

Town Clerk's Office | Town of Brookfield
645 N. Janacek Road | Brookfield, WI 53045
Phone: (262)796-3788 | Fax: (262)796-0339



MEETING NOTICE

All meetings will be held at the TOWN HALL, 645 N. Janacek Road, Brookfield, WI

TUESDAY, NOVEMBER 1, 2022

7:00 P.M.

TOWN BOARD

The Town Board of the Town of Brookfield will hold its regular semi-monthly meeting of Utility District No. 1, Sanitary District No. 4 and General Town Business on **Tuesday, November 1, 2022 at 7:00pm** in the Erich Grant meeting room of the Town of Brookfield Municipal Building, located at 645 North Janacek Road, Brookfield, Wisconsin.

AGENDA:

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
- 5) Citizen comments: Three-minute limit.
- 6) Old Business:
 - a. Discussion and possible action regarding quotes for 2023-2025 assessment services.
- 7) New Business:
 - a. Discussion and possible action regarding An Ordinance Creating Section 1.29, and Repealing and Recreating Section 9.27(2)(a) of the Municipal Code of the Town of Brookfield
 - b. Discussion and possible action regarding Catherine Court/Country Court subdivision water system
 - c. Discussion and possible action regarding the 2023 Sanitary District #4 Budget
 - d. Discussion and possible action regarding the 2023 Storm Water Utility District #1 Budget
- 8) Approval of Vouchers and Checks.
- 9) Communications and Announcements.
- 10) Adjournment.

****Joint Town Board and CDA Agenda begins on page 2.*

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, 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 such services contact the clerk's office at the above.

TUESDAY, NOVEMBER 1, 2022

IMMEDIATELY FOLLOWING
TOWN BOARD MEETING

TOWN BOARD & CDA MEETING

AGENDA:

- 1) Call to Order.
- 2) Meeting Notices
- 3) New Business
 - a) Discussion and Possible Action Regarding Strategy for TIF Project Planning
- 4) Adjourn into **CLOSED SESSION**, according to Wis. Stat. §19.85(1)(e) for conducting other specified public business regarding agreements and contract negotiations whenever competitive or bargaining reasons relating to: Negotiation for a Proposed Development for the south-east corner of Barker and Bluemound Rd. in the Town of Brookfield
- 5) Reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.
- 6) Adjourn.

Posted this 27th day of October, 2022

Donna Pulles

Town Clerk

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, 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 such services contact the clerk's office at the above.

TOWN OF BROOKFIELD
TOWN BOARD MINUTES
October 18, 2022

The regular meeting of the Town Board, Sanitary District No. 4, and Utility District No. 1 was held on Tuesday, May 3, 2022 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER

The Town Board meeting was called to order by Chairman Henderson at 7:00PM with the following people present: Town Chairman Keith Henderson; Supervisors Steve Kohlmann, Ryan Stanelle, and John Schatzman; Town Administrator Tom Hagie; Outgoing Interim Clerk Georgia Balcerowski and Incoming Clerk Donna Pulles. Excused were Michael Schmitt and Town Attorney Michael.

2) MEETING NOTICES

Interim Clerk Balcerowski confirmed that the meeting agenda was noticed as required by law.

3) APPROVAL OF AGENDA

Motion by Supervisor Kohlmann to approve the agenda.

Seconded by Supervisor Schatzman.

Motion Passed Unanimously

4) APPROVAL OF MINUTES

Motion by Supervisor Stanelle to approve the October 18, 2022 Town Board meeting as presented.

Seconded by Supervisor Kohlmann.

Motion Passed Unanimously

5) CITIZEN COMMENTS

Executive Director of Senior Taxi gave an update.

6) OLD BUSINESS

None.

7) NEW BUSINESS

a) DISCUSSION AND POSSIBLE ACTION TO APPOINT DONNA PULLES TO THE OFFICE OF TOWN CLERK EFFECTIVE OCTOBER 19TH.

Motion by Supervisor Schatzman to approve the appointment of Donna Pulles to the office of Town Clerk effective October 19th 2022. Seconded by Supervisor Schmitt.

Motion Passed Unanimously.

b) DISCUSSION AND POSSIBLE ACTION TO APPOINT SCOTT HARTUNG TO THE OFFICE OF DPW SUPERVISOR EFFECTIVE OCTOBER 18TH 2022.

Motion to approve by Supervisor Kohlmann. Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

c) DISCUSSION AND POSSIBLE ACTION REGARDING AN AGREEMENT BETWEEN THE TOWN OF BROOKFIELD AND ASSESSMENT TECHNOLOGIES OF WI FOR ASSESSOR SERVICES FROM 2023-2025.

Motion by Supervisor Kohlmann to table and direct the Town Administrator to obtain a secondary quote with the same scope of service and contract timeframe as outlined above. Seconded by Supervisor Schatzman.

Motion Passed Unanimously.

d) DISCUSSION AND POSSIBLE ACTION REGARDING A LETTER OF ENGAGEMENT WITH BAKER TILLY FOR AUDIT SERVICES.

Motion by Supervisor Kohlmann to approve a letter of engagement with Baker Tilly for audit services as presented. Seconded by Supervisor Schatzman.

Motion Passed Unanimously.

e) DISCUSSION AND POSSIBLE ACTION TO APPROVE ACTION REGARDING A TEMPORARY "CLASS B" (WINE) APPLICATION FROM THE ELMBROOK EDUCATION FOUNDATION FOR AN EVENT TO BE HELD ON THURSDAY, OCTOBER 27TH 2022, "BOOS & GHOULS NIGHT OUT" AT THE CORNERS OF BROOKFIELD PLAZA.

Motion by Supervisor Schatzman to approve a temporary "class b" (wine) application from the Elmbrook Education Foundation for an event to be held on Thursday, October 27th 2022, "Boos & Ghouls night out" at the Corners of Brookfield Plaza. Motion seconded by Supervisor Stanelle.

Motion Passed Unanimously.

f) DISCUSSION AND POSSIBLE ACTION REGARDING A CLASS "B" AND CLASS "C" WINE LICENSE APPLICATION FOR SHAKE SHACK WISCONSIN LLC D/B/A SHAKE SHACK, LOCATED AT 585 N. BARKER RD., BROOKFIELD WI 53045. AGENT: ARI DOMNITZ, 1128 W. MONTCLAIRE AVE., GLENDALE WI 53217

Motion by Supervisor Stanelle to approve the Class "B" Beer and Class "C" Wine License to Shake Shack Wisconsin LLC. Located at 585 N. Barker Rd., Brookfield, WI. 53045 as presented, pending the Clerk's receipt of payment and a copy of the layout detailing POS and storage. Motion seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

g) DISCUSSION AND POSSIBLE ACTION TO ALLOW COMPONENT BREWING TO SELL/SERVE AS A SECONDARY LOCATION AT THE EBLE ICE ARENA PARKING LOT ON DECEMBER 30TH FROM 5:30PM – 9:30PM AND DECEMBER 31ST FROM 9:30AM – 5:30PM FOR THE ADULT NOVICE HOCKEY TOURNAMENT

Motion by Supervisor Kohlmann to approve the request by Component Brewing for the event as presented. Motion seconded by Supervisor Stanelle.

Motion Passed Unanimously.

8) APPROVAL OF VOUCHERS AND CHECKS

Motion by Supervisor Kohlmann to approve the vouchers and checks as presented in the amount of \$384,631.05. Seconded by Supervisor Schatzman.

Motion Passed Unanimously.

9) COMMUNICATIONS AND ANNOUNCEMENTS

None.

10) ADJOURN

With no further business, motion by Supervisor Kohlmann to adjourn at 7:27PM. Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

A joint meeting of the Community Development and Town Board was held on Tuesday, October 18, 2022 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, Wisconsin.

1) CALL TO ORDER

Town Chairman Keith Henderson called the meeting to order at 7:30p.m. with the following people present: Supervisors John Schatzman, Steve Kohlmann, Ryan Stanelle, and Michael Schmitt; CDA Commissioners John Charlier, William Neville and Thomas Koplín; Town Administrator Tom Hagie;

2) MEETING NOTICES

Administrator Tom Hagie confirmed the meeting notice was noticed as required by law.

3) Adjourn into CLOSED SESSION, according to Wis. Stat. §19.85(1)(e) for conducting other specified public business regarding agreements and contract negotiations whenever competitive or bargaining reasons relating to: Negotiation for a Proposed Development for the south-east corner of Barker and Bluemound Rd. in the Town of Brookfield

Motion by Supervisor Kohlmann to adjourn into closed session at 7:34PM. Seconded by Supervisor Schatzman.

Motion Passed Unanimously.

4) Reconvene into OPEN SESSION, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.

Motion by Supervisor Kohlmann to reconvene into open session at 10:06PM. Seconded by Board Member Koplín.

Motion Passed Unanimously.

5) ADJOURN

With no further business, motion by Board Member Neville to adjourn at 10:06PM. Seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

Respectfully submitted,
Donna Pulles
Town Clerk



Assessment Technologies
of Wisconsin LLC

CONTRACT FOR
100% ANNUAL ASSESSMENTS
AND MARKET UPDATE REVALUATION

2023-2025

THIS AGREEMENT: by and between Assessment Technologies of Wisconsin, LLC, hereinafter called the "Assessor", and the Town of Brookfield, Waukesha County, Wisconsin, hereinafter called the "Town".

WITNESSETH: The Assessor and the Town for the compensation stated herein, agree as follows:

ARTICLE I

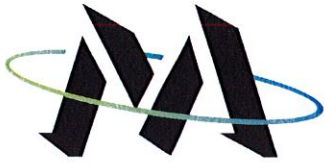
SCOPE OF WORK: the Assessor, having familiarized himself with the local conditions affecting the cost of the work to be done, and the Standard Specifications for the Annual Maintenance of Real and Personal Property Records in the State of Wisconsin pursuant to Chapter 70, Wisconsin State Statutes, hereby agrees to perform everything required to be performed and to complete in a professional manner everything required to be completed to comply with State Statutes regarding the assessment of Real and Personal Property on behalf of the Town and in accordance with the General Agreements as stated in Article Three of this contract.

ARTICLE II

COMPENSATION: The Town shall pay to the Assessor for the performance of the contract the following compensation of \$225,000 (Two Hundred Twenty - Five Thousand Dollars), such amount to be paid as follows: (\$169,800 annual, \$10,700 100% assessments & \$44,500 market update revaluation)

2023-2025

\$6,250 per month

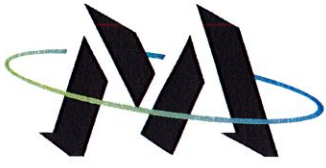


Assessment Technologies
of Wisconsin LLC

ARTICLE III

GENERAL AGREEMENTS:

- 1) The contract shall begin January 1, 2023 and end December 31, 2025.
- 2) All normal duties and functions of the Assessor as described and set forth in Volume I of the Wisconsin State Assessors Manual, including required meetings, will be performed in a timely manner, and in accordance with the Chapter 70 Laws of the State.
- 3) All services requested over and above the normal yearly assessment functions will be charged extra at a mutually agreed upon rate.
- 4) The Assessor will provide his own equipment, work space, storage and security of records, while in his possession.
- 5) The Assessor will carry his own Liability and Records Insurance, to protect the Town from suits for injury, lost or destroyed records.
- 6) The Assessor is to be considered an Independent Contractor hired to fill an Appointed Statutory Position, and is not subject to withholding tax, insurance programs or benefits.
- 7) Implement use value to assure fair and equal treatment of lands used for agricultural purposes regardless of parcel size.
- 8) Certified return receipt letters will be mailed to all new homes where the homeowner did not respond to the initial letter for inspection.
- 9) Both parties understand that the Owner is bound by the public records law, and as such, all of The terms of this agreement are subject to and conditioned on the provisions of Wis. Stats. [§19.21, et seq.](#) Consultant acknowledges that it is obligated to assist the Town in retaining and producing records that are subject to the Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of this agreement, and that the consultant must defend and hold the Owner harmless from liability under the law. Except as otherwise authorized, those records shall be maintained for a period of seven years after receipt of final payment under this agreement.



Assessment Technologies
of Wisconsin LLC

SUBMITTED TO THE TOWN OF BROOKFIELD THIS 4th DAY OF
October, 2022

Les Ahrens
Director of Valuation Services
Assessment Technologies of Wisconsin, LLC

ACCEPTANCE BY TOWN:

The above contract, terms and general agreements are hereby accepted, this

_____ day of _____, 2022

BY GOVERNING BODY OF THE TOWN OF BROOKFIELD

ATTEST:

Authorized Official Signatures and Titles:

Chairman

Administrator

NOTARY OR
TOWN SEAL

Clerk



ASSESSMENT SERVICES PROPOSAL

PREPARED FOR:

TOWN OF _____
BROOKFIELD
W I S C O N S I N
_____ Since 1843 _____

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Accurate is an independent assessment firm and will never outsource our assessing services to an outside contractor.

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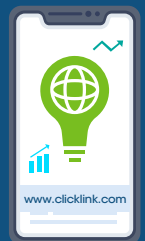
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This proposal is built to be **INTERACTIVE!**

Throughout this document you will see QR codes. Use your cell phone camera app and point your camera at the QR code. A link will pop up. Click on the link to watch videos, visit websites and much more!



Open your camera app and hover your phone over the QR Code. Your camera will automatically scan the QR code.



A clickable link will appear. Select the link and enjoy the content!

Test this link to our website!



Viewing this as a digital copy? You can click the QR codes to view the content in the proposal.

INTRODUCTION

We appreciate the opportunity to serve the Town of Brookfield!

For over 22 years, Accurate Appraisal has continuously improved the assessment experience through **innovation, education, and technology**. We understand that Brookfield is a unique community, therefore we provide solutions tailored to fit your specific needs.



We firmly believe that every property owner comes first. They should be part of the assessment process and not just an end result. We work hard to make sure **everyone is treated fairly and equitably**.

TRANSPARENCY

is our core principle in educating and empowering those we serve.
our employees.
municipalities.
the community.

OUR CORE VALUES:



1. WE ARE FAMILY

We have an unwavering loyalty to each other and our customers. We Respect & Encourage each other and appreciate uniqueness. We value and support each other's health, safety and work/life balance.



4. BE ADMIRABLE

We guard our integrity by doing the right thing - ALWAYS. We strive for quality and precision in our work, our products, and our services. We act like owners and honor our word and commitments. We choose candor, respect, and kindness.



2. ALWAYS TRANSPARENT

We are Open & Honest in ALL interactions, sharing our data, processes, information, mistakes, and victories. We hold each other accountable. Our availability to our customers and family members is abundant.



5. WE ARE A BOATLOAD OF FUN!

Positivity is our attitude of choice. We have infectious spirits bringing enthusiasm and excitement to all we do. We are passionate and value diversity and inclusion. There's no reason too small to celebrate.



3. EMBRACE GROWTH & INNOVATION

We are comfortable being uncomfortable while striving to get better every day. We foster and enhance customer relationships while seeking to learn and develop. We offer to teach and mentor customers and family members.



Our Mission:

Engaging our employees to collaborate, educate, and deliver the most reliable and transparent assessment solutions through innovation, communication and technology.

ASSESSMENT TEAM

Your assessment team has access to over **195 YEARS** of assessing experience!

Our approach of the **Assessment Team** means each assessor coordinates their efforts from accountability officers to our field team and customer service. Throughout the entire assessment process - field work, attending open books and closing boards of review, our services are completed as a team. You will have full access to 1 account manager as your main point of contact which will be determined during the transition process.

33 EMPLOYEES

27 ASSESSOR I & II

2 ASSESSOR III

4 SOFTWARE/IT



Bill Gaber is our overall **operations manager**. He is an assessor II with over 11 years of experience. Bill mentors all of our assessors and plans the overall assessment schedule. He works closely with each coordinator to ensure every team member completes their tasks.

Amanda Meade is our customer experience manager. Her role is to guide and select your account manager. She leads all account managers ensuring they meet your needs.

Account Manager your account manager will be selected during the transition period. The person selected will be your #1 main point of contact for town employees. They will report to Amanda and the statutory assessor.

Jamie Busha will be reviewing all data for quality & accuracy. This important measure ensures every step of our assessment process is checked for errors before notices are sent. She also manages the personal property department. Jamie is an assessor II.

Amy Baji will be collecting blotters, both printed and digital. She will verify personal property accounts and post the assessment roll online. Her #1 goal is to minimize dooimages. She is an assessor II.

Terri Muskevitsch will be managing our assessor certified customer service agents. Terri is in charge of tracking all correspondence to share with your team. Terri is an assessor II.

Chris Plamann will be involved in building an intentional community education plan. He will build creative videos, mailings and social media content to educate property owners. He is an assessor II.



PROUD PARTNERS WITH:



Wisconsin Association of Assessing Officers

OPERATIONS MANAGER



BILL GABER

Operations Manager - Assessor II

billg@accurateassessor.com 920.213.1916

ABOUT ME

I have a thorough background in business and finance. I also have over 10 years of experience in the assessment industry. My involvement in coaching youth sports has increased my leadership skills to develop successful teams. Watching teams grow and learn is my passion. I look forward to working with you and your community.

" I like to lead by example both at home for my son (19 years old) and for those that I work with."

EXPERIENCE

- Determine values using the three approaches Sales, Income, Cost
- Managed over 150 Market revaluations
- 100+ Open Book and Boards of Review
- 8+ years of scheduling fieldwork assignments
- Statistically analyze market trends
- Land valuation review
- Filed word duties
- Estimate valuations for TID creations
- GIS mapping
- Closing Boards of Review

EDUCATION

University of Wisconsin - Oshkosh 1996
Business

COMMUNITY INVOLVEMENT

Little League coach for 7 years
American Legion Baseball Coach for 4 years –
Won the Wisconsin AA state title in 2021
Coached youth Football for 6 years

STRENGTHS/SKILLS

Management	Self-Motivation
Organization	Creativity
Team Leadership	Communication
Operations	Development

CERTIFICATION



EXPERIENCE MANAGER

AMANDA MEADE

Customer Experience Manager - Assessor II

amandam@accurateassessor.com 608.438.4476



ABOUT ME

I am an optimistic and outgoing person that loves to try new things. I love to travel! Around the US, the world and especially within Wisconsin! I am highly organized and dedicated with great problem-solving skills. I love to work with a great team and develop new ideas. In my free time I love to spend time with my big family. I really enjoy spending time with my family on the water and having adventures at our cabin up north! I am so excited about working with many different people toward common goals.

"If you can be anything in the world, be kind"

EXPERIENCE

- Determine values using the three approaches: Market, Income, Cost
- Closing Boards of Review
- New Construction Field Work
- Management of Property Record Data
- Property Sketching
- Statistically analyze market trends
- Land valuation review
- Review of Assessment Data
- Open Book and Roll Work
- GIS mapping

WORK HISTORY

Executive Director
Non Profit - 7 years

Executive Director
Preschool- 10 years

STRENGTHS/SKILLS

Problem Solver	Organized
Professional	Communication
Building Relationships	Empathetic
Personable	Consistent

CERTIFICATION



"The only way to do great work is to love what you do."

CUSTOMER SERVICE TEAM

When property owners call us they get a live person.

Our agents are trained assessors that answer questions quickly and educate property owners on the assessment process. Our **online appointment scheduling tool** is available 24/7.

Property owners have full access to us on our main line, email address, and live chat on our website. We utilize a visual voicemail service which speeds up our response time. Voicemails are monitored daily to we make sure respond within 24 to 48 hours. All of these services are included at no additional cost to you.



MEET OUR CUSTOMER SERVICE TEAM MEMBERS:



"Being the first connection with property owners, my goal is to be able to help them understand the process of assessing and how it affects them. Being a property owner, I understand how confusing and daunting the process can seem. It is extremely rewarding when I answer their questions, help them understand the process, and make someone's day a little better."

TERRI MUSKEVITSCH since 2007

Customer Service Manager - Assessor II

terrim@accurateassessor.com 920.749.8098



"Talking with property owners on a daily basis gives me the opportunity to educate them on the assessment process. I take it as a challenge to convey positivity when not all of my interactions start out that way. Fairness and equity is paramount in my job and I take it very seriously."

AMY BAJI since 2011

Personal Property Coordinator- Assessor II

amyb@accurateassessor.com 920.749.8098



"The best feeling in the world is hanging up a phone and knowing I was able to help property owners understand their assessment. My background in hospitality gives me the tools I need to be empathetic to their needs. I have been known to make people laugh - because my laughter is infectious."

PATTI PETERS since 2010

Customer Service - Assessor I

pattip@accurateassessor.com 920.749-8098

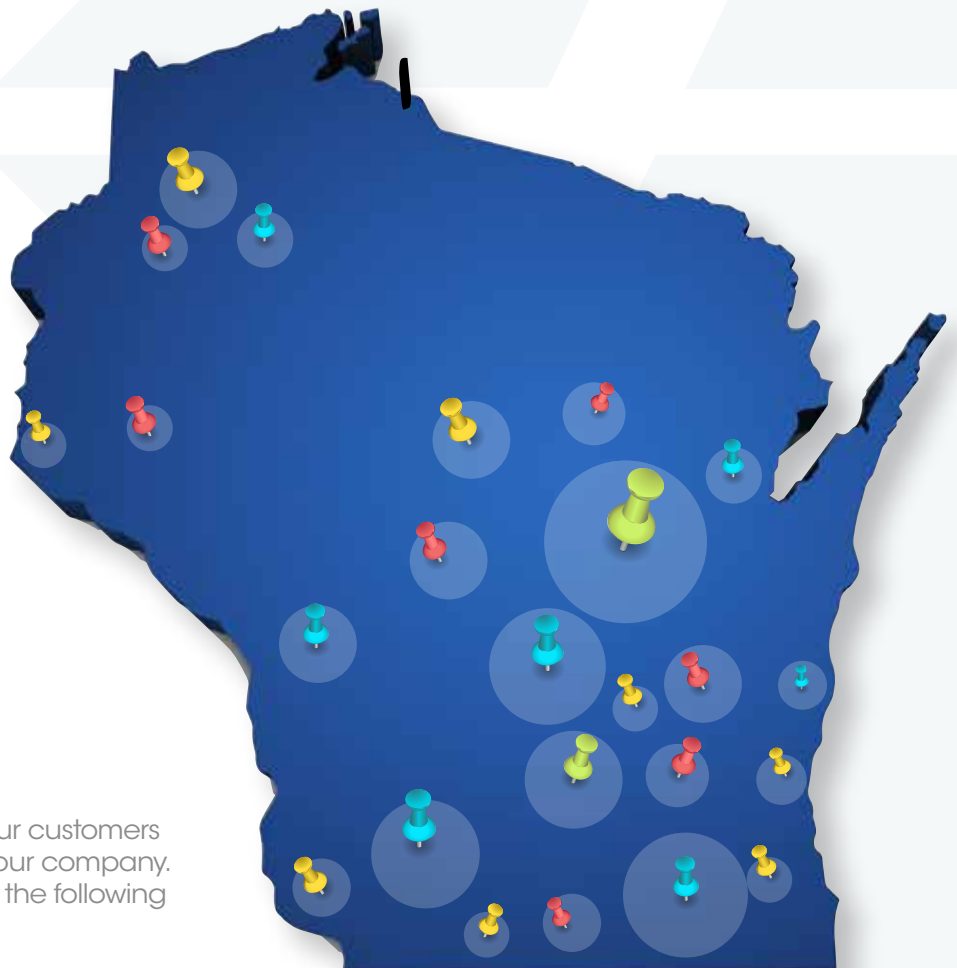


WHO WE SERVE

ALL - PROPERTY OWNERS
ALL - EMPLOYEES
111 - MUNICIPALITIES
22 - COUNTIES

We serve a variety of municipalities across the state. From small towns to large cities, we focus on one thing. **Putting property owners first.** A phrase we often hear is, "You're not a typical assessor," and we are proud of that. We strive to be inclusive and understanding with everyone we serve. Our passion to embrace growth and innovation stems from low assessment standards.

We value **transparency** in everything we do. We work with board and council members, commercial property owners, homeowners, real estate agents, and the list goes on and on. The common theme is that no matter who you are, at Accurate we will work late or go the extra mile to serve property owners. Don't think of us as a contract assessor, think of us as **a trusted advisor here to serve you and your community.**



Our client retention rate is 99%. Many of our customers have been with us since the inception of our company. A list of all municipal clients we serve is on the following page of this proposal.

225,842 - IMPROVEMENTS



MUNICIPAL CLIENT LIST

MUNICIPALITY	TYPE	POPULATION	EQ VALUE	PARCELS	SERVICE
Franklin	City	35,451	3,608,867,300	11,971	FULL VALUE
Manitowoc	City	32,936	1,392,199,900	12,374	BLEND
De Pere	City	24,893	1,618,168,000	7,664	FULL VALUE
Watertown	City	22,926	1,203,821,500	7,351	BLEND
Fox Crossing	Village	18,892	1,198,650,600	6,246	FULL VALUE
Onalaska	City	18,712	1,405,385,500	5,895	BLEND
Cudahy	City	18,200	904,066,900	5,877	FULL VALUE
Oconomowoc	City	16,847	1,898,997,800	6,160	FULL VALUE
Beaver Dam	City	16,476	740,557,500	5,545	FULL VALUE
River Falls	City	15,800	934,801,400	1,368	BLEND
Whitewater	City	14,517	433,367,500	2,607	FULL VALUE
Shorewood	Village	13,338	1,418,231,600	3,848	BLEND
Stoughton	City	13,134	937,153,400	4,427	FULL VALUE
Glendale	City	12,779	1,065,226,500	5,030	BLEND
Baraboo	City	12,556	664,887,100	4,116	MAINTENANCE
Platteville	City	12,537	411,313,800	2,831	BLEND
Brown Deer	Village	11,964	674,445,400	4,264	BLEND
Greenville	Town	11,874	1,218,445,000	4,445	FULL VALUE
Harrison	Village	11,532	1,128,775,500	4,307	BLEND
Burlington	City	10,668	670,648,100	3,435	FULL VALUE
Monroe	City	10,661	559,462,700	4,055	BLEND
Oregon	Village	10,390	1,121,101,700	3,634	FULL VALUE
Portage	City	10,365	408,028,900	3,181	FULL VALUE
Elkhorn	City	9,853	556,333,700	3,163	FULL VALUE
Sparta	City	9,522	400,746,900	3,157	FULL VALUE
New Richmond	City	8,966	700,313,500	3,483	FULL VALUE
Altoona	City	8,929	510,581,300	2,666	BLEND
McFarland	Village	8,449	916,289,300	3,072	FULL VALUE
Delavan	Town	8,385	1,027,819,100	3,609	BLEND
Monona	City	8,179	985,590,300	2,944	FULL VALUE
Windsor	Village	7,795	901,574,900	2,836	BLEND
Sheboygan Falls	Town	7,435	154,644,400	772	BLEND
Mount Horeb	Village	7,421	676,653,100	2,484	BLEND
Vernon	Village	7,227	1,054,853,500	2,947	BLEND
Buchanan	Town	7,082	584,171,400	2,407	FULL VALUE
Beloit	Town	7,038	462,018,800	3,288	BLEND
Madison	Town	6,881	184,263,900	1,306	FULL VALUE
Twin Lakes	Village	6,064	875,373,400	3,087	BLEND
Prairie du Chien	City	5,718	224,486,400	2,202	FULL VALUE
Edgerton	City	5,552	364,170,300	2,140	FULL VALUE
Rothschild	Village	5,325	333,417,900	2,132	BLEND
Saukville	Village	4,419	300,885,500	1,449	BLEND
Prairie du Sac	Village	4,378	363,372,900	1,581	BLEND
Bayside	Village	4,377	595,016,700	1,622	FULL VALUE
Prescott	City	4,229	312,132,400	1,471	BLEND
Cross Plains	Town	4,148	249,319,100	663	MAINTENANCE
Geneva	Town	4,099	912,896,900	3,755	BLEND
Mosinee	City	4,063	212,596,800	1,726	BLEND
Sugar Creek	Town	3,973	382,156,500	1,953	BLEND
Chilton	City	3,828	177,642,000	1,493	BLEND
Lancaster	City	3,760	192,492,400	1,591	BLEND

MUNICIPALITY	TYPE	POPULATION	EQ VALUE	PARCELS	SERVICE
Combined Locks	Village	3,588	314,834,700	1,369	BLEND
Burke	Town	3,450	353,006,100	1,371	BLEND
Seymour	City	3,443	74,979,700	1,252	MAINTENANCE
Lyons	Town	3,440	388,811,700	1,782	BLEND
Menominee	Town	3,422	346,963,000	1,525	BLEND
Pleasant Springs	Town	3,387	481,121,500	1,435	FULL VALUE
Boscobel	City	3,231	103,974,100	1,176	BLEND
Fulton	Town	3,158	413,981,200	2,216	FULL VALUE
Wescott	Town	3,135	386,545,700	2,554	BLEND
Brillion	City	3,127	151,267,700	1,127	BLEND
Lodi	Town	3,059	504,898,900	1,646	BLEND
Dale	Town	2,842	252,326,200	1,151	BLEND
Walworth	Town	2,842	195,945,900	685	BLEND
Walworth	Village	2,824	164,495,100	955	BLEND
Union	Town	2,776	178,423,300	732	MAINTENANCE
Fox Lake	Town	2,709	203,679,900	938	BLEND
Dayton	Town	2,703	384,094,600	1,723	MAINTENANCE
Deerfield	Town	2,524	173,654,500	650	BLEND
Poynette	Village	2,494	170,308,900	880	BLEND
Caledonia	Town	2,491	180,754,800	974	BLEND
Fennimore	City	2,482	104,168,200	979	BLEND
Dekorra	Town	2,350	351,865,400	1,448	BLEND
Deerfield	Village	2,319	228,122,300	981	BLEND
Jefferson	City	2,231	400,186,600	2,747	FULL VALUE
Spring Prairie	Town	2,197	261,805,500	894	BLEND
New Glarus	Village	2,172	168,495,500	808	MAINTENANCE
Albion	Town	2,103	188,271,100	1,058	BLEND
Jamesstown	Town	2,077	174,781,600	1,023	BLEND
Pardeeville	Village	2,067	126,196,300	849	BLEND
Blooming Grove	Town	1,911	137,158,700	683	BLEND
Richmond	Town	1,835	228,604,700	1,039	BLEND
Randolph	Town	1,767	38,841,400	331	BLEND
Fontana	Village	1,713	1,303,832,100	2,712	BLEND
Darien	Town	1,588	126,297,100	565	MAINTENANCE
Springdale	Town	1,530	311,257,100	855	BLEND
Cambridge	Village	1,518	137,183,600	665	BLEND
Cleveland	Village	1,477	95,219,800	587	BLEND
Brooklyn	Village	1,466	115,985,800	495	BLEND
Eldorado	Town	1,443	99,975,300	618	BLEND
West Baraboo	Village	1,428	60,537,900	464	BLEND
Hazel Green	Village	1,200	60,805,000	398	MAINTENANCE
Berry	Town	1,188	176,335,000	544	MAINTENANCE
Bovina	Town	1,151	88,799,600	539	MAINTENANCE
Green Valley	Town	1,072	54,147,900	501	MAINTENANCE
Oregon	Town	1,053	432,821,500	1,258	BLEND
Marathon	Town	1,048	76,147,200	489	BLEND
Blue Mounds	Village	971	71,354,300	297	BLEND
Iron Ridge	Village	899	43,410,300	300	BLEND
Footville	Village	810	38,412,500	338	BLEND
Primrose	Town	774	67,890,400	341	BLEND
Saint Nazianz	Village	755	28,024,800	272	BLEND
Cambria	Village	753	29,585,400	326	BLEND
Perry	Town	737	59,221,900	353	BLEND
Sullivan	Village	669	37,904,600	232	BLEND
Upham	Town	647	169,759,000	942	BLEND
Rose	Town	595	59,950,200	488	BLEND
Courtland	Town	510	20,890,400	241	BLEND
Coloma	Village	456	17,531,000	252	BLEND
Friesland	Village	356	13,642,600	160	MAINTENANCE

BLEND

Years of maintenance with a market revaluation at least one year of the contract.

MAINTENANCE

Review of permits, new construction, splits, etc.

FULL VALUE

Annual Revaluations. A market revaluation performed every year.



OUR HISTORY

Accurate was **founded 22 years ago** on **complete Transparency and Communication.**

For many years it was common practice for assessment firms to suppress information from the public. This resulted in a lack of understanding and mistrust within the community. The founders of Accurate recognized these shortcomings and began pioneering **new innovative assessment standards.** Over the years we have developed web-based digital property record cards, created web based scheduling options, and built our own CAMA to update data digitally in the field. With a combined experience of **over 180 years** Accurate has continuously improved the assessment experience through **innovation, education, and technology.**

2000 - 2005

20 municipalities
Building digital data online
New Website
Full Value Service Options
Blend Options - more affordable and budget friendly

2010 - 2015

90 Municipalities
Started building proprietary CAMA
Still growing - added more employees

2005 - 2010

75 municipalities
Online scheduling available
Moved to new location on Midway Rd.
Growing - added new employees

2015 - PRESENT

100+ municipalities
Digital assessments in the field
CAMA software Prolorem launches
Live assessor certified customer service
Intentional community education plan

At Accurate we make a concerted effort to connect and learn the nuances of each community. There is no **"cookie-cutter"** way to assess unique communities. We tailor our services to fit the needs of everyone we serve. **Here is a small sample:**

UNIQUE ASSESSMENTS

Views of the Capital Building - Dane County
Views of the lake - Fontana
Bayshore Mall - Glendale
Access to the Chain of Lakes - Dayton
All of Menominee County
Dock-O-Miniums - Fontana

CORPORATE BUSINESS

Secura - Fox Crossing
Johnson Controls - Glendale
Foth - De Pere
Miron - Fox Crossing
Cleary Building - Greenville
Humana Insurance - De Pere

TAX EXEMPT EXPERIENCE

St. Norbert College - De Pere
Divine Savior Hospital - Portage
Skaalen Retirement Services - Stoughton

DISTRIBUTION/WAREHOUSING

WALMART Distribution center - Beaver Dam
Amazon - Greenville
TARGET - Oconomowoc

ALL INCLUSIVE SERVICES

- ✓ **FREE** Web Data Access
- ✓ **CUSTOM** Community Education
- ✓ **LIVE** Customer Service
- ✓ **CLOUD** Based Assessment Software

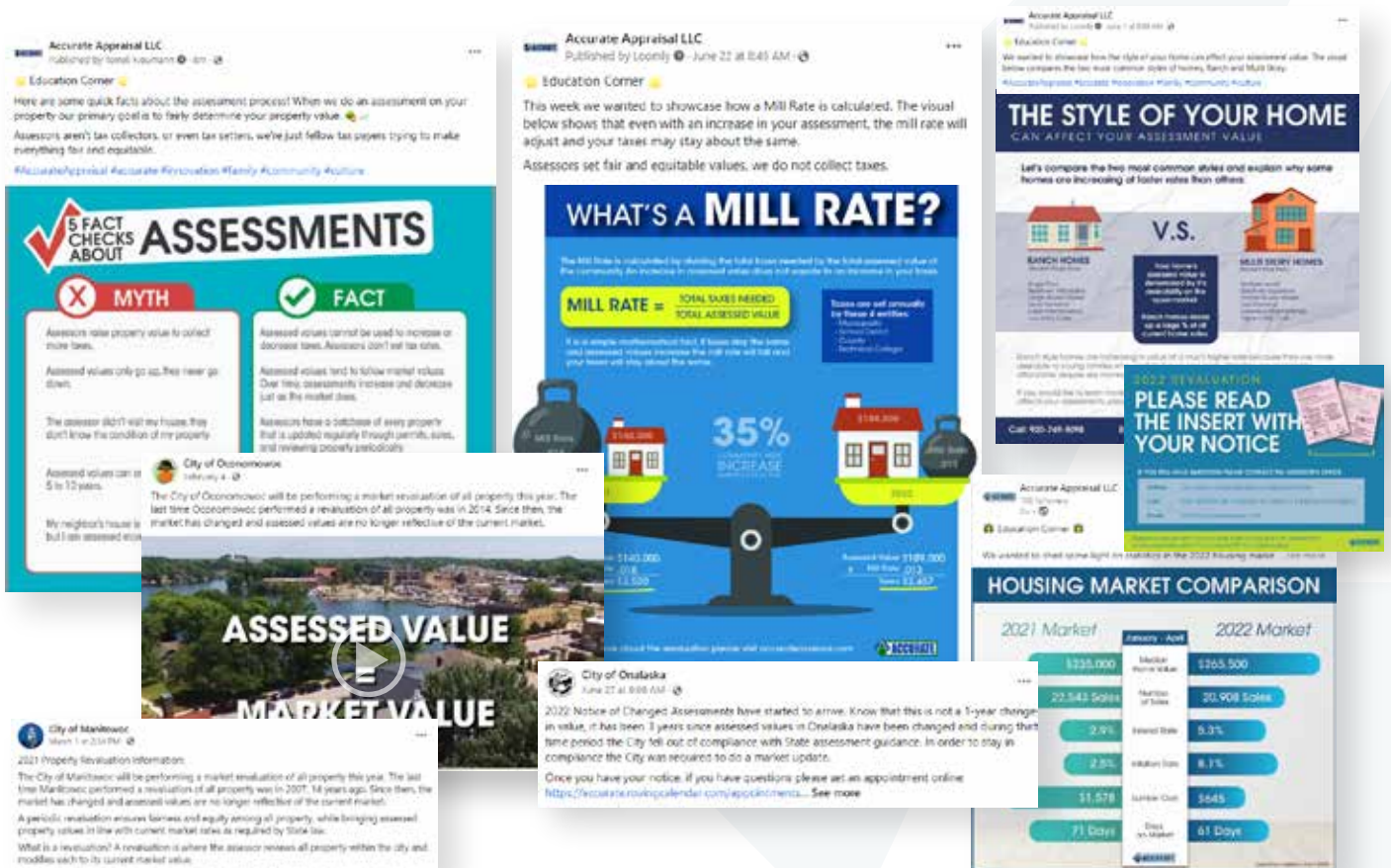
- Access to a dedicated assessor certified Account Manager
- Online appointment scheduler
- Telephone and Virtual Open Book appointments
- Customized videos and educational materials
- Active live chat function available on our website
- Dedicated quality management
- Virtual walk-through options
- Maintenance inspections



POSITIVE INTERACTION

Through **Social Media** we build a positive and informative **two-way communication** with your community.

We instantly connect with thousands of property owners to **quell the stigma of taxes and assessed values**. When you don't involve your community they feel left out and discouraged about the assessment process. **Our transparency ensures property owners are engaged** so they don't feel like they're just another un-informed taxpayer.



Accurate builds relationships with your community! For example our Personal Property department created an instructional video on our website showing how to fill out PP statements.

"Just wanted to let you know, I was not looking forward to filling out the form. But the instructional video and the information on your website made the process a lot easier than I thought it would be. Thank you!"

Barr Resort - Kika Barr



Our assessors go above and beyond just valuing property. The classification of land changed for this property owner. We helped him by working with the DOR on properly classifying his land.

"Paul at Accurate was very helpful with my land classification and working with the DOR. He was very gracious and professional through the journey."

Primrose Resident - Duane Wagner



EDUCATION PLAN

Our education plan puts your community first. We utilize your channels of communication to educate your community. Together we will create a **two-way channel of communication** through social media, council meetings, newsletters, post card mailings, custom videos, and much more!

Our competitors do not use educational channels to notify property owners. The first time owners find out about a revaluation is about **30 days** before the board of review.

This one-way channel of communication is not transparent and leaves property owners scrambling to figure out what is going on. Often times this creates a rift between property owners, the municipality and the assessor.

6 STEPS TO EDUCATION:

1. WEEKLY SOCIAL MEDIA



Every week we share content on social media for you to share with your community. We mix this with a schedule of postings over the coming year to let property owners know what to expect and the status of the current market. Involving the community ensures we have two-way communication through the assessment process.

2. BOARD MEETINGS



Your community will inevitably have questions about the how assessments work. We will attend board meetings to educate your members arming them with the knowledge they need to explain the assessment process with property owners.

3. NEWSLETTER/MAILING

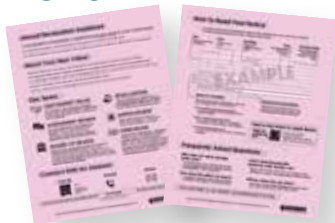
We have custom newsletter content that explains assessments, what to expect, and the schedule of social media postings to keep your community engaged. We will help you enhance the connection you have with your property owners.

4. WEBSITE



Updating your website with a custom video helps explain what a revaluation is and what to expect. We will build links to property record info and educational FAQ's for the revaluation. The community utilizes your website as a resource, we serve them best by keeping them up to date.

5. NOTICES



A notice of new value will be mailed to every property owner. Inserted with the notice will be an Understanding Your Assessment sheet explaining the assessment process with QR codes, links to videos, an online appointment scheduler, and access to our customer service team.

6. OPEN BOOK & BOR

Our Open Book process starts as soon as your property owners get their notices and ends a few days before board of review. Appointments can be set online or they can call at their convenience. Rolls are posted online and we help prepare clerks for any cases before Board of Review.



EDUCATION EXAMPLES

We update our Facebook and Linked in pages weekly with education and information on how the assessment process works. You can review our posts by clicking the social media icons or by the links below.



www.facebook.com/accurateappraisalllc



www.linkedin.com/company/accurate-appraisal-llc

5 FACT CHECKS ABOUT ASSESSMENTS

MYTH

Assessors raise property value to collect more taxes.

Assessed values only go up, they never go down.

The assessor didn't visit my house, they don't know the condition of my property.

Assessed values can only be changed every 5 to 10 years.

FACT

Assessed values cannot be used to increase or decrease taxes. Assessors don't set tax rates.

Assessed values tend to follow market values. Over time, assessments increase and decrease just as the market does.

Assessors have a database of every property that is updated regularly through permits, sales, and reviewing property periodically.

Each community is unique. Some are assessed annually while others go years without re-assessment.

HOUSING MARKET COMPARISON

2022 Jan-April	2021 Quarterly Average	2022 May-Aug
\$265,500	Median Home Value \$235,000	\$276,200
20,908 Sales	Number of Sales 27,172	32,293 Sales
4.9%	Interest Rate 2.9%	6.2%
8.1%	Inflation Rate 2.5%	8.6%
\$645	Lumber Cost \$1,578	\$452
61 Days	Days on Market 71	82 Days

based on statistics from WRA

OPEN BOOK

AUGUST 25th 12:00PM to 2:00PM

A printed mill book and assessor will be in the office. Please set your appointment and an assessor will call you of your appointed time. We are offering phone appointments daily.

SET YOUR CALL BACK PHONE APPOINTMENT

Online: accurateappraisal.com/assessments
 Call: 920-749-8098 (9:30am to 5:00pm) (1-800-846-2222)
 Email: info@accurateappraisal.com

2022 NEW CONSTRUCTION PROGRESS CHECKS

Accurate Appraisal will be in the area to check new construction progress. They will not be going into houses but you will see them driving around.

WHEN: Mid to late January, 2022
WHY: To check on New Construction

Vehicles will be well marked with ACCURATE on the side.



If you have questions please call the assessor's office 920-749-8098 or email info@accurateappraisal.com

WATERTOWN HOUSING MARKET

10 years since the last re-assessment

Why are property values going up?

A high demand in the housing market has caused home values to increase. The increase you are seeing is over a 10 year period. (approx 5.5% annually)

Assessors will use comparable sales up to January 1, 2022 to set fair market values for all properties in Watertown.

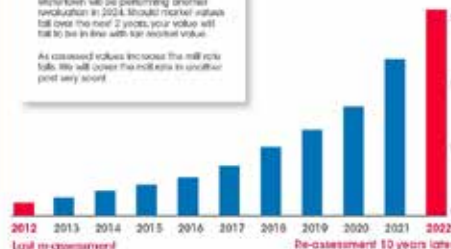
Watertown will be performing another evaluation in 2024. Should market values fall over the next 2 years, your value will fall to be in line with fair market value.

As assessed values increase the mill rate falls. We will cover the mill rate in another post very soon.



Median property values have been increasing year after year. The average increase per year in Watertown is 5.5% annually since 2012, the last re-evaluation.

55%
 FROM 2012 to 2022
 WRA
 WATERTOWN REASSESSMENT



Presented by: Accurate Appraisal

WHAT'S A MILL RATE?

The Mill Rate is calculated by dividing the total taxes needed by the total assessed value of the community. An increase in assessed value does not equal to an increase in your taxes.

$$\text{MILL RATE} = \frac{\text{TOTAL TAXES NEEDED}}{\text{TOTAL ASSESSED VALUE}}$$

Taxes are set annually by these 4 entities:
 - Municipality
 - School District
 - County
 - Technical College

It is a simple mathematical fact, if taxes stay the same and assessed values increase the mill rate will fall and your taxes will stay about the same.



To learn more about the revaluation please visit accurateappraisal.com



ASSESSMENT TIMELINE

Before January of each year we will send you options for open book and board of review dates. We will work with you to schedule new construction checks, field work, data entry, and the date notices are mailed. Below is a standard outline of what happens throughout the assessment timeline.

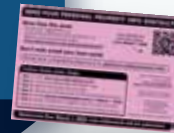
JANUARY

We start every year by visiting new construction to verify the % completion of new property. Trespass notices are mailed to property owners so they know we will be in the area.

If the property is not complete as of January 1st (each year) we update our records accordingly and flag the parcel/s for a final visit to measure and list the property as complete.



Personal Property post cards are mailed with digital submission options available.



This timeline may change depending on the agreed upon dates for Open Book and Board of Review.

FEB-MAR

New construction field checks are reviewed and verified by our office. Sales, permits, exemptions and any other assessment related data is updated in our records.

Initial DOR equalized values are reviewed. Personal Property is collected. Every PP record is saved digitally.

During a revaluation year education is implemented through social media, newsletters, and custom content.



APRIL

Properties are sorted and mapped for field inspections based on permits, sales, inspection requests, etc. Assessors update data on premise with their laptops.

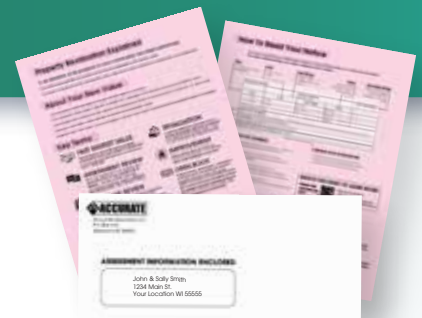
Initial market statistics from recent sales are calculated. Properties are segmented into neighborhoods to compare market values of like/similar property.



MAY-JUNE

Initial values are forecasted. Value checks are performed and revisions are made. Our import/export team works with the county to verify assessment and mailing data. Initial statutory board meeting must be held.

Notices are printed and mailed. Every notice includes an educational insert with links to videos and FAQ's. Rolls are posted online.



JULY-AUG

The assessment review period starts. Property owners can contact Accurate by phone, email, or online appointment. The open book period begins the day they receive their notice to the time board of review begins.

Final rolls are verified with the county and prepared for Board of Review. The assessor signs the final roll.



SOFTWARE

Our proprietary CAMA system is completely **CLOUD BASED.**

There are no costs for our software and no cost to convert your current data. We will post your property information on our website **FREE** to you and your community **24/7**. Each parcel shows detailed **images and information** and offers a digital option for sales questionnaires and personal property.



Our assessors are trained to **value and update properties on premise** eliminating errors from re-entering data. Property data is immediately updated as soon as a change is made. **PROLOREM** is the only software that updates online property record information in real time.

Your employees and property owners will be able to access the assessment data from any computer or mobile device. **PROLOREM** integrates multiple platforms such as: GIS, Apex Sketching Tool, iWorQ, etc. We will never charge to access or convert your data and you will never be charged to update or license our software.

PROLOREM

A REVOLUTION IN ASSESSING SOFTWARE

SOFTWARE COST: \$0.00
LICENSING/MAINTENANCE: \$0.00
SOFTWARE:
INTEGRATION ABILITY: YES, \$0.00
CONVERSION ABILITY: YES, \$0.00

There are never additional costs for conversions, updates, licensing, integrations, additions, etc.



SERVICE COSTS

The service costs below are reflective of our all inclusive services. There are no office hours which would be billed as needed. There will be no charge to convert your assessment data and if you are billed by the previous assessor we will pay for any conversion costs involved.

CURRENT CONTRACT

Current Assessor		2020	2021	2022	Total
	Property Record Card	\$1.50 ea	\$1.50 ea	\$1.50 ea	\$1.50 ea
	Community Education	Not Listed	Not Listed	Not Listed	Not Listed
	Assessor Services	Maintenance	Maintenance	Market Revaluation	Blend
	Total	\$71,280	\$71,280	\$71,280	\$213,840

1 Market Revaluation, 2 Years of Maintenance

January 1, 2020 - Dec 31, 2022

3-YEAR BLEND

1 Market Revaluation, 2 Years of Maintenance

Accurate		2023	2024	2025	Total
	Software Data Conversion	Included	Included	Included	Included
	Community Education	Included	Included	Included	Included
	Assessor Services	Maintenance	Maintenance	Market Revaluation	Blend
	Total	\$60,000	\$60,000	\$60,000	\$180,000

The term 100% assessments is equal to the same services we provide during the assessment maintenance years.

January 1, 2023 - Dec 31, 2026

Maintenance:

We will inspect all permits, new construction, demolitions, annexations or detachments. Every sale will be entered and reviewed as well as exported to the DOR. If there are changes to condition or missing information we will update assessment data. We will mail any notices, hold open book and board of review and submit the MAR to the state of WI. We will also defend values and any appeals after board of review. Any request for inspection from your community will also be visited during a maintenance year.

Market Revaluation:

During a market revaluation we will complete all of our inspections, check permits, and review sales just as in a maintenance year. We break down each property by neighborhood, style, age, location etc. Each will be evaluated and re-assessed to its new fair market value. A notice of new value will be mailed to the property owner. It is important that we start our education by the fall of the previous year, to ensure everyone knows about the revaluation before it happens. If we feel you may fall out of compliance we may ask to move the market revaluation to an earlier date to accommodate.

Personal Property Removal

Should personal property taxes ever be removed the contract would be adjusted. A removal of \$3,000 annual cost would take effect. This will be laid out in the contract.



REFERENCES



DE PERE

Accurate Appraisal has served as the statutory assessor for the City of De Pere since 2005. In 2018, the City decided to adopt their annual Full Value Maintenance program. This transition has been beneficial to the City, because market trends over the past few years would have otherwise forced another city-wide revaluation. It also makes budget planning easier by supplying consistent information year-to-year. Our account manager at Accurate is extremely knowledgeable, and has always been responsive to our questions and needs. Accurate's proactive public relations campaign, which provides social media posts and additional website content, has been very helpful in communicating with and educating our citizens.



Carey Danen
CLERK/TREASURER

www.deperewi.gov
cdanen@mail.de-pere.org
(920) 339-4072 ext 1355

Project/Service: Annual Revaluations
Statutory Assessor: Kyle Kabe



CITY OF NEW RICHMOND THE CITY BEAUTIFUL

It is with enthusiasm that I recommend Accurate Appraisal, LLC. We could not have asked for a better partner to go through a full revaluation with this year. Their depth of experience allows them to handle even the most complicated of situations and their professionalism is obvious to our team, but more importantly to our residents. A revaluation is a big deal to a community, but doesn't have to be strain on City Staff - Accurate will get you through every step.



Amy White
CLERK

www.rfcity.org
awhite@rfcity.org
715.426.3408

Project/Service: Maintenance and Market Revals
Statutory Assessor: Allana Williams



Michelle Scanlin
CLERK

www.newrichmondwi.gov
mscanlan@newrichmondwi.gov
(715) 246-4268

Project/Service: Annual Revaluations
Statutory Assessor: Paul Reynebeau



Accurate Appraisal has professionally served as the Assessor for the Village of Fox Crossing since 2015. Over the past several years, Accurate Appraisal expertly conducted a full revaluation of the Village in 2017, and has maintained the Village at full value since 2019. A full value contract with Accurate Appraisal has provided a tremendous benefit to Fox Crossing. With the large increase in property values over the past few years, having the Village's assessed value grow incrementally over the past several years rather than a large increase in value in one year, is much easier to explain to Village residents. Accurate Appraisal has been a great partner with Fox Crossing in managing the difficult task of assessing.



GREENVILLE

We have worked with Accurate over the last three years, who performed a total revaluation of our municipality. Their leadership in the industry is one of the reasons why we chose Accurate as our Assessor. Their friendly, reliable service is why we continue to utilize Accurate. Timely, professional response has been appreciated and we trust them to serve our residents with dependable service and fair assessments.



Jeffrey S. Sturgell
Village Manager

www.fccommunity.com
JSturgell@foxcrossingwi.gov
(920) 720-7101

Project/Service: Annual Revaluations
Statutory Assessor: Kyle Kabe



Wendy Helgeson
CLERK

www.townofgreenville.com
whelgeson@greenvillewi.gov
(920) 757-5151 ext 1100

Project/Service: Annual Revaluations
Statutory Assessor: Kyle Kabe



SUMMARY

Thank you for taking the time to look over our proposal. Our philosophy of Transparency as well as our core values help guide our company and ensures that we are treating property owners fairly and equitably. We follow a rigorous review process to minimize assessment errors.

Your team will have access to **one main point of contact in your account manager**. They will answer municipal employee's questions, provide assessment information, and help whenever you need them. They will have regular meetings with your team to stay on task.

We have listened to feedback from our municipalities and made changes to provide the best customer service in the assessing industry. Our **three LIVE assessor certified customer service representatives** answer questions quickly and, if needed, make adjustments on the spot over the phone. We track every interaction with your community throughout the assessment process and share this information at the board of review.

Implementing a progressive **education plan** and positive interactions within your community is paramount. No other assessment firm provides weekly educational content such as social media posts, educational videos, newsletter content and much more!

Our website offers a 24/7 online appointment calendar and hosts a chat feature. We also offer a **proactive education plan with social media posts, website updates, custom videos**, etc. The more your community knows about the assessment process the less they will fear how the process works.

Through innovation and technology we offer the most accessible CAMA system in the assessment world. All of your data is saved digitally online so you and your community can find property information quickly and easily. **The best part is, it's FREE to both you and the community.**

Our **Core Values** express who we are as a company. **We Are Family** - doesn't just mean our employees are family. **We embrace you and your community as our family.** We also believe in sharing the assessment process with everyone. Trust is important to us! **Transparency** between the property owners, the Town of Brookfield and the assessor is paramount in building a successful assessment program.



ORDINANCE CREATING SECTION 1.29, AND REPEALING AND RECREATING SECTION 9.27(2)(a) OF THE MUNICIPAL CODE OF THE TOWN OF BROOKFIELD

WHEREAS, on March 6, 2012, the Town Board of the Town of Brookfield, Wisconsin approved a Resolution Creating the Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin (Resolution No. 2012-03-01)(“Resolution”);

WHEREAS, the Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin adopted By-Laws and Rules of Procedure; and

WHEREAS, the Town Board of the Town of Brookfield desires to memorialize in its Municipal Code the current existence and prior establishment of the Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin.

NOW THEREFORE, the Town Board of the Town of Brookfield, Wisconsin does ordain as follows:

SECTION 1: Section 1.29 of the Municipal Code is hereby created to read as follows:

§ 1.29 Community Development and Redevelopment Authority.

- (1) Creation of the Community Development and Redevelopment Authority. Pursuant to the authority granted by § 66.1335, Wis. Stats., and the Town Board Resolution 2012-03-01 dated March 6, 2012 Creating the Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin, there shall be a Community Development and Redevelopment Authority for the Town of Brookfield as a separate body politic, for the purpose of carrying out blight elimination and prevention, slum clearance, urban renewal and redevelopment, community development and redevelopment, and housing projects. Such Authority shall be known as the “Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin” but may also be referred to in the Municipal Code as in the “Community Development and Redevelopment Authority”.
- (2) Composition, Appointments, and Terms. The Town Chairman, with confirmation of a majority vote of the Town Board, shall appoint seven resident persons, having sufficient ability and experience in the fields of urban renewal, community

development, and housing, as commissioners of the Community Development and Redevelopment Authority.

- (a) Two of the commissioners shall be members of the Town Board and serve on the Community Development and Redevelopment Authority during their respective terms of office as Town Board Members. One such term shall coincide with a Town Board term expiring in an even year and one shall coincide with the Town Board term expiring in odd year.
 - (b) Five citizen members shall be appointed commissioners by the Town Chairman to hold initial terms of office as follows: two commissioners for one year and one commissioner each for terms of two, three, and four years. Thereafter, the terms of the non-town board commissioners shall be four years and until their successors are appointed and qualified.
 - (c) Vacancies shall be filled for the unexpired term as provided in this subsection.
- (3) By-Laws. The Town Board has established and approved By-Laws and Rules of Procedure to be kept on file in this office of the Town Clerk. The Community Development and Redevelopment Authority may amend the By-Laws as it deems appropriate upon a majority vote of all members of the Community Development and Redevelopment Authority, and upon approval of the Town Board.
- (4) Compensation. Commissioners of the Community Development and Redevelopment Authority shall be reimbursed their actual and necessary expenses, including, local travel expenses, incurred in the discharge of their duties and shall receive such compensation as shall be established from time to time by resolution of the Town Board.
- (5) Powers and Duties. The Community Development and Redevelopment Authority shall have the following powers and duties:
- (a) The Community Development and Redevelopment Authority shall have all the powers, duties, and functions set forth in § 66.1335, Wis. Stats., for the purpose of carrying out qualified redevelopment projects and low-income and elderly housing projects, with the exception of the power of Eminent Domain.
 - (b) The Community Development and Redevelopment Authority shall act as the agent of the Town of Brookfield in planning and carrying out community development programs and activities approved by the Town Board and the Town Chairman under the Federal Housing and Community Development Act of 1974.
 - (c) The Community Development and Redevelopment Authority shall act as an agent to the Town of Brookfield, to perform all acts, except the development of the general plan of the Town, which may be otherwise performed by the Plan Commission under §§ 66.1105, 66.1301 to 66.1329, 66.1331, or 66.1337, Wis. Stats.

SECTION 2: Section 9.27(2)(a) of the Municipal Code is hereby repealed and recreated as

follows:

- (a) All property owned by or under the control of the Town of Brookfield, Town of Brookfield - Sanitary District No. 4, and Town of Brookfield Community Development and Redevelopment Authority.

SECTION 3: All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This Ordinance shall take effect upon passage and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this _____, day of _____, 20____.

BY: _____
Keith Henderson, Chairman

BY: _____
Steve Kohlmann, Supervisor

BY: _____
Michael Schmitt, Supervisor

BY: _____
John R. Schatzman, Sr. Supervisor

BY: _____
Ryan Stanelle, Supervisor

ATTEST: _____
Georgia Balcerowski, Interim Clerk

**TOWN BOARD
OF THE
TOWN OF BROOKFIELD, WISCONSIN
Resolution No. 2012-03-01**

RESOLUTION CREATING THE COMMUNITY DEVELOPMENT AND
REDEVELOPMENT AUTHORITY OF THE TOWN OF BROOKFIELD,
WISCONSIN

WHEREAS, the Town of Brookfield, Wisconsin, is a municipal corporation organized and existing under the laws of the State of Wisconsin, and is authorized under Sections 66.1335 of the Wisconsin Statutes to create a Community Development and Redevelopment Authority (herein "Authority") by proper resolution of the Town Board of the Town of Brookfield; and

WHEREAS, as set forth in Section 66.1333(2) of the Wisconsin Statutes, it is the policy of the State of Wisconsin to protect and promote the health, safety, morals and general welfare of its people by the prevention and elimination of substandard and deteriorated areas and properties through the utilization of all means appropriate, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places of employment for the people of the State of Wisconsin; and

WHEREAS, there is at this time no redevelopment authority created under Section 66.1333 of the Wisconsin Statutes, and no housing authority created under Section 66.1201 or 66.1213 of the Wisconsin Statutes, operating in the Town of Brookfield;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield, Wisconsin, as follows:

1. The Town Board hereby finds, determines and declares that the undertaking of programs and projects for blight elimination and prevention, slum clearance and prevention, urban renewal and redevelopment, community development and redevelopment (collectively, "qualified redevelopment projects"), and low income and elderly housing projects, will encourage well-planned, integrated, stable, safe and healthful neighborhoods, the provisions of healthful homes, a decent living environment, adequate places of employment for the people of the Town of Brookfield and an increase in the general property tax base of the Town of Brookfield.

2. The Town Board hereby finds, determines and declares that there exists within the Town of Brookfield a need for qualified redevelopment projects and housing projects, and that creation of a Community Development and Redevelopment Authority in the Town of Brookfield will serve the public interest.

3. Pursuant to Sections 66.1335 of the Wisconsin Statutes, the Town Board hereby creates a Community Development and Redevelopment Authority in the Town of Brookfield, which authority shall be known as the "Community Development and Redevelopment Authority of the Town of Brookfield, Wisconsin". Said authority (the "Authority") shall be a separate body politic for the purpose of carrying out qualified redevelopment projects and low income and elderly housing projects, and shall have all powers, duties and functions of community development authorities contained in Section 66.1335 of the Wisconsin Statutes, as amended from time to time with the exception of the power of Eminent Domain. The Authority shall also act as the agent of the Town of Brookfield in planning and carrying out community development programs and activities approved by the Town Board and the Town Chairman under the Federal Housing and Community Development Act of 1974.

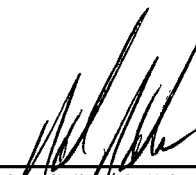
4. As a means of more clearly setting forth its Powers and Rules of Procedure, the Authority shall adopt a set of By-Laws which shall, among other things, establish the general policy duties and provide for the appointment of the chairperson, treasurer, secretary, and executive director. The initial By-Laws and subsequent amendments must also be approved by a majority vote of the Town Board.

5. The Town Board hereby authorizes and directs the Town of Brookfield Clerk, immediately upon adoption of this Resolution, to certify a copy of this Resolution and transmit such certified copy to the Town Chairman. The Town Board hereby authorizes and directs the Town Chairman, upon receipt of said certified copy, to appoint seven (7) qualified, resident persons as commissioners of the Authority, which appointments shall be subject to confirmation by the Town Board. Two (2) of said commissioners shall be members of the Town Board and shall serve on the Authority during their respective terms of office as Town Board members. The initial appointments of the five (5) non-Town Board commissioners shall be for the following terms: two (2) commissioners for one (1) year, and one (1) commissioner each for terms of two (2), three (3) and four (4) years. Thereafter, the terms of the non-«Town» Board commissioners shall be four (4) years and until their successors are appointed and qualified.

6. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this ^{4th} day of March, 2012.

**TOWN BOARD, TOWN OF BROOKFIELD,
WAUKESHA COUNTY, WISCONSIN**

BY: 

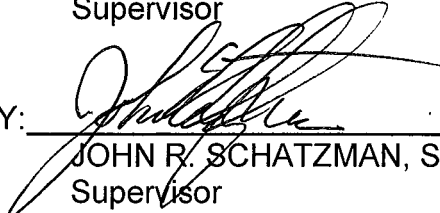
KEITH HENDERSON, Chairman

BY: 

PATRICK STROEBEL,
Supervisor

BY: 

DAN SHEA, Supervisor

BY: 

JOHN R. SCHATZMAN, SR.
Supervisor

BY: 

MICHAEL MAXWELL,
Supervisor

ATTEST: 

JANE F. CARLSON, Clerk

**COMMUNITY DEVELOPMENT AND REDEVELOPMENT AUTHORITY
TOWN OF BROOKFIELD, WISCONSIN**

**BY-LAWS AND RULES OF PROCEDURE
As adopted by the Town Board on Adoption Date**

1. GENERAL RULES BY STATUTE, ORDINANCE OR RESOLUTION

The Community Development and Redevelopment Authority of the Town of Brookfield (herein the "Authority") shall be governed and controlled by Statutes of the State of Wisconsin, and as the same may hereafter be amended; by all ordinances of the Town of Brookfield as they relate to the Authority, and as such ordinances may hereafter be amended and adopted; and by the rules of procedure contained herein. All provisions of Wisconsin Statutes, ordinances or resolutions of the Town of Brookfield as may be enacted from time to time, shall take precedence over the rules of procedure.

2. GENERAL POWERS AND DUTIES

The Authority shall exercise all powers conferred and perform all duties imposed, by state and local ordinance of the Town of Brookfield, and shall perform such further and other duties as may properly be required from time to time by the Town Board.

Specific action taken related to the following powers shall be subject to review and approval by the Town Board:

- a) Acquisition of land by Eminent Domain
- b) Establishment of an annual operating budget
- c) Issuance of debt which is not supported in any way by the Community Development and Redevelopment Authority of the Town of Brookfield or the Town of Brookfield
- d) Hiring of staff
- e) Expenditure of any funds in excess of \$5,000
- f) Amendments, deletions, or additions to these By-Laws, and
- g) Performance of duties otherwise performed by the Plan Commission pursuant to 66.1105 Wisconsin Statutes.

Specific action taken related to the following powers shall be subject to review and approval by the Plan Commission and at times, the Town Board:

- a) Rezoning, Land Divisions, Conditional Use Grants, Concept Plans, and new/amended Building, Site, and Operation Plans that take place within approved Redevelopment District boundaries.

3. ELECTED OFFICERS AND THEIR DUTIES

Presiding Officers. The presiding officer of the Authority shall be designated as Chairperson and shall be elected annually at the first meeting of the Authority held on or after November 1 of each year. To act in the absence of the Chairperson, the Authority shall elect a Vice-Chairman to preside. In the event of absence by the Chair and Vice-Chair, the longest tenured Town Board Member serving on the Authority shall preside over meetings.

The presiding officer shall chair all meetings and shall have the right to vote and make motions; shall rule on matters of procedure, subject to appeals of such rulings by proper motion; shall conduct the meetings in accordance with Wisconsin Statute and the rules contained herein; shall have such powers and duties as may be necessary for conduct of orderly meetings; and such other powers and duties as herein assigned, or as may be assigned by the Town Board.

Secretary. The Authority shall annually elect a Secretary from among its members. Election of the Secretary shall occur at the first meeting of the Authority held on or after November 1 of each year. The Secretary may utilize the Executive Director to perform the task of taking minutes and performing duties requested by the Authority. Such duties may include but are not limited to: correspondence and clerical work of the Authority; keeping accurate notes and minutes of all matters coming before the Authority; receiving and filing all communications, applications, and requests coming to the Authority; to mark each document so received with the official filing stamp of the Authority; publish and/or mail all notices, agendas, minutes and advertisements required by law or as directed by the Authority; to prepare and mail to each member of the Authority not later than the Friday prior to the meeting, a summary statement of the nature of each item on such agenda and a copy of the minutes of the last meeting. The secretary may utilize such members of the Town of Brookfield staff as may be made available by the Town Board to accomplish the tasks needed.

4. APPOINTED OFFICERS AND THEIR DUTIES

Executive Director. The Town Administrator shall perform the duties of Executive Director, and shall perform duties as may be required to carry out the Authority's tasks. The duties of the Executive Director shall be established by the Authority, from time to time, and shall grant to the Executive Director such authority as may be necessary to carry out the general powers and duties of the Authority.

Treasurer. The Authority shall annually elect a treasurer from among its members. The treasurer of the Authority shall handle and keep a record of financial dealings of the Authority. The Treasurer of the Town of Brookfield shall

serve as Co-Treasurer of the Authority. The Town of Brookfield Treasurer shall perform the duties of Treasurer. The Treasurer of the Authority shall handle and keep a record of the financial dealings of the Authority, and may utilize the Town's Finance Department staff as required to carry out the Authority's tasks.

5. AGENDAS

The Executive Director or the Executive Director's designee shall prepare the meeting agenda, with direction from the presiding officer.

6. MEETINGS

Regular Meetings. Regular meetings shall generally be held by the Authority at the Town of Brookfield Town Hall at a time agreed to by consensus of the members of the Authority. Regular or Special meetings of the Authority may be conducted outside of Town Hall as may be required from time to time to accommodate special needs, including but not limited to: (1) need for large capacity venues or (2) needs to review and inspect facilities in other communities for information gathering purposes.

Special Meetings. Special meetings may be called by the presiding officer whenever in the judgment such a meeting is necessary, or whenever requested by at least three members of the Authority. Such request may be made orally. Notice of such special meetings shall be given by announcement thereof at any regular meeting, or by written or telephone notice as hereinafter provided, to such members not present at such meetings, by written notice mailed not less than 48 hours before the time fixed for such hearing; or by telephone notice not less than 24 hours before the time fixed for such meeting. Any business which could be conducted at a regular meeting may be conducted at a special meeting.

Quorum. A quorum for all meetings shall consist of four members, and the presiding officer shall be included in the count.

Order of Business. The order of business at all meetings, regular or special, unless varied by a suspension of rules agreed to by a majority of the Authority, shall be as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Statement of Public Notice
- Public Hearings
- Approval of Minutes
- Old Business
- New Business

Public Input
Miscellaneous Business As Authorized By Law
Adjournment

7. VOTING

Provided a quorum is present and except as otherwise provided by law or these rules, the affirmative vote of a majority of the members present shall be required to decide any matter up for consideration.

In the event that any member shall disqualify himself from voting on any matter, such member shall nonetheless be counted in determining whether a quorum is present, but such disqualification shall not decrease the number of votes required for passage of any motion, resolution, or the taking of any other action.

8. PUBLIC HEARINGS

The order of business for holding public hearings shall be:

- b) Reading of Public Notice by the Secretary
- c) brief statement or presentation from the Executive Director as to the nature of request and the notice that was given
- d) Presentation by the applicant or petitioner, if any
- e) Statements of those present and wishing to speak for or against the application or petition
- f) Questions by the Authority members
- g) Discussion by the Authority members, and
- h) Closing of hearing or if necessary adjourning the hearing to a fixed future date.

Conduct of Public Hearings. The presiding officer shall announce immediately prior to each public hearing that no one will be heard unless they state their name and address for the record. The presiding officer shall briefly explain the order of business, and may announce that each person's statements shall be limited to a specific amount of time. The presiding officer shall have the authority to terminate any statement when the speaker's time has elapsed.

Appearance. All persons desiring to be heard shall be heard, in person or by attorney.

Withdrawal of Application. At any time prior to a motion to grant or refuse a request, application, or petition, the applicant may withdraw the request, application, or petition. Such withdrawal shall not entitle the applicant to a refund of any filing or publication fee which may have been paid.

9. DECISION

All final decisions by the Authority shall be in writing and shall be in the form of an order or decision duly adopted by resolution. All such decisions shall be signed by the presiding officer, attested by the secretary, and thereupon be filed with the records of the case. The date on which the written decision is filed in the case shall be deemed the date of filing of the decision. The Executive Director shall promptly thereafter mail a copy of the decision to the applicant or petitioner or that person's attorney and to every other interested public official.

10. RECOMMENDATIONS TO THE TOWN BOARD

All recommendations of the Authority presented to the Town Board for review shall be by resolution or in such other written format as the Authority deems appropriate. The Town Board shall review, and if necessary, act upon the recommendations of the Authority in a timely manner after the recommendations have been filed with the Town Clerk.

11. AMENDMENT TO RULES

The rules may be amended from time to time upon a concurring vote of a majority of all members of the Authority and upon approval of the Town Board.

The general rules of procedure of the Authority shall be governed by Robert's Rules of Order where no specific statute, law, or ordinance controls.

Supervisor Schatzman said that there is possibility if an issue would occur that the insurance company would raise any type of defense that this is in violation or contrary to an order.

No action taken.

- b. REVISION TO GRIEVANCE PROCEDURE
Supervisor Schatzman moved to adopt regarding revision to Grievance Procedure to comply with Act 10, seconded by Supervisor Maxwell, voted on, carried unanimously.
- c. RESOLUTION ESTABLISHING COMMUNITY DEVELOPMENT AND REDEVELOPMENT AUTHORITY
Supervisor Maxwell moved to approve adoption of Resolution #2012-03-01, Creating the Community Development and Redevelopment Authority of the Town of Brookfield, seconded by Supervisor Schatzman, voted on, carried unanimously.
- d. COMMUNITY DEVELOPMENT AND REDEVELOPMENT AUTHORITY BY-LAWS AND RULES OF PROCEDURE
Supervisor Schatzman moved to adopt the Community Development and Redevelopment Authority Town of Brookfield, Wisconsin By-Laws and Rules Procedure, seconded by Supervisor Stroebel, voted on, carried unanimously
- e. ORDINANCE EXTENDING TERM OF OFFICIALS EXPIRING APRIL 2012 AND 2013
Supervisor Shea moved to approve an Ordinance Extending the Term of Officials elected or appointed whose terms expire on the 2nd Tuesday in April of 2012 and 2013, seconded by Supervisor Stroebel, voted on, and carried unanimously.
- f. PICNIC PERMIT
Supervisor Shea moved to approve a picnic permit for Pat Consolanzone, on Saturday, June 9, 2012, from 12:00 p.m. until 7:00 p.m. at Marx Park, seconded by Supervisor Stroebel, voted on, carried unanimously
- g. BARTENDER LICENSES
Supervisor Stroebel moved to approve bartender licenses for Tamia Duchicela at Applebee's, Matthew Taylor at Aldi #18, John Bajorek and Austin Bucholtz at Marcus Theatres, Christopher Hanson at Open Pantry (Capitol) and Art French at Sam's Club, seconded by Supervisor Shea, voted on, and carried unanimously

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

- a. PLAN COMMISSION RECOMMENDATION
 - 1. CSM FOR SOUTHWEST CORNER OF WOELFEL ROAD AND WISCONSIN AVENUE
Supervisor Stroebel moved to follow the Plan Commission recommendation and approve the Certified Survey Map for the combination of two parcels of land at the southwest corner of Woelfel Road and Wisconsin Avenue, seconded by Supervisor Schatzman, voted on carried unanimously.



December 1, 2021

FILE REF:
 PWS ID#: 26847469
 Country Court Subdivision-OC
 Pewaukee, WI
 Waukesha County

Ms. Elaine Goss
 4690 Catherine Court
 Pewaukee, WI 53072

Subject: Sanitary Survey Report and Notice of Noncompliance

Dear Ms. Goss:

The purpose of a water supply sanitary survey is to evaluate the system's source water, facilities, equipment, operation, maintenance, and management as they relate to providing safe drinking water. For other-than-municipal (OTM) community water supply systems, sanitary surveys are conducted once every three years. The sanitary survey is an opportunity to update the records of the Department of Natural Resource (the "Department"), provide technical assistance, and identify potential risks that may adversely affect drinking water quality. This Sanitary Survey Report also serves as a Notice of Noncompliance.

On November 10, 2021, Alyssa Rosewood and Elaine Johnson conducted a sanitary survey of your water system, Country Court Subdivision. During the sanitary survey, certified operator Darwin Schulz was present. At the completion of the survey, Mr. Schulz was briefed on the preliminary findings. This report outlines the final findings, discusses problems that need to be addressed, and timelines for corrective action where appropriate.

A plan for corrective action, including a work schedule must be completed, or corrective actions completed for all deficiencies identified below by January 15, 2022. Failure to submit the corrective action plan or complete the corrective actions by the above deadline will result in enforcement action. A proposed corrective action plan and schedule is included below. Depending on the type of corrective action you employ, you may need to obtain prior approval and submit additional plans to the Department.

Significant Deficiencies - None

During the course of the sanitary survey, 0 significant deficiencies were identified. Significant deficiencies indicate noncompliance with one or more Wisconsin Administrative Codes and/or represent an immediate health risk to consumers.

Deficiencies

During the course of the sanitary survey, two deficiencies were identified. Deficiencies are problems in the drinking water system that have the potential to cause serious health risks or represent long-term health risks to consumers. These deficiencies may indicate noncompliance with one or more Wisconsin Administrative Codes. Corrective action should be completed for these deficiencies as soon as possible.

Deficiency	Compliance Due Date	Code Citation
1. There is a leaking and corroded gate valve after the pressure tank that needs repaired.	03/02/2022	NR 810.03
2. The system has failed to complete a lead and copper materials inventory.	03/02/2022	NR 809.119

Discussion of Deficiencies:

1. Country Court Subdivision is responsible for performing maintenance and replacement of equipment when necessary to keep the facilities in good operating condition. A gate valved located after the pressure tank is leaking and has visible exterior corrosion. Repair or replace the valve to eliminate the leak.
2. In October 2020, the Department sent a letter requesting that Country Court Subdivision complete and return a lead and copper monitoring site materials worksheet and distribution system and materials questionnaire by 12/31/20. Country Court Subdivision has not completed and submitted these forms to the Department. Completion of these forms will allow us to determine the most appropriate lead and copper sampling locations moving forward.

Recommendations: During the course of the sanitary survey, two recommendations were identified. Recommendations are problems in the water system that hinder your public water system from consistently providing safe drinking water to consumers.

Recommendation	Code Citation
1. Emergency Response Plan (ERP) needs updated.	NR 810.23
2. O & M of treatment facility(ies) is not adequate.	NR 810.03

Discussion of Recommendations:

1. Country Court Subdivision has an Emergency Response Plan (ERP) that is located in the wellhouse. It is recommended that the ERP be reviewed and updated as needed at least every three years. The ERP contains outdated information and needs updated.
2. Country Court Subdivision has emergency chlorination equipment onsite. The equipment appears to be in good condition but has not been used. Consider exercising the emergency chlorination equipment to ensure that it is working properly.

Reminder:

- Water storage facilities need to be inspected and cleaned at least once every five years. Department records indicate the 1,500 gallon steel storage tank was last inspected and cleaned on November 19, 2018. The storage tank is due for its next inspection and cleaning in 2023.

Non-conforming Features: During the course of the sanitary survey, **three** features that met code requirements at the time of your public water system’s construction but would not be allowed in the current code were discovered. These are referred to as “non-conforming features.” Though you are not required to correct these non-conforming features at this time, they will need to be corrected when any major work is done in the future.

Non-Conforming Feature
1. New contaminant sources are identified.
2. The pump facility does not meet NR 811 requirements.
3. The well does not meet the appropriate construction requirements

Discussion of Non-conforming Features:

1. There are seven septic systems located less than the minimum 400 feet setback from the well as required by plumbing code since the year 2000. Department records show three of these existed when the well site was approved by the Department in 1995; however, four septic systems were subsequently installed. The closest system is approximately 130 feet away. No additional septic systems may be installed within 400 feet of the well without a Department of Commerce variance.

2. The wellhouse drain discharges to a sump pit which then discharges water to the exterior of the south wellhouse wall. This discharge outlet consists of an elevated PVC lateral that extends 18 inches outside of the building. The wellhouse drain discharge outlet needs to be at least 25 feet away from the wellhouse to conform with NR 811.25.
3. The original Department approval for well construction specified that 150 feet of cement-grouted well casing be installed. For reasons not documented, only 100 feet of well casing was actually installed by the driller in 1996. The DNR field grouting report states that this change was made with Department “prior approval”, although there is no documentation in the file. One hundred feet of cement-grouted casing meets the minimum 60 foot requirement for community wells. However, shallower casing makes a well more susceptible to surface contamination. This is a concern in this area which has shallow bedrock (14’) and is near septic systems and a former waste disposal site. A deeper well will be required if contamination develops.

System Summary

Country Court Subdivision is composed of 15 single family homes with approximately 45 residents. All of the homes are situated on Catherine Court, directly off Weyer Road. The wellhouse is located in the northwest corner of the subdivision at the end of a long driveway, with an address of 4765 Catherine Court Pewaukee, WI 53072. The legal description is NE 1/4 of the NW 1/4 of Section 6, Township 7 North, Range 20 East, Waukesha County.

Water Source

Country Court Subdivision is served by one well, with a Wisconsin unique well number of HJ160. Well HJ160 was completed on 01/09/1996 by Municipal Well and Pump Inc. The well has 100 feet of cement grouted casing, with a total well depth of 215 feet. In 1996, the static water level was 39 feet below ground surface, with a pump test completed at a pumping level of 126 feet below surface at 115 gallons per minute for 12 hours.

The well is located in a locked, windowless wellhouse at the end of a long driveway on the northwest corner of the subdivision. The wellhouse has an outward opening door and contains a heater, dehumidifier and sump pump. The sump pump discharge is screened and terminates 18 inches outside of the wellhouse.

The well casing extends 14 inches above the concrete wellhouse floor and has a 6 inch high square concrete collar. The well has a one-piece sanitary seal, an over the top discharge, a screened well vent as well as an airline and pressure gauge to measure water levels. There is a pump to waste tee, smooth-end raw water sample faucet, check valve, water meter, and two capped, threaded nipples for chemical injection. Emergency chlorination equipment is stored onsite.

High Capacity Well

Well HJ160 is a registered high capacity well, #02035, with an approved maximum groundwater withdrawal of 144,000 gallons per date and a maximum installed pump capacity of 100 gallons per minute.

Pumping Facilities

No change to the well pump is documented since the 2018 sanitary survey. The well contains a Grundfos 10 hp, 85 gallon per minute submersible pump installed in 2005, with a model number of A12BG006-P20119US2118. A replacement pump is located inside the wellhouse. Per the 2018 sanitary survey report, the pump motor and panel were replaced in 2016. The pump operates with mercoird pressure switches mounted on the pressure tank to maintain system pressure in the 50-75 psi range.

Water Storage

Water discharges to a 1,500 gallon steel hydropneumatic tank, which can be bypassed. The tank has a manhole, flushing valve with a vacuum breaker, air control valve, high pressure relief valve, two pressure switches and a

manually operated, air compressor. The smooth-end chrome sampling tap on the tank is designated as the entry point (EP) sampling location. The pressure tank was last drained, inspected and cleaned on November 19, 2018.

Water Treatment

Country Court Subdivision does not have any centralized treatment. Emergency chlorination equipment is stored in the pumphouse but has never been used. The chemical feed pump is a Pulsatron, model # LE03SA-VTC1-XXX. There is a 30-gallon polyethylene feed barrel with graduated markings in gallons. Emergency chlorination equipment is stored in secondary containment. There are two available threaded, plugged openings in the 3-inch pump discharge piping, prior to the hydropneumatic tank. There is a pump-phased electrical outlet properly labelled to power the chlorinator.

Distribution System

Water leaves the wellhouse through the floor in a six inch ductile iron water main. The main serves 15 service connections on a loop. The Department has a private watermain system plan for Country Court Subdivision. There are two hydrants in the distribution system that are used as locations for bacteria sampling. The Department has not received any complaints regarding the Country Court Subdivision public water system.

Country Court Subdivision needs to complete a lead and copper monitoring site materials worksheet and distribution system and materials questionnaire. These forms will provide the necessary information to identify the most appropriate lead and copper sampling locations moving forward.

Water Quality Monitoring and Reporting

Country Court Subdivision has a very good record of compliance with monitoring and reporting requirements. The Department appreciates your sampler's continued efforts in complying with these Safe Drinking Water act requirements.

Previous sanitary survey reports have noted that levels of chloride and sodium have been elevated beyond the natural background levels. Hardness and iron samples have also had high results. These are not health related chemicals but should continue to be monitored as they can impact palatability and aesthetics. Certain chemical parameters have fluctuated throughout the years and seasons, which may be a sign that the groundwater is under the influence of nearby surface water. It has been recommended that samples be collected at different times of year than in the past, to better capture any seasonal effects.

Required Reports, Records, and Utility Programs

Country Court Subdivision has minimal reporting requirements since it has no centralized treatment. An annual Consumer Confidence Report is required to be completed and distributed to residents by July 1st of each calendar year and reflects the prior years drinking water quality and operations. Country Court Subdivision has consistently completed this requirement on-time. Since Country Court Subdivision is a high capacity property, monthly pumpage reports are required and the results need to be sent to the Department by March of each year.

Any documents relating to system maintenance, replacement of equipment, treatment, or repair work can be submitted to the DNR for records. This information can often be valuable when diagnosing system problems that may arise in the future.

Certified Operator

Darwin Schulz of Municipal Well & Pump is listed as the certified operator for Country Court Subdivision. His license # is 38644 and expires on 05/01/24.

Water System Security

We recommend that you conduct a daily security check of your entire drinking water system to ensure doors are locked and buildings secure.

The well system security is good. All well supply system components are secured in a locked building and the facility is frequently monitored by staff. There have been no reported security incidents or concerns.

System Summary Information

A water system summary is attached. Please review for accuracy. If there are changes that need to be made, contact Alyssa Rosewood at 414-391-6211.

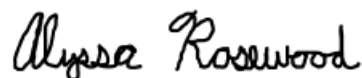
Capacity Development Evaluation

This sanitary survey serves as an evaluation of the capabilities of your water system. This system has been determined to have adequate technical, financial, and managerial capacity to provide safe drinking water. The ability to plan for, achieve, and maintain compliance with applicable drinking water standards has been demonstrated.

The next sanitary survey of your system is scheduled to take place in 2024. You will be contacted prior to the survey to schedule a date that is convenient for you.

Thank you for your assistance during the sanitary survey. If you have any questions, you can reach me by phone at 414-391-6211, by e-mail at alyssa.rosewood@wisconsin.gov, or by postal mail at the address on this letterhead.

Sincerely,



Alyssa Rosewood
Water Supply Specialist
Drinking Water & Groundwater Program

Encl. System Summary Information
Monitoring Site Plan (MSP)
Sanitary Survey Photo Log
Lead and Copper Monitoring Site Materials Worksheet
Distribution System and Materials Questionnaire
Emergency Response Plan (ERP) Template

cc: Bureau of Drinking Water/Groundwater - DG/5
Darwin Schulz, Certified Operator (email)
Jesse Jensen, DNR Drinking Water & Groundwater Field Supervisor-SER (email)
Elaine Johnson, DNR Water Supply Specialist (email)

Water System Summary Information

System ID: 26847469

System Name: COUNTRY COURT SUBDIVISION

County: Waukesha

Type: Other-than-municipal Community

Basin: Fox River (upper)

Population: 45

Service Connections: 15

Owner: MS. ELAINE GOSS

4690 Catherine Court

Pewaukee, WI 53072

(262) 781-3464 dgoss2@wi.rr.com

Date Security VA Complete:

Date ERP Complete: 03/22/2009

Date ERP Last Exercised/Updated:

Emergency Phone: (920) 960-9005

Emergency Fax:

Emergency E-mail: bschulz@municipalwellandpump.com

Certified Operators

Name	Lic. #	Expires	Phone/Fax/E-mail	Address 1	Address 2	City, State, Zip
DARWIN SCHULZ	38644	05/01/2024	(920) 960-9005 bschulz@municipalwellandpump.com	202 SILVER FOX DR S		KEWASKUM, WI 53040

Affiliations

Name	Affiliation	Start Date	End Date	Primary?	Phone
DARWIN BUCK SCHULZ	SAMPLER	09/30/2021		Y	920-960-9005
MS. ELAINE GOSS	OWNER	10/27/1998		Y	262-781-3464
DARWIN BUCK SCHULZ	EMERGENCY	09/30/2021		Y	920-960-9005
ALYSSA ROSEWOOD	DNR_REP	06/29/2021		Y	414-391-6211
DAVE GOSS	OWNER	12/13/2018		N	414-687-6549

Entry Points and Sources of Water (Basic Data)

Source ID	Name	WUWN	Status	Type	Source	Depth	Cased	Grouted
1	Single Well 1	HJ160	Active	ENTRY PT/SOURCE	Ground Water Source	215	100	100

Entry Points and Sources of Water (Misc. Data)

Source ID	PLSS	Lat./Long.	Pump Cap.	Pump Type	Lube	Aux. Power?
1	T7, R20E, S6, Q-NW, QQ-NW	43.10366N x 88.18319W	85	Submersible	Water	No

Storage

ID/Location	Type	Vol. (gal)	Firm Pumping Capacity (gpm)	Height to Overflow (ft.)	Overflow Elev. (sea-level, ft.)	Aux. Power?	Mfg.	Model
Painted Steel Tank In Pumphouse	PRESSURE TANK	1500	85			No	Wheeler	S-96429

Booster Stations

ID/Location	Type	Firm Pumping Capacity (gpm)	Aux. Power?
None			No

System Interconnects

ID/Location	Type	Capacity (gpm)	Metered?	Chemical Injection Capable?
None			No	No

Treatment Summary Data

Source ID	Type	Description	Begin	End	Objective(s)	Pump Model	Cap.	Stroke %	Speed %	Sol. Tank Cap.	Dil. Ratio	Comments
1	000	0	05/08/2000		No Treatment at Source							per 11/27/12 san survey, emergency chlorination connections are available.

System Evaluation Summary

Inspector/Reviewer	Date	Report Date	Type	Agency	Response Due	Response Recd
ROSEWOOD, ALYSSA	11/10/2021	12/01/2021	SURVEY	DNR	01/15/2022	
NADOLSKI, JOSEPH	11/15/2018	12/14/2018	SURVEY	DNR		
CZARKOWSKI, CHAD	11/19/2015	01/12/2016	SURVEY	DNR		
MATRISE, MATT	11/27/2012	12/03/2012	SURVEY	DNR	01/17/2013	12/08/2012
CZARKOWSKI, CHAD	09/11/2008	03/04/2009	SURVEY	DNR	03/19/2009	04/01/2009
IWANSKI, PAT	02/11/2003	02/23/2003	SURVEY	DNR	04/11/2003	04/02/2003
IWANSKI, PAT	07/20/1999	09/14/1999	SURVEY	DNR		

Bacteriological Sampling History

Year	Distribution Safe	Distribution Unsafe	Confirmed Unsafe	Missed Samples	Raw Safe	Raw Unsafe	Fecal Positive?
2021	11			0			N
2020	12			0			N
2019	12			0			N
2018	12			0			N
2017	12			0			N
2016	12			0			N
2015	4			0			N

Chemical Sampling History

Year	Sample Group	Source ID	Samples Taken	Missed Samples	MCL Violations
2021	PBCU		5	0	0
2021	VOC	1	1	0	0
2021	IOC	1	1	0	0
2021	RAD	1	1	0	0
2020	NITRATE	1	1	0	0
2019	NITRATE	1	1	0	0
2018	PBCU		5	0	0
2018	VOC	1	1	0	0
2018	IOC	1	1	0	0
2018	SOC	1	1	0	0
2017	NITRATE	1	1	0	0
2016	NITRATE	1	1	0	0
2015	PBCU		5	0	0
2015	VOC	1	1	0	0
2015	IOC	1	1	0	0
2015	RAD	1	1	0	0

Sample Group	Last Sampled
BACTI	2021
RAD	2021
IOC	2021

Sample Group	Last Sampled
PBCU	2021
NITRATE	2020
VOC	2021
SOC	2018

MCL Violations

Source ID	Contaminant	Concentration	MCL	Units	Viol. Start	Viol. End	Continuing Operation?
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None

Definitions

MCL = Maximum Contaminant Limit (as set by the Environmental Protection Agency (EPA))

BACTI = Bacteriological Sample

IOC = Sample for Inorganic Compounds

NITRATE = Nitrate Sample

PBCU = Lead and Copper Sample

RAD = Sample for Radioactivity

SOC = Sample for Synthetic Organic Compounds

VOC = Sample for Volatile Organic Compounds

FLUORIDE = Fluoride from Fluoridation

TTHM = Total Trihalomethane Sample



Photo 1: Wellhouse with outward opening door.

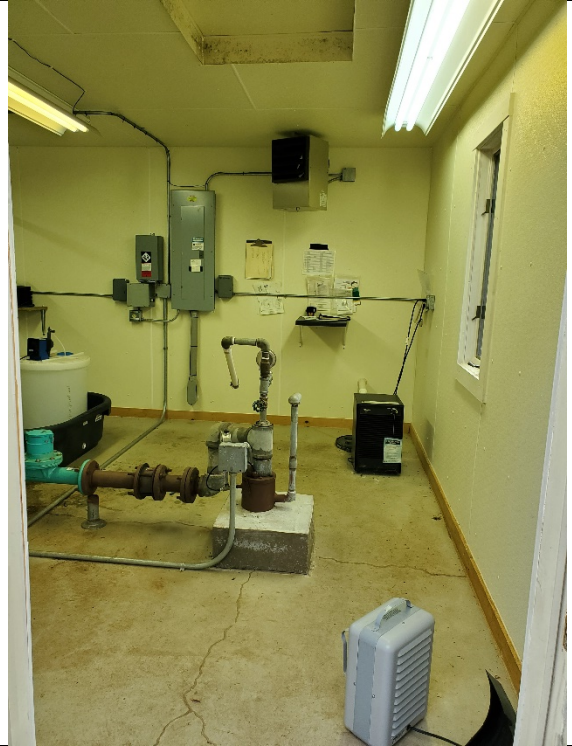


Photo 2: Long range view of well HJ160



Photo 3: Well HJ160, raw water sample, and screened vent



Photo 4: Check valve, water meter, 1,500 gallon storage tank and storage tank bypass line (going left)



Photo 5: Steel storage tank in wellhouse, entry point sample tap, storage tank bypass line, outlet to distribution system (left)



Photo 6: Entry point sample tap (center)



Photo 7: Leaking gate valve with visible corrosion.



Photo 8: Two chemical injection port entries installed at tee where storage tank can be bypassed



Photo 9: Emergency sodium hypochlorite injection system and spare submersible pump placed within spill containment.



Photo 10: Dedicated electrical outlet for emergency chlorine system



Photo 11: Pump control panel.



Photo 12: Screened line to exterior of well house.



Photo 13: Wellhouse floor drain leads to sump pump pit. Dehumidifier drains here. Waste water is pumped through south wall of wellhouse.



Photo 14: Screened discharge point from sump pump pit. Only about 18 inches from side of wellhouse when it should be at least 25 feet.

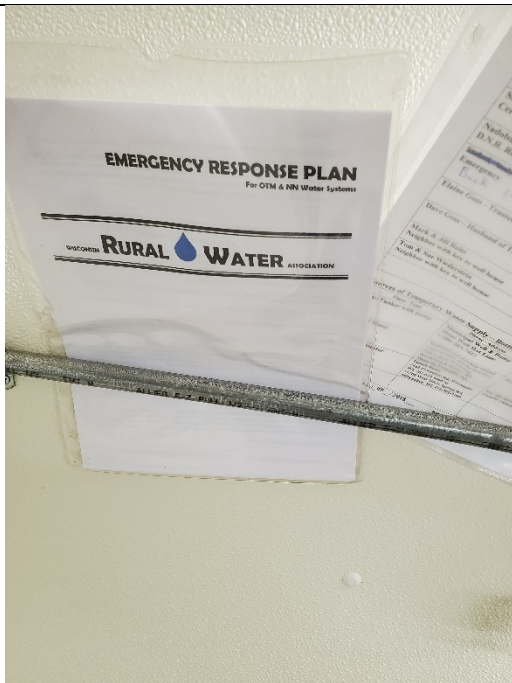


Photo 15: Copy of emergency response plan in wellhouse



Photo 16: One of two hydrants in distribution system

Public Water System (PWS) Drinking Water Monitoring Site Plan

Prepared by:	Joe Nadolski- DNR; 12/2/18	Date Reviewed:	Alyssa Rosewood 11/10/21
PWS Name:	Country Court Subdivision	PWS ID:	26847469
PWS Location Address:	4765 Catherine Court, Pewaukee, Wisconsin		
Active Water Sources:	Well: HJ160		
Associated PWS Contacts:	Certified Operator: Darwin Schulz, (920) 960-9005, bschulz@municipalwellandpump.com ; Owner: Elaine Goss, (262) 781-3464, dgoss2@wi.rr.com		

Bacteriological Contaminant Sampling

Site ID	Location Description	Faucet Type	Source	Comments
D1	4690 Catherine Court-basement laundry	Utility sink	Distribution	Rotate monitoring sample collection between the listed distribution sites. Remove any attachments on faucet and allow cold water to flow for 5 minutes before sampling. Do not touch the inside of the sample bottle or its cap.
D2	4655 Catherine Court- hydrant	hydrant	Distribution	
D3	4790 Catherine Court- hydrant	hydrant	Distribution	
W1	Wellhead Sample Tap	Smooth bore	Raw Water	

Lead and Copper Distribution Sampling

Site ID	Location Description	Faucet Type	EPA Tier	Comments
D5	4690 Catherine Court-kitchen	Kitchen Sink	Exceptional	First draw sample after 6+ hours of water being unused overnight, no flushing. Flushing can be performed before the required 6+ hour idle time period.
D6	4720 Catherine Court-kitchen	Kitchen Sink	Exceptional	
D7	4735 Catherine Court-kitchen	Kitchen Sink	Exceptional	
D8	4755 Catherine Court-kitchen	Kitchen Sink	Exceptional	
D9	4760 Catherine Court-kitchen	Kitchen Sink	Exceptional	

IOC/VOC/SOC/Nitrate/Arsenic- Entry Point Sampling

Site ID	Location Description	Faucet Type	Source	Comments
EP1	Pressure tank tap smooth-bore	Smooth bore	Entry Point	Designated as first tap after storage and treatment; or the first available distribution service tap.

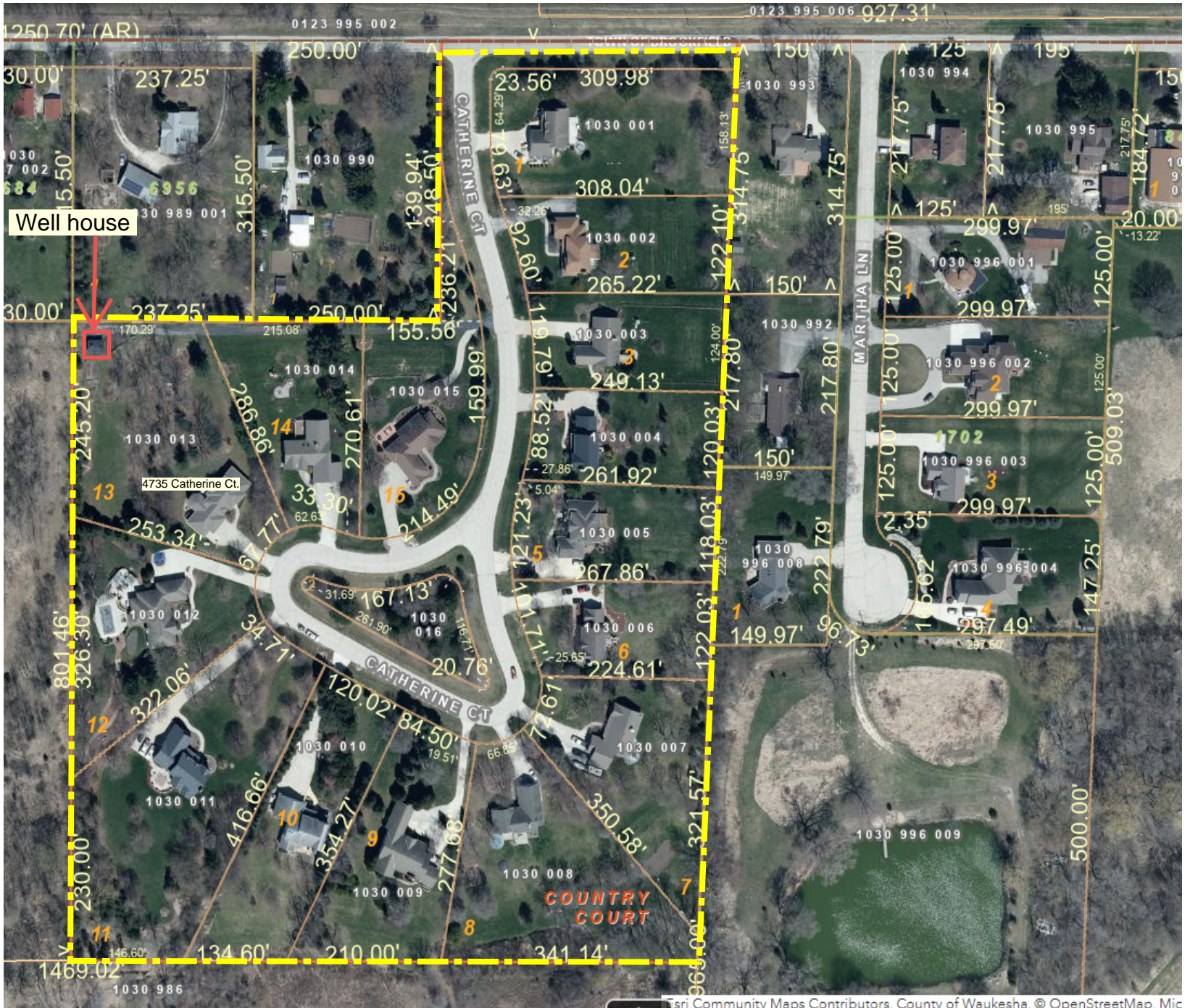
Town of Brookfield

North of Capital Drive



----- Town of Brookfield - Sanitary District #4 Service Area - Currently No Services

█ Primary Environmental Corridor



**Sanitary District No. 4, Town of Brookfield
Budget Summary - 2023**

	Water	Sewer	Total
REVENUES			
Charges to customers	\$ 622,500	\$ 1,165,500	\$ 1,788,000
Private fire protection	\$ 48,000	\$ -	\$ 48,000
Public fire protection	\$ 257,064	\$ -	\$ 257,064
Other	\$ 16,200	\$ 9,000	\$ 25,200
Interest income	\$ 6,000	\$ 31,000	\$ 37,000
Special assessments	\$ -	\$ -	\$ -
Developer additions	\$ -	\$ -	\$ -
Total Revenues	\$ 949,764	\$ 1,205,500	\$ 2,155,264
			\$ -
EXPENSES			
Operation and maintenance	\$ 266,150	\$ 976,132	\$ 1,242,282
Administrative	\$ 216,000	\$ 121,700	\$ 337,700
Depreciation	\$ 471,834	\$ 284,350	\$ 756,184
Amortization	\$ -	\$ -	\$ -
Taxes	\$ 13,600	\$ 5,300	\$ 18,900
Interest	\$ -	\$ -	\$ -
Total Expenses	\$ 967,584	\$ 1,387,482	\$ 2,355,066
Net Income	\$ (17,820)	\$ (181,982)	\$ (199,802)
CASHFLOW ADJUSTMENTS			
Depreciation	\$ 471,834	\$ 284,350	\$ 756,184
Amortization	\$ -	\$ -	\$ -
Capital asset purchases	\$ -	\$ -	\$ -
Principal on debt	\$ -	\$ -	\$ -
Principal on advance from sewer to water	\$ -	\$ -	\$ -
Special assessment principal collections	\$ -	\$ -	\$ -
Capital Expenditures	\$ 283,000	\$ 138,000	\$ 421,000
NET CHANGE IN CASH	\$ 171,014	\$ (35,632)	\$ 135,382

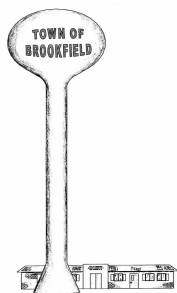
CASH on Hand

	Water	Sewer	TOTAL
Allocation Detail Ledger Report	\$ 459,811.57	\$ 1,090,513.14	\$ 1,550,324.71
LGIP		\$ 1,602,782.75	\$ 1,602,782.75
TOTAL	\$ 459,811.57	\$ 2,693,295.89	\$ 3,153,107.46

Sanitary District No. 4 – Town of Brookfield

CAPITAL EXPENDITURES – 2023

			<u>Water</u>	<u>Sewer</u>
PLC Replacement				
Estimated Total Cost	\$	200,000.00	\$ 100,000.00	\$ 100,000.00
Filter Station Pump 1 & 2 Replacement				
Estimated Total Cost	\$	40,000.00	\$ 40,000.00	
Filter Station 1&2 Soft Start and VFD Replacement				
Estimated Total Cost	\$	20,000.00	\$ 20,000.00	
Van Replacement				
Estimated Total Cost	\$	38,000.00	\$ 19,000.00	\$ 19,000.00
Interceptor Repair				
Estimated Total Cost	\$	75,000.00	\$ 75,000.00	
Barker Rd. Roof & Garage Doors Replacement				
Estimated Total Cost	\$	48,000.00	\$ 29,000.00	\$ 19,000.00
<hr/>			<u>Water</u>	<u>Sewer</u>
Water & Sewer Totals			\$ 283,000.00	\$ 138,000.00
 GRAND TOTAL	 \$	 421,000.00		



Town of Brookfield - Sanitary District #4

Capital Improvement Expenses	2022		2023		2024		2025		2026		2027		2028		2029	
	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer
PLC Replacement / SCADA Update	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000												
Bavkwash Pump Replacement	\$ 15,000															
Vehicle Replacement - Van			\$ 20,000	\$ 20,000												
Filter Station 1&2 - Service Pumps 1 and 2 Replacement			\$ 40,000													
Filter Station 1&2 - Service Pump 1 and Backwash Supply pump Soft Start replacement.			\$ 12,000													
Station 1 Service Pump 2 VFD replacement.			\$ 8,000													
Iron Filter 3&4 Rehab.					\$ 420,000											
Interceptor Repair/Relining				\$ 75,000												
Interceptor Repair/Relining						\$ 350,000										
Interceptor Repair/Relining								\$ 200,000								
Station 3 - Service pump 2 soft start replacement					\$ 6,000											
Station 3 - Service pump 3 VFD replacement					\$ 9,000											
Barker Rd Roof Replacement			\$ 21,000	\$ 14,000												
Reservoir 3&4 Hatch Replacement			\$ 7,000													
Vehicle Replacement - Pick up							\$ 20,000	\$ 20,000								
Iron Filter 1&2 Rehab.							\$ 275,000									
Barker Rd parking Lot Replacement					\$ 40,000	\$ 20,000										
Residential Water Meter Replacements - 10 years to complete													\$ 50,000		\$ 50,000	
Garage Doors Replacement			\$ 9,600	\$ 6,400												
Interceptor Televising inspections		\$ 20,000														
Interceptor I&I Repairs		\$ 40,000														
Well 1 Rehab																
Well 2 Rehab					\$ 85,000											
Well 3 Rehab	\$ 85,000								\$ 80,000							
Well 4 Rehab									\$ 90,000							
Well 5 Rehab											\$ 65,000					
Well 6 Rehab											\$ 60,000					
Total Water	\$ 85,000		\$ 217,600		\$ 560,000		\$ 295,000		\$ 170,000		\$ 125,000		\$ 50,000		\$ 50,000	
Total Sewer		\$ 60,000		\$ 215,400		\$ 370,000		\$ 220,000		\$ -		\$ -		\$ -		\$ -
Annual total	\$145,000		\$433,000		\$930,000		\$515,000		\$170,000		\$125,000		\$50,000		\$50,000	

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
WATER FUND							
OPERATING EXPENSES							
610-403000-000	DEPRECIATION EXPENSE	202,246	207,493	.00	197,340	217,074	10.0 %
610-403001-000	DEPRECIATION EXPENSE - CIA	209,485	209,485	.00	231,600	254,760	10.0 %
610-408000-000	TAXES - SS & Medicare	13,686	13,710	11,382	13,600	13,600	.00
OPERATING EXPENSES Revenue Total:		.00	.00	.00	.00	.00	.00
OPERATING EXPENSES Expenditure Total:		425,417	430,688	11,382	442,540	485,434	9.7 %
Total OPERATING EXPENSES:		425,417	430,688	11,382	442,540	485,434	9.7 %
INTEREST & DIVIDEND INCOME							
610-419000	INTEREST ON INVESTMENTS	3,933	229	.00	6,000	6,000	.00
610-419001	INTEREST ON INVESTMENTS	.00	.00	.00	.00	.00	.00
610-419002	INTEREST ON SPECIAL ASSES	.00	6,290	.00	.00	.00	.00
Total INTEREST & DIVIDEND INCOME:		3,933	6,519	.00	6,000	6,000	.00
MISCELLANEOUS INCOME DEDUCTION							
610-427000-000	INTEREST ON REVENUE BOND	.00	.00	.00	.00	.00	.00
610-428000-000	AMORTIZATION DEBT DISC & E	.00	.00	.00	.00	.00	.00
610-428001-000	AMORTIZATION LOSS ON REFU	.00	.00	.00	.00	.00	.00
MISCELLANEOUS INCOME DEDUCTION Revenue Total:		.00	.00	.00	.00	.00	.00
MISCELLANEOUS INCOME DEDUCTION Expenditure Total:		.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS INCOME DEDUCTION:		.00	.00	.00	.00	.00	.00
INTEREST CHARGES							
610-431000-000	INTEREST ON GENERAL OBLIG	.00	.00	.00	.00	.00	.00
610-431001-000	INTEREST EXP ADVANCE FR S	18,821	9,561	.00	.00	.00	.00
INTEREST CHARGES Revenue Total:		.00	.00	.00	.00	.00	.00
INTEREST CHARGES Expenditure Total:		18,821	9,561	.00	.00	.00	.00
Total INTEREST CHARGES:		18,821	9,561	.00	.00	.00	.00
SALES OF WATER							
610-460000	UNMETERED SALES-GENERAL	.00	.00	.00	.00	.00	.00
610-461001	METERED SALES - RESIDENTI	336,102	335,898	249,706	350,000	350,000	.00
610-461002	METERED SALES - COMMERCI	140,462	140,691	105,800	200,000	200,000	.00
610-461003	METERED SALES - INDUSTRIAL	.00	.00	.00	.00	.00	.00
610-461004	METERED SALES - CONDOMINI	7,061	7,040	5,491	7,000	7,000	.00
610-461005	METERED SALES MULTIFAMILY	53,129	53,619	40,697	60,000	60,000	.00
610-462000	PRIVATE FIRE PROTECTIONSE	46,295	45,977	33,906	48,000	48,000	.00

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
610-463000	PUBLIC FIRE PROTECTION SE	256,738	256,412	.00	256,412	257,064	0.3 %
610-464000	OTHER SALE TO PUBLIC AUTH	5,468	4,873	3,660	5,500	5,500	.00
610-466000	SALES FOR RESALE	.00	.00	.00	.00	.00	.00
Total SALES OF WATER:		845,254	844,508	439,259	926,912	927,564	0.1 %
OTHER OPERATING REVENUES							
610-470000	PENALTIES/CUST FORFEITED	1,979	4,662	1,980	4,600	4,600	.00
610-471000	MISCELLANEOUS SERVICE RE	2,889	6,827	3,915	1,000	1,000	.00
610-474000	OTHER WATER REVENUES	12,592	16,123	3,730	8,000	8,000	.00
610-474001	STANDBY WATER CHARGES	2,420	2,410	1,923	2,600	2,600	.00
Total OTHER OPERATING REVENUES:		19,880	30,022	11,548	16,200	16,200	.00
OTHER REVENUE							
610-490100	SPECIAL ASSESSMENT REVEN	.00	.00	.00	.00	.00	.00
610-490200	DEVELOPER CAPITAL ADDITIO	.00	.00	.00	.00	.00	.00
610-492000	Insurance Proceeds	.00	.00	.00	.00	.00	.00
Total OTHER REVENUE:		.00	.00	.00	.00	.00	.00
SOURCE OF SUPPLY							
610-600000-000	SOURCE OF SUPPLY - OPER L	35	.00	179	600	600	.00
610-601000-000	SOURCE SUPPLY - PURCHASE	.00	.00	.00	.00	.00	.00
610-602000-000	SS-OPERATION SUPPLIES&EX	165	273	158	300	300	.00
610-605000-000	SS-MAINT OF WATER SOURCE	66	300,129	.00	.00	.00	.00
SOURCE OF SUPPLY Revenue Total:		.00	.00	.00	.00	.00	.00
SOURCE OF SUPPLY Expenditure Total:		265	300,402	337	900	900	.00
Total SOURCE OF SUPPLY:		265	300,402	337	900	900	.00
PUMPING EXPENSES -OPERATION							
610-620000-000	PUMPING - OPERATION LABOR	26,210	28,124	21,542	26,000	26,000	.00
610-621000-000	PUMPING-FUEL POWER PROD	.00	.00	.00	.00	.00	.00
610-622000-000	PUMPING-FUEL OR POWER PU	60,508	77,064	55,950	69,000	71,000	2.9 %
610-623000-000	PUMPING-OPER SUPPLIES & E	4,269	4,511	5,022	3,000	3,000	.00
610-625000-000	PUMPING-MAINT OF PUMPING	19,369	21,837	11,524	14,000	14,000	.00
PUMPING EXPENSES -OPERATION Revenue Total:		.00	.00	.00	.00	.00	.00
PUMPING EXPENSES -OPERATION Expenditure Total:		110,355	131,536	94,039	112,000	114,000	1.8 %
Total PUMPING EXPENSES -OPERATION:		110,355	131,536	94,039	112,000	114,000	1.8 %
PUMPING EXPENSES - MAINTENANCE							
610-630000-000	WATER TREATMENT - OPER LA	4,521	3,928	2,230	6,000	6,000	.00
610-631000-000	WATER TREATMENT - CHEMICA	7,076	7,554	9,010	8,000	10,000	25.0 %
610-632000-000	WT-OPERATION SUPPLIES&EX	13,752	8,785	7,549	8,000	8,500	6.3 %

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
610-635000-000	WT-MAINT WATER TREATMENT	15,966	10,899	12,835	10,000	11,000	10.0 %
	PUMPING EXPENSES - MAINTENANCE Revenue Total:	.00	.00	.00	.00	.00	.00
	PUMPING EXPENSES - MAINTENANCE Expenditure Total:	41,314	31,166	31,624	32,000	35,500	10.9 %
	Total PUMPING EXPENSES - MAINTENANCE:	41,314	31,166	31,624	32,000	35,500	10.9 %
WATER TREATMENT - OPERATION							
610-640000-000	T&D - OPERATION LABOR	34,129	36,870	27,253	36,000	36,000	.00
610-641000-000	T&D-OPERATION SUPPLIES&E	3,250	4,657	3,205	4,000	4,000	.00
	WATER TREATMENT - OPERATION Revenue Total:	.00	.00	.00	.00	.00	.00
	WATER TREATMENT - OPERATION Expenditure Total:	37,379	41,526	30,459	40,000	40,000	.00
	Total WATER TREATMENT - OPERATION:	37,379	41,526	30,459	40,000	40,000	.00
WATER TREATMENT - MAINTENANCE							
610-650000-000	T&D-MAINT RESERVOIR & STN	4,509	13,530	4,594	4,000	11,000	175.0 %
610-651000-000	TD-MAINTENANCE OF MAINS	16,732	288	17,987	20,000	20,000	.00
610-652000-000	T&D-MAINTENANCE OF SERVIC	2,272	18,514	5,871	20,000	20,000	.00
610-652001-000	T&D CROSS CONNECTION CO	8,481	7,710	6,914	9,250	9,250	.00
610-653000-000	T&D-MAINTENANCE OF METER	9,475	1,819	594	2,500	2,500	.00
610-654000-000	T&D-MAINTENANCE OF HYDRA	16,736	19,416	2,453	12,000	10,000	-16.7 %
610-655000-000	T&D-MAINTENANCE OF OTHER	176	156	1,040	1,500	1,500	.00
	WATER TREATMENT - MAINTENANCE Revenue Total:	.00	.00	.00	.00	.00	.00
	WATER TREATMENT - MAINTENANCE Expenditure Total:	58,381	61,432	39,453	69,250	74,250	7.2 %
	Total WATER TREATMENT - MAINTENANCE:	58,381	61,432	39,453	69,250	74,250	7.2 %
CUSTOMER ACCOUNTS - OPERATION							
610-901000-000	METER READING LABOR	803	1,346	1,383	1,500	1,500	.00
610-902000-000	ACCOUNTING & COLLECTING L	11,477	7,722	8,797	10,000	10,000	.00
610-903000-000	SUPPLIES AND EXPENSES	3,833	829	3,681	3,000	4,000	33.3 %
610-904000-000	VACATION/SICK/HOLIDAY PAY	.00	.00	.00	.00	.00	.00
	CUSTOMER ACCOUNTS - OPERATION Revenue Total:	.00	.00	.00	.00	.00	.00
	CUSTOMER ACCOUNTS - OPERATION Expenditure Total:	16,112	9,897	13,861	14,500	15,500	6.9 %

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
Total CUSTOMER ACCOUNTS - OPERATION:		16,112	9,897	13,861	14,500	15,500	6.9 %
ADMIN & GENERAL - OPERATIONS							
610-920000-000	ADMIN AND GENERAL SALARIE	44,227	45,409	33,594	38,000	40,000	5.3 %
610-921000-000	OFFICE SUPPLIES AND EXPEN	5,535	10,288	2,896	9,500	9,500	.00
610-923000-000	OUTSIDE SERVICES EMPLOYE	15,599	12,207	16,843	20,000	20,000	.00
610-924000-000	PROPERTY INSURANCE	.00	.00	.00	.00	.00	.00
610-925000-000	INJURIES AND DAMAGES	19,939	17,197	13,699	25,000	20,000	-20.0 %
610-926001-000	HEALTH INSURANCE	57,287	53,813	42,465	72,000	58,000	-19.4 %
610-926002-000	RETIREMENT	12,292	11,546	8,384	11,300	11,500	1.8 %
610-926002-002	OPEB Expense	.00	30,086	.00	.00	.00	.00
610-926003-000	OTHER BENEFITS	3,609	3,933	2,858	3,500	3,500	.00
610-926004-000	VACATION/SICK/HOLIDAY PAY	16,192	15,337	13,784	23,000	23,000	.00
610-928000-000	REGULATORY COMMISSION EX	.00	.00	.00	.00	.00	.00
ADMIN & GENERAL -OPERATIONS Revenue Total:		.00	.00	.00	.00	.00	.00
ADMIN & GENERAL -OPERATIONS Expenditure Total:		174,679	199,815	134,523	202,300	185,500	-8.3 %
Total ADMIN & GENERAL -OPERATIONS:		174,679	199,815	134,523	202,300	185,500	-8.3 %
ADMIN & GENERAL - MAINTENANCE							
610-930000-000	MISCELLANEOUS GENERAL EX	56,704	8,010	5,455	14,000	12,000	-14.3 %
610-933000-000	TRANSPORTATION EXPENSE	3,439	3,506	2,676	4,500	4,500	.00
610-935000-000	MAINTENANCE OF GENERAL P	.00	.00	.00	.00	.00	.00
ADMIN & GENERAL - MAINTENANCE Revenue Total:		.00	.00	.00	.00	.00	.00
ADMIN & GENERAL - MAINTENANCE Expenditure Total:		60,143	11,517	8,131	18,500	16,500	-10.8 %
Total ADMIN & GENERAL - MAINTENANCE:		60,143	11,517	8,131	18,500	16,500	-10.8 %
ADMIN & GENERAL - OTHER							
610-940000-000	NEW SCADA PROJECT 2006	.00	.00	.00	.00	.00	.00
610-940001-000	BROOKFIELD ROAD RELAYS	.00	.00	.00	.00	.00	.00
610-940002-000	TOWER PAINTING & REPAIR	.00	.00	.00	.00	.00	.00
ADMIN & GENERAL - OTHER Revenue Total:		.00	.00	.00	.00	.00	.00
ADMIN & GENERAL - OTHER Expenditure Total:		.00	.00	.00	.00	.00	.00
Total ADMIN & GENERAL - OTHER:		.00	.00	.00	.00	.00	.00
COST CATEGORY: 95							
610-959999-000	AMORTIZATION INTANGIBLE AS	.00	.00	.00	.00	.00	.00
COST CATEGORY: 95 Revenue Total:		.00	.00	.00	.00	.00	.00

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
	COST CATEGORY: 95 Expenditure Total:	.00	.00	.00	.00	.00	.00
	Total COST CATEGORY: 95:	.00	.00	.00	.00	.00	.00
	WATER FUND Revenue Total:	869,067	881,050	450,807	949,112	949,764	0.1 %
	WATER FUND Expenditure Total:	942,866	1,227,540	363,808	931,990	967,584	3.8 %
	Net Total WATER FUND:	73,799-	346,490-	86,998	17,122	17,820-	-204.1

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
SEWER FUND							
OPERATING EXPENSES							
620-403000-000	DEPRECIATION EXPENSE	231,040	253,430	.00	258,500	284,350	10.0 %
620-408000-000	TAXES - SS & Medicare	5,815	4,451	3,217	5,300	5,300	.00
	OPERATING EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
	OPERATING EXPENSES Expenditure Total:	236,856	257,881	3,217	263,800	289,650	9.8 %
	Total OPERATING EXPENSES:	236,856	257,881	3,217	263,800	289,650	9.8 %
INTEREST & DIVIDEND INCOME							
620-419001	INTEREST ON INVESTMENTS	12,673	1,058	11,110	30,000	30,000	.00
620-419002	INTEREST ON SPECIAL ASSES	.00	.00	.00	1,000	1,000	.00
620-419003	INTEREST INCOME - ADV TO W	18,821	9,561	.00	.00	.00	.00
	Total INTEREST & DIVIDEND INCOME:	31,494	10,619	11,110	31,000	31,000	.00
MISCELLANEOUS INCOME DEDUCTION							
620-427000-000	INTEREST ON CLEAN WATER D	.00	.00	.00	.00	.00	.00
	MISCELLANEOUS INCOME DEDUCTION Revenue Total:	.00	.00	.00	.00	.00	.00
	MISCELLANEOUS INCOME DEDUCTION Expenditure Total:	.00	.00	.00	.00	.00	.00
	Total MISCELLANEOUS INCOME DEDUCTION:	.00	.00	.00	.00	.00	.00
INTEREST CHARGES							
620-431000-000	INTEREST ON GENERAL OBLIG	.00	.00	.00	.00	.00	.00
	INTEREST CHARGES Revenue Total:	.00	.00	.00	.00	.00	.00
	INTEREST CHARGES Expenditure Total:	.00	.00	.00	.00	.00	.00
	Total INTEREST CHARGES:	.00	.00	.00	.00	.00	.00
OTHER REVENUE							
620-490100	SPECIAL ASSESSMENT REVEN	.00	.00	.00	.00	.00	.00
620-490200	DEVELOPER CAPITAL ADDITIO	.00	.00	.00	.00	.00	.00
620-491000	SALE OF FIXED ASSET	.00	.00	.00	.00	.00	.00
620-495500	DONATED INTANGIBLE ASSETS	.00	.00	.00	.00	.00	.00
	Total OTHER REVENUE:	.00	.00	.00	.00	.00	.00
SEWAGE REVENUES							
620-622000	SEWER SERVICE REVENUES	991,390	1,004,677	744,157	1,155,000	1,155,000	.00
620-622001	MEASURED SERVICE - RESIDE	.00	.00	.00	.00	.00	.00
620-622002	MEASURED SERVICE - COMME	.00	.00	.00	.00	.00	.00

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
620-622003	MEASURED SERVICE - INDUST	.00	.00	.00	.00	.00	.00
620-622004	MEASURED SERVICE - CONDO	.00	.00	.00	.00	.00	.00
620-623000	SERVICE TO PUBLIC AUTHORI	.00	.00	.00	.00	.00	.00
620-624000	SERVICE TO OTHER SYSTEMS	.00	.00	.00	.00	.00	.00
620-625000	OTHER SEWERAGE SERVICE	14-	.00	.00	.00	.00	.00
620-626000	SURCHARGE ON EXCESS LOA	4,411	8,244	3,769	10,500	10,500	.00
Total SEWAGE REVENUES:		995,786	1,012,920	747,926	1,165,500	1,165,500	.00
OTHER OPERATING REVENUES							
620-631000	PENALTIES/CUST FORFEITED	4,733	8,509	3,463	4,000	4,000	.00
620-632000	SERVICING OF CUSTOMERS LA	.00	.00	.00	.00	.00	.00
620-635000	OTHER SEWER REVENUES	3,610	312,612	.00	5,000	5,000	.00
Total OTHER OPERATING REVENUES:		8,344	321,120	3,462	9,000	9,000	.00
OPERATION EXPENSES							
620-820000-000	SUPERVISION AND LABOR	24,897	24,933	19,143	26,000	26,000	.00
620-821000-000	POWER AND FUEL FOR PUMPI	7,216	35,760	22,611-	7,000	8,000	14.3 %
620-822000-000	SEWAGE TREATING	309,973	461,057	179,261	400,000	440,000	10.0 %
620-823000-000	CHLORINE	.00	.00	.00	.00	.00	.00
620-824000-000	PHOSPHOROUS REMOVAL CH	.00	.00	.00	.00	.00	.00
620-825000-000	SLUDGE CONDITIONING CHEM	.00	.00	.00	.00	.00	.00
620-826000-000	OTHER CHEMS - SEWAGE TRE	4,072	4,446	2,575	4,500	5,000	11.1 %
620-827000-000	OTHER OPERATING SUPPLIES	3,149	2,915	3,925	3,000	3,000	.00
620-828000-000	TRANSPORTATION EXPENSE	3,793	3,506	2,676	4,000	4,000	.00
OPERATION EXPENSES Revenue Total:		.00	.00	.00	.00	.00	.00
OPERATION EXPENSES Expenditure Total:		353,100	532,617	184,969	444,500	486,000	9.3 %
Total OPERATION EXPENSES:		353,100	532,617	184,969	444,500	486,000	9.3 %
GENERAL EXPENSES							
620-831000-000	MAINT OF SEWAGE COLLECTI	1,088,518	452,332	98,994	520,000	480,200	-7.7 %
620-832000-000	MAINT OF COLLECTION SYS P	1,885	17,489	.00	10,000	10,000	.00
620-833000-000	MAINT OF TREATMENT & DISP	.00	.00	.00	.00	.00	.00
620-834000-000	MAINT OF GP STRUCTURES &	.00	4,000	.00	.00	.00	.00
GENERAL EXPENSES Revenue Total:		.00	.00	.00	.00	.00	.00
GENERAL EXPENSES Expenditure Total:		1,090,403	473,821	98,994	530,000	490,200	-7.5 %
Total GENERAL EXPENSES:		1,090,403	473,821	98,994	530,000	490,200	-7.5 %
CUSTOMER ACCOUNTS & COLLECTION							
620-840000-000	BILLING, COLLECTING & ACCO	8,271	6,170	4,959	6,500	6,500	.00
CUSTOMER ACCOUNTS & COLLECTION Revenue Total:		.00	.00	.00	.00	.00	.00
CUSTOMER ACCOUNTS & COLLECTION Expenditure Total:		8,271	6,170	4,959	6,500	6,500	.00

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
Total CUSTOMER ACCOUNTS & COLLECTION:		8,271	6,170	4,959	6,500	6,500	.00
ADMIN & GENERAL EXPENSES							
620-850000-000	ADMINISTRATIVE & GEN SALAR	28,592	22,604	15,590	23,400	23,000	-1.7 %
620-851000-000	OFFICE SUPPLIES AND EXPEN	5,252	9,572	3,327	7,000	7,000	.00
620-852000-000	OUTSIDE SERVICES EMPLOYE	30,400	8,718	13,339	20,000	18,000	-10.0 %
620-853000-000	INSURANCE EXPENSE	13,293	12,778	9,133	20,000	15,000	-25.0 %
620-854001-000	HEALTH INSURANCE	32,047	27,575	21,127	31,100	26,000	-16.4 %
620-854002-000	RETIREMENT	5,244	4,024	2,880	4,900	4,900	.00
620-854002-002	OPEB Expense	.00	12,785	.00	.00	.00	.00
620-854003-000	OTHER BENEFITS	1,618	1,646	1,066	2,300	2,300	.00
620-854004-000	VACATION/SICK/HOLIDAY PAY	9,723	6,558	6,384	11,000	11,000	.00
620-856000-000	MISCELLANEOUS GENERAL EX	14,615	19,997	3,581	9,000	8,000	-11.1 %
620-857000-000	AMORTIZATION OF FRWPCC	.00	.00	.00	.00	.00	.00
ADMIN & GENERAL EXPENSES Revenue Total:		.00	.00	.00	.00	.00	.00
ADMIN & GENERAL EXPENSES Expenditure Total:		140,783	126,258	76,426	128,700	115,200	-10.5 %
Total ADMIN & GENERAL EXPENSES:		140,783	126,258	76,426	128,700	115,200	-10.5 %
SEWER FUND Revenue Total:		1,035,624	1,344,660	762,499	1,205,500	1,205,500	.00
SEWER FUND Expenditure Total:		1,829,412	1,396,746	368,566	1,373,500	1,387,550	1.0 %
Net Total SEWER FUND:		793,789-	52,086-	393,932	168,000-	182,050-	8.4 %

Report Criteria:

- Print FUND Titles
- Page and Total by FUND
- Print SOURCE Titles
- Total by SOURCE
- Print COST CATEGORY Titles
- Total by COST CATEGORY
- All Segments Tested for Total Breaks
- Account.Account Number = "6100000000"- "610959999000", "6200000000"- "620860000000"

Stormwater Utility Fund 421
Town of Brookfield
Budget Summary - 2023

	<u>2022</u>	<u>2023</u>	<u>%</u> <u>Change</u>
SW Billing Rate	\$ 25.50	\$ 26.78	5.0%
REVENUES			
SW Billing Fees	\$ 651,335	\$ 683,902	5.0%
Intergovernmental Revenues	\$ -	\$ -	0.0%
Public Charges for Services	\$ 408,001	\$ 531,600	30.3%
Miscellaneous Revenues	\$ 5,000	\$ 5,000	0.0%
Other Financial Sources	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>
Total Revenues	\$ 1,064,336	\$ 1,220,502	14.7%
EXPENDITURES			
Administration	\$ 69,066	\$ 65,356	-5.4%
Operations & Maintenance	\$ 1,076,711	\$ 1,107,391	2.8%
Depreciation	\$ 105,500	\$ 105,500	0.0%
Capital Equipment	<u>\$ 105,000</u>	<u>\$ 45,000</u>	<u>-57.1%</u>
Total Expenditures	\$ 1,356,277	\$ 1,323,247	-2.4%
Net Income	\$ (291,941)	\$ (102,745)	
CASHFLOW ADJUSTMENTS			
Depreciation	<u>\$ 105,500</u>	<u>\$ 105,500</u>	
NET CHANGE IN CASH POSITION	\$ (186,441)	\$ 2,755	

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
UTILITY DISTRICT #01 FUND 421							
UTILITY REVENUE							
421-421100	UTILITY STORMWATER BILLING	597,696	597,891	480,718	651,335	683,902	5.0 %
421-425000	TRANSFER FROM SPECIAL AS	.00	.00	.00	.00		.00
Total UTILITY REVENUE:		597,696	597,891	480,718	651,335	683,902	5.0 %
INTERGOVERNMENTAL REVENUES							
421-435300	SW-GRANTS	.00	.00	.00	.00		.00
Total INTERGOVERNMENTAL REVENUES:		.00	.00	.00	.00	.00	.00
PUBLIC CHARGES OF SERVICES							
421-464100	YARD WASTE RECYCLING	22,721	23,030	18,930	23,950	6,000	-74.9 %
421-464200	REFUSE	260,952	258,934	199,974	253,001	322,800	27.6 %
421-464300	RECYCLING	124,327	126,019	103,583	131,050	202,800	54.8 %
Total PUBLIC CHARGES OF SERVICES:		408,000	407,983	322,487	408,001	531,600	30.3 %
MISC REVENUE							
421-481100	INTEREST	2,869	4,033	.00	1,000	1,000	.00
421-481150	INTEREST & PENALTY	1,892	3,144	1,969	4,000	4,000	.00
Total MISC REVENUE:		4,761	7,177	1,969	5,000	5,000	.00
OTHER FINANCING SOURCES							
421-490000	OTHER FINANCING SOURCES	.00	.00	.00	.00		.00
421-491100	TRANSFER FROM GENERAL C	.00	.00	.00	.00		.00
421-491110	TRANSFER FROM CAP IMPV FN	.00	.00	.00	.00		.00
421-491200	NOTES ISSUED	.00	.00	.00	.00		.00
421-493000	SWU FUND BALANCE APPLIED	.00	.00	.00	.00		.00
421-496010	STORM WATER CAPITAL CONT	.00	.00	.00	.00		.00
Total OTHER FINANCING SOURCES:		.00	.00	.00	.00	.00	.00
SWU GENERAL OFFICE EXPENSE							
421-514100-110	SWU ADMIN-ADMINISTRATOR*	8,991	9,177	7,736	9,652	9,845	2.0 %
421-514100-111	SWU ADMIN-CLERK*SALARY	4,767	4,667	2,418	6,068	6,189	2.0 %
421-514100-120	SWU ADMIN-CLERICAL	4,475	4,622	3,632	5,027	5,128	2.0 %
421-514100-130	SWU ADMIN-FICA	1,304	1,346	991	1,587	1,619	2.0 %
421-514100-131	SWU ADMIN-RETIREMENT	1,231	1,264	895	1,400	1,376	-1.7 %
421-514100-133	SWU ADMIN-INSURANCE	10,874	10,548	7,544	14,832	10,700	-27.9 %
421-514100-210	SWU ADMIN-VK AUDITING PRO	4,505	5,120	5,313	5,500	5,500	.00
421-514100-311	SWU ADMIN-POSTAGE	.00	.00	.00	.00		.00
421-514100-340	SWU ADMIN-OPERATING/EDUC	.00	.00	.00	.00		.00
421-514100-510	SWU ADMIN-GEN LIABILITY INS	7,768	8,855	7,579	9,000	9,000	.00
421-514100-518	SWU ADMIN-WORKERS COMP I	15,389	17,837	10,985	16,000	16,000	.00
421-514100-900	SWU ADMIN-CONTINGENT FUN	.00	.00	.00	.00		.00
SWU GENERAL OFFICE EXPENSE Revenue Total:		.00	.00	.00	.00		.00

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
SWU GENERAL OFFICE EXPENSE Expenditure Total:							
		59,303	63,435	47,094	69,066	65,357	-5.4 %
Total SWU GENERAL OFFICE EXPENSE:							
		59,303	63,435	47,094	69,066	65,357	-5.4 %
SWU PUBLIC SAFETY							
421-524000-111	SWU PLAN/BLDG-*SALARIES	16,481	7,788	.00	11,716		-100.0
421-524000-130	SWU PLAN/BLDG-FICA	1,192	566	.00	896		-100.0
421-524000-131	SWU PLAN/BLDG-RETIREMENT	1,112	507	.00	785		-100.0
421-524000-133	SWU PLAN/BLDG-INSURANCE	8,583	4,810	.00	5,467		-100.0
421-524000-210	SWU PLAN/BLDG-LEGAL PROF	.00	126	.00	500		-100.0
421-524000-211	SWU PLAN/BLDG-ENGINEERIN	.00	.00	.00	500		-100.0
421-524000-212	SWU PLAN/BLDG-POPLAR CRE	.00	.00	.00	.00		.00
421-524000-213	SWU PLAN/BLDG-UTILITY IMPL	.00	.00	.00	.00		.00
421-524000-214	SWU PLAN/BLDG-DNR 216 REQ	4,734	13,614	.00	14,000	5,000	-64.3 %
SWU PUBLIC SAFETY Revenue Total:							
		.00	.00	.00	.00		.00
SWU PUBLIC SAFETY Expenditure Total:							
		32,103	27,411	.00	33,864	5,000	-85.2 %
Total SWU PUBLIC SAFETY:							
		32,103	27,411	.00	33,864	5,000	-85.2 %
STORM WATER WORK							
421-531000-111	SWU DIRECTOR-*SALARY	63,173	67,637	52,093	94,301	74,060	-21.5 %
421-531000-130	SWU DIRECTOR-FICA	4,757	4,907	3,726	5,873	5,666	-3.5 %
421-531000-131	SWU DIRECTOR-RETIREMENT	4,474	4,627	3,384	5,041	4,814	-4.5 %
421-531000-133	SWU DIRECTOR-INSURANCE	15,713	16,290	12,227	52,103	17,000	-67.4 %
421-531000-241	SWU DIRECTOR-RADIO EXPEN	.00	.00	.00	100	100	.00
421-531000-340	SWU DIRECTOR-OPERATING S	36	1,966	501	2,000	2,000	.00
421-531001-111	SWU SUPERVISOR- SALARY	.00	.00	.00	.00		.00
421-532400-122	SWU MACH&EQUIP-WAGES	23,556	26,459	20,958	25,930	26,449	2.0 %
421-532400-124	SWU MACH&EQUIP-PT WAGES	.00	.00	.00	.00		.00
421-532400-130	SWU MACH&EQUIP-FICA	1,714	1,945	1,529	2,400	2,023	-15.7 %
421-532400-131	SWU MACH&EQUIP-RETIREME	1,590	1,807	1,361	2,061	1,719	-16.6 %
421-532400-133	SWU MACH&EQUIP-INSURANC	11,416	11,890	7,923	17,818	12,000	-32.7 %
421-532400-139	SWU MACH&EQUIP-CLOTHING	636	.00	582	600	600	.00
421-532400-240	SWU MACH&EQUIP-MAINTENA	400	351	7,631	2,000	5,000	150.0 %
421-532400-340	SWU MACH&EQUIP-OPERATIN	14,089	17,994	11,262	15,000	15,000	.00
421-532400-380	SWU MACH&EQUIP-VEHICLE M	7,168	1,231	1,281	10,000	10,000	.00
421-532400-385	SWU MACH&EQUIP-VEHICLE F	7,936	10,634	12,590	10,000	12,000	20.0 %
421-532700-122	SWU GARGE-WAGES	5,501	3,205	.00	3,889	3,967	2.0 %
421-532700-125	SWU GARAGE-PT WAGES	.00	.00	.00	.00		.00
421-532700-130	SWU GARAGE-FICA	406	244	.00	314	303	-3.4 %
421-532700-131	SWU GARAGE-RETIREMENT	371	148	.00	269	258	-4.1 %
421-532700-133	SWU GARAGE-INSURANCE	2,400	923	.00	3,565	2,000	-43.9 %
421-532700-221	SWU GARAGE-ELECTRIC	4,001	4,000	3,106	5,000	4,500	-10.0 %
421-532700-222	SWU GARAGE-WATER/SEWER/	941	936	797	1,000	1,000	.00
421-532700-224	SWU GARAGE-NATURAL GAS/H	1,753	2,680	3,163	3,000	3,900	30.0 %
421-532700-225	SWU GARAGE-TELEPHONE	877	996	588	1,000	1,000	.00
421-532700-240	SWU GARAGE-MAINTENANCE	176	76	416	500	500	.00
421-532700-340	SWU GARAGE-OPERATING SU	539	545	926	1,000	2,000	100.0 %
421-532700-350	SWU GARAGE-REPAIR AND MAI	1,135	369	1,648	1,000	2,000	100.0 %

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
421-534400-122	SWU SW-WAGES	146,719	172,510	136,642	191,882	195,720	2.0 %
421-534400-124	SWU SW-PT WAGES	.00	.00	.00	.00		.00
421-534400-129	SWU SW-OT WAGES	.00	.00	.00	1,856	1,893	2.0 %
421-534400-130	SWU SW-FICA	11,173	12,677	9,972	13,363	15,117	13.1 %
421-534400-131	SWU SW-RETIREMENT	10,366	11,781	8,874	11,470	12,845	12.0 %
421-534400-133	SWU SW-INSURANCE	74,346	77,481	51,555	100,806	85,000	-15.7 %
421-534400-139	SWU SW-CLOTHING ALLOWAN	361	387	565	500	500	.00
421-534400-212	SWU SW-ENGINEERING	.00	.00	.00	.00		.00
421-534400-213	SWU SW-CONTRACTED PROF	2,905	21,386	12,032	10,000	10,000	.00
421-534400-214	SWU SW-DNR 216 APP PROF S	1,000	1,000	1,000	1,000	1,000	.00
421-534400-215	SWU SW-DUMPING EXPENSE	6,048	5,625	3,450	8,000	8,000	.00
421-534400-330	SWU SW-TRAINING/TRAVEL	3,101	3,271	2,931	3,000	3,000	.00
421-534400-340	SWU SW-STORM SEWER MATE	4,570	902	4,076	8,000	6,000	-25.0 %
421-534400-341	SWU SW-SCOUR MATERIALS	.00	.00	.00	.00		.00
421-534400-342	SWU SW-CONCRETE INVERT M	.00	.00	.00	.00		.00
421-534400-343	SWU SW-CULVERTS & OPEN S	3,510	727	1,344	5,000	2,500	-50.0 %
421-534400-400	SWU SW-EQUIPMENT REPLAC	.00	.00	36,763	105,000	45,000	-57.1 %
421-534400-804	SWU SW-CAPITAL 2004 PROJE	.00	.00	.00	.00		.00
421-534400-820	STORM SEWER PROJECTS 200	.00	.00	.00	.00		.00
421-534400-821	STORM WATER MAINT PROJEC	.00	.00	.00	.00		.00
421-534400-822	Bluemound ROAD INLET/BROOK	.00	.00	.00	.00		.00
421-534400-823	CULVERT REPLACEMENT	13,884	6,594	27,325	10,000	10,000	.00
421-534400-824	BROOKPARK POND	.00	.00	.00	.00		.00
421-534400-825	GRAY FOX DRIVE PROJECT	.00	.00	.00	.00		.00
421-534400-826	HEATHERVIEW DITCH	.00	.00	.00	.00		.00
421-534400-827	REPLACEMENT-PLASTIC STOR	.00	.00	.00	.00		.00
421-534400-828	DAVIDSON ROAD STORM SEW	.00	.00	.00	.00		.00
421-534400-999	LOSS ON DISPOSAL	.00	.00	.00	.00		.00
STORM WATER WORK Revenue Total:		.00	.00	.00	.00		.00
STORM WATER WORK Expenditure Total:		452,737	496,198	444,220	735,641	606,434	-17.6 %
Total STORM WATER WORK:		452,737	496,198	444,220	735,641	606,434	-17.6 %
OTHER							
421-573630-122	YARD WASTE-WAGES	798	.00	.00	1,550	1,581	2.0 %
421-573630-129	YARD WASTE-OT WAGES	4,433	4,789	4,530	5,198	5,302	2.0 %
421-573630-130	YARD WASTE-FICA	391	353	334	560	527	-6.0 %
421-573630-131	YARD WASTE-RETIREMENT	353	323	294	482	447	-7.2 %
421-573630-133	YARD WASTE-INSURANCE	842	1,218	1,086	4,416	1,500	-66.0 %
421-573630-210	YARD WASTE	23,100	22,651	15,195	20,000	6,000	-70.0 %
421-573630-211	REFUSE	295,747	296,756	241,467	290,000	322,800	11.3 %
421-573630-212	RECYCLING	87,120	87,840	107,108	90,000	202,800	125.3 %
421-579000-300	TRANSFER TO DEBT SERVICE	.00	.00	.00	.00		.00
421-579000-350	DEBT PAYMENT	.00	.00	.00	.00		.00
421-579000-400	LT DEBT INTEREST EXPENSE	.00	.00	.00	.00		.00
421-579000-421	NOTE ISSUE/EXPENSE COSTS	.00	.00	.00	.00		.00
OTHER Revenue Total:		.00	.00	.00	.00		.00
OTHER Expenditure Total:		412,784	413,930	370,015	412,206	540,957	31.2 %

Account Number	Account Title	2020-20 Prior year 2 Actual	2021-21 Prior year Actual	2022-22 Current year Actual	2022-22 Current year Budget	2023-23 Future year Budget	% Inc/Dec in Bud
Total OTHER:		412,784	413,930	370,015	412,206	540,957	31.2 %
DEPRECIATION EXPENSE							
421-592000-415	Transfer out Cap Equip	.00	83,658	.00	.00		.00
421-593000-350	DEPRECIATION EXPENSE-BUIL	12,500	12,500	.00	12,500	12,500	.00
421-593000-550	DEPRECIATION EXPENSE-EQUI	26,922	26,531	.00	28,000	28,000	.00
421-593000-750	DEPRECIATION EXPENSE-INFR	62,518	65,794	.00	65,000	65,000	.00
421-595000-000	ASSETS PURCHASED FOR GO	.00	.00	.00	.00		.00
DEPRECIATION EXPENSE Revenue Total:		.00	.00	.00	.00		.00
DEPRECIATION EXPENSE Expenditure Total:		101,940	188,483	.00	105,500	105,500	.00
Total DEPRECIATION EXPENSE:		101,940	188,483	.00	105,500	105,500	.00
UTILITY DISTRICT #01 FUND 421 Revenue Total:		1,010,456	1,013,051	805,174	1,064,336	1,220,502	14.7 %
UTILITY DISTRICT #01 FUND 421 Expenditure Total:		1,058,867	1,189,457	861,328	1,356,277	1,323,247	-2.4 %
Net Total UTILITY DISTRICT #01 FUND 421:		48,410-	176,405-	56,154-	291,941-	102,745-	-64.8 %

Report Criteria:

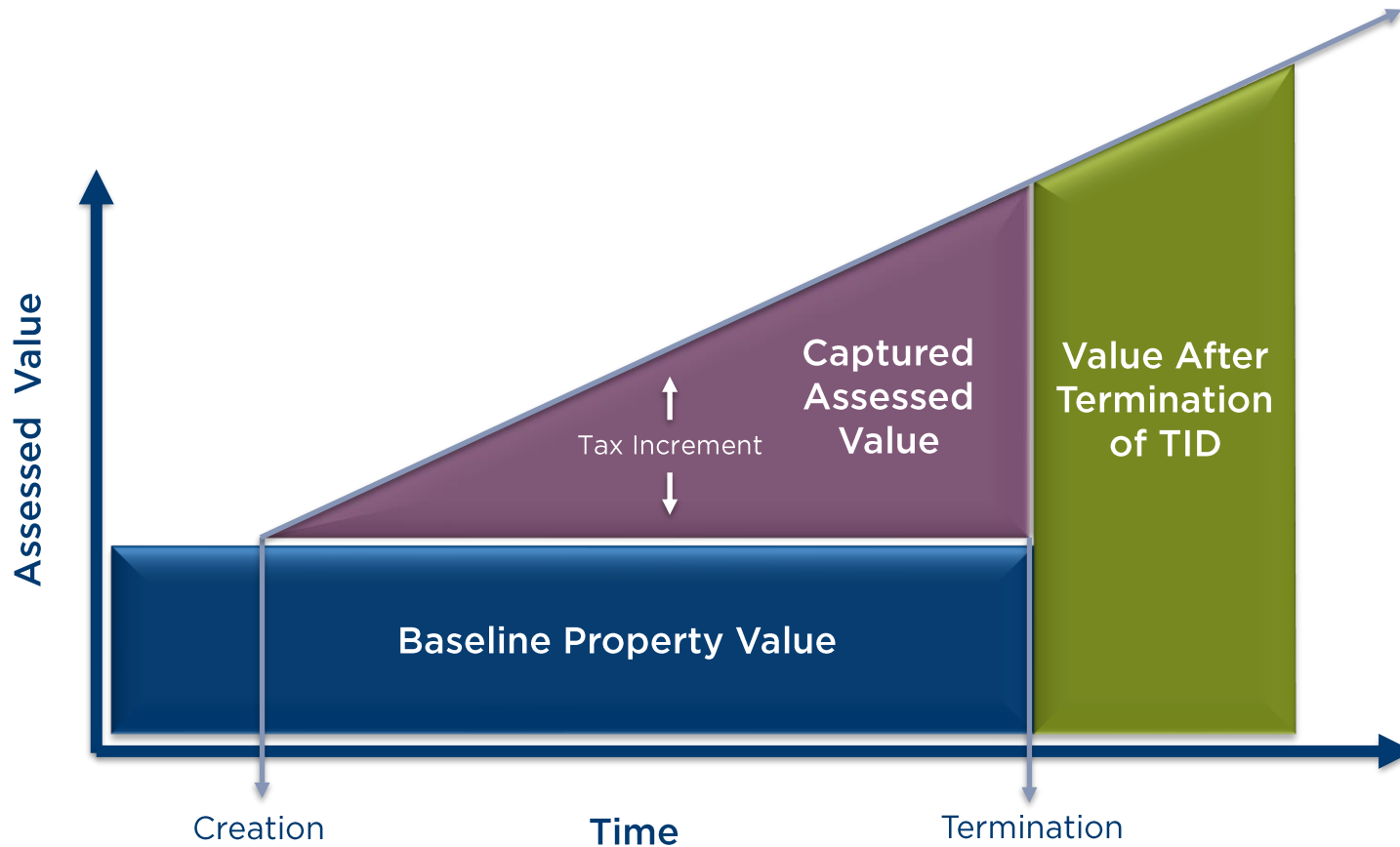
- Print FUND Titles
- Page and Total by FUND
- Print SOURCE Titles
- Total by SOURCE
- Print COST CATEGORY Titles
- Total by COST CATEGORY
- All Segments Tested for Total Breaks
- Account.Account Number = "421111110"- "421595000000"



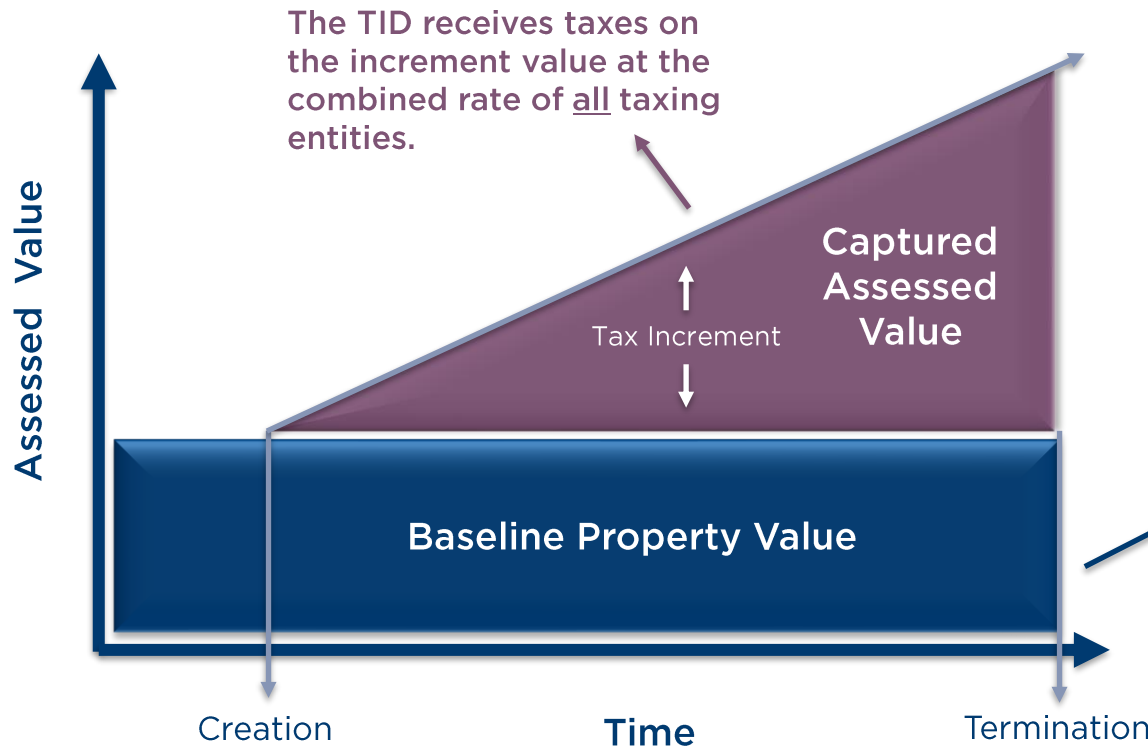
Overview of Town of Brookfield, WI Tax Incremental Finance District #1A

November 1, 2022

Building Blocks: TIF Cash Flows



Building Blocks: TID Tax Levies



Jurisdiction	Mill Rate
Local	\$6.50
County	\$4.00
School	\$7.50
Tech College	\$2.00
TOTAL	\$20.00

All taxing jurisdictions within TID boundary continue to receive their share of the tax levy on the base value of the TID.

Why use TIF?

THE INTENT

- | | |
|--|--|
| ✓ Require capital cost participation amongst all taxing jurisdictions that ultimately benefit from increased property values | ✓ Promote economic development and redevelopment |
| ✓ Address lack of other incentives and financial resources | ✓ Promote cooperation between public and private sectors |

Eligible Project Costs

Public works & improvements

Financing

Real property assembly (land write-down)

Professional services

Administrative & organizational

Contributions to Community Development Authority

Relocation

Pro-rated share of water & sewer utility infrastructure (if outside the District)

Cash grants (requires developer agreement)

Environmental remediation

Projects within ½ mile of district

...All costs must directly relate to purpose of TID, including ½ mile.

Prohibited Project Costs

- Constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings.
- The cost of constructing or expanding any facility, except a parking structure that supports redevelopment activities, if the community generally finances similar facilities only with utility user fees.
- General government expenses unrelated to TID.



Expenditure Period

- Maximum time period TID can incur expenses or obligate revenues related to project plan.
- Ends 5 years prior to end of maximum life for all district types (2/18/2036 for Town of Brookfield).
- After expenditure period ends, TID may continue to pay:
 - ✓ Debt service on existing obligations
 - ✓ Contractually-obligated expenses
 - ✓ Ongoing administrative expenses

Maximum Life

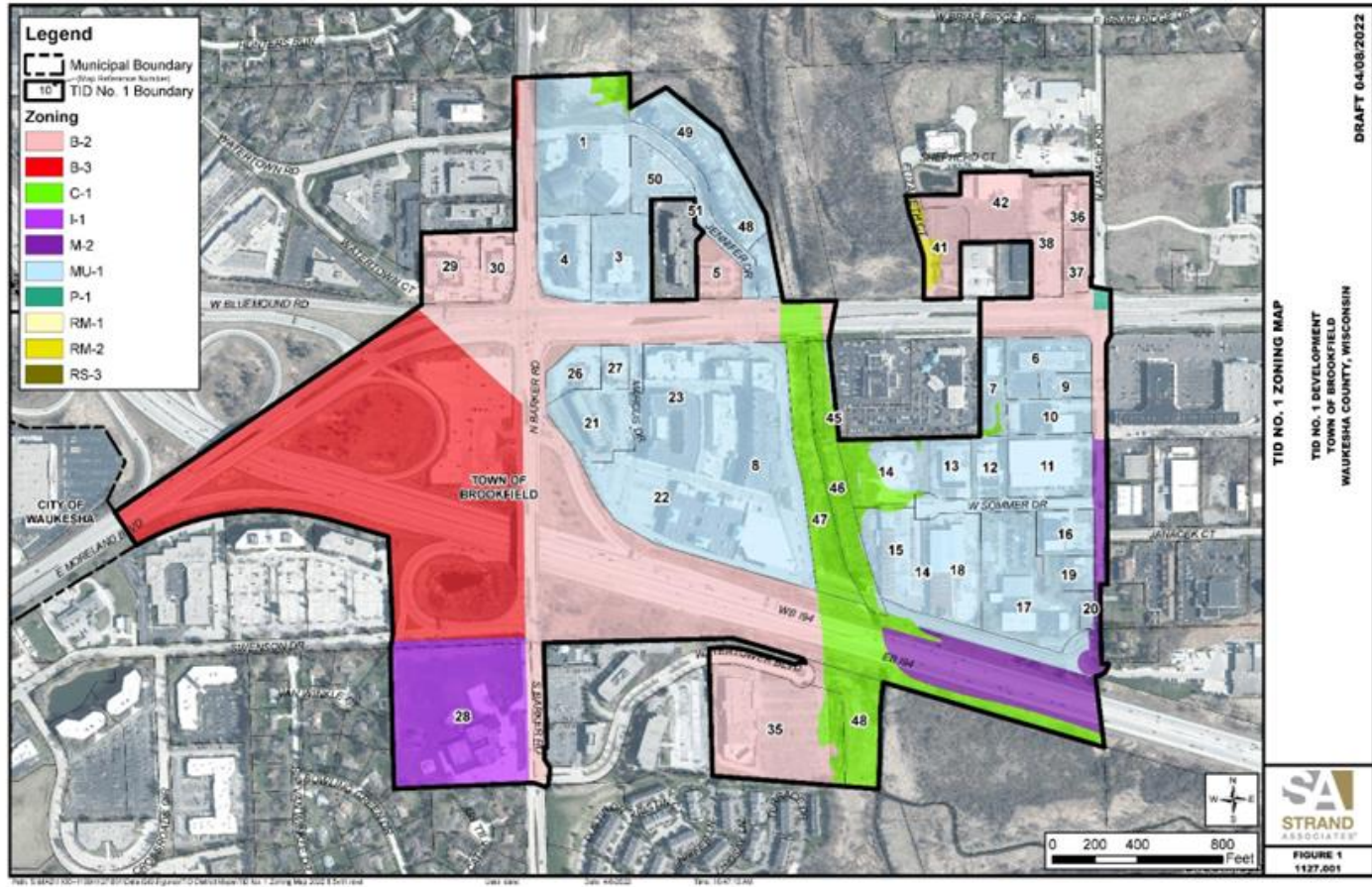
A TID may remain open until the earliest of the following:

- Maximum life is reached
- Tax increments (revenues) collected sufficient to pay project obligations (expenses)
- The municipality passes a resolution to close the district

At closure:

- Remaining funds (surplus) distributed proportionately to taxing jurisdictions (shared benefit) - OR -
- Unreimbursed project costs become general liability of the municipality (risk not shared)

TID #1A Boundary

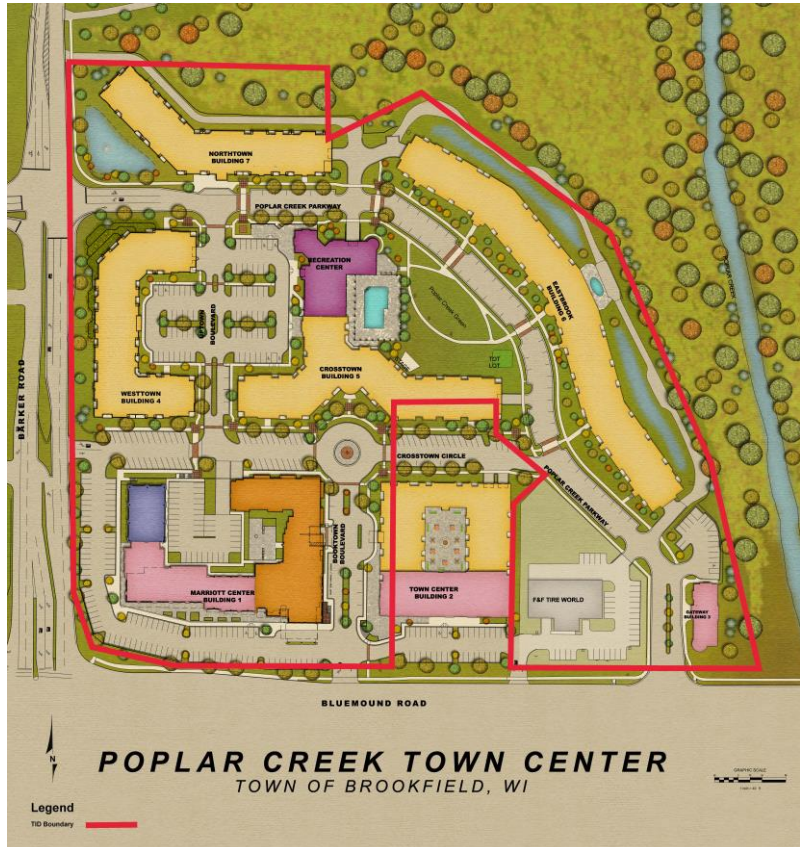


Original Project Plan Costs

Comparison of Actual Costs to Project Plan

	Corners TID Budgeted Actual	Developer MRO Actual	Janacek & Contingency Estimate	TOTAL
Projects				
Corners TID Costs including bridge costs	29,005,000			29,005,000
Town costs of TID, Legal and Consulting	433,216			433,216
Developer MRO Reimbursement		9,495,000		9,495,000
Janacek Road or other road improvements			2,000,000	2,000,000
Contingency			1,000,000	1,000,000
Total Project Funds	29,438,216	9,495,000	3,000,000	41,933,216
Estimated Finance Related Expenses				
Debt Issuance and Capitalized Issuance	2,669,279	0	0	2,669,279
Debt Service Reserve	2,615,760	0	0	2,615,760
Total Final Costs	34,723,255	9,495,000	3,000,000	47,218,255
Total Costs included in project plan	34,307,903	10,080,000	3,000,000	47,387,903

Tax Incremental District No. 1A Amendment (2022)



Purpose – add project costs

- \$14.5 million developer incentive for Poplar Creek.
- \$780,000 for related public improvements (surveying, earthwork, utilities, paving, and traffic signals)
- \$1.2 million for planning, legal, engineering, inspections, and reporting through maximum life of district (2041).

Goal

- Facilitate Poplar Creek Redevelopment

Tax Incremental District No. 1A Summary

Tax Increment Projection

- District is projected to generate \$96 million in tax incremental revenue (2017-2041).

Performance

- Based on the current obligations of the District & costs added through amendment #1, District is projected to close in 2036.

Additional Development & Costs

- Additional Plan Amendments to address future development & additional project costs could also impact the timing of District closure.

Town of Brookfield, WI

Tax Increment District No. 1 Tax Increment Projection Worksheet - Overall

Type of District	Rehabilitation
Actual Creation Date	2/18/2014
Valuation Date	Jan. 1, 2014
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	26 2041
End of Expenditure Period	2/18/2036
Latest Termination Date	2/18/2041
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	Yes

Actual Base Value	65,986,900
Pre-Amendment Base Value (Actual)	NA
Property Appreciation Factor	0.33%
Tax Rate Adjustment	-1.00%

Construction Year	Total Actual Value Added (Lost)	Value Added Projected	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
2015	30,656,600		2016		30,656,600	2017	15.18	465,256
2016	101,040,700		2017		131,697,300	2018	14.37	1,892,147
2017	125,478,900		2018		257,176,200	2019	14.13	3,633,999
2018	(33,394,100)		2019		223,782,100	2020	14.21	3,179,505
2019	23,766,800		2020		247,548,900	2021	14.11	3,491,816
2020	5,450,700		2021		252,999,600	2022	13.43	3,397,631
2021	1,862,000		2022		254,861,600	2023	13.30	3,388,410
2022	0	0	2023	1,050,702	255,912,302	2024	13.16	3,368,355
2023	0	71,136,071	2024	1,054,169	328,102,541	2025	13.03	4,275,349
2024	0	7,434,220	2025	2,480,369	338,017,130	2026	12.90	4,360,495
2025	0	0	2026	2,660,998	340,678,128	2027	12.77	4,350,875
2026	0	0	2027	2,696,497	343,374,625	2028	12.64	4,341,459
2027	0	0	2028	2,732,647	346,107,273	2029	12.52	4,332,249
2028	0	0	2029	2,769,462	348,876,735	2030	12.39	4,323,246
2029	0	0	2030	2,806,955	351,683,690	2031	12.27	4,314,449
2030	0	0	2031	2,845,138	354,528,827	2032	12.15	4,305,859
2031	0	0	2032	2,884,025	357,412,852	2033	12.02	4,297,478
2032	0	0	2033	2,923,631	360,336,483	2034	11.90	4,289,305
2033	0	0	2034	2,963,969	363,300,452	2035	11.78	4,281,341
2034	0	0	2035	3,005,054	366,305,506	2036	11.67	4,273,587
2035	0	0	2036	3,046,901	369,352,406	2037	11.55	4,266,043
2036	0	0	2037	3,089,524	372,441,931	2038	11.43	4,258,710
2037	0	0	2038	3,132,940	375,574,870	2039	11.32	4,251,588
2038	0	0	2039	3,177,163	378,752,033	2040	11.21	4,244,679
2039	0	0	2040	3,222,210	381,974,243	2041	11.09	4,237,982

78,570,291

48,542,352

Future Value of Increment **95,821,813**

Tax Increment District No. 1A
Cash Flow Projection Page 1 of 3

Year	Bond Proceeds					Other Revenues							Revenues
	Tax Increments	Debt Proceeds less issuance costs	Debt Service Reserve for future Principal Payment	Capitalized Interest	Borrowing Proceeds for Town Administration Costs	Room Tax	Developer Reimbursements	Special Assessments - 2017	Special Assessments - 2020 Note	Misc. Income	Interest on Non-Reserve Funds	Interest on Reserve Funds	
2015	0	28,991,745	2,615,760	1,987,494	433,216		670,694				48	0	34,698,957
2016	0	450,000								249,416	18,312	0	717,728
2017	465,256	1,170,000				37,283		630,732		127,497	3,650	0	2,434,418
2018	1,892,147							210,828		3,887	66,081	4,465	2,177,408
2019	3,633,999	2,256,613					1,117,626	210,828			50,599	48,546	7,318,211
2020	3,179,505	3,757,046					137,735	210,828			38,931	16,885	7,340,930
2021	3,491,816							210,828	115,000		31,451	1,346	3,850,441
2022	3,397,631							210,827	120,513			2,616	3,731,586
2023	3,388,410								120,656			2,616	3,511,682
2024	3,368,355								120,370			2,616	3,491,341
2025	4,275,349								125,070			2,616	4,403,034
2026	4,360,495								134,950			2,616	4,498,061
2027	4,350,875								134,505			2,616	4,487,995
2028	4,341,459								134,000			2,616	4,478,075
2029	4,332,249								138,105			2,616	4,472,970
2030	4,323,246								136,755			2,616	4,462,616
2031	4,314,449											2,616	4,317,065
2032	4,305,859											2,616	4,308,475
2033	4,297,478											2,616	4,300,094
2034	4,289,305											2,616	4,291,921
2035	4,281,341											2,616	4,283,957
2036	4,273,587												4,273,587
2037	4,266,043												4,266,043
2038	4,258,710												4,258,710
2039	4,251,588												4,251,588
2040	4,244,679												4,244,679
2041	4,237,982												4,237,982
Total	95,821,813	36,625,404	2,615,760	1,987,494	433,216	37,283	1,926,055	1,684,871	1,279,924	380,800	209,072	107,863	143,109,554

**Tax Increment District No. 1A
Cash Flow Projection Page 2 of 3**

Year	Expenditures													
	Lease Payment to CDA	MRO Payment to Von Maur	MRO Payment to Corners	General Obligation Promissory Notes \$450,000 10/19/2016		General Obligation Promissory Notes \$1,170,000 10/16/2017		Note Anticipation Notes \$3,000,000 2/1/2019		General Obligation Notes \$2,945,000 12/30/2020		Proposed General Obligation Notes (Wimmer) \$780,000 7/1/2023		MRO Payment to Wimmer
				Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest (4.00%)	
2015														
2016	990,979	0	0											
2017	996,515	0	0	45,000	20,419		7,790							
2018	2,130,571	0	0	405,000	43,903	234,000	45,807							
2019	2,354,090	52,516	1,164,272			234,000	36,329		5,735					
2020	2,328,775	94,955	479,918			234,000	26,928	3,000,000	97,335					
2021	2,305,056	87,818	741,525			234,000	17,372			270,000	42,858			
2022	2,317,480	81,155	620,842			234,000	7,894			275,000	41,400			
2023	2,330,833	81,423	581,249							285,000	35,800			
2024	2,459,136	81,692	433,336							285,000	30,100	73,714	31,200	
2025	2,472,390	81,961	632,307							290,000	24,350	76,662	28,251	668,928
2026	2,491,556	82,232	619,973							295,000	18,500	79,729	25,185	615,987
2027	2,506,318	82,503	588,421							310,000	12,450	82,858	21,996	598,259
2028	2,521,873	82,776	556,195							310,000	7,800	86,232	18,682	602,600
2029	2,537,881	83,049	523,636							310,000	4,700	89,681	15,232	606,826
2030	2,554,021	83,323	491,065							315,000	1,575	93,269	11,645	611,096
2031	2,570,443	83,598	458,331									96,978	7,914	615,357
2032	2,581,896	83,874	430,683									100,878	4,035	619,626
2033	2,598,610	84,150	397,895											623,843
2034	2,615,760	84,428	364,787											722,488
2035	4,896,580	84,707	683,887											726,696
2036		0												1,023,871
2037		0												1,033,905
2038		0												1,044,037
2039		0												1,054,269
2040		0												1,064,601
2041		0												1,075,034
Total	48,560,762	1,396,160	9,768,321	450,000	64,322	1,170,000	142,120	3,000,000	103,070	2,945,000	219,533	780,000	164,140	13,307,424

Tax Increment District No. 1A
Cash Flow Projection Page 3 of 3

CDA	TIF 1		Total Expenditures	Balances					Project Cost Principal Outstanding	Year
Capital	Conservation and Development	Admin		Annual	Total Cumulative	Restricted Cumulative	Restricted NAN proceeds	Unrestricted Cumulative		
2,662,236	1,053,111	0	3,715,347	30,983,610	30,983,610	2,615,760		28,367,850	33,630,622	2015
22,282,064	1,080,820	0	24,353,863	(23,636,135)	7,347,475	2,615,760		4,731,715	34,314,622	2016
3,560,699	780,130	0	5,410,553	(2,976,135)	4,371,340	2,615,760		1,755,580	35,205,622	2017
	197,870	162,930	3,220,081	(1,042,673)	3,328,667	2,615,760		712,907	33,426,622	2018
515,347	3,482,348	76,630	7,921,267	(603,055)	2,725,611	2,615,760		109,851	31,343,427	2019
	79,840	65,706	6,407,457	933,473	3,659,084	2,615,760	743,388	299,936	32,679,427	2020
	125,182	64,816	3,888,628	(38,186)	3,620,898	2,615,760	743,388	261,750	30,688,833	2021
		54,882	3,632,653	98,933	3,719,831	2,615,760	743,388	360,683	29,544,833	2022
		55,568	3,369,872	141,809	3,861,641	2,615,760	743,388	502,493	41,148,805	2023
		56,263	3,450,441	40,901	3,902,541	2,615,760	743,388	543,393	39,165,092	2024
		56,966	4,331,816	71,218	3,973,760	2,615,760	743,388	614,612	36,455,182	2025
		57,678	4,285,839	212,222	4,185,981	2,615,760	743,388	826,833	33,737,850	2026
		58,399	4,261,203	226,793	4,412,774	2,615,760	743,388	1,053,626	30,987,865	2027
		59,129	4,245,287	232,788	4,645,563	2,615,760	743,388	1,286,415	28,195,713	2028
		59,868	4,230,873	242,097	4,887,659	2,615,760	743,388	1,528,511	25,359,080	2029
		60,616	4,221,611	241,006	5,128,665	2,615,760	743,388	1,769,517	22,470,276	2030
		61,374	3,893,995	423,070	5,551,735	2,615,760	743,388	2,192,587	19,846,998	2031
		62,141	3,883,134	425,341	5,977,076	2,615,760	743,388	2,617,928	17,171,787	2032
		62,918	3,767,416	532,678	6,509,754	2,615,760	743,388	3,150,606	14,547,295	2033
		63,704	3,851,167	440,753	6,950,508	2,615,760	743,388	3,591,360	11,776,723	2034
		64,500	6,456,370	(2,172,414)	4,778,094		743,388	4,034,706	6,295,718	2035
		64,565	1,088,436	3,185,151	7,963,245		743,388	7,219,857	5,271,847	2036
		64,629	1,098,534	3,167,508	11,130,754		743,388	10,387,366	4,237,941	2037
		64,694	1,108,731	3,149,979	14,280,732		743,388	13,537,344	3,193,904	2038
		64,758	1,119,027	3,132,561	17,413,293		743,388	16,669,905	2,139,635	2039
		64,823	1,129,424	3,115,255	20,528,548		743,388	19,785,160	1,075,034	2040
		64,888	1,139,922	3,098,060	23,626,608		743,388	22,883,220	0	2041
29,020,346	6,799,301	1,592,445	119,482,946							

Projected TID Closure with no other projects

Town Funds Remaining

1. \$743,488 of 2019 Note Anticipation Note Proceeds for capital.

2. Unrestricted cumulative column on page 16 represents projected funds for capital or debt service (current projection, will change with more development.)

3. Project costs need to be identified in project plan to be eligible. Project plan amendment required.

Items for Discussion and Next Steps

Identify types of projects that Town Board & CDA may wish to undertake.

Determine financial feasibility of undertaking projects.

Incorporate projects into future project plan amendment.

