073

RE: Maple Festival

Dear Mayor and Council Members:

The organizers of the annual Plymouth Maple Festival request a waiver to the park fees for our event on April 11, 2026

Our event serves the purpose of demonstrating the production of maple syrup from local forests and to celebrate the coming of spring. The event is family oriented bringing together local residents and tourists in a carnival type environment. It will entail a variety of demonstrations (syrup making and chain saw carving), a pancake breakfast, vendors, and games for all ages. Our attendance goal is between 500 to 1,000 people.

Funds raised will be given back to the community.

We thank you for your consideration of our request to wave park fees for this event.

Sincerely,

A handwritten signature in black ink, appearing to read "John Nelson", written over a horizontal line.

John Nelson
Festival Co-Chair
Plymouth Maple Festival
711 Torke Terrace
Plymouth, WI 53073
(920) 980-2539



Application for Public Event

City of Plymouth
128 Smith Street
P.O. Box 107
Plymouth, WI 53073

Applicant Name Plymouth Maple Association Phone Number 920 980-2539

Address 711 Torke Terrace City Plymouth, WI Zip 53073

Are you a 501 (C-3) non-profit organization? ☐ No ☒ Yes Tax Exempt # _____

☐ I have included my organization's proof of insurance with this form.

☐ I am exempt from requiring proof of insurance because _____

Authorized Agent John Nelson Home Phone 920 892-4345
(Clerk/Treas. Initials)
Bus. Phone 920 980-2539

Address 711 Torke Terrace City Plymouth, WI Zip 53073

Point of contact at Event (if different than Agent) John Nelson

Type of Event: (Check all appropriate blocks)

- ☐ Athletic Activity (tournament, sports event)
☐ Block Party
☐ Financial Gain Event (map required)
☒ Community/Park Event

- ☐ Parade/Street Closing (map required)
☐ Runs/Walks (map required)
☐ Other _____

Event Date(s): AApril 11, 2026 Start/End Time: 9:00am - 1:00pm

Name of Activity Plymouth Maple Festival Purpose: community festival

Assembly Area Cith Park Dispersal Area: City Park

Estimated Attendance 700 No. of Parade Units: n/a

Location of Block Party n/a

(Block off - street from - street to)

Check all appropriate boxes:

Yes No

- ☐ Admission/Entry Fee
☐ Financial Gain Activity
☒ Concession Sales
☒ Vendor Displays/Sale
☒ Electricity Needed
☐ Portable Toilets
☐ Street Closure
☐ Barricades Needed (_____)

Quantity

Yes No

- ☐ Fireworks
☐ Amusement Rides
☒ Setting Up Tents
☐ Amplification Equipment
☐ Musical Bands
☐ Horses/Animals
☐ Snowmobiles/ATV's
☐ Beer Sales*

*Requires Special Permit

The applicant named on this application will be responsible for the conduct of the special event and for the condition of the facility. We will not deny anyone the benefits of, or otherwise subject anyone to discrimination because of race, color, creed, national origin, handicap or religion.

The applicant individually, or the authorized agent on behalf of applicant, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless, the City of Plymouth and each and every of its elected, and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally for and against any and all claims, causes of action, actions, liabilities, demand, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorney's fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, incidents, activities, and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the City of Plymouth and each and every of its elected and appointed officials, employees, and agents, regardless of when and where, occurring or arising from this event.

The public event applicant shall submit a general liability insurance policy certificate in the amount of \$1 million dollars naming the City of Plymouth as an additional insured party. The applicant for this public event must be 18 years of age. Any misrepresentation of public events described in this application occurring in City of Plymouth parks or facilities will be just cause for future denial of rental agreements with the City of Plymouth.

Date 1/31/24 Signature John E. Tucker
(Must be Applicant or Duly Authorized Agent)



City of Plymouth Parks & Youth Center Rental Agreement

These facilities are rented on a First Come – First Serve basis.

Rental of Park Facilities for the current year will begin on the first Monday in February of that year.

Application Date 1/31/26 Date of Rental 4/11/26
Park City Park Facility Lower building and cake stand
Purpose of Rental Plymouth Maple Festival
Approximate # of people attending 700 Time Rented From: 8:00am To: 2:00pm

ENTRY INTO THE RENTED FACILITY GRANTED ON THE DAY(S) OF RENTAL ONLY.

Applicant Name/Responsible Party Plymouth Maple Association c/o John Nelaon
Address 711 Torke Terrace City Plymouth
Home Phone # 920-892-4345 Work Phone # 920 980-2539
Email nelson.john.e@gmail.com

You **must** pay the entire rental fee at the time this application is made to reserve the facility.

Refunds will only be considered for cancellations within one week of the application date.

You must be at least 18 years of age to rent the City of Plymouth facilities.

FEE SCHEDULE FOR PARK FACILITIES:

\$60.00 for City Residents
\$120.00 for non-City Residents
\$120.00 for City -based Organization
\$240.00 for non-City based Organization

\$50.00 Security Deposit (50 people & under)
\$100.00 Security Deposit (51 people & over)

FEE SCHEDULE FOR YOUTH CENTER:

0-5 Hour Rental - \$70.00 for City Residents
Over 5 Hour Rental - \$140.00 for City Residents
0-5 Hour Rental - \$140 for non-City Residents
Over 5 Hour Rental - \$280.00 for non-City Residents

\$50.00 Security Deposit (50 people and under)
\$100.00 Security Deposit (51 people & over)

ALL PARK FACILITIES ARE CLOSED BETWEEN 10:00 PM & 6:00 AM - YOUTH CENTER MUST BE VACATED BY 1:00 AM

SECURITY DEPOSITS ARE DUE AT TIME OF KEY PICK-UP

Please pick up your key and pay \$ _____ security deposit (cash or check only) at the Clerk's Office by:

Time: _____ Date: _____

Fee Amount Paid: _____ Cash or check #: _____ Staff Initials: _____

FOR CONCERNS AFTER NORMAL CITY HALL HOURS – CONTACT THE PLYMOUTH POLICE AT 920-893-6541

• **FACILITIES AVAILABLE TO RENT:**

1. Band Shell: City Park / 203 Suhrke Road
2. Cake Stand: City Park / 203 Suhrke Road
3. Lower Shelter: City Park / 203 Suhrke Road
4. Rotary Park Shelter: 903 E. Clifford Street
5. Lone Oak Shelter: 2245 Valley Road
6. Stayer Park Band Shell: 39 S. Stafford Street
7. Youth Center: 609 North Street
8. Certain picnic areas at City Park are available to rent with no fee.

PARKS OPEN FOR SEASON – FIRST WEEKEND IN MAY

MONTH OF MAY – WEEKEND RESERVATIONS ONLY – RESTROOMS OPEN 9:00 AM – 7:00 PM

MEMORIAL DAY TO 1ST FRIDAY AFTER LABOR DAY - WEEKDAYS & WEEKENDS – RESTROOMS OPEN 9:00 AM – 9:00 PM

MONTH OF SEPTEMBER – WEEKEND RESERVATIONS ONLY – RESTROOMS OPEN 9:00 AM – 3:00 PM

PARKS CLOSE FOR SEASON – AFTER 3RD WEEK IN OCTOBER

- If a business/corporation/non-profit organization event is over 50 people, you must fill out an Application for Event Form, furnish proof of insurance liability coverage, and pay a \$100 security deposit.

In entering the agreement, I will uphold the following City of Plymouth policies and ordinances. Any violations will be just cause for the denial of future reservations in the City of Plymouth parks or facilities:

- To cancel this rental, please call City Hall, (920) 893-1271, 24 hours in advance between 7:30 am and 4:00 PM M-F
- Any person, organization, or corporation reserving any park area or facility in the City of Plymouth shall agree to assume full responsibility for all damage to City property and shall make full payment upon billing by the City Clerk.
- Renters must pick up keys by the last business day before their scheduled event and are responsible for the specified security deposit listed on page one. All rental areas shall be left in clean condition, with refuse placed in containers provided for such purpose. All tables and benches shall be returned to the proper location. The security deposit will be refunded after 10:00 am on the next business day when keys to the rental facility are turned in to the Clerk's Office and it is verified that the facility has been properly cleaned. Any clean up costs by the City will be billed at \$30.00 per hour and will be deducted from the security deposit.
- All accidents, incidents and misunderstanding must be referred to the City Clerk's Office within 48 hours.
- Any misrepresentations of events at facilities rented by this agreement will terminate the rental agreement and will be just cause for the denial of future reservation in the City of Plymouth Parks or Facilities.
- By signing this agreement Renter, the undersigned, agrees to indemnify and hold harmless the City of Plymouth, its agents and employees, from any and all claims and legal action for damage to personal property and/or personal injury that may be brought against the City of Plymouth as the result of his/her/ its use and rental of the above facility by any member of such organization or guest there of, and does further certify that he/she has full authority so to do.

Signature of Renter: _____



1/31/26



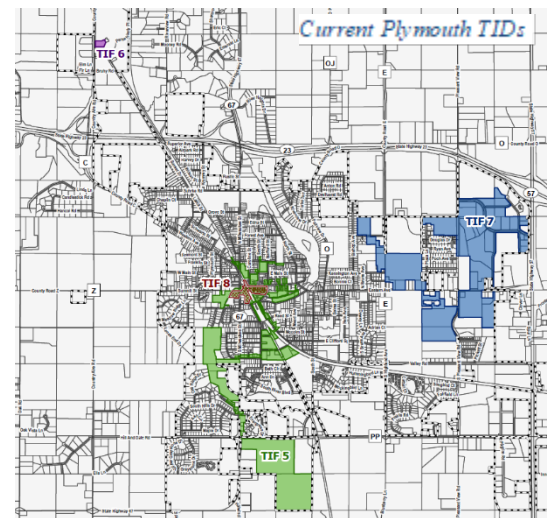
DATE: February 6, 2026

TO: Mayor and Common Council

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Consideration and Possible Action on a Resolution No. 2 Creating Tax Incremental District No. 9, Approving its Project Plan and Establishing its Boundaries.

Background: Tax Incremental Financing (TIF) is one of the most important tools available to Wisconsin municipalities to promote economic development and redevelopment. Through TIF, a municipality can use the increased property taxes generated within a designated Tax Incremental District (TID) to finance public improvements, property acquisition, and other eligible costs necessary to support development that would not otherwise occur. For a general overview of TIF, visit: <https://www.ehlers-inc.com/wp-content/uploads/2023/02/Wisconsin-TID-101-2023-REV-2023-02-06-.pdf>. Plymouth currently has four districts: TID #5, TID #6, TID #7, TID#8, which can be seen pictured to the right.



The City is proposing the creation of TID #9, designated as an Industrial District. The proposed district consists of a single parcel located at the southeast corner of State Highway 57 and County Road PP. TID #9 is intended to support the new Sargento Manufacturing Facility, along with a mix of public improvements including a water main loop, a new municipal drinking water well, wastewater treatment plant infrastructure upgrades, legal and engineering services, financing costs, and administrative expenses.

The proposed TID #9 Project Plan is included as Attachment 1. Ehlers, the City's financial advisor, will present the project plan and be available to answer questions at the meeting.

The manufacturing facility is projected to generate approximately \$88.2 million in new incremental value within the district. As required by state law, the statutory "but for" test has been applied and demonstrates that the development, as proposed, including the associated public infrastructure improvements, would not occur without the use of TIF. The City is also in the process of finalizing a development agreement with Sargento to ensure appropriate coverage for debt service related to the project, as required which is



anticipated for Council action following this item. This project will be largest development in Plymouth's history.

Strategic Plan Alignment:

TID #9 advances key goals from the City's 2023–2026 Strategic Plan:

- Outcome: Expanded Economic Development
- Outcome: TIF District Utilization Expanded
- Outcome: Sufficient finances for future needs

Plan Commission Recommendation: At the meeting on January 15, 2026 the Plan Commission unanimously recommended TID#9 as presented.

Joint Review Board Discussion: The Joint Review Board met prior to Plan Commission on January 15 to review the project plan to provide feedback prior to the Plan Commission's formal public hearing and consideration. General consensus from the Joint Review Board was to proceed. If the district moves forward, the Joint Review Board is scheduled to reconvene after Council consideration on February 26 for final approval.

Staff Recommendation: Approve the resolution No. 2 establishing the boundaries of and approving the project plan for Tax Incremental District No. 9.

Attachments:

- Resolution
- Project Plan

RESOLUTION NO. _____

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF PLYMOUTH, WISCONSIN**

WHEREAS, the City of Plymouth (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Plymouth Joint School District, and Lakeshore College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 15, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 9, City of Plymouth", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be an industrial district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
 - (h) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. The Project Plan for "Tax Incremental District No. 9, City of Plymouth" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

Mayor

City Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 9
CITY OF PLYMOUTH**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

February 10, 2026

PROJECT PLAN

City of Plymouth, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Jan. 15, 2026
Public Hearing Held:	Jan. 15, 2026
Approval by Plan Commission:	Jan. 15, 2026
Adoption by Common Council:	Feb. 10, 2026
Approval by the Joint Review Board:	Scheduled for Feb 26, 2026

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a proposed Industrial District comprising approximately 66 acres located on the southeastern side of the intersection of County Road PP and State Highway 57. The District will be created to pay the costs of public infrastructure and development incentives needed (“Project”) to be developed by Sargento Cheese (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in the creation of new job opportunities and the retention of a major employer.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$26,336,929 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$5,350,000 in public infrastructure projects and related studies, \$11,669,359 in development incentives, \$190,000 in ongoing planning and administrative fees, and \$9,127,570 in principal and interest payments on long-term debt.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$88,200,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

The expectation that the Project will employ up to 400 workers once the Project is fully operational.

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101, and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.

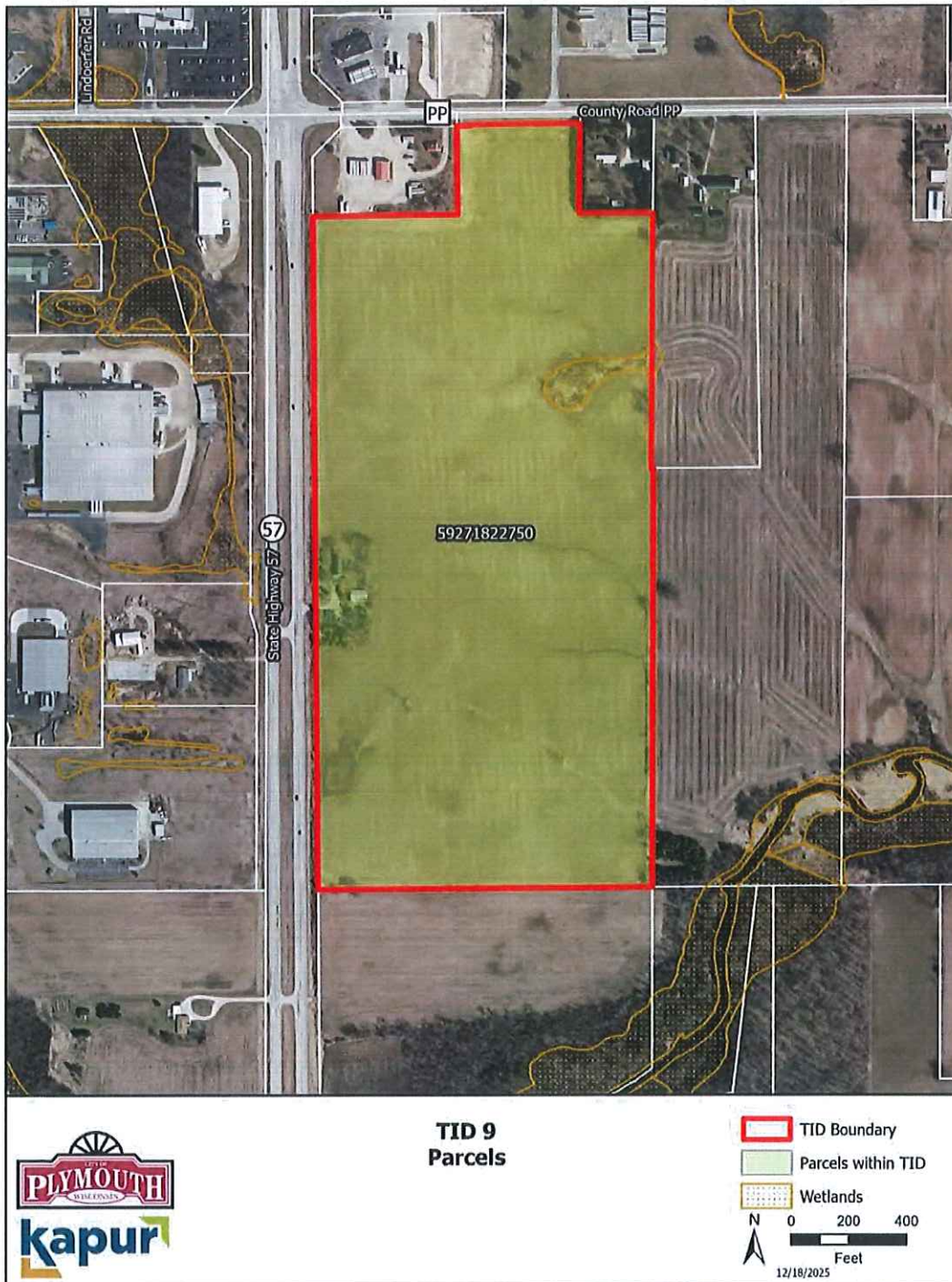
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Owner	Acres	Acres
				Industrial (zoned and suitable for)
N/A	ROW Areas		0.00	
1	59271822750	SARGENTO CHEESE INC	65.60	65.60
TOTALS			65.60	65.60

Percentage of TID Area Zoned and Suitable for Industrial Development (at least 50%) 100%

Percentage of TID Area Not Zoned and Suitable for Industrial Development 0%

Total Area 100%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 10%) 0%

Wetland Acreage Removed from District Boundaries (0.67)

SECTION 5:

Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$36,494,500. This value is less than the maximum of \$151,383,516 in equalized value that is permitted for the City.

City of Plymouth, Wisconsin		
Tax Increment District No. 9		
Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2025)	\$	1,261,529,300
TID Valuation Limit @ 12% of Above Value	\$	151,383,516
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	246,400
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	36,248,100
Total Value Subject to 12% Valuation Limit	\$	36,494,500
Total Percentage of TID IN Equalized Value		2.89%
Residual Value Capacity of TID IN Equalized Value	\$	114,889,016

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

<u>Project Name/Type</u>	<u>Non-Project Costs</u>
New Well (Allocation)	1,300,000
Water Main Loop (Allocation)	500,000
New Sanitary Force Main (Allocation)	700,000
Facilities Plan (Allocation)	100,000
<u>Tertiary Effluent Filtration (Allocation)</u>	<u>2,500,000</u>
Wastewater Treatment Plan Upgrade (unfunded)	31,500,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

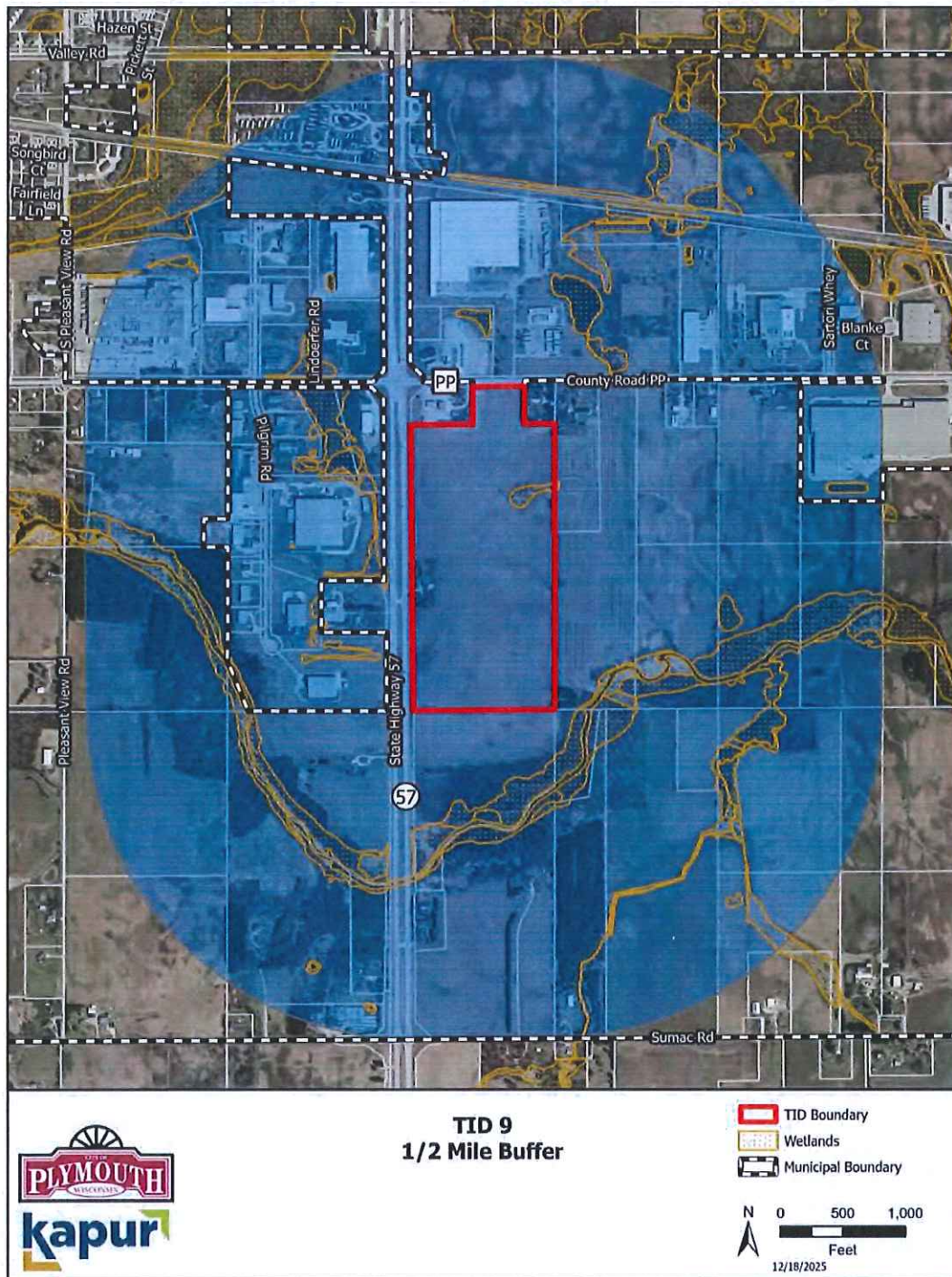
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

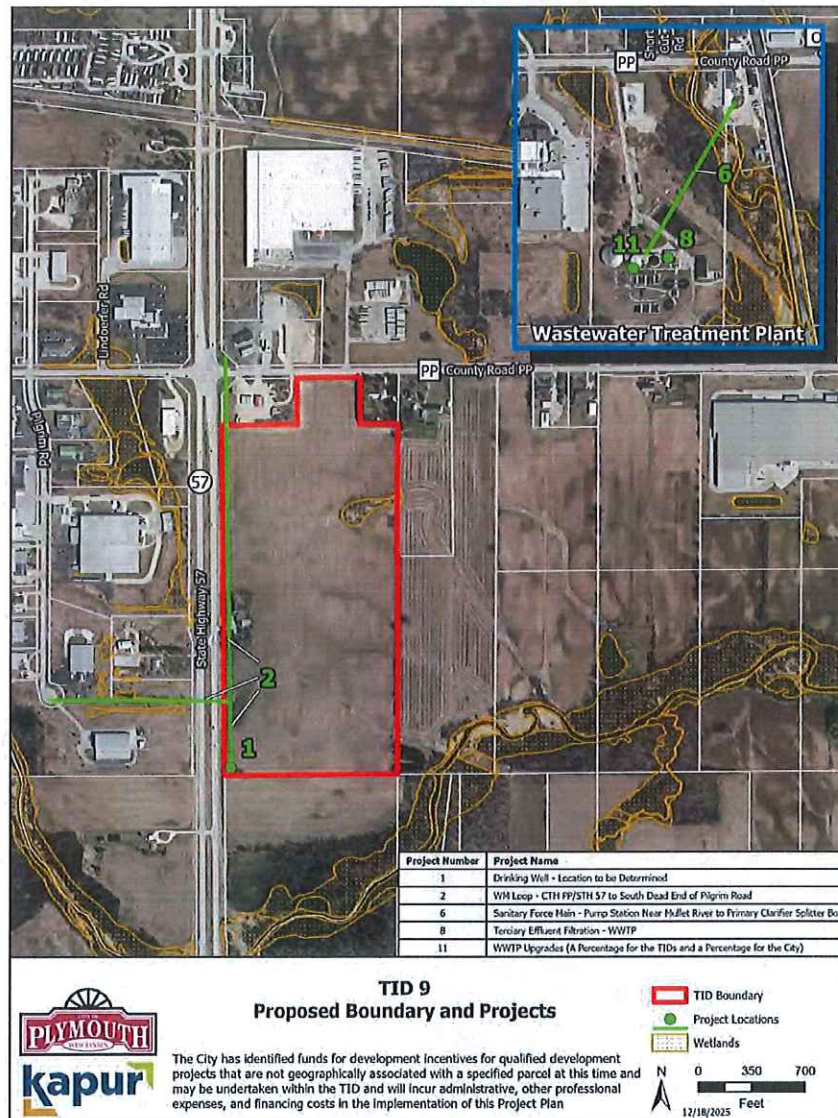
SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.







SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs. Some projects are unfunded in this plan but remain as eligible project costs.

City of Plymouth, Wisconsin

Tax Incremental District No. 9

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost		Totals	1/2 Mile	Non-Project Costs	Est. Timing
			Phase I	Ongoing				
1	New Well (Allocation)		500,000		500,000		1,300,000	2027
2	Water Main Loop (Allocation)		1,500,000		1,500,000	1,500,000	500,000	2026
3	New Sanitary Force Main (Allocation)		800,000		800,000		700,000	2027
4	Facilities Plan (Allocation)		50,000		50,000		100,000	2026
5	Tertiary Effluent Filtration (Allocation)		2,500,000		2,500,000		2,500,000	2027
6	Wastewater Treatment Plant Upgrade (unfunded)		3,500,000		3,500,000		31,500,000	2030
7	Interest on Long Term Debt			3,127,570	3,127,570			
8	Ongoing Planning & Administrative Costs			190,000	190,000			
9	Development Incentives			11,669,359	11,669,359			
Total Projects		0	8,850,000	14,986,929	23,836,929	1,500,000	36,600,000	

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$88.2 million in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$13.80 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$21,776,200 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Plymouth, Wisconsin					
Tax Increment District No. 9					
Development Assumptions					
Construction Year		Sargento Facility	Annual Total	Construction Year	
1	2025		0	2025	1
2	2026	3,120,000	3,120,000	2026	2
3	2027	72,680,000	72,680,000	2027	3
4	2028	12,400,000	12,400,000	2028	4
5	2029		0	2029	5
Totals		88,200,000	88,200,000		

Table 2 – Tax Increment Projection Worksheet

City of Plymouth, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	246,400
District Creation Date	February 10, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2025	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$ 13.80
Expenditure Period/Termination	15 2/10/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2046		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction		Valuation		Economic Change	Total		Revenue		Tax Rate ¹	Tax Increment
	Year	Value Added	Year			Increment		Year			
1	2026	3,120,000	2027		0	3,120,000		2028		\$13.80	43,047
2	2027	72,680,000	2028		0	75,800,000		2029		\$13.80	1,045,819
3	2028	12,400,000	2029		0	88,200,000		2030		\$13.80	1,216,903
4	2029	0	2030		0	88,200,000		2031		\$13.80	1,216,903
5	2030	0	2031		0	88,200,000		2032		\$13.80	1,216,903
6	2031	0	2032		0	88,200,000		2033		\$13.80	1,216,903
7	2032	0	2033		0	88,200,000		2034		\$13.80	1,216,903
8	2033	0	2034		0	88,200,000		2035		\$13.80	1,216,903
9	2034	0	2035		0	88,200,000		2036		\$13.80	1,216,903
10	2035	0	2036		0	88,200,000		2037		\$13.80	1,216,903
11	2036	0	2037		0	88,200,000		2038		\$13.80	1,216,903
12	2037	0	2038		0	88,200,000		2039		\$13.80	1,216,903
13	2038	0	2039		0	88,200,000		2040		\$13.80	1,216,903
14	2039	0	2040		0	88,200,000		2041		\$13.80	1,216,903
15	2040	0	2041		0	88,200,000		2042		\$13.80	1,216,903
16	2041	0	2042		0	88,200,000		2043		\$13.80	1,216,903
17	2042	0	2043		0	88,200,000		2044		\$13.80	1,216,903
18	2043	0	2044		0	88,200,000		2045		\$13.80	1,216,903
19	2044	0	2045		0	88,200,000		2046		\$13.80	1,216,903
20	2045	0	2046		0	88,200,000		2047		\$13.80	1,216,903
Totals		88,200,000			0			Future Value of Increment			22,993,124

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The City intends to issue General Obligation Promissory Notes to fund the public infrastructure projects associated with this plan. Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of Plymouth, Wisconsin		
Tax Increment District No. 9		
Estimated Financing Plan		
		DEBT ISSUES
		G.O. Promissory Note 2026
Projects		
Phase I		5,366,953
Total Project Funds		<u>5,366,953</u>
Other Funds		
Capitalized Interest		597,050
Estimated Finance Related Expenses		
Municipal Advisor		36,770
Bond Counsel		21,629
Rating Agency Fee		20,764
Paying Agent		735
Underwriter Discount	12.50	75,000
Total Financing Required		6,118,901
Estimated Interest	3.00%	(120,756.44)
Assumed spend down (months)	9	
Rounding		1,855
Net Issue Size		6,000,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Plymouth, Wisconsin

Tax Increment District No. 9

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures					Balances			Year
	Tax Increments	Debt Proceeds	Total Revenues	Total Debt Service	Sargento Dev Inc	Public Infrastructure	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026		5,964,003	5,964,003	0		1,550,000	40,000	1,590,000	4,374,003	4,374,003	17,669,359	2026
2027	0		0	358,230		3,800,000	10,000	4,168,230	(4,168,230)	205,773	17,669,359	2027
2028	43,047		43,047	238,820			10,000	248,820	(205,773)	(0)	17,669,359	2028
2029	1,045,819		1,045,819	474,920			10,000	484,920	560,899	560,899	17,429,359	2029
2030	1,216,903		1,216,903	472,100	624,583		10,000	1,106,683	110,220	671,120	16,559,776	2030
2031	1,216,903		1,216,903	473,973	622,991		10,000	1,106,964	109,940	781,059	15,681,785	2031
2032	1,216,903		1,216,903	475,260	621,897		10,000	1,107,157	109,746	890,806	14,794,888	2032
2033	1,216,903		1,216,903	475,943	621,317		10,000	1,107,259	109,644	1,000,450	13,898,572	2033
2034	1,216,903		1,216,903	471,090	629,691		5,000	1,105,781	111,122	1,111,572	12,988,881	2034
2035	1,216,903		1,216,903	475,593	625,864		5,000	1,106,457	110,447	1,222,018	12,068,016	2035
2036	1,216,903		1,216,903	474,416	626,864		5,000	1,106,280	110,623	1,332,642	11,136,153	2036
2037	1,216,903		1,216,903	472,555	628,446		5,000	1,106,001	110,902	1,443,544	10,192,707	2037
2038	1,216,903		1,216,903	474,813	626,527		5,000	1,106,340	110,564	1,554,107	9,236,179	2038
2039	1,216,903		1,216,903	471,243	629,562		5,000	1,105,804	111,099	1,665,206	8,266,618	2039
2040	1,216,903		1,216,903	471,906	624,747		10,000	1,106,654	110,250	1,775,456	7,286,870	2040
2041	1,216,903		1,216,903	471,678	629,192		5,000	1,105,869	111,034	1,886,490	6,287,679	2041
2042	1,216,903		1,216,903	475,430	626,002		5,000	1,106,432	110,471	1,996,961	5,271,676	2042
2043	1,216,903		1,216,903	473,236	627,867		5,000	1,106,103	110,800	2,107,761	4,238,810	2043
2044	1,216,903		1,216,903	475,078	626,302		5,000	1,106,379	110,524	2,218,285	3,187,508	2044
2045	1,216,903		1,216,903	475,826	625,665		5,000	1,106,492	110,412	2,328,696	2,116,842	2045
2046	1,216,903		1,216,903	475,463	625,975		5,000	1,106,437	110,466	2,439,162	1,025,868	2046
2047	1,216,903		1,216,903	0	1,025,868		10,000	1,035,868	181,035	2,620,198	0	2047
Totals	22,993,124	5,964,003	28,957,127	9,127,570	11,669,359	5,350,000	190,000	26,336,929				Totals

Notes:

PROJECTED CLOSURE YEAR

SECTION 10:

Annexed Property

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

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

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

SECTION 13:

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

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating new industrial sites, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and retention of a major employer in the area.

SECTION 15:

List of Estimated Non-Project Costs

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

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

fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

<u>Project Name/Type</u>	<u>Non-Project Costs</u>
New Well (Allocation)	1,300,000
Water Main Loop (Allocation)	500,000
New Sanitary Force Main (Allocation)	700,000
Facilities Plan (Allocation)	100,000
Tertiary Effluent Filtration (Allocation)	2,500,000
Wastewater Treatment Plan Upgrade	31,500,000

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

Legal Opinion Found on Following Page.



HOPP NEUMANN HUMKE^{LLP}

February 2, 2026

Mayor Donald O. Pohlman
City of Plymouth
128 Smith St
Plymouth, Wisconsin 53073

RE: Project Plan for Tax Incremental District No. 9

Dear Mayor Pohlman:

Wisconsin Statute § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute § 66.1105.

As City Attorney for the City of Plymouth, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Plymouth Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute § 66.1105.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Crystal H. Fieber', written over a light blue circular stamp.

Crystal H. Fieber
e-mail: crystal.fieber@hopplaw.com

CHF/cb

C:\9431\424282.docx

www.hopplaw.com

Michael J. Bauer • Herbert C. Humke • Paul A. Dirkse • Crystal H. Fieber • Oliver M. Bauer • Kelly L. Del Ponte
RETIRED J. Phil Mueller
Alexander Hopp 1955-1999 • Roland M. Neumann 1986-2008 • H.C. Humke 1963-2009

2124 Kohler Memorial Drive | Suite 310 | Sheboygan, WI 53081 | PH 920-457-8400 | FX 920-457-8411

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Plymouth, Wisconsin Tax Increment District No. 9 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Sheboygan County	City of Plymouth	Plymouth School District	Lakeshore Tech College	Total	Revenue Year
2027	0	0	0	0		2027
2028	9,771	14,376	17,321	1,579	43,047	2028
2029	237,379	349,253	420,821	38,366	1,045,819	2029
2030	276,211	406,387	489,663	44,642	1,216,903	2030
2031	276,211	406,387	489,663	44,642	1,216,903	2031
2032	276,211	406,387	489,663	44,642	1,216,903	2032
2033	276,211	406,387	489,663	44,642	1,216,903	2033
2034	276,211	406,387	489,663	44,642	1,216,903	2034
2035	276,211	406,387	489,663	44,642	1,216,903	2035
2036	276,211	406,387	489,663	44,642	1,216,903	2036
2037	276,211	406,387	489,663	44,642	1,216,903	2037
2038	276,211	406,387	489,663	44,642	1,216,903	2038
2039	276,211	406,387	489,663	44,642	1,216,903	2039
2040	276,211	406,387	489,663	44,642	1,216,903	2040
2041	276,211	406,387	489,663	44,642	1,216,903	2041
2042	276,211	406,387	489,663	44,642	1,216,903	2042
2043	276,211	406,387	489,663	44,642	1,216,903	2043
2044	276,211	406,387	489,663	44,642	1,216,903	2044
2045	276,211	406,387	489,663	44,642	1,216,903	2045
2046	276,211	406,387	489,663	44,642	1,216,903	2046
Totals	5,218,951	7,678,590	9,252,076	843,507	22,993,124	



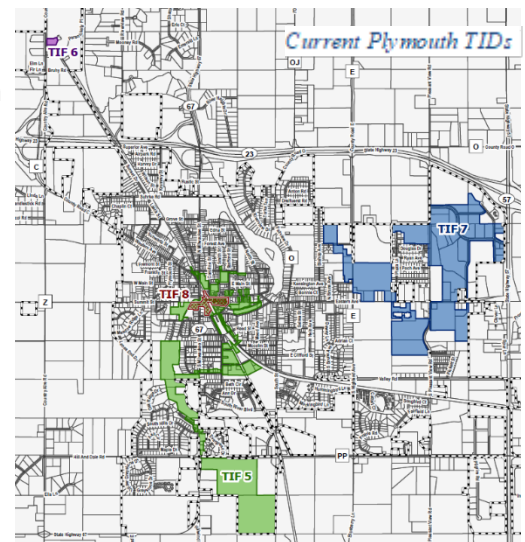
DATE: February 5, 2026

TO: Mayor and Common Council

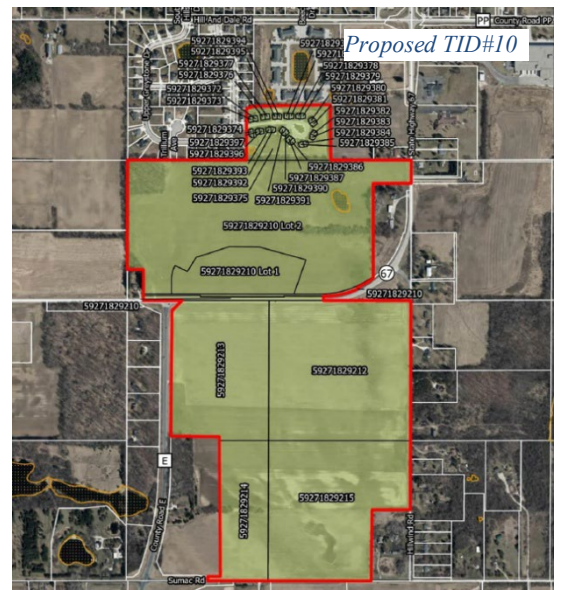
FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Consideration and Possible Action on a Resolution No. 3 Creating Tax Incremental District No. 10, Approving its Project Plan and Establishing its Boundaries.

Background: Tax Incremental Financing (TIF) is one of the most important tools available to Wisconsin municipalities to promote economic development and redevelopment. Through TIF, a municipality can use the increased property taxes generated within a designated Tax Incremental District (TID) to finance public improvements, property acquisition, and other eligible costs necessary to support development that would not otherwise occur. For a general overview of TIF, visit: <https://www.ehlers-inc.com/wp-content/uploads/2023/02/Wisconsin-TID-101-2023-REV-2023-02-06-.pdf>. Plymouth currently has four districts: TID #5, TID #6, TID #7, TID#8, which can be seen pictured to the right.



The City is proposing the creation of TID #10, designated as a Mixed-Use District. The proposed district consists of approximately 193 acres located in the southwest corner of Plymouth, both north and south of Highway 67. TID #10 is intended to support a proposed 119-lot single-family subdivision by Neumann Development and a 60-unit multi-family development by Pre3.



Pay-go increment would primarily be used to construct subdivision-related public infrastructure, including streets, utilities, and a new neighborhood park. In addition, the district would support broader public improvements, including a water main extension, sanitary force main upgrades, legal and engineering services, financing costs, and administrative expenses. Subject to future development activity, the district also has the capacity to support additional wastewater treatment plant infrastructure improvements and a new lift station.

The proposed TID #10 Project Plan is included as Attachment 1. Ehlers, the City's financial advisor, will present the project plan and be available to answer questions at the meeting.

The proposed development is projected to generate approximately \$57.1 million in new incremental value within the district over its life. As required by state law, the statutory “but for” test has been applied and demonstrates that the proposed development, including the associated public infrastructure improvements, would not occur without the use of TIF. A development agreement with Nuemann was approved at the last Common Council meeting and a DA with Pre3 will be under consideration likely in March.

Strategic Plan Alignment:

TID #10 advances key goals from the City’s 2023–2026 Strategic Plan:

- Outcome: Expanded Economic Development
- Outcome: TIF District Utilization Expanded
- Outcome: Increased Housing For Options For All

Plan Commission Recommendation: At the meeting on January 15, 2026 the Plan Commission unanimously recommended TID#10 as presented.

Joint Review Board Discussion: The Joint Review Board met prior to Plan Commission on January 15 to review the project plan to provide feedback prior to the Plan Commission’s formal public hearing and consideration. General consensus from the Joint Review Board was to proceed. If the district moves forward, the Joint Review Board is scheduled to reconvene after Council consideration on February 26 for final approval.

Staff Recommendation: Approve Resolution No. 3 Creating Tax Incremental District No. 10, Approving Its Project Plan and Establishing Its Boundaries

Attachments:

- Resolution
- Project Plan

RESOLUTION NO. _____

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 10,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF PLYMOUTH, WISCONSIN**

WHEREAS, the City of Plymouth (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Plymouth Joint School District, and Lakeshore College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 15, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 10, City of Plymouth", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 10, City of Plymouth" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

Mayor

City Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF PLYMOUTH**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

February 10, 2026

PROJECT PLAN

City of Plymouth, Wisconsin

Tax Incremental District No. 10



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Jan. 15, 2026
Public Hearing Held:	Jan. 15, 2026
Action by Plan Commission:	Jan. 15, 2026
Action by Common Council:	Feb. 10, 2026
Action by the Joint Review Board:	Scheduled for Feb. 26, 2026

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed Mixed Use District comprising approximately 193 acres located along State Highway 67. The District will be created to pay the costs of public infrastructure projects and development incentives needed (“Project”) for the construction of 119 single family homes to be developed by Neumann Development and a 60 unit multi-family building to be developed by Pre-3 Development (“Developers”).

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$6,134,878 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$825,000 in public infrastructure projects, \$1,422,120 in long term principal and interest payments, up to \$11,922,000 in development incentives related to infrastructure investment for Neumann Development, up to \$1,800,000 in development incentives for Pre-3 Development and \$180,000 in ongoing planning and administration fees.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$57,100,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

A review of the Neumann Project's sources and uses, and cash flow proforma. The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of \$11,922,000. Provision of the requested assistance would improve the Project's return on investment (excluding home construction) to 8.1%, which is within industry standards. The Developer, in exchange for the incentive, will pay for and install all necessary road and utility infrastructure on the property and dedicate the infrastructure to the City upon completion of the project.

A review of the Neumann Project's sources and uses, and cash flow proforma. The Developer has requested that the City provide incentive payments on a pay as you go basis with an estimated present value of approximately \$1,800,000. Provision of the requested assistance would improve the Project's return on investment to 13.3%, which is within industry standards.

Based on Ehlers review, provision of pay as you go incentives in the amount requested for each development is necessary to provide an acceptable return on investment and indicates that "but for" the incentives, the project would not likely proceed.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for

creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

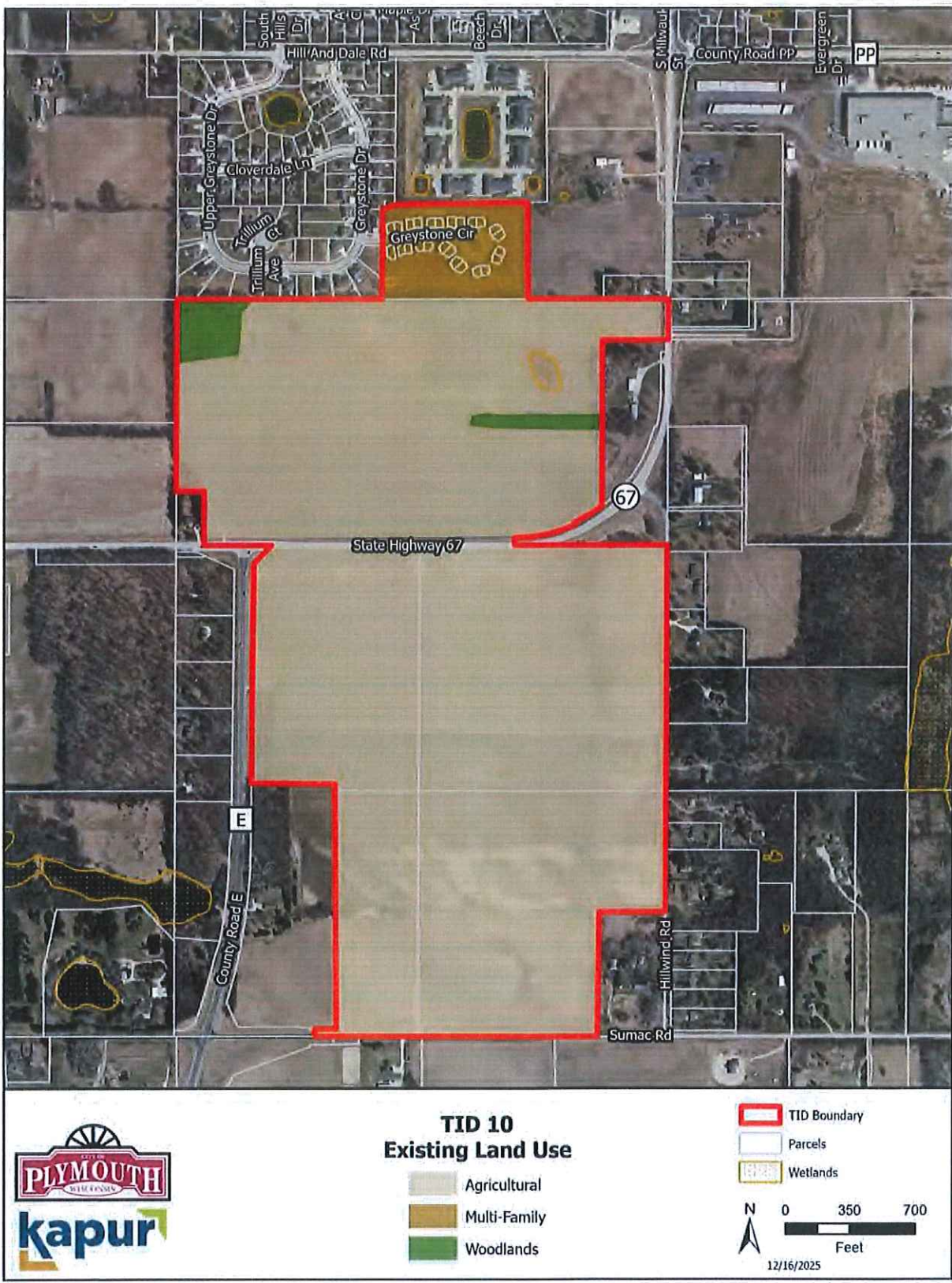
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

	Parcel Number	Acres	Suitable Acres			
			Commercial/ Business	Previously- Platted Residential	Newly-Platted Residential	Industrial
N/A	ROW Areas	2.04				
1	59271829210	66.49			66.49	
2	59271829375	9.22		9.22		
3	59271829373	0.00				
4	59271829372	0.00				
5	59271829376	0.00				
6	59271829377	0.00				
7	59271829395	0.00				
8	59271829394	0.00				
9	59271829389	0.00				
10	59271829388	0.00				
11	59271829378	0.00				
12	59271829379	0.00				
13	59271829380	0.00				
14	59271829381	0.00				
15	59271829382	0.00				
16	59271829383	0.00				
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20	59271829387	0.00				
21	59271829390	0.00				
22	59271829391	0.00				
23	59271829392	0.00				
24	59271829393	0.00				
25	59271829396	0.00				
26	59271829397	0.00				
27	59271829374	0.00				
28	59271829213	26.98	26.98			
29	59271829212	40.08	40.08			
30	59271829215	34.56				34.56
31	59271829214	13.80				13.80
TOTALS		193.17	67.06	9.22	66.49	48.36

Percentage of TID Area Suitable for Mixed Use Development (at least 50%) 98.94%

Percentage of TID Area Not Suitable for Development 1.06%

Total Area 100%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) 34.42%

SECTION 5:

Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$45,302,400. This value is less than the maximum of \$151,383,516 in equalized value that is permitted for the City.

City of Plymouth, Wisconsin

Tax Increment District No. 10

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	1,261,529,300
TID Valuation Limit @ 12% of Above Value	\$	151,383,516

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	9,054,300
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	36,248,100
Total Value Subject to 12% Valuation Limit	\$	45,302,400
Total Percentage of TID IN Equalized Value		3.59%
Residual Value Capacity of TID IN Equalized Value	\$	106,081,116

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District. Only the items highlighted are currently funded through this plan:

<u>Project Name/Type</u>	<u>1/2 Mile</u>
Water Main Loop (allocation - unfunded)	1,000,000
Water Main Extension	375,000
Sanitary Force Main (allocation)	400,000
Tertiary Effluent Filtration (allocation - unfunded)	1,500,000
Sumac Road Lift Station (allocation - unfunded)	1,500,000

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

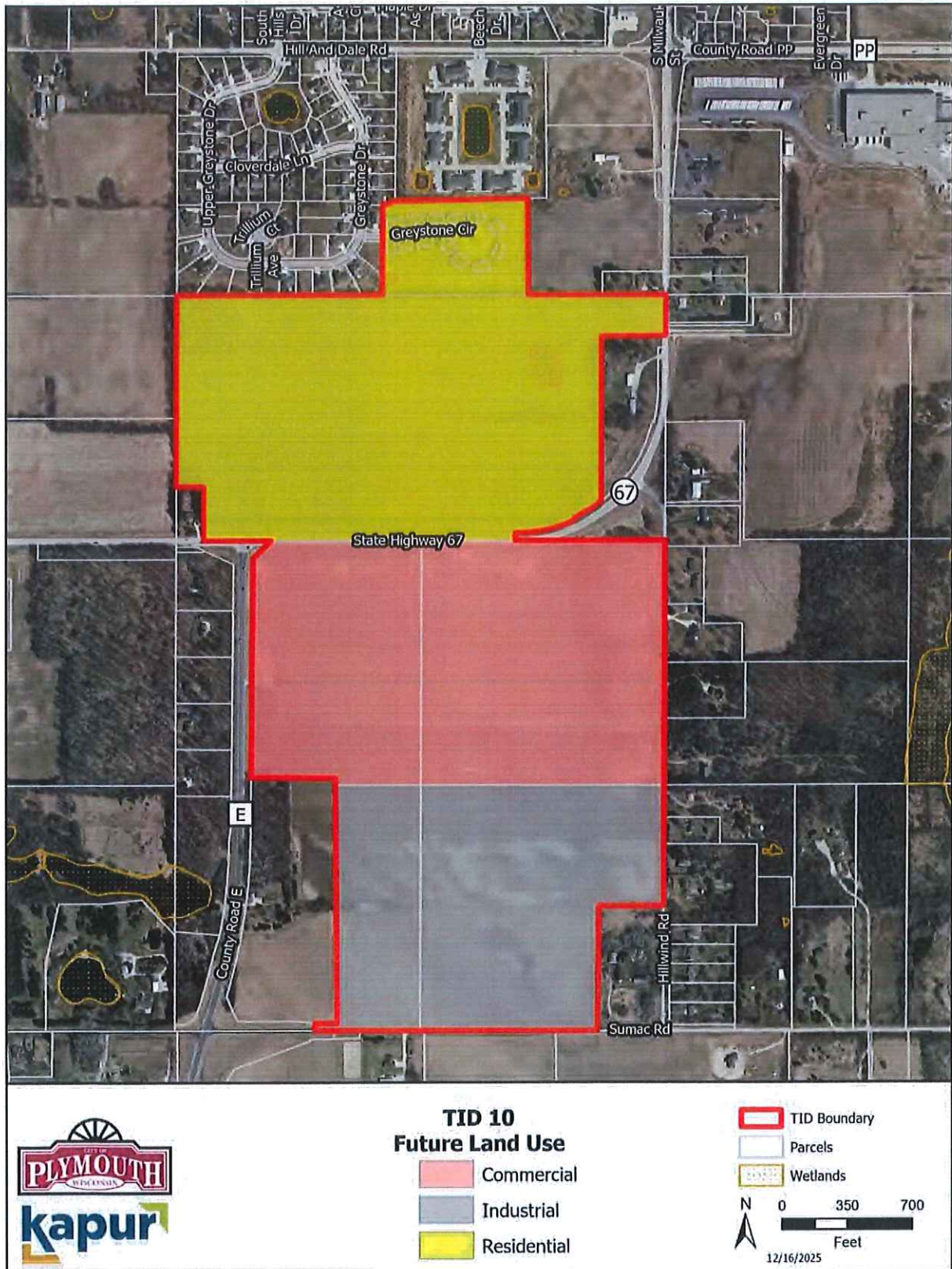
Financing Costs

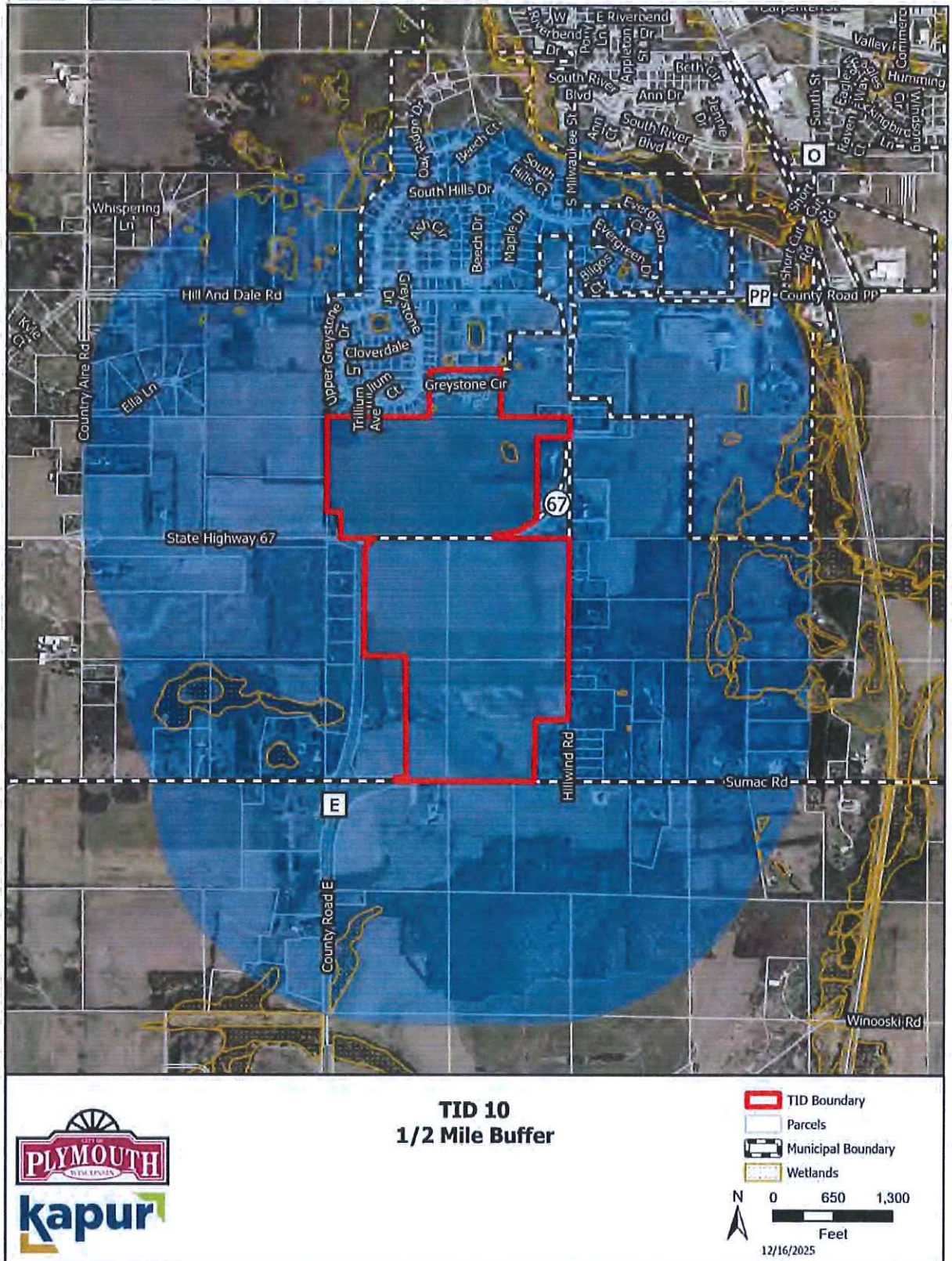
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

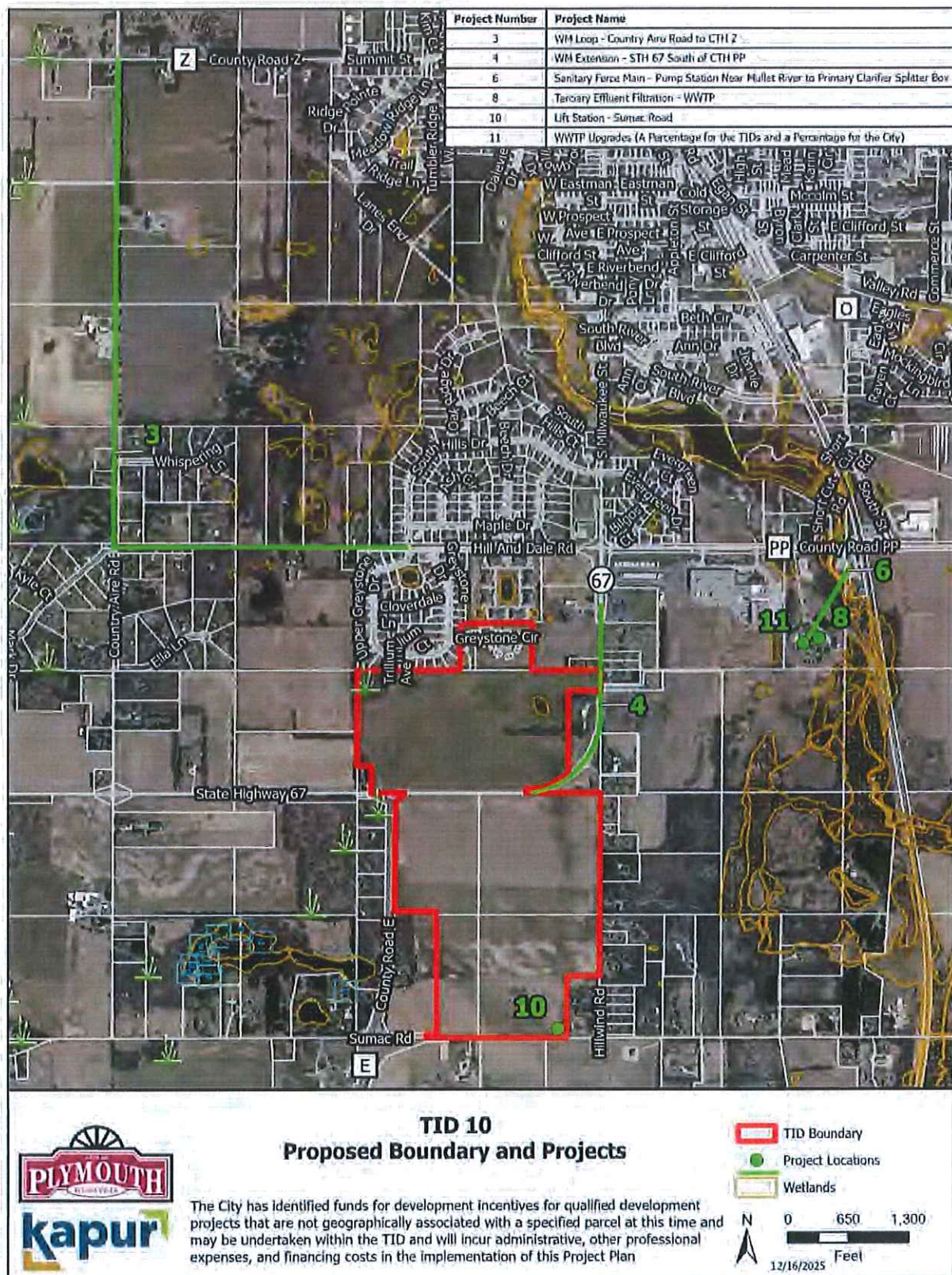
SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.







SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs. Only the items highlighted in green are currently funded through this plan.

City of Plymouth, Wisconsin						
Tax Increment District No. 10						
Detailed List of Estimated Project Costs						
Project Name/Type	Est. Cost		Ongoing	Non-Project Costs	Totals	1/2 Mile
	Phase I					
Water Main Loop (allocation - unfunded)	1,000,000					
Water Main Extension	375,000			850,000	1,850,000	1,000,000
Sanitary Force Main (allocation)	400,000				375,000	375,000
WWTP Facility Plan (allocation)	50,000			1,100,000	1,500,000	400,000
Tertiary Effluent Filtration (allocation - unfunded)	1,500,000			100,000	150,000	2026
Sumac Road Lift Station (allocation - unfunded)	1,500,000			3,500,000	5,000,000	2027
WWTP Upgrades (allocation - unfunded)	1,500,000				1,500,000	2032
Development Incentives		13,707,758		33,500,000	35,000,000	2030
Interest on Long Term Debt		487,120			13,707,758	
Financing Costs	24,140				487,120	
Ongoing Planning & Administrative Costs			180,000		24,140	2026
Total Projects	6,349,140		14,374,878	39,050,000	59,774,017	6,275,000

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$57,100,000 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$13.89 per thousand of equalized value, and 2% annual economic appreciation, the Project would generate \$17,069,348 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Plymouth, Wisconsin						
Tax Increment District No. 10						
Development Assumptions						
Construction Year		Neumann Development		Pre - 3	Annual Total	Construction Year
		Units	Total Value			
1	2026	23	9,200,000	2,000,000	11,200,000	2026 1
2	2027	21	8,400,000	7,000,000	15,400,000	2027 2
3	2028	29	11,600,000	500,000	12,100,000	2028 3
4	2029	20	8,000,000		8,000,000	2029 4
5	2030	26	10,400,000		10,400,000	2030 5
Totals		119	47,600,000	9,500,000	57,100,000	

Table 2 – Tax Increment Projection Worksheet

City of Plymouth, Wisconsin

Tax Increment District No. 10

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
End of Expenditure Period
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Mixed Use	
February 10, 2026	
Jan 1,	2026
20	
15	2/10/2041
20	2047
Yes	3
No	

Base Value	9,054,300
Economic Change Factor	2.00%
Apply to Base Value	
Base Tax Rate	\$13.80
Rate Adjustment Factor	0.00%

Construction			Valuation		Economic	Total	Revenue	
	Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment
1	2026	11,200,000	2027	0	11,200,000	2028	\$13.80	154,560
2	2027	15,400,000	2028	224,000	26,824,000	2029	\$13.80	370,171
3	2028	12,100,000	2029	536,480	39,460,480	2030	\$13.80	544,555
4	2029	8,000,000	2030	789,210	48,249,690	2031	\$13.80	665,846
5	2030	10,400,000	2031	964,994	59,614,683	2032	\$13.80	822,683
6	2031	0	2032	1,192,294	60,806,977	2033	\$13.80	839,136
7	2032	0	2033	1,216,140	62,023,117	2034	\$13.80	855,919
8	2033	0	2034	1,240,462	63,263,579	2035	\$13.80	873,037
9	2034	0	2035	1,265,272	64,528,851	2036	\$13.80	890,498
10	2035	0	2036	1,290,577	65,819,428	2037	\$13.80	908,308
11	2036	0	2037	1,316,389	67,135,816	2038	\$13.80	926,474
12	2037	0	2038	1,342,716	68,478,532	2039	\$13.80	945,004
13	2038	0	2039	1,369,571	69,848,103	2040	\$13.80	963,904
14	2039	0	2040	1,396,962	71,245,065	2041	\$13.80	983,182
15	2040	0	2041	1,424,901	72,669,966	2042	\$13.80	1,002,846
16	2041	0	2042	1,453,399	74,123,366	2043	\$13.80	1,022,902
17	2042	0	2043	1,482,467	75,605,833	2044	\$13.80	1,043,360
18	2043	0	2044	1,512,117	77,117,950	2045	\$13.80	1,064,228
19	2044	0	2045	1,542,359	78,660,309	2046	\$13.80	1,085,512
20	2045	0	2046	1,573,206	80,233,515	2047	\$13.80	1,107,223
Totals		57,100,000	23,133,515		Future Value of Increment			17,069,348

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The City anticipates funding public infrastructure projects through the issuance of long-term debt. Table 3. provides a summary of the District's financing plan.

Table 3 - Financing Plan

City of Plymouth, Wisconsin		
Tax Increment District No. 10		
Estimated Financing Plan		
		DEBT ISSUES
		G.O. Promissory Note 2026
Projects		
Phase I		825,000
Total Project Funds		<u>825,000</u>
Other Funds		
Capitalized Interest		95,998
Estimated Finance Related Expenses		
Municipal Advisor		5,730
Bond Counsel		3,371
Disclosure Counsel		0
Rating Agency Fee		3,236
Paying Agent		115
Underwriter Discount	12.50	11,688
Total Financing Required		945,137
Estimated Interest	3.00%	(12,375.00)
Assumed spend down (months)	6	
Rounding		2,238
Net Issue Size		935,000

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2047 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Plymouth, Wisconsin

Tax Increment District No. 10

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures				Balances		
	Tax Increments	Debt Proceeds	Total Revenues	Total Debt Service	MRO #1 Neumann	MRO #2 Pre-3	Public Improvements	Ongoing Planning & Administratio	Total Expenditures	Liabilities Outstanding
2026		920,998	920,998	0			825,000	30,000	855,000	65,998
2027			0	55,823				10,000	65,823	175
2028	154,560		154,560	37,215	107,916			10,000	155,131	(396)
2029	370,171		370,171	71,646	208,606			10,000	290,253	79,919
2030	544,555		544,555	75,438	348,846	117,990		10,000	552,274	71,803
2031	665,846		665,846	74,138	449,663	117,990		10,000	651,791	85,858
2032	822,683		822,683	72,798	580,649	117,990		5,000	776,436	132,105
2033	839,136		839,136	76,330	592,262	117,990		5,000	791,582	179,659
2034	855,919		855,919	74,733	604,107	117,990		5,000	801,829	233,749
2035	873,037		873,037	73,090	616,189	117,990		5,000	812,269	294,517
2036	890,498		890,498	71,414	628,513	117,990		5,000	822,917	362,099
2037	908,308		908,308	74,595	641,083	117,990		5,000	838,668	431,739
2038	926,474		926,474	72,620	653,905	117,990		5,000	849,515	508,699
2039	945,004		945,004	75,493	666,983	117,990		5,000	865,465	588,237
2040	963,904		963,904	73,224	680,322	117,990		5,000	876,536	675,605
2041	983,182		983,182	75,808	693,929	117,990		15,000	902,726	756,060
2042	1,002,846		1,002,846	73,243	707,807	117,990		5,000	904,040	854,866
2043	1,022,902		1,022,902	75,539	721,964	117,990		5,000	920,492	957,276
2044	1,043,360		1,043,360	72,695	736,403	117,990		5,000	932,088	1,068,549
2045	1,064,228		1,064,228	74,708	751,131			5,000	830,838	1,301,938
2046	1,085,512		1,085,512	71,575	766,154			5,000	842,729	1,544,722
2047	1,107,223		1,107,223	0	781,477			15,000	796,477	781,477
Totals	17,069,348	920,998	17,990,345	1,422,120	11,937,908	1,769,850	825,000	180,000	16,134,878	1,855,467

Notes:

PROJECTED CLOSURE YEAR

END OF EXP. PERIOD

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Plymouth for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

Building Codes and Ordinances

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

SECTION 13:

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

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and needed housing.

SECTION 15:

List of Estimated Non-Project Costs

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

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

The Plan includes the following non-project costs:

<u>Project Name/Type</u>	<u>Non-Project Costs</u>
Water Main Loop (allocation - unfunded)	850,000
Sanitary Force Main (allocation)	1,100,000
WWTP Facility Plan (allocation)	100,000
Tertiary Effluent Filtration (allocation - unfunded)	3,500,000
WWTP Upgrades (allocation - unfunded)	33,500,000

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

Legal Opinion Found on Following Page.



HOPP NEUMANN HUMKE^{LLP}

February 2, 2026

Mayor Donald O. Pohlman
City of Plymouth
128 Smith St
Plymouth, Wisconsin 53073

RE: Project Plan for Tax Incremental District No. 10

Dear Mayor Pohlman:

Wisconsin Statute § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute § 66.1105.

As City Attorney for the City of Plymouth, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Plymouth Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute § 66.1105.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Crystal H. Fieber', written over a horizontal line.

Crystal H. Fieber
e-mail: crystal.fieber@hopplaw.com

CHF/cb

C:\9431\424283.docx

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RETIRED J. Phil Mueller
Alexander Hopp 1955-1999 • Roland M. Neumann 1986-2008 • H.C. Humke 1963-2009

2124 Kohler Memorial Drive | Suite 310 | Sheboygan, WI 53081 | PH 920-457-8400 | FX 920-457-8411

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Plymouth, Wisconsin Tax Increment District No. 10 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Sheboygan County	City of Plymouth	School District of Plymouth	Lakeshore Technical College	Total	Revenue Year
2028	29,440	68,904	51,566	4,650	154,560	2028
2029	70,508	165,024	123,501	11,138	370,171	2029
2030	103,723	242,765	181,681	16,385	544,555	2030
2031	126,826	296,838	222,148	20,034	665,846	2031
2032	156,699	366,757	274,474	24,753	822,683	2032
2033	159,833	374,092	279,963	25,248	839,136	2033
2034	163,030	381,573	285,562	25,753	855,919	2034
2035	166,291	389,205	291,274	26,268	873,037	2035
2036	169,617	396,989	297,099	26,794	890,498	2036
2037	173,009	404,929	303,041	27,329	908,308	2037
2038	176,469	413,027	309,102	27,876	926,474	2038
2039	179,998	421,288	315,284	28,433	945,004	2039
2040	183,598	429,714	321,590	29,002	963,904	2040
2041	187,270	438,308	328,021	29,582	983,182	2041
2042	191,016	447,074	334,582	30,174	1,002,846	2042
2043	194,836	456,016	341,273	30,777	1,022,902	2043
2044	198,733	465,136	348,099	31,393	1,043,360	2044
2045	202,707	474,439	355,061	32,021	1,064,228	2045
2046	206,762	483,927	362,162	32,661	1,085,512	2046
2047	210,897	493,606	369,405	33,314	1,107,223	2047
Totals	3,251,263	7,609,610	5,694,888	513,586	17,069,348	



DATE: February 5, 2026

TO: Mayor and Common Council

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Approval of Development Agreement with Sargento Cheese Inc

Background: Over the past year, staff has been in discussions with Sargento Cheese Inc. regarding the construction of a new manufacturing facility on the southeast corner of STH 57 and CTH PP. The proposed facility would be approximately 384,000 square feet with an estimated assessed value of \$88.2 million and a target completion in 2029. This Development Agreement would coincide with the establishment of Tax Increment District (TID) #9, which appears just prior on the agenda. This is anticipated to be the largest single development in the City of Plymouth's history.

In June 2025, Sargento submitted a TIF Application for the new facility, with a revised application submitted in October 2025. Since that time, City staff, the City Attorney, and Ehlers have worked with Sargento to develop terms that accurately reflect public infrastructure needs, estimated equalized values, and projected incremental tax revenues. As of February 6, 2026, staff has reached agreement on a Development Agreement with Sargento.

Under the proposed framework, Sargento will support city borrowing of approximately \$6,000,000 (principal) for infrastructure projects that support both the facility and the broader community. These include approximately 75 percent of a Water Main Loop, 27 percent of a new community Drinking Well, 53 percent of the Sanitary Force Main, 33 percent of the Facilities Study, and 50 percent of the Tertiary Effluent Filtration at the WWTP. In summary, these are major water, wastewater, and planning investments that support the new facility and increase system resiliency for the broader community. Sargento would receive an 85 percent Municipal Revenue Obligation (MRO) of available tax increment (after debt service and administrative fees), up to a total cap of \$12,000,000. In other words, the TID increment is first applied to required annual debt service and administrative costs, and then 85% of the remaining available increment is then applied to the MRO until the cap is reached. The current estimate of the MRO is approximately \$11.6 million, and will adjust based on actual debt required, assessed building value, and the tax rate.

The agreement also includes a deficiency (shortfall) payment mechanism to protect the City's ability to meet debt service obligations if increment is delayed or assessed values come in lower than projected. If deficiency payments are made and the project is ultimately assessed at a higher value than projected, those deficiency payments would be returned at the end of the project term, to the extent sufficient increment is available and after all required debt and MRO payments are satisfied. The agreement includes additional provisions related to assignability, remedies, eligible costs, term, and other customary development agreement provisions.

City staff, the City Attorney, and Ehlers are comfortable with the Development Agreement as presented. In summary, this Development Agreement establishes a long-term partnership that supports major industrial investment in Plymouth while also advancing community-wide infrastructure priorities.

Strategic Plan Alignment: The Sargento Development agreement advances key goals from the City's 2023–2026 Strategic Plan:

- Outcome: Expanded Economic Development
- Outcome: TIF District Utilization Expanded
- Outcome: Sufficient finances for future needs

Staff Recommendation: Approval of Development Agreement with Sargento Cheese Inc

Attachments: Development Agreement

DEVELOPMENT AGREEMENT FOR
SARGENTO CHEESE INC.
(TID No. 9)

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is entered into on this ____ day of February, 2026, by and between the **CITY OF PLYMOUTH**, a municipal corporation, maintaining its principal offices at Wisconsin 53073 (hereinafter “**CITY**”) and **SARGENTO CHEESE INC.**, a Wisconsin corporation, maintaining its principal office at 1 Persnickety Place, Plymouth, Wisconsin 53073, (hereinafter “**DEVELOPER**”).

RECITALS

WHEREAS, DEVELOPER, has acquired the real property described on **Exhibit A** attached hereto, located at the southeast corner of the intersection of County Trunk Highway PP and State Highway 57 in the City of Plymouth, Sheboygan County, Wisconsin (the “Property”), and intends to construct an approximately 384,000 square foot manufacturing facility on the Property (the “Development”);

WHEREAS, the CITY and DEVELOPER anticipate the Development will create approximately Eighty-Eight Million Two Hundred Thousand and No/100 US Dollars (\$88,200,000) of equalized value on the Property;

WHEREAS, the CITY has created Plymouth’s Tax Incremental District No. 9 (“TID 9”), an Industrial Tax Increment District to, among other things, support the development of the Property and fund the necessary amenities to support the intended use. TID 9 includes the Property in order to fund a portion of the total public investment both within TID 9 and required for the Development; and

WHEREAS, the CITY intends to support the Development by (i) undertaking the public improvements listed in the attached **Exhibit B** and by (ii) providing the **DEVELOPER** with a municipal revenue obligation of up to Twelve Million and No/100 US Dollars (\$12,000,000) (“PAYGO MRO”); and

WHEREAS, DEVELOPER would not construct the Development but for the terms and provisions contained in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the terms contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the **CITY** and the **DEVELOPER** agree as follows:

1. **Recitals Incorporated.** The Recitals set forth above are incorporated herein and made an enforceable part of this Agreement.

2. **Representations and Warranties of the CITY.** The **CITY** represents and warrants that:

(a) The **CITY** is a public body corporate and politic duly organized and existing under the laws of the State of Wisconsin.

(b) The parties signing this Agreement for the CITY have been fully authorized to execute this Agreement on behalf of the **CITY**.

(c) The current base value for the Property is Two Hundred Forty-Six Thousand Four Hundred and 00/100 Dollars (\$246,400.00) (Tax parcel: 59271822696). The final base value of the Property for TID 9 will be determined as of January 1, 2026.

(d) The **CITY** makes no representations or warranties, either express or implied, as to the Property, its condition, or that the Property is suitable for **DEVELOPER**'s intended purposes or needs.

(e) The **CITY** created TID 9 on February 10, 2026.

(f) The **CITY** has determined that funding public assistance as an annual conditional obligation up to and including December 31, 2047 in accordance with the terms and conditions set forth herein and as contemplated by this Agreement, is of public benefit and contributes to the general welfare of its citizens because the Development will create temporary construction positions and retain a significant employer within the City of Plymouth.

3. **Representations and Warranties of DEVELOPER.** **DEVELOPER** represents and warrants that:

(a) The **DEVELOPER** is a Wisconsin corporation and is authorized to execute this Agreement.

(b) The parties signing this Agreement for **DEVELOPER** have full power and authority to execute this Agreement on behalf of **DEVELOPER** and to bind **DEVELOPER** to the covenants, terms and conditions contained in this Agreement.

(c) **DEVELOPER** would not construct the Development but for the **CITY**'s (i) construction of the public improvements set forth in **Exhibit B** (the "Public Improvements"), and (ii) the development incentive provided in the form of the PAYGO MRO attached hereto as **Exhibit C**.

(d) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the covenants, terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the covenants, terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement, by-laws or instrument of whatever nature to which **DEVELOPER** is now a party or by which it is bound, or constitutes a default under any of the foregoing.

4. **Obligations of CITY.**

(a) The **CITY** will construct the Public Improvements as set forth in **Exhibit B** to support the Development and the broader community. Subject to delay due to Force Majeure Events, the City shall use reasonable efforts to complete the Public Improvements on or before the dates set forth in **Exhibit B**.

(b) The **CITY** will borrow approximately Six Million Thirty Thousand and No/100 US Dollars (\$6,030,000) but no more the Seven Million Five Hundred Thousand and no/100 US Dollars (\$7,500,000) through a series of General Obligation Promissory Notes (the "G.O. Promissory Notes") for the purpose of constructing the Public Improvements, including paying the City's hard and soft

construction costs. **Exhibit D** depicts the anticipated increments and the annual debt service schedule on both the G.O. Promissory Notes and the PAYGO MRO for the Required Value; **Exhibit D-1** depicts the anticipated cash flow projection and deficiency payment for a value of \$100 million; **Exhibit D-2** depicts the anticipated cash flow projection for a value of \$80 million. **Exhibit D-1** and **Exhibit D-2** are for illustration purposes only. **Exhibit D** will be revised to reflect actual principal and interest on the G.O. Promissory Notes when they are issued and the parties shall execute an amendment to this Agreement to such effect.

(c) The **CITY** will provide an annual PAYGO MRO payment to **DEVELOPER** as more fully set forth in Section 11 below.

5. **Obligations of DEVELOPER.**

(a) Subject to delay due to Force Majeure Events, **DEVELOPER** shall construct taxable real property improvements on the Property to create a total equalized value (including the current increment set forth in Section 2(c) above) of at least Eighty Eight Million Two Hundred Thousand and No/100 Dollars (\$88,200,000) (the "Required Value") before January 1, 2029 and shall maintain such assessed values until the G.O. Promissory Notes have been paid in full or defeased. In the event of a violation of the covenants contained in this Section 5(a), the **CITY** may demand that **DEVELOPER** pay any shortfall on the regularly scheduled principal and interest payments on the G.O. Promissory Notes caused by such violation and, in the event **DEVELOPER** fails to pay such shortfall, only then shall **DEVELOPER** be in default under this Agreement and thereafter the **CITY** may exercise any other rights or remedies contained herein.

(b) If **DEVELOPER** fails to construct the Required Value, **DEVELOPER** shall pay to **CITY**, annually, an amount equal to the regularly scheduled principal and interest payments on the G.O. Promissory Notes until such time as the G.O. Promissory Notes have been paid in full (the "Deficiency Payment"). The Deficiency Payment shall be due annually for any year through 2047, for which the Property does not generate enough tax increment to pay the G.O. Promissory Notes. The Deficiency Payment shall be due on or before July 31, 2030, and each July 31st thereafter until the equalized value of the Property exceeds the Required Value. In no event shall **DEVELOPER's** failure to create the Required Value constitute a breach or default by **DEVELOPER** hereunder so long as the tax increments created by Property are sufficient to pay the regularly scheduled principal and interest payments on the G.O. Promissory Notes as set forth on **Exhibit D** attached hereto or so long as the **DEVELOPER** has timely made the Deficiency Payment.

(c) If, while the District remains open, the **DEVELOPER** has made Deficiency Payments, but the Development later generates excess increment such that both the G.O. Promissory Notes and the PAYGO MRO have been paid, any excess increment shall be paid to the **DEVELOPER** to be reimbursed to **DEVELOPER** for its Deficiency Payments.

6. **Conditions Precedent to CITY's Obligations.** **CITY's** obligation to perform as contemplated herein shall require the satisfactory completion, in **CITY's** reasonable discretion, of each of the following conditions:

(a) All representations and warranties of **DEVELOPER** set forth in this Agreement are true, complete and correct.

(b) All covenants and obligations of **DEVELOPER** under this Agreement have been timely performed, observed and satisfied.

7. **Conditions Precedent to DEVELOPER's Obligations.** DEVELOPER's obligation to perform its obligations as contemplated herein shall require the DEVELOPER to have received a building permit and final approvals from the State of Wisconsin, County of Sheboygan and CITY for the Development, upon terms satisfactory to DEVELOPER, with construction of improvements anticipated to be completed in 2029.

8. **Declaration and Estoppels.** The DEVELOPER shall record a memorandum of this Agreement against the Property in the Sheboygan County Register of Deed's Office, in the form attached hereto as **Exhibit E**. Upon the request of the DEVELOPER, its successors or assigns, the CITY agrees to issue one or more estoppel certificates making any reasonable certifications the DEVELOPER may request, including but not limited to whether there are then any defaults or breaches under this Agreement.

9. **DEVELOPER's Professional Fee Payment.** DEVELOPER agrees to pay the cost of the CITY's consultants, including financial advisory, engineering and legal fees, incurred to date in connection with the Development (the "Consultant Fees"). Simultaneously with the execution of this Agreement, the DEVELOPER shall pay these Consultant Fees listed in the **Exhibit F** equal to \$4,560.75. The CITY represents to the DEVELOPER that the Consultant Fees listed in **Exhibit F** are the only Consultant Fees due from Developer and that these Consultant Fees were charged at the same rates for the services as the consultants customarily charge the CITY for similar services.

10. **Easement.** After execution of this Agreement, but before July 1, 2027, the parties agree to enter into an easement agreement for the placement of a CITY well, with an approximately sixty (60) foot by sixty (60) foot building, on the Property. As part of such agreement, DEVELOPER will also provide CITY with ingress and egress rights. In the event the parties cannot reach such an agreement, CITY, in its sole discretion, will establish a well in such location as it deems best serves the public interest.

11. **Development Incentive Payment.** At the time of issuance of the occupancy permit for the Development, the CITY will execute the PAYGO MRO in the principal amount of Twelve Million and No/100 Dollars (\$12,000,000), in the form attached hereto as **Exhibit C**, to incent the DEVELOPER to complete the Development, but strictly subject to the terms of this Section 11. In the event of any conflict between **Exhibit C** and this Agreement, this Agreement shall control. As shown in the attached **Exhibit D**, as amended pursuant to Section 4(b) above, the amount due to DEVELOPER on the MRO shall be paid solely from 85% of the annual tax increment generated from the Development after the CITY's payment of debt service on the G.O. Promissory Notes and administrative fees, and collected by the CITY through the life of TID 9 or the 2046 tax year (payable in 2047), whichever is longer, until the entire principal amount due under the PAYGO MRO and this Agreement have been paid in full. In other words, the tax increment shall be applied in the following order of priority until each of the following is paid in full:

- (a) Annual payments of principal and interest on the G.O. Promissory Notes.
- (b) Annual payments of the TIF administration fee.
- (c) Annual payments of the balance of 85% of the increment collected shall be used to pay down the PAYGO MRO until the entire principal amount due under the PAYGO MRO is satisfied.
- (d) Any remaining increment, after paying off the the G.O. Promissory Notes in full and paying off the PAYGO MRO in full, shall be used to reimburse the DEVELOPER for its Deficiency Payments, if any.

The **CITY** will make annual payments on the PAYGO MRO commencing in the first year in which the **CITY** collects tax increment generated from the Property, but only after making regularly scheduled payments on the G.O. Promissory Notes and TIF administration fees, and continue until all payments due under the PAYGO MRO have been paid in full or forgiven pursuant to the terms of this Agreement and the PAYGO MRO. The payment shall be paid to **DEVELOPER** not later than November 1 of each year. In each year the Common Council shall include the appropriation of available tax increment in the **CITY** budget to pay the PAYGO MRO and, if applicable, to reimburse any Deficiency Payments. If the Common Council determines not to appropriate any portion of such available tax increment, written notice thereof shall be provided to the **DEVELOPER** within fifteen (15) days of the **CITY**'s budget adoption.

12. **Property and Development Shall Be Taxable.** **DEVELOPER**, as an inducement to **CITY** to proceed with the City Improvements, hereby represents and agrees, for itself, its successors and assigns, as follows:

(a) That the Development and the Property will be fully taxable pursuant to Wisconsin Property Tax Laws. **DEVELOPER** further represents and agrees for itself, its successors and assigns, that during the life of the TID 9 the **DEVELOPER** shall take no action(s) or advocate any position or change in state law which would jeopardize or call into question the taxability of the Development and the Property under Wisconsin Property Tax Laws.

(b) Notwithstanding section 12(a), above, in the event that the Development, or the Property, or any part thereof, is determined at any time to be exempt from real property taxation under Wisconsin Tax Laws, **DEVELOPER**, for itself, its successors and assigns, agrees to make (during the statutory life of the District) annual payments in lieu of taxes to **CITY** in the amounts and within the time periods that would otherwise be required if the Development and the Property were fully taxable under Wisconsin Property Tax Laws, in recognition of the valuable governmental services and benefits available and/or provided to the Development and the Property by the **CITY**.

13. **Authority and Approvals.** The **DEVELOPER** shall be responsible for obtaining all state, county, and **CITY** approvals required for this Development. The **CITY** shall cooperate with Developer throughout the development and construction of the Development and the term of this Agreement and shall reasonably promptly review and/or process all complete submissions and applications made by **DEVELOPER** in connection the Development in accordance with applicable **CITY** ordinances.

14. **General Indemnification Agreement.** Except to the extend caused by the acts of omissions of the **CITY**, its officers, employees, agents, staff, and attorneys, **DEVELOPER** shall defend, indemnify, and hold harmless the **CITY**, its elected and appointed officers, employees, agents, staff, and attorneys from and against all claims, actions, suits, judgments, liabilities, loss, and expenses, including reasonable attorney's fees and litigation costs, arising out of damages or injuries to persons or property to the extent they are caused by a negligent or intentional act, error, or omission, misconduct, or other fault of the **DEVELOPER**, or its agents, contractors, subcontractors, or employees in the performance of its obligations under this Agreement or arising directly or indirectly from this Agreement. This agreement of indemnification shall survive termination of this Agreement for a period of two (2) years.

15. **No Agency Relationship Created.** **DEVELOPER** is not an agent of the **CITY** and does not possess any actual or implied authority to act for or on behalf of the **CITY**, with respect to the Property and the Development or any other matter. **DEVELOPER** shall not be an additional insured under the **CITY**'s insurance policy. The **CITY** shall not have any obligation to indemnify or defend

DEVELOPER related to any liability attributable to **DEVELOPER** or any matter arising out of, directly or indirectly, this Agreement.

16. **Default.**

(a) In the event either party hereto defaults on any payment obligation required by this Agreement, and such default continues for more than a period of sixty (60) days after written notice from the non-defaulting party, then the aggrieved party shall be entitled to all its rights and remedies at law or in equity. All payments required by this Agreement shall be due and payable in full on the dates indicated herein, or within sixty (60) days from written demand. Any sum or sums not received by the on the dates indicated herein, or within sixty (60) days of written demand shall be charged interest at the rate of 1.5% per month (18% per annum) for any month or portion of any month that said sum remains unpaid. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times of any other rights or remedies for the same default or any other default by the other party. Notwithstanding anything to the contrary contained in this Agreement, neither party shall be entitled to recover punitive damages resulting from any breach or default by the other party under this Agreement. In the event of a default by either party, all reasonable fees, costs and expenses incurred by the non-defaulting party, including reasonable attorneys fees, in connection with the enforcement of this Agreement shall be paid by the defaulting party, including without limitation the enforcement of the non-defaulting party's rights in any bankruptcy, reorganization or insolvency proceeding.

(b) The **CITY** shall, in addition to any other remedies provided for at law or in equity, be authorized to impose special charges against the Property pursuant to Wis. Stat. § 66.0627 or to impose special assessments under Wis. Stat. § 66.0703 for any outstanding payments due from the **DEVELOPER**. However, once the **DEVELOPER** completes the initial construction of the Development and the Development achieves (even if for only one (1) year) the Required Value, the **CITY** shall thereafter no longer have the right to impose special charges under this Section 16(b).

17. **Term.** The term of this Agreement shall commence upon the full execution of this Agreement and shall continue in full force and effect until **DEVELOPER** and **CITY** have satisfied all obligations required of it by this Agreement. The parties agree on behalf of themselves and their successors in interest and assigns, notwithstanding any contrary provision of law or equity that this Agreement shall continue in effect throughout its term. The **CITY** and the **DEVELOPER** agree that upon the **DEVELOPER's** request after satisfaction of **DEVELOPER's** obligations herein, the parties shall promptly execute a recordable document terminating this Agreement.

18. **Transfer.** Subject to the terms of this Section 18, all of the terms and conditions set forth herein are intended to be and shall be construed as covenants (and not conditions) running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto and their respective heirs, successors and/or assigns. This Agreement and the PAYGO MRO may be assigned in whole or in part by the **DEVELOPER** to any owner(s) of all or any portion of the Property, but only with the **CITY's** prior written consent, which will not be unreasonably withheld, conditioned or delayed. However, notwithstanding the foregoing, this Agreement and the PAYGO MRO may be freely assigned, without the **CITY's** consent to:

(a) a wholly owned subsidiary of the **DEVELOPER**,

(b) an entity into which **DEVELOPER** merges, or

(c) to **DEVELOPER**'s lender or lenders, and their successors or assigns, as part of a collateral assignment of the PAYGO MRO;

(d) to an entity which acquires substantially all of the **DEVELOPER**'s assets (items 18(a)-(d) hereinafter a "Permitted Transfer")

In the case of a Permitted Transfer, (1) the **DEVELOPER** shall not be released from its obligations hereunder and (2) the **DEVELOPER** must provide the **CITY** with prior written notice of such assignment. Except in the case of a Permitted Transfer, if the **DEVELOPER** assigns this Agreement without the **CITY**'s advance written consent, then the **CITY**'s obligation to make payments in connection under the PAYGO MRO shall terminate and be of no further force of effect and the **DEVELOPER** shall not be released from its obligations hereunder, but its successor or assignee shall, as owner of the Development, be liable hereunder. In the event of any assignment consented to in writing by **CITY** (other than a Permitted Transfer), **DEVELOPER** shall be released from its obligations hereunder with respect to the Property (or a portion thereof), provided the assignee(s) agree to be bound by the applicable terms of this Agreement.

19. **Other Terms.**

(a) **Entire Agreement.** This Agreement and the ancillary documents contemplated herein constitute the entire agreement between the parties hereto. This Agreement shall not be altered or amended, except by agreement in writing, executed by the parties hereto.

(b) **Severability.** If any provisions, or portions thereof, of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected hereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(c) **Binding Effect.** This Agreement and each and all of the terms, covenants, and conditions hereof, shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and/or assigns, and no third party, other than such heirs, personal representatives, successors, and/or assigns, shall be entitled to enforce any term, covenant or condition of this Agreement or have any rights hereunder. Until this Agreement is terminated, all of the covenants, agreements, terms and conditions of this Agreement shall run with the Property and inure to the benefit of and be binding upon the **CITY** and the **DEVELOPER**, its agents or affiliates, and their respective successors and assigns during the term of this Agreement.

(d) **Survival.** All of the terms, conditions, and provisions of this Agreement that are intended to survive termination of this Agreement, including but not limited to, all indemnification provisions, shall survive the termination of this Agreement for a period of two (2) years.

(e) **Time is of Essence.** The times of performance of the terms and requirements of this Agreement and of the satisfaction and waiver of the conditions hereof are essential to the whole of this Agreement.

(f) **Waiver.** No delay or omission by any of the parties hereto, or their heirs, successors, and/or assigns, to exercise any right or power accruing upon any non-compliance or failure of performance by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either of the parties hereto, or their heirs,

successors, and/or assigns, of any of the covenants, conditions or agreements hereof to be performed by another shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement herein contained.

(g) **Force Majeure.** The obligations of any of the parties hereunder, other than payment or monetary obligations, shall be suspended to the extent that it is hindered or prevented from complying therewith because of labor disturbances, including earthquake, war, strikes and lockouts, material or labor shortages, market or economic conditions, riot, acts of God, fires, storms, flood, accidents, public health emergencies, labor disputes, governmental restrictions, judicial order, lack of timely performance by public utilities or permitting authorities, or any cause whatsoever beyond the control of the parties (“Force Majeure”). If a party is delayed or prevented from timely commencing or completing construction due to Force Majeure (“Force Majeure Event”), performance of such act shall be excused for the period of such delay and the time for the performance of any such act shall be extended for a period equivalent to such delay. A Force Majeure Event shall not, in any event, extend the time for payment under the PAYGO MRO.

(h) **Headings.** The headings in this Agreement are for convenience and reference only, and in no way define or limit the scope and content of this Agreement or in any way affect its provisions.

(i) **Notices.** Any notice, demand, or statement required or permitted to be given under this Agreement shall be in writing and be deemed to have been properly given or served if: (i) personally delivered to the other party; (ii) sent by overnight courier; or (iii) deposited in the United States mail, postage prepaid and addressed to the address set forth below:

If to **CITY:** City of Plymouth
Attn: City Administrator
128 Smith St.
Plymouth, WI 53073

With a copy to: City Attorney Crystal Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

If to **DEVELOPER:** Sargento Cheese, Inc.
c/o Chad Hamilton
1 Persnickety Pl
Plymouth, WI 53073

With a Copy to: Quarles & Brady LLP
33 East Main Street
Suite 900
Madison, Wisconsin 53703
Attention: Douglas S. Buck, Esq.

(j) **Change of Address.** Any party hereto may change the address to which notices to such party shall be sent, by written notice to the other parties given in accordance with this Agreement. At such time as a party transfers its interest under this Agreement so as to create a new party in interest, the previous party in interest or such new party in interest shall send notice to the other parties of the name and address to which notice to the new party shall be sent or delivered. Until such time as such notice is

given, the previous party in interest shall be deemed to be the agent for such new party in interest for purposes of receipt of service of notices.

(k) **Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. Any action to enforce or concerning this Agreement shall be brought in the Circuit Court for Sheboygan County, Wisconsin.

(l) **Immunity.** Nothing contained in this Agreement constitutes a waiver of the **CITY's** sovereign or governmental immunities under applicable law.

(m) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

(n) **CITY Authorization.** The Mayor and Clerk are hereby authorized, on behalf of the **CITY**, to execute all documents convenient or necessary to carry out the terms of this Agreement and effect the transaction described herein.

(o) **Authority.** The persons executing this Agreement represent that they have the legal authority to bind the respective party for which such signature is made.

(p) **Consents.** The parties agree that whenever the consent or approval of a party is required hereunder, that such consent or approval shall not be unreasonably withheld, delayed or encumbered. With respect to consents or approvals by or from the **DEVELOPER**, Chief Operating Officer or Chief Executive Officer shall be the authorized person to grant such consents or approvals on behalf of **DEVELOPER**. With respect to consents or approvals by or from the **CITY**, the City Administrator/Utilities Manager shall be the authorized person to grant such consents or approvals on behalf of the **CITY**.

(q) **Mutual Drafting.** This Agreement is the result of negotiated agreement by the parties, and prior to the execution of this Agreement; each party had sufficient opportunity to have review of the document by legal counsel. Nothing in the Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any portion thereof or any attachments hereto.

[Signatures on following pages]

IN WITNESS WHEREOF, the **CITY** and the **DEVELOPER** have executed this Agreement as of the year and date indicated below.

CITY:

CITY OF PLYMOUTH

Dated: _____, 2026.

By: _____
Donald O. Pohlman, Mayor

Dated: _____, 2026.

By: _____
Anna Voigt, City Clerk

AUTHENTICATION

Signatures of Donald O. Pohlman and Anna
Voigt authenticated this _____ day of
_____, 2026.

Crystal Fieber

Title: Member State Bar of Wisconsin
State Bar No. 1061351

*(The remainder of this page intentionally blank;
Developer's signature page to follow.)*

IN WITNESS WHEREOF, the **CITY** and the **DEVELOPER** have executed this Agreement as of the year and date indicated below.

DEVELOPER:

SARGENTO CHEESE INC.

Dated: _____, 2026.

By: _____
, _____

STATE OF WISCONSIN)
)ss
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____, 2026,
_____, to me know to be the persons who executed the foregoing
instrument and acknowledged the same.

EXHIBIT A

Legal Description of Property

The Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Section 36, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin, EXCEPTING OUT that part conveyed for highway purposes as recorded in Volume 398, page 450/51 as Document No. 747325.

AND

The Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of Section 36, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin, EXCEPT commencing North 89° 27' 08" East 296.85 feet AND South 44° 20' 38" West, 56.67 feet from the Northwest corner of said section; thence South 44° 20' 38" West, 148.23 feet to the East Right of Way line of STH "57", South 0° 14' 52" East 201.50 feet North 89° 27' 08" East 495 feet North 0° 45' 52" West 306.5 feet to the South Right of Way line of CTH "PP", South 89° 27' 08" West, 390 feet to beginning, AND EXCEPT commencing at the Northeast corner of said 1/4; thence West 251.43 feet, South 1° 07' 20" West 346.5 feet, East 251.43 feet; thence North 1° 07' 20" East 346.5 feet to beginning, AND EXCEPT that part conveyed for highway purposes as recorded in Volume 398, pages 450/51 as Document No. 747325; AND EXCEPT that part conveyed for highway purposes as recorded as Document No. 1833722.

Also known as

Part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4, Section 36, Town 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin more particularly described as follows:

Commencing at the N 1/4 corner of said Section 36; thence S 89°29'23" W, 1,988.73 feet along the Northerly line of the NW 1/4 of said Section 36; thence S 00°30'37" E, 45.00 feet to a point on the Southerly Right of Way of C.T.H. 'PP' and the Point of Beginning; thence continue S 00°30'37" E, 301.50 feet; thence S 89°29'23" W, 497.00 feet to a point on the Easterly Right of Way of S.T.H. 57; thence S 00°30'37" E, 2,295.23 feet along said Easterly line to a point on the Southerly line of the NW 1/4 of said Section 36; thence N 89°35'32" E, 1,142.22 feet along said Southerly line; thence N 00°01'06" W, 2,297.46 feet along the Easterly line of the W 1/2 of the NW 1/4 of said Section 36; thence S 89°30'33" W, 251.40 feet; thence N 00°11'22" E, 301.33 feet to a point on the Southerly right of way line of C.T.H. 'PP'; thence S 89°29'23" W, 417.23 feet along said Southerly line to the point of beginning.

Parcel contains 2,769,854 square feet (63.59 acres) more or less.

Tax Parcel No. 59271822750

Exhibit B

City Public Improvements

Project ID	Project Name/Type	Sargento Allocation	Non-Project Costs	Estimated Total	Estimated Start	Estimated Completion
1	New Well (Allocation)	500,000	1,300,000	1,800,000	2026	2029
2	Water Main Loop (Allocation)	1,500,000	500,000	2,000,000	2026	2027
3	New Sanitary Force Main (Allocation)	800,000	700,000	1,500,000	2026	2028
4	Facilities Plan (Allocation)	50,000	100,000	150,000	2026	2027
5	Tertiary Effluent Filtration (Allocation)	2,500,000	2,500,000	5,000,000	2028	2029
	Total:	5,350,000	5,100,000	10,450,000		

EXHIBIT C

Form of Municipal Revenue Obligation

CITY OF PLYMOUTH MUNICIPAL REVENUE OBLIGATION \$12 MILLION

This Municipal Revenue Obligation (the "Obligation") is issued pursuant to Wis. Stat. § 66.0621 and shall be effective as of the date of execution by the City of Plymouth (the "City") and thereafter payable to Sargento Cheese Inc. and its successors and assigns ("Developer") in accordance with its terms.

RECITALS

- A. The City and Developer have entered into a certain TID No. 9 Development Agreement ("Development Agreement") approved by the Common Council of the City of Plymouth on _____, 2026.
- B. This Obligation is issued by the City pursuant to the Development Agreement.
- C. Terms that are capitalized in this Obligation that are not defined in this Obligation and that are defined in the Development Agreement shall have the meanings assigned to such terms by the Development Agreement.

TERMS OF OBLIGATION

1. **Promise to Pay; Developer's Condition.** The City shall pay to Developer the principal amount of Twelve Million and No/100 US Dollars (\$12,000,000), together with interest thereon at an annual rate of 0.000, solely from annual tax increment in accordance with the terms and conditions of this Obligation and the Development Agreement. In accordance with the terms of the Development Agreement and beginning on November 1 after the date of this Obligation and on each November 1 thereafter, 85% of the annual tax increment generated from the Property, after the City's payment of debt service on the G.O. Promissory Notes and TID No. 9 administrative fees, which are collected by the City through the life of TID No. 9 or the 2046 tax year (payable in 2047), whichever is longer, until the entire principal amount due under this Obligation and the Development Agreement have been paid in full. The obligation of the City to make any payment under this Obligation is conditioned upon (a) Developer paying the City on or before September 15th of each year all real estate taxes, special assessments, and special charges levied against the Property for the previous year and (b) Developer not being in default under the Development Agreement as of the date the payment is due. In the event Developer fails to satisfy such conditions precedent for payment for a given year, the payment for that year shall be forfeited. In the event that, on the date a payment is due under this Obligation, the Developer is in default of the Development Agreement (after notice and an opportunity to cure as set forth in Section 16 of the Development Agreement), the City may delay making a payment under this Obligation until such breach has been cured. Any payments on this Obligation shall be payable solely from and only to the extent that, as of November 1 each year after the date of this Obligation, the City has received annual tax increment generated from the Property and paid by Developer. In no case shall the term of this Obligation and the City's obligation to make payments hereunder extend beyond the termination date of the District and any amount remaining on this Obligation upon the termination of the district shall be forgiven. Nor shall the City be obligated to pay any amount not appropriated for such purpose by the Common Council. This Obligation shall terminate and the City's obligation to make payments under this Obligation shall be discharged, and the

City shall have no obligation and incur no liability to make any payments hereunder, after the earlier of (a) the closing of the district or (b) when the City has paid to Developer the principal amount of Twelve Million and No/100 US Dollars (\$12,000,000.00) and has reimbursed the Developer for the Deficiency Payments, if any.

2. **Limited Obligation of City.** This Obligation shall be payable solely from annual tax increment, shall not be a general obligation of the City, shall not constitute a charge against the City's general credit or taxing power, and shall not count against the City's constitutional debt limitation. The City shall not be subject to any liability hereunder, or be deemed to have obligated itself to pay Developer any amounts from any funds, except the annual tax increment, and then only to the extent and in the manner herein specified and as further defined in the Development Agreement.

3. **Subject to Annual Appropriations.** Each payment under this Obligation shall be subject to annual appropriation by the City of its annual tax increment in accordance with the requirements for revenue obligations.

4. **Prepayment Option and Early District Termination.** To satisfy in full the City's obligations under this Obligation, the City shall have the right to prepay all or a portion of the outstanding principal balance of this Obligation at any time, at par and without penalty, and from any source of funding. The prepayment option is available to provide the City the option of early termination of the District.

5. **Miscellaneous.** This Obligation is subject to Wisconsin tax increment law and to the Development Agreement.

CITY OF PLYMOUTH

Donald O. Pohlman, Mayor

(CITY SEAL)

Anna Voigt, City Clerk

REGISTRATION PROVISIONS

This Obligation shall be registered in registration records kept by the City of Plymouth, Sheboygan County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this Obligation may thereafter be transferred only upon presentation of this Obligation together with a written instrument of transfer in accordance with the Development Agreement and duly executed by the Registered Owner or his or her or its attorney, such transfer to be made on such records and endorsed hereon.

Date of Registration	Name of Registered Owner	Signature of City

EXHIBIT D

Schedules/Examples of Increment

City of Plymouth, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	246,400
District Creation Date	February 10, 2026		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2025	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$ 13.80
Expenditure Period/Termination	15	2/10/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2046		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2026	3,120,000	2027	0	3,120,000	2028	\$13.80	43,047
2 2027	72,680,000	2028	0	75,800,000	2029	\$13.80	1,045,819
3 2028	12,400,000	2029	0	88,200,000	2030	\$13.80	1,216,903
4 2029	0	2030	0	88,200,000	2031	\$13.80	1,216,903
5 2030	0	2031	0	88,200,000	2032	\$13.80	1,216,903
6 2031	0	2032	0	88,200,000	2033	\$13.80	1,216,903
7 2032	0	2033	0	88,200,000	2034	\$13.80	1,216,903
8 2033	0	2034	0	88,200,000	2035	\$13.80	1,216,903
9 2034	0	2035	0	88,200,000	2036	\$13.80	1,216,903
10 2035	0	2036	0	88,200,000	2037	\$13.80	1,216,903
11 2036	0	2037	0	88,200,000	2038	\$13.80	1,216,903
12 2037	0	2038	0	88,200,000	2039	\$13.80	1,216,903
13 2038	0	2039	0	88,200,000	2040	\$13.80	1,216,903
14 2039	0	2040	0	88,200,000	2041	\$13.80	1,216,903
15 2040	0	2041	0	88,200,000	2042	\$13.80	1,216,903
16 2041	0	2042	0	88,200,000	2043	\$13.80	1,216,903
17 2042	0	2043	0	88,200,000	2044	\$13.80	1,216,903
18 2043	0	2044	0	88,200,000	2045	\$13.80	1,216,903
19 2044	0	2045	0	88,200,000	2046	\$13.80	1,216,903
20 2045	0	2046	0	88,200,000	2047	\$13.80	1,216,903
Totals	88,200,000		0		Future Value of Increment		22,993,124

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Plymouth, Wisconsin

Tax Increment District No. 9

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures					Balances			Year
	Tax Increments	Debt Proceeds	Total Revenues	Total Debt Service	Sargento Dev Inc	Public Infrastructure	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2026		5,964,003	5,964,003	0		1,550,000	40,000	1,590,000	4,374,003	4,374,003	17,669,359	2026
2027	0		0	358,230		3,800,000	10,000	4,168,230	(4,168,230)	205,773	17,669,359	2027
2028	43,047		43,047	238,820			10,000	248,820	(205,773)	(0)	17,669,359	2028
2029	1,045,819		1,045,819	474,920			10,000	484,920	560,899	560,899	17,429,359	2029
2030	1,216,903		1,216,903	472,100	624,583		10,000	1,106,683	110,220	671,120	16,559,776	2030
2031	1,216,903		1,216,903	473,973	622,991		10,000	1,106,964	109,940	781,059	15,681,785	2031
2032	1,216,903		1,216,903	475,260	621,897		10,000	1,107,157	109,746	890,806	14,794,888	2032
2033	1,216,903		1,216,903	475,943	621,317		10,000	1,107,259	109,644	1,000,450	13,898,572	2033
2034	1,216,903		1,216,903	471,090	629,691		5,000	1,105,781	111,122	1,111,572	12,988,881	2034
2035	1,216,903		1,216,903	475,593	625,864		5,000	1,106,457	110,447	1,222,018	12,068,016	2035
2036	1,216,903		1,216,903	474,416	626,864		5,000	1,106,280	110,623	1,332,642	11,136,153	2036
2037	1,216,903		1,216,903	472,555	628,446		5,000	1,106,001	110,902	1,443,544	10,192,707	2037
2038	1,216,903		1,216,903	474,813	626,527		5,000	1,106,340	110,564	1,554,107	9,236,179	2038
2039	1,216,903		1,216,903	471,243	629,562		5,000	1,105,804	111,099	1,665,206	8,266,618	2039
2040	1,216,903		1,216,903	471,906	624,747		10,000	1,106,654	110,250	1,775,456	7,286,870	2040
2041	1,216,903		1,216,903	471,678	629,192		5,000	1,105,869	111,034	1,886,490	6,287,679	2041
2042	1,216,903		1,216,903	475,430	626,002		5,000	1,106,432	110,471	1,996,961	5,271,676	2042
2043	1,216,903		1,216,903	473,236	627,867		5,000	1,106,103	110,800	2,107,761	4,238,810	2043
2044	1,216,903		1,216,903	475,078	626,302		5,000	1,106,379	110,524	2,218,285	3,187,508	2044
2045	1,216,903		1,216,903	475,826	625,665		5,000	1,106,492	110,412	2,328,696	2,116,842	2045
2046	1,216,903		1,216,903	475,463	625,975		5,000	1,106,437	110,466	2,439,162	1,025,868	2046
2047	1,216,903		1,216,903	0	1,025,868		10,000	1,035,868	181,035	2,620,198	0	2047
Totals	22,993,124	5,964,003	28,957,127	9,127,570	11,669,359	5,350,000	190,000	26,336,929				Totals
Notes:									PROJECTED CLOSURE YEAR			

EXHIBIT D-1

Schedules/Examples of Increment

City of Plymouth, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	246,400
District Creation Date	February 10, 2026		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2025	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$ 13.80
Expenditure Period/Termination	15	2/10/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2046		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026		2027	0	0	2028	\$13.80	0
2	2027		2028	0	0	2029	\$13.80	0
3	2028	10,000,000	2029	0	10,000,000	2030	\$13.80	137,971
4	2029	70,000,000	2030	0	80,000,000	2031	\$13.80	1,103,767
5	2030	20,000,000	2031	0	100,000,000	2032	\$13.80	1,379,709
6	2031	0	2032	0	100,000,000	2033	\$13.80	1,379,709
7	2032	0	2033	0	100,000,000	2034	\$13.80	1,379,709
8	2033	0	2034	0	100,000,000	2035	\$13.80	1,379,709
9	2034	0	2035	0	100,000,000	2036	\$13.80	1,379,709
10	2035	0	2036	0	100,000,000	2037	\$13.80	1,379,709
11	2036	0	2037	0	100,000,000	2038	\$13.80	1,379,709
12	2037	0	2038	0	100,000,000	2039	\$13.80	1,379,709
13	2038	0	2039	0	100,000,000	2040	\$13.80	1,379,709
14	2039	0	2040	0	100,000,000	2041	\$13.80	1,379,709
15	2040	0	2041	0	100,000,000	2042	\$13.80	1,379,709
16	2041	0	2042	0	100,000,000	2043	\$13.80	1,379,709
17	2042	0	2043	0	100,000,000	2044	\$13.80	1,379,709
18	2043	0	2044	0	100,000,000	2045	\$13.80	1,379,709
19	2044	0	2045	0	100,000,000	2046	\$13.80	1,379,709
20	2045	0	2046	0	100,000,000	2047	\$13.80	1,379,709
Totals		100,000,000		0		Future Value of Increment		23,317,079

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Plymouth, Wisconsin

Tax Increment District No. 9

Cash Flow Projection - \$100m Valuation

Year	Projected Revenues				Total Debt Service	Sargento Dev Inc	Projected Expenditures				Total Expenditures	Balances			Year
	Tax Increments	Dev. Deficiency	Debt Proceeds	Total Revenues			Deficiency Reimb.	Public Infrastructure	Ongoing Planning & Administration	Annual		Cumulative	Liabilities Outstanding		
2026			5,964,003	5,964,003	0			1,550,000	40,000	1,590,000	4,374,003	4,374,003	18,000,000	2026	
2027	0			0	358,230			3,800,000	10,000	4,168,230	(4,168,230)	205,773	18,000,000	2027	
2028	0	43,047		43,047	238,820				10,000	248,820	(205,773)	0	18,000,000	2028	
2029	0	484,920		484,920	474,920				10,000	484,920	0	0	17,760,000	2029	
2030	137,971	344,129		482,100	472,100				10,000	482,100	(0)	(0)	17,515,000	2030	
2031	1,103,767			1,103,767	473,973	526,825			10,000	1,010,798	92,969	92,969	16,733,175	2031	
2032	1,379,709			1,379,709	475,260	760,282			10,000	1,245,542	134,167	227,136	15,707,893	2032	
2033	1,379,709			1,379,709	475,943	759,701			10,000	1,245,644	134,065	361,201	14,673,192	2033	
2034	1,379,709			1,379,709	471,090	768,076			5,000	1,244,166	135,543	496,744	13,625,116	2034	
2035	1,379,709			1,379,709	475,593	764,249			5,000	1,244,841	134,867	631,612	12,565,867	2035	
2036	1,379,709			1,379,709	474,416	765,249			5,000	1,244,665	135,044	766,656	11,495,618	2036	
2037	1,379,709			1,379,709	472,555	766,831			5,000	1,244,386	135,323	901,979	10,413,787	2037	
2038	1,379,709			1,379,709	474,813	764,912			5,000	1,244,724	134,984	1,036,963	9,318,875	2038	
2039	1,379,709			1,379,709	471,243	767,946			5,000	1,244,189	135,520	1,172,483	8,210,929	2039	
2040	1,379,709			1,379,709	471,906	763,132			10,000	1,245,038	134,670	1,307,153	7,092,797	2040	
2041	1,379,709			1,379,709	471,678	767,577			5,000	1,244,254	135,455	1,442,608	5,955,220	2041	
2042	1,379,709			1,379,709	475,430	764,387			5,000	1,244,817	134,892	1,577,500	4,800,833	2042	
2043	1,379,709			1,379,709	473,236	766,252			5,000	1,244,488	135,221	1,712,721	3,629,582	2043	
2044	1,379,709			1,379,709	475,078	764,687			5,000	1,244,764	134,945	1,847,665	2,439,895	2044	
2045	1,379,709			1,379,709	475,826	764,050			5,000	1,244,876	134,832	1,982,498	1,230,845	2045	
2046	1,379,709			1,379,709	475,463	764,359			5,000	1,244,822	134,887	2,117,385	1,485	2046	
2047	1,379,709			1,379,709	0	1,485	872,096		10,000	883,581	496,127	2,613,512	0	2047	
Totals	23,317,079	872,096	5,964,003	30,153,178	9,127,570	12,000,000	872,096	5,350,000	190,000	27,539,666				Totals	
Notes:											PROJECTED CLOSURE YEAR				
This cashflow is for illustration purposes only to demonstrate how a deficiency payment could be reimbursed following the maturity of the debt service and existing MRO.															

EXHIBIT D-2

Schedules/Examples of Increment

City of Plymouth, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	246,400
District Creation Date	February 10, 2026	Economic Change Factor	0.00%
Valuation Date	Jan 1, 2025	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$ 13.80
Expenditure Period/Termination	15 2/10/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2046		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	3,200,000	2027	0	3,200,000	2028	\$13.80	44,151
2	2027	64,800,000	2028	0	68,000,000	2029	\$13.80	938,202
3	2028	12,000,000	2029	0	80,000,000	2030	\$13.80	1,103,767
4	2029	0	2030	0	80,000,000	2031	\$13.80	1,103,767
5	2030	0	2031	0	80,000,000	2032	\$13.80	1,103,767
6	2031	0	2032	0	80,000,000	2033	\$13.80	1,103,767
7	2032	0	2033	0	80,000,000	2034	\$13.80	1,103,767
8	2033	0	2034	0	80,000,000	2035	\$13.80	1,103,767
9	2034	0	2035	0	80,000,000	2036	\$13.80	1,103,767
10	2035	0	2036	0	80,000,000	2037	\$13.80	1,103,767
11	2036	0	2037	0	80,000,000	2038	\$13.80	1,103,767
12	2037	0	2038	0	80,000,000	2039	\$13.80	1,103,767
13	2038	0	2039	0	80,000,000	2040	\$13.80	1,103,767
14	2039	0	2040	0	80,000,000	2041	\$13.80	1,103,767
15	2040	0	2041	0	80,000,000	2042	\$13.80	1,103,767
16	2041	0	2042	0	80,000,000	2043	\$13.80	1,103,767
17	2042	0	2043	0	80,000,000	2044	\$13.80	1,103,767
18	2043	0	2044	0	80,000,000	2045	\$13.80	1,103,767
19	2044	0	2045	0	80,000,000	2046	\$13.80	1,103,767
20	2045	0	2046	0	80,000,000	2047	\$13.80	1,103,767
Totals		80,000,000		0		Future Value of Increment		20,850,160

Notes:

1) Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Plymouth, Wisconsin

Tax Increment District No. 9

Cash Flow Projection - \$80m Valuation

Year	Projected Revenues			Projected Expenditures					Balances			Year
	Tax	Debt	Total	Total	Sargento	Public	Ongoing Planning	Total	Annual	Cumulative	Liabilities	
	Increments	Proceeds	Revenues	Debt Service	Dev Inc	Infrastructure	& Administration	Expenditures			Outstanding	
2026		5,964,003	5,964,003	0		1,550,000	40,000	1,590,000	4,374,003	4,374,003	15,938,376	2026
2027	0		0	358,230		3,800,000	10,000	4,168,230	(4,168,230)	205,773	15,938,376	2027
2028	44,151		44,151	238,820			10,000	248,820	(204,669)	1,104	15,938,376	2028
2029	938,202		938,202	474,920			10,000	484,920	453,282	454,386	15,698,376	2029
2030	1,103,767		1,103,767	472,100	528,417		10,000	1,010,517	93,250	547,636	14,924,959	2030
2031	1,103,767		1,103,767	473,973	526,825		10,000	1,010,798	92,969	640,605	14,143,134	2031
2032	1,103,767		1,103,767	475,260	525,731		10,000	1,010,991	92,776	733,381	13,352,403	2032
2033	1,103,767		1,103,767	475,943	525,151		10,000	1,011,093	92,674	826,055	12,552,252	2033
2034	1,103,767		1,103,767	471,090	533,526		5,000	1,009,616	94,152	920,206	11,738,726	2034
2035	1,103,767		1,103,767	475,593	529,698		5,000	1,010,291	93,476	1,013,682	10,914,028	2035
2036	1,103,767		1,103,767	474,416	530,698		5,000	1,010,114	93,653	1,107,335	10,078,330	2036
2037	1,103,767		1,103,767	472,555	532,280		5,000	1,009,835	93,932	1,201,267	9,231,050	2037
2038	1,103,767		1,103,767	474,813	530,361		5,000	1,010,174	93,593	1,294,860	8,370,688	2038
2039	1,103,767		1,103,767	471,243	533,396		5,000	1,009,638	94,129	1,388,989	7,497,292	2039
2040	1,103,767		1,103,767	471,906	528,582		10,000	1,010,488	93,279	1,482,268	6,613,711	2040
2041	1,103,767		1,103,767	471,678	533,026		5,000	1,009,704	94,063	1,576,331	5,710,684	2041
2042	1,103,767		1,103,767	475,430	529,837		5,000	1,010,267	93,501	1,669,832	4,790,848	2042
2043	1,103,767		1,103,767	473,236	531,701		5,000	1,009,937	93,830	1,763,661	3,854,147	2043
2044	1,103,767		1,103,767	475,078	530,136		5,000	1,010,214	93,553	1,857,215	2,899,011	2044
2045	1,103,767		1,103,767	475,826	529,500		5,000	1,010,326	93,441	1,950,656	1,924,511	2045
2046	1,103,767		1,103,767	475,463	529,809		5,000	1,010,271	93,496	2,044,152	929,702	2046
2047	1,103,767		1,103,767	0	929,702		10,000	939,702	164,065	2,208,217	0	2047
Totals	20,850,160	5,964,003	26,814,163	9,127,570	9,938,376	5,350,000	190,000	24,605,946				Totals
Notes:									PROJECTED CLOSURE YEAR			

EXHIBIT E

**MEMORANDUM OF DEVELOPMENT
AGREEMENT FOR
SARGENTO CHEESE INC.**

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT (the "Memorandum") by and between the **CITY OF PLYMOUTH**, a Wisconsin municipal corporation, maintaining its principal office at 128 Smith Street, Plymouth, Wisconsin 53073, hereinafter referred to as the "**CITY**", and **SARGENTO CHEESE INC.**, a Wisconsin limited liability company, maintaining its principal office at 1 Persnickety Place, Plymouth, Wisconsin 53073, hereinafter referred to as "**DEVELOPER**".

A. The **CITY** and the **DEVELOPER** entered into a *Development Agreement for Sargento Cheese Inc.* dated _____, 2026, to develop lands located within the City of Plymouth, Sheboygan County, Wisconsin, as further described on **Exhibit A**, attached hereto and incorporated herein by reference, hereinafter referred to as the "Property".

Drafted By and Return To:
Attorney Crystal H. Fieber
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

B. The **CITY** and the **DEVELOPER** desire to record this Memorandum in order to provide public notice that the Development Agreement encumbers the Property and is binding in accordance with its terms.

IN WITNESS WHEREOF, the **CITY** and the **DEVELOPER** have executed this Memorandum on _____, 2026.

CITY:

CITY OF PLYMOUTH

By: _____
Donald O. Pohlman, Mayor

By: _____
Anna Voigt, City Clerk

AUTHENTICATION:

Signatures of Donald O. Pohlman and Anna Voigt authenticated
on _____, 2026.

Crystal H. Fieber

Title: Member State Bar of Wisconsin

State Bar No. 1061351

DEVELOPER:

SARGENTO CHEESE INC.

Dated: _____, 2026.

By: _____
, _____

STATE OF WISCONSIN)
)ss
SHEBOYGAN COUNTY)

Personally came before me this _____ day of _____, 2026,
_____, to me know to be the persons who executed the foregoing
instrument and acknowledged the same.

Exhibit F

Outstanding Consultant fees.

Kapur And Associates, Inc.	\$6,017.50
Ehlers, Inc.	\$3,800.00
<u>Hopp Neumann Humke LLP</u>	<u>\$4,743.25</u>
Total Consultant Fees	\$14,560.75
<u>Less Deposit</u>	<u>\$10,000.00</u>
Outstanding Fees:	\$4,560.75

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



Telephone: (920) 893-3739
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: February 6, 2026

TO: Common Council & Mayor

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Discussion and Possible Action on Extraterritorial Certified Survey Map;**
W5996 Sumac Road (Parcel numbers 59016222311 and 59016222351) –
located on Sumac Road in the Town of Plymouth. Prange (enclosure)

Background:

Randall and Denise Prange have submitted a certified survey map (CSM) for extraterritorial review and approval by the City of Plymouth due to the property being within the 1.5 mile extraterritorial review area of the City of Plymouth. The property itself is located within the Town of Plymouth and this CSM received Town approval on January 13, 2026.

Current Configuration vs. Changes:

The Prange's currently have their home at W5996 Sumac Rd in the Town of Plymouth. The property's prior configuration was originally on two different tax parcels, with a portion of the home actually encroaching on the lot line of the two parcels. The two parcels were subsequently merged and now the Prange's are seeking a CSM to portion off their home and outbuilding from the rest of their undeveloped land.

Sheboygan County Approval:

The Town of Plymouth approved this CSM on January 13, but it also requires Sheboygan County review. The applicant is working through approval of the CSM through Sheboygan County as well at this time.

Plan Commission Recommendation:

At their meeting on February 5, the Plan Commission unanimously recommended the CSM be approved as presented.

Staff Recommendation:

The property is not located near adjacent City lands or roadways. As such, staff recommends the Common Council approve the extraterritorial CSM as presented.

Copies Mailed/Emailed To:

- I. Denise Prange: deniseprange@yahoo.com

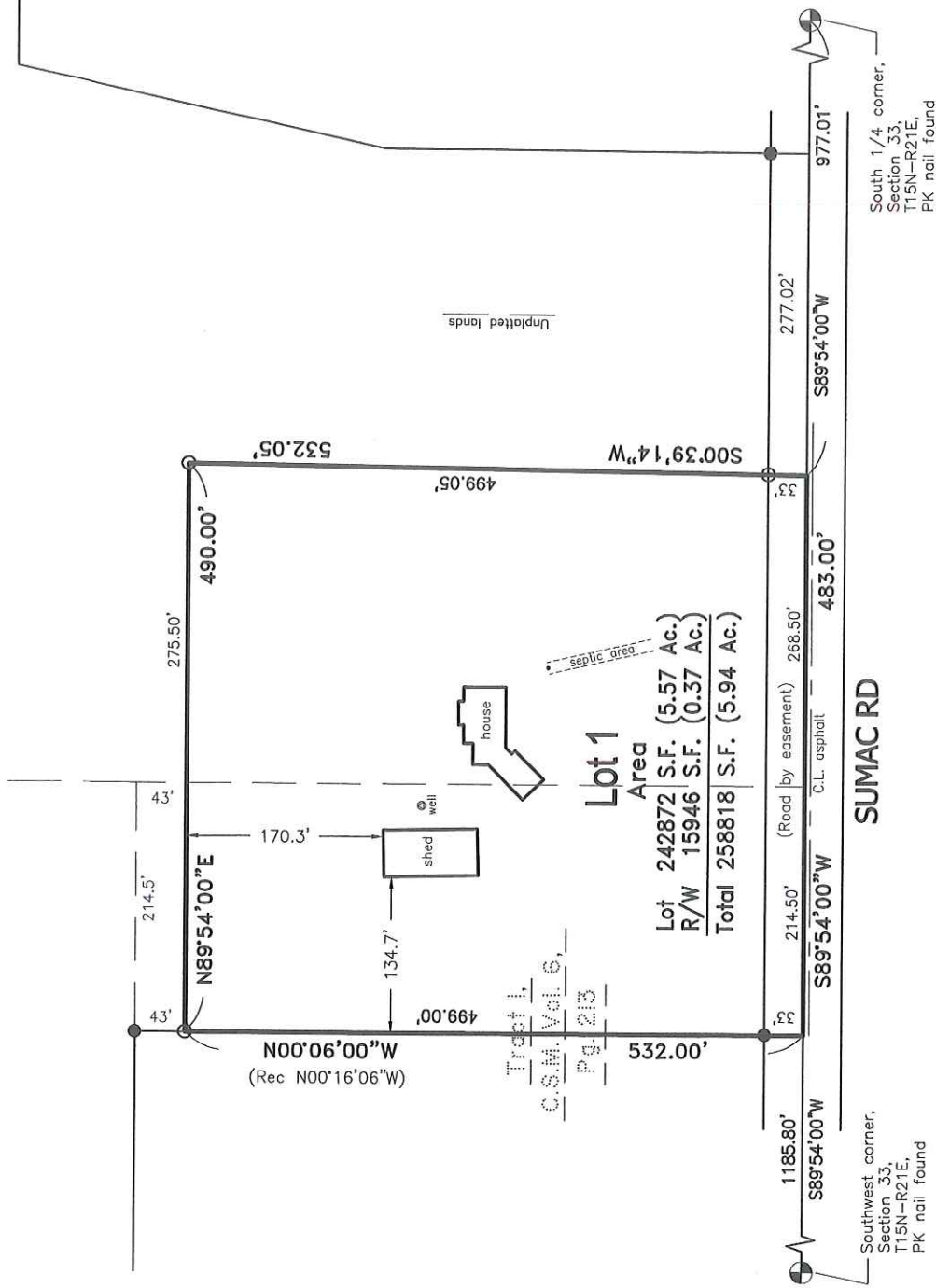
Attachments:

- I. Certified Survey Map

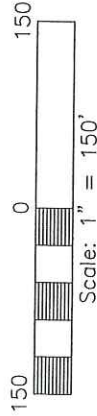
CERTIFIED SURVEY MAP

Part of Tract 1 of a Certified Survey Map recorded in Volume 6,
Page 213 of C.S.M.'s and part of the Southeast 1/4 of the
Southwest 1/4 of Section 33, T15N-R21E, Town of Plymouth,
Sheboygan County, Wisconsin.

Page 1 of 2



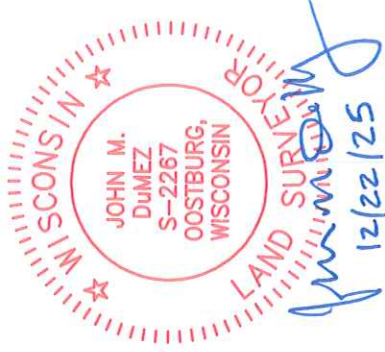
Bearings referenced to the
south line of the SW 1/4 of
Sec. 33 bearing $S89^{\circ}54'00''W$
(Sheb. Co. Coordinate System)



Legend

- = 1"x18" iron pipe weighing min. 1.13 lbs/ft, SET
- = 1" iron pipe, FOUND
- ⊙ = County Section corner, FOUND

Name of owner: Randall & Denise Prange
Date of survey: Dec. 22, 2025



Prepared by:
campsite
Surveying & Mapping
Oostburg, WI 53070
(920) 564-6812

CERTIFIED SURVEY MAP
STATE OF WISCONSIN) §
SHEBOYGAN COUNTY)

PAGE 2 OF 2

SURVEYOR'S CERTIFICATE OF COMPLIANCE

I, John M. DuMez, Wisconsin Professional Land Surveyor, hereby certify that under the direction of Randall & Denise Prange, I have surveyed, divided, and mapped part of Tract 1 of a Certified Survey Map recorded in Volume 6, Page 213 of C.S.M.s and part of the Southeast ¼ of the Southwest ¼ of Section 33, T15N-R21E, Town of Plymouth, Sheboygan County, Wisconsin. The parcel is described as follows:

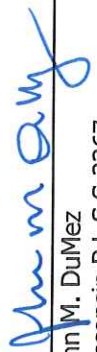
Commencing at the South Quarter corner of Section 33, T15N-R21E; thence along the south line of the Southwest ¼ of said Section 33, S89°54'00"W 977.01 feet to the point of beginning; thence continuing along said south line, S89°54'00"W 483.00 feet; thence N00°06'00"W (recorded as N00°16'06"W) 532.00 feet; thence N89°54'00"E 490.00 feet; thence S00°39'14"W 532.05 feet to the point of beginning.

SAID PARCEL CONTAINS 258818 SQ. FT. (5.94 AC.) OF LAND AND IS SUBJECT TO UNRECORDED AND RECORDED EASEMENTS AND RESTRICTIONS.

I hereby certify that the map is a correct representation of all exterior boundaries of the land surveyed. I do further certify that I have fully complied with Section 236 of the Wisconsin Statutes, the Subdivision Ordinance of Sheboygan County, and the Town of Plymouth Zoning Ordinances in surveying and mapping the same.

Dated this 22nd day of December, 2025.




John M. DuMez
Wisconsin P.L.S S-2267

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I (we) also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Plymouth

City of Plymouth (extraterritorial jurisdiction)
Sheboygan County Planning Department


Randall H. Prange (OWNER)


Denise F. Prange (OWNER)

Dated this 16 day of January, 2026.

CERTIFICATE OF THE TOWN OF PLYMOUTH

This Certified Survey Map has been submitted to and approved by the Town of Plymouth.


Warren Suedke - Town Chairperson


Debra Schund - Town Clerk

Dated this 13 day of January, 2026.

CERTIFICATE OF THE CITY OF PLYMOUTH (extraterritorial jurisdiction)

This Certified Survey Map has been submitted to and reviewed by the City of Plymouth.

- Mayor

- City Clerk

Dated this _____ day of _____, 20_____.

CERTIFICATE OF SHEBOYGAN COUNTY PLANNING DEPARTMENT

This Certified Survey Map has been reviewed and approved by the Sheboygan County Planning Department.

Title: _____ Dated this _____ day of _____, 20_____

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: February 6, 2026

TO: Mayor and Common Council

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Approval of Purchase of AEDs from AED Superstore

Background:

As part of a recent inspection and review of City emergency equipment, staff determined that several Automated External Defibrillators (AEDs) have reached end-of-life and should be replaced. In addition, staff recommends adding AED coverage at the Pool/Golf Course. This is a total of 12 devices (8 PD Vehicles, 1 Library, 1 City Hall, 2 Pool/Golf Course).

This purchase was not included in the current budget, but can be funded through contingency. The timing is appropriate, as the Police Department successfully deployed an AED last week in a life-saving event. The AEDs quoted are also compatible with the models used by our EMS service, which supports quicker integration and more efficient configuration during an EMS response.

Staff obtained three (3) quotes and recommends moving forward with AED Superstore in the amount of \$14,532, as it is the lowest of the three quotes.

Staff Recommendation:

Approve the purchase of AEDs from AED Superstore in an amount not to exceed \$14,532.

Attachments:

Quote



Quotation

Quotation#: QUO-49477-K2Z7

Last Modified: 1/26/2026 1:44 PM

Customer PO #:

Account Number: C0575274

Bill To:

Plymouth Police Department
128 Smith St., PO Box 218
Plymouth, WI 53073
Billing Contact: Matthew Starker
Billing Email: mstarker@wiplymouthpd.com

Payment Terms:

Ship To:

Plymouth Police Department
128 Smith St

Plymouth, WI 53073-1742
Shipping Contact: Matthew Starker
Shipping Email: mstarker@wiplymouthpd.com

Item	Description	UOM	QTY	Your Price	Extended Price
99512-001435 W/EXTRA	PC-AED CR2 USB Semi-Automatic, English, Handle	EA	12	\$1,211.00	\$14,532.00
AMP1818	SIGN-Decal 4 Round - AED Equipped Facility		1	\$0.00	\$0.00
99512-001435	Stryker LifePak CR2 AED USB Semi Automatic, English, Handle		1	\$0.00	\$0.00
AMP1011	RKM-Responder Pack Premium AED/CPR - AED Superstore		1	\$0.00	\$0.00
AMP3478	TAG-Check Tag (Single) by AED Superstore		1	\$0.00	\$0.00

Subtotal: \$14,532.00

Freight: \$0.00

Tax: \$0.00

Quote Total: \$14,532.00

Quote Expiration Date: 2/24/2026

Comments:

Quote valid for 30 days from the above date

Should there be any price increases, taxes, tariffs, duties, surcharges or other fees imposed by the government, manufacturer, and/or supplier on any product(s) included in this quote, Cardio Partners reserves the right to amend the pricing contained in the quote.

Prepared for you by:

Rocio Rodriguez
Rocio.Rodriguez@cardiopartners.com
614 652 5863

PROUD SUPPLIER TO THE US GOVERNMENT

GSA/VA Contract Number: 36F79723D0173
Contract Expiration Date: 08/31/2028
DUNS #: 078 760 417
CAGE Code: 6V6E4
FEIN/TIN: 80-0874694
Business Size Classification: Large

FREE SHIPPING on online orders of \$99+*

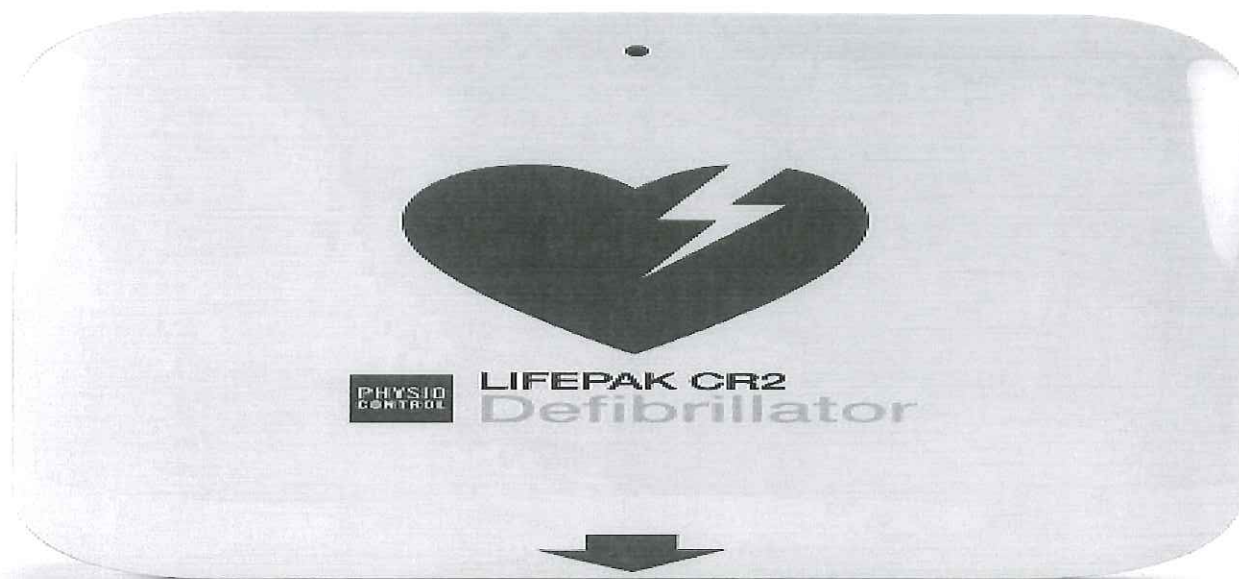
AEDSuperstore®

(tel: 18004076896)

[\(https://www.aedsuperstore.com/resources/faq/\)](https://www.aedsuperstore.com/resources/faq/)[\(myaccount.asp\)](#)[\(view_cart.asp\)](#)

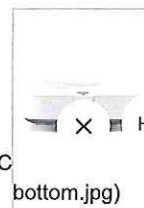
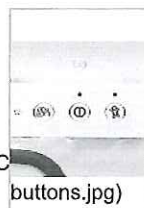
Search for your perfect AED match

SHOP AEDSUPERSTORE

[Home \(/\)](#) / [AED Machines \(/aeds.html\)](#) / [Physio-Control AEDs \(/medtronic-aeds.html\)](#)**Physio-Control LIFEPAK CR2****\$1,411.00**★★★★★ (1) [Write a Review](#)

Click to expand
(assets/images/CR2-front.jpg)

Front



Hi. Need any help?

right

What's Included

- LIFEPAK CR2 with 8-Year Warranty
- Long Life Lithium Battery
- Adult/Child Electrode Pads
- Carry Handle or Semi-Rigid Carry Case
- USB Cable
- Owner's Manual
- FREE "AED Equipped" Window/Wall Decal [Learn More \(/html/decal.html\)](/html/decal.html)
- FREE AED Check@ Tag [Learn More \(/html/checktag.html\)](/html/checktag.html)
- FREE Physician's Prescription [Learn More \(/html/freeprescription.html\)](/html/freeprescription.html)
- FREE Shipping [Learn More \(/html/freeship.html\)](/html/freeship.html)

Product Specifications

- **ClearVoice® technology:** Adjusts volume to compensate for background noise, helping AED users remain focused during a rescue
- **Bilingual option (Wi-Fi model):** Toggle between two pre-set languages during a rescue
- **Remote monitoring (Wi-Fi model):** Alerts for any readiness issues via the LIFELinkcentral AED Program Manager
- **cprINSIGHT™ Technology:** Allows chest compressions during ECG rhythm analysis, reducing pauses between CPR and defibrillation
- **Escalating energy shocks:** 150/200 joules, 300 joules, third and subsequent shocks at 360 joules
- **Quik-Step Electrode Pads:** Usable on both adult and pediatric patients
- **Child Mode button:** Adjusts instructions and energy levels for pediatric rescues
- **Battery and pads:** Includes a 4-year adult/child electrode pad and 4-year lithium battery
- **CPR coaching:** Metronome provides feedback on compression rate, depth, and hand placement
- **IP55 rating:** Dust and water resistance for durability in challenging environments
- **Warranty:** 8-year warranty included

Great For

- Offices
- Schools
- Public spaces
- Airports
- Healthcare settings
- Emergency responders

Configurations

- Semi-Automatic or Fully Automatic models available
- Single or Dual Language options
- Wi-Fi or USB connection options

Key Features

- **ClearVoice® technology:** Provides calm, step-by-step guidance, adjusting to background noise levels
- **cprINSIGHT™ Technology:** Reduces pauses during CPR by analyzing rhythms while compressions continue, making it the only AED that allows chest compressions during ECG rhythm analysis
- **Bilingual mode:** Allows rescuers to toggle between two languages (Wi-Fi model)
- **Pediatric rescues:** Quik-Step Electrode Pads enable quick placement for both adults and children; Child Mode eliminates the need for separate pediatric pads for faster rescues
- **Escalating energy shocks:** Increases effectiveness of defibrillation with higher energy levels as needed

Additional Features & Details

- **Remote monitoring capability:** Helps monitor device readiness (Wi-Fi model)
- **Tough design:** IP55 rating for dust and water resistance ensures reliability in various environments
- **Batteries and pads:** Comes with a 4-year battery and electrode pads for extended reliability
- **User confidence:** Escalating shock energy improves chances of successful defibrillation during emergencies
- **Warranty:** Includes an 8-year warranty for long-term peace of mind

Alternate Part Numbers

- 99512-001261
- 99512-001262
- 99512-001263
- 99512-001264
- 99512-001265
- 99512-001266
- 99512-001267
- 99512-001268
- 99512-001434

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: February 6, 2026

TO: Mayor and Common Council

FROM: Cathy Austin, Director of Public Works

RE: **Wastewater Treatment Plant Facility Plan – Professional Service Agreement**

As part of the long-term planning for growth, regulatory compliance, and future funding opportunities, the City is initiating a Facility Plan for the Wastewater Treatment Plant (WWTP).

The City's WWTP is currently operating in compliance with all Wisconsin Pollutant Discharge Elimination System (WPDES) permit requirements. However, recent planning efforts and anticipated residential, commercial, and industrial growth indicate that additional wastewater flows and treatment capacity will be needed over the next 20 years.

A Facility Plan is a comprehensive planning document required by the Wisconsin Department of Natural Resources (DNR). It also is required before the City could apply for CWFP low-interest loans for future wastewater improvements.

Mead & Hunt, Inc. has submitted a proposal to prepare the Facility Plan for the Wastewater Treatment Plant. The firm has worked with the City on wastewater treatment related projects over the past three years and has extensive knowledge of the existing facility and recent planning efforts. This familiarity will allow the Facility Plan to incorporate prior work and existing data.

Mead & Hunt proposes that the Facility Plan process includes the following major elements:

- Review of existing wastewater treatment plant conditions, performance, and capacity
- Projection of future population, development, and wastewater flows over a 20-year planning period
- Evaluation of multiple alternatives, including no action, optimization of existing facilities, potential regionalization, and other long-term treatment options
- Coordination with the Wisconsin DNR regarding future flow projections and permit requirements
- Public involvement through a formal public hearing
- Development of a recommended plan that includes estimated costs, implementation phasing, and potential financing options

The fee for this work is a not-to-exceed amount of \$144,400 and is estimated to be completed in July 2026.

Again, The completed Facility Plan will serve as a long-term roadmap for wastewater infrastructure planning. It does not authorize construction. Any future improvements identified in the plan would return to the Common Council for separate review and approval.

Funding

Funding for the Facility Plan will be split equally between TID #9, TID #10, and the Utility Capital Plans.

Recommendation

Staff recommends approving the professional service agreement with Mead & Hunt in the amount not-to-exceed \$144,400.



February 4, 2026

Ms. Cathy Austin, P.E.
Director of Public Works & City Engineer
City of Plymouth
900 CTH PP – P.O. Box 277
Plymouth, WI 53073

Subject: Proposal to Prepare a Facility Plan for the City of Plymouth Wastewater Treatment Plant
Plymouth, Wisconsin | Plymouth Wastewater Treatment Plant
Mead & Hunt Proposal No. M4666757-253029.01

Dear Ms. Austin,

Mead and Hunt, Inc., (Mead & Hunt) is submitting this proposal to the City of Plymouth, Wisconsin (Plymouth) to prepare a facility plan for Plymouth's wastewater treatment plant (WWTP).

This proposal is based on a verbal request for a proposal from Plymouth made to Jon Butt of Mead & Hunt on January 28, 2026.

PROJECT UNDERSTANDING

Plymouth owns and operates a WWTP that serves the City of Plymouth. Effluent from WWTP is discharged to the Mullet River in the Mullet River watershed, which is part of the Sheboygan River basin. The WWTP's effluent is regulated by Wisconsin Pollutant Discharge Elimination System (WPDES) Permit No. WI-0030031-08-0. The permit is effective from January 1, 2024, to December 31, 2028.

The WWTP is comprised of several unit processes that remove pollutants from the wastewater. The unit processes include aerated grit chambers, fine bar screens, primary clarifiers, aeration basins with fine bubble diffusers, secondary clarifiers, tertiary filters, ultraviolet disinfection, and anaerobic digesters. The WWTP is designed for an average daily flow of 1.8 MGD, a monthly maximum flow of 2.33 MGD, a weekly maximum flow of 4.75 MGD, and a daily maximum flow of 4.75 MGD. The effluent from the WWTP consistently meets or exceeds permit requirements for biological oxygen demand (BOD), total suspended solids (TSS), ammonia, and phosphorus. The most restrictive limits for BOD and TSS are a weekly average of 10 mg/L, which is in effect from May 1 through October 31. The most restrictive ammonia limit is a monthly average of 4.3 mg/L, in effect in October. The WWTP has a 6-month average phosphorus limit of 4.2 lbs/day and a monthly average of 13 lbs/day. At the design average flow, these mass values translate to 0.28 mg/L and 0.86 mg/L, respectively.

A sanitary sewer study for Plymouth was completed by Kapur and Associates in May 2024. The study's purpose was to assess the current sanitary sewer infrastructure at locations likely to be developed into future residential, commercial, and industrial areas. The study estimated that up to an additional 5.14 MGD of flow could be received by the WWTP after completion of seven developed areas.

In response to the study's findings, Plymouth contracted Mead & Hunt on October 11, 2024, to evaluate the current WWTP capacity and identify future capital improvements. The evaluation, as presented to Plymouth, concluded that the fine screen, raw sewage pumps, and final effluent filtration systems were the unit processes most limiting the WWTP's design capacity. Other unit processes, such as primary clarification, activated sludge, and secondary clarification, will also need to be upgraded if future development and associated wastewater flows occur.

Mead & Hunt understands Plymouth will soon develop a new tax incremental district (TID) for development completed within the city limits. Revenue from the TID could potentially fund capital improvements at the WWTP to expand capacity. In addition to TID revenue, Plymouth wants to apply for a Clean Water Fund Program (CWFP) loan from the State of Wisconsin. The CWFP provides affordable financial assistance to Wisconsin communities for eligible water infrastructure projects that protect and improve public health and water quality. To apply for CWFP funding, Plymouth must have a current, approved facility plan that includes a comprehensive report spanning a 20-year planning period to identify projects to address current wastewater infrastructure deficiencies. Based on this information, Plymouth requested a proposal from Mead & Hunt to prepare the necessary facility plan.

PROJECT APPROACH

Development of the facility plan will be divided into core tasks as detailed in the Scope of Services, led by Mead & Hunt's Project Manager, and planned and coordinated with Plymouth. Mead & Hunt Project Manager will make sure project details are addressed, resources are allocated, schedule milestones are met, and the budget is maintained throughout the project cycle.

Project Manager and Staff Coordination

A key to a successful project is assigning a Project Manager with authority and responsibility to control project aspects. Mead & Hunt's Project Manager will be the primary contact for all project decisions and communications and will coordinate our team members' activities with Plymouth throughout the project. He will make sure our team delivers the project on time and on budget.

Quality Assurance and Quality Control

Mead & Hunt has a formalized internal quality assurance/quality control (QA/QC) program that incorporates QA/QC efforts at every stage of a project, from proposal preparation through project completion. QA/QC is an integral part of every project and is essential for success. Our QA/QC team's involvement begins at the project planning stage to confirm that it has been completed. Involvement continues throughout the project with discipline-specific reviews.

SCOPE OF SERVICES

After receiving authorization to proceed, Mead & Hunt shall complete the following tasks:

Task 1 | Project Management and Information Gathering

This task encompasses multiple activities that will be executed throughout the project's lifespan. These activities include:

- **Project Kickoff Meeting** | Mead & Hunt will host an in-person project kickoff meeting at a location selected by Plymouth. Two engineers from Mead & Hunt will attend the meeting in person. Participants who are unable to attend in person can participate virtually via a Microsoft Teams meeting link. We will prepare and distribute the agenda before the meeting. The meeting will cover the following items.
 - Introduction of team members
 - Review of the project schedule and key milestones
 - Confirmation of the project objectives
 - Review of client expectations
 - Discussion of factors critical to project success
 - Review of team roles and responsibilities
 - Review of data and information needs
 - Confirmation of the methods to be used to track key action items and milestones, which will also be discussed during monthly progress meetings.
- **Site Visit** | We will assess the WWTP and collection system infrastructure within the WWTP property after the kickoff meeting. The site visit will document the equipment in service, its condition, and any associated needs that should be included in the facility plan. Mead & Hunt has previously assessed some of the WWTP equipment during previous evaluations. The focus of this site visit will be to assess equipment that Mead & Hunt is not familiar with. The site visit is expected to take two Mead & Hunt engineers 2 days to complete and will be conducted in conjunction with the records review.
Records Review | Following the kickoff meeting, we will examine the WWTP records to gather information for preparing the facility plan. Records include drawings, operation and maintenance manuals, and equipment specifications. We will collect all relevant records for copying and digitizing. Once complete, the records will be returned to Plymouth. The records review is anticipated to take two Mead & Hunt engineers 2 days to complete.
Monthly Progress Meetings | A monthly progress meeting will be held virtually between Mead & Hunt's Project Manager and Plymouth. These progress meetings will review key action items, important milestones, the schedule, and any significant issues that have arisen.
Monthly Invoices | We will prepare and submit monthly invoices, broken out by task and itemizing hours for each team member for the billing period.

We will be available to participate in up to four conference calls via Microsoft Teams, as requested by Plymouth.

Deliverables for this task will be provided as electronic files and will be distributed electronically.

Deliverable(s) for Task 1

- Kickoff meeting
- Minutes from kickoff meeting and monthly progress meetings
- Electronic copies of records that Mead & Hunt identifies as needed for this project
- Monthly invoices for services

Task 2 | Develop Draft Facility Plan

This task will develop the draft facility plan's content. The facility plan, as outlined in s. NR 110.08(1), Wis. Adm. Code, will consist of the following sections.

- Introduction
- Existing Conditions
- Projected Conditions
- Planning Effluent Limits
- Evaluation of Existing Wastewater Facility
- Description of Wastewater Treatment Alternatives
- Environmental Impacts
- Public Involvement.
- Implementation of the Recommended Plan

The Introduction section will include:

- Background
- Purpose and scope
- Definitions and abbreviations

The Existing Conditions section will include:

- Geologic and hydrogeologic background
- Climate
- Economic background
- Description of existing wastewater collection system
- Historic and current population
- Existing flows and loadings

The Projected Conditions section will include:

- Population forecasting
- 20-year future wastewater collection system
- Wastewater flow and loading projections

The Planning Effluent Limits section will include:

- Existing WPDES permit requirements
- Future WPDES permit requirements

The Evaluation of Existing Wastewater Facilities section will include:

- Site overview
- Wastewater treatment facility performance evaluation
- Wastewater treatment facility evaluation, including primary treatment, secondary treatment, tertiary treatment, solids management, and additional facility components

The Description of Wastewater Treatment Alternatives section will include:

- One “no action” alternative
- One alternative based on optimizing the performance of the existing system
- One alternative that investigates the regionalization (establishment of a sewer service area and possible connections to existing sewerage systems) of wastewater services.
- Two alternatives to meet the requirements for treatment over the 20-year planning period.
- Each of the five alternatives will include a monetary evaluation and an environmental evaluation.

The Environmental Impacts section will include:

- A resources impact summary for each alternative that includes an analysis of adverse physical, biological, cultural, and other impacts.
- Mitigation measures to minimize or mitigate adverse impacts noted above.

The Public Involvement section will include:

- Copy of the notice for the public hearing on the facility plan, the sign-in sheet from the formal public meeting, and any slides presented during the meeting. We will prepare the public notice for the meeting, develop the presentation, lead the in-person public meeting and presentation, and answer questions from attendees. Minutes for the public meeting will be prepared and included in the Public Involvement section.

The Implementation of the Recommended Plan section will include:

- Discussion and recommendation on construction phasing of the recommended plan
- Potential financing options
- Sewer rate calculations
- Implementation schedule

Workshops

As part of Task 2, Mead & Hunt plans to host three virtual workshops with Plymouth during the development of the draft facility plan.

- **Workshop #1** will review the background information and basis of design for the alternatives development. The goal of this workshop is to approve the background information and the basis of design.
- **Workshop #2** will include a review of the various alternatives: no action, optimization of the existing facility, regionalization, and two additional alternatives. The workshop's goal is to identify the one alternative that best meets Plymouth's objectives before proceeding with a final selection.
- **Workshop #3** will include a review of the facility plan and selected alternative. The workshop's goal is to review the selected alternative before presenting it to the public.

In addition, Mead & Hunt will host an in-person public hearing on the facility plan and selected alternatives at a location to be determined by Plymouth. The public hearing must occur before the facility plan can be finalized.

Meetings

As part of Task 2, it will be necessary to conduct a minimum of two meetings with the Wisconsin Department of Natural Resources (Wisconsin DNR) described as follows:

- **Meeting #1 - Flow and Loading Projection:** The Wisconsin Administrative Code requires using population projections published by the Department of Administration when determining flow and load projections. However, in Plymouth's case, there is concern that such projections do not adequately capture the city's current and future industrial base. At least three local cheese producers have started or will soon begin expansion plans that will affect future wastewater treatment plant loadings. To resolve this issue, it will be necessary to meet with the Wisconsin DNR to review the available data and confirm that the Wisconsin DNR signs off on the future flow and load projections.
- **Meeting #2 - Future WPDES Permit Limits:** The Wisconsin DNR has a formal process for requesting future permit limit projections. Mead & Hunt will prepare the proper form to request future limits, then follow up with the Wisconsin DNR to schedule a meeting to review.

Deliverable(s) for Task 2

- Meeting with the Wisconsin DNR to finalize flow and load projections
- Completed form to request future WPDES permit limits and follow-up meeting
- Tables summarizing alternatives
- Three in-person workshops
- Draft facility plan
- Meeting minutes from each workshop
- Public notice and presentation for the public hearing

Task 3 | Prepare Final Facility Plan

Following Task 2, Mead & Hunt will develop the final facility plan and submit it to the Wisconsin DNR.

A draft copy of the facility plan will be sent to Plymouth for review before Workshop #3 [described in Task #2]. Mead & Hunt will respond to written comments from Plymouth and verbal comments during Workshop #3 in Plymouth, and adjust the draft facility plan accordingly.

The final facility plan will be issued after the draft plan is approved by Plymouth and following the public hearing.

Deliverable(s) for Task 3

- Final facility plan

ASSUMPTIONS

The following assumptions apply to this proposal and are not included in the project schedule or cost.

- This proposal includes only the services explicitly described herein. Any additional services will require a formal change order.
- WWTP staff familiar with the site will assist and be available to answer questions about equipment and operations during Mead & Hunt's site visit.
- Records for the existing wastewater infrastructure (WWTP and collection system) are available for review. Mead & Hunt has not allocated any budget or time to recreate records of the WWTP that may be missing. We can provide a separate proposal for recreating any missing records upon request.
- Geologic, hydrogeologic, climate, economic, and population data is available from public sources and is of sufficient detail for facility planning purposes.
- Standard personal protection equipment (PPE) is all that is required for the Mead & Hunt engineers visiting the site.
- Virtual meetings are assumed unless otherwise stated.

EXCLUSIONS

The following exclusions apply to this proposal and are not included in the project schedule or cost.

- Non-destructive testing and/or laboratory analyses.
- Preparation of any new ordinances that may be required.
- Recommendations for future monitoring, which may take the form of visual observations on a rigorously defined schedule and/or the installation of monitoring tools such as strain gauges for crack monitoring.
- Archaeology services. Mead & Hunt can provide a separate proposal for archaeology services should it be determined that such services are needed.

- Geotechnical investigations and land surveying. These services are available from Mead & Hunt if needed for an additional fee.
- Confined space work.
- Permitting.
- Design.
- Wastewater sampling and testing.
- Additional site visits or travel not explicitly included.
- Documentation or deliverables not listed in the Scope of Services.

PROJECT SCHEDULE

Mead & Hunt is prepared to begin this work within 2 weeks of receiving a signed contract and a notice to proceed from Plymouth.

Proposed Project Schedule

Milestone	Anticipated Completion
Receipt of the Signed Contract	February 16, 2026
Kickoff meeting, Site Visit & Records Review	Two weeks after receiving the signed contract
Begin Task 2	March 2, 2026
Workshop #1	During the week of March 30
Workshop #2	During the week of April 27
Workshop #3 and Draft Facility Plan	During the week of May 25
Public Hearing	During the week of June 1
Task 3 & Submission of Facility Plan	2 weeks after public hearing

COMPENSATION

Mead & Hunt will complete the above-described Scope of Services on a time-and-materials basis for a not-to-exceed fee of \$144,400.

Mead & Hunt will keep Plymouth apprised of the project status and budget. We will not exceed the proposed Scope of Services or budget without prior written authorization from Plymouth.

Any proposed changes to the proposed Scope of Services will be communicated by written proposal to Plymouth for approval prior to initiating the work. Additions to or deletions from the proposed Scope of Services will result in an adjustment to the fee, as noted.

The costs in this proposal exclude any sales and use tax, goods and services tax, gross receipts tax, value-added tax, or similar taxes. Upon award of the contract, and prior to work starting, Mead & Hunt requires that Plymouth provide either a signed tax exemption certificate, or the applicable sales tax rate, for the project. The final cost of the project will increase to include the cost of all applicable taxes if exemptions do not apply.

AUTHORIZATION

The Scope of Services and Compensation stated in this proposal are valid for a period of thirty (30) days from date of submission. If authorization to proceed is not received during this period, this proposal may be withdrawn or modified by Mead & Hunt.

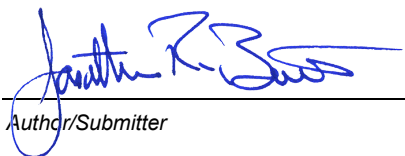
Signatures of authorized representatives of the City of Plymouth and Mead & Hunt shall convert this proposal to an Agreement between the two parties, and receipt of one signed copy shall be considered authorization to proceed with the work described in the Scope of Services. All services shall be performed in accordance with the agreement attached as Attachment A, hereto.

We appreciate the opportunity to submit this proposal to the City of Plymouth.

Respectfully submitted,

MEAD AND HUNT, INC.

Approved by: MEAD AND HUNT, INC.

By: 

Author/Submitter

Name: Jon Butt, PE

Title: Market Leader

Date: February 4, 2026

By: 

Authorized Signer Review

Name: Manish Shrestha, PE, PMP

Title: Business Unit Leader, One Water

Date: February 4, 2026

Attachment(s)


Accepted by: [Client Company Name]

By: _____
The above person is authorized to sign for Client and bind the Client to the terms hereof.

Name: _____

Title: _____

Date: _____



Attachment A **Terms** **&** **Conditions**

MEAD AND HUNT, INC.
PROFESSIONAL SERVICES TERMS AND CONDITIONS OF AGREEMENT

These Terms and Conditions of Agreement form the Agreement under which services are to be performed by Mead and Hunt, Inc. (hereinafter "Consultant") upon acceptance of the attached Proposal by the Client. The Scope of Work, Project Cost and Project Schedule sections of the attached Proposal are incorporated by reference into these Terms and Conditions of Agreement and are part of the Agreement.

Article 1. Scope of Work

It is understood that the Scope of Work and the Project Schedule defined in the Proposal are based, in part, on the information provided by the Client. If this information is incomplete or inaccurate, or if site conditions are encountered which materially vary from those indicated by the Client, or if the Client directs Consultant to change the original Scope of Work established by the Proposal, a written amendment to this Agreement equitably adjusting the costs and/or performance time thereunder, shall be executed by the Client and Consultant as soon as practicable in accordance with Article 30 below. In the event that the Client and Consultant cannot agree upon the terms and conditions of such amendment, either party may terminate this Agreement immediately upon written notice to the other in accordance with Article 10, Termination.

Consultant shall perform only the services specified in the Scope of Work portion of the Proposal or an amendment thereto as referenced above. Services provided by Consultant shall be subject to the provisions of this Agreement, including these Terms and Conditions of Agreement, any supplemental conditions incorporated herein, and any written amendments as referenced above. Consultant shall invoice its costs, and Client shall provide payment for all services provided in accordance with Article 2 below.

Article 2. Fees, Billing and Payment

Unless otherwise limited in the Proposal, purchase order, or work order, Consultant's fee estimate is effective for thirty (30) days from the date of the Proposal. Thereafter, Consultant shall have the right to modify its fee estimate.

The fees stated in a Proposal, purchase order, or work order constitute an estimate of the tasks and fees required to perform the Scope of Work. The Scope of Work often cannot be fully defined during the initial planning stages of a project. As the Project progresses, facts uncovered may reveal a change in direction, which may alter the Scope of Work. If Client requests modifications or changes in the Scope of Work related to the Project, or if the during Project development the Scope of Work changes resulting in changes to the estimated tasks and fees required to perform the Scope of Work, then the time of performance of the services by Consultant and the fees associated therewith shall be revised and accepted in accordance with Article 30 before Consultant undertakes any additional work beyond the originally defined Scope of Work.

The Client recognizes that Consultant's fee estimate does not include potentially applicable sales and use taxes. Tax-exempt certificates are to be provided by the Client in connection with the acceptance of the Proposal or the applicable purchase order or work order. Taxes will be added to all invoices as applicable,

unless/until a properly completed and valid tax-exemption form is received.

The Client recognizes that time is of the essence with respect to payment of Consultant's invoices, and that timely payment is a material part of the consideration of this Agreement.

Invoices will be submitted by Consultant monthly, and shall be due and payable within thirty (30) calendar days of the invoice date. If the Client objects to all or any portion of an invoice, the Client shall so notify Consultant within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay when due that portion of the invoice, if any, not in dispute. In the event that Consultant and the Client cannot resolve the dispute regarding invoiced amounts within thirty (30) days after receipt by Consultant of the aforementioned notice, the dispute shall be submitted to dispute resolution pursuant to Article 12, below.

Payment shall be made via electronic means (EFT/ACH) directly to Consultant. A remittance advice or payment notification to accountsreceivable@meadhunt.com is required. Where electronic means are not available or not feasible, payment shall be mailed to:

Mead and Hunt, Inc.
Attn: Accounts Receivable, Mead & Hunt
2440 Deming Way
Middleton, WI 53562

The Client shall pay an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by law, whichever is lower) of the invoiced amount per month for any payment received by Consultant more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute or resolved in favor of Client. Payment of invoices is in no case subject to unilateral discounting or setoffs by the Client.

Application of the percentage rate indicated above as a consequence of the Client's late payments does not constitute any willingness on Consultant's part to finance the Client's operation and no such willingness should be inferred.

If the Client fails to pay undisputed invoiced amounts within thirty (30) calendar days of the date of the invoice, Consultant may at any time, without waiving any other claim against the Client or the right to pursue any other remedy against the Client and without thereby incurring any liability to the Client, suspend this Agreement, as provided for in Article 9, Suspension, or terminate this Agreement, as provided for in Article 10, Termination.

Article 3. Confidentiality

Consultant and Client shall hold confidential all business or technical information marked as confidential or proprietary obtained from the other or its affiliates under this Agreement for a period of five (5) years after obtaining such information, and during that period shall not disclose such information without the other's consent except to the extent required for (1) performance of services under this Agreement; (2) compliance

with professional standards of conduct for preservation of the public safety, health and welfare; (3) compliance with any law, regulation, ordinance, subpoena, court order or governmental request; or (4) protection of the disclosing party against claims or liabilities arising from performance of services under this Agreement. In the event disclosure may be required for any of the foregoing reasons, the disclosing party will, except where immediate notification is required by law or regulation or is, in the judgement of the receiving party's counsel required to limit that party's liability, notify the other party in advance of disclosure. The confidential information does not include any data or information which the receiving party can prove (a) was in the receiving party's lawful possession prior to its disclosure by the disclosing party; (b) is later lawfully obtained by the receiving party from a third party without notice to the receiving party of any obligation of confidentiality or other restrictions with respect to use thereof; (c) is independently developed by the receiving party; (d) is, or later becomes, available to the public through no breach of an obligation of confidentiality by the receiving party; or (e) is approved for disclosure in writing by the disclosing party. Notwithstanding anything to the contrary herein, one archive copy of confidential information or documents containing confidential information may be retained by legal counsel of receiving party for the sole purpose of identifying its obligations under this Agreement and any copy may be retained pursuant to any statute, regulation, administrative opinion or any similar legal requirement or to evidence compliance with a professional duty.

Article 4. Independent Contractor Relationship

The relationship between the Client and Consultant created under this Agreement is that of principal and independent contractor. Consultant shall serve as an independent contractor to the Client and shall be responsible for selecting the means and methods that services will be provided under this Agreement. It is specifically understood that, irrespective of any assignability provisions, Consultant may retain subcontractors to perform services usually and customarily performed by subcontractors. Should Consultant determine it appropriate or necessary to rely on a subcontractor where it is not customary to do so, Consultant shall obtain prior written approval or subsequent written confirmation from the Client.

Article 5. Standard of Care

Consultant will perform the Services in accordance with the standards of care and diligence normally practiced by consulting firms performing services of a similar nature in the same locale.

Article 6. Opinions on Cost

Consultant may be asked to provide opinions of probable Project or construction costs as part of the professional services under this Agreement. Consultant's opinions of cost are based on Consultant's experience and judgment. Provided, however, Consultant cannot and does not guarantee that construction proposals, bids or actual construction or Project costs will not exceed estimates provided by Consultant. Consultant is not responsible for variations between actual construction bids or costs and Consultant's opinions regarding probable construction costs.

Article 7. Timeliness of Performance

Consultant acknowledges that timely performance of its services is an important element of this Agreement. Consultant will put forth reasonable efforts to complete the work according to the schedule attached in the Proposal.

If Consultant discerns that the schedule shall not be met for any reason, it shall so notify the Client as soon as practically possible so that a mutually agreed on revised schedule can be established.

Article 8. Force Majeure

Consultant shall not be considered in default because of any delays in the completion of the work due to causes beyond the control and without the fault or negligence of Consultant or its subcontractors, including but not restricted to, an act of God or of a public enemy, civil unrest, fire, flood, area-wide strike, freight embargo, unusually severe weather, governmental action, pandemic, epidemic or supplier delay. In the event Consultant has knowledge of any actual or potential delay, Consultant shall notify Client in writing of such cases of delay and their probable extent and, upon such notification, Consultant's performance obligations hereunder shall be suspended.

Article 9. Suspension

Upon fourteen (14) calendar days written notice to Consultant, the Client may suspend Consultant's work.

If payment of Consultant's invoices is not maintained on a thirty (30) calendar-day current basis by the Client, Consultant may, by fourteen (14) calendar days' written notice to the Client, suspend further work until payment is restored to a current basis.

Suspension for any reason exceeding forty-five (45) calendar days shall, at Consultant's option, make this Agreement subject to renegotiation or termination, as provided for elsewhere in this Agreement. Any suspension shall extend the time schedule for performance in a manner that is satisfactory to both the Client and Consultant, and Consultant shall be compensated for services performed and charges incurred prior to the suspension date, regardless of the reason for the suspension.

Article 10. Termination

The Client or Consultant may terminate this Agreement with or without cause, and such termination shall be effective upon fourteen (14) days' written notice to the other party.

Either party may also terminate this Agreement upon written notice to the other party in the event that the other party becomes insolvent; files a petition in bankruptcy; is adjudicated bankrupt; has an assignee; referee, receiver or trustee appointed in any creditor action; has a petition in bankruptcy filed against it which is not vacated within thirty (30) days or suffers any action analogous thereto.

In the event such termination becomes necessary, the party effecting termination shall so notify the other party, and termination will become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which party shall effect termination or the cause therefor, the Client shall within thirty (30) calendar days of termination remunerate Consultant for services rendered and costs reasonably incurred, in accordance with Consultant's fee schedule. Costs shall include those incurred up to the time of termination.

Article 11. Notice to Parties

All notices required or permitted under this Agreement shall be in writing and shall be made to the parties' below:

Consultant's Project Manager:

Zach Heis

6737 W Washington Street, Suite 3500

West Allis, WI 53214

zach.heis@meadhunt.com

Client Project Manager:

Cathy Austin

900 CTH PP – P.O. Box 277

Plymouth, WI 53073

CAustin@plymouthutilities.com

For Notices made pursuant to Article 12:

Legal Department: Mead and Hunt, Inc.

6737 W Washington Street, Suite 3500

West Allis, WI 53214

notices@meadhunt.com

For Notices made pursuant to Article 12:

Client Legal Department (optional)

Address

Address 2

Email

Article 12. Dispute Resolution

Client and Consultant shall provide written notice of a dispute within a reasonable time after the event giving rise to the dispute. Client and Consultant agree to negotiate any dispute between them in good faith for a period of thirty (30) days following such notice. Client and Consultant may agree to submit any dispute to mediation, but such mediation shall not be required as a prerequisite to initiating a lawsuit to enforce this Agreement. Either party shall have the right to litigate the claim, dispute or other matter in question in any state or federal court in the State in which the Project is located. In connection therewith, each party agrees to submit to the jurisdiction of such court.

In the event that legal action is brought by either party against the other in the Courts (including action to enforce or interpret any aspect of this agreement), each party shall be responsible for its own legal costs. Client and Consultant agree to seek recourse only against each other as incorporated (or similar business entities) and not each other's officers, employees, directors or shareholders.

Article 13. Choice of Law

This Agreement shall be governed and construed in accordance with the laws of the State in which the

Project is located, without reference to conflicts of law principles. Each party hereto consents to the exclusive jurisdiction of the state and federal courts in the State in which the Project is located for any actions, suits or proceedings arising out of or relating to this Agreement.

Article 14. Indemnification

Subject to the limitations provided in Article 15, Consultant agrees to indemnify and hold harmless Client, its directors, officers, stockholders, employees, agents, successors and assigns from and against any and all claims, demands, causes of action, liability and costs which arise out of or result from any negligent act, omissions or willful misconduct of Consultant or Consultant's employees, agents or subcontractors in the performance of services under this Agreement; provided, however, Consultant will not be obligated to indemnify Client with respect to costs or damages to the extent such costs or damages are caused by or incurred as a result of negligence or intentional misconduct of Client or Client's subcontractors, agents or employees.

Subject to the limitations provided in Article 15, Client agrees to indemnify and hold harmless Consultant, its directors, officers, stockholders, employees, agents, successors and assigns from and against any and all claims, demands, causes of action, liability and costs which arise out of or result from any negligent act, omissions or willful misconduct of Client or Client's subcontractors, employees or agents; provided, however, Client will not be obligated to indemnify Consultant with respect to costs or damages to the extent such costs or damages are caused by or incurred as a result of negligence or intentional misconduct of Consultant or Consultant's agents, employees or subcontractors.

Article 15. Limitation of Liability

NEITHER PARTY WILL BE LIABLE FOR OR REQUIRED TO INDEMNIFY THE OTHER FOR SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, DELAY OR LIQUIDATED DAMAGES, LOSS OF INVESTMENT OR BUSINESS INTERRUPTION, REGARDLESS OF HOW CHARACTERIZED AND EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHICH ARISE FROM THE PERFORMANCE OF THIS AGREEMENT OR IN CONNECTION WITH THIS AGREEMENT, AND REGARDLESS OF THE FORM OF ACTION (WHETHER IN CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE).

CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS SO, TO THE FULLEST EXTENT PERMITTED BY LAW, CONSULTANT'S LIABILITY, AND THAT OF ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND SUBCONTRACTORS, ARISING OUT OF BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR ANY OTHER CAUSE OF ACTION, SHALL BE LIMITED TO \$100,000 OR CONSULTANT'S FEE, WHICHEVER IS GREATER.

Article 16. Insurance

Consultant shall maintain the following insurance coverage during the time it is performing services hereunder. Consultant disclaims any duty to defend Client. Client agrees that it shall not tender the defense of any claim arising out of or related to this Agreement to Consultant.

- A. Worker's Compensation:
 - of a form and in an amount as required by state law
- B. Employer's Liability:
 - \$1,000,000 each accident
 - \$1,000,000 disease, each employee
 - \$1,000,000 disease, policy limit
- C. Automobile Liability (including all owned, hired and non-owned vehicles):
 - \$1,000,000 each accident
- D. Commercial General Liability (bodily injury and property damage — combined single limit):
 - \$1,000,000 each incident
 - \$2,000,000 annual aggregate
- E. Errors and Omissions:
 - \$5,000,000 each incident
 - \$10,000,000 annual aggregate

Article 17. Review of Contractors Work

In the course of performing services under this Agreement, Consultant may be asked to review drawings, specifications, or pay applications from contractors engaged to perform work in connection with the project for which the Proposal is submitted or to observe such contractor's construction as it progresses. Any such review shall be limited to a review of the general conformance with the design concept of the project and the general compliance with information given in the contractor's documents and as may otherwise be noted by Consultant on such drawings and specifications. Such review shall in no way limit the liability of the contractor or be deemed an indication that Consultant has accepted or approved the drawings, specifications or work in any manner.

Article 18. Construction Means and Methods, Safety, and Conduct

Unless otherwise expressly stated in Consultant's Proposal, this Agreement shall not be construed as imposing upon or providing to Consultant the responsibility or authority to direct or supervise construction means, methods, techniques, sequence or procedures of construction selected by the parties or subcontractors or the safety precautions and programs incident to the work of the parties or subcontractors.

Consultant shall be responsible for providing personal protective equipment and safety training for its own employees.

Client and Consultant understand their respective obligations to provide a respectful work environment for their employees. Both parties agree that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age or other protected class status) will not be tolerated and will be addressed in a timely manner and in compliance with anti-harassment laws.

Article 19. Ownership and Use of Documents and Concepts

Client acknowledges that Consultant reports, drawings, boring logs, field data, field notes, laboratory test data, calculations, estimates and other similar documents ("Records") are instruments of professional services, not products.

Consultant will retain these Records for a period of three (3) years following completion of this Project. During this time, Consultant will reasonably make available these records to the Client.

Electronic files may contain viruses which can be inadvertently transmitted. It is the sole responsibility of Client to check for viruses before loading the files, and Client is solely responsible for intercepting and disabling any viruses which could be inadvertently transmitted with the electronic files. Client hereby agrees to indemnify and hold Consultant harmless against all claims of any nature resulting from viruses transmitted with the electronic files.

Consultant shall not be responsible for any deviations, alterations, modifications or additions in the electronic data in comparison to the documents originally released by the Consultant to the Client. Consultant shall not be responsible for any reuse of the electronic data by Client or any other party for this Project, or any other project without the prior express written consent of Consultant. Client shall defend, indemnify and hold completely harmless Consultant against any claims, damages or losses arising out of any deviations, alterations, modifications or additions in the electronic data in comparison to the documents originally released by the Consultant to the Client or any reuse of the electronic data without prior express written consent of Consultant.

All documents, including the electronic files that are transferred by Consultant to Client, are Instruments of Service of Consultant created for this Project only, and are not intended to be deemed a sale of the files and data, and NO REPRESENTATION OR WARRANTY IS MADE, EITHER EXPRESS OR IMPLIED, CONCERNING THE MERCHANTABILITY OF THE FILES AND DATA OR THEIR FITNESS FOR A PARTICULAR PURPOSE.

Copies of documents that may be relied upon by Client are limited to the originally released documents that contain signatures and seals of the professional employee(s) of Consultant. Any damages resulting from deviations from such originally released and signed or sealed electronic files will be at the Client's sole risk.

Consultant is not responsible for damages arising out of the use by the Client or the Client's agents of any Consultant data or report for any purpose other than its original purpose as defined in the Proposal.

While Client agrees that any patentable or copyrightable concepts developed by Consultant as a result of this Agreement shall remain the sole and exclusive property of Consultant, Client shall retain a right, without the right to grant sublicenses under any patents or copyrights of Consultant, to use any information or recommendations generated by Consultant during the performance of this Agreement. Client shall have the right to assign such right to any party who buys from client the assets of Client relating to the information or recommendations generated by Consultant under this Agreement. Nothing in this Article 19 shall restrict Consultant from using any methods, techniques or concepts developed by it under this Agreement for its benefit or the benefit of any third party.

Article 20. Subsurface Exploration

In those situations where Consultant performs subsurface exploration, the Client, to the extent of its knowledge, will furnish to Consultant information identifying the type and location of utilities and other human-made objects beneath the surface of the Project site. Consultant will take reasonable precautions to avoid damaging these utilities or objects. Prior to penetrating the site's surface, Consultant will furnish Client a plan indicating the locations intended for penetration. Consultant will not be responsible for damages arising out of contact with unidentified subsurface utilities or objects.

Article 21. Extent of Study

Client recognizes that actual environmental or geological conditions may vary from conditions encountered at locations where Consultant makes visual observations, obtains samples or performs other explorations as part of its services under this Agreement. Consultant's failure to discover potential environmental contamination, geological conditions or other conditions through appropriate techniques does not guarantee the absence of environmental contamination, geological conditions or other conditions at a site.

Article 22. Hazardous Substances

In the event that services performed under this Agreement involve hazardous substances, as defined in 40 CFR Part 302, including hazardous waste, whether or not such involvement was known or contemplated at the time this Agreement was made or when services performed by Consultant commenced under this Agreement, the following additional terms and conditions shall apply to this Agreement.

Any and all samples collected or received by Consultant or its subcontractors on behalf of Client which contain hazardous substances including hazardous waste will be, after completion of testing and at Client's expense, either returned to Client, or using a manifest signed by Client as a generator, be transported to a location selected by Client for final disposal. Client shall pay all costs associated with the storage, transport and disposal of all such samples. Client agrees and recognizes that Consultant is acting as a bailee and at no time assumes title to any such samples or substances.

Consultant warrants that when making hazardous waste determinations on behalf of Client, Consultant will use the standard of care and diligence normally practiced by consulting firms performing similar services in the same locale. Consultant, if requested by Client, will gather bids from various hazardous waste transporters and/or treatment, storage or disposal facilities (TSDFs) that are appropriately licensed or permitted by state, federal and/or local authorities to accept the waste generated by the Client. Client acknowledges that although Consultant may gather bids from various hazardous waste transporters or TSDFs, that Client has ultimately selected such transporter or TSDF. Client understands that Consultant has not conducted regulatory compliance audits on such transporters or TSDFs nor does Consultant make any other warranties or representations other than expressly written in this paragraph related to such transporters or TSDFs. Client acknowledges that Consultant at no time assumes title to waste generated from Client's facility or site.

Client acknowledges that Consultant has no responsibility as an operator, arranger, generator, treater, storer, transporter, disposer, emitter, discharger or releaser of hazardous substances, air or water pollutants or other contaminants found or identified in conjunction with work performed hereunder.

Article 23. Third Party Rights

Except as specifically stated in this Agreement, this Agreement does not create any rights or benefits to parties other than Client and Consultant. The services provided by Consultant hereunder are for the Client only.

Article 24. Assignment

Neither party to this Agreement shall assign its duties and obligations hereunder without the prior consent of the other party except as provided in Article 4.

Article 25. Lien Notice

Consultant hereby notifies Client that persons or companies performing, furnishing or procuring labor, services, materials, plans or specifications for construction on Client's land may have lien rights on Client's land and buildings if not paid.

Article 26. Waiver

No waiver by either party of any term or condition set forth herein or the breach by the other party of any such term or condition, whether by conduct or otherwise, in any one or more instances, shall be deemed or construed as a further or continuing waiver of any such term, condition or breach or a waiver of any other term, condition or breach.

Article 27. Headings

The subject headings in this Agreement are for convenience only and are not determinative of the substance of the subject clause.

Article 28. Entire Agreement

The parties agree that this Agreement, together with proposals and attachments as referenced or incorporated herein, represents the entire and integrated agreement between the Client and Consultant and supersedes all prior communications, negotiations, representations, quotations, offers or agreements, either written or oral between the parties hereto, with respect to the subject matter hereof, and no agreement or understanding varying or extending this Agreement shall be binding upon either Party, other than by a written agreement signed by both the Client and Consultant. If additional documents represent the agreement of the parties, such documents must be itemized in Consultant's proposal. The parties agree that the provisions of these terms and conditions of this Agreement shall control over and govern as to any subsequent form or document signed by the Parties, such as Client's purchase orders, work orders, task orders, etc. and that such documents may be issued by Client to Consultant as a matter of convenience to the parties without altering any of the terms or provisions hereof.

Article 29. Severability

If any provision or part of a provision of this Agreement is declared to be invalid by any tribunal of competent jurisdiction, such part shall be deemed automatically adjusted, if possible, to conform to the requirements for validity, but if such adjustment is not possible, it shall be deemed deleted from this Agreement as though it had never been included herein. In either case, the balance of any such provision and of this Agreement shall remain in full force and effect.

Article 30. Contract Amendments

Any amendments to the Proposal or these Terms and Conditions of Agreement shall be executed by means of a written contract amendment, signed by the Client and Consultant. Changes to the Agreement will not become effective until the contract amendment has been signed by both parties. The contract amendment will document the specific changes to the Agreement along with any resulting adjustment in cost and/or schedule.

Article 31. Execution of Agreement

These Terms and Conditions of Agreement are cross referenced in Consultant's Proposal and are accepted when the Proposal is executed by the Client or when the Client authorizes Consultant to proceed with the Scope of Work. Client's representative represents that he/she is duly authorized to enter into and sign this Agreement. The parties agree that Consultant's Proposal may be executed by Client and delivered to Consultant via facsimile or other electronic means, and such facsimile or other electronic copy will constitute an original.

Plymouth Utilities
900 CTH PP - P.O. Box 277
Plymouth, WI 53073-0277



Telephone: 920-893-1471
Facsimile: 920-892-2760
www.PlymouthUtilities.com
plymouthutilities@plymouthutilities.com

DATE: February 10, 2026
TO: Mayor and Common Council
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Approval of Farm Land Lease Agreement

Background:

At the end of 2025, Plymouth Utilities and Stemper Hay & Grain mutually cancelled the farm land lease for parcel 59271-822670 due to Stemper's retirement. Richard Freiburger reached out to Utility staff to inquire about the parcel as he was taking over many of Stemper's other farmland leases. Staff finalized an updated agreement with Richard Freiburger to lease this property as farmland. This agreement is for one year and continuing thereafter until notice of cancellation is provided by either party.

Recommendation:

Move to approve farm land lease agreement for parcel 59271-822670

Attachments:

- Farm Land Lease

FARM LAND LEASE AGREEMENT

This indenture made and executed in duplicate original this _____ day of 2026 2026, by and between the **CITY OF PLYMOUTH d/b/a PLYMOUTH UTILITIES**, a Wisconsin municipality utility, with its principal place of business at 900 County Road PP, Plymouth, Wisconsin 53073, hereinafter called the "Owner", and **RICHARD FREIBURGER**, W3348 County Road V, Sheboygan Falls, Wisconsin 53085, hereinafter called the "Renter".

WITNESSETH:

The Owner does hereby demise and let unto the Renter the following desired premises situated between State Highway 57 and County Road PP, City of Plymouth, Sheboygan County, State of Wisconsin; to-wit:

Approximately 18 tillable acres as mutually agreed of a certain 40-acre parcel of real estate located in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 15 North, Range 21 East, in the City of Plymouth, Sheboygan County, Wisconsin.

Parcel No. 59271-822670

To have and to hold for a period of one (1) year beginning on March 1, 2026 to February 28, 2027 and continuing thereafter for successor years until renter or owner provides notice that it no longer desires to lease land or when either party desires to negotiate a new lease rate.

Notice shall be provided to Renter or Owner no later than February 1st of the current year that it desires to discontinue lease or negotiate a new lease for subsequent year.

Upon notice, the parties mutually agree that they have until March 31st of the following year to enter into a new agreement otherwise the lease agreement and its provisions shall expire.

The Renter yielding and paying rent therefore in the sum of One Thousand Eight Hundred Dollars (\$1,800.00) per year, to be paid by June 30 of each year. Such payment shall be provided to the City Clerk/Treasurer at 128 Smith Street, P.O. Box 107, Plymouth, Wisconsin 53073.

The Renter shall not sublease any part of the described premises.

The Owner retains the right to haul municipal sludge before fertilizer or manure is applied to the premises. Renter shall provide notice to Owner prior to fertilizer or manure application to determine a mutually agreeable time for Owner to deposit sludge on the premises.

The Renter further agrees to promptly cut and destroy noxious weeds in the manner and time as provided by law.

It is further understood and agreed between the parties that the Renter shall hold the Owner harmless from claims for damages by persons or parties on the premises at the request of his agents, employees or invitees of the Renter.

It is further understood and agreed that if the Renter shall fail to keep any of the covenants above set forth or fail to pay the rentals due as called for herein, the Owner may terminate the lease and the Renter shall vacate immediately upon notice.

If the Owner shall fail to keep his part of this lease, the Renter shall have the option to terminate this lease.

At the expiration of this lease, or upon notice, the renter agrees to quietly and peacefully yield possession to the Owner. In the event of any action to terminate or enforce this lease due to a breach by the Renter, the Renter agrees to pay all court costs and attorney's fees.

The Covenants herein contained shall bind the parties mutually and their respective heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this _____ day of _____, 2026.

OWNER:

**CITY OF PLYMOUTH
D/B/A PLYMOUTH UTILITIES**

By: _____
Timothy Blakeslee,
City Administrator/Utilities Manager

RENTER:

RICHARD FREIBURGER

By: Rich Freiburger
Print Name: Rich Freiburger
Its: RF