



City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair
Alderspersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel

Tuesday, February 10, 2026

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Halvorsen.

D. PUBLIC HEARINGS

1. [2026-00001](#) Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use, at 6014 W. Madison St.

Attachments: [Parking concerns re proposed Toros Sport Complex](#)

2. [2026-00560](#) Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave.

3. [2026-00985](#) Conditional Use Permit for Cars R Us 2, a proposed Light Motor Vehicle Sales use, at 10920 W. Lincoln Ave.

4. [R-2026-1007](#) Final Resolution authorizing public improvement of concrete construction, concrete reconstruction, and asphalt resurfacing at W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100) and levying special assessments against benefited properties.

Sponsors: Public Works Committee

Attachments: [Res R-2026-1007](#)

[P2332S-P2514S National Ave Public Hearing Council Packet February 10 2026](#)

5. [R-2026-1048](#) Final Resolution authorizing public improvement of major asphalt resurfacing, and replacement of private side lead water service laterals in various locations and levying special assessments against benefited properties.

Attachments: [Res R-2026-1048](#)

[P2626 P2627 P2628 P2629 DNR007 75th 90th Washington 94th Public Hearin](#)

E. PUBLIC PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the Standing Committees of the Common Council will meet during recess in the following rooms and in the following order:

Art Gallery – Administration & Economic Development

Room 128 – Public Safety & Public Works

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, they should contact the chair of the committee to inform of such interest.

G. MAYOR'S REPORT

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

H. ALDERPERSONS' REPORT

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

I. APPROVAL OF MINUTES

6. [2026-02451](#) January 20th, 2026 Common Council Minutes.

Recommendation: Approve

Attachments: [2026-01-20 CC M](#)

J. STANDING COMMITTEE REPORTS

None.

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

-
7. [O-2026-0017](#) Ordinance to create two-hour parking limits on the 5200-5400 Blocks of West Hayes Avenue and West Rita Drive.
- Recommendation:** Pass
- Sponsors:** Alderperson Turner
- Attachments:** [Ord O-2026-0017](#)
8. [O-2026-0019](#) Ordinance to create two-hour parking limits on the 5600-5700 Block of West Washington Street and West Mineral Street.
- Recommendation:** Pass
- Sponsors:** Alderperson Grob
- Attachments:** [Ord O-2026-0019](#)
9. [O-2026-0077](#) Ordinance amending the salary schedule relating to the reclassification of Pump Station Operator positions and the Commercial Construction Inspector position.
- Recommendation:** Pass
- Sponsors:** Alderperson Weigel
- Attachments:** [Ord O-2026-0077](#)
[Salary Schedule \(2026-02-15\)](#)
10. [R-2026-0672](#) Resolution to approve second agreement for the sale of donated hydrocarbon interests for the benefit of the Senior Center.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0672](#)
[PSA - Deal #2 City of West Allis \(NA\)](#)
11. [R-2026-0700](#) Resolution granting a Privilege to 7510 Lincoln LLC for property located at 7510-16 W. Lincoln Ave. (Tax Key No. 476-0658-000).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0700](#)
12. [R-2026-0703](#) Resolution granting a Privilege to Nate T Maier for property located at 7500-04 W. Greenfield Ave./1375 S. 75th St. (Tax Key No. 440-0446-000).
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0703](#)
13. [R-2026-0774](#) Resolution declaring community events.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0774](#)

14. [R-2026-0784](#) Resolution accepting the work of LaLonde Contractors, Inc. for alley reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 11 for final payment in the amount of \$4,044.72.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2026-0784](#)
15. [R-2026-0804](#) Resolution accepting the proposal of Complete Landscape Supply to provide 4% Emamectin Benzoate for Emerald Ash Borer control for \$30,288.72.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0804](#)
[2026 emerald ash insecticide bid tab](#)
16. [R-2026-0975](#) Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 7 for final payment in the amount of \$2,000.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2026-0975](#)
17. [R-2026-0977](#) Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 4 for final payment in the amount of \$1,000.
- Recommendation:** Adopt
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2026-0977](#)
18. [R-2026-0985](#) Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 3 for final payment in the amount of \$1,000.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-0985](#)
19. [R-2026-1037](#) Resolution approving the purchase of 34 additional in-vehicle cameras from Samsara with a first year cost of \$16,283.24 and a second year cost of \$11,934.
- Recommendation:** Adopt
- Attachments:** [Res R-2026-1037](#)
[Samara contract](#)

20. [2026-01502](#) Claim by The Claims Center, LLC on behalf of Verizon Business regarding property damage at 7500-7540 W. Oklahoma Ave. on November 20th, 2024.
Recommendation: Refer to City Attorney
Attachments: [2026-01502 - Claim - Claims Center LLC for Verizon](#)
21. [2026-01580](#) Lawsuit by Lima One Capital, LLC regarding foreclosure of mortgage of multiple property locations (Milwaukee County Case No. 2026CV000356).
Recommendation: Refer to City Attorney
Attachments: [East Town Management LLC Chris Knight RA Foreclosure 26CV356](#)
22. [2026-01854](#) Temporary Public Entertainment Permit request for Wisconsin Ovarian Cancer Alliance, hosting a one-day event on September 12th, 2026 from 9 a.m. to 11:30 a.m., to be held at Greenfield Park. (TEMP-26-1) Applicant: Ashley Schneider
Recommendation: Grant
Attachments: [TEMP-26-1 - App Summary](#)
23. [2026-02165](#) Finance Director/Comptroller report for January 2026 indicating City of West Allis checks issued.
Recommendation: Place on File
Attachments: [Monthly Claims Report - January 2026](#)
24. [2026-01429](#) Claim by Bruce W. Krueger regarding property damage at 6923 W. National Ave. on December 26th, 2025.
Recommendation: Refer to City Attorney
Attachments: [2026-01429 - Claim - Krueger](#)
[2026-01429 - Claim - Krueger - Accident Report](#)
[Add'l Claim Requests from Ins-Krueger Claim](#)
25. [2026-02249](#) January 2026 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$86,951.69.
Recommendation: Place on File
Attachments: [January 2026 Municipal Judge Report](#)
26. [2026-02301](#) Claim by Landmark Harmony Housing, LLC regarding 2025 assessments at 1441 S. 68th St. (Parcel No. 453-0002-001) and S. 69th & W. Orchard St. (Parcel No. 453-0001-009).
Recommendation: Refer to City Attorney
Attachments: [2026-02301 - Claim - Landmark Harmony Housing](#)

27. [2026-02304](#) Appointment by Mayor Devine of Marian French, Julie Gehrke, and Christina Lund to the Public Beautification Committee as at-large members for a term to expire December 31st, 2027.
- Recommendation:** Approve
28. [2026-02355](#) Claim by McCarthy Investments, LLC regarding the 2025 property assessment at 868 S. 74th St. (Parcel No. 440-0015-000).
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-02355 - Claim - McCarthy Investments Parcel 452-0136-000](#)
29. [2026-02359](#) Claim by McCarthy Investments, LLC regarding the 2025 property assessment at 7708 W. National Ave. (Parcel No. 452-0136-000).
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-02359 - Claim - McCarthy Investments Parcel 452-0136-000](#)
30. [2026-02365](#) Claim by AM2 Real Estate LLC regarding the 2025 property assessment at 1423 S. 81st St. (Parcel No. 452-0269-000).
- Recommendation:** Refer to City Attorney
- Attachments:** [2026-02365 - Claim - AM2 Real Estate LLC](#)

L. COMMON COUNCIL RECESS

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

PUBLIC WORKS COMMITTEE

31. [2025-12435](#) Report by the Engineering Department relating to the August 2025 Flooding Event.
- Recommendation:** For discussion purposes only
- Attachments:** [Flood Report](#)
32. [O-2026-0028](#) Ordinance to adjust solid waste collection restrictions on items presented outside official container.
- Recommendation:** Pass
- Sponsors:** Alderperson Grisham
- Attachments:** [Ord_O-2026-0028](#)
33. [R-2026-0819](#) Resolution to remove certain fees related to collection of solid waste presented outside official container.
- Recommendation:** Adopt
- Attachments:** [Res_R-2026-0819](#)

34. [R-2026-1007](#) Final Resolution authorizing public improvement of concrete construction, concrete reconstruction, and asphalt resurfacing at W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100) and levying special assessments against benefited properties.
- Sponsors:** Public Works Committee
- Attachments:** [Res R-2026-1007](#)
[P2332S-P2514S National Ave Public Hearing Council Packet February 10 2026](#)
35. [R-2026-1048](#) Final Resolution authorizing public improvement of major asphalt resurfacing, and replacement of private side lead water service laterals in various locations and levying special assessments against benefited properties.
- Attachments:** [Res R-2026-1048](#)
[P2626 P2627 P2628 P2629 DNR007 75th 90th Washington 94th Public Hearin](#)

ECONOMIC DEVELOPMENT COMMITTEE

36. [2026-00214](#) New Class A Liquor and Beer License for National Quick Food Mart, LLC, d/b/a Kwik Pantry, 5631 W. National Ave. Agent: Bhola Singh. (ALC-25-35)
- Attachments:** [ALC-25-35 - Kwik Pantry - App Summary](#)
[ALC-25-35 - Kwik Pantry - Floor Plan](#)
[ALC-25-35 - Kwik Pantry - Hearing Notice](#)
[ALC-25-35 - Kwik Pantry - 2nd Hearing Notice](#)
- *Premises currently holds a Class A Beer license with same agent.*
37. [2026-01096](#) New Class B Tavern and Public Entertainment License for The Liquor Room LLC DBA The Liquor Room, 7100 W. National Ave. Agent: Joseph Vagnini. (ALC-26-2)
- Attachments:** [ALC-26-2 - The Liquor Room - App Summary](#)
[ALC-26-2 - The Liquor Room - Floor Plan](#)
[ALC-26-2 - The Liquor Room - Hearing Notice](#)
- *Premises currently holds a Class B Tavern license by Braun's Power House. Agent: Joe Braun.*
38. [2026-01664](#) New Class B Tavern License for Deco Venue, LLC, DBA The Emerald, 7546 W. Greenfield Ave. Agent: Noreen Higginbotham. (ALC-26-1)
- Attachments:** [ALC-26-1 - The Emerald - App Summary](#)
[ALC-26-1 - The Emerald - Floor Plan](#)
[ALC-26-1 - The Emerald - Hearing Notice](#)
- *Premises is not currently licensed.*

39. [2026-01099](#) New Class B Tavern License for McCoco's Corporation, DBA McCoco's Caribbean Restaurant, 7420 W. Greenfield Ave. Agent: Edwin Ordonez. (ALC-26-3)
- Attachments:** [ALC-26-3 - McCocos - App Summary](#)
[ALC-26-3 - McCocos - Floor Plan](#)
[ALC-26-3 - McCocos - Hearing Notice](#)
- *Class B Tavern license was non-renewed in June 2025 due to debt with various wholesalers. Agent: Edwin Ordonez*
40. [2026-00001](#) Conditional Use Permit for Toros Sport Complex, a proposed Indoor Recreation, Event Space (5,000 or more sq. ft.), and Restaurant Use, at 6014 W. Madison St.
- Attachments:** [Parking concerns re proposed Toros Sport Complex](#)
41. [2026-00560](#) Conditional Use Permit for Banh Mi Corner, a proposed Restaurant Use, at 6780 W. Greenfield Ave.
42. [2026-00985](#) Conditional Use Permit for Cars R Us 2, a proposed Light Motor Vehicle Sales use, at 10920 W. Lincoln Ave.
43. [R-2026-1038](#) Resolution to approve the dissolution of Tax Incremental District Number Six (Lime Pit - S. 67th Pl. & W. Becher St.) of the City of West Allis.
- Attachments:** [Res R-2026-1038](#)
44. [R-2026-1039](#) Resolution to approve the dissolution of Tax Incremental District Number Thirteen (Home Juice - 1501 S. 113th St.) of the City of West Allis.
- Attachments:** [Res R-2026-1039](#)
45. [R-2026-1042](#) Resolution approving the Tax Increment District Number Seven (Summit Place) Affordable Housing Extension.
- Attachments:** [Res R-2026-1042](#)
46. [R-2026-1040](#) Resolution approving an amended parking lot lease agreement between the City of West Allis and Antigua Properties, LLC., for the property located at 62** W. National Ave. (Tax key 454-9003-000)
- Attachments:** [Res R-2026-1040](#)
[Draft Parking Agreement - Antigua \(v2\)](#)
47. [R-2026-1041](#) Resolution approving the terms & conditions for an Economic Development Loan to Dunnwick's LLC d/b/a The Black Rose at 6601 W. National Ave.
- Attachments:** [Res R-2026-1041](#)
[Exhibit A - Black Rose Commitment Letter](#)

48. [R-2026-1043](#) Resolution to approve a façade grant to Corvina Wine Company, 6038 W. Lincoln Ave., in an amount not to exceed \$30,000, from Community Development Block Grant Funds.

Attachments: [Res_R-2026-1043](#)

PUBLIC SAFETY COMMITTEE

49. [2026-02014](#) New Operator's License (Bartender/Class D Operator) application for Brittanie Strege. (BART-1680)

Attachments: [BART-1680 - Strege - Hearing Notice](#)

N. ADJOURNMENT



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

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

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

From: [Layman Brewing](#)
To: [Clerk's Office](#); [Planning](#)
Subject: Parking concerns re proposed Toros Sport Complex
Date: Friday, January 23, 2026 3:04:59 PM

Warning: Unusual sender <beer@laymanbrewing.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello!

We're happy to welcome Toros Sport Complex as an exciting addition to the neighborhood. As a much smaller business reliant on supplemental street parking, we just want to register our concern about the parking situation.

Toros has been holding events since they bought the building, including many sports events with teams coming in on large busses & vans, not to mention the large number of individual cars & trucks. When they hold an event they use all the available street parking for blocks around, making our customers walk long distances to get to us. Many of our customers are older or have mobility issues and that's a dealbreaker for some.

The high parking volume from these activities, including parties with high attendance, causes the streets to become narrow and more dangerous, especially in such a residential neighborhood. This issue is even worse when they hold events at the same time as the church across the street, who also regularly exceed the capacity of their own parking lot.

We would encourage Toros (and possibly also the church) to work with the city and possibly other neighborhood businesses/land owners to find auxiliary parking options, especially for their visiting sports teams' busses & vans. It's not fair to those of us who only need the street spaces in front of our own buildings to no longer have access to those spots while we're open for business.

We see in the 1/28 plan commission meeting agenda packet they have access to a 25 slot parking lot but it is clearly either not being made available to their guests or is insufficient. Does Toros and/or the City have an adequate plan in place to address this issue?

We appreciate the opportunity to share our concerns and hope a solution can be found that helps this neighborhood continue to grow.

Sincerely,
Sarah Warran & Kyle Ida
Layman Brewing (6001 W Madison St)



City of West Allis Meeting Minutes Common Council

Mayor Dan Devine, Chair

*Alderspersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

Tuesday, January 20, 2026

7:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:10 pm.

B. ROLL CALL

Present 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

C. PLEDGE OF ALLEGIANCE

Led by Ald. Haass.

D. PUBLIC HEARINGS

1. [2026-00032](#) Conditional Use Permit for First Spiritualist Church of West Allis, a proposed Religious Institution use, at 8603 W. Greenfield Ave.

Steve Schaer, City Planning Director, presented.

Erica Schaad, 1524 S. 81st St., provided comments.

E. PRESENTATIONS

2. [2026-00983](#) Presentation of updated draft documents establishing joint fire department between West Allis and Wauwatosa.

Kail Decker, City Attorney, presented.

F. PUBLIC PARTICIPATION

None.

G. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

H. MAYOR'S REPORT

None.

I. ALDERPERSONS' REPORT

None.

J. APPROVAL OF MINUTES

- 3. [2026-00987](#) December 9, 2025 Common Council Minutes.

Ald. Haass moved to approve. Ald. Grisham seconded. Motion carried.

K. STANDING COMMITTEE REPORTS

COMMITTEE OF THE WHOLE

- 4. [R-2025-5714](#) Resolution accepting the proposal of selected contractor for providing vehicle towing and storage services for the City of West Allis.

Ald. Haass moved to adopt, in accordance with the Committee of the Whole, awarding the contract to N&S towing. Motion carried by roll call vote:

Aye: 8 - Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 2 - Ald. Grisham, Ald. Novak

PUBLIC WORKS COMMITTEE

- 5. [R-2025-4567](#) Resolution adopting the West Allis Bike, Pedestrian, and Mobility Plan.

Ald. Roadt moved to refer item #5 to the Public Works Committee. Motion carried.

Committee Action: Ald. Halvorsen moved to adopt. Ald. Haass seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

L. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Ald. Haass moved to refer item #25 to the Public Works Committee. Motion carried.

Passed The Block Vote

Ald. Haass moved to approve the Consent Agenda, items #6 - #24 and #26 - #54. Ald. Kuehn seconded. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

6. [O-2026-0001](#) Ordinance amending the salary schedule relating to the reclassification and retitling of certain Water Utility, Finance, and Library positions.

Sponsors: Alderperson Weigel

Passed

7. [R-2026-0593](#) Resolution relating to repealing Policy 1466 for employee time off donation and re-establishing program authority under Policy 325.

Adopted

8. [R-2025-6077](#) Resolution to enter into a Maintenance Covenant with the Milwaukee Metropolitan Sewerage District (MMSD) for the maintenance of trees planted throughout the City funded by MMSD Green Solutions in 2025.

Sponsors: Public Works Committee

Adopted

9. [R-2026-0367](#) Resolution approving an agreement with the Milwaukee Metropolitan Sewerage District (MMSD) for reimbursement of up to \$56,500 through the MMSD Green Solutions Program for the installation of trees in 2026.

Sponsors: Public Works Committee

Adopted

10. [R-2026-0555](#) Resolution approving a proposal by River Run for cyber security network services.

Adopted

11. [R-2026-0572](#) Resolution accepting the work of Visu-Sewer, LLC for sanitary sewer lining and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 12 for final payment in the amount of \$9,918.49.

Sponsors: Public Works Committee

Adopted

12. [R-2026-0604](#) Resolution approving a Neighborhood Small Grant Program Community Impact grant to the Liberty Heights Park Neighborhood Association of up to \$1,000.

Adopted

13. [R-2026-0375](#) Resolution granting a Privilege to Larry & Yvonne's Holding Company LLC for property located at 9411-27 W. Greenfield Ave. (Tax Key No. 450-0022-001).

Adopted

14. [R-2026-0378](#) Resolution granting a Privilege to West Allis Holding, LLC for property located at 7400 W. Greenfield Ave. (Tax Key No. 440-9002-000).

Adopted

15. [R-2026-0379](#) Resolution granting a Privilege to JP Housing LLC for property located at 7746 W. Becher St./2078 S. 78th St. (Tax Key No. 477-0121-001).
Adopted
16. [R-2026-0380](#) Resolution granting a Privilege to Victory Rents LLC for property located at 8627 W. Greenfield Ave. (Tax Key No. 451-0026-000).
Adopted
17. [R-2026-0416](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. National Ave. from W. Lincoln Ave. to STH 100 (S. 108th St) WisDOT Project Numbers 2410-15-70 and 2410-15-71.
Sponsors: Public Works Committee
Adopted
18. [R-2026-0605](#) Resolution accepting the work of UPI Construction LLC for water main and storm sewer relays and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 13 for final payment in the amount of \$1,000.
Sponsors: Public Works Committee
Adopted
19. [R-2026-0606](#) Resolution accepting the work of UPI Construction LLC for sanitary and storm sewer relays and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 10 for final payment in the amount of \$1,000.
Sponsors: Public Works Committee
Adopted
20. [R-2026-0607](#) Resolution to accept the proposals of various nurseries for furnishing and delivering 559 trees for 2026 spring planting for a total net sum of \$54,724.
Adopted
21. [R-2026-0608](#) Resolution to authorize the approval of Pumping Station Operator services with City Water, LLC for the City of West Allis Water Utility not to exceed \$130,000.
Adopted
22. [R-2026-0609](#) Resolution to approve the bid of Musson Bros., Inc. for sanitary sewer connection liners in various locations in the City of West Allis in the amount of \$416,100.
Sponsors: Public Works Committee
Adopted

23. [R-2026-0611](#) Resolution to approve the bid of Visu-Sewer, LLC for sanitary sewer spot lining and grouting at various locations in the City of West Allis in the amount of \$193,630.
- Sponsors:** Public Works Committee
- Adopted**
24. [R-2026-0612](#) Resolution to approve the bid of Forward Contractors of Wisconsin Inc. for sidewalk repair in the general area bounded by S. 108th St. to West City Limits and South City Limits to the Union Pacific Railroad in the amount of \$171,565.
- Sponsors:** Public Works Committee
- Adopted**
26. [2025-12591](#) November 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$63,139.26.
- Placed on File**
27. [2025-13032](#) Re-Appointment by Mayor Devine of Ray Turner, and Marcia Lawson to the Block Grant Committee for a 2-year term to expire January 20th, 2028.
- Approved**
28. [2026-01189](#) Reappointment by Mayor Devine of Gerald Matter as a citizen member of the Community Development Authority for a four-year term to expire January 20, 2030.
- Approved**
29. [2026-00028](#) Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:
- *See attachment
- Granted**
30. [2026-00147](#) Claim by Gabriela Garcia for property damage that occurred on November 24th, 2025 at 1583 S. 77th St.
- Referred to City Attorney**
31. [2026-00152](#) Claim by Joanne M. Wied for property damage and personal injuries that occurred on or about December 16th, 2025 at the intersection of S. 68th St. and W. Hayes Ave.
- Referred to City Attorney**
32. [2026-00648](#) Claim by Matthew J. Gorney for costs related to failure of City infrastructure on June 9th, 2025 at 2134 S. 84th St.
- Referred to City Attorney**
33. [2026-00776](#) Claim by Catherine Froemke for personal injuries that occurred at S. 72nd St. and W. Hayes Ave. on October 15th, 2025.
- Referred to City Attorney**

34. [2025-4384](#) Claim by American Family Insurance regarding property damage at 6500 block of W. Beloit Rd. on March 10th, 2025.
Placed on File
35. [2024-0551](#) Claim by Lincoln Hospitality Group, LLC for a money judgment for property parcel known as 485-9996-020.
Placed on File
36. [2025-3391](#) Claim by Robbie Madsen, Jr. for property damage that occurred on February 15th, 2025 at W. Orchard St. & S. 74th St.
Placed on File
37. [2025-9839](#) Claim by Linda Miller for property damage on October 1, 2025 at the intersection of HWY 100 and Oklahoma Ave.
Placed on File
38. [2024-0674](#) Claim by Mills Hotel Wyoming LLC for a money judgment at 11548 W. Theo Trecker Way (414-9992-017).
Placed on File
39. [2025-6690](#) Claim by Ronald Morgan for property damage on September 10th, 2025 at the intersection of S. 60th St. and W. Mobile St.
Placed on File
40. [2025-4977](#) Claim by Dakota Przybyla regarding property damage at 2601 S. 99th St. on June 9th, 2025.
Placed on File
41. [2024-0552](#) Claim by West Allis Hotel Ventures, LLC for a money judgment for property parcel known as 452-0710-000.
Placed on File
42. [2025-2003](#) Claim by Lora Lewis for property damage that occurred on March 10th, 2025 at 6525 W. Beloit Rd. #13.
Denied
43. [2025-5592](#) Claim by Pam Barnett for property damage that occurred on August 12th, 2025 at 2029 S. 78th St.
Denied
44. [2025-9180](#) Claim by Richard Behrendt for damages that occurred at 2016 S. 79th St. in September 2025.
Denied
45. [2025-11766](#) Claim by Rose Cannizzaro for property damage on August 10, 2025 at 2058-2060 S. 80th St.
Denied

46. [2025-7738](#) Claim by Jose Coria for property damage on August 27, 2025 at 8422 N. Orchard St.
Denied
47. [2025-6432](#) Claim by David & Jessica Mudgett for property damage on July 28th, 2025 at 2674 S. 118th St.
Denied
48. [2025-11479](#) Claim by Julie Newberry Douce for property damage on August 10, 2025 at 2450 S. 82nd St.
Denied
49. [2025-8646](#) Claim by Alfredo Ramirez for property damage on October 4, 2025 at 1956 S. 89th St.
Denied
50. [2025-5507](#) Claim by Tammy Sanderson regarding property damage at 1543 S. 79th St.
Denied
51. [2025-7951](#) Claim by Sixt Rent A Car, LLC for general liability compensation made to a customer for personal injury and distress related to a traffic stop on March 23, 2025 in Madison, WI.
Denied
52. [2025-4978](#) Claim by Doris Wielgus regarding property damage at 2604 S. 83rd St.
Denied
53. [2026-00233](#) Finance Director/Comptroller report for December 2025 indicating City of West Allis checks issued.
Placed on File
54. [2026-00690](#) December 2025 Municipal Judge Report, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$74,673.81.
Placed on File

M. COMMON COUNCIL RECESS

Ald. Haass moved that the Council recess until completion of the Standing Committee meetings. Ald. Grisham seconded. Motion carried.

The Council recessed at 7:25 p.m. and returned at 8:21 p.m.

N. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

None.

PUBLIC WORKS COMMITTEE

Committee convened at 7:30 p.m.

- 25. [R-2026-0465](#) Resolution to approve the bid of Allcon, LLC for structural repairs and electrical upgrade at the Farmer’s Market in the amount of \$727,199.14.

Committee Action: Ald. Haass moved to adopt. Ald. Turner seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

- 55. [R-2026-0515](#) Resolution to approve the bid of Property Solutions Contracting LLC for Rogers Park Play Surface Replacement in the amount of \$383,847.

Sponsors: Public Works Committee

Committee Action: Ald. Halvorsen moved to adopt. Ald. Haass seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

- 57. [2026-00812](#) Communication from the Director of Public Works regarding the proposed draft of the 2026 Guide to Garbage and Recycling Collection.

Discussion Purpose Only

Ald. Halvorsen moved to adjourn at 8:06 p.m. Ald. Haass seconded. Motion carried.

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:06 p.m.

- 58. [2026-00214](#) New Class A Liquor and Beer License for National Quick Food Mart, LLC, d/b/a Kwik Pantry, 5631 W. National Ave. Agent: Bholu Singh. (ALC-25-35)

Committee Action: Ald. Nowling moved to hold until the next scheduled committee meeting. Ald. Grob seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

59. [2026-00032](#) Conditional Use Permit for First Spiritualist Church of West Allis, a proposed Religious Institution use, at 8603 W. Greenfield Ave.
- Committee Action:** Ald. Novak moved to approve. Ald. Grob seconded. Motion carried.
- Council Action:** Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:
- Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel
- No:** 0
60. [R-2026-0610](#) Resolution approving an amendment to the terms and conditions of an Economic Development loan to PodVacic Holdings, LLC.
- Committee Action:** Ald. Grob moved to adopt. Ald. Nowling seconded. Motion carried.
- Council Action:** Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:
- Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel
- No:** 0
61. [2026-01137](#) Discussion regarding zoning rules for residential accessory buildings.
- Discussion Purpose Only**
62. [R-2026-0614](#) Resolution to approve contract with MakeMyMove for marketing and resident recruitment services.
- Committee Action:** Ald. Weigel moved to adopt. Ald. Nowling seconded. Motion carried.
- Council Action:** Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:
- Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel
- No:** 0
- Ald. Weigel moved to adjourn at 8:15 p.m. Ald. Grob seconded. Motion carried.

PUBLIC SAFETY COMMITTEE

Committee convened at 8:06 p.m.

63. [2025-11882](#) New Operator's License (Bartender/Class D Operator) application for Jacqueline Reyes. (BART-1638)
- Committee Action:** Ald. Haass moved to grant. Ald. Turner seconded. Motion carried.
- Council Action:** Ald. Grisham moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

64. [2026-00120](#) Operator's License (Bartender/Class D Operator) renewal application for Erich Plautz. (BART-394)

Committee Action: Ald. Haass moved to grant. Ald. Halvorsen seconded. Motion carried.

Council Action: Ald. Grisham moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

65. [2026-00309](#) New Operator's License (Bartender/Class D Operator) application for Marie Beckman. (BART-1642)

Committee Action: Ald. Halvorsen moved to grant. Ald. Turner seconded. Motion carried.

Council Action: Ald. Grisham moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Ald. Haass moved to adjourn at 8:16 p.m. Ald. Halvorsen seconded. Motion carried.

O. ADJOURNMENT

Ald. Haass moved to adjourn at 8:24 p.m. Ald. Grisham seconded. Motion carried.

Next scheduled meeting is February 10, 2026 at 7:00 p.m.



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

**CITY OF WEST ALLIS
ORDINANCE O-2026-0017**

**ORDINANCE TO CREATE TWO-HOUR PARKING LIMITS ON THE 5200-5400
BLOCKS OF WEST HAYES AVENUE AND WEST RITA DRIVE**

AMENDING SECTION 10.10

WHEREAS, Wis. Stat. 349.13(1e)(a) allows the City to prohibit, limit the time of or otherwise restrict the stopping, standing or parking of vehicles beyond the prohibitions, limitations or restrictions imposed by Wis. Stat. Ch. 346;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

The north side of West Rita Drive, from South 52nd Street to South 54th Street, shall be "Two-Hour Parking Anytime."

The south side of West Hayes Avenue, from South 52nd Street to South 54th Street, shall be "Two-Hour Parking Anytime."

SECTION 1: AMENDMENT "10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks" of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks

1. All enactments of the Common Council prohibiting parking of vehicles on designated streets, or parts thereof, or prescribing parking time limits or the manner of parking vehicles thereon, are incorporated into this Chapter by reference thereto, and shall be as effective as if fully set forth herein. The City Clerk shall keep a separate record of all such enactments, including any amendments or additions thereto.
2. Wis. Stat. 346.51 to 346.55, and any future amendment thereto, is hereby adopted as though fully set forth herein.
3. The Director of Public Works, by written order, may establish temporary no parking regulations on any street or municipal parking lot within the City, when, in the judgment of the Director, road construction, water main break or other similar condition requires such regulations for the safe movement of vehicular traffic. Any such regulation shall not be effective unless official traffic signs or markers have been placed stating the particular prohibition. The Director shall, as soon as practicable, notify the Chief of Police, or his designee, of any such regulation. Temporary parking regulations, established pursuant to this subsection, shall supersede any other parking restriction which may be in conflict.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

SECTION 4: AUTHORIZATION The director of public works is authorized to install or remove official traffic signs, pavement markings, or parking meters indicating any particular prohibition, limitation, or restriction to effectuate this ordinance.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
ORDINANCE O-2026-0019**

**ORDINANCE TO CREATE TWO-HOUR PARKING LIMITS ON THE 5600-5700
BLOCK OF WEST WASHINGTON STREET AND WEST MINERAL STREET**

AMENDING SECTION 10.10

WHEREAS, Wis. Stat. 349.13(1e)(a) allows the City to prohibit, limit the time of or otherwise restrict the stopping, standing or parking of vehicles beyond the prohibitions, limitations or restrictions imposed by Wis. Stat. Ch. 346;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

The south side of the 5600 Blocks of West Washington Street and West Mineral Street shall be "Two-Hour Parking (8am-5pm, Monday-Friday)"

SECTION 1: AMENDMENT "10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks" of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

10.10 Parking Restrictions On Streets, Alleys, Municipal Parking Lots And Sidewalks

1. All enactments of the Common Council prohibiting parking of vehicles on designated streets, or parts thereof, or prescribing parking time limits or the manner of parking vehicles thereon, are incorporated into this Chapter by reference thereto, and shall be as effective as if fully set forth herein. The City Clerk shall keep a separate record of all such enactments, including any amendments or additions thereto.
2. Wis. Stat. 346.51 to 346.55, and any future amendment thereto, is hereby adopted as though fully set forth herein.
3. The Director of Public Works, by written order, may establish temporary no parking regulations on any street or municipal parking lot within the City, when, in the judgment of the Director, road construction, water main break or other similar condition requires such regulations for the safe movement of vehicular traffic. Any such regulation shall not be effective unless official traffic signs or markers have been placed stating the particular prohibition. The Director shall, as soon as practicable, notify the Chief of Police, or his designee, of any such regulation. Temporary parking regulations, established pursuant to this subsection, shall supersede any other parking restriction which may be in conflict.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

SECTION 4: AUTHORIZATION The director of public works is authorized to install or remove official traffic signs, pavement markings, or parking meters indicating any particular prohibition, limitation, or restriction to effectuate this ordinance.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
ORDINANCE O-2026-0077**

**ORDINANCE AMENDING THE SALARY SCHEDULE RELATING TO THE
RECLASSIFICATION OF PUMP STATION OPERATOR POSITIONS AND THE
COMMERCIAL CONSTRUCTION INSPECTOR POSITION**

WHEREAS, the common council seeks to align its organizational chart and salary schedule with the current needs of the City;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “Salary Schedule” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

Salary Schedule

1. Establishment
 - a. Compensation Paid. City employees and officers shall receive compensation based on the salary schedule in this ordinance, the terms of an employment contract, or the terms of a collective bargaining agreement.
 - b. Residency Defined. If an employee or officer's compensation is based that person being a City resident, residency shall be determined based upon the same factors as domicile or legal residence is determined for Wisconsin state income tax purposes.
2. Automatic Cost of Living Adjustments. This salary schedule does not include an automatic adjustment for personnel in conformity with fluctuations upwards and downwards in the cost of living.
3. Employee and Appointed Officer Salaries. Each City employee and officer who holds a position recognized within the salary schedule below shall receive compensation within the range assigned to the salary grade for that employee's or officer's position.

Start Date	End Date	Salary Schedule	Ordinance
2/15/26	None	Link	O-2026-0077
1/18/26	2/14/26 None	Link	O-2026-0001
1/4/26	1/17/26	Link	O-2025-0603
10/12/25	1/3/26	Link	O-2025-0399

8/17/25	10/11/25	Link	O-2025-0069
6/8/25	8/16/25	Link	O-2025-0048
5/6/25	6/7/25	Link	O-2025-0040
2/16/25	5/5/25	Link	O-2025-0010
1/5/25	2/15/25	Link	O-2025-0003
9/3/24	1/4/25	Link	O-2024-0034
7/10/24	9/2/24	Link	O-2024-0030
3/19/24	7/9/24	Link	O-2024-0015
2/6/24	3/18/24	Link	O-2024-0003
1/7/24	2/5/24	Link	O-2023-0093
11/14/23	1/6/24	Link	O-2023-0075
9/19/23	11/13/23	Link	O-2023-0066
9/5/23	9/18/23	Link	O-2023-0064
7/18/23	9/4/23	Link	O-2023-0055
5/16/23	7/17/23	Link	O-2023-0041
5/2/23	5/15/23	Link	O-2023-0038
4/18/23	5/1/23	Link	O-2023-0032
3/7/23	4/17/23	Link	O-2023-0014
1/8/23	3/6/23	Link	O-2023-0006 O-2022-0167
10/16/22	1/7/23	Link	O-2022-0149
9/18/22	10/15/22	Link	O-2022-0140
9/4/22	9/17/22	Link	O-2022-0128
7/12/22	9/3/22	Link	O-2022-0107
6/7/22	7/11/22	Link	O-2022-0090
5/3/22	6/6/22	Link	O-2022-0084
4/19/22	5/2/22	Link	O-2022-0075
4/7/22	4/18/22	Link	O-2022-0047
2/2/22	4/6/22	Link	O-2022-0036
1/11/22	2/1/22	Link	O-2022-0012

10/3/21	1/10/22	Link	O-2021-0076
7/13/21	10/2/21	Link	O-2021-0051
6/15/21	7/12/21	Link	O-2021-0049
6/1/21	6/14/21	Link	O-2021-0042
3/2/21	5/31/21	Link	O-2021-0022
2/2/21	3/1/21	Link	
12/15/20	2/1/21	Link	O-2020-0058
10/18/20	12/17/20	Link	
9/1/20	10/17/20	Link	
3/17/20	8/31/20	Link	
3/3/20	3/16/20	Link	
1/7/20	3/2/20	Link	
8/6/19	1/6/20	Link	
3/19/19	8/5/19	Link	
10/16/18	3/18/19	Link	
10/2/18	10/15/18	Link	
6/19/18	10/1/18	Link	
4/17/18	6/18/18	Link	
3/6/18	4/16/18	Link	
1/14/18	3/5/18	Link	

4. Elected Officer Salaries. Elected officers shall receive annual salaries as indicated in this subsection. Salaries for elected officers shall be paid in biweekly payments in the same manner as employees and appointed officers.

a. Alderperson

Date	Annual Salary
Effective 4/21/2020	\$10,000
Effective 1/1/2021	\$10,200
Effective 1/1/2022	\$10,400

Effective 1/1/2023	\$10,600
Effective 1/1/2024	\$10,800
Effective 1/1/2025	\$11,000

b. Mayor

Date	Annual Salary
Effective 4/21/2020	\$73,583.75
Effective 4/20/2021	\$75,791.26
Effective 4/19/2022	\$78,065.00
Effective 4/18/2023	\$80,406.95
Effective 4/17/2024	\$82,819.16
Effective 1/1/2025	\$85,303.73
Effective 1/1/2026	\$87,862.84
Effective 1/1/2027	\$90,498.73
Effective 1/1/2028	\$93,213.69

c. Municipal Judge

Date	Annual Salary
Effective 5/1/2019	\$69,603.82

5. Hourly Employee Pay Rates. Each City employee who holds a position recognized below shall receive compensation within the range assigned but shall not receive benefits. The rates assigned to any position shall increase by 5% if the employee is a City resident.

Position	Minimum Hourly Pay	Maximum Hourly Pay
Children's Program Care Provider	\$10.00	\$14.71
Code Enforcement Part-Time Inspector	\$24.51	\$29.41
Co-Facilitator (WISH)	\$25.00	\$30.00
Co-op/Intern/Temporary Seasonal Laborer	\$12.00	\$20.00

Community Service Officer	\$20.00	\$25.00
Lead Library Page	\$12.00	\$17.00
Library Page	\$10.00	\$12.00
Market Attendant	\$18.79	\$25.77
Neighborhood Partnership Specialist	\$18.00	\$23.00
Part-Time Cleaner	\$17.00	\$21.00
Police Background Investigator	\$24.51	\$29.41

6. Election Official Pay Rates. Any person who is appointed as an election official under Wis. Stat. 7.30 or seeking that appointment shall receive compensation of:
- a. \$150.00 per full day of work on election day as an inspector. The city clerk may authorize up to \$50.00 in additional pay for meeting performance metrics established by the city clerk.
 - b. \$175.00 per full day of work on election day as an assistant chief inspector. The city clerk may authorize up to \$75.00 in additional pay for meeting performance metrics established by the city clerk.
 - c. \$200.00 per full day of work on election day as a chief inspector of a polling place. The city clerk may authorize up to \$100.00 in additional pay for meeting performance metrics established by the city clerk.
 - d. \$25.00 for attending an instructional meeting prior to election day.
 - e. \$15.00 per hour for any of the following:
 - i. training prior to election day.
 - ii. working as a special voting deputy under Wis. Stat. 6.875.
 - f. \$375.00 per full day of work on election day as chief inspector of the location canvassing absentee ballots under Wis. Stat. 7.52. The city clerk may authorize up to \$100.00 in additional pay for meeting performance metrics established by the city clerk.
7. Unlisted Positions. Each City employee and officer who holds a position not recognized within this salary schedule shall receive compensation in the manner described in that employee's or officer's employment contract or collective bargaining agreement.

[Fire Department Salary Schedule - Effective 1/1/26-12/31/29 \(Link\)](#)

[Fire Department Salary Schedule - Effective 1/1/22-12/31/25 \(Link\)](#)

[Fire Department Salary Schedule - Effective 4/5/20-12/31/21 \(Link\)](#)

[Police Department Salary Schedule - Effective 1/1/26-12/31/29 \(Link\)](#)

[Police Department Salary Schedule - Effective 1/1/22-12/31/25 \(Link\)](#)

Wis. Stat. 7.03, 62.09(6), 66.0507, 755.04

SECTION 2: **EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after February 15, 2026.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

Grade	Type	90% Step 1	92.5% Step 2	95% Step 3	97.5% Step 4	100% Step 5	102% Step 6	104% Step 7	105.5% Step 8	107% Step 9	108.5% Step 10	110% Step 11	High Perf.	125% Max
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FLSA EXEMPT - 2

R2	Non-Res	118,476.80	121,763.20	125,070.40	128,356.80	131,643.20	134,284.80	136,905.60	138,881.60	140,857.60	142,833.60	144,809.60	▶	164,548.80
		\$56.96	\$58.54	\$60.13	\$61.71	\$63.29	\$64.56	\$65.82	\$66.77	\$67.72	\$68.67	\$69.62	▶	\$79.11
	Res +5%	124,404.80	127,857.60	131,331.20	134,784.00	138,216.00	141,003.20	143,748.80	145,828.80	147,908.80	149,968.00	152,048.00	▶	172,785.60
		\$59.81	\$61.47	\$63.14	\$64.80	\$66.45	\$67.79	\$69.11	\$70.11	\$71.11	\$72.10	\$73.10	▶	\$83.07

Assistant City Administrator
City Attorney
City Engineer

Director of Public Works
Finance Director
Fire Chief*

Health Commissioner/City Sealer
Police Chief*

Q2	Non-Res	108,638.40	111,654.40	114,670.40	117,686.40	120,702.40	123,115.20	125,528.00	127,337.60	129,147.20	130,956.80	132,766.40	▶	150,883.20
		\$52.23	\$53.68	\$55.13	\$56.58	\$58.03	\$59.19	\$60.35	\$61.22	\$62.09	\$62.96	\$63.83	▶	\$72.54
	Res +5%	114,067.20	117,228.80	120,411.20	123,572.80	126,734.40	129,272.00	131,809.60	133,702.40	135,595.20	137,508.80	139,401.60	▶	158,433.60
		\$54.84	\$56.36	\$57.89	\$59.41	\$60.93	\$62.15	\$63.37	\$64.28	\$65.19	\$66.11	\$67.02	▶	\$76.17

Assistant Fire Chief**
Deputy Police Chief - Operations**

Deputy Police Chief - Support Services**
Director of Information Technology

Marketing Director

P2	Non-Res	103,688.00	106,579.20	109,449.60	112,340.80	115,211.20	117,520.00	119,828.80	121,555.20	123,281.60	125,008.00	126,734.40	▶	144,019.20
		\$49.85	\$51.24	\$52.62	\$54.01	\$55.39	\$56.50	\$57.61	\$58.44	\$59.27	\$60.10	\$60.93	▶	\$69.24
	Res +5%	108,867.20	111,904.00	114,920.00	117,956.80	120,972.80	123,406.40	125,819.20	127,628.80	129,438.40	131,268.80	133,078.40	▶	151,216.00
		\$52.34	\$53.80	\$55.25	\$56.71	\$58.16	\$59.33	\$60.49	\$61.36	\$62.23	\$63.11	\$63.98	▶	\$72.70

Code Enforcement Director

Library Director

Deputy City Attorney

O2	Non-Res	98,758.40	101,483.20	104,228.80	106,974.40	109,720.00	111,924.80	114,108.80	115,752.00	117,395.20	119,038.40	120,702.40	▶	137,155.20
		\$47.48	\$48.79	\$50.11	\$51.43	\$52.75	\$53.81	\$54.86	\$55.65	\$56.44	\$57.23	\$58.03	▶	\$65.94
	Res +5%	103,688.00	106,558.40	109,449.60	112,320.00	115,211.20	117,520.00	119,808.00	121,534.40	123,260.80	124,987.20	126,734.40	▶	144,019.20
		\$49.85	\$51.23	\$52.62	\$54.00	\$55.39	\$56.50	\$57.60	\$58.43	\$59.26	\$60.09	\$60.93	▶	\$69.24

Captain (Police)**

* Annual Holiday Allowance Additional

^ Compression Adjustment

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

Grade	Type	90% Step 1	92.5% Step 2	95% Step 3	97.5% Step 4	100% Step 5	102% Step 6	104% Step 7	105.5% Step 8	107% Step 9	108.5% Step 10	110% Step 11	High Perf.	125% Max
N2	Non-Res	93,828.80	96,428.80	99,028.80	101,649.60	104,249.60	106,329.60	108,409.60	109,990.40	111,550.40	113,110.40	114,670.40	▶	130,312.00
		\$45.11	\$46.36	\$47.61	\$48.87	\$50.12	\$51.12	\$52.12	\$52.88	\$53.63	\$54.38	\$55.13	▶	\$62.65
	Res +5%	98,529.60	101,254.40	103,979.20	106,724.80	109,470.40	111,654.40	113,838.40	115,481.60	117,124.80	118,768.00	120,411.20	▶	136,822.40
		\$47.37	\$48.68	\$49.99	\$51.31	\$52.63	\$53.68	\$54.73	\$55.52	\$56.31	\$57.10	\$57.89	▶	\$65.78

Assistant City Engineer

Assistant Director of Public Works

Battalion Chief**

City Assessor

City Clerk

City Treasurer

Deputy Finance Director

Deputy Fire Chief **

Deputy Health Commissioner

Economic Development Executive Director

Lieutenant (Police)**

Marketing & Communications Manager

M2	Non-Res	88,940.80	91,416.00	93,870.40	96,345.60	98,820.80	100,796.80	102,772.80	104,249.60	105,747.20	107,224.00	108,700.80	▶	123,531.20
		\$42.76	\$43.95	\$45.13	\$46.32	\$47.51	\$48.46	\$49.41	\$50.12	\$50.84	\$51.55	\$52.26	▶	\$59.39
	Res +5%	93,392.00	95,992.00	98,571.20	101,171.20	103,771.20	105,830.40	107,910.40	109,470.40	111,030.40	112,590.40	114,129.60	▶	129,708.80
		\$44.90	\$46.15	\$47.39	\$48.64	\$49.89	\$50.88	\$51.88	\$52.63	\$53.38	\$54.13	\$54.87	▶	\$62.36

WIC Program Director

L2	Non-Res	84,011.20	86,340.80	88,691.20	91,020.80	93,350.40	95,222.40	97,094.40	98,488.00	99,881.60	101,275.20	102,689.60	▶	116,688.00
		\$40.39	\$41.51	\$42.64	\$43.76	\$44.88	\$45.78	\$46.68	\$47.35	\$48.02	\$48.69	\$49.37	▶	\$56.10
	Res +5%	88,212.80	90,667.20	93,121.60	95,576.00	98,009.60	99,985.60	101,940.80	103,417.60	104,873.60	106,329.60	107,827.20	▶	122,532.80
		\$42.41	\$43.59	\$44.77	\$45.95	\$47.12	\$48.07	\$49.01	\$49.72	\$50.42	\$51.12	\$51.84	▶	\$58.91

Administrative Services Manager

Business Manager

City Planning Director

Deputy City Clerk

Electrical Maintenance Manager

Environmental Supervisor

HR Manager

Library Services Manager

Network and Security Administrator

Principal Assistant City Attorney

Senior Principal Engineer

Public Health Nurse Supervisor

* Annual Holiday Allowance Additional

^ Compression Adjustment

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

		90%	92.5%	95%	97.5%	100%	102%	104%	105.5%	107%	108.5%	110%	High	125%
Grade	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Perf.	Max
K2	Non-Res	79,081.60	81,265.60	83,470.40	85,654.40	87,859.20	89,606.40	91,374.40	92,684.80	94,016.00	95,326.40	96,636.80	▶	109,824.00
		\$38.02	\$39.07	\$40.13	\$41.18	\$42.24	\$43.08	\$43.93	\$44.56	\$45.20	\$45.83	\$46.46	▶	\$52.80
	Res +5%	83,033.60	85,321.60	87,651.20	89,939.20	92,248.00	94,078.40	95,950.40	97,323.20	98,716.80	100,089.60	101,462.40	▶	115,315.20
		\$39.92	\$41.02	\$42.14	\$43.24	\$44.35	\$45.23	\$46.13	\$46.79	\$47.46	\$48.12	\$48.78	▶	\$55.44

Cataloging & Technical Processing Librarian
 Development Project Manager
 Environmentalist Coordinator
 Facilities Manager
 Fleet Services Manager
 Forestry & Parks Manager

Lead Project Nutritionist
 Municipal Court Administrator
 Principal Engineer
 Public Health Nurse Coordinator
 Public Health Strategist

Public Safety Communications Manager
 IT Supervisor
 Risk Manager
 Sanitation & Streets Manager
 Water Systems Manager

J2	Non-Res	74,172.80	76,232.00	78,291.20	80,350.40	82,409.60	84,052.80	85,696.00	86,944.00	88,171.20	89,419.20	90,646.40	▶	103,022.40
		\$35.66	\$36.65	\$37.64	\$38.63	\$39.62	\$40.41	\$41.20	\$41.80	\$42.39	\$42.99	\$43.58	▶	\$49.53
	Res +5%	77,875.20	80,038.40	82,201.60	84,364.80	86,528.00	88,254.40	89,980.80	91,291.20	92,580.80	93,891.20	95,180.80	▶	108,180.80
		\$37.44	\$38.48	\$39.52	\$40.56	\$41.60	\$42.43	\$43.26	\$43.89	\$44.51	\$45.14	\$45.76	▶	\$52.01

Assistant City Attorney
 Children Services Supervisor
 Code Enforcement Officer - Supervisor
 Community Engagement Manager
 Community Development Senior Planner

Deputy Treasurer/Senior Accountant
 Engineer & Professional Land Surveyor
 Environmentalist
 GIS Administrator
 Professional Engineer

Public Health Nurse
 Marketing and Engagement Strategist
 Senior Accountant
 Street & Sewer Supervisor
 Tourism and Event Manager

I2	Non-Res	69,222.40	71,156.80	73,070.40	75,004.80	76,918.40	78,457.60	79,996.80	81,140.80	82,305.60	83,449.60	84,614.40	▶	96,158.40
		\$33.28	\$34.21	\$35.13	\$36.06	\$36.98	\$37.72	\$38.46	\$39.01	\$39.57	\$40.12	\$40.68	▶	\$46.23
	Res +5%	72,675.20	74,713.60	76,731.20	78,748.80	80,766.40	82,388.80	83,990.40	85,196.80	86,424.00	87,630.40	88,836.80	▶	100,963.20
		\$34.94	\$35.92	\$36.89	\$37.86	\$38.83	\$39.61	\$40.38	\$40.96	\$41.55	\$42.13	\$42.71	▶	\$48.54

Civil Engineer
 Community Health Registered Dietitian
 Customer Service Administrator
 Customer Service Center Supervisor
 Database Administrator
 HR Generalist

Lead Planner
 Office Supervisor
 Public Health Social Worker
 Public Health Specialist
 Public Safety Communications Supervisor
 Sanitation Supervisor

Senior Buyer
 Senior Center Coordinator
 Solutions Analyst
 Supply Chain Purchasing Supervisor

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

Grade	Type	90% Step 1	92.5% Step 2	95% Step 3	97.5% Step 4	100% Step 5	102% Step 6	104% Step 7	105.5% Step 8	107% Step 9	108.5% Step 10	110% Step 11	High Perf.	125% Max
H2	Non-Res	64,313.60	66,102.40	67,891.20	69,680.00	71,468.80	72,904.00	74,318.40	75,400.00	76,481.60	77,542.40	78,624.00	▶	89,336.00
		\$30.92	\$31.78	\$32.64	\$33.50	\$34.36	\$35.05	\$35.73	\$36.25	\$36.77	\$37.28	\$37.80	▶	\$42.95
	Res +5%	67,537.60	69,409.60	71,281.60	73,174.40	75,046.40	76,544.00	78,041.60	79,164.80	80,308.80	81,411.20	82,555.20	▶	93,808.00
		\$32.47	\$33.37	\$34.27	\$35.18	\$36.08	\$36.80	\$37.52	\$38.06	\$38.61	\$39.14	\$39.69	▶	\$45.10

Accountant
Accounting Specialist II

Community Health Education Coordinator
Deputy Clerk - Elections

Housing Coordinator
Librarian

G2	Non-Res	59,384.00	61,027.20	62,670.40	64,334.40	65,977.60	67,288.00	68,619.20	69,596.80	70,595.20	71,593.60	72,571.20	▶	82,472.00
		\$28.55	\$29.34	\$30.13	\$30.93	\$31.72	\$32.35	\$32.99	\$33.46	\$33.94	\$34.42	\$34.89	▶	\$39.65
	Res +5%	62,358.40	64,084.80	65,811.20	67,558.40	69,284.80	70,657.60	72,051.20	73,070.40	74,131.20	75,171.20	76,190.40	▶	86,590.40
		\$29.98	\$30.81	\$31.64	\$32.48	\$33.31	\$33.97	\$34.64	\$35.13	\$35.64	\$36.14	\$36.63	▶	\$41.63

Community Health Nutritionist
Content and Multimedia Creator

Economic Development Specialist
Market Manager

FLSA NON-EXEMPT - 1

K1	Non-Res	\$38.02	\$39.07	\$40.13	\$41.18	\$42.24	\$43.08	\$43.93	\$44.56	\$45.20	\$45.83	\$46.46	▶	\$52.80
	Res +5%	\$39.92	\$41.02	\$42.14	\$43.24	\$44.35	\$45.23	\$46.13	\$46.79	\$47.46	\$48.12	\$48.78	▶	\$55.44

Lead Electrical Mechanic

J1	Non-Res	\$35.66	\$36.65	\$37.64	\$38.63	\$39.62	\$40.41	\$41.20	\$41.80	\$42.39	\$42.99	\$43.58	▶	\$49.53
	Res +5%	\$37.44	\$38.48	\$39.52	\$40.56	\$41.60	\$42.43	\$43.26	\$43.89	\$44.51	\$45.14	\$45.76	▶	\$52.01

[Commercial Construction Inspector]

Electrical Mechanic II

Fleet Manager

I1	Non-Res	\$33.28	\$34.21	\$35.13	\$36.06	\$36.98	\$37.72	\$38.46	\$39.01	\$39.57	\$40.12	\$40.68	▶	\$46.23
	Res +5%	\$34.94	\$35.92	\$36.89	\$37.86	\$38.83	\$39.61	\$40.38	\$40.96	\$41.55	\$42.13	\$42.71	▶	\$48.54

Business Operations Specialist
~~{Commercial Construction Inspector}~~
Electrical Mechanic I

Facility and Sign Specialist
Forestry and Parks Specialist
Lead Equipment Mechanic

Plumber
Water Utility Specialist
Zoning Administrator and City Process Liaison

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

		90%	92.5%	95%	97.5%	100%	102%	104%	105.5%	107%	108.5%	110%	High	125%
Grade	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Perf.	Max

H1	Non-Res	\$30.92	\$31.78	\$32.64	\$33.50	\$34.36	\$35.05	\$35.73	\$36.25	\$36.77	\$37.28	\$37.80	▶	\$42.95
	Res +5%	\$32.47	\$33.37	\$34.27	\$35.18	\$36.08	\$36.80	\$37.52	\$38.06	\$38.61	\$39.14	\$39.69	▶	\$45.10

Appraiser
 Crime Analyst
 Engineering Technician - IT Systems

Engineering Technician - Traffic & Utilities
 Equipment Mechanic II
 PC Network Specialist

Residential Construction Inspector
 Victim Advocate

G1	Non-Res	\$28.55	\$29.34	\$30.13	\$30.93	\$31.72	\$32.35	\$32.99	\$33.46	\$33.94	\$34.42	\$34.89	▶	\$39.65
	Res +5%	\$29.98	\$30.81	\$31.64	\$32.48	\$33.31	\$33.97	\$34.64	\$35.13	\$35.64	\$36.14	\$36.63	▶	\$41.63

Assessment Technician
 Boring Operator
 Building Maintenance Technician
 City Planner
 Code Enforcement Officer
 Community Health Specialist

Customer Service Specialist - Lead
 Dental Hygienist
 Directional Boring Operator
 Engineering Technician
 Equipment Mechanic I
 Equipment Operations Specialist

Graphic Design/Production Specialist
 HVAC Technician
 Maintainer
[Pumping Station Operator]
 Tradesperson - Carpenter

F1	Non-Res	\$26.18	\$26.91	\$27.64	\$28.36	\$29.09	\$29.67	\$30.25	\$30.69	\$31.13	\$31.56	\$32.00	▶	\$36.36
	Res +5%	\$27.49	\$28.26	\$29.02	\$29.78	\$30.54	\$31.15	\$31.76	\$32.22	\$32.69	\$33.14	\$33.60	▶	\$38.18

[Assistant Pumping Station Operator]
 Associate Planner
 City Clerk Specialist
 Customer Service Specialist
 Dispatcher
 Electrical Worker

Engineering Services Specialist
 Equipment Operator
 Housing Navigator
 Inventory Services Specialist
 Library Assistant
 Maintenance Repairer

Principal Support Specialist
 Print and Production Specialist
~~(Pumping Station Operator)~~
 Rehabilitation Specialist
 Truck Driver - Lead

CITY OF WEST ALLIS SALARY SCHEDULE

Effective February 15, 2026

Grade	Type	90% Step 1	92.5% Step 2	95% Step 3	97.5% Step 4	100% Step 5	102% Step 6	104% Step 7	105.5% Step 8	107% Step 9	108.5% Step 10	110% Step 11	High Perf.	125% Max
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E1	Non-Res	\$23.81	\$24.48	\$25.14	\$25.80	\$26.46	\$26.99	\$27.52	\$27.92	\$28.31	\$28.71	\$29.11	▶	\$33.08
	Res +5%	\$25.00	\$25.70	\$26.40	\$27.09	\$27.78	\$28.34	\$28.90	\$29.32	\$29.73	\$30.15	\$30.57	▶	\$34.73

Accounting Specialist	Deputy Registrar	Painter
Administrative Support Specialist	Fleet Maintenance Technician	Parking Control Operator
Administrative Support Specialist - Police Body Cam	Health Screening Technician	PC Technician
Arborist	Human Resources Specialist	Property Room Technician
{Assistant Pumping Station Operator}	Lead Library Technician	Truck Driver
Carpenter	Legal Secretary - Principal	
Community Health Technician	Municipal Court Clerk	

D1	Non-Res	\$21.45	\$22.04	\$22.64	\$23.23	\$23.83	\$24.31	\$24.78	\$25.14	\$25.50	\$25.86	\$26.21	▶	\$29.79
	Res +5%	\$22.52	\$23.14	\$23.77	\$24.39	\$25.02	\$25.53	\$26.02	\$26.40	\$26.78	\$27.15	\$27.52	▶	\$31.28

Administrative Support Assistant	Lead Janitor	Sign Painter
Environmental Technician	Legal Secretary - Senior	Utility Locate Technician

C1	Non-Res	\$19.85	\$20.40	\$20.95	\$21.50	\$22.05	\$22.49	\$22.93	\$23.26	\$23.59	\$23.92	\$24.26	▶	\$27.56
	Res +5%	\$20.84	\$21.42	\$22.00	\$22.58	\$23.15	\$23.61	\$24.08	\$24.42	\$24.77	\$25.12	\$25.47	▶	\$28.94

Circulation Services Representative	Library Technician	Water Meter Technician
Janitor	Municipal Court Assistant	
Laborer	Park Attendant	

B1	Non-Res	\$18.39	\$18.90	\$19.41	\$19.92	\$20.43	\$20.84	\$21.25	\$21.55	\$21.86	\$22.17	\$22.47	▶	\$25.54
	Res +5%	\$19.31	\$19.85	\$20.38	\$20.92	\$21.45	\$21.88	\$22.31	\$22.63	\$22.95	\$23.28	\$23.59	▶	\$26.82

Clerical Assistant	Yard Attendant
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A1	Non-Res	\$17.01	\$17.48	\$17.96	\$18.43	\$18.90	\$19.28	\$19.66	\$19.94	\$20.22	\$20.51	\$20.79	▶	\$23.63
	Res +5%	\$17.86	\$18.35	\$18.86	\$19.35	\$19.85	\$20.24	\$20.64	\$20.94	\$21.23	\$21.54	\$21.83	▶	\$24.81

WIC Breastfeeding Peer Counselor

**CITY OF WEST ALLIS
RESOLUTION R-2026-0672**

**RESOLUTION TO APPROVE SECOND AGREEMENT FOR THE SALE OF
DONATED HYDROCARBON INTERESTS FOR THE BENEFIT OF THE SENIOR
CENTER**

WHEREAS, in R-2025-4295, the City accepted a bequeathed gift from Albert E. Rinehart, who donated to the West Allis Senior Center certain interests in oil, gas and related constituents, and other associated hydrocarbon and mineral interests for approximately 41.7 acres of land in southwest Pennsylvania (Milwaukee County Case No. 2007-PR-1459); and

WHEREAS, additional property interests were discovered that the Last Will of Albert E. Rinehart direct to be donated to the West Allis Senior Center; and

WHEREAS, the City is not in a position to properly monetize that additional donation for the benefit of the Senior Center; and

WHEREAS, EQT Production Company has offered to purchase those interests from the City in exchange for payment of \$1,893.81; and

WHEREAS, it is in the best interests of the City to receive up front payment for those interests;

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis, in the State of Wisconsin, that the attached agreement of sale for hydrocarbon interests is approved, and the city attorney is authorized to execute the agreement any other documents necessary to close the transaction.

SECTION 1: **ADOPTION** “R-2026-0672” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0672(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

AGREEMENT OF SALE
HYDROCARBON INTERESTS

THIS AGREEMENT OF SALE (“**Agreement**”) is made as of this ____ day of _____, 2026 (“**Effective Date**”), by and between **City of West Allis** whose address is **7525 W. Greenfield Ave, West Allis, WI 53214**, (“**Seller**”), and EQT Production Company, a Pennsylvania corporation, with an address of 625 Liberty Avenue, Suite 1700, Pittsburgh, Pennsylvania 15222 (“**Buyer**”).

WITNESSETH:

WHEREAS, Seller is believed to be the owner (based on representations made by the Buyer) of certain rights, titles, and interests in the land, oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, underlying **2.367255** acres, more or less, in **Franklin** Township, **Greene** County, Pennsylvania designated as tax parcel number **07-07-0225, 07-07-0226, 07-07-0227, 07-07-0258, 07-07-0259** being the same oil, gas and related constituents, and other associated hydrocarbon and mineral interests acquired by Seller by the **Last Will and Testament of Albert E. Rinehart**, dated **January 20, 1995**, and recorded in **Case #2007PR001459**, in Milwaukee County, Wisconsin, which is more particularly described and identified on **Exhibit A** attached hereto and made part hereof (“**Property**”); and

WHEREAS, upon the terms and conditions set forth herein, Seller desires to sell and Buyer desires to purchase all of Seller’s rights, titles, and interests in the land, oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, underlying the Property (“**Subject Property**”), including all appurtenant rights to the Subject Property; and

WHEREAS, the Subject Property also includes all of Seller’s interest in and to all rights appurtenant to the interest herein covered, including, without limitation, the right to receive royalties, advance royalties, bonuses, delay rentals and other benefits or amounts payable or to be paid with respect to the oil, gas, and other minerals attributed to the Subject Property herein covered, (whether under the terms of any such leases or otherwise) or the proceeds from sale or production therefrom and other amounts that may have previously accrued or may hereafter accrue, or are otherwise attributed to the interest herein covered, regardless of whether accruing and/or attributed to periods of time before or after the date of Closing (as defined below) including without limitation, any funds held in suspense or that are in possession of any operator, production purchaser, lessee, bank, trustee, pipeline company, or other such third party.

NOW THEREFORE, in consideration of the mutual covenants and agreements of each party to the other and other valuable consideration, including the sum of Ten and No/100 Dollars (\$10.00) as a deposit by Buyer on account of the purchase (“**Deposit**”), the Parties, intending to be legally bound, do hereby mutually covenant and agree as follows:

1. Purchase and Sale. Seller agrees to sell, grant, convey, transfer and assign to Buyer, and Buyer agrees to purchase and receive from Seller the Subject Property. On the Closing Date (as defined below), the Subject Property shall be sold, granted, conveyed, transferred and assigned by Seller to Buyer by appropriate instruments, including a Quit Claim Deed.. Seller agrees to sell, grant, convey, transfer and assign to Buyer any legal interests that it has in the Subject Property. However, Seller makes no representations whatsoever regarding its ownership or interest in the Subject Property, and relies solely on the representations made by the Buyer. Buyer has been advised, had the opportunity to seek the advice of legal counsel, and is executing this Agreement at its own risk.

2. Purchase Price. The purchase price for the Subject Property is **\$8,000.00** per net oil and gas royalty acre, which shall be delivered at Closing by wire transfer, certified funds, or cashier check. Based on the **0.236726** net oil and gas royalty acres (“**Acreage Amount**”) and assuming this remains unchanged at Closing, the purchase price would total **One Thousand Eight Hundred Ninety-Three Dollars and 81/100 (\$1,893.81)** (hereinafter referred to as the “**Purchase Price**”). If Seller’s net oil and gas royalty acreage is less than the Acreage Amount, the Purchase Price shall be proportionately reduced. Seller is conveying any and all land, oil, natural gas, related constituents, and other associated hydrocarbon and mineral interests of any and every kind whatsoever, whether similar or dissimilar, in the Subject Property, including but not limited to executory leasing rights, and all rights appurtenant to the interest herein covered, including, without limitation, the right to receive royalties, advance royalties, bonuses, delay rentals and other benefits or amounts payable or to be paid with respect to the oil, gas, and other minerals attributed to the Subject Property herein covered, (whether under the terms of any such leases or otherwise) or the proceeds from sale or production therefrom and other amounts that may have previously accrued or may hereafter accrue, or are otherwise attributed to the interest herein covered, regardless of whether accruing and/or attributed to periods of time before or after the date of Closing including without limitation, any funds held in suspense by operator or production purchaser. Any and all payments under this Agreement, once made to Seller, are non-refundable.

3. Due Diligence. Buyer may conduct such inspections and review of title and any other due diligence on the Property it deems appropriate. Upon determination of any defects by Buyer, Buyer may elect to (i) terminate this Agreement, in which event both Parties shall thereafter be released from all further liability hereunder, or (ii) purchase the Subject Property subject to a mutually agreed reduction of Purchase Price.

4. Closing. The sale shall be closed and the Quit Claim Deed delivered (the “**Closing**”) no later than on or before **Ninety (90)** business days from the date of this Agreement being executed by all of the parties (“**Closing Date**”). The Closing Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties. Buyer shall prepare the Quit Claim Deed. Buyer shall pay applicable recording fees, real estate transfer taxes and closing costs associated with the transfer of Subject Property and recording of the Quit Claim Deed.

5. Default. In the event Seller breaches this Agreement, Buyer may, at Buyer's option, elect to: (i) waive any claim for loss of bargain, (ii) seek relief in an action for specific performance, and/or (iii) pursue any other remedy. In the event Buyer breaches this Agreement, Seller shall accept the Deposit as liquidated damages and Seller waives all claims for loss of bargain and for all direct, out-of-pocket costs and expenses.

6. Miscellaneous. This Agreement, including the Exhibits attached hereto, shall constitute the entire agreement between the Parties with respect to the sale of the Subject Property and shall supersede all previous negotiations, letters of intent, commitments, writings or agreements of sale. This Agreement may not be amended, changed or modified in any manner except by an instrument in writing signed by each of the Parties. This Agreement may be executed in multiple counterparts which when taken together shall be considered an original. This Agreement shall be binding upon the Parties hereto, and their respective successors, heirs and assigns. Seller has been advised and had the opportunity to seek the advice of legal counsel prior to executing this Agreement. Upon execution of this Agreement, Seller agrees to deal exclusively with Buyer to complete the Closing contemplated hereunder and shall refrain from pursuing, entertaining, receiving or accepting any competing proposals from any third party. Seller may not thereafter assign Seller’s rights or delegate Seller’s obligations hereunder without the prior written consent of Buyer. This Agreement shall be deemed to be a contract under the laws of the State of Pennsylvania and for all purposes shall be governed by and construed and enforced in accordance with the laws of the State of

Pennsylvania The recitals set forth hereinabove are incorporated herein by reference and confirmed by Seller and Buyer to be true and accurate.

The terms of this Agreement shall expire unless an original copy hereof with Seller's written acceptance is delivered to Buyer or its Agent on or before January 31st, 2026.

BUYER:
EQT Production Company

By: Corey C. Peck
Title: VP - Land

Accepted and Agreed on this ____ day of _____, 2025

SELLER:
City of West Allis

By: Kail Decker
Title: City Attorney

Date: _____

[Acknowledgments on following page]

ACKNOWLEDGMENT

STATE/Commonwealth of Wisconsin)
) SS:
County of Milwaukee)

On this, the ___ day of _____, 20__, before me, the undersigned officer, personally appeared **Kail Decker the City Attorney of City of West Allis**, known to me (or satisfactorily proven) to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged that the same was executed and delivered as their free and voluntary act for the purposes therein set forth. In witness whereof, I hereunto set my hand and official seal as of the date hereinabove stated.

My commission expires: _____
Notary Public

CORPORATE ACKNOWLEDGMENT

**COMMONWEALTH OF PENNSYLVANIA;
COUNTY OF WASHINGTON:**

I, certify that **Corey C. Peck the VP-Land of EQT Production Company**, personally known to me to be the same person who signed above, appeared before me today in said Commonwealth and County, and acknowledged and delivered the instrument to be their free act and deed, on behalf of said company.

[SEAL] _____
Notary Public

Given under my hand this day of _____

EXHIBIT A

Tract 1:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0225, 07-07-0226, 07-07-0227**, Containing **1.29** acres

Said description being contained in Deed Book **481**, at Page **4060**.

Tract 2:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0258** Containing **0.523617** acres

Said description being contained in Deed Book **500**, Page **2320**.

Tract 3:

All that certain tract or parcel of land lying in **Franklin** Township, **Greene** County, Pennsylvania,

Tax Parcel Number(s): **07-07-0259** Containing **0.553638** acres

Said description being contained in Deed Book **556** Page **140**.

**CITY OF WEST ALLIS
RESOLUTION R-2026-0700**

**RESOLUTION GRANTING A PRIVILEGE TO 7510 LINCOLN LLC FOR
PROPERTY LOCATED AT 7510-16 W. LINCOLN AVE. (TAX KEY NO. 476-0658-
000)**

WHEREAS, 7510 Lincoln LLC requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-119) located at 7510-16 W. Lincoln Ave., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from 7510 Lincoln LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to 7510 Lincoln LLC a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 7510-16 W. Lincoln Ave., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2026-0700” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0700(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0703**

**RESOLUTION GRANTING A PRIVILEGE TO NATE T MAIER FOR PROPERTY
LOCATED AT 7500-04 W. GREENFIELD AVE./1375 S. 75 ST. (TAX KEY NO. 440-
0446-000)**

WHEREAS, Nate T Maier requests from the City of West Allis a Privilege to place an obstruction beyond a lot line within a highway as allowed by Wis. Stat. 66.0425, consisting of the obstruction(s) listed on the application (PRV-107) located at 7500-04 W. Greenfield Ave./1375 S. 75 St., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, the Applicant assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest in any manner the validity of Wis. Stat. 66.0425 or the amount of compensation charged; and

WHEREAS, the Applicant will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires the Applicant file a bond of \$0 that runs to the City and to 3rd parties that may be injured; and that secures the performance of the conditions specified in this privilege; and

WHEREAS, compensation of \$50.00 for this Privilege shall be paid into the general fund; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction may be collected from Nate T Maier by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Council of the City of West Allis, in the State of Wisconsin, that the City of West Allis grants to Nate T Maier a Privilege to place an obstruction beyond a lot line within a highway as described above and located adjacent to 7500-04 W. Greenfield Ave./1375 S. 75 St., in the City of West Allis, WI.

SECTION 1: **ADOPTION** “R-2026-0703” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0703(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0774**

RESOLUTION DECLARING COMMUNITY EVENTS

WHEREAS, the Common Council of the City of West Allis declares several events throughout the year as “community events”; and

WHEREAS, the City of West Allis will provide assistance for parking restrictions and use of signs and supplies, and additional police presence if needed for such events; and

WHEREAS, the City of West Allis does not charge permit fees for such events;

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis that it declares the following as community events pursuant to WAMC 6.03(7)(e):

Community Cleanup on Saturday, May 16th, 2026 from 10 a.m. to 1 p.m. at the WAPD Substation at Veterans Memorial Park, 6900 W. National Ave.

Memorial Day Ceremony with Tanner-Paull Post 120 on Monday, May 25th, 2026 at 11 a.m. at Veterans Park, 6900 W. National Ave.

Bike Rodeo with Liberty Heights Neighborhood Association on Sunday, May 31st, 2026 from 11 a.m. to 1 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

West Allis A La Carte with West Allis Downtown on Sunday, June 7th from 11 a.m. to 5 p.m. on Greenfield Ave. from 70th St. to 76th St.

Food Truck Fridays with Mini Markets from Oniomania on Fridays, May 29th, June 12th, June 26th, July 10th, July 24th, August 21st, September 11th and September 25th, 2026 from 5 p.m. to 8 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

Independence Day Parade on Thursday, July 2nd, 2026 at 7 p.m. on Greenfield Ave. from 77th St. to 70th St.

Feature on Becher with Station No. 6 and WAWM Recreation Department on Friday, July 3rd, 2026 from 4 p.m. to 9 p.m. on Becher St. from 68th St. to the alleyway.

Independence Day Fireworks and Concert on Saturday, July 4th, 2026 at Nathan Hale High School, 11601 W. Lincoln Ave.

All Goods Fest with All Goods on Sunday, July 12th, 2026 from 10 a.m. to 7 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

West Allis Night Out on Monday, July 27th, 2026 from 5 p.m. to 9 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

Back to School Bash with the West Allis-West Milwaukee School District on Wednesday, August 26th, 2026 from 5 p.m. to 7 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

Art on the Plaza with Inspiration Studios on Friday, September 4th, 2026 from 5 p.m. to 8 p.m. at City Hall Centennial Plaza, 7525 W. Greenfield Ave.

Pawtoberfest with the Rotary Club of West Allis on Sunday, September 27th, 2026 from 12 p.m. to 4 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

West Allis Downtown Classic Car Show with West Allis Downtown BID on Sunday, October 4th, 2026 from 10 a.m. to 3 p.m. on Greenfield Ave. from 70th St. to 76th St.

Pumpkins in the Park on Friday, October 9th, 2026 from 4 p.m. to 6 p.m. at Veterans Park, 6900 W. National Ave.

Haunted Honey Creek on Thursday, October 22nd, 2026 from 4 p.m. to 8 p.m. and Friday, October 23rd, 2026, from 5 p.m. to 9 p.m. at Honey Creek Park, 8405 W. National Ave.

West Allis Dining Week starting Sunday, November 1st, 2026 through Saturday, November 7th, 2026 at various restaurant locations in West Allis.

Veterans Day Ceremony on Wednesday, November 11th, 2026 at 11 a.m. at the WAPD Sub Station at Veterans Memorial Park, 6900 W. National Ave.

Christkindlmarkt on Friday, December 4th, 2026 from 4 p.m. to 9 p.m. and Saturday, December 5th from 12 p.m. to 4 p.m. at the West Allis Farmers Market, 6501 W. National Ave.

Christmas Events on Saturday, December 5th, 2026, including:

Allis in Winterland from 3 p.m. to 4 p.m. in the City Hall Art Gallery, 7525 W. Greenfield Ave.

Tree Lighting Program from 4 p.m. to 4:45 p.m. at City Hall Centennial Plaza, 7525 W. Greenfield Ave.

West Allis Christmas Parade at 4:45 p.m. on Greenfield Ave. from 79th St. to 70th St. then south on 70th St., ending at Orchard Ave.

West Allis Fire Department Breakfast with Santa on Saturday, December 12th, 2026 from 9 a.m. to 12 p.m. at Fire Station #62, 2040 S. 67th Pl.

SECTION 1: **ADOPTION** “R-2026-0774” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0774(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0784**

**RESOLUTION ACCEPTING THE WORK OF LALONDE CONTRACTORS, INC.
FOR ALLEY RECONSTRUCTION AND AUTHORIZING AND DIRECTING
SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT
TERMS OF 2025 PROJECT NO. 11 FOR FINAL PAYMENT IN THE AMOUNT OF
\$4,044.72**

WHEREAS, LaLonde Contractors, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the work of LaLonde Contractors, Inc. (2025 Project No. 11) for the installation of concrete alley pavement, concrete curb and gutter, asphalt patching, and utility adjustments at the alley bounded by S. 84th St., S. 85th St., W. Lincoln Ave., and W. Grant St. is accepted.

BE IT FURTHER RESOLVED that the proper City officers are authorized and directed to make settlement with said contractor in accordance with the terms of said contract.

SECTION 1: **ADOPTION** “R-2026-0784” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0784(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0804**

**RESOLUTION ACCEPTING THE PROPOSAL OF COMPLETE LANDSCAPE
SUPPLY TO PROVIDE 4% EMAMECTIN BENZOATE FOR EMERALD ASH
BORER CONTROL FOR \$30,288.72**

WHEREAS, the Finance Department duly processed a request for quotation for furnishing 88 quarts of 4% Emamectin Benzoate for Emerald Ash Borer control for the Public Works Forestry Division; and,

WHEREAS, it is in the best interests of the City of West Allis that the proposal of Complete Landscape Supply be accepted.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the proposal submitted by Complete Landscape Supply for furnishing and delivering 88 quarts of 4% Emamectin Benzoate insecticide, not to exceed \$30,288.72 and in accordance with City of West Allis RFP 26-002, is accepted.

BE IT FURTHER RESOLVED that funding for this purchase has been budgeted and is available in the General Fund, Public Works Budget, and the purchase will be charged to Account Number 100-4301-533-53.02.

BE IT FURTHER RESOLVED that the Finance Department is authorized to enter into a contract for the aforesaid supplies.

SECTION 1: **ADOPTION** “R-2026-0804” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0804(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

City of West Allis Bid for Quart Bottles approved ArborMectin or Mectinite (Emamectin Benzoate - 4% Active Ingredient).

Please submit a bid for Quart Bottles approved ArborMectin or Mectinite (Emamectin Benzoate - 4% Active Ingredient).

Any questions please contact me, or our forestry office at 414-302-8811.

Thank you

	Quantity	Unit Price	Total								
<table border="1"> <tr><td>Reinders Inc.</td></tr> <tr><td>W227 N6225 Sussex Rd</td></tr> <tr><td>Sussex, WI 53089-3969</td></tr> <tr><td>262-786-3301</td></tr> <tr><td>customerservice@reinders.com</td></tr> </table>	Reinders Inc.	W227 N6225 Sussex Rd	Sussex, WI 53089-3969	262-786-3301	customerservice@reinders.com	88	no bid	--			
Reinders Inc.											
W227 N6225 Sussex Rd											
Sussex, WI 53089-3969											
262-786-3301											
customerservice@reinders.com											
<table border="1"> <tr><td>Complete Landscape Supply</td></tr> <tr><td>7900 W Clinton Ave</td></tr> <tr><td>Milwaukee, WI 53233</td></tr> <tr><td>414-393-9101</td></tr> <tr><td>info@cllsupply.com</td></tr> <tr><td>Brandon Wickus</td></tr> <tr><td>Cell: 262-352-7921</td></tr> <tr><td>brandon@cllsupply.com</td></tr> </table>	Complete Landscape Supply	7900 W Clinton Ave	Milwaukee, WI 53233	414-393-9101	info@cllsupply.com	Brandon Wickus	Cell: 262-352-7921	brandon@cllsupply.com	88	\$344.19	\$30,288.72
Complete Landscape Supply											
7900 W Clinton Ave											
Milwaukee, WI 53233											
414-393-9101											
info@cllsupply.com											
Brandon Wickus											
Cell: 262-352-7921											
brandon@cllsupply.com											
<table border="1"> <tr><td>Carlin-Progreen Plus</td></tr> <tr><td>16680 W. Cleveland Ave. STE-R</td></tr> <tr><td>NEW BERLIN, WI 53151</td></tr> <tr><td>Karl Schimmel</td></tr> <tr><td>Office: 262-789-9550</td></tr> <tr><td>Cell: 815-351-1224</td></tr> <tr><td>KSchimmel@progreenplus.com</td></tr> </table>	Carlin-Progreen Plus	16680 W. Cleveland Ave. STE-R	NEW BERLIN, WI 53151	Karl Schimmel	Office: 262-789-9550	Cell: 815-351-1224	KSchimmel@progreenplus.com	88	\$375.00	\$33,000.00	
Carlin-Progreen Plus											
16680 W. Cleveland Ave. STE-R											
NEW BERLIN, WI 53151											
Karl Schimmel											
Office: 262-789-9550											
Cell: 815-351-1224											
KSchimmel@progreenplus.com											
<table border="1"> <tr><td>Rainbow Treecare Scientific</td></tr> <tr><td>Lee Fredericks</td></tr> <tr><td>312-485-9260</td></tr> <tr><td>lfredericks@treecare-science.com</td></tr> </table>	Rainbow Treecare Scientific	Lee Fredericks	312-485-9260	lfredericks@treecare-science.com	80 8	\$391.00 free	\$31,280.00				
Rainbow Treecare Scientific											
Lee Fredericks											
312-485-9260											
lfredericks@treecare-science.com											

**CITY OF WEST ALLIS
RESOLUTION R-2026-0975**

**RESOLUTION ACCEPTING THE WORK OF LALONDE CONTRACTORS, INC.
FOR STREET RECONSTRUCTION AND AUTHORIZING AND DIRECTING
SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT
TERMS OF 2024 PROJECT NO. 7 FOR FINAL PAYMENT IN THE AMOUNT OF
\$2,000.**

WHEREAS, LaLonde Contractors, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the work of LaLonde Contractors, Inc. (2024 Project No.7) for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, storm sewer installation and relay, water main relay, building services and utility adjustments at S. 77th St. from W. Pierce St. to W. Walker St. and W. Pierce St. from S 77th St. to S. 76th St. be accepted.

BE IT FURTHER RESOLVED that the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

SECTION 1: **ADOPTION** “R-2026-0975” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0975(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0977**

**RESOLUTION ACCEPTING THE WORK OF LALONDE CONTRACTORS, INC.
FOR STREET RECONSTRUCTION AND AUTHORIZING AND DIRECTING
SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT
TERMS OF 2024 PROJECT NO. 4 FOR FINAL PAYMENT IN THE AMOUNT OF
\$1,000**

WHEREAS, LaLonde Contractors, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the work of LaLonde Contractors, Inc. (2024 Project No.4) for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, storm sewer installation and relay, water main relay, building services and utility adjustments at W. Walker St. from East of S. 56th St. to S. 60th St. is accepted.

BE IT FURTHER RESOLVED that the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

SECTION 1: **ADOPTION** “R-2026-0977” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0977(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0985**

**RESOLUTION ACCEPTING THE WORK OF LALONDE CONTRACTORS, INC.
FOR STREET RECONSTRUCTION AND AUTHORIZING AND DIRECTING
SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT
TERMS OF 2024 PROJECT NO. 3 FOR FINAL PAYMENT IN THE AMOUNT OF
\$1,000**

WHEREAS, LaLonde Contractors, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the work of LaLonde Contractors, Inc. (2024 Project No.3) for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, storm sewer installation and relay, water main relay, building services and utility adjustments at S. 118th St. from W. Washington St. to W. Rainbow Ave.is accepted.

BE IT FURTHER RESOLVED that the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

SECTION 1: **ADOPTION** “R-2026-0985” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-0985(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-1037**

**RESOLUTION APPROVING THE PURCHASE OF 34 ADDITIONAL IN-VEHICLE
CAMERAS FROM SAMSARA WITH A FIRST YEAR COST OF \$16,283.24 AND A
SECOND YEAR COST OF \$11,934**

WHEREAS, the initial purchase of in-vehicle cameras was approved under R-2024-0574; and,

WHEREAS, the cameras have been a valuable asset to the City, and the Department of Public Works would like to expand their use of these cameras with an additional 25 devices and Code Enforcement would like to make an initial purchase of 9 devices; and,

WHEREAS, it is in the best interests of the City of West Allis that the use of these in-vehicle cameras be expanded and that the terms of service will match the initial purchase contract.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the attached contract between Samsara and the City is approved.

BE IT FURTHER RESOLVED that funding for this purchase is budgeted and will be charged to the following accounts: 501-2901-537.32-01, 100-4001-533.32-01, 540-1807-538.32-01, 510-3803-536.32-01, 550-4233-535.32-01 and 100-2401-524.32-01.

BE IT FURTHER RESOLVED that the Director of Information Technology is authorized to execute the contract with Samsara for the additional 34 in-vehicle cameras.

SECTION 1: **ADOPTION** “R-2026-1037” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-1037(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



The Connected Operations Cloud

Quote #: Q-2314340

Sourcewell Contract #: 102924-SAM

Issued Date: 01-30-2026
Expires 02-13-2026
Order Number: S-2650047

Payment Information:
Payment Method: Check/Wire
Payment Terms: Net 45
Payment Frequency: Direct Annual
Estimated Ship Date: 02-13-2026

Prepared For:

City of West Allis
2040 S 67TH PL
Milwaukee,
Wisconsin
53219-1305

Prepared By:

Sebastian Fuentes-Lamus
sebastian.fuentes@samsara.com

Cost Overview

License Term: 21 Months

Total License Cost over 21 Months USD \$27,846.00

Hardware and Accessories Included

Shipping and Handling* USD \$371.24

Total Sales Tax* USD \$0.00

Total Contract Value¹ \$28,217.24

First Invoice¹ \$16,283.24

Recurring Invoice² \$11,934.00

¹Estimated value, actual invoice amount may change based on product fulfillment date. Includes estimated sales tax

²Amount displayed is for products purchased in this order only. Includes estimated sales tax

*If shipping is "Pending" - Amount is pending due to size of order; Shipping and Handling subject to change

*Sales tax subject to change: If Sales tax is "Pending" - Final amount will be provided prior to payment

3% fee only applies to US - (CAD, MX, EMEA are exempt)



Product Overview

SHIP TO Michael Brofka
6300 W McGeoch Ave
Milwaukee, Wisconsin, 53219-1447
United States

Hardware & Accessories	Net Unit Price	Total Price
Dual-facing dash-camera, series 4 HW-CM34• QTY: 34	Included	Included
Vehicle IoT Gateway, model VG55 HW-VG55-NA• QTY: 34	Included	Included
Universal CM33/34 mounting bracket ACC-CM-BFBT• QTY: 34	Included	Included
Driver Facing Lens Cover for CM34 ACC-CM-BCVR1• QTY: 34	Included	Included
CARB Executive Order Sticker and Instruction Insert ACC-VG-ASTKR• QTY: 28	Included	Included
Enhanced VG Series OBDII J1962 L-mount cable CBL-VG-COBDII-Y1• QTY: 26	Included	Included
Enhanced VG Series direct-wire non-diagnostic power cable CBL-VG-CPC• QTY: 6	Included	Included
Enhanced VG Series J1939 or J1708 (9-pin) CBL-VG-CJ1939• QTY: 2	Included	Included
Total Price:		Included



The Connected Operations Cloud

Licenses	Annual Unit Price	Total Annual Price
License for Dual-Facing Camera LIC-CM2-ENT• QTY: 34	\$468.00	\$15,912.00
Dash Cam Plus LIC-CM-PLUS• QTY: 34	\$0.00	\$0.00
Live Streaming LIC-CM-STRM• QTY: 34	\$0.00	\$0.00
Total Price:		\$15,912.00



Billing Details:

Bill To:

City of West Allis
2040 S 67TH PI
Milwaukee, Wisconsin, 53219--1305

Billing Contact::

Name: Tony Warkoczewski
Title: Director of IT
Billing Email: twarkoczewski@westalliswi.gov
Phone Number: 4143028326

Does your organization require a purchase order (PO) in order to process payment to vendors?

If yes, please provide the PO Number: -

If your organization requires invoice submission via an electronic invoice portal, please email any e-invoicing requirements to billingsupport@samsara.com.

Please email any tax documentation to billingsupport@samsara.com.



Thank you for considering Samsara

Samsara provides real-time visibility, business-relevant tools, and powerful analytics that enable customers to increase the productivity of their fleets and reduce operating costs. A solution for your fleet is proposed below.

What is included?

Samsara's fleet tracking solution includes hardware accessories and a per-gateway license. Gateway licenses provide all ongoing elements of the service, including:

- Real-time location and vehicle telematics
- Dashboard access with unlimited administrator accounts
- Driver App for iOS and Android devices with unlimited driver accounts
- Over-the-air software feature upgrades
- API access as it relates to features for integration with 3rd party systems
- Maintenance and phone support

Samsara does not include hidden costs in its licenses. If you want access to Samsara's full set of fleet features--including but not limited to WiFi hotspot and ELD capabilities--you will need to upgrade your license. Samsara reserves the right to audit usage of features unrelated to the solution as well as remove them from the Samsara Dashboard.

Payment Terms

This order form includes a license fee for the Samsara Software associated with the Hardware to be paid annually beginning on the License Start Date and, if applicable, a one-time Hardware cost to be paid upfront as of the license start date. The annual fees are payable by recurring wire transfer. All transfers made by credit card are subject to a processing fee up to 3%, subject to applicable law. Late payments are subject to a 1.5% per month late fee. If license payments are delinquent by 30 days, Samsara may suspend the Service until late payments are remitted.

License Term

The license term for the Samsara Software licenses purchased under this Order Form begins on the day Samsara activates the applicable Samsara Software license by providing you a claim number and access to the Hosted Software ("License Start Date"). If Hardware associated with a then-unactivated Samsara Software license will be shipped to you under this Order Form, such Samsara Software license will be activated on the day the Samsara Hardware ships.

Notwithstanding the foregoing, if you are renewing the license term for a previously-activated Samsara Software license under this Order Form, the License Start Date for the renewal license term shall be the day that Samsara extends your access to the Hosted Software for the renewal license term. Samsara Hardware requires a valid license to function.

Samsara may ship Hardware under this Order Form subject to a schedule as mutually agreed between the Parties or as determined by Samsara. By signing this Order Form, you confirm that each "Ship To" delivery address set forth herein is accurate and that any individual accepting delivery at that address is authorized to do so on your behalf. To the extent such Hardware is associated with then-unactivated Samsara Software licenses, the Samsara Software license term



for each such Hardware device will start on the day that device ships regardless of the shipment schedule for the other such Hardware devices. If all such Hardware is shipped in one shipment, the license term for all such Hardware will be the full license term under this Order Form. If such Hardware is shipped in multiple shipments, only the license term of such Hardware in the initial shipment will be such full license term. The license term of the remaining such Hardware shipped after the initial shipment will be set to match the then-remaining license term of the initial shipment, so that the license term for all such Hardware under this Order Form expires on the same date. The total cost of the licenses for such Hardware shipped after the initial shipment will be pro-rated based on their actual license term, rounded up to the nearest month, as compared to the full license term under this Order Form. Certain payment amounts under this Order Form assume that the entire order is fulfilled at the same time and are subject to potential reduction based on the actual schedule of order fulfillment.

You agree that you will only use the features included with the Samsara Software licenses purchased under this Order Form ("Licensed Scope"). Samsara reserves the right to audit usage of Samsara Software and to remove your access to such features beyond the Licensed Scope (for example, the licensed feature scope or licensed user count, as applicable) at any time. If you would like to use features beyond the Licensed Scope, you are required to purchase the applicable Samsara Software licenses and if applicable install the applicable Hardware that include such scope. If Samsara becomes aware that you are using features beyond the Licensed Scope, Samsara reserves the right to charge you for the applicable Samsara Software licenses that include such Licensed Scope at list price, and you agree to immediately pay such amounts. Samsara further reserves the right to change, discontinue, or remove features included in a Samsara Software license at any time.

You acknowledge and agree that, during your license term, you may not downgrade your Samsara Software license plan to a lower Samsara Software license plan (e.g., downgrading your "Enterprise" license to a "Premier" license).

Support And Warranty

Samsara stands behind its Products. During the applicable warranty period, defective Hardware will be remedied pursuant to our Hardware Warranty Policy at www.samsara.com/support/hardware-warranty. Additional support information can be found at www.samsara.com/support.

Terms

Unless otherwise set forth herein, your use and access of the Hardware, Products, and Services specified herein are governed by Samsara's standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/>, unless the Parties have entered into a separate terms of service agreement and/or a separate terms of service agreement is attached to the Order Form, in which case such separate terms of service agreement shall govern (the 'Terms of Service') provided that notwithstanding anything stated in the Terms of Service to the contrary, Customer agrees the following sections from Samsara's standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/> shall apply: License (Section 4), Product Updates (Section 7), Data Protection Addendum (Section 10.3), Non-Samsara Products (Section 14), and Hardware Warranty (Section 17). You agree to be bound by the Terms of Service, and any capitalized terms not defined herein shall have the meaning set forth in the Terms of Service. The terms and conditions of the Terms of Service and this Order Form are the exclusive agreement of the parties with respect to the subject matter hereof and no other terms or conditions, including those associated with any Customer payment portal or onboarding of Samsara as a Customer vendor,



shall be binding upon Samsara or otherwise have any force or effect.

To the extent Samsara allows you to make subsequent purchases of Products via Purchase Order without a corresponding Quote, you agree that (i) such Purchase Order shall be subject to the terms and conditions of this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service; and (ii) to the extent there is a conflict between such Purchase Order and this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service, the terms of this Order Form shall prevail, and no additional terms included in such Purchase Order that are not included in this Order Form shall apply. You acknowledge and agree that any reference to a Purchase Order in this Order Form is solely for your convenience in record keeping, and the existence of a Purchase Order or any delivery of Products to you following receipt of any Purchase Order shall not be deemed an acknowledgement of or agreement to any terms or conditions associated with any such Purchase Order or in any way be deemed to modify, alter, supersede or supplement the Terms of Service or this Order Form.



Notification of Confidentiality

You agree that the pricing and payment terms specified in this Order Form shall (i) be held in strict confidence; (ii) not be disclosed to any Samsara competitor or other entity, except as pre-approved in writing by Samsara; and (iii) not be used except to evaluate the suitability of the Samsara Products for your business. You will immediately notify Samsara in the event of any unauthorized use or disclosure under these terms. Violation of these obligations will cause irreparable harm to Samsara for which Samsara may obtain compensatory and timely injunctive relief from a court, as well as any other remedies that may be available, including recovery of all reasonable attorney's fees and costs incurred in seeking such remedies. Your obligations specified herein shall last until the pricing and payment terms herein are, through no fault or action by you, public. This Order Form is a legally binding agreement between you ("Customer") and Samsara Inc. ("Samsara"). IN WITNESS WHEREOF, Customer has caused this Order Form to be executed by its duly authorized representative.



The Connected Operations Cloud

I confirm acceptance of this Order Form on behalf of the Customer identified herein and represent and warrant that I have full and complete authority to bind the Customer to this Order Form, including all terms and conditions herein." "Please confirm acceptance of this Order Form by signing below:

Signature

Print Name:

Michael Brofka

Date:

Certificate Of Completion

Envelope Id: F573AAFA-1D4A-4A38-85A3-D949627B7EBC

Status: Delivered

Subject: Documents for your DocuSign Signature

Source Envelope:

Document Pages: 9

Signatures: 0

Envelope Originator:

Certificate Pages: 4

Initials: 0

sebastian.fuentes

AutoNav: Enabled

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Envelopeld Stamping: Enabled

San Francisco, CA 94107-2349

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

sebastian.fuentes@samsara.com

IP Address: 155.226.157.253

Record Tracking

Status: Original

Holder: sebastian.fuentes

Location: DocuSign

1/30/2026 1:48:39 PM

sebastian.fuentes@samsara.com

Signer Events

Signature

Timestamp

Michael Brofka

mbrofka@westalliswi.gov

Sent: 1/30/2026 1:50:12 PM

Viewed: 2/2/2026 5:02:16 AM

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 2/2/2026 5:02:16 AM

ID: 10426472-7b35-4894-bb45-15c13699e409

In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

1/30/2026 1:50:12 PM

Certified Delivered

Security Checked

2/2/2026 5:02:16 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Samsara Networks Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Samsara Networks Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: jaffer.shah-ganai@samsara.com

To advise Samsara Networks Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at jaffer.shah-ganai@samsara.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Samsara Networks Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jaffer.shah-ganai@samsara.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Samsara Networks Inc.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to jaffer.shah-ganai@samsara.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Samsara Networks Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Samsara Networks Inc. during the course of your relationship with Samsara Networks Inc..



3300 Fernbrook Lane North, Suite 240 Plymouth, MN 55447
PO Box 270410 Minneapolis, MN 55427
866-233-0353
Fax: 866-233-9627

RECEIVED
JAN 15 2026

WEST ALLIS
CITY ATTORNEY

01/07/2026

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear: City of West Allis

The Claims Center, LLC is a third party claims administrator for Verizon Business, which has assigned our firm to investigate and resolve claims for damages to Verizon Business facilities.

This letter should serve as official notice of tort claim submitted with the DEPARTMENT OF PUBLIC WORKS. If additional information is required to affect official notice of claim, please respond to include any necessary forms, or specific procedure mandated by statute.

Enclosed is a demand for property damage. Verizon's cable was damaged during excavation work by the City of West Allis Public Works Department. These damages were discovered or repaired on or about 11/20/2024 at the location of 7500 -7540 W OKLAHOMA AVE.

If you need additional information or have any questions please call 866-233-0353 ext. 1069. Please include our reference number **2MN352732** when responding to this letter.

Thank you,

Public Relations
The Claims Center, LLC
PO Box 270410
Minneapolis, MN 55427
Fax: 866-233-9627
Samantha.scarborough@theclaimscenter.com



Project Number: 90017D
 Bill Date: January 7, 2026
 Payment Due Date: Upon Receipt

DEPARTMENT OF PUBLIC WORKS
 6300 W MCGEOCH AVE
 WEST ALLIS, WI 53219

PLEASE MAKE CHECK PAYABLE TO:

Verizon Business
 The Claims Center LLC
 PO Box 270410
 Minneapolis, MN 55427

CLAIM FOR DAMAGES TO MCI COMMUNICATIONS PROPERTY

FOR INQUIRIES CALL NATIONALLY AT: (866) 233-0353 OR FAX (866) 233-9627

DAMAGES TO VERIZON BUSINESS (FORMERLY MCI) PROPERTY

Damage Location: 7500 -7540 W OKLAHOMA AVE, WEST ALLIS, WI

Date of Damage: 11/20/2024

Damage Description: Cable damaged

BREAKDOWN OF DAMAGES

AMOUNT

Verizon Business Labor: 5 hours @ \$106.16 per hour

\$530.80

Verizon Business Material:

\$3,657.36

Contractor / Construction:

\$36,042.75

Corporate G&A:

\$0.00

Total

\$40,230.91

Return this portion with your payment - Please include our project number on your check

Bill Date: January 7, 2026
 Project Number: 90017D



Amount Due	Amount Remitted
\$40,230.91	

Please visit <https://theclaimscenter.com/payments> to make a payment through our Credit Card Payment Vendor.

Verizon Business
 The Claims Center LLC
 PO Box 270410
 Minneapolis, MN 55427

DEPARTMENT OF PUBLIC WORKS
 6300 W MCGEOCH AVE
 WEST ALLIS, WI 53219

The Claims Center, LLC
PO Box 270410
Minneapolis, MN 55427

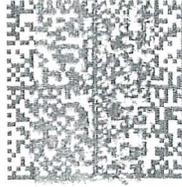
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CERTIFIED MAIL®

USPS CERTIFIED MAIL



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quadrant

FIRST-CLASS MAIL
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01/07/2026 ZIP 05147

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US POSTAGE

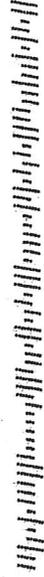
RECEIVED

JAN 15 2026

WEST ALLIS
CITY ATTORNEY



5321484688 0017



FILED
01-15-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV000356
Thomas J. Adams-07
Branch 7

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

LIMA ONE CAPITAL, LLC

C/O Lima One Capital
201 East McBee Avenue, Suite 300
Greenville, SC 29601

SUMMONS

Plaintiff,

vs.

CASE NO.

CASE CODE: 30404
(Foreclosure of Mortgage)
The Amount claimed exceeds \$10,000.00

EAST TOWN MANAGEMENT LLC
CHRIS KNIGHT, R.A.
13500 WATERTOWN PLANK RD, STE 101
ELM GROVE WI 53122

CITY OF MILWAUKEE
200 EAST WELLS STREET
MILWAUKEE, WI 53202

KERKMAN AND DUNN
839 N. JEFFERSON ST. STE 400
MILWAUKEE, WI 53122

EAGLES MOVERS, INC.
C/O THOMAS ANTHONY BRITTAIN, R.A.
929 W BRUCE ST
MILWAUKEE WI 53204

WADINA FAMILY TRUST
10936 N. PORT WASHINGTON RD. #317
MEQUON, WI 53092

CITY OF WEST ALLIS
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
C/O GERALD J. MAYHEW, R.A.
12750 WEST NORTH AVENUE
BROOKFIELD WI 53005

SAFE HOUSE PROPERTY MANAGEMENT, LLC
C/O RESIDENT AGENTS, INC., R.A.
2800 E. ENTERPRISE AVE., STE. 333
APPLETON WI 54913

Defendants.

THE STATE OF WISCONSIN

To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is:

Milwaukee County Clerk of Circuit Court
901 N 9th St., Room 104
Milwaukee, WI 53233

And to the plaintiff's attorney, whose address is:

Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318

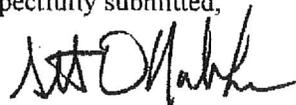
You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment

awarding money may become a lien against any real estate you own now or in the future and may also be enforced by garnishment or seizure of property.

Dated this 13th day of January, 2026

Respectfully submitted,



Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.



Notice of Availability of Mediation

What is the foreclosure mediation program?

Milwaukee County's foreclosure mediation program is administered by the Metro Milwaukee Mediation Program and is part of the Wisconsin Foreclosure Mediation Network. This Network receives support from your local courts.

The Program is available to assist homeowners facing a mortgage foreclosure action in Milwaukee County. Mediation is a confidential and voluntary process where you and the lender seeking to foreclose on your home may discuss ways to resolve your foreclosure case, including reinstatement of the loan and possible modification of the loan terms.

The Program is available to parties to a first or second mortgage foreclosure action involving a one-four family residential property. You need not reside in the property, but you may not own more than four other rental properties. In addition, the action must be pending in Milwaukee County. Vacation properties or "seasonal homes" are not eligible, nor are homes under bankruptcy protection.

How does the homeowner request foreclosure mediation?

Along with this notice, you have also received the Mediation Request Form. This form is also available through the Court's website at <http://County.Milwaukee.gov/Courts> and the Metro Milwaukee Foreclosure Mediation website at <http://www.MediateMilwaukee.com>. You should complete and send your request form to the program within 30 days of receiving the summons, but if that date has passed, you can still make a late request, as mediation might still be a possibility.

Within two business days of receiving the Request Form, the Program Administrator will refer a documents specialist or housing counselor to you via mail or email. Your second step is to contact your documents specialist or housing counselor to set up a meeting for the purpose of compiling a complete loan modification application. The documents specialist / housing counselor sends the loan modification application directly to the Program Administrator. Your third step is to pay the mediation fee of \$200 by check, money order or credit card payment.

After you have completed all three mediation request steps, the Program Administrator will notify your lender to request their participation, seeking a response within 10 business days. Your Lender's non-refundable mediation fee of \$600 is due at the time of their consent.

Is participation in mediation required?

Participation is voluntary for the homeowner/borrower and lender. Sometimes, lenders will choose not to participate in mediation. Some reasons lenders may not participate include situations when prior refinances or modifications didn't work out.



While entry into the Foreclosure Mediation Program is voluntary for both parties, by consenting, the parties agree to abide by the process set forth in the court's local rules or directives.

If the Lender declines the invitation to mediate, the Program Administrator will refund \$150 of your mediation fee. The remaining \$50 is non-refundable and used to offset program administrative costs.

How can the Housing Counselor help?

In order to increase the chance of success at mediation, you are matched with a documents specialist / housing counselor in your area. The documents specialist or housing counselor will assist you in compiling all the documents your Lender will need in order to proceed with mediation. **It is crucial that you provide them all the items they request.** Housing counselors are specially trained and certified to go over financial information with you, and to discuss programs that may be available to avoid foreclosure.

What does mediation cost?

There is no cost to request mediation or to work with a documents specialist or housing counselor. You and your lender must each pay the non-refundable mediation fee before the case can be scheduled for mediation. Your portion of the fee is \$200. Credit card payments are accepted by telephone at 414-939-8800 or you may mail a check or money order to the Metro Milwaukee Foreclosure Mediation Program at P.O. Box 633, Milwaukee, WI 53201.

Does the foreclosure stop during the mediation process?

Even after applying for mediation, you are required to comply with all mandatory deadlines set by the court, including the time to answer the Complaint. Please read the Summons and Complaint *carefully* and make sure you understand your rights and the time period for filing an Answer or Responsive Pleading. If you do not file an Answer or Responsive Pleading, the court may grant judgment against you and you may lose your right to object to anything that you disagree with in the Complaint.

Do you need a lawyer to participate in the mediation program?

While everyone is always strongly encouraged to consult with an attorney, you are not required to be represented by an attorney. You may contact the statewide Lawyer Referral and Information Service at (800) 362-9082 to obtain the names of attorneys who may be able to assist you. If you are working with a lawyer, please notify the Program Administrator of their name and contact information.

Who must attend the mediation session?

The mediation session must be attended in person by all homeowners who signed the note. All attorneys must also attend in person or by video conference, if available. The loan servicer will attend by telephone. Either party may have other support persons such as attorneys, loan officers and tax advisers attend or participate by phone.

Where can I find additional foreclosure resources?

More information on resources for homeowners facing foreclosure is available at www.mediatewisconsin.com.

Rev. 2/2016



Milwaukee County Mediation Request Form

Within 30 days from the date you received the foreclosure Summons, complete this Request Form and return it to the Metro Milwaukee Foreclosure Mediation Program by:



Mail: Metro Milwaukee Foreclosure Mediation Program (MMFMP), P.O. Box 633, Milwaukee, WI 53201
Phone: (414) 939-8800 Fax: (414) 939-8803
Email: apply@mediatemilwaukee.com
Online: www.mediatemilwaukee.com



Name of all Homeowner(s) (who has title): _____

Name of all Borrowers(s) (who signed the loan): _____

Full Property Address: Street: _____ City: _____ Zip: _____

Mailing Address (if different): Street: _____ City: _____ Zip: _____

Number of units you own at property location: _____

E-mail address: _____

We prefer to use e-mail as our main way to contact you. Is that acceptable? Yes No

Home Phone: _____ Work Phone: _____

Cell Phone: _____ Alternate Phone: _____

Best phone to reach you during the day? Home Work Cell Alternate

Name of Lender/Plaintiff in your case: _____

Name of Servicer (you make your mortgage payment to them): _____

Name of County where this home is located: _____

Case Number (located on your Summons): 20 _____ CV _____

Date you received the Summons and Complaint: _____

Is this property your primary residence? Yes No

Do you own the property? Yes No

Did you sign the Mortgage Note? Yes No

Have you started a bankruptcy that is still ongoing? Yes No

Does an attorney represent you for your foreclosure? Yes No

If yes, attorney's name: _____ Attorney's e-mail address: _____

Continued on page 2

The Metro Milwaukee Foreclosure Mediation Program is administered by Metro Milwaukee Mediation Services, Inc. with support from the Milwaukee County Clerk of Courts and the City of Milwaukee.

Have you met with a housing counselor? Yes No If yes, with whom have you met? _____

If English is not your primary language, will you bring an interpreter to the mediation? Yes No

Have you received a prior loan modification for this property? Yes No

How did you hear about the Metro Milwaukee Foreclosure Mediation Program?

- Colored forms attached to the Summons (pink, yellow, or green)
- Website (which one): _____
- Housing Counselor (name): _____
- Radio announcement (which one): _____
- Hotline (which one): _____
- Other (please explain): _____

Authorization for Research and Evaluation. The Metro Milwaukee Foreclosure Mediation Program is operated by Metro Milwaukee Mediation Services, Inc. MMFMP will share your contact or financial information only with program partners, such as your HUD certified housing counselor, your attorney, or your lender's representatives. We also compile anonymous aggregate case file or results information for the purpose of evaluating our services, gathering valuable research information, designing future programs and engaging in academic research, analysis and publication. I consent to the use of my information for these purposes. I also authorize my servicer to disclose all information and supply any documents that relate to the loan which is described in this Request to the Mediation Program through a program designated online Portal.

I also certify that I am the owner of the property that is subject to this foreclosure action.

Property Owner's Signature

Date

PLEASE NOTE: You are not "in mediation" until you have completed all three steps below. Once you have fully completed all three steps, you will be considered "in mediation."

Step 1:	Step 2:	Step 3:
<p>Within 30 days from the date you received the foreclosure Summons, complete the attached Request form and return it to the Metro Milwaukee Foreclosure Mediation Program:</p> <p>Mail: Metro Milwaukee Foreclosure Mediation Program (MMFMP), P.O. Box 833, Milwaukee, WI 53201 Phone: (414) 639-8800 Fax: (414) 639-8803 Email: apply@mediatemilwaukee.com Online: www.mediatemilwaukee.com</p> <p>You have Completed Step 1. If you are deemed eligible for mediation, you will receive the name of your housing counselor within two (2) business days.</p>	<p>Call and meet with your assigned housing counselor and help them put together a complete financial package. Promptly collect and deliver to them all of the items they request. This step is critical. This should be done within two (2) weeks or sooner.</p>	<p>Pay to the Metro Milwaukee Foreclosure Mediation Program the Mediation Request fee of \$200 (for Milwaukee County residents) by check or money order, or to make a credit or debit card payment, call: (414) 639-8800.</p> <p>Please contact us directly to discuss installment payments if you are unable to pay the \$200 as a lump sum.</p>

Submit by Email



Print Form

The Metro Milwaukee Foreclosure Mediation Program is administered by Metro Milwaukee Mediation Services, Inc. with support from the Milwaukee County Clerk of Courts and the City of Milwaukee.

FILED
01-15-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV000356
Honorable Thomas J.
McAdams-07
Branch 7

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

LIMA ONE CAPITAL, LLC
C/O Lima One Capital
201 East McBee Avenue, Suite 300
Greenville, SC 29601

COMPLAINT

Plaintiff,

vs.

CASE NO.

CASE CODE: 30404
(Foreclosure of Mortgage)

The Amount claimed exceeds \$10,000.00

EAST TOWN MANAGEMENT LLC
CHRIS KNIGHT, R.A.
13500 WATERTOWN PLANK RD, STE 101
ELM GROVE WI 53122

CITY OF MILWAUKEE
200 EAST WELLS STREET
MILWAUKEE, WI 53202

KERKMAN AND DUNN
839 N. JEFFERSON ST. STE 400
MILWAUKEE, WI 53122

EAGLES MOVERS, INC.
C/O THOMAS ANTHONY BRITTAIN, R.A.
929 W BRUCE ST
MILWAUKEE WI 53204

WADINA FAMILY TRUST
10936 N. PORT WASHINGTON RD. #317
MEQUON, WI 53092

CITY OF WEST ALLIS
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
C/O GERALD J. MAYHEW, R.A.
12750 WEST NORTH AVENUE
BROOKFIELD WI 53005

SAFE HOUSE PROPERTY MANAGEMENT, LLC
C/O RESIDENT AGENTS, INC., R.A.
2800 E. ENTERPRISE AVE., STE. 333
APPLETON WI 54913

Defendants.

Plaintiff, LIMA ONE CAPITAL, LLC, by and through its counsel, for its complaint against the named Defendants pleads as follows:

COUNT I – FORECLOSURE

1. Plaintiff is the holder of a Note executed by CHRISTOPHER E. KNIGHT, dated June 30, 2022, in the original sum of \$216,500.00, in favor of LIMA ONE CAPITAL, LLC. A true copy of said Note is attached hereto and incorporated herein as Exhibit "A."
2. To secure said Note, EAST TOWN MANAGEMENT, LLC executed a Commercial Mortgage, security Agreement and Fixture Filing to LIMA ONE CAPITAL, LLC dated June 30, 2022, and recorded on July 5, 2022, as Document No. 11262353. A true copy of said Mortgage is attached hereto and incorporated herein as Exhibit "B."
3. To secure said Note, EAST TOWN MANAGEMENT, LLC also executed a Collateral Assignment of Leases and Rents to LIMA ONE CAPITAL, LLC dated June 30, 2022, and recorded on July 5, 2022, as Document No. 11262354. A true copy of said Mortgage is attached hereto and incorporated herein as Exhibit "C."
4. The Note and Mortgage were modified pursuant to the terms of a confirmed chapter 11 bankruptcy plan in case number 24-20856 by the Eastern District of Wisconsin. A true copy of the Chapter 11 bankruptcy plan is attached here and incorporated herein as Exhibit "D".

5. That this foreclosure action brought pursuant to Chapter 846 of the Wisconsin Statutes involves mortgaged real estate located in Milwaukee County, Wisconsin, and legally described as follows:

PARCEL 1: 2936 N 36TH STREET, MILWAUKEE, WI 53210

THE SOUTH 14 FEET OF LOT 3 AND THE NORTH 20 FEET OF LOT 4, IN BLOCK 29, IN RESIDENCE PARK NO. 2, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 13, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 2: 3920 N 22ND STREET, MILWAUKEE, WI 53206

LOT 132, IN BLOCK 2, IN ROSEMONT, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PARCEL 3: 1970 S. 15TH STREET, MILWAUKEE, WI 53204

THE WEST 25 FEET OF THE NORTH 5 FEET OF LOT 22, AND THE WEST 25 FEET OF LOT 23, IN BLOCK 12, IN BURNHAM, ROGERS AND BECHER'S SUBDIVISION NO. 2, IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN..

Commonly known as: 2963 N 36TH STREET, MILWAUKEE, WI 53210; AND ALSO 3920 N 22ND STREET, MILWAUKEE, WI 53206; AND ALSO 1970 S. 15TH STREET , MILWAUKEE, WI 53204

TAX ID No.: 308-0710-000; 270-1814-000; 469-0456-000

6. EAST TOWN MANAGEMENT, LLC is currently the owner of record of the mortgaged real estate.
7. EAST TOWN MANAGEMENT, LLC defaulted under the terms of the modified Note and Mortgage by failing to pay the payment due July 10, 2025 and all subsequent payments. As of July 10, 2025, there was due and owing to Plaintiff under the terms of the Note of the modified Note and Mortgage, the principal sum of \$227,758.25, plus interest at the rate of 7.500% per annum, late charges, and other charges, and therefore, the total amount due to the Plaintiff is not calculated herein.
8. Plaintiff has declared the Note and Mortgage immediately due and payable by reason of the default in payments required by the Note and has directed foreclosure proceedings be instituted.
9. All conditions precedent to the commencement of this action are satisfied.
10. The subject property consists of 20 acres or less; with one to four family residences thereon. Upon information and belief, the subject property is owner occupied and has not been abandoned by the defendants.
11. Plaintiff hereby elects to proceed with foreclosure with a six month period of redemption, pursuant to Wis. Stat. Sec. 846.10, waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she

abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court. Plaintiff reserves the right to proceed with a foreclosure pursuant to Section 846.102 in the event that the property is determined to be abandoned

12. Defendant(s), EAST TOWN MANAGEMENT LLC, may claim an ownership interest in or lien upon the subject property arising from a WARRANTY DEED recorded as Instrument number 11154507 (AS TO PARCEL 1), 11212885 (AS TO PARCEL 2), AND 11262352 (AS TO PARCEL 3), of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
13. Defendant(s), CITY OF MILWAUKEE, may claim some interest in or lien upon the subject property arising from the judgment docketed on May 13, 2025 in Case No. 2025TJ000344 against EAST TOWN MANAGEMENT LLC, and from a judgment, docketed on April 22, 2025 in Case No. 2025TJ000288 against EAST TOWN MANAGEMENT LLC, and from a judgment, docketed on July 22, 2025 in Case No. 2025TJ000527 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
14. Defendant(s), KERKMAN AND DUNN, may claim some interest in or lien upon the subject property arising from the mortgage recorded as Document No. 11492992 (AS TO PARCEL 1), and from a mortgage, recorded as Document No. 11492995 (AS TO PARCEL 2), and from a mortgage, recorded as Document No. 11492991 (AS TO PARCEL 3) of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

15. Defendant(s), EAGLES MOVERS, INC., may claim some interest in or lien upon the subject property arising from the claim of lien docketed on January 30, 2024 in Case No. 2023SC008332 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
16. Defendant(s), WADINA FAMILY TRUST, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on March 6, 2024 in Case No. 2023SC030876 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
17. Defendant(s), CITY OF WEST ALLIS, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on August 18, 2025 in Case No. 2025TJ000646 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
18. Defendant(s), THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., may claim some interest in or lien upon the subject property arising from the claim of lien docketed on February 27, 2023 in Case No. 2023CO000083 against East Town Management, LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
19. Defendant(s), SAFE HOUSE PROPERTY MANAGEMENT, LLC, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on March 6, 2024 in Case No. 2023SC030876 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

REQUEST FOR RELIEF

WHEREFORE, Plaintiff requests the following relief:

- A. For the foreclosure and sale of the premises in accordance with the provisions of Chapter 846 of the Wisconsin Statutes, with the foreclosure sale to be held after the expiration of six months from the date the Judgment is entered;
 - B. That the amounts due to Plaintiff for principal, interest, taxes, insurance, and costs of suit and attorney's fees be determined;
 - C. That the Judgment provide the Defendants and all persons claiming under them be barred and foreclosed from all rights, title, and interests in said premises, except that right to redeem as provided by law;
 - D. That the premises be sold for payment of the amount due to the Plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale;
 - E. That Defendants, Occupants, and all persons claiming under them, be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises during the pendency of this action;
 - F. That the Plaintiff may take all necessary steps to secure and winterize the subject property in the event it is abandoned by the Defendants and becomes unoccupied during the redemption period or until such time as this matter is concluded;
- and

G. That Plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 13th day of January, 2026

Respectfully submitted,



Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallelegal.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.

EXHIBIT "A"

East Town Management, LLC
\$216,500.00
June 30, 2022

COMMERCIAL PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned, East Town Management, LLC, a Wisconsin Limited Liability Company having an address at 1600 Longwood Avenue, Elm Grove, WI 53122 ("Maker"), promises to pay to the order of Lima One Capital, LLC, a Georgia Limited Liability Company at its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 ("Lender"), or at such other place as the holder hereof may designate, the principal sum of up to \$216,500.00 ("Principal Amount"), together with all taxes assessed upon this Note and together with any costs, expenses, and reasonable attorneys' fees incurred in the collection of this Note or in protecting, maintaining, or enforcing its security interest or any mortgage securing this Note or upon any litigation or controversy affecting this Note or the security given therefor, including, without limitation, proceedings under the Federal Bankruptcy Code and all other Expenses (as defined in the Mortgage) (all capitalized terms used herein but not defined herein shall have the meaning set forth in the Loan Agreement of even date hereof).

I. Payments. Principal and interest hereunder shall be payable as follows:

A. From the date hereof, interest on the Principal Amount of this Note shall accrue at the rate of 7.500% per annum, for the period from the date hereof (the "Closing Date") to and including June 30, 2022 and shall be payable at the closing of the Loan.

B. Maker shall pay interest on the Principal Amount for the period commencing on the Closing Date to and including June 30, 2022. Commencing on 08/10/2022, and on the 10th day of each month thereafter, until loan maturity, Maker shall make monthly payment of principal and interest on the Principal Amount, with said payments being in an amount amortized so that the Principal Amount is repaid by July 1, 2052 (the "Maturity Date"). The amount of each monthly installment of principal and interest shall be \$1,513.80. Maker acknowledges that it must repay the entire Principal Amount, together with all accrued and unpaid interest thereon, on the Maturity Date.

C. Interest on the Principal Amount, which shall continue to be paid until an Event of Default (as defined below) or full repayment of the Loan, whichever is earlier, shall be fixed as of the Closing Date at 7.500%.

D. If not sooner paid, the Principal Amount of this Note, together accrued interest and with all other sums due hereunder, shall be due and payable in full on the Maturity Date. It is understood and agreed by Maker that if sufficient payments of principal have not been made, a balloon payment will be due on the Maturity Date.

E. All payments received will be credited first to late charges and costs hereunder, then to interest accrued at the applicable interest rate hereinafter set forth, with the balance on account of principal.

F. At no time shall the interest rate exceed the maximum rate permitted by the usury statutes governing this Note, if any. If, by application of the above interest rate formula, the interest rate would exceed and violate such usury statutes, interest shall accrue at the maximum rate as contemplated in Section 16 below.

2. Closing and Loan Disbursement. The closing of the Loan and disbursement of the Loan proceeds will be made in accordance with the terms of the Loan Agreement of even date.

3. Security. This Note is secured by a first priority Commercial Mortgage(s) (the "Mortgage(s)") on those certain parcel(s) of real property known as 2963 N 36th Street, Milwaukee, WI 53210, 3920 N 22nd Street, Milwaukee, WI 53206, and 1970 S 15th Street, Milwaukee, WI 53204 being more specifically described in the Loan Agreement and Mortgage(s).

4. Default. If any of the following events occur (which is an "Event of Default"), Lender may declare the entire outstanding principal balance hereof, together with any other amounts that Maker owes to Lender, to be immediately due and payable:

- a. Maker fails to pay any installment of principal and/or interest or any other charges due under this Note within ten (10) days after the same becomes due and payable;
- b. Maker defaults in any other obligations, liabilities, or indebtedness with Lender (whether now existing or hereafter arising); set forth in the Loan Agreement, Mortgage(s), Assignment(s) of Leases and Rents or other Loan Documents;
- c. Maker sells, leases, or otherwise disposes of all or substantially all of its property, assets, or business in violation of the Mortgage and Loan Documents, or if Maker ceases any of its business operations, dissolves, or commences reorganization;
- d. Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets;
- e. Maker files or becomes the subject of a petition in Bankruptcy or upon the commencement of any proceeding or action under any Bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Maker, provided, however, that Maker shall have sixty (60) days from the filing of any involuntary petition in Bankruptcy to have the same discharged and dismissed;
- f. Upon the failure by Maker to observe or perform, or upon default in, any covenants, agreements, or provisions in the Mortgage, Loan Agreement or in any other instrument, document, or agreement, executed and/or delivered in connection herewith or therewith;
- g. Any representation or statement made herein or any other representation or statement made or furnished to Lender by Maker was materially incorrect or misleading at the time it was made or furnished;
- h. In the event of any material adverse change in the financial condition of Maker or any guarantor of the loan; or
- i. The death of any individual obligated for all or any portion of Borrower's obligations under the Loan unless Lender has been provided with a replacement obligor satisfactory to Lender in Lender's sole, non-reviewable judgment within ninety (90) days of the individual's death.

5. Default Rate. After the occurrence of an Event of Default (whether or not the Loan has been accelerated), interest will accrue at the lesser of (i) 18% per annum or (ii) the Maximum Rate (as defined in Section 16 below) allowed by applicable law. Interest will continue to accrue at the default rate after judgment until the Note is paid in full.

6. Leasing Covenant. As of the Closing Date, each Mortgaged Property shall be either (a) leased by Borrower to and occupied by an Eligible Tenant pursuant to an Eligible Lease that is in full force and effect and is not in default in any material respect or (b) in lease ready condition, meaning that the Mortgaged Properties have been cleaned, no renovations or repairs to the Mortgaged Properties are needed and the Mortgaged Properties is immediately available to be leased to an Eligible Tenant (as further set forth and defined in Section 2.12 of the Loan Agreement).

7. Prepayment. If the prepayment is made on or prior to the eighty-fourth (84th) Payment Date, other than with respect to a prepayment required by Complete Condemnation, Partial Condemnation and Casualty as defined in the Mortgage, a prepayment premium (the Prepayment Premium) shall be paid in an amount equal to (i) five percent (5%) of the principal amount prepaid if the date of prepayment is after the Closing Date through and including the twenty-fourth (24th) Payment Date, (ii) four percent (4%) of the principal amount prepaid if the date of prepayment is after the twenty-fourth (24th) Payment Date through and including the forty-eighth (48th) Payment Date, (iii) three percent (3%) of the principal amount prepaid if the date of prepayment is after the forty-eighth (48th) Payment Date through and including the sixtieth (60th) Payment Date, (iv) two percent (2%) of the principal amount prepaid if the date of prepayment is after the sixtieth (60th) Payment Date through and including the seventy-second (72nd) Payment Date, and (v) one percent (1%) of the principal amount prepaid if the date of prepayment is after the seventy-second (72nd) Payment Date through and including the eighty-fourth (84th) Payment Date.

8. Late Charge. It is further agreed that the holder hereof may collect a late charge equal to five percent (5%) of any payment required hereunder including without limitation the final payment, or any other payment required under any security agreement, mortgage, or any other instrument, document, or agreement executed and/or delivered in connection herewith which is not paid within ten (10) days of the due date thereof. This late charge is to cover the extra expenses involved in handling delinquent payments and is not to be construed to cover other costs and attorneys' fees incurred in any action to collect this Note or to foreclose the mortgage securing the same. This provision shall not affect or limit the holder's rights or remedies with respect to any Event of Default.

9. Lien/Set Off. Maker hereby gives the holder hereof a lien and right of set off for all of Maker's liabilities to the holder hereof or Lender upon and against all deposits, credits, and other property of Maker now or hereafter in the possession or control of the holder hereof, or in transit to it, excepting however, funds held in trust by Maker. All payments shall be made in lawful currency of the United States of America in immediately available funds, without abatement, counterclaim, or set-off, and free and clear of, and without any deduction or withholding for, any taxes or other matters.

10. Purpose of Loan. Maker represents and warrants that the proceeds of this Note are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Maker acknowledges that Lender is making this loan to Maker in reliance upon the above representation by Maker. The above representation by Maker will survive the closing of this loan and repayment of amounts due to Lender hereunder.

11. Other Obligations. To the extent that the outstanding balance of this Note is reduced or paid in full by reason of any payment to Lender by an accommodation maker, endorser, or guarantor, and all or any part of such payment is rescinded, avoided, or recovered from Lender for any reason whatsoever, including, without limitation, any proceedings in connection with the insolvency, bankruptcy, or reorganization of the accommodation maker, endorser, or guarantor, the amount of such rescinded, avoided, or returned payment shall be added to or, in the event this Note has been previously paid in full, shall revive the principal balance of this Note upon which interest may be charged at the applicable rate set forth in this Note and shall be considered part of the outstanding balance of this Note and all terms and provisions herein shall thereafter apply to the same.

12. WAIVER. MAKER (AND EACH AND EVERY ENDORSER, GUARANTOR, AND SURETY OF THIS NOTE) ACKNOWLEDGES THAT THE LOAN EVIDENCED BY THIS NOTE IS A COMMERCIAL TRANSACTION, AND HEREBY VOLUNTARILY AND KNOWINGLY WAIVES THE RIGHT TO NOTICE AND HEARING UNDER APPLICABLE South Carolina GENERAL STATUTES, OR ANY SUCCESSOR STATUTE OF SIMILAR IMPORT, WITH RESPECT TO ANY PREJUDGMENT REMEDY AS DEFINED THEREIN, AND FURTHER WAIVES DILIGENCE, DEMAND, PRESENTMENT FOR PAYMENT, NOTICE OF NONPAYMENT, PROTEST AND NOTICE OF PROTEST AND NOTICE OF ANY RENEWALS OR EXTENSIONS OF THIS NOTE, AND ALL RIGHTS UNDER ANY STATUTE OF LIMITATIONS, AND AGREES THAT THE TIME FOR PAYMENT OF THIS NOTE MAY BE CHANGED AND

Promissory Note

Loan # [REDACTED]

EXTENDED AS PROVIDED IN SAID MORTGAGE OR ANY SECURITY AGREEMENT, WITHOUT IMPAIRING MAKER'S LIABILITY THEREON, AND FURTHER CONSENTS TO THE RELEASE OF ALL OR ANY PART OF THE SECURITY FOR THE PAYMENT HEREOF, OR THE RELEASE OF ANY PARTY LIABLE FOR THIS OBLIGATION WITHOUT AFFECTING THE LIABILITY OF THE OTHER PARTIES HERETO. ANY DELAY ON THE PART OF THE HOLDER HEREOF IN EXERCISING ANY RIGHT HEREUNDER SHALL NOT OPERATE AS A WAIVER OF ANY SUCH RIGHT, AND ANY WAIVER GRANTED FOR ONE OCCASION SHALL NOT OPERATE AS A WAIVER IN THE EVENT OF ANY SUBSEQUENT DEFAULT. MAKER FURTHER WAIVES TRIAL BY JURY AND ACKNOWLEDGES THAT IT MAKES THIS WAIVER KNOWINGLY, VOLUNTARILY, AND ONLY AFTER CONSIDERATION OF THE RAMIFICATIONS OF THE WAIVER BY ITS ATTORNEY.

13. Binding Effect. This Note shall be binding on Maker, its successors and assigns and shall inure to the benefit of Lender, any holder hereof, its successors and assigns.

14. Governing Law. This Note shall be governed by, and construed in accordance with, the laws of the State of South Carolina. The Maker acknowledges and agrees that the transaction evidenced by this Note was negotiated and accepted in the State of South Carolina and the performance of the obligations hereunder shall be deemed to be performed in the State of South Carolina.

15. Joint and Several. Should this Note be signed by more than one Maker, references in this Note to Maker in the singular shall include the plural and all obligations herein contained shall be joint and several of each signer hereof.

16. Maximum Rate. Notwithstanding anything to the contrary contained herein, under no circumstances shall the aggregate amount paid or agreed to be paid hereunder exceed the highest lawful rate permitted under applicable usury law (the "Maximum Rate") and the payment obligations of Maker under this Note are hereby limited accordingly. If under any circumstances, whether by reason of advancement or acceleration of the maturity of the unpaid principal balance hereof or otherwise, the aggregate amounts paid on this Note shall include amounts which by law are deemed interest and which would exceed the Maximum Rate, Maker stipulates that payment and collection of such excess amounts shall have been and will be deemed to have been the result of a mistake on the part of both Maker and the holder of this Note, and the party receiving such excess payments shall promptly credit such excess (to the extent only of such payments in excess of the Maximum Rate) against the unpaid principal balance hereof and any portion of such excess payments not capable of being so credited shall be refunded to Maker.

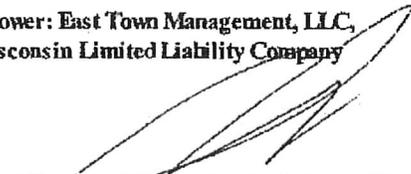
17. Rights Cumulative. The rights and remedies of Lender shall be cumulative and not in the alternative, and shall include all rights and remedies granted herein, in any document referred to herein or executed and/or delivered in connection herewith, and under all applicable laws, and the exercise of any one or more of them will not be a waiver of any other.

18. Severability. If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable by a court of appropriate jurisdiction, the validity and enforceability of the remainder shall not be affected thereby and each such term, clause, or provision shall be valid and enforceable to the fullest extent permitted by law.

[Signatures Commence on Next Page]

IN WITNESS WHEREOF, the undersigned have executed this Commercial Promissory Note on June 30, 2022.

Borrower: East Town Management, LLC,
a Wisconsin Limited Liability Company


By: Christopher E. Knight, Member

State of WI
County of Waukesha

On this, the 30 of June 2022 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]




Notary Public
Tammy Kloehn
Print Name
10/19/22
My Commission Expires

EXHIBIT "B"

DOC # 11262353

RECORDED

07/05/2022 11:05 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

This document has been electronically recorded and returned to the submitter.

COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

Document Number

Document Name

Recording Area

Name and Return Address

First American Mtg Solutions

c/o Lima One

MS: 148-C

1795 International Way

Idaho Falls ID 83402

308-0710-000; 270-1814-000; 469-0456-000

Parcel Identification Number (PIN)

LICENSE TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM, INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter. [Enter Data]
WRDS Rev. 12/22/2010

Doc Yr: 2022 Doc# 11262353 Page# 1 of 23

After Recording Return to:

East Town Management, LLC

\$216,500.00

June 30, 2022

First American Mortgage Solutions
C/O Lima One
MS: 148-C
1795 International Way
Idaho Falls, ID 83402

COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS that East Town Management, LLC, a Wisconsin Limited Liability Company having an office at 1600 Longwood Avenue, Elm Grove, WI 53122 ("Mortgagor" or "Borrower", as the case maybe), for the consideration of \$216,500.00 and other good and valuable consideration, received to its full satisfaction from Lima One Capital, LLC, a Georgia Limited Liability Company with its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 ("Mortgagee" or "Lender", as the case maybe) does hereby give, grant, bargain, sell, and confirm unto the said Mortgagee, its successors and assigns forever, the following:

- (A) All right, title and interest in and to each of those premises more particularly described in SCHEDULE 1 (collectively, the "Premises") which is attached hereto and made a part hereof;
- (B) TOGETHER WITH (1) all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Premises, and (2) all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of Mortgagor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements");
- (C) TOGETHER WITH (1) all estate, right, title and interest of Mortgagor, of whatever character, whether now owned or hereafter acquired, in and to (a) all streets, roads and public places, open or proposed, in front of or adjoining the Premises, and the land lying in the bed of such streets, roads and public places, and (b) all other sidewalks, alleys, ways, passages, strips and gores of land adjoining or used or intended to be used in connection with any of the property described in paragraphs (A) and (B) hereof, or any part thereof; and (2) all water courses, water rights, easements, rights-of-way and rights of use or passage, public or private, and all estates, interest, benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas and subsurface rights), privileges, licenses, profits, rents, royalties, tenements, hereditaments, reversions and subreversions, remainders and subremainders, and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property described in paragraphs (A) and (B) hereof, or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor; and
- (D) TOGETHER WITH (a) all estate, right, title and interest of Mortgagor of, in and to all judgments, receipts, insurance proceeds, awards of damages and settlements hereafter made resulting from condemnation

Loan # [REDACTED]



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LICENSED TO VISIT

proceedings or the taking of the property described in paragraphs (A), (B) and (C) hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in paragraphs (A), (B) or (C) hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in paragraphs (A), (B) or (C) hereof, or any part thereof; and Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquittances therefor, and (if it so elects) to apply the same, after deducting therefrom any expenses incurred by Mortgagee in the collection and handling thereof, toward the payment of the indebtedness and other sums secured hereby, notwithstanding the fact that the amount owing thereon may not then be due and payable; and (b) all contract rights, general intangibles, governmental permits, licenses and approvals, actions and rights in action, including without limitation all rights to insurance proceeds and unearned premiums, arising from or relating to the property described in paragraphs (A), (B) and (C) above; and (c) all proceeds, products, replacements additions, substitutions, renewals and accessions of and to the property described in paragraphs (A), (B) and (C).

All of the property described in paragraphs (A), (B), (C) and (D) above, and each item of property therein described, is herein referred to as the "Mortgaged Property" or "Mortgaged Properties", as the case may be.

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereof, unto it, the said Mortgagee, its successors and assigns forever, to it and their own proper use and behoof. And also, the said Mortgagor does for itself, its successors and assigns, covenant with the said Mortgagee, its successors and assigns, that at and until the ensembling of these presents, they are well seized of the Premises as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free and clear of all encumbrances whatsoever.

AND FURTHERMORE, Mortgagor does by these presents bind itself, its legal representatives and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained Mortgaged Property to Mortgagee, its successors and assigns, against all claims and demands whatsoever.

THE CONDITION OF THIS MORTGAGE IS SUCH THAT:

WHEREAS, Mortgagor is indebted to Mortgagee by virtue of a commercial loan transaction (the "Loan") in the sum of \$216,500.00 as evidenced by (1) a certain Commercial Promissory Note in the principal amount of \$216,500.00 (as same may be amended, restated, or modified from time to time, the "Note") dated June 30th, 2022 executed by Mortgagor and delivered to Mortgagee, with all amounts remaining unpaid thereon being finally due and payable on July 1, 2052, subject to that certain Loan Agreement (as same may be amended, restated, or modified from time to time, "Loan Agreement") of even date herewith;

WHEREAS, the terms and repayment of such obligations of the Mortgagor are set forth in the Note; WHEREAS,

Mortgagee has agreed to provide financing for each of the Premises referenced in Schedule 1 and

WHEREAS, Mortgagor has agreed to grant Mortgagee a mortgage on each of the Premises as collateral for the refinancing of the premises referenced in Schedule 1 and

WHEREAS, Mortgagor intends to lease each of the Mortgaged Properties to Eligible Tenants pursuant to Eligible Leases.

WHEREAS, Mortgagee has agreed to make the Loan to Mortgagor, in the amount of \$216,500.00.

WHEREAS, Mortgagor represents and warrants that it has full power and authority to execute and deliver the Note, this Mortgage, and all other documents, agreements and instruments required of it by Mortgagee in connection with the making of the Loan (the Note, this Mortgage, Loan Agreement and all such other documents, agreements and instruments executed and delivered by Mortgagor in connection with the Loan being sometimes collectively referred to herein as the "Loan Documents" (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement)).

Loan # [REDACTED]

NOW, THEREFORE, Mortgagor hereby covenants and agrees with Mortgagee as follows:

ARTICLE ONE: COVENANTS OF MORTGAGOR

1.01 Performance of Loan Documents. Mortgagor shall cause to be performed, observed and complied with all provisions hereof of the Note and each of the Loan Documents, and will promptly pay to Mortgagee the principal, with interest thereon, and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of the Loan Documents when payment shall become due (the entire principal amount of the Note, all accrued interest thereon and all obligations and indebtedness thereunder and hereunder and under all of the Loan Documents described being referred to herein as the "Indebtedness").

1.02 General Representations, Covenants and Warranties. Mortgagor represents and covenants that (a) Mortgagor is now able to meet its debts as they mature, the fair market value of its assets exceeds its liabilities and no bankruptcy or insolvency case or proceeding is pending or contemplated by or against Mortgagor; (b) all reports, statements and other data furnished by Mortgagor to Mortgagee in connection with the Loan are true, correct and complete in all material respects and do not omit to state any fact or circumstance necessary to make the statements contained therein not misleading; (c) this Mortgage, the Note and all other Loan Documents are legal, valid and binding obligations of Mortgagor enforceable in accordance with their respective terms and the execution and delivery thereof do not contravene any contract or agreement to which Mortgagor is a party or by which Mortgagor may be bound and do not contravene any law, order, decree, rule or regulation to which Mortgagor is subject; (d) there are no actions, suits or proceedings pending, or to the knowledge of Mortgagor threatened, against or affecting Mortgagor or any part of the Mortgaged Property; (e) all costs arising from construction of any improvements and the purchase of all equipment located on the Mortgaged Property which have been incurred prior to the date of this Mortgage have been paid; (f) the Mortgaged Property has frontage on, and direct access for, ingress and egress to the street(s) described in any survey submitted to Mortgagee; (g) electric, sewer, water facilities and any other necessary utilities are, or will be, available in sufficient capacity to service the Mortgaged Property satisfactorily during the term of the Note, and any easements necessary to the furnishing of such utility service by Mortgagor have been or will be obtained and duly recorded (evidence satisfactory to Mortgagee that all utility services required for the use, occupancy and operations of the Mortgaged Property shall be provided to Mortgagee immediately upon Mortgagee's request); (h) there has not been, is not presently and will not in the future be any activity conducted by Mortgagor or any tenant at or upon any part of the Mortgaged Property that has given or will give rise to the imposition of a lien on any part of the Mortgaged Property; (i) Mortgagor is not in default under the terms of any instrument evidencing or securing any indebtedness of Mortgagor, and there has occurred no event which would, if uncured or uncorrected, constitute a default under any such instrument with the giving of notice, or the passage of time or both; and (j) Mortgagee has legal capacity to enter into the Loan and to execute and deliver the Loan Documents, and the Loan Documents have been duly and properly executed on behalf of Mortgagee.

1.03 Compliance with Laws; Permits; Notice. Mortgagor covenants and warrants that the Mortgaged Property presently complies with and shall continue to comply with all applicable restrictive covenants, applicable zoning, wetlands and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, statutes, rules, ordinances, codes, and regulations, and Mortgagor has not received any notice that the Mortgaged Property is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations. If Mortgagor receives notice from any federal, state or other governmental body that it is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations, Mortgagor shall provide Mortgagee with a copy of such notice promptly. Mortgagor agrees to comply with all federal, state and municipal local laws, statutes, rules, ordinances, codes and regulations in connection with the Mortgaged Property. Mortgagor has obtained all licenses, permits, authorizations, consents and approvals necessary for the legal occupancy of the Mortgaged Property, and all such licenses, permits, authorizations, consents and approvals are in full force and effect and all appeal periods have expired. Unless required by applicable law or unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the nature of the occupancy for which the Premises were intended at the time this Mortgage was executed. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Mortgagee's prior written consent. Mortgagor warrants and represents that its use, and the use by any of its tenants, of the Mortgaged Property is in accordance and compliance with the terms and conditions of any and all rules, regulations, and laws that may be applicable to the Mortgaged Property, including, without limitation, all federal, state and local laws, ordinances, rules and regulations regarding hazardous and toxic materials and that Mortgagor shall maintain and continue such compliance and shall require and

ensure its tenants' compliance with the same. Mortgagor shall maintain or shall cause their agent to maintain in its possession, available for the inspection of the Mortgagee, and shall deliver to the Mortgagee, upon three (3) business days' request, evidence of compliance with all such requirements. Mortgagor hereby indemnifies and holds Mortgagee free of and harmless from and against any and all claims, demands, damages or liabilities that Mortgagee may incur with regard thereto.

1.04 Taxes and Other Charges.

1.04.1 Impositions. Subject to the provisions of this Section 1.04, Mortgagor shall pay, at least five (5) days before the date due, all real estate taxes, personal property taxes, assessments, water and sewer rates and charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises, and all other governmental levies and charges (collectively, the "Impositions") of every kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Mortgaged Property or any part thereof, or which shall become payable with respect thereto. Mortgagor shall deliver to Mortgagee, within twenty (20) days (after the due date of each payment in connection with the Impositions or any assessment for local improvements ("Assessment")), the original or a true Photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to Mortgagee.

1.04.2 Insurance.

(a) Mortgagor shall keep all buildings erected on or to be erected on the Mortgaged Property insured against loss by fire and such other hazards as the Mortgagee may require and Mortgagor shall obtain and maintain insurance with respect to other insurable risks and coverage relating to the Mortgaged Property including, without limitation, fire, builder's risk, worker's compensation, physical damages, loss of rentals or business interruption, earthquake (if applicable), and liability insurance, all such insurance to be in such sums and upon such terms and conditions as Mortgagee reasonably may require, with loss proceeds by the terms of such policies made payable to the Mortgagee as its interest may appear. Mortgagor covenants that all insurance premiums shall be paid not later than fifteen (15) days prior to the date on which such policy could be cancelled for non-payment. If, to Mortgagor's knowledge, any portion of the Mortgaged Property is in an area identified by any federal governmental authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of the Federal Insurance Administration is in effect with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Mortgaged Property, and (3) the maximum amount of insurance available under the Flood Disaster Protection Act of 1973, as amended. All such insurance policies (collectively, the "hazard insurance policy") shall contain a standard mortgagee clause naming the Mortgagee and its successors and assigns as beneficiary, and may not be reduced, terminated, or canceled without thirty (30) days' prior written notice to the Mortgagee.

(b) Such insurance companies shall be duly qualified as such under the laws of the states in which the Mortgaged Property is located, duly authorized and licensed in such states to transact the applicable insurance business and to write the insurance provided, and companies whose claims paying ability is rated in the two highest rating categories by A.M. Best with respect to hazard and flood insurance. Such insurance shall be in amounts not less than the greater of: (i) the outstanding principal balance of the Loan, or (ii) the amount necessary to avoid the operation of any co-insurance provisions with respect to the Premises.

(c) All such policies shall provide for a minimum of thirty (30) days prior written cancellation notice to Mortgagee. Mortgagee, upon its request to Mortgagor, shall have the custody of all such policies and all other policies which may be procured insuring said Mortgaged Property, the same to be delivered, to Mortgagee at its office and all renewal policies to be delivered and premiums paid to Mortgagee at its office at least twenty (20) days before the expiration of the old policies; and Mortgagor agrees that upon failure to maintain the insurance as above stipulated of to deliver said renewal policies as aforesaid, or to pay the premiums therefor, Mortgagee may, without obligation to do so, procure such insurance and pay the premiums therefor and all sums so expended shall immediately be paid by Mortgagor and unless so paid, shall be deemed part of the debt secured hereby and shall bear interest at the rate set forth in the Note, and thereupon the entire principal sum unpaid, including such sums as have been paid for premiums

Loan # [REDACTED]

of insurance as aforesaid, and any and all other sums which shall be payable hereunder shall become due and payable, forthwith at the option of Mortgagee, anything herein contained to the contrary notwithstanding. In case of loss and payment by any insurance company, the amount of insurance money shall be applied either to the indebtedness secured hereby, or in rebuilding and restoring the damaged property, as Mortgagee may elect.

(d) Mortgagor has not engaged in and shall not engage in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including, without limitation, no unlawful fee, commission, kickback, or other unlawful compensation or value of any kind has been or will be received, retained, or realized by any attorney, firm, or other person, and no such unlawful items have been received, retained, or realized by Mortgagor.

(e) No action, inaction, or event has occurred and no state of facts exists or has existed that has resulted or will result in the exclusion from, denial of, or defense to coverage under any applicable special hazard insurance policy or bankruptcy bond, irrespective of the cause of such failure of coverage.

1.04.3 Deposits for Impositions and Insurance. Notwithstanding anything to the contrary contained in any of the Loan Documents, Mortgagor shall deposit with Mortgagee on the first day of each month an amount equal to one twelfth (1/12th) of the sum of: (i) the aggregate annual payments for the Impositions; (ii) the annual insurance premiums on the policies of insurance required to be obtained and kept in force by Mortgagor under this Mortgage; and (iii) all other periodic charges (other than interest and principal under the Note) arising out of the ownership of the Mortgaged Property or any portion thereof which are or with notice or the passage of time or both will become a lien against the Mortgaged Property or any part thereof (i), (ii), and (iii), collectively, the "Annual Payments"). Such sums will not bear interest and are subject to adjustment or additional payments in order to assure Mortgagee that it will have the full amount of any payment on hand at least one (1) month prior to its due date. Mortgagee shall hold said sums in escrow to pay said Annual Payments in the manner and to the extent permitted by law when the same become due and payable. Notwithstanding anything herein to the contrary, however, such deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of Mortgagee. If the total payments made by Mortgagor to Mortgagee, on account of said Annual Payments up to the time when the same become due and payable, shall exceed the amount of payment for said Annual Payments actually made by Mortgagee, such excess shall be credited by Mortgagee against the next payment or payments due from Mortgagor to Mortgagee on account of said Annual Payments. If, however, said payments made by Mortgagor shall not be sufficient to pay said Annual Payments when the same become due and payable, Mortgagor agrees to promptly pay to Mortgagee the amount necessary to make up any deficiency. In case of default in the performance of any of the agreements or provisions contained in the Note, Mortgagee may, at its option, at any time after such default, apply the balance remaining of the sums accumulated, as a credit against the principal or interest of the mortgage indebtedness, or both.

1.04.4 Late Charge. Mortgagee may collect a "late charge" in accordance with Section 8 of the Note. This provision shall not affect or limit the holder's rights, or remedies with respect to any Event of Default.

1.04.5 Proof of Payment. Upon request of Mortgagee, Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of any payment required in this Section 1.04, proof of payment satisfactory to Mortgagee.

1.05 Condemnation. Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of, any damage or taking through condemnation, eminent domain or the like, and Mortgagee is hereby authorized, at its option, to commence, appear in and prosecute in its own or Mortgagor's name any action or proceeding relating to any such condemnation, taking or the like and to settle or compromise any claim in connection therewith.

1.06 Care of Mortgaged Property; Demolition and Alteration. Mortgagor shall maintain the Mortgaged Property in good condition and repair, shall not commit or suffer any waste of the Mortgaged Property, and shall comply with or cause to be complied with, all statutes, laws, rules, ordinances and requirements of any governmental authority relating to the Mortgaged Property; and Mortgagor shall promptly repair, restore, replace or rebuild any part of the Mortgaged Property now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to in Section

Loan [REDACTED]

1.05. Mortgagor shall not otherwise change, alter, or repair in any material way any portion of the Premises without the consent of Lender in each circumstance; and Mortgagor shall not initiate, join in, or consent to any change in any private restrictive covenants, or private restrictions, limiting or defining the uses which may be made of the Mortgaged Property or any part thereof, without the written consent of Mortgagee. Mortgagor agrees that no building or other property now or hereafter covered by the lien of this Mortgage shall be removed, demolished, or materially altered, without the prior written consent of Mortgagee, except that Mortgagor shall have the right, without such consent, to remove and dispose of, free from the lien of this Mortgage, such equipment as from time to time may become worn out or obsolete, provided that simultaneously with or prior to such removal any such equipment shall be replaced with other equipment of value at least equal to that of the replaced equipment and free from any title retention or security agreement or other encumbrance, and by such removal and replacement Mortgagor shall be deemed to have subjected such equipment to the lien of this Mortgage.

1.07 Transfer and Encumbrance of Mortgaged Property.

(a) Mortgagor shall not sell, convey, transfer, suffer any type of change in title or ownership, lease, assign or further encumber any interest in any part of the Mortgaged Property, without the prior written consent of Mortgagee. Any such sale, conveyance, transfer, pledge, lease, assignment or encumbrance made without Mortgagee's prior written consent shall be null and void and shall constitute a default hereunder. Mortgagor shall not, without the prior written consent of Mortgagee, permit any further assignment of the rents, royalties, issues, revenues, income, profits or other benefits from the Mortgaged Property, or any part thereof, and any such assignment without the prior written consent of Mortgagee shall be null and void and shall constitute a default hereunder. Mortgagor agrees that in the event the ownership of the Mortgaged Property or any part thereof is permitted by Mortgagee to be vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal in any way with such successor or successors in interest with reference to this Mortgage and the Note and other sums hereby secured without in any way vitiating or discharging Mortgagor's liability hereunder upon the Note and other sums hereby secured. No sale of the Mortgaged Property and no forbearance to any person with respect to this Mortgage and no extension to any person of the time for payment of the Note and other sums hereby secured given by Mortgagee shall operate to release, discharge, modify, change or affect the original liability of Mortgagor either in whole or in part.

(b) If Mortgagor shall sell, convey, assign or transfer all or any part of the Mortgaged Property or any interest therein or any beneficial interest in Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, without demand, presentment, protest, notice of protest, notice of intent to accelerate, notice of acceleration or other notice, or any other action, all of which are hereby waived by Mortgagor and all other parties obligated in any manner on the Indebtedness, declare the Indebtedness to be immediately due and payable, which option may be exercised at any time following such sale, conveyance, assignment, lease or transfer, and upon such declaration the entire unpaid balance of the Indebtedness shall be immediately due and payable.

(c) Mortgagor shall keep the Mortgaged Property free from mechanics' liens, materialmen's liens and encumbrances. If any prohibited lien or encumbrance is filed against the Mortgaged Property, Mortgagor shall cause the same to be removed and discharged of record within thirty (30) days after the date of filing thereof.

(d) Mortgagor shall not directly or indirectly allow subordinate financing on the Premises without Mortgagee's consent in its sole discretion. If Mortgagee consents to such subordinate financing, then, in each circumstance Mortgagor shall obtain, upon request by Mortgagee, from all persons hereafter having or acquiring any interest in or encumbrance on the Mortgaged Property or the said equipment or accessions, a writing duly acknowledged, and stating the nature and extent of such interest or encumbrance and that the same is subordinate to this Mortgage and no offsets or defenses exist in favor thereof against this Mortgage or the Note hereby secured, and deliver such writing to Mortgagee.

(e) Mortgagor shall not Lease the Mortgaged Property or any part thereof, except in compliance with the Loan Agreement, without the consent of Mortgagee in its sole discretion.

1.08 Further Assurances. At any time and from time to time upon Mortgagee's request, Mortgagor shall make, execute and deliver, or cause to be made, executed and delivered, to Mortgagee and, where appropriate, shall cause to be recorded or filed, and from time to time thereafter to be re-recorded and refiled, at such time and in such offices and

Loan # [REDACTED]

places as shall be deemed desirable by Mortgagee, any and all such further mortgages, instruments of further assurance, certificates and such other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete or perfect, or to continue and preserve, the obligations of Mortgagor under the Note and this Mortgage, the lien of this Mortgage as a lien upon all of the Mortgaged Property, and unto all and every person or persons deriving any estate, right, title or interest under this Mortgage. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints Mortgagee the agent and attorney-in-fact of Mortgagor to do so.

1.09 Uniform Commercial Code Security Agreement and Fixture Filing. This Mortgage is intended to be a security agreement and fixture filing which is to be filed for record in the real estate records pursuant to the Uniform Commercial Code in effect from time to time in the State of Wisconsin for any of the goods specified above in this Mortgage as part of the Mortgaged Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code and Mortgagor hereby agrees to execute and deliver any additional financing statements covering said goods from time to time and in such form as Mortgagee may require to perfect a security interest with respect to said goods. Mortgagor shall pay all costs of filing such financing statements and renewals and releases thereof and shall pay all reasonable costs and expenses of any record searches for financing statements which Mortgagee may reasonably require. Without the prior written consent of Mortgagee, Mortgagor shall not create or suffer to be created, pursuant to the Uniform Commercial Code, any other security interest in said goods, including replacements and additions thereto. Upon Mortgagor's breach of any covenant or agreement of Mortgagor contained in this Mortgage, including the covenants to pay when due all sums secured by this Mortgage, Mortgagee shall have the remedies of a secured party under the Uniform Commercial Code and, at Mortgagee's option, may also invoke the remedies permitted by applicable law as to such goods.

AS IT IS RELATED HERETO:

DEBTOR IS: East Town Management, LLC
1600 Longwood Avenue, Elm Grove, WI 53122

SECURED PARTY IS: Lima One Capital, LLC
201 East McBee Avenue Suite 300, Greenville, SC 29601

Mortgagor represents, covenants, and warrants that as of the date hereof as follows: Mortgagor's full, correct, and exact legal name is set forth immediately above in this Section 1.09. Mortgagor is an organization of the type and is incorporated in, organized, or formed under the laws of the state specified in the introductory paragraph to this Mortgage. In the event of any change in name or identity of Mortgagor, Mortgagor hereby authorizes Mortgagee to file such Uniform Commercial Code forms as are necessary to maintain the priority of Mortgagee's lien upon the Mortgaged Property which may be deemed personal property or fixtures, including future replacement thereof, which serves as collateral under this Mortgage.

1.10 Lease Covenants. Each and every covenant on the part of Mortgagor contained in any assignment of lessor's interest in leases or any assignment of rents, royalties, issues, revenues, profits, income or other benefits made collateral hereto is made an obligation of Mortgagor hereunder as if fully set forth herein.

1.11 After-Acquired Property. To the extent permitted by and subject to applicable law, the lien of this Mortgage will automatically attach, without further act, to all after-acquired property located in, on, or attached to, or used, or intended to be used, in connection with, or with the renovation of, the Mortgaged Property or any part thereof;

Loan # [REDACTED]

provided, however, that, upon request of Mortgagee, Mortgagor shall execute and deliver such instrument or instruments as shall reasonably be requested by Mortgagee to confirm such lien, and Mortgagor hereby appoints Mortgagee its attorney-in-fact to execute all such instruments, which power is coupled with an interest and is irrevocable.

1.12 Expenses. Unless otherwise agreed in writing, Mortgagor will pay when due and payable all appraisal fees, recording fees, taxes, brokerage fees and commissions, abstract fees, title policy fees, escrow fees, attorneys' fees, court costs, fees of inspecting architect(s) and engineer(s) and all other costs and expenses of every character which have been incurred or which may hereafter be incurred by Mortgagee in connection with: (a) the preparation and execution of the Loan Documents or in connection with the Extension Option; (b) the funding of the Loan; (c) in the event an Event of Default occurs hereunder or under the Note or any of the Loan Documents, all costs, fees and expenses, including, without limitation, all reasonable attorneys' fees in connection with the enforcement under the Note or foreclosure under this Mortgage, preparation for enforcement of this Mortgage or any other Loan Documents, whether or not suit or other action is actually commenced or undertaken; (d) enforcement of this Mortgage or any other Loan Documents; (e) court or administrative proceedings of any kind to which Mortgagee may be a party, either as plaintiff or defendant, by reason of the Note, the Mortgage or any other Loan Documents; (f) preparation for and actions taken in connection with Mortgagee's taking possession of the Mortgaged Property; (g) negotiations with Mortgagor, its beneficiary, or any of its agents in connection with the existence or cure of any Event of Default or default; (h) any proposed refinancing by Mortgagor or any other person or entity of the debt secured hereby; (i) the transfer of the Mortgaged Property in lieu of foreclosure; (j) inspection of the Mortgaged Property pursuant to Section 1.15; (k) the approval by Mortgagee of actions taken or proposed to be taken by Mortgagor, its beneficiary, or other person or entity which approval is required by the terms of this Mortgage or any other of the Loan Document. (l) out-of-pocket costs of Mortgaged Property inspections and condition reports following an Event of Default or in connection with the Restoration or repair of the Mortgaged Property; (m) taking control of and managing the Mortgaged Properties and collecting Rents and Other Receipts after an Event of Default, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, Property Taxes and Other Charges on the Mortgaged Properties; (n) all special servicing fees, "work-out" fees, liquidation fees and other fees payable to any special servicer in connection with a Default, an Event of Default, an acknowledgment by Borrower that the Loan is likely to go into default, or any refinancing, restructuring, "work-out", or modification of any Obligations or the Loan; (o) related to any Event of Bankruptcy of any Relevant Party and related ancillary proceedings and appeals and (p) all third party servicing cost and fees which are customarily charged by servicers (other than monthly servicing fees charged by servicer), (collectively, all of the foregoing, the "Expenses"). Mortgagor will, upon demand by Mortgagee, reimburse Mortgagee or any takeout lender for all Expenses which have been incurred or which shall be incurred by either of them, and will indemnify and hold harmless Mortgagee from and against, and reimburse it for, the Expenses and for all claims, demands, liabilities, losses, damages, judgments, penalties, costs and expenses (including, without limitation, attorneys' fees) which may be imposed upon, asserted against, or incurred or paid by it by reason of, on account of or in connection with any bodily injury or death or property damage occurring in or upon or in the vicinity of the Mortgaged Property through any cause whatsoever or asserted against it on account of any act performed or omitted to be performed hereunder or on account of any transaction arising out of or in any way connected with the Mortgaged Property, or with this Mortgage or the Indebtedness.

1.13 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

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1.14 Financial Statements, Books, and Records. Mortgagor will furnish to Mortgagee, within thirty (30) days after a request therefor, a detailed statement in writing, covering the period of time specified in such request, showing all income derived from the operation of the Mortgaged Property, and all disbursements made in connection therewith, and containing a list of the names of all tenants and occupants of the Mortgaged Property, the portion or portions of the Mortgaged Property occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the period covered by such leases or other agreements.

1.15 Inspection. Mortgagee, and any persons authorized by Mortgagee, shall have the right, at Mortgagee's option, to enter and inspect the premises during the fourth (4th) month and at all other reasonable times during the term of the Loan.

1.16 Loan to Value Covenant. If at any one or more time(s) during the term of the Note the then aggregate outstanding and committed principal amount of the Note, plus accrued interest and fees thereon, plus all amounts outstanding under any debts secured by prior liens on the Mortgaged Property, is greater than eighty percent (80%) of the value of the Mortgaged Property, as determined by Mortgagee based upon Mortgagee's review of any appraisal and such other factors as Mortgagee may deem appropriate, then Mortgagor shall within thirty (30) days following a request by Mortgagee, prepay the Note by an amount sufficient to cause the then outstanding principal amount of the Note, plus accrued interest and fees thereon, to be reduced to an amount equal to or less than eighty percent (80%) of the value of the Mortgaged Property. The inability of Mortgagor to reduce the principal balance of the Note within thirty (30) days following request by Mortgagee shall be, at Mortgagee's option, an Event of Default, hereunder.

ARTICLE TWO: DEFAULTS

2.01 Event of Default. The term "Event of Default" or "default" wherever used in this Mortgage, shall mean anyone or more of the following events: (a) failure by Mortgagor to pay any installment of principal and/or interest under the Note within ten (10) days after the same becomes due and payable; (b) failure by Mortgagor to observe or perform, or upon any default in, any other covenants, agreements or provisions herein, in the Note, in the Loan Agreement, or in any of the Loan Documents; (c) failure by Mortgagor to pay any Imposition, Assessment, other utility charges on or lien against the Mortgaged Property; (d) failure by Mortgagor to keep in force the insurance required in this Mortgage; (e) failure by Mortgagor to either deliver the policies of insurance described in this Mortgage or to pay the premiums for such insurance as provided herein; (f) failure by Mortgagor to pay any installments which may not then be due or delinquent, of any Assessment for local improvements for which an official bill has been issued by the appropriate authorities and which may now or hereafter affect the Mortgaged Property, and may be or become payable in installments; (g) the actual or threatened waste, removal or demolition of, or material alteration to, any part of the Mortgaged Property, except as permitted herein; (h) the vesting of title, or any sale, conveyance, transfer, leasing, assignment or further encumbrance in any manner whatsoever of any interest in the Mortgaged Property, or any part thereof, in or to anyone other than the present owner, or any change in title or ownership of the Mortgaged Property, or any part thereof, without the prior written consent of Mortgagee; (i) all or a material portion of the Mortgaged Property being taken through condemnation, eminent domain, or any other taking such that Mortgagee has reason to believe that the remaining portion of the Mortgaged Property is insufficient to satisfy the outstanding balance of the Note, or the value of the Mortgaged Property being impaired by condemnation, eminent domain or any other taking, (which term when used herein shall include, but not be limited to, any damage or taking by any governmental authority or any other authority authorized by the laws of any state or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily for a period in excess of thirty (30) days, or permanently; (j) the merger or dissolution of Mortgagor or the death of any guarantor of the Note ("Guarantor") unless Lender has been provided with a replacement Guarantor in accordance with Section 4.i. of the Note; (k) any representation or warranty of Mortgagor or Guarantor made herein or in any such guaranty or in any certificate, report, financial statement, or other instrument furnished in connection with the making of the Note, the Mortgage, or any such guaranty, shall prove false or misleading in any material respect; (l) Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets; (m) Mortgagor files, or becomes the subject of, a petition in bankruptcy, or upon the commencement of any proceeding or action under any bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Mortgagor, provided however, that Mortgagor shall have sixty (60) days from the filing of any involuntary petition in bankruptcy to have the same discharged and dismissed; (n) the Mortgaged Property becomes

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subject to (1) any tax lien which is superior to the lien of the Mortgage, other than a lien for local real estate taxes and assessments not due and payable or (2) any mechanic's, materialman's, or other lien which is, or is asserted to be, superior to the lien of the Mortgage and such lien shall remain undischarged for thirty (30) days, (o) Mortgagor fails to promptly cure any violations of laws or ordinances affecting or which may be interpreted to affect the Mortgaged Property; (p) in the event of any material adverse change in the financial condition of Mortgagor; or (q) any of the aforementioned events occur with respect to any Guarantor.

2.02 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

ARTICLE THREE: REMEDIES

In the event that an Event of Default or default shall have occurred, the remedies available to Mortgagee include, but are not limited to, any and all rights and remedies available hereunder, any and all rights and remedies available at law, in equity, or by statute. Without limiting the foregoing, the rights and remedies available to Mortgagee shall include, but not be limited to, any one or more of the following:

3.01 Acceleration of Maturity. If an Event of Default shall have occurred, Mortgagee may, at its option, declare without demand or notice all of the outstanding Indebtedness to be due and payable immediately, and upon such declaration such Indebtedness shall immediately become and be due and payable without demand or notice.

3.02 Mortgagee's Right to Enter and Take Possession. If an Event of Default shall have occurred, Mortgagor, upon demand on Mortgagee, shall forthwith surrender to Mortgagee the actual possession of the Mortgaged Property and Mortgagee itself, or by such officers or agents as it may appoint, may enter and take possession of the Mortgaged Property, collect and receive the rents and income therefrom, and to apply so much of said rents and income as may be required in the necessary expenses of running said Premises, including reasonable attorneys' fees, management agents' fees, and if the Mortgagee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, and to apply the balance of said rents and income to the payment of the amounts due upon said Note, or in payment of taxes assessed against the Premises, or both. And for this purpose, and in case of such default, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee the rents and income accruing from said Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Mortgagee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Mortgagee may have hereunder.

3.03 Receiver. If an Event of Default shall have occurred, Mortgagee, to the extent permitted by law and without regard to the value or occupancy of the security, shall be entitled to apply for the appointment of a receiver of the rents and profit of the Mortgaged Property without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee, or the solvency of any person or limited liability company liable for the payment of such amounts. If an Event of Default shall have occurred, Mortgagee shall have the right to replace the Property Manager in accordance with Section 3.07 of the Loan Agreement.

3.04 Waiver of Appraisalment, Valuation, Stay, Exemption, and Redemption Laws, etc.; Marshaling. Mortgagor agrees to the full extent permitted by law that after an Event of Default neither Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisalment, valuation, stay,

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exemption, moratorium, or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, and Mortgagor, for itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, any and all right to have the assets comprising the Mortgaged Property marshaled upon any foreclosure hereof.

3.05 Suits to Protect the Property. Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem advisable in order to (a) prevent any impairment of the Mortgaged Property, (b) foreclose this Mortgage, (c) preserve and protect its interest in the Mortgaged Property, and (d) to restrain the enforcement of, or compliance with, any legislation or other governmental enactment, rule, or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order might impair the security hereunder or be prejudicial to Mortgagee's interest.

3.06 Proofs of Claim. In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial case or proceeding affecting Mortgagor, its creditors or its property, Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have its claims allowed in such case or proceeding for the entire Indebtedness at the date of the institution of such case or proceeding, and for any additional amounts which may become due and payable by Mortgagor after such date.

3.07 Application of Monies by Mortgagee. After the occurrence of an Event of Default, any monies collected or received by Mortgagee shall be applied in such priority as Mortgagee may determine in its sole and absolute discretion, to such matters including, but not limited to, the payment of any Expenses including without limitation the payment of compensation, expenses and disbursements of the agents, attorneys and other representatives of Mortgagee, to deposits for Impositions and Insurance and insurance premiums due, to the cost of insurance, Impositions, Assessments, and other charges and to the payment of the Indebtedness.

3.08 No Waiver. Notwithstanding any course of dealing or course of performance, neither failure nor delay on the part of Mortgagee to exercise any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

3.09 No Waiver of One Default to Affect Another. No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If Mortgagee (a) grants forbearance or an extension of time for the payment of any of the Indebtedness; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted in the Note, this Mortgage or any other of the Loan Documents; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or any other of the Loan Documents or releases or any party liable under the Note; (e) consents to the filing of any map, plat or replat of the Premises; (f) consents to the granting of any easement on the Premises; or (g) makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, no such act or omission shall release, discharge, modify, change or affect the original liability under this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby.

3.10 Remedies Cumulative. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other of the Loan Documents is exclusive of any other right, power and remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other of the Loan Documents, or now or hereafter existing at law, in equity or by statute.

3.11 Interest after Event of Default; Default Rate. If an Event of Default shall have occurred, all sums outstanding and unpaid under the Note and this Mortgage shall, at Mortgagee's option, bear interest at the default rate set forth in the Note.

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3.12 Protective Advances. At any time following an Event of Default, Lender shall have the right to take appropriate judicial proceedings or proceed with any right or remedy, independent of or in aid of the power of entry hereinbefore conferred, as it may deem best for the protection and enforcement of its rights hereunder or to foreclose the lien hereof, or to enforce any right or remedy available to it under the laws of the State where the Mortgaged Property is located, or to cause the Mortgaged Property to be sold as a whole or in parcels under the judgment or decree of a court or courts of competent jurisdiction, or may proceed to protect and enforce its rights by any other proper legal or equitable remedy as it shall deem most effectual. All Expenses incurred by Lender incurred while exercising its rights hereunder shall be included in the Obligations Borrower owes Lender hereunder.

3.13 Rights of Assignees and Successors. All rights of Lender in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Borrower agrees that, in the event of an assignment of this Agreement and notice of such assignment to Borrower, the liability of Borrower to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Lender and that Borrower will not set up any claim against Lender as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Lender hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Borrower shall bind the heirs, executors, administrators, successors, and assigns of Borrower.

3.14. Mandatory Prepayments.

- (a) **Complete Condemnation.** If there occurs a complete condemnation of a premises listed on Schedule 1 hereto (an "affected premises") (which, for purposes hereof, shall include any condemnation that interferes with the continuing use of an affected premises as a residential rental property, as determined by Lender), then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the then outstanding principal amount in an amount equal to the release amount for such affected premises, together with interest and all other sums, then due under the Loan Documents (collectively, the "Condemnation Prepayment Amount"), (B) within five (5) Business Days after receipt of written notice from Lender, Borrower shall prepay the then outstanding principal amount in an amount equal to the excess, if any, of the Condemnation Prepayment Amount over such net proceeds, (C) following Borrower's written request after receipt by Lender of the Condemnation Prepayment Amount, Lender shall release the affected premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Condemnation Prepayment Amount for the affected premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines.
- (b) **Partial Condemnation.** If there occurs a condemnation other than as described in the foregoing clause (a) of a premises listed on Schedule 1 hereto (a "partially affected premises"), then the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal balance; provided, that no such prepayment shall be required if Lender consents in writing to the use of the net proceeds for the restoration of the partially affected premises.
- (c) **Casualty.** If any casualty of a premises listed on Schedule 1 hereto occurs, then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal amount in an amount equal to the release amount for such premises, together with interest and all other sums, then due under the Loan Documents (collectively, the "Casualty Prepayment Amount"), (B) within five (5) business days after receipt of written notice from Lender, Borrower shall prepay the outstanding principal amount in an amount equal to the excess, if any, of the Casualty Prepayment Amount over such net proceeds, (C) following Borrower's written request after receipt by Lender of the Casualty Prepayment Amount, Lender shall release such premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Casualty Prepayment Amount for such premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines. Notwithstanding the foregoing,

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no prepayment shall be required under this Section 3.14(c) and there shall be no release of the applicable premises (X) if no Event of Default is continuing and the net proceeds are less than \$10,000 or (Y) to the extent Lender consents in writing to the use of the net proceeds for the restoration of the applicable premises.

ARTICLE FOUR: MISCELLANEOUS PROVISIONS

4.01 Heirs, Successors and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall also be included and all covenants and agreements contained in this Mortgage by or on behalf of Mortgagor or Mortgagee shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

4.02 Addresses for Notices, etc.

(a) Any notice, report, demand or other instrument authorized or required to be given or furnished under this Mortgage shall be in writing, signed by the party giving or making the same, and shall be sent by certified mail, return receipt requested, as follows:

MORTGAGOR: East Town Management, LLC
1600 Langwood Avenue, Elm Grove, WI 53122

Copy to:

MORTGAGEE:

Lima One Capital
ISAOA/ATIMA
c/o Lee & Mason Financial Services
PO Box 8485
Reston, VA 20195

(b) Either party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice of such change to the other party, but no such notice of change shall be effective unless and until received by such other party.

4.03 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

4.04 Provisions Subject to Applicable Laws; Severability All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law and are intended to be limited to the extent necessary so that they will not render this Mortgage invalid or unenforceable. In the event that any of the covenants, agreements, terms or provisions contained in the Note, or in this Mortgage or in any other Loan Documents shall be deemed invalid, illegal or unenforceable in any respect by a court with appropriate jurisdiction, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Note or in any other Loan Documents shall be in no way affected, prejudiced or disturbed thereby.

4.05 Modification. This Mortgage, the Note, and all other Indebtedness are subject to modification. Neither this Mortgage, nor any term hereof, may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge, or termination is sought

Loan # [REDACTED]

4.06. Governing Law. THIS MORTGAGE IS MADE BY MORTGAGOR AND ACCEPTED BY MORTGAGEE IN THE STATE South Carolina EXCEPT THAT AT ALL TIMES THE PROVISIONS FOR THE CREATION, PERFECTION, PRIORITY, ENFORCEMENT AND FORECLOSURE OF THE LIENS AND SECURITY INTERESTS CREATED IN THE MORTGAGED PROPERTY UNDER THE LOAN DOCUMENTS SHALL BE GOVERNED BY AND CONSTRUED ACCORDING TO THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED. TO THE FULLEST EXTENT PERMITTED BY THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED, THE LAW OF THE STATE OF MORTGAGE SHALL GOVERN THE VALIDITY AND ENFORCEABILITY OF ALL LOAN DOCUMENTS, AND THE DEBT OR OBLIGATIONS ARISING HEREUNDER (BUT THE FOREGOING SHALL NOT BE CONSTRUED TO LIMIT LINDER'S RIGHTS WITH RESPECT TO SUCH SECURITY INTERESTS CREATED IN THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED).

4.07 Prejudgment Remedies. THE MORTGAGOR HEREBY REPRESENTS, COVENANTS, AND AGREES THAT THE PROCEEDS OF THE LOAN SECURED BY THIS MORTGAGE, AND EVIDENCED BY THE LOAN AGREEMENT, AND THE NOTE SHALL BE USED FOR GENERAL COMMERCIAL PURPOSES AND THAT SUCH LOAN IS A "COMMERCIAL TRANSACTION" AS DEFINED BY THE STATUTES OF THE STATE OF MORTGAGE THE MORTGAGOR HEREBY WAIVES SUCH RIGHTS AS IT MAY HAVE TO NOTICE AND/OR HEARING UNDER ANY APPLICABLE FEDERAL OR STATE LAWS INCLUDING, WITHOUT LIMITATION, APPLICABLE MORTGAGE GENERAL STATUTES PERTAINING TO THE EXERCISE BY THE MORTGAGEE OF SUCH RIGHTS AS THE MORTGAGEE MAY HAVE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO SEEK PREJUDGMENT REMEDIES AND/OR TO DEPRIVE THE MORTGAGOR OF OR AFFECT THE USE OF OR POSSESSION OR ENJOYMENT OF THE MORTGAGOR'S PROPERTY PRIOR TO THE RENDITION OF A FINAL JUDGMENT AGAINST THE MORTGAGOR. THE MORTGAGOR FURTHER WAIVES ANY RIGHT IT MAY HAVE TO REQUIRE THE MORTGAGEE TO PROVIDE A BOND OR OTHER SECURITY AS A PRECONDITION TO OR IN CONNECTION WITH ANY PREJUDGMENT REMEDY SOUGHT BY THE MORTGAGEE, AND WAIVES ANY OBJECTION TO THE ISSUANCE OF SUCH PREJUDGMENT REMEDY BASED ON ANY OFFSETS, CLAIMS, DEFENSES, OR COUNTERCLAIMS TO ANY ACTION BROUGHT BY THE MORTGAGEE FURTHER, THE MORTGAGOR HEREBY WAIVES, TO THE EXTENT PERMITTED BY LAW, THE BENEFITS OF ALL PRESENT AND FUTURE VALUATION, APPRAISAL, HOMESTEAD, EXEMPTION, STAY, REDEMPTION AND MORATORIUM LAWS.

4.08 Effects of Changes and Laws Regarding Taxation. In the event of an enactment of any law deducting from the value of the Mortgaged Property any mortgage lien thereon, or imposing upon Mortgagee the payment of any or part of the Impositions, charges, or Assessments previously paid by Mortgagor pursuant to this Mortgage, or change in the law relating to the taxation of mortgages, debts secured by mortgages or Mortgagee's interest in the Mortgaged Property so as to impose new incidents of taxes on Mortgagee, then Mortgagor shall pay such Impositions or Assessments or shall reimburse Mortgagee therefor, provided that, however, if in the opinion of counsel to Mortgagee such payment cannot lawfully be made by Mortgagor, then Mortgagee may, at Mortgagee's option, declare all of the sums secured by this Mortgage to be immediately due and payable without prior notice to Mortgagor, and Mortgagee may invoke any remedies permitted by applicable law.

4.09 Purpose of Loan. Mortgagor represents and warrants that the proceeds from this Loan are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Mortgagor acknowledges that Mortgagee has made this Loan to Mortgagor in reliance upon the above representation. Said representation will survive the closing and repayment of the Loan.

4.10 Duplicate Originals. This Mortgage may be executed in any number of duplicate originals and each such duplicate original shall be deemed to be an original.

4.11 Usury Laws. This Mortgage, the Note, and the other Loan Documents are subject to the express condition that at no time shall Mortgagor be obligated or required to pay interest on the debt at a rate which could subject the holder of the Note to either civil or criminal liability as a result of being in excess of the maximum interest rate permitted by applicable law. If, by the terms of this Mortgage, the Note, or any of the Loan Documents, Mortgagor is at any time required or obligated to pay interest on the debt at a rate in excess of such maximum rate, the rate of interest under the same shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate and all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance of the Note.

Loan # [REDACTED]

4.12 Construction. This Mortgage and the Note shall be construed without regard to any presumption or other rule requiring construction against the party causing this Mortgage and the Note to be drafted.

4.13 Release of Mortgage. (a) If all of Mortgagor's obligations under the Loan Documents are paid in full in accordance with the terms of the Loan Documents, no Default then exists hereunder and no Event of Default then exists under any other Loan Document, and if Mortgagor shall well and truly perform all of Mortgagor's covenants contained herein, then this conveyance shall become null and void and be released, and the Mortgaged Property shall be released to Mortgagor, at Mortgagor's request and expense. (b) Within thirty (30) days of Borrower's request, provided: (i) Borrower is not in default hereunder or under any other Loan Document(s); and (ii) no event has occurred which with the passage of time and/or the giving of notice would constitute a default hereunder or under any other Loan Document(s), Lender shall release portions of the Mortgaged Property from the lien created by the mortgage ("Released Property") subject to: (i) Borrower's payment to Lender of the Release Price (as hereinafter defined) for the released Property and (ii) Borrower's delivery to Lender of documentation evidencing a bona fide arm's length transaction for the sale of the Released Property. The Release Price for the Released Property shall be equal to the greater of: (y) One Hundred percent (100%) of the net sale price of the Released Property (subject to reasonable and customary closing adjustments and sales commissions to be approved by Lender in Lender's reasonable discretion); or One Hundred Fifteen percent (115%) of the allocated Loan amount for each Mortgaged Property as set forth on Schedule C, attached hereto.

4.14 Entire Agreement. This Mortgage, together with the other Loan Documents executed in connection herewith, constitutes the entire agreement and understanding among the parties relating to the subject matter hereof and supersedes all prior proposals, negotiations, agreements, and understandings relating to such subject matter. In entering into this Mortgage, Mortgagor acknowledges that it is not relying on any representation, warranty, covenant, promise, assurance, or other statement of any kind made by the Mortgagee or by any employee or agent of the Mortgagee.

4.15 PROVISIONAL REMEDIES: FORECLOSURE AND INJUNCTIVE RELIEF: Nothing shall be deemed to apply to limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or non-judicially against any real or personal property collateral, or to exercise judicial or non-judicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment, a protective order or the appointment of a receiver) or (d) pursue rights against Borrower or any other party in a third party proceeding in action brought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding.

4.16 State Specific Provisions.

Foreclosure. Mortgagee may institute an action to foreclose this Mortgage against the Mortgaged Property, or take such other action at law or in equity for the enforcement of this Mortgage and realization on the mortgage security or any other security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the principal debt, with interest at the rate stipulated in the Note to the date of default, and thereafter at the Default Rate specified in the Note, together with all other sums due by Mortgagor in accordance with the provisions of the Note and this Mortgage, including all sums which may have been loaned by Mortgagee to Mortgagor after the date of this Mortgage, and all sums which may have been advanced by Mortgagee for taxes, water or sewer rents, charges or claims, payments on prior liens, completion of construction of improvements, insurance or repairs to the Mortgaged Property, all costs of suit, together with interest at such Default Rate on any judgment obtained by Mortgagee from and after the date of any foreclosure sale until actual payment is made as of the full amount due Mortgagee, and reasonable attorneys' fees for collection, or Mortgagee may foreclose only as to the sum past due with interest and costs as above provided, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. In the event Mortgagee forecloses this Mortgage against the Mortgaged Property, Mortgagee may, at its option and in its sole and absolute discretion, assume all rights (but not the obligation unless

Loan # [REDACTED]

consented to by Mortgagee) as owner of the Mortgaged Property, and to assume all rights and privileges of Mortgagor thereunder; or

If the indebtedness shall have become due and payable, whether by lapse of time or by acceleration, then and in every such case Mortgagor confer upon Mortgagee the authority and power to proceed to protect and enforce its rights by a suit or suits, in equity or at law, either for the specific performance of any covenant or agreement contained herein or in the Loan Documents, or in aid of the execution of any power herein or therein granted, or for the foreclosure of this Mortgage by advertisement or action, or for the enforcement of any other appropriate legal or equitable remedy.

If Mortgagee invokes the STATUTORY POWER OF SALE, Mortgagee shall mail a copy of a notice of sale to Mortgagor, and to other persons prescribed by applicable law, in the manner provided by applicable law. Mortgagee shall publish the notice of sale, and the Mortgaged Property shall be sold in the manner prescribed by applicable law. Mortgagee or its designee may purchase the Mortgaged Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Mortgage; and (c) any excess to the person or persons legally entitled to it in accordance with the terms of this Mortgage.

Pursuant to the provisions of ILCS 5/31.5, the mere recordation of this Mortgage entitles Mortgagee immediately to collect and receive Rents upon the occurrence of an Event of Default, as defined, without first taking any acts of enforcement under applicable law, including providing notice to Mortgagor, filing foreclosure proceedings, or seeking the appointment of a receiver. Further, Mortgagee's right to Rents does not depend on whether or not Mortgagee takes possession of the Mortgaged Property as permitted herein. In Mortgagee's sole discretion, Mortgagee may choose to collect Rents either with or without taking possession of the Mortgaged Property.

(a) The powers of a receiver listed in 735 ILCS 5/15-1704 shall be added to all the powers of a receiver listed in this Mortgage.

(b) If any provision of this Mortgage is inconsistent with any applicable provision of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101, et seq. (the "Act"), the provision of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can fairly be construed in a manner consistent with the Act.

(c) Without in any way limiting any of Mortgagee's rights, remedies, powers and authorities under this Mortgage, and in addition to all of such rights, remedies, powers, and authorities, the Mortgagee shall also have all rights, remedies, powers and authorities permitted to the holder of a mortgage under the Act, as the same may be amended from time to time. If any provision of this Mortgage shall grant to Mortgagee any rights, remedies, powers or authorities upon default of the Mortgagor which are more limited than what would be vested in Mortgagee under the Act in the absence of said provision, Mortgagee shall have what would be vested under the Act.

(d) Without limitation, all expenses (including reasonable attorneys' fees and expenses) incurred by Mortgagee, to the extent reimbursable under 735 ILCS 5/15-1510, 5/15-1512, or any other provision of the Act, whether incurred before or after any judgment of foreclosure, shall be added to the indebtedness secured by this Mortgage and included in the judgment of foreclosure.

(e) In no event shall the principal indebtedness secured hereby exceed two (2) times the face amount of the Note.

WI STATUTORY WAIVERS. THE MORTGAGOR, ON BEHALF OF ITSELF AND ALL PERSONS NOW OR HEREAFTER INTERESTED IN THE MORTGAGE PROPERTY, VOLUNTARILY AND KNOWINGLY HEREBY ACKNOWLEDGES THAT THE TRANSACTION OF WHICH THIS MORTGAGE IS A PART IS A TRANSACTION WHICH DOES NOT INCLUDE EITHER AGRICULTURAL REAL ESTATE (AS DEFINED IN THE ACT), OR RESIDENTIAL REAL ESTATE (AS DEFINED IN THE ACT). THE MORTGAGOR, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE MORTGAGED PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE, HEREBY IRREVOCABLY WAIVES PURSUANT TO 735 ILCS 5/15-1601 OF THE ACT ANY AND ALL RIGHTS OF REINSTATEMENT (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REINSTATEMENT PROVIDED FOR IN 735 ILCS 5/15-1602) OR REDEMPTION

Loan # [REDACTED]

FROM SALE OR FROM OR UNDER ANY ORDER, JUDGMENT OR DECREE OF FORECLOSURE OF THIS MORTGAGE (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REDEMPTION PROVIDED FOR IN 735 ILCS 5/15-1603) OR UNDER ANY POWER CONTAINED HEREIN OR UNDER ANY SALE PURUANT TO ANY STATUTE, ORDER, DECREE OR JUDGMENT OF ANY COURT.

NOW, THEREFORE, If the Note and any Indebtedness secured by this Mortgage shall be well and truly paid according to their tenor and if all the terms, covenants, conditions, and agreements of the Mortgagor contained herein and in the Note and Loan Documents, shall be fully and faithfully performed, observed, and complied with, then this mortgage deed shall be void, but shall otherwise remain in full force and effect.

[No further text on this page; signatures appear on the following page]

Loan # [REDACTED]

LICENSED TO PURCHASE FOR RESALE IN BULK FORM
IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of June 30, 2022

Borrower: East Town Management, LLC
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of

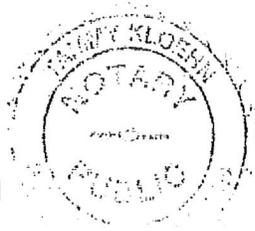
WI

County of

Waaukegan

On this, the 30 of June 2022 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.



[SEAL]

LICENSED TO PURCHASE FOR RESALE IN BULK FORM
Notary Public

Tommy Kloehn

Print Name

10/19/22

My Commission Expires

Loan #

LICENSED TO PROPERTY

SCHEDULE 1
PROPERTY LIST

Property(ies) commonly known as: 2963 N 36th Street, Milwaukee, WI 53210, 3920 N 22nd Street, Milwaukee, WI 53206, and 1970 S 15th Street, Milwaukee, WI 53204

INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Loan # [REDACTED]

EXHIBIT "A" LEGAL DESCRIPTION

File No.: [REDACTED]

Parcel 1:

The South 14 feet of Lot 3 and the North 20 1/2 Feet of Lot 4, in Block 29, in Residence Park No. 2, being a Subdivision of a part of the Northwest 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2963 N 36th Street, Milwaukee, WI 53210

Tax Key No.: [REDACTED]

Parcel 2:

Lot 132, in Block 2, in Rosemont, in the North 1/2 of the Northwest 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 3920 N 22nd Street, Milwaukee, WI 53206

Tax Key No.: [REDACTED]

Parcel 3:

The West 25 feet of the North 5 feet of Lot 22, and the West 25 feet of Lot 23, in Block 12, in Burnham, Rogers and Becher's Subdivision No. 2, in the Southeast 1/4 of Section 6, Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 1970 S 15th Street, Milwaukee, WI 53204

Tax Key No.: [REDACTED]

File No.: [REDACTED]

Page 1 of 1

**SCHEDULE B
PERMITTED ENCUMBRANCES**

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, REUCENSE, OR FOR RESALE IN BULK FORM.

Loan # [REDACTED]

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Order: [REDACTED]
Doc: WIMTLW:11262353

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Requested By: Lalitha.N, Printed: 8/15/2025 8:57 PM

SCHEDULE C

ALLOCATED AMOUNTS FOR MORTGAGED PROPERTIES

Property Address	Allocated Loan Amount
2963 N 36th Street, Milwaukee, WI 53210	\$66,500
3920 N 22nd Street, Milwaukee, WI 53206	\$87,000
1970 S 15th Street, Milwaukee, WI 53204	\$63,000

LICENSED TO PROPERTY MIGHT, DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Loan # [REDACTED]

EXHIBIT "C"

**COLLATERAL ASSIGNMENT OF
LEASES AND RENTS**

Document Number

Document Name

DOC # 11262354

RECORDED

07/05/2022 11:05 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.***

Recording Area

Name and Return Address

First American Mtg Solutions

c/o Lima One

MS: 148-C

1795 International Way

Idaho Falls ID 83402

308-0710-000; 270-1814-000; 469-
0456-000

Parcel Identification Number (PIN)

LICENSE TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter. [Enter Data]
WRDS Rev. 12/22/2010

Doc Yr: 2022 Doc# 11262354 Page# 1 of 8

Prepared By: Lima One Capital, LLC

East Town Management, LLC
\$216,500.00
June 30, 2022

After Recording Return to:
First American Mortgage Solutions
C/O Lima One
MS: 148-C
1795 International Way
Idaho Falls, ID 83400

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made as of June 30, 2022, by East Town Management, LLC, a Wisconsin Limited Liability Company having its principal place of business at 1600 Longwood Avenue, Elm Grove, WI 53122 (the "Assignor") in favor of Lima One Capital, LLC, a Georgia Limited Liability Company at its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 (the "Assignee").

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers, and assigns to Assignee, any and all leases or leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property known 2963 N 36th Street, Milwaukee, WI 53210, 3920 N 22nd Street, Milwaukee, WI 53206, and 1970 S 15th Street, Milwaukee, WI 53204 and more particularly described on SCHEDULE A, attached hereto and made a part hereof (the "Premises"), and any extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for the use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Assignor's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises (all of the aforementioned leases and tenancies, now or hereafter existing, are hereinafter referred to as the "Lease" or "Leases") and together with all the right, power, and authority of the Assignor to alter, modify, or change or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder for more than thirty (30) days prior to accrual, for the purposes of securing (a) payment of all sums now or at any time hereunder due, the Assignee as evidenced by that certain Commercial Promissory Note from Assignor, in the amount of up to \$216,500.00 of even date herewith, including any extensions or renewals thereof (the "Note"), and secured by an Commercial Mortgage, Security Agreement and Fixture Filing from Assignor, of even date herewith (the "Mortgage"); which Mortgage will be recorded on the date that this instrument is recorded, and (b) performance and discharge of each and every obligation, covenants, and agreement contained herein and in the Mortgage, the Note, and any and all other documents executed and/or delivered in connection therewith.

Assignor and Assignee further hereby agree as follows (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement):

(1) Performance of Leases. Assignor shall at all times keep, perform, and observe all of the covenants, agreements, terms, provisions, conditions, and limitations of each lease affecting the Premises on its part to be kept, and performed thereunder. Assignor shall not, without the written consent of Assignee, directly or indirectly cancel, terminate, waive or release any lessee from the performance or observance of any obligation or condition thereof, or accept any surrender or modify or amend any lease affecting the Premises, or accept rents or any payments thereunder for more than thirty (60) days prior to accrual.

Assignment of Leases and Rents

Loan # [REDACTED]

(2) Prohibition of Transfer. So long as the Note shall remain unpaid or the Mortgage unreleased, Assignor shall not convey the Premises to any lessee or to anyone else.

(3) Rental Information. Assignor shall, during the term of the Note, at the request of Assignee, deliver to Assignee all information related to each Lease and the Mortgaged Property required by the Loan Agreement.

(4) Subsequent Leases. All subsequent Leases and tenancies for the use and occupation of the Premises or any part thereof shall be and are hereby made subject to all of the terms of this Assignment. Assignor agrees to deliver copies of all subsequent Leases to Assignee promptly upon their execution.

(5) Indemnification. Assignee shall not be obligated to perform or discharge any obligation under any Lease, or under or by reason of this Assignment, and Assignor hereby agrees to indemnify Assignee against and hold it harmless from any and all liability, loss, or damage which it may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of any Lease; should Assignee incur any such liability, loss, or damage under any Lease or under or by reason of this Assignment, or in defense against any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, together with interest thereon at the rate set forth in the Note, shall be secured hereby and by the Mortgage, and Assignor shall reimburse Assignee therefor immediately upon demand.

(6) Right to Enter and Possess.

(a) Upon or at any time after default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, or the Note or the Loan Agreement, or in any other document, instrument, or agreement executed and/or delivered in connection herewith or therewith, or in Assignor's covenants in any Lease, Assignee may, at its option, without notice, and without regard to the adequacy of the security for the indebtedness hereby secured, in person or by agent, with or without bringing any action, suit, or proceeding: (1) enter upon and take possession of the Premises, and have, hold, manage, lease, and operate the same on such terms, employing such management agents, and for such period of time as Assignee may deem proper; (2) collect and receive all rents, issues, and profits of the Premises, including those past due, with full power to make from time to time all alterations, renovations, repairs, or replacements thereto as it may deem proper and make, enforce, modify, and accept the surrender of any Leases; (3) fix or modify rents; (4) do all things required of or permitted to Assignor under any Lease; (5) do any acts which Assignee deems proper to protect the security hereof until all indebtedness secured hereby is paid in full; (6) either with or without taking possession of the Premises, in its own name, sue for or otherwise collect and receive all rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, management agents' fees, and, if Assignee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, upon any indebtedness secured hereby in such order as Assignee may actually receive from the Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Assignee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Assignee may have hereunder or in any of the other Loan Documents.

(b) Assignee shall not be accountable for more monies than it actually receives from the Premises; nor shall it be liable for failure to collect rents for any reason whatsoever. It is not the intention of the parties hereto that an entry by Assignee upon the Premises under the terms of this instrument shall constitute Assignee as a "Mortgagee in possession" in contemplation of law, except at the option of Assignee. Assignor shall facilitate, in all reasonable ways, any action taken by Assignee under this Section 6 and Assignor shall, upon demand by Assignee, execute a written notice to each lessee and occupant directing that rent and all other charges be paid to Assignee.

(7) Representations and Warranties. Assignor hereby represents and warrants that:

Assignment of Leases and Rents

Loan # [REDACTED]

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(a) Assignor has not executed any prior assignment or pledge of any of its rights as lessor under any Lease, nor are its rights encumbered with respect to any Lease, or any of the rents, income, or profits due or to become due from the Premises, except that they are encumbered by the Mortgage and herein;

(b) Assignor has good right to assign any Lease and the rents, income, and profits due or to become due, from the Premises;

(c) Each Lease assigned hereunder is an Eligible Lease to an Eligible Tenant;

(d) Assignor has not done anything that might prevent Assignee from or limit Assignee in acting under the provisions hereof;

(e) Assignor has not accepted rent under any Lease or under any rental or occupancy agreement more than Sixty (60) days in advance of its due date;

(f) All present Leases, together with all amendments and modifications thereto and all collateral agreements, letter agreements, waivers, and other documents affecting said Leases are valid, enforceable, and unmodified, and copies thereof have been furnished to Assignee, and there is no present default by any party thereto.

(8) **Assignor's Rights Prior to Default.** So long as there is no default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, Note, or any other document, instrument, or agreement executed and/or delivered in connection therewith or evidencing or securing said indebtedness, Assignor shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues, and profits from the Premises and to retain, use, and enjoy the same.

(9) **Successors and Assigns.** All rights of Assignee in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Assignor agrees that, in the event of an assignment of this Agreement and notice of such assignment to Assignor, the liability of Assignor to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Assignee and that Assignor will not set up any claim against Assignee as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Assignee hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Assignor shall bind the heirs, executors, administrators, successors, and assigns of Assignor.

(10) **Release of Mortgage.** Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of a full release of the Mortgage executed by the then holder of the Mortgage, this Assignment shall become and be void and of no effect.

(11) **Modification.** This Assignment may not be changed orally, but only by an agreement in writing and signed by the party or parties against whom enforcement of any waiver, change, modification, or discharge is sought.

(12) **Miscellaneous.** Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals, or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of the rights and remedies under the Note and the Mortgage, but this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms thereof. The right of Assignee to collect said indebtedness and to enforce any other security therefor held by it may be exercised by Assignee prior to, simultaneously with, or subsequent to any action taken by it hereunder. Any failure by Assignee to insist upon the strict performance by Assignor of any of the terms and provisions hereof shall not be deemed a waiver of any of the terms and provisions hereof, and Assignee may thereafter insist upon strict performance.

(13) **Headings.** The headings of the sections of this Assignment are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

Assignment of Leases and Rents

Loan # [REDACTED]

LICENSEE, PRIMAVERA, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

(14) Severability. If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable, the validity or enforceability of the remainder shall not be affected thereby and each such term, clause, and provision shall be valid and enforceable to the fullest extent permitted by law.

(15) Jurisdiction. AT LENDER'S ELECTION, TO BE ENTERED IN ITS SOLE DISCRETION, ANY LEGAL SUIT, ACTION OR PROCEEDING AGAINST BORROWER OR LENDER ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE OTHER LOAN DOCUMENTS SHALL BE INSTITUTED IN ANY FEDERAL OR STATE COURT IN South Carolina, AND BORROWER WAIVES ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING, AND HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY SUCH COURT IN ANY SUIT, ACTION OR PROCEEDING.

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Assignment of Leases and Rents

Loan # [REDACTED]

Doc Yr: 2022 Doc# 11262354 Page# 5 of 8

LICENSED TO PURCHASE BY INDIVIDUALS AND NOT FOR SUBLICENSEE, TELEPHONE OR FOR RESALE IN BULK FORM.

IN WITNESS WHEREOF, the Assignment has been duly signed, sealed, and acknowledged and delivered on June 30, 2022.

ASSIGNOR HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE COPY OF THIS ASSIGNMENT WITHOUT CHARGE.

ASSIGNOR: East Town Management, LLC,
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of WI

County of Waukesha

On this, the 30 of June 2022 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]



[Signature]

Notary Public

Tammy Kloehn

Print Name

10/19/20

My Commission Expires

Assignment of Leases and Rents

Loan # [REDACTED]

Doc Yr: 2022 Doc# 11262354 Page# 6 of 8

SCHEDULE A
PROPERTY DESCRIPTION

Property address commonly known as: 2963 N 36th Street, Milwaukee, WI 53210, 3920 N 22nd Street, Milwaukee, WI 53206, and 1970 S 15th Street, Milwaukee, WI 53204

LICENSED TO PROPERTY INSURANCE, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Assignment of Leases and Rents

Loan # [REDACTED]

Doc Yr: 2022 Doc# 11262354 Page# 7 of 8

Order: [REDACTED]
Doc: WIMILW:11262354

Page 7 of 8

Requested By: Lalitha.N, Printed: 8/15/2025 8:57 PM

EXHIBIT "A" LEGAL DESCRIPTION

File No.: [REDACTED]

Parcel 1:

The South 14 feet of Lot 3 and the North 20 1/2 Feet of Lot 4, in Block 29, in Residence Park No. 2, being a Subdivision of a part of the Northwest 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 2963 N 36th Street, Milwaukee, WI 53210

Tax Key No.: [REDACTED]

Parcel 2:

Lot 132, in Block 2, in Rosemont, in the North 1/2 of the Northwest 1/4 of Section 7, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 3920 N 22nd Street, Milwaukee, WI 53206

Tax Key No.: [REDACTED]

Parcel 3:

The West 25 feet of the North 5 feet of Lot 22, and the West 25 feet of Lot 23, in Block 12, in Burnham, Rogers and Becher's Subdivision No. 2, in the Southeast 1/4 of Section 6, Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Address: 1970 S 15th Street, Milwaukee, WI 53204

Tax Key No.: [REDACTED]

File No.: [REDACTED]

Page 1 of 1

EXHIBIT "D"

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF WISCONSIN**

In re:

East Town Management, LLC,

Case No. [REDACTED]

Debtor.

Chapter 11(Subchapter V)

**PLAN OF REORGANIZATION FOR EAST TOWN MANAGEMENT, LLC, AS
MODIFIED NOVEMBER 19, 2024**

Background for Cases Filed Under Subchapter V

A. Description and History of the Debtor's Businesses

East Town Management, LLC (the "Debtor") is single member entity. Its sole member is Christopher Knight. Throughout its history, the Debtor has purchased, restored, and rented out residential properties throughout the City of Milwaukee. The rental income from the properties is one source of the Debtor's revenue. In addition, the Debtor also earns management fees managing rental properties for other owners and commissions acting as a consultant for construction projects. The Debtor also earns commissions for the sale of real estate.

In 2022, the Debtor began to experience cash-flow problems following a dispute with one of its lenders. Unable to reach a resolution on the dispute, the lender filed a lawsuit that triggered defaults under the Debtor's other lending agreements. The litigation prevented the Debtor from obtaining favorable terms for financing causing further distress. The increasing costs resulted in payment defaults to the Debtor's primary lender, Lima One Capital. The Debtor was forced to file a voluntary petition under chapter 11 of the United States Bankruptcy Code (the "Code") with the United States Bankruptcy Court for the Eastern District of Wisconsin (the "Court") to reorganize and preserve the value of its estate. The case was assigned case number 24-20856 (the "Case").

B. Description of Chapter 11 Proceedings

After the chapter 11 filing on February 26, 2024 (the "Petition Date"), the Debtor continued to operate as a debtor-in-possession. Following the filings, the Debtor obtained an order authorizing adequate protection payments and use of cash collateral. On April 3, 2024, the meeting of creditors for the Debtor was held and concluded. The deadline to file proofs of claim or interest was May 6, 2024, except for claims of governmental units provided for by 11 U.S.C. § 502(b)(9).

The Plan of Reorganization (the "Plan") is proposed under subchapter v pursuant to 11 U.S.C. § 1189.

C. Liquidation Analysis

To confirm this Plan, the Court must find that all creditors and interest holders who do not accept the Plan will receive at least as much under the Plan as creditors and interest holders would receive in a liquidation under chapter 7 of the Code. The liquidation analysis required by § 1190 of the Code is attached to this Plan as Exhibit 4. In a chapter 7 liquidation, the Debtor estimates that nothing would be paid to unsecured creditors.

D. Ability to Make Future Plan Payments and Operate Without Further Reorganization

A plan proponent (here, the Debtor) must also show that it will have enough cash over the life of the Plan to make the required Plan payments. Section 1190 of the Code requires that a Plan must provide projections that support the ability to make all payments required by the Plan.

The Debtor, as Plan proponent, has provided a plan summary as Exhibit 1 and projected financial information as Exhibit 2.

Exhibit 2 contains the projected regular income from the operations of the Debtor. The financial projections show the Debtor will have projected disposable income (as defined by § 1191(d) of the Code) for the period described in § 1191 (c)(2) of approximately \$80,000.

Christopher Knight will continue to manage the Debtor under the Plan. Mr. Knight will receive annual compensation of \$92,340 before taxes, which compensation is included in the projections on Exhibit 2. Mr. Knight will also receive a credit for rent at the Lone Tree Property.

For all projections, the Debtor assumes that increases in revenue due to inflation will also result in expenses increasing at the same rate with a net effect over three years of the projected disposable incomes remaining constant.

The final Plan payment is expected to be paid three years after the Effective Date. Secured creditors will be paid over a longer period of time.

You should consult with your accountant or other financial advisor if you have any questions pertaining to the financial projections on Exhibits 1 through 4.

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SPECIFIC PLAN TERMS

ARTICLE I: SUMMARY

This Plan is being proposed under subchapter V of chapter 11 of the Code. It proposes to pay creditors of the Debtor from future income from operations.

This Plan, which is also summarized on Exhibit 1, provides for:

<p>[13]</p>	<p>Classes of secured claims</p> <p>Class 1 – WSFS Class 2 – Lima One Class 3 – WSFS Class 4 – WSFS Class 5 – Lima One Class 6 – WSFS Class 7 – Lima One Class 8 – WSFS Class 9 – Home Rehab Lending Class 10 – Home Rehab Lending Class 11 – Home Rehab Lending Class 12 – Matt Happ Class 13 – Matt Happ</p>
<p>[1]</p>	<p>Classes of non-priority unsecured claims:</p> <p>Class 14 – Unsecured Creditors</p>
<p>[1]</p>	<p>Class 15 – Equity Interests</p>

Payment of non-priority unsecured claims. Non-priority unsecured creditors holding allowed claims will receive distributions from the Debtor’s projected disposable income. As shown on Exhibit 1, the Debtor has valued distributions to non-priority claims at approximately 3 cents on the dollar. Distributions will be made annually on or before the last day of the month after the 12th, 24th and 36th month of the Plan. This will permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions. By way of example, if the Effective Date occurs August, 2024, the first annual disbursement to non-priority unsecured creditors would be due before the last day of September 2025.

Payment of administrative expenses: This Plan provides for payment of administrative expenses in the amount of up to \$20,000 on the Effective Date of the Plan with the balance of approved compensation to Debtor's counsel paid in twelve equal monthly payments.¹

All creditors and equity security holders should refer to Articles 2 through 4 of this Plan for information regarding the precise treatment of their claim.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

ARTICLE 2: CLASSIFICATION OF CLAIMS AND INTERESTS

2.01: Class 1. The Class 1 claim of Wilmington Savings Fund Society, FSB, ("WSFS"), not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2021-2, is secured by first mortgages against real property located at 1931 S. 59th Street, West Allis, WI 53219 (the "South 59th Street Property") and 2510 W. Juneau Avenue, Milwaukee, WI 53233 ("2510 W. Juneau Ave."). The Class 1 claim is further secured by an assignment of leases and rents and insurance proceeds of approximately \$60,000.00 held by WSFS. The Class 1 claim of WSFS is for money loaned in the amount of \$245,000 under Loan Agreement dated July 28, 2020. WSFS filed proof of claim number 13 in the amount of 278,252.

If WSFS votes to accept the Plan, the Class 1 claim shall be deemed to be secured in the amount of \$240,000. If WSFS rejects the Plan, the Class 1 claim shall be deemed to be secured in the amount of \$174,000 or an amount otherwise determined by the Court.

WSFS's Class 1 secured claim shall be satisfied in part through the surrender of the South 59th Street Property. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at \$115,000. After the transfer of the South 59th Street Property, the Class 1 secured claim shall have a remaining balance of \$125,000 if WSFS votes to accept the Plan and, if WSFS votes to reject the Plan, \$59,000 or an amount otherwise determined by the Court.

During the time that 2510 W. Juneau Ave. is under repair and not rented, the Reorganized Debtor shall pay interest only payments, at a fixed rate of 7.00% (the "Renovation Period"). The Renovation Period shall not exceed nine months from the Effective Date. WFS shall release an initial disbursement of \$10,000.00 for repairs on or before November 27, 2024. Thereafter the Debtor shall contact WSFS to request inspection(s) of the property to obtain additional release(s) of insurance proceeds for remaining repair work until all funds have been disbursed or the property has been fully repaired, whichever occurs first. WSFS shall conduct additional inspection(s) within ten (10) business days (the "Inspection Period") of receiving the request from the Debtor. If an inspection is not conducted within the Inspection Period the additional release(s) shall be deemed approved. Any additional release(s) shall be disbursed to the Debtor within 48 hours of inspection

¹ The "Effective Date" is determined by Section 8.02 of the Plan.

or expiration of the Inspection Period. Upon conclusion of the Renovation Period, the Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be responsible for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the conclusion of the Renovation Period. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS's Class 1 claim is impaired by the Plan.

To the extent the allowed Class 1 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS' general unsecured claim from its Class 1 claim is estimated to be \$163,252 as shown on Exhibit 3.

2.02: Class 2. The Class 2 claim of Lima One Capital, LLC ("Lima One") is secured by first mortgages against real property located at 3282-3284 N. 40th Street Milwaukee, WI 53216 (the "40th Street Property") and 2417-2419 W Greenfield Avenue, Milwaukee, WI 53204 (the "Greenfield Property"). The Class 2 claim is further secured by an assignment of leases and rents. The Class 2 claim of Lima One is for money loaned in the amount of \$104,300 under Loan Agreement dated May 21, 2021. Lima One filed proof of claim number 4 in the amount of \$141,182. The Class 2 claim is deemed to be secured in the amount of \$137,000.

Lima One's Class 2 secured claim shall be satisfied in full through the surrender of the 40th Street Property and Greenfield Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

3284 N. 40 th Street Milwaukee, WI 53216	\$42,000
2417-2419 W Greenfield Avenue, Milwaukee, WI 53204	\$95,000

To the extent the allowed Class 2 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 2 claim is estimated to be \$4,182 as shown on Exhibit 3. Lima One's Class 2 secured claim is unimpaired by the Plan.

2.03: Class 3. The Class 3 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 3339-3341 W Juneau Ave., Milwaukee, WI 53208 (the "West Juneau Avenue Property"); 420-422 N 29th Street, Milwaukee, WI 53208 (the "420-422 N. 29th Street"); 3919-3921 W. Cherry St., Milwaukee, WI 53208 ("3919-3921 W. Cherry St."); 1537-1539 N. 37th Street, Milwaukee, WI 53208 (the "North 37th Street Property"); and 1548 S 9th Street, Milwaukee, WI 53204 ("1548

South 9th Street”). The Class 3 claim is further secured by an assignment of leases and rents. The Class 3 claim of WSFS is for money loaned in the amount of \$390,980 under Loan Agreement dated November 18, 2021. WSFS filed proof of claim number 19 in the amount of \$525,570.

If WSFS votes to accept the Plan, the Class 3 claim shall be deemed to be secured in the amount of \$392,000. If WSFS rejects the Plan, the Class 3 claim shall be deemed to be secured in the amount of \$324,000, or an amount otherwise determined by the Court. WSFS’s Class 3 secured claim shall be satisfied in part through the surrender of 420-422 N. 29th Street and North 37th Street Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

██████ N 29 th Street, Milwaukee, WI 53208	\$75,000
1537-1539 N. 37 th Street, Milwaukee, WI 53208	\$71,000

After the transfer of the North 29th Street Property and North 37th Street property, and South 9th Street Property, the Class 3 secured claim shall have a remaining balance of \$246,000 if WSFS votes to accept the Plan. If WSFS votes to reject the Plan, the Class 3 secured claim shall have a remaining balance of \$178,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 5.85% per annum and amortized so that the full remaining balance is repaid by December 1, 2051. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor’s insolvency, filing the Case or financial condition of the Debtor’s business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS’s Class 3 claim is impaired by the Plan.

To the extent the allowed Class 3 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS’s general unsecured claim from its Class 3 claim is estimated to be upwards of \$201,570 as shown on Exhibit 3.

2.04: Class 4. The Class 4 claim of WSFS, solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 2475 W. Keefe Avenue, Milwaukee, WI 53206 (“2475 W. Keefe Ave.”); 3739 W. Kilbourn Avenue, Milwaukee, WI 53208 (“3739 W. Kilbourn Ave.”); and 3046 N. 2nd Street, Milwaukee, WI 53212 (“3046 N. 2nd Street”). The Class 4 claim is further secured by an assignment of leases and rents. The Class 4 claim of WSFS is for money loaned in the amount of \$187,800 under Loan Agreement dated December 30, 2021. WSFS

filed proof of claim number 18 in the amount of \$260,477. The Class 4 claim is deemed to be secured in the amount of \$152,000.

WSFS's Class 4 secured claim shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2nd Street. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

2475 W. Keefe Ave.	\$30,000
3739 W. Kilbourn Ave.	\$62,000
3046 N. 2 nd Street	\$60,000

To the extent the allowed Class 4 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 4 claim is estimated to be \$108,477 as shown on Exhibit 3. WSFS's Class 4 secured claim is unimpaired by the Plan.

2.05: Class 5. The Class 5 claim of Lima One is secured by first mortgages against real property located at 2728-2730 N. 37th Street, Milwaukee, WI 53210 ("2728-2730 N. 37th Street"); 1556 W. Mitchell Street, Milwaukee, WI 53204 ("1556 W. Mitchell Street"); 2438-2440 N. 51st Street, Milwaukee, WI 53210 ("2438-2440 N. 51st Street"). The Class 5 claim is further secured by an assignment of leases and rents. The Class 5 claim of Lima One is for money loaned in the amount of \$356,250 under Loan Agreement dated March 9, 2022. Lima One filed proof of claim number 15 in the amount of \$481,466. The Class 5 claim is deemed to be secured in the amount of \$325,000.

Lima One's Class 5 secured claim shall be satisfied in full through the surrender of 2728-2730 N. 37th Street, 1556 W. Mitchell Street, and 2438-2440 N. 51st Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at \$60,000. The properties shall be apportioned the following values:

2728-2730 N. 37 th Street	\$60,000
1556 W. Mitchell Street	\$135,000
2438-2440 N. 51 st Street	\$130,000

To the extent the allowed Class 5 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 5 claim is estimated to be \$156,466 as shown on Exhibit 3. Lima One's Class 5 secured claim is unimpaired by the Plan.

2.06: Class 6. The Class 6 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV2 Trust, is secured by first mortgages against real property located at 3901 N. Port Washington Avenue, Milwaukee, WI 53212 (“3901 N. Port Washington”); 747 S. 23rd Street, Milwaukee, WI 53204 (“747 S. 23rd Street”); and 3223 N. 16th Street, Milwaukee, WI 53206 (“3223 N. 16th Street”). The Class 6 claim is further secured by an assignment of leases and rents. The Class 6 claim of WSFS is for money loaned in the amount of \$351,250 under Loan Agreement dated February 28, 2020. WSFS filed proof of claim number 14 in the amount of \$495,451.61. The Class 6 claim is deemed to be secured in the amount of \$360,000.

WSFS’s Class 6 secured claim shall be satisfied in full through the surrender of 3901 N. Port Washington, 747 S. 23rd Street, and 3223 N. 16th Street. The transfers shall be completed via quit claim deeds executed by the Reorganized Debtor on or before the Effective Date. The properties shall be apportioned the following values:

3901 N. Port Washington	\$150,000
747 S. 23 rd Street	\$155,000
3223 N. 16 th Street	\$55,000

To the extent the allowed Class 6 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One’s general unsecured claim from its Class 6 claim is estimated to be \$135,452 as shown on Exhibit 3. WSFS’s Class 6 secured claim is unimpaired by the Plan.

2.07: Class 7. The Class 7 claim of Lima One is secured by first mortgages against real property located at 2963 N 36th Street, Milwaukee, WI 53210; 3920 N 22nd Street, Milwaukee, WI 53206; and 1970 S 15th Street, Milwaukee, WI 53204. The Class 7 claim is further secured by an assignment of leases and rents. The Class 7 claim of Lima One is for money loaned in the amount of \$216,500 under Loan Agreement dated June 30, 2022. Lima One filed proof of claim number 5 in the amount of \$293,424.

If Lima One votes to accept the Plan, the Class 7 claim shall be deemed to be secured in the amount of \$229,000. If WSFS rejects the Plan, the Class 7 claim shall be deemed to be secured in the amount of \$185,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 7 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052. Lima One shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor’s insolvency, filing the Case or financial condition of the Debtor’s business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate Lima One for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments

shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 7 claim is impaired by the Plan.

To the extent the allowed Class 7 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 7 claim is estimated to be upwards of \$108,424 as shown on Exhibit 3.

2.08: Class 8. The Class 8 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2023-INVI Trust, is secured by first mortgages against real property located at 3419-3421 West Juneau Avenue, Milwaukee, WI 53208. The Class 8 claim is further secured by an assignment of leases and rents. The Class 8 claim of WSFS is for money loaned in the amount of \$229,250 under Loan Agreement dated October 4, 2022. WSFS filed proof of claim number 12 in the amount of \$121,344.

If WSFS votes to accept the Plan, the Class 8 claim shall be deemed to be secured in the amount of \$108,500. If WSFS rejects the Plan, the Class 8 claim shall be deemed to be secured in the amount of \$87,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 8 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 8 claim is impaired by the Plan.

To the extent the allowed Class 8 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 8 claim is estimated to be \$34,344 as shown on Exhibit 3.

2.09: Class 9. The Class 9 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1005 Lone Tree Road, Elm Grove, WI 53122. The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of \$440,000 later amended to increase the principal amount to \$769,911. HML filed proof of claim number 11 in the amount of \$916,463. Of that amount, \$811,167 is attributable to the Class 9 claim. The Class 9 claim is deemed to be secured in the amount of \$640,000.

The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of \$5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of plus 1% per annum of the prime rate as of the Effective Date, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order of this Plan. HML shall retain all its rights, including all liens to secure its claim. The terms of the loan documents shall be amended, in connection with the Case, to, among other things, (i) eliminate any provision that provides for a default due to the Debtor's insolvency, occupancy of the collateral, filing the Case or financial condition of the Debtor's business; and (ii) provide that the Debtor shall timely pay all real estate taxes due and payable on or after the Petition Date. Further, the Debtor will not compensate HML for any defaults that have occurred. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified and restated to conform to the terms of the Plan and continue to (i) guaranty the amount of the claim that is deemed to be secured; and (ii) provide a security interest in the collateral previously provided in the guaranty up to the amount of the Class 9 Claim (\$640,000). New documentation of the loan, guaranty and mortgage that are modified consistent with the Plan will be executed on or before the Effective Date. HML's Class 9 claim is impaired by the Plan.

To the extent the allowed Class 9 claim of HML is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of HML's general unsecured claim from its Class 9 claim is estimated to be \$171,167 as shown on Exhibit 3.

2.10: Class 10. The Class 10 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1729 Linden Ave., Racine, WI 53403 (the "Linden Ave. Property"). The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of \$85,000. HML filed proof of claim number 11 in the amount of \$916,463. Of that amount, \$105,296 is attributable to the Class 10 secured claim.

HML has agreed to waive any interest in the Linden Ave. Property and accept a general unsecured claim in the amount of \$67,000. HML's general unsecured claim from Class 10 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in Linden Ave. and attempt to market and sell it to satisfy the outstanding tax claim to the City of Racine. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Racine.

2.11: Class 11. The Class 11 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1812 N. 23rd Street, Milwaukee, WI 53205 ("1812 N. 23rd Street"). The Class 11 claim is further secured by an assignment of leases and rents. The Class 11 claim of HML is for money loaned in the amount of \$50,000. The Debtor scheduled HML with a claim amount of \$50,000.

HML has agreed to waive any interest in the 1812 N. 23rd Street and accept a general unsecured claim in the amount of \$50,000. HML's general unsecured claim from Class 11 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in 1812 N. 23rd Street and attempt to market and sell it to satisfy the outstanding tax claim to the City of Milwaukee. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Milwaukee.

2.12: Class 12. The Class 12 claim of Matt Happ ("Happ") is secured by a first mortgage against real property located at 2729-2731 N 20th, Milwaukee, WI 53206 ("2729-2731 N 20th"). The Class 12 claim of Happ is for money loaned in the amount of \$50,000. The Debtor scheduled Happ with a claim amount of \$50,000. The Class 12 claim is deemed to be secured in the amount of \$32,000.

Happ's Class 12 secured claim shall be satisfied in full through the surrender of 2729-2731 N 20th. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ's Class 12 secured claim is unimpaired by the Plan.

To the extent the allowed Class 12 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ's general unsecured claim from his Class 12 claim is estimated to be \$18,000 as shown on Exhibit 3.

2.13: Class 13. The Class 13 claim of Happ is secured by a first mortgage against real property located at 2900 N 17th Street, Milwaukee, WI 53206 ("2900 N 17th Street"). The Class 13 claim of Happ is for money loaned in the amount of \$50,000. The Class 13 claim is deemed to be secured in the amount of \$37,000.

Happ's Class 13 secured claim shall be satisfied in full through the surrender of 2900 N 17th Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ's Class 13 secured claim is unimpaired by the Plan.

To the extent the allowed Class 13 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ's general unsecured claim from his Class 12 claim is estimated to be \$13,000 as shown on Exhibit 3.

2.14: Class 14 - All non-priority unsecured claims allowed under § 502 of the Code against the Debtor will share on a pro rata basis from a total of \$50,000 paid over three years in annual distributions of \$10,000 after year one, \$20,000 after year two, and \$20,000 after year three of the Plan. The distributions will be paid on or before the last day of the month after the 12th, 24th and 36th month of the Plan. The intent is to permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions.

If the Plan is confirmed under § 1191(b), then the annual installments shall be reduced by any fees that the Subchapter V Trustee is paid for the continuing involvement to monitor payments.

2.15: Class 15 – The interests of the equity security holders in the Debtor shall retain their interests and are not impaired by the Plan.

2.16: Claims Filed as Secured that are Not Secured Claims. The only claims that are recognized as secured claims are those stated in this Article 2. The claims of Fora Financial Securitization and Markos Ramirez that have asserted a lien to secure a claim are not considered secured creditors. Any lien rights they may have are extinguished on the Effective Date. To the extent such claims are allowed, the allowed claims will be treated as general unsecured claims under Class 14 as shown on Exhibit 3.

2.17: Treatment common to all secured claims. The liens securing the allowed secured claims in this Plan shall remain after confirmation of the Plan. With respect to all allowed secured claims, upon the Court granting a holder of an allowed secured claim relief from the automatic stay with respect to a claim secured by property of the estate, or upon the holder of an allowed secured claim obtaining relief from state court after the Effective Date, such creditor's claim, and the claims of all holders of allowed secured claims secured by the same collateral (as determined by the collateral identified in their proofs of claim), shall be treated as bifurcated into an allowed secured claim limited to the value realized by such creditor(s) upon disposition of such property, and an allowed unsecured claim for the difference between the balance due on its allowed claim and the value realized by such creditor(s) upon the disposition of the collateral. All allowed unsecured claims arising under this provision shall be treated as Class 14 general unsecured claims under this Plan and shall be entitled to their respective pro rata distribution of any undisbursed funds payable under this Plan to Class 14 creditors. Upon entry of an order granting the holder of an allowed secured claim relief from the automatic stay, the Reorganized Debtor shall cease all future disbursements on such creditor's allowed secured claim and on all junior claims secured by the same collateral.

ARTICLE 3: TREATMENT OF ADMINISTRATIVE EXPENSES, PRIORITY TAX CLAIMS, AND QUARTERLY AND COURT FEES

3.01: Unclassified claims. Under § 1123(a)(1) of the Code, allowed administrative expenses and priority unsecured tax claims are not in classes. Administrative expenses and priority unsecured tax claims will be paid in full.

3.02: Administrative expenses. Administrative expenses allowed under § 503 of the Code will be paid in full on the Effective Date, in cash, or upon such other terms as may be agreed upon by the holder of the claim and the Debtor, or as to the subchapter V trustees as provided in section 7.03. Debtor's counsel has agreed to accept \$15,000 on the Effective Date and monthly payments in the amount of \$1,250 until the balance of their approved compensation is paid in full. All such expenses for professionals under 11 U.S.C. § 327 are subject to Court approval.

3.03: Priority and secured tax claims. Each holder of an allowed priority or secured tax claim will be treated as described in this section. The terms of the Plan do not affect the rights of a governmental unit under applicable non-bankruptcy law to collect on a claim arising after the Effective Date or to enforce the terms of the Plan as to an allowed priority or secured tax claim, including tax liens, or other administrative or judicial collection action available to it.

The City of Milwaukee filed proof of claim number 6 for a secured tax claim in the amount of \$14,255.91. The City's claim is secured by a tax lien against 2729-2731 N 20th Street, Milwaukee, WI. The Plan contemplates that the real property shall be transferred to the secured creditor pursuant Section 2.12. The City of Milwaukee shall retain any lien that secures its claim and rights to recover from the property. The claim is unimpaired.

The City of Milwaukee filed proof of claim number 7 for a secured tax claim in the amount of \$9,010.43. The City's claim is secured by a tax lien against 1812 N. 23rd Street, Milwaukee, WI 53205. The Plan contemplates that the secured creditor shall waive any interest in the real property pursuant Section 2.11. The Debtor shall have a period of 90 days to market and sell the real property in satisfaction of the secured tax claim. Absent an acceptable offer, the Debtor execute a deed-in-lieu in favor of the City of Milwaukee. The City of Milwaukee shall retain any liens that secure its claim and rights to recover from the property. The claim is unimpaired.

The Waukesha County Treasurer filed proof of claim number 22 for a secured tax claim in the amount of \$28,130.85. The Treasurer's claim is secured by a tax lien against 1005 Lone Tree Road, Elm Grove, WI 53122. The claim will be paid in full with eleven interest only payments at an interest rate of 12% and a balloon payment for the allowed claim amount. The balloon payment will be paid from the sale proceeds of 1005 Lone Tree Road, Elm Grove, WI 53122. Waukesha County shall be enjoined from commencing an action to foreclose its interest in the property unless the Debtor defaults under the terms of this paragraph.

3.04: Statutory fees. All unpaid fees required to be paid under 28 U.S.C. § 1930 that are owed on or before the Effective Date will be paid on or before the Effective Date.

3.05: Prospective quarterly fees. All quarterly fees required to be paid under 28 U.S.C. § 1930(a)(6) or (a)(7) will accrue and be timely paid until the case is closed, dismissed, or converted to another chapter of the Bankruptcy Code.

ARTICLE 4: TREATMENT OF CLAIMS AND INTERESTS UNDER THE PLAN

4.01: Claims and interests are treated as follows under this Plan. (The following is only a partial summary of claim treatment provided for under Article 2 and any provisions in the summary below that are inconsistent with Article 2 are of no effect):

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Class	Impairment	Treatment
<p>Class 1 – Secured claim of Wilmington Savings Fund Society, FSB</p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>WSFS' Class 1 claim is in the amount of \$174,000.</p> <p>It shall be satisfied in part through the surrender of the 59th Street Property.</p> <p>The remaining secured claim, as determined pursuant to the Plan, shall be paid in interest only payments during the Renovation Period. Upon conclusion of the Renovation Period, the secured claim shall be paid in equal monthly payments of principal and interest, at a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$671.</p>
<p>Class 2– Secured claim of Lima One Capital, LLC</p>	<p><input type="checkbox"/> Impaired</p> <p><input checked="" type="checkbox"/> Unimpaired</p>	<p>Lima One's Class 2 claim is in the amount of \$137,000.</p> <p>It shall be satisfied in full through the surrender of the 30th Street Property and Greenfield Property.</p>

<p>Class 3 – Secured claim of Wilmington Savings Fund Society, FSB</p>	<p><input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 3 secured claim is in the amount of \$324,000.</p> <p>It shall be satisfied in part through the surrender of 420-422 N. 29th Street and the North 37th Street Property.</p> <p>The remaining secured claim, as determined pursuant to the Plan, shall be paid in equal monthly payments of principal and interest, at a fixed rate of 5.85% per annum, and amortized so that the full remaining balance is repaid by December 1, 2051.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$1,090.</p>
<p>Class 4 – Secured claim of Wilmington Savings Fund Society, FSB</p>	<p><input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 4 secured claim is in the amount of \$152,000.</p> <p>It shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2nd Street.</p>
<p>Class 5 – Secured claim of Lima One Capital, LLC</p>	<p><input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired</p>	<p>Lima One's Class 5 secured claim is in the amount of \$325,000.</p> <p>It shall be satisfied in full through the surrender of 2728-2730 N. 37th Street, 1556 W. Mitchell Street, and 2438-2440 N. 51st Street.</p>
<p>Class 6 – Secured claim of Wilmington Savings Fund Society, FSB</p>	<p><input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 6 secured claim is in the amount of \$360,000.</p> <p>It shall be satisfied in full through the surrender 3901 N. Port Washington, 747 S. 23rd Street, and 3223 N. 16th Street.</p>

<p>Class 7 – Secured claim of Lima One Capital, LLC</p>	<p><input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired</p>	<p>Lima One's Class 7 secured claim is in the amount of \$185,000.</p> <p>The Reorganized Debtor shall pay the Class 7 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$1,321.</p>
<p>Class 8– Secured claim of Wilmington Savings Fund Society, FSB</p>	<p><input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 8 secured claim is in the amount of \$108,500.</p> <p>The Reorganized Debtor shall pay the Class 8 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$ 607.</p>
<p>Class 9 – Secured Claim of Home Rehab Lending, LLC</p>	<p><input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired</p>	<p>HML's Class 9 secured is in the amount of \$640,000.</p> <p>The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of \$5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 9.5% per annum, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order.</p>

Class 10 – Secured Claim of Home Rehab Lending, LLC	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>HML's Class 10 secured claim is in the amount of \$67,000.</p> <p>HML has agreed to waive its secured claim and accept a general secured claim in the amount of \$67,000. It shall be satisfied through the distributions to Class 14.</p>
Class 11- Secured Claim of Home Rehab Lending, LLC	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>HML's Class 11 secured claim is in the amount of \$50,000.</p> <p>HML has agreed to waive its secured claim and accept a general secured claim in the amount of \$50,000. It shall be satisfied through the distributions to Class 14</p>
Class 12 – Secured Claim of Matt Happ	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The Class 12 secured is in the amount of \$32,000.</p> <p>It shall be satisfied in full through the surrender of 2729-2731 N 20th.</p>
Class 13 – Secured Claim of Matt Happ	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The Class 13 claim is in the amount of \$37,000.</p> <p>It shall be satisfied in full through the surrender of 2900 N 17th Street.</p>
Class 14 – Non-Priority, unsecured claims	<input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired	<p>All non-priority unsecured claims allowed under § 502 of the Code, estimated to total \$1,435,668 will share on a pro-rata basis from a total of \$50,000 paid in three annual distributions of \$10,000 in year one, \$20,000 in year two, and \$20,000 in year three of the Plan. If the Plan is confirmed under § 1191(b), the amount will be reduced by any fees of the Subchapter V Trustee paid for the continuing involvement to monitor distributions.</p>
Class 15 – Equity Interests	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The equity interest holders shall retain their interest in the Debtor.</p>

ARTICLE 5: ALLOWANCE AND DISALLOWANCE OF CLAIMS

5.01: Disputed claim. A “disputed claim” is a claim that has not been allowed or disallowed and as to which either:

(a) A proof of claim has been filed or deemed filed, and the Debtor or another party in interest has filed an objection; or

(b) No proof of claim has been filed, and the Debtor has scheduled such claim as disputed, contingent or unliquidated.

5.02: Delay of distribution on a disputed claim. No distribution will be made on account of a disputed claim unless and until it is allowed.

5.03: Settlement of disputed claims. After the Effective Date, the Reorganized Debtor will have the power and authority to settle and compromise a disputed claim without Court approval or compliance with Rule 9019(a).²

ARTICLE 6: PROVISIONS FOR EXECUTORY CONTRACTS AND UNEXPIRED LEASES

6.01: Assumption and Rejection of Unexpired Leases and Executory Contracts.

(a) **Assumption of Unexpired Leases and Executory Contracts.** The Debtor shall assume the unexpired leases and executory contracts listed on Addendum 6.01(a) as of the Effective Date. The assumed unexpired leases and executory contracts vest in the Reorganized Debtor on the Effective Date. The Debtor expressly assumes the Rental Property Partnership Agreement with Markos Ramirez executed March 22, 2021 related to the property located at 1548-1550 South 9th Street, Milwaukee, Wisconsin ("Rental Property Partnership Agreement"), as modified under the terms of the Plan in section 6.01 (a)(i) below.

- i. **Modifications to Rental Property Partnership Agreement.** The Rental Property Agreement shall be modified to delete any requirement or the parties or rights other than Markos Ramirez retaining a 30% equity interest in the real property located at 1548 South 9th Street ("9th Street") and granting Mr. Ramirez the right to record an Affidavit of Interest with the Milwaukee County Register of Deeds to put the public on notice of said interest.

(b) **Curage Amount.** The amount to cure any default in the unexpired leases or executory contracts is presumed to be the amount stated in Addendum 6.1(a) as the "Curage Amount" unless a party-in-interest objects by the date on which the Court sets for objections to confirmation of the Plan. If an objection is filed, the Court shall determine the amount necessary for the Reorganized Debtor to cure any default as required under § 365(b)(1) of the Code. The Reorganized Debtor shall have 15 days after the Court's determination becomes a Final Order to change its decision to assume the unexpired lease or executory contract or reject it. If after the Court's determination the Reorganized Debtor maintains their decision to assume the unexpired lease or executory contract, the amount

² "Rule" is defined as the Federal Rules of Bankruptcy Procedure.

necessary to cure any default shall be paid by the Reorganized Debtor within 30 days after the order determining the amount becomes a Final Order, or as otherwise agreed to between the parties, or within 90 days of the Effective Date if no objection is filed.

(c) **Rejection of Unexpired Leases and Executory Contracts.** Any unexpired lease or executory contract not listed on Addendum 6.1(a) is rejected as of the Effective Date.

(d) **Bar Date for Filing Claims for Rejection Damages.** Unless otherwise ordered by the Court, proofs of claim(s) for damages arising out of the rejection of an executory contract or unexpired lease pursuant to the Plan must be filed with the Court no later than 30 days after the Debtor or Reorganized Debtor provides the Creditor with notice that its executory contract or unexpired lease has been rejected. **All such Claim(s) not filed within the time set forth in this section shall be forever barred and extinguished against the Debtor, its estate, and the Reorganized Debtor.**

ARTICLE 7: MEANS FOR IMPLEMENTATION OF THE PLAN

7.01: Source of Plan Payments. The Debtor shall implement the Plan through future income from operations.

7.02: Vesting of Causes of Action. On the Effective Date, all property of the Debtor and causes of action shall vest in the Reorganized Debtor. "Causes of action" include (a) preference, fraudulent transfer and other claims arising under chapter 5 of the Code.

7.03: Subchapter V Trustee's Role. The subchapter V trustee's duties shall be discharged as of the confirmation of this Plan if the Plan is confirmed as a "consensual" Plan. If the Plan is not confirmed as a "consensual" Plan, the subchapter v trustee's post-confirmation duties shall be limited to those identified in § 1183(b), except to the extent expressly modified by the terms of this Plan or as may occur as a result of removal of the debtor-in-possession pursuant to § 1185.

ARTICLE 8: GENERAL PROVISIONS

8.01: Definitions and rules of construction. The definitions and rules of construction set forth in §§ 101 and 102 of the Code shall apply when terms defined or construed in the Code are used in this Plan.

8.02: Effective date. The "Effective Date" is the day that is 14 days after the entry of the confirmation order. If, however, a stay of the confirmation order is in effect on that date, the Effective Date will be the day after the date on which the stay expires or is otherwise terminated. These periods are calculated as provided in Rule 9006(a)(1).

8.03: Binding effect. The rights and obligations of any entity named or referred to in this Plan will be binding upon and will inure to the benefit of the successors or assigns of such entity.

8.04: Captions. The headings contained in this Plan are for convenience of reference only and do not affect the meaning or interpretation of this Plan.

8.05: Retention of Jurisdiction. The Court confirming the Plan may exercise jurisdiction to the full extent necessary to administer this case after Plan confirmation and to adjudicate any related adversary proceedings or contested matters, including those relating to the Plan, such as concerning the Plan's construction, implementation, or modification. Neither this provision nor anything in this Plan constitutes a limitation on or an expansion of the jurisdiction authorized by title 28 of the United States Code.

8.06: Default for failure to make payment under Plan. In the event the Debtor should default for failing to make a payment or otherwise under the Plan, after the Effective Date, creditors with allowed claims shall not be required to seek relief from the Court before taking action to enforce their claim as modified by the Plan. By way of illustration and without limitation, for example, secured creditors (Classes 1 and 2) would be entitled to enforce the rights and remedies in their loan documents, as modified by the Plan, in state court or Bankruptcy Court, under applicable state law. Nothing in this section prevents creditors with allowed claims from seeking relief from the Court including, but not limited to, dismissal or conversion of the Debtor's bankruptcy case and for a secured creditor to obtain an Order for turnover of its collateral.

ARTICLE 9: DISCHARGE AND INJUNCTION

If the Debtor's Plan is confirmed under § 1191(a), on the effective date of the Plan, the Debtor will be discharged from any debt that arose before confirmation of this Plan, to the extent specified in § 1141(d)(1)(A) of the Code, except that the Debtor will not be discharged of any debt:

- (a) imposed by this Plan; or
- (b) to the extent provided in § 1141(d)(6).

If the Debtor's Plan is confirmed under § 1191(b), confirmation of this Plan does not discharge any debt provided for in this Plan until the Court grants a discharge on completion of all payments due within the first 3 years of this Plan, or as otherwise provided in § 1192 of the Code. The Debtor will not be discharged from any debt:

- (a) on which the last payment is due after the first 3 years of the Plan, or as otherwise provided in § 1192; or
- (b) excepted from discharge under § 523(a) of the Code, except as provided in Rule 4007(c) of the Federal Rules of Bankruptcy Procedure.

ARTICLE 10: OTHER PROVISIONS

10.01: Retention of Property. Unless otherwise stated in the Plan, the Debtor shall retain all property of the estate, no transfer of estate property other than required under the Plan being anticipated at this time.

10.02: Prepayment. The Debtor may prepay any amount to any Class at any time without penalty.

10.03: Distribution Addresses. All distributions shall be mailed to creditors at the addresses shown on the Debtors' schedules, except those creditors who have filed proofs of claim or notices of appearance in this action shall have their distribution checks sent to the addresses shown on those documents. Any creditor may change the address for mailing of its distribution check by written notice to counsel for the Debtor. Any distribution checks properly sent to such addresses which are returned shall become the property of the Debtor without further liability for such distributions.

Dated: May 28, 2024,
as modified May 31, 2024,
October 9, 2024, and
November 19, 2024

Respectfully submitted,

/s/ Evan P. Schmit

Evan P. Schmit

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Attorneys for the Debtor

Addendum 6.1(a)**Executory Contracts and Unexpired Lease Agreements Assumed Under the Plan**

<u>Description of the Unexpired Lease or Executory Contract</u>	<u>Curage Amount</u>
Danielle Woods, 3419 W. Juneau, Milwaukee, WI 53208	\$0.00
Miranda Kirk, 3419 W. Juneau, Milwaukee, WI 53208	\$0.00
Ediline Guzman, 1548 S. 9 th Street, Milwaukee, WI 53204	\$0.00
Ricardo Rocha, 1548 S. 9 th Street, Milwaukee, WI 53204	\$0.00
James Michael, 3920 N. 22 nd St., Unit A, Milwaukee, WI 53206	\$0.00
Leeta Gill, 3920 N. 22 nd St., Front Unit, Milwaukee, WI 53206	\$0.00
Rosa Gallegos, 1970 S. 15 th St., Milwaukee, WI 53204	\$0.00
Ryanna Crook, 3919 W. Cherry St., Milwaukee, WI 53208	\$0.00
Office space located at 13500 Watertown Plank Road, Elm Grove, WI Lease agreement with Plank Road Plaza Investments, LLC	\$0.00
Rental Property Partnership Agreement"), as modified under the terms of the Plan in section 6.01 (a)(i)	\$0.00

Exhibit 1
Summary of Plan Payments
(If WFSB/Lima One accept the Plan)

Administrative Expenses	Estimated Amount	Paid on Effective Date	Remaining Claim Amount	Monthly Plan Payment	Plan Terms
Kerkman & Dunn	\$ 36,000	\$ 15,000	\$ 15,000	\$ (1,250)	Equal monthly payments.
Subchapter V Trustee	\$ 5,000	\$ 5,000	\$ -		
Tax Claim (Priority and Secured)	Estimated	Paid on Effective Date¹	Remaining Claim Amount	Monthly Plan Payment²	Plan Terms
Waukesha County Treasurer	\$ 28,131	\$ -	\$ 28,131	\$ (281)	Elbert interest only payments and one balloon
City of Milwaukee	\$ 14,256	\$ -	\$ -	\$ -	Retains liens against real property.
City of Milwaukee	\$ 9,010	\$ -	\$ -	\$ -	Retains liens against real property.
Class					
1 Wilmington Savings Fund Society, FSB	\$ 240,000	\$ 115,000	\$ 125,000	\$ (729)	311 months, 7.00% interest
2 Lima One Capital	\$ 137,000	\$ 137,000	\$ -		Satisfied in full from surrender of collateral.
3 Wilmington Savings Fund Society, FSB	\$ 392,000	\$ 146,000	\$ 246,000	\$ (1,506)	327 months, 5.85% interest
4 Wilmington Savings Fund Society, FSB	\$ 152,000	\$ 152,000	\$ -		Satisfied in full from surrender of collateral.
5 Lima One Capital	\$ 325,000	\$ 325,000	\$ -		Satisfied in full from surrender of collateral.
6 Wilmington Savings Fund Society, FSB	\$ 360,000	\$ 360,000	\$ -		Satisfied in full from surrender of collateral.
7 Lima One Capital	\$ 229,000	\$ -	\$ 229,000	\$ (1,615)	334 months, 7.5%
8 Wilmington Savings Fund Society, FSB	\$ 108,500	\$ -	\$ 108,500	\$ (758)	338 months, 7.5%
9 Home Rehab Lending	\$ 640,000	\$ -	\$ 640,000	\$ (5,293)	11 months, monthly payment at \$5,293, prime plus 1%, amortized 315 months, balloon payment \$640,000 due twelfth month.
10 Home Rehab Lending	\$ 67,000	\$ 67,000	\$ -		Satisfied in full from surrender of collateral.
11 Home Rehab Lending	\$ 50,000	\$ 50,000	\$ -		Satisfied in full from surrender of collateral.
12 Matt Happ	\$ 32,000	\$ 32,000	\$ -		Satisfied in full from surrender of collateral.
13 Matt Happ	\$ 37,000	\$ 37,000	\$ -		Satisfied in full from surrender of collateral.
Total Monthly Plan Payments Before Unsecured Creditors (Year 1)				\$ (11,453)	
Total Monthly Plan Payments Before Unsecured Creditors (Year 2 and Year 3)				\$ (4,628)	

¹ Payments on Effective Date reflect reduction in secured claim amount based on value of real estate surrendered to creditor.
² Assumes Effective Date in December 2024 with monthly payments commencing January 2025.

Exhibit 3
List of Creditors

Class	Description	Amount Scheduled	Amount Claimed	Estimated Allowed Amount	Claim No.
	Administrative Expenses				
	Kerkman & Dunn		\$	30,000.00	
	Subchapter V Trustee		\$	5,000.00	
	Tax Claim (Priority and Secured)	Amount Scheduled	Amount Claimed	Estimated Allowed Amount	Claim No.
	City of Milwaukee	\$ -	\$ 14,255.91	\$ 14,256	6
	City of Milwaukee	\$ -	\$ 9,010.43	\$ 9,010	7
	Internal Revenue Service	\$ 34,000.00	\$ -	\$ -	
	Waukesha County Treasurer		\$ 28,130.85	\$ 28,131	22
1	Wilmington Savings Fund Society, FSB*	\$ -	\$ 278,252.25	\$ 240,000	13
2	Lima One Capital	\$ 117,000.00	\$ 141,182.54	\$ 137,000	4
3	Wilmington Savings Fund Society, FSB*	\$ 447,000.00	\$ 525,569.83	\$ 392,000	19
4	Wilmington Savings Fund Society, FSB	\$ 189,000.00	\$ 260,476.82	\$ 152,000	18
5	Lima One Capital	\$ 398,000.00	\$ 481,465.70	\$ 325,000	15
6	Wilmington Savings Fund Society, FSB	\$ 399,000.00	\$ 495,451.61	\$ 360,000	14
7	Lima One Capital*	\$ 235,000.00	\$ 293,424.38	\$ 229,000	5
8	Wilmington Savings Fund Society, FSB*	\$ 95,000.00	\$ 121,343.84	\$ 108,500	12
9	Home Rehab Lending	\$ 750,000.00	\$ 811,167.46	\$ 640,000	11
10	Home Rehab Lending	\$ 92,000.00	\$ 105,295.66	\$ 67,000	11
11	Home Rehab Lending	\$ 50,000.00	\$ -	\$ 50,000	
12	Matt Happ	\$ 50,000.00	\$ -	\$ 32,000	
13	Matt Happ	\$ 50,000.00	\$ -	\$ 37,000	
	* Assumes creditor accepts Plan.				
14	Unsecured Creditors	Amount Scheduled	Amount Claimed	Estimated Allowed Amount	Claim No.
	AMEX - Business Green Rewards		\$ 8,420	\$ 8,420	20
	AMEX - Business Platinum		\$ 8,241	\$ 8,241	21
	Audra Grant		\$	\$ 28,978	10
	Capital One	\$ 12,000.00	\$ 8,226	\$ 8,226	1
	Capital One	\$ -	\$ 8,252	\$ 8,252	2
	Fora Financial Securitization	\$ 46,000.00	\$ 19,761	\$ 19,761	8
	Fora Financial Securitization	\$ -	\$ 26,804	\$ 26,804	9
	Home Rehab Lending (Unsecured Class 10)		\$	\$ 38,296	
	Home Rehab Lending (Unsecured Class 9)		\$	\$ 171,167	
	Josh Noshke	\$ 42,000.00	\$ 46,600	\$ 46,600	3
	Lima One Capital (Unsecured Class 2)		\$	\$ 4,183	
	Lima One Capital (Unsecured Class 5)		\$	\$ 156,466	
	Lima One Capital (Unsecured Class 7)		\$	\$ 64,424	
	Markos Ramirez	\$ 150,000.00	\$ 160,855	\$ 160,855	16
	Markos Ramirez	\$ -	\$ 42,000	\$ -	17
	Matt Happ (Unsecured Class 12)	\$ -	\$ -	\$ 18,000	
	Matt Happ (Unsecured Class 13)	\$ -	\$ -	\$ 13,000	
	Synchrony Bank/Lowes	\$ 2,000.00	\$ -	\$ 2,000	
	Synchrony Bank/Fleet Farm	\$ 600.00	\$ -	\$ 600	
	Synchrony Bank/Harbor Freight	\$ 300.00	\$ -	\$ 300	
	Wadina Family Trust	\$ 4,000.00	\$ -	\$ 4,000	
	Wilmington Savings Fund Society, FSB (Unsecured Class 1)		\$	\$ 38,252	
	Wilmington Savings Fund Society, FSB (Unsecured Class 3)		\$	\$ 133,570	
	Wilmington Savings Fund Society, FSB (Unsecured Class 4)		\$	\$ 108,477	
	Wilmington Savings Fund Society, FSB (Unsecured Class 6)		\$	\$ 135,452	
	Wilmington Savings Fund Society, FSB (Unsecured Class 8)		\$	\$ 12,844	
	Total		\$	1,217,168	

Exhibit 4
Liquidation Analysis

Description	Estimated Value	Reduction	Liquidation Value¹
Real Estate			
1931 S. 59th St.	\$ 95,000	\$ (23,750)	\$ 71,250
2510 W. Juncau Ave.	\$ 65,000	\$ (16,250)	\$ 48,750
3282 N. 30th St.	\$ 75,000	\$ (18,750)	\$ 56,250
2417 W. Greenfield	\$ 45,000	\$ (11,250)	\$ 33,750
3339 W. Juncau	\$ 71,000	\$ (17,750)	\$ 53,250
420 N. 29th St.	\$ 68,000	\$ (17,000)	\$ 51,000
3919 W. Cherry St.	\$ 30,000	\$ (7,500)	\$ 22,500
1537 N. 37th St.	\$ 62,000	\$ (15,500)	\$ 46,500
1548 S. 9th St.	\$ 60,000	\$ (15,000)	\$ 45,000
2475 W. Keefe	\$ 60,000	\$ (15,000)	\$ 45,000
3739 W. Kilbourn	\$ 135,000	\$ (33,750)	\$ 101,250
3046 N. 2nd St.	\$ 130,000	\$ (32,500)	\$ 97,500
2728 N. 37th St.	\$ 150,000	\$ (37,500)	\$ 112,500
1556 W. Mitchell St.	\$ 155,000	\$ (38,750)	\$ 116,250
2438 N. 51st St.	\$ 55,000	\$ (13,750)	\$ 41,250
3901 N. Port Washington	\$ 54,000	\$ (13,500)	\$ 40,500
747 S. 23rd St.	\$ 75,000	\$ (18,750)	\$ 56,250
3223 N. 16th St.	\$ 56,000	\$ (14,000)	\$ 42,000
2963 N. 36th St.	\$ 87,000	\$ (21,750)	\$ 65,250
3920 N. 22nd St.	\$ 35,000	\$ (8,750)	\$ 26,250
1970 S. 15th St.	\$ 50,000	\$ (12,500)	\$ 37,500
3419 W. Juncau	\$ 87,000	\$ (21,750)	\$ 65,250
1729 Linden Ave.	\$ 35,000	\$ (8,750)	\$ 26,250
2729 N. 20th	\$ 32,000	\$ (8,000)	\$ 24,000
2900 N. 17th	\$ 37,000	\$ (9,250)	\$ 27,750
1812 N. 23rd St.	\$ 55,000	\$ (13,750)	\$ 41,250
1005 Lone Tree Rd.	\$ 621,000	\$ (155,250)	\$ 465,750
Personal Property			
Cash and Accounts	\$ 3,947	\$ -	\$ 3,947
Office furniture and equipment	\$ 655	\$ (164)	\$ 491
Insurance proceeds	\$ 60,000	\$ -	\$ 60,000
Total Assets Before Liens and Chapter 11 Expenses			\$ 1,924,438
Liens and Administrative Expenses			
Wilmington Savings Fund Society, FSB*			\$ 1,681,094
Lima One Capital			\$ 916,073
Home Rehab Lending			\$ 966,463
Matt Happ			\$ 100,000
Chapter 11 Administrative Expenses			\$ 20,000
			\$ 3,683,630

Assets Available for Unsecured Creditors Under Liquidation \$ (1,759,192)

(Does not include any fees for Chapter 7 Trustee or professionals employed by Debtor's Chapter 7 estate.)

¹ Estimated at 25% for forced liquidation.

Application for: Temporary Public Entertainment Permit

Ashley Schneider

Name of Event: WOCA's Run. Rock and Stroll

Date(s): September 12th

Location: Cool Waters / Greenfield Park

Event Start and End Time: 9am-11:30am

Type of Entertainment: Announcements / Background Music through speakers

Monthly Listing of Claims Paid
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Payment Date: 01/02/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41422	A. GALENA, LLC	223-7602-563.43-03		HAPRENT-1-26	766.00
41422 - Summary					766.00
41423	ADSIT, CHRIS	223-7602-563.43-03		HAPRENT-1-26	2,850.00
41423 - Summary					2,850.00
41424	ALPINE COURT, LLC	223-7602-563.43-03		HAPRENT-1-26	894.00
41424 - Summary					894.00
41425	AMBROSELLI, DOMINIC	223-7602-563.43-03		HAPRENT-1-26	1,518.00
41425 - Summary					1,518.00
41426	AMU-PLUS, LLC	223-7602-563.43-03		HAPRENT-1-26	934.00
41426 - Summary					934.00
41427	ANDERSON, JEFFREY	223-7602-563.43-03		HAPRENT-1-26	1,245.00
41427 - Summary					1,245.00
41428	ANDERSON, JEFFREY	223-7602-563.43-03		HAPRENT-1-26	2,027.00
41428 - Summary					2,027.00
41429	AUTUMN GLEN LLC	223-7602-563.43-03		HAPRENT-1-26	1,179.00
41429 - Summary					1,179.00
41430	AVILA, JORGE	223-7602-563.43-03		HAPRENT-1-26	660.00
41430 - Summary					660.00
41431	BARTSCH MANAGEMENT, LLC	223-7602-563.43-03		HAPRENT-1-26	1,627.00
	BARTSCH MANAGEMENT, LLC	226-7605-563.43-08		HAPRENT-1-26	810.00
41431 - Summary					2,437.00
41432	BAYER, WERNER	223-7602-563.43-03		HAPRENT-1-26	883.00
41432 - Summary					883.00
41433	BEANS BEANS LLC	226-7605-563.43-08		HAPRENT-1-26	867.00
41433 - Summary					867.00
41434	BECHER PROPERTY LLC	223-7602-563.43-03		HAPRENT-1-26	368.00
41434 - Summary					368.00
41435	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		HAPRENT-1-26	56,171.00
	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		VACRENT-1-26	2,850.00
41435 - Summary					59,021.00
41436	BERRADA PROPERTIES MGT INC	226-7605-563.43-08		HAPRENT-1-26	1,288.00
41436 - Summary					1,288.00
41437	BIECK MANAGEMENT	226-7605-563.43-08		HAPRENT-1-26	827.00
41437 - Summary					827.00
41438	BIECK MANAGEMENT, INC.	223-7602-563.43-03		HAPRENT-1-26	618.00
41438 - Summary					618.00
41439	BILL HOAG PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-1-26	564.00
41439 - Summary					564.00
41440	BLAKE-WEISE MGT DBA FRENCH QUARTER	223-7602-563.43-03		HAPRENT-1-26	1,533.00
	BLAKE-WEISE MGT DBA FRENCH QUARTER	226-7605-563.43-08		HAPRENT-1-26	903.00
41440 - Summary					2,436.00
41441	BUCKHORN STATION ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-1-26	345.00
41441 - Summary					345.00
41442	BURNHAM HILL APTS	226-7605-563.43-08		HAPRENT-1-26	1,744.00
41442 - Summary					1,744.00
41443	BURNHAM 2 LLC	226-7605-563.43-08		HAPRENT-1-26	614.00
41443 - Summary					614.00
41444	BUTTITTA, NICK	223-7602-563.43-03		HAPRENT-1-26	541.00
41444 - Summary					541.00
41445	CARRAN, CARL	223-7602-563.43-03		HAPRENT-1-26	1,556.00
41445 - Summary					1,556.00
41446	CATHERINE GALLAGHER,	223-7602-563.43-03		HAPRENT-1-26	807.00
41446 - Summary					807.00
41447	CHAPEL GARDEN APARTMENTS LLC	226-7605-563.43-08		HAPRENT-1-26	615.00
41447 - Summary					615.00
41448	CHIARA COMMUNITIES, INC	223-7602-563.43-03		HAPRENT-1-26	1,807.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41448	CHIARA COMMUNITIES, INC	226-7605-563.43-08		HAPRENT-1-26	1,577.00
41448 - Summary					3,384.00
41449	CHIARA COMMUNITIES, INC	226-7605-563.43-08		HAPRENT-1-26	747.00
41449 - Summary					747.00
41450	CITY OF WEST ALLIS-FSS DEPOSITS	223-7602-563.43-09		FSSRENT-1-26	4,928.00
41450 - Summary					4,928.00
41451	CITYWIDE RENTALS &PROPERTY MGMT LLC	223-7602-563.43-03		HAPRENT-1-26	1,623.00
41451 - Summary					1,623.00
41452	COBALT SUPREME - CP, LLC	223-7602-563.43-03		HAPRENT-1-26	297.00
41452 - Summary					297.00
41453	COBALT SUPREME-CP, LLC	223-7602-563.43-03		HAPRENT-1-26	842.00
41453 - Summary					842.00
41454	CORNERSTONE MANAGEMENT ASSOC	226-7605-563.43-08		HAPRENT-1-26	1,365.00
41454 - Summary					1,365.00
41455	DAVENPORT, DERRICK	226-7605-563.43-08		HAPRENT-1-26	699.00
41455 - Summary					699.00
41456	DAYFORTH APARTMENTS LLP	226-7605-563.43-08		HAPRENT-1-26	571.00
41456 - Summary					571.00
41457	EAST SHORE PROPERTIES	226-7605-563.43-08		HAPRENT-1-26	331.00
41457 - Summary					331.00
41458	EBERLE, JOSEPH	223-7602-563.43-03		HAPRENT-1-26	401.00
41458 - Summary					401.00
41459	ELITE PROPERTIES INC	223-7602-563.43-03		HAPRENT-1-26	485.00
	ELITE PROPERTIES INC	226-7605-563.43-08		HAPRENT-1-26	6.00
41459 - Summary					491.00
41460	ENIGMA PROPERTIES	223-7602-563.43-03		HAPRENT-1-26	6,804.00
41460 - Summary					6,804.00
41461	ENIGMA PROPERTIES	223-7602-563.43-03		HAPRENT-1-26	760.00
41461 - Summary					760.00
41462	ENIGMA PROPERTIES 84TH ST	223-7602-563.43-03		HAPRENT-1-26	585.00
41462 - Summary					585.00
41463	ENKIDU ESTATES LLC	226-7605-563.43-08		HAPRENT-1-26	1,542.00
41463 - Summary					1,542.00
41464	EVERGREEN ENTERPRISES MW, LLC	226-7605-563.43-08		HAPRENT-1-26	619.00
41464 - Summary					619.00
41465	FABISZAK, MEL	223-7602-563.43-03		HAPRENT-1-26	798.00
41465 - Summary					798.00
41466	FIFTH STRET SCHOOL LLC	226-7605-563.43-08		HAPRENT-1-26	1,686.00
41466 - Summary					1,686.00
41467	FLT BLUE RIBBON LOFTS, LLC	226-7605-563.43-08		HAPRENT-1-26	795.00
41467 - Summary					795.00
41468	FRISKE, JONATHON	223-7602-563.43-03		HAPRENT-1-26	2,216.00
41468 - Summary					2,216.00
41469	GONZALEZ,DIMITRI	223-7602-563.43-03		HAPRENT-1-26	715.00
41469 - Summary					715.00
41470	GRAD, FRANK	223-7602-563.43-03		HAPRENT-1-26	2,363.00
41470 - Summary					2,363.00
41471	GREENFIELD GARDEN, LLC	223-7602-563.43-03		HAPRENT-1-26	1,175.00
41471 - Summary					1,175.00
41472	GREENFIELD SENIOR APARTMENTS, LLC	226-7605-563.43-08		HAPRENT-1-26	869.00
41472 - Summary					869.00
41473	HAI PROPERTY MANAGEMENT LLC	226-7605-563.43-08		HAPRENT-1-26	1,633.00
41473 - Summary					1,633.00
41474	HARBIN REALTY MANAGEMENT LLC	223-7602-563.43-03		HAPRENT-1-26	1,467.00
41474 - Summary					1,467.00
41475	HAYMARKET LOFTS LP	226-7605-563.43-08		HAPRENT-1-26	999.00
41475 - Summary					999.00

Monthly Listing of Claims Paid
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Check#	Vendor	GL Account	Proj No	Description	Amount
41476	HEARTLAND-WEST ALLIS COURTYARD LLC	223-7602-563.43-03		HAPRENT-1-26	5,887.00
	HEARTLAND-WEST ALLIS COURTYARD LLC	226-7605-563.43-08		HAPRENT-1-26	2,764.00
41476 - Summary					8,651.00
41477	HERITAGE WEST ALLIS	223-7602-563.43-03		HAPRENT-1-26	3,853.00
	HERITAGE WEST ALLIS	226-7605-563.43-08		HAPRENT-1-26	1,873.00
41477 - Summary					5,726.00
41478	HOCHSCHILD, LAWRENCE	223-7602-563.43-03		HAPRENT-1-26	315.00
41478 - Summary					315.00
41479	HOOKER, SUSAN	223-7602-563.43-03		HAPRENT-1-26	1,724.00
41479 - Summary					1,724.00
41480	HOSPEL, BRIAN	226-7605-563.43-08		HAPRENT-1-26	385.00
41480 - Summary					385.00
41481	HOUSE, ASHLEY	223-7602-563.43-03		HAPRENT-1-26	1,981.00
41481 - Summary					1,981.00
41482	HOUSING AUTHORITY OF CITY OF	222-7601-563.30-04		AFRENT-1-26	52.09
	HOUSING AUTHORITY OF CITY OF	223-7602-563.43-05		HAPRENT-1-26	663.00
41482 - Summary					715.09
41483	HOUSING AUTHORITY OF CITY OF MILW	222-7601-563.30-04		AFRENT-1-26	34.23
	HOUSING AUTHORITY OF CITY OF MILW	223-7602-563.43-05		HAPRENT-1-26	881.00
41483 - Summary					915.23
41484	HULEN PROPERTY MANAGEMENT	223-7602-563.43-03		HAPRENT-1-26	1,125.00
41484 - Summary					1,125.00
41485	HURLEY, NOAH	223-7602-563.43-03		HAPRENT-1-26	401.00
41485 - Summary					401.00
41486	IRIZARRY, JOSEPH	223-7602-563.43-03		HAPRENT-1-26	549.00
41486 - Summary					549.00
41487	JARABA, BELAL	223-7602-563.43-03		HAPRENT-1-26	1,200.00
41487 - Summary					1,200.00
41488	JOHN STARR PICKLES, LLC	226-7605-563.43-08		HAPRENT-1-26	649.00
41488 - Summary					649.00
41489	JOHNSON, SCOT	223-7602-563.43-03		HAPRENT-1-26	1,200.00
41489 - Summary					1,200.00
41490	JTS PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-1-26	290.00
41490 - Summary					290.00
41491	K.B. CO INVESTMENTS	226-7605-563.43-08		HAPRENT-1-26	2,372.00
41491 - Summary					2,372.00
41492	KATHLEEN MARY PROPERTIES	223-7602-563.43-03		HAPRENT-1-26	1,182.00
41492 - Summary					1,182.00
41493	KATZ PROPERTIES, INC	226-7605-563.43-08		HAPRENT-1-26	1,988.00
41493 - Summary					1,988.00
41494	KELLEN, JAMES	226-7605-563.43-08		HAPRENT-1-26	431.00
41494 - Summary					431.00
41495	KELLNER PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-1-26	565.00
41495 - Summary					565.00
41496	KEY WAY RENTALS, LLC	223-7602-563.43-03		HAPRENT-1-26	1,081.00
41496 - Summary					1,081.00
41497	KLEIN, CAROL J	223-7602-563.43-03		HAPRENT-1-26	769.00
41497 - Summary					769.00
41498	KNITTING FACTORY ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-1-26	644.00
41498 - Summary					644.00
41499	KRUEGER, RONALD	223-7602-563.43-03		HAPRENT-1-26	379.00
41499 - Summary					379.00
41500	KTI, LLC	223-7602-563.43-03		HAPRENT-1-26	879.00
41500 - Summary					879.00
41501	LADEWIG, GAVIN	223-7602-563.43-03		HAPRENT-1-26	828.00
41501 - Summary					828.00
41502	LAKE, CHRIS	223-7602-563.43-03		HAPRENT-1-26	527.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41502 - Summary					527.00
41503	LANDMARK HARMONY HOUSING LLC	223-7602-563.43-03		HAPRENT-1-26	1,837.00
	LANDMARK HARMONY HOUSING LLC	226-7605-563.43-08		HAPRENT-1-26	3,113.00
41503 - Summary					4,950.00
41504	LINCOLN CREST APARTMENTS	223-7602-563.43-03		HAPRENT-1-26	16,427.00
	LINCOLN CREST APARTMENTS	226-7605-563.43-08		HAPRENT-1-26	1,616.00
41504 - Summary					18,043.00
41505	LUCEY, GREGORY	223-7602-563.43-03		HAPRENT-1-26	645.00
41505 - Summary					645.00
41506	LUTZ LAND MANAGEMENT	223-7602-563.43-03		HAPRENT-1-26	681.00
41506 - Summary					681.00
41507	MARGARITA VILLA, LLC	226-7605-563.43-08		HAPRENT-1-26	1,949.00
41507 - Summary					1,949.00
41508	METRO RENTAL MGMT	226-7605-563.43-08		HAPRENT-1-26	4,106.00
41508 - Summary					4,106.00
41509	METROPOLITAN ASSOCIATES	223-7602-563.43-03		HAPRENT-1-26	19,716.00
	METROPOLITAN ASSOCIATES	226-7605-563.43-08		HAPRENT-1-26	2,865.00
41509 - Summary					22,581.00
41510	MIAO, XIANGDONG	223-7602-563.43-03		HAPRENT-1-26	1,300.00
41510 - Summary					1,300.00
41511	MILLIGAN, JENNIFER	226-7605-563.43-08		HAPRENT-1-26	850.00
41511 - Summary					850.00
41512	MILW CO HOUSING DIVISION	222-7601-563.30-04		AFRENT-1-26	101.33
	MILW CO HOUSING DIVISION	223-7602-563.43-05		HAPRENT-1-26	2,009.00
41512 - Summary					2,110.33
41513	MLK LIBRARY APTS	226-7605-563.43-08		HAPRENT-1-26	625.00
41513 - Summary					625.00
41514	MONTES, MARIA	223-7602-563.43-03		HAPRENT-1-26	1,000.00
41514 - Summary					1,000.00
41515	MONTY, TROY	223-7602-563.43-03		HAPRENT-1-26	1,014.00
41515 - Summary					1,014.00
41516	MORRISON, TOM	223-7602-563.43-03		HAPRENT-1-26	4,081.00
	MORRISON, TOM	226-7605-563.43-08		HAPRENT-1-26	1,354.00
41516 - Summary					5,435.00
41517	MUTHUPANDIYAN, BALRAJ	223-7602-563.43-03		HAPRENT-1-26	792.00
41517 - Summary					792.00
41518	MY PLACE RENTALS, LLC	223-7602-563.43-03		HAPRENT-1-26	497.00
41518 - Summary					497.00
41519	NASH, BRYAN	223-7602-563.43-03		HAPRENT-1-26	1,175.00
41519 - Summary					1,175.00
41520	NAWROCKI, GREGORY	226-7605-563.43-08		HAPRENT-1-26	659.00
41520 - Summary					659.00
41521	OCTANE CAPITAL PARTNERS, LLC	226-7605-563.43-08		HAPRENT-1-26	525.00
41521 - Summary					525.00
41522	ORANGE COUNTY HOUSING AUTHORITY	222-7601-563.30-04		AFRENT-1-26	51.76
	ORANGE COUNTY HOUSING AUTHORITY	223-7602-563.43-05		HAPRENT-1-26	1,922.00
41522 - Summary					1,973.76
41523	OSCEOLA COUNTY BOARD OF	222-7601-563.30-04		AFRENT-1-26	53.68
	OSCEOLA COUNTY BOARD OF	223-7602-563.43-05		HAPRENT-1-26	1,310.00
41523 - Summary					1,363.68
41524	OTT, DONALD	223-7602-563.43-03		HAPRENT-1-26	585.00
41524 - Summary					585.00
41525	PASSAVANT HARMONY HOUSING, LLC	226-7605-563.43-08		HAPRENT-1-26	528.00
41525 - Summary					528.00
41526	PERKINS, CHARLES	226-7605-563.43-08		HAPRENT-1-26	1,020.00
41526 - Summary					1,020.00
41527	PHILLIPS, DANIEL	226-7605-563.43-08		HAPRENT-1-26	629.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41527	- Summary				629.00
41528	PLENNES, TIMOTHY	223-7602-563.43-03		HAPRENT-1-26	1,040.00
41528	- Summary				1,040.00
41529	PORCH LIGHT PROPERTY MGMT	226-7605-563.43-08		HAPRENT-1-26	394.00
41529	- Summary				394.00
41530	RANGER INVESTMENTS LLC	223-7602-563.43-03		HAPRENT-1-26	1,575.00
41530	- Summary				1,575.00
41531	RAY EMINI LLC	226-7605-563.43-08		HAPRENT-1-26	1,088.00
41531	- Summary				1,088.00
41532	REAL PROPERTY MGMT DAIRYLAND	223-7602-563.43-03		HAPRENT-1-26	872.00
41532	- Summary				872.00
41533	REGALADO, PAUL	223-7602-563.43-03		HAPRENT-1-26	633.00
41533	- Summary				633.00
41534	REIS PROPERTY MANAGEMENT	223-7602-563.43-03		HAPRENT-1-26	1,688.00
41534	- Summary				1,688.00
41535	RICH FIELD PROPERTY	223-7602-563.43-03		HAPRENT-1-26	1,486.00
41535	- Summary				1,486.00
41536	RITTENHOUSE, KARYN	223-7602-563.43-03		HAPRENT-1-26	607.00
41536	- Summary				607.00
41537	ROBINSON, EDWARD (TED)	223-7602-563.43-03		HAPRENT-1-26	415.00
41537	- Summary				415.00
41538	RODIEZ, TIM	226-7605-563.43-08		HAPRENT-1-26	634.00
41538	- Summary				634.00
41539	ROTAB LLC	223-7602-563.43-03		HAPRENT-1-26	1,746.00
41539	- Summary				1,746.00
41540	ROZMAN, GLORIA	223-7602-563.43-03		HAPRENT-1-26	619.00
41540	- Summary				619.00
41541	RUPENA, MATTHEW	226-7605-563.43-08		HAPRENT-1-26	2,595.00
41541	- Summary				2,595.00
41542	S. 13TH STREET LLC	226-7605-563.43-08		HAPRENT-1-26	234.00
41542	- Summary				234.00
41543	SANDOVAL, DANIEL	223-7602-563.43-03		HAPRENT-1-26	462.00
41543	- Summary				462.00
41544	SARAH'S ESTATES LLC	226-7605-563.43-08		HAPRENT-1-26	1,006.00
41544	- Summary				1,006.00
41545	SC RESIDENCE, LLC	226-7605-563.43-08		HAPRENT-1-26	1,458.00
41545	- Summary				1,458.00
41546	SCHUELE, RONALD	223-7602-563.43-03		HAPRENT-1-26	1,373.00
41546	- Summary				1,373.00
41547	SHERMAN PARK TENANT, LLC	226-7605-563.43-08		HAPRENT-1-26	792.00
41547	- Summary				792.00
41548	SHOE FACTORY LOFTS - MILWAUKEE LLC	226-7605-563.43-08		HAPRENT-1-26	496.00
41548	- Summary				496.00
41549	SMART ASSET REALTY	223-7602-563.43-03		HAPRENT-1-26	3,233.00
	SMART ASSET REALTY	226-7605-563.43-08		HAPRENT-1-26	676.00
41549	- Summary				3,909.00
41550	SMART LIVING, LLC	223-7602-563.43-03		HAPRENT-1-26	868.00
41550	- Summary				868.00
41551	SORMRUDE, JULIAN	223-7602-563.43-03		HAPRENT-1-26	618.00
41551	- Summary				618.00
41552	STAMOS, JANA	223-7602-563.43-03		HAPRENT-1-26	1,015.00
41552	- Summary				1,015.00
41553	STEFANOVICH, SUSAN	223-7602-563.43-03		HAPRENT-1-26	676.00
41553	- Summary				676.00
41554	STRYEWA, LLC	223-7602-563.43-03		HAPRENT-1-26	505.00
41554	- Summary				505.00
41555	STUCKERT, KRISTIE	223-7602-563.43-03		HAPRENT-1-26	514.00

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41555 - Summary					514.00
41556	S2 REAL ESTATE GROUP 2 LLC	223-7602-563.43-03		HAPRENT-1-26	397.00
41556 - Summary					397.00
41557	THE BERKSHIRE-WEST ALLIS	223-7602-563.43-03		HAPRENT-1-26	10,246.00
	THE BERKSHIRE-WEST ALLIS	226-7605-563.43-08		HAPRENT-1-26	8,498.00
41557 - Summary					18,744.00
41558	TRU INVESTMENT SOLUTIONS LLC	226-7605-563.43-08		HAPRENT-1-26	52.00
41558 - Summary					52.00
41559	TSYPKIN, MOYSEY	223-7602-563.43-03		HAPRENT-1-26	562.00
41559 - Summary					562.00
41560	URBAN, JEFFERY	223-7602-563.43-03		HAPRENT-1-26	508.00
41560 - Summary					508.00
41561	VIDMAR, MICHAEL	223-7602-563.43-03		HAPRENT-1-26	1,175.00
41561 - Summary					1,175.00
41562	VIEYRA, MICHAEL	223-7602-563.43-03		HAPRENT-1-26	614.00
41562 - Summary					614.00
41563	VP INVESTORS LLC	223-7602-563.43-03		HAPRENT-1-26	744.00
41563 - Summary					744.00
41564	WALNUT GLEN APARTMENTS, LLC	226-7605-563.43-08		HAPRENT-1-26	753.00
41564 - Summary					753.00
41565	WATER REMOVAL PRO LLC	223-7602-563.43-03		HAPRENT-1-26	1,086.00
41565 - Summary					1,086.00
41566	WE ENERGIES	223-7602-563.43-04		URRENT-1-26	1,526.00
	WE ENERGIES	226-7605-563.43-04		URRENT-1-26	733.00
41566 - Summary					2,259.00
41567	WELLSTON APARTMENTS	226-7605-563.43-08		HAPRENT-1-26	690.00
41567 - Summary					690.00
41568	WELSH, RICHARD	223-7602-563.43-03		HAPRENT-1-26	304.00
41568 - Summary					304.00
41569	WESLEY SCOTT ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-1-26	1,401.00
41569 - Summary					1,401.00
41570	WHITE, PETER	223-7602-563.43-03		HAPRENT-1-26	1,150.00
41570 - Summary					1,150.00
41571	WIESNER, BENJAMIN	223-7602-563.43-03		HAPRENT-1-26	822.00
41571 - Summary					822.00
41572	WIESNER, JOHN	223-7602-563.43-03		HAPRENT-1-26	1,970.00
41572 - Summary					1,970.00
41573	WILLIAMSTOWN BAY-CUDAHY LLC	226-7605-563.43-08		HAPRENT-1-26	700.00
41573 - Summary					700.00
41574	WM PORTFOLIO LLC	223-7602-563.43-03		HAPRENT-1-26	1,155.00
	WM PORTFOLIO LLC	226-7605-563.43-08		HAPRENT-1-26	466.00
41574 - Summary					1,621.00
41575	WOOD PROPERTY MANAGEMENT, LLC	223-7602-563.43-03		HAPRENT-1-26	806.00
41575 - Summary					806.00
41576	ZAGRODNIK, ROBERT AND DOROTHY	223-7602-563.43-03		HAPRENT-1-26	737.00
41576 - Summary					737.00
41577	ZAWAHIR, BILLIE JO	223-7602-563.43-03		HAPRENT-1-26	560.00
41577 - Summary					560.00
41578	ZOCCOLI, MARCO	223-7602-563.43-03		HAPRENT-1-26	8,070.00
	ZOCCOLI, MARCO	226-7605-563.43-08		HAPRENT-1-26	5,245.00
41578 - Summary					13,315.00
41579	ZORIC, LUKA	223-7602-563.43-03		HAPRENT-1-26	598.00
41579 - Summary					598.00
41580	1422, LLC	223-7602-563.43-03		HAPRENT-1-26	1,512.00
	1422, LLC	226-7605-563.43-08		HAPRENT-1-26	1,423.00
41580 - Summary					2,935.00
41581	15 LLC	223-7602-563.43-03		HAPRENT-1-26	1,212.00

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41581	15 LLC	226-7605-563.43-08		HAPRENT-1-26	612.00
41581 - Summary					1,824.00
41582	15327 BRAUN CT., LLC	223-7602-563.43-03		HAPRENT-1-26	653.00
41582 - Summary					653.00
41583	2453 N 17TH ST LLC	223-7602-563.43-03		HAPRENT-1-26	2,854.00
41583 - Summary					2,854.00
41584	3317-19 WOLLMER LLC	223-7602-563.43-03		HAPRENT-1-26	1,471.00
41584 - Summary					1,471.00
41585	6100 BURNHAM LLC	223-7602-563.43-03		HAPRENT-1-26	773.00
41585 - Summary					773.00
41586	700 LOFTS MILWAUKEE, LLC	226-7605-563.43-08		HAPRENT-1-26	1,085.00
41586 - Summary					1,085.00
01/02/2026 - Summary					333,298.09

Payment Date: 01/10/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41653	US BANK - PCARD	100-0000-441.08-00		DOJ EPAY RECORDS CHECK	350.00
	US BANK - PCARD	100-0301-516.51-02		ODP BUS SOL LLC# 106869	61.84
	US BANK - PCARD	100-0301-516.56-01		MATC GARAGE	6.48
	US BANK - PCARD	100-0302-516.30-05		PGV*MILWAUKEE CIVIL 3	173.04
	US BANK - PCARD	100-0302-516.30-05		PGV*MILWAUKEE CIVIL 5	173.04
	US BANK - PCARD	100-0303-516.52-01		STATE BAR OF WISCONSIN	2,599.00
	US BANK - PCARD	100-0401-512.51-02		AMAZON MARK* F64OW9BB3	18.48
	US BANK - PCARD	100-0401-512.51-02		AMAZON MARK* O14S94FC3	46.17
	US BANK - PCARD	100-0501-517.51-02		AMAZON MARK* B23MN1K12	27.87
	US BANK - PCARD	100-0501-517.52-02		COSTAR GROUP INC	476.12
	US BANK - PCARD	100-0501-517.52-02		REALTOR ASSOCIATION/ML	69.00
	US BANK - PCARD	100-1001-513.30-02		WWW.DYNAMIC-LIGHT.COM	87.30
	US BANK - PCARD	100-1001-513.30-02		PUBLICRECORDS.US	1.00
	US BANK - PCARD	100-1001-513.51-04		SU PLUS TWO RESTAURANT &	152.77
	US BANK - PCARD	100-1001-513.52-01		OPENAI *CHATGPT SUBSCR	20.00
	US BANK - PCARD	100-1101-517.51-02		AMAZON MKTPL*BI5YY7WG2	41.36
	US BANK - PCARD	100-1101-517.51-02		AMAZON MKTPL*BI2N21U82	63.46
	US BANK - PCARD	100-1101-517.51-02		AMAZON MARK* F879Z6P63	14.22
	US BANK - PCARD	100-1101-517.51-11		AMAZON MARK* EJ6RH2UO3	167.46
	US BANK - PCARD	100-1101-517.51-11		AMAZON MARK* O25ZZ9RN3	31.99
	US BANK - PCARD	100-1301-517.51-02		AMAZON MARK* FJ78P6023	71.49
	US BANK - PCARD	100-1301-517.54-02		LINKEDINPREA *74763584	39.99
	US BANK - PCARD	100-1301-517.54-02		BIGSHOESNETWORK.COM	199.00
	US BANK - PCARD	100-1401-515.51-02		AMAZON MARK* 226TG2NR3	9.99
	US BANK - PCARD	100-1401-515.58-01		DSPS E SERVICE FEE REN	1.53
	US BANK - PCARD	100-1401-515.58-01		WI DSPS LICENSURE	68.00
	US BANK - PCARD	100-1502-514.32-01		TRACFONE *SERVICES	1,144.35
	US BANK - PCARD	100-1502-514.51-09		MATC GARAGE	5.40
	US BANK - PCARD	100-1502-514.51-09		WESTERN STATES ENVELOPES	5,347.51
	US BANK - PCARD	100-2001-523.56-01		HENRY FLACHS	200.00
	US BANK - PCARD	100-2001-523.56-01		PAYPAL *CRAWDADDYSG	200.00
	US BANK - PCARD	100-2101-521.30-04		STERICYCLE, INC	76.32
	US BANK - PCARD	100-2101-521.44-01		AMAZON MARK* V91XK8WU3	14.63
	US BANK - PCARD	100-2101-521.44-01		AMAZON RETA* C19T25G43	23.99
	US BANK - PCARD	100-2101-521.44-01		AMAZON RETA* BB31Q84I2	39.98
	US BANK - PCARD	100-2101-521.44-01		CDW GOVT #AH3JL8W	73.57
	US BANK - PCARD	100-2101-521.44-01		AMAZON MARK* BB94N44J1	130.23
	US BANK - PCARD	100-2101-521.51-02		ODP BUS SOL LLC# 106869	64.69
	US BANK - PCARD	100-2101-521.51-02		CDW GOVT #AH4IX4C	768.94
	US BANK - PCARD	100-2101-521.51-02		AMAZON RETA* BI8E68BR2	26.66
	US BANK - PCARD	100-2101-521.51-09		ADOBE INC	21.17
	US BANK - PCARD	100-2101-521.51-09		DUNN'S SPORTING GOODS	64.35
	US BANK - PCARD	100-2101-521.51-09		THE HOME DEPOT #4902	170.00
US BANK - PCARD	100-2101-521.51-09		AMAZON MARK* BW70T1OK0	15.59	
US BANK - PCARD	100-2101-521.51-09		AMAZON MKTPL*B29VW9A90	14.29	
US BANK - PCARD	100-2101-521.56-02		WISCONSIN CHIEFS OF POLIC	150.00	
US BANK - PCARD	100-2101-521.56-02		THEIACP	270.00	

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41653	US BANK - PCARD	100-2101-521.57-01		BWY*FBINAA NATL OFFICE	135.00
	US BANK - PCARD	100-2101-521.57-01		WISCONSIN CHIEFS OF POLIC	100.00
	US BANK - PCARD	100-2107-521.60-01		AMAZON MKTPL*B10SA3SA2	40.26
	US BANK - PCARD	100-2107-521.60-01		SYMBOLARTS LLC	1,509.50
	US BANK - PCARD	100-2107-521.60-01		AMAZON MKTPL*B15B04I22	88.63
	US BANK - PCARD	100-2107-521.60-01		ACTION TARGETS	258.32
	US BANK - PCARD	100-2110-521.44-03		NTE 5443	59.98
	US BANK - PCARD	100-2110-521.51-06		ULINE *SHIP SUPPLIES	358.28
	US BANK - PCARD	100-2110-521.51-06		NASSCO INC	812.32
	US BANK - PCARD	100-2110-521.51-06		AMAZON RETA* V76HQ0IR3	21.44
	US BANK - PCARD	100-2114-521.51-03		ODP BUS SOL LLC# 106869	131.25
	US BANK - PCARD	100-2114-521.51-03		ARROWHEAD FORENSICS	250.94
	US BANK - PCARD	100-2114-521.51-03		AMAZON MKTPL*B144R0JO2	111.85
	US BANK - PCARD	100-2114-521.51-03		ULINE *SHIP SUPPLIES	172.46
	US BANK - PCARD	100-2114-521.51-03		AMAZON MKTPL*4X8XG8IE3	98.51
	US BANK - PCARD	100-2201-522.44-03		FARM & FLEET OF OAK CRK	144.99
	US BANK - PCARD	100-2201-522.44-03		FSP*AMSTON TRAILER SALES	45.97
	US BANK - PCARD	100-2201-522.51-02		ODP BUS SOL LLC# 106869	72.40
	US BANK - PCARD	100-2201-522.51-03		AMAZON MKTPL*9X1R719H3	27.30
	US BANK - PCARD	100-2201-522.51-04		COUSINSSUBS	211.70
	US BANK - PCARD	100-2201-522.51-04		NASSCO INC	134.78
	US BANK - PCARD	100-2201-522.51-04		IN *THE CHEF'S DAUGHTER	1,224.72
	US BANK - PCARD	100-2201-522.51-06		AMAZON MARK* GS0KB1Y43	18.99
	US BANK - PCARD	100-2201-522.51-06		AMAZON MKTPL*077LY9EP3	38.12
	US BANK - PCARD	100-2201-522.51-06		GRAINGER	82.88
	US BANK - PCARD	100-2201-522.51-06		NASSCO INC	855.08
	US BANK - PCARD	100-2201-522.51-07		NASSCO INC	37.09
	US BANK - PCARD	100-2201-522.51-08		AMAZON MARK* 3U3GV0713	47.03
	US BANK - PCARD	100-2201-522.51-08		HARBOR FREIGHT TOOLS 280	19.99
	US BANK - PCARD	100-2201-522.51-11		AMAZON MARK* GC5WA4H63	27.98
	US BANK - PCARD	100-2201-522.52-01		AUDIBLE*DY7EB6TU3	15.83
	US BANK - PCARD	100-2201-522.52-01		AUDIBLE*PD03X7GG3	15.83
	US BANK - PCARD	100-2201-522.52-01		OPENAI *CHATGPT SUBSCR	20.00
	US BANK - PCARD	100-2201-522.52-02		AMAZON MARK* 6F6MC71A3	164.89
	US BANK - PCARD	100-2201-522.52-03		COGNITO-PRO	19.00
	US BANK - PCARD	100-2201-522.53-01		PICK N SAVE FUEL #9847	26.39
	US BANK - PCARD	100-2201-522.53-27		AMAZON MARK* 680JA9LL3	122.87
	US BANK - PCARD	100-2201-522.53-27		FASTENAL COMPANY 01WIGOV	89.12
	US BANK - PCARD	100-2201-522.53-41		AMAZON MARK* QR8AH61C3	17.98
	US BANK - PCARD	100-2201-522.54-02		PICK N SAVE #847	142.69
	US BANK - PCARD	100-2201-522.57-02		GALLUP	52.94
	US BANK - PCARD	100-2401-524.51-02		AMAZON MARK* 0116R3C83	24.20
	US BANK - PCARD	100-2401-524.52-02		INT'L CODE COUNCIL INC	1,049.56
	US BANK - PCARD	100-2401-524.57-01		PAYPAL *BUILDINGINS	40.00
	US BANK - PCARD	100-2401-524.57-02		WI CODE UPDATES	900.00
	US BANK - PCARD	100-3101-565.51-02		AMAZON MKTPL*R45OK6I93	16.95
	US BANK - PCARD	100-3101-565.51-02		AMAZON MARK* 1Z2Z79WS3	9.99
	US BANK - PCARD	100-3101-565.51-02		AMAZON MKTPL*CK19N3ZT3	30.63
	US BANK - PCARD	100-3101-565.51-02		AMAZON RETA* LM88VOLL3	84.97
	US BANK - PCARD	100-3101-565.51-04		DUNKIN #364092	41.52
	US BANK - PCARD	100-3401-544.51-02		AMAZON MARK* UH5666GS3	10.77
	US BANK - PCARD	100-3401-544.51-02		AMAZON RETA* XD1Z13VP3	59.90
	US BANK - PCARD	100-3401-544.51-06		PICK N SAVE #847	20.62
	US BANK - PCARD	100-3401-544.51-06		AMAZON MKTPL*IO3D10MF3	42.50
	US BANK - PCARD	100-3501-555.51-01		USPS PO 5687650214	12.55
	US BANK - PCARD	100-3501-555.51-02		STAPLES	78.32
	US BANK - PCARD	100-3501-555.51-02		ODP BUS SOL LLC# 106869	87.05
	US BANK - PCARD	100-3501-555.51-02		AMAZON MARK* KI90B0FR3	45.98
	US BANK - PCARD	100-3501-555.51-02		THE LIBRARY STORE	140.34
	US BANK - PCARD	100-3502-555.52-21		INGRAM LIBRARY SERVICES	684.95
	US BANK - PCARD	100-3502-555.52-27		INGRAM LIBRARY SERVICES	49.19
	US BANK - PCARD	100-3502-555.52-28		INGRAM LIBRARY SERVICES	4,050.17
	US BANK - PCARD	100-3502-555.52-28		AMAZON RETA* J311E4F83	19.99
	US BANK - PCARD	100-3502-555.52-30		INGRAM LIBRARY SERVICES	95.84
	US BANK - PCARD	100-3502-555.52-31		MADISON NEWSPAPERS	1,042.76
	US BANK - PCARD	100-3502-555.52-31		SPORTS ILLUSTRATED	35.00

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41653	US BANK - PCARD	100-3502-555.52-36		CAMPAIGNMONITOR	58.65
	US BANK - PCARD	100-3502-555.52-38		AMAZON RETA* MG9E43T23	59.85
	US BANK - PCARD	100-3502-555.52-38		AMAZON RETA* BB3XZ8OM1	93.45
	US BANK - PCARD	100-3502-555.52-48		INGRAM LIBRARY SERVICES	3,681.48
	US BANK - PCARD	100-3504-555.51-02		DEMCO INC	410.11
	US BANK - PCARD	100-3507-555.51-06		TARGET.COM *	122.91
	US BANK - PCARD	100-3507-555.51-06		NASSCO INC	120.50
	US BANK - PCARD	100-3507-555.51-06		SAN-A-CARE	298.49
	US BANK - PCARD	100-4001-533.53-02		ODP BUS SOL LLC# 106869	79.89
	US BANK - PCARD	100-4001-533.53-02		ODP BUS SOL LLC # 103376	1.40
	US BANK - PCARD	100-4001-533.53-02		AMAZON MKTPL*BI7NR56T0	33.82
	US BANK - PCARD	100-4001-533.53-02		AMAZON MARK* BI4VX8B01	39.99
	US BANK - PCARD	100-4001-533.53-02		WISCONSIN VISION CORPORA	75.00
	US BANK - PCARD	100-4101-533.30-04		DSPS EPAY ISE	50.00
	US BANK - PCARD	100-4101-533.30-04		DSPS E SERVICE FEE COM	1.13
	US BANK - PCARD	100-4101-533.41-06		APPLE.COM/BILL	0.99
	US BANK - PCARD	100-4101-533.44-08		ELLIOTT ACE HDWE	16.52
	US BANK - PCARD	100-4101-533.44-08		JOE WILDE COMPANY, LLC	3,072.00
	US BANK - PCARD	100-4101-533.44-08		HAJOCA ABLE DIST 353	6.86
	US BANK - PCARD	100-4101-533.44-08		IR INDUSTRIAL	217.87
	US BANK - PCARD	100-4101-533.44-08		THE HOME DEPOT #4902	89.09
	US BANK - PCARD	100-4101-533.44-08		G&O THERMAL SUPPLY	90.72
	US BANK - PCARD	100-4101-533.44-08		MENARDS WEST ALLIS WI	81.92
	US BANK - PCARD	100-4101-533.44-08		FERGUSON ENT #1020	283.61
	US BANK - PCARD	100-4101-533.44-08		ARO LOCK & DOOR - MILWAUK	10.50
	US BANK - PCARD	100-4101-533.44-08		MARKS PLUMBING PARTS	507.36
	US BANK - PCARD	100-4101-533.44-08		SQ *WHITLOW'S SECURITY	373.14
	US BANK - PCARD	100-4101-533.44-08		MENARDS WEST MILWAUKEE WI	177.19
	US BANK - PCARD	100-4101-533.44-08		GRAINGER	1,533.29
	US BANK - PCARD	100-4101-533.53-02		AMAZON MARK* ZX9YD2QJ3	152.40
	US BANK - PCARD	100-4101-533.53-02		THE HOME DEPOT #4902	34.75
	US BANK - PCARD	100-4101-533.53-02		AMAZON MKTPL*4U0FO6FC3	199.98
	US BANK - PCARD	100-4101-533.53-02		ELLIOTT ACE HDWE	53.99
	US BANK - PCARD	100-4101-533.53-02		HOMEDEPOT.COM	742.92
	US BANK - PCARD	100-4101-533.53-02		SQ *WHITLOW'S SECURITY	27.00
	US BANK - PCARD	100-4101-533.53-02		AMAZON MKTPL*BI7NR56T0	158.03
	US BANK - PCARD	100-4101-533.53-02		IN *INTEGRITY SALES	394.44
	US BANK - PCARD	100-4101-533.53-02		AMAZON MKTPL*7G0CD5SB3	38.96
	US BANK - PCARD	100-4101-533.53-02		AMAZON MARK* PG8O02VF3	74.43
	US BANK - PCARD	100-4118-531.53-02		AMAZON MKTPL*BI7NR56T0	158.03
	US BANK - PCARD	100-4201-535.53-02		AMAZON RETA* DN1SQ8GO3	10.60
	US BANK - PCARD	100-4218-531.53-02		MENARDS WEST ALLIS WI	74.99
	US BANK - PCARD	100-4218-531.53-02		SQ *GREBE'S BAKERY	89.17
	US BANK - PCARD	100-4301-533.53-02		EBAY O*07-13920-39613	69.99
	US BANK - PCARD	100-4301-533.53-02		AMAZON MKTPL*D50RX51U3	192.04
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 3D6D41QT3	209.97
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* OG9LY28Z3	27.43
	US BANK - PCARD	100-4301-533.53-02		EBAY O*16-13907-71723	69.99
	US BANK - PCARD	100-4301-533.53-02		MENARDS WEST MILWAUKEE WI	1,893.53
	US BANK - PCARD	100-4301-533.53-02		AMAZON MKTPL*BI5EO37Z2	189.90
	US BANK - PCARD	100-4301-533.53-02		THE HOME DEPOT 4902	99.80
	US BANK - PCARD	100-4301-533.53-02		TREESTUFF	413.89
	US BANK - PCARD	100-4301-533.53-02		2201 - SPRINKLERWHSE	81.19
	US BANK - PCARD	100-4301-533.53-02		TST*MAMA MIA ITALIAN CUS	121.14
	US BANK - PCARD	100-4301-533.53-02		SITEONE LANDSCAPE SUPPLY,	60.00
	US BANK - PCARD	100-4301-533.53-02		AMAZON MKTPL*BI7NR56T0	210.70
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 2C6XU85E3	775.53
	US BANK - PCARD	100-4301-533.53-02		EBAY O*18-13909-87230	49.24
	US BANK - PCARD	100-4301-533.53-02		AMAZON MKTPL*UV8W54U83	42.88
	US BANK - PCARD	100-4301-533.53-02		EBAY O*19-13908-47505	94.25
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* E08E23TX3	201.51
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* T39U366D3	137.15
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* UG03Q8XG3	154.17
	US BANK - PCARD	100-4301-533.53-02		EBAY O*20-13968-74805	63.53
	US BANK - PCARD	100-4301-533.53-02		EBAY O*10-13920-83200	74.09
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*KC7F27O03	20.66

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Check#	Vendor	GL Account	Proj No	Description	Amount
41653	US BANK - PCARD	100-4401-533.53-02		BAY FASTENING	543.12
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*A97R26PS3	55.39
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*B24TA4201	56.00
	US BANK - PCARD	100-4401-533.53-02		FERTILIZER DEALER SUPPLY	933.42
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* ZK5N33353	84.86
	US BANK - PCARD	100-4401-533.53-02		MFG EDGE PUMPCATALOG.COM	2,363.04
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*B27HG2VA0	104.46
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* ZT6D48H83	67.16
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPLACE PMTS	(104.46)
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*ZP4C044O3	27.58
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* 2026S03F3	66.50
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*U466P1XI3	35.24
	US BANK - PCARD	100-4501-533.52-01		TODD GAULKE SNAP ON	1,785.00
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* G56IE4NJ3	18.88
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* 9G2905ZJ3	19.38
	US BANK - PCARD	100-4501-533.53-02		AMAZON MKTPL*9L7PU0HI3	50.94
	US BANK - PCARD	100-4501-533.53-02		ALRO STEEL CORP	342.67
	US BANK - PCARD	100-4501-533.53-02		AMAZON MKTPL*WU83P0A63	89.98
	US BANK - PCARD	100-4501-533.53-02		ADVANCE AUTO AIR CONDITIO	25.13
	US BANK - PCARD	100-4601-533.56-02		ASCE PURCHASING	326.00
	US BANK - PCARD	100-4601-533.56-02		WLSL	215.00
	US BANK - PCARD	100-4601-533.56-02		UWSP CONTINUING ED ONLINE	710.00
	US BANK - PCARD	100-4601-533.57-01		WI DSPS LICENSURE	68.00
	US BANK - PCARD	100-4601-533.57-01		DSPS E SERVICE FEE REN	1.53
	US BANK - PCARD	100-8201-517.32-01		MAILCHIMP	169.18
	US BANK - PCARD	100-8201-517.32-01		SPROUT SOCIAL, INC	323.00
	US BANK - PCARD	100-8201-517.32-01		DNH*GODADDY#3956946316	155.33
	US BANK - PCARD	100-8201-517.32-01		SESAC	2,081.00
	US BANK - PCARD	100-8201-517.32-01		ADOBE INC	307.96
	US BANK - PCARD	100-8201-517.51-02		PICK N SAVE #847	10.96
	US BANK - PCARD	100-8201-517.51-02		AMAZON MARK* A03DU11Q3	22.00
	US BANK - PCARD	100-8201-517.51-02		AMAZON MARK* OT09G4P23	19.55
	US BANK - PCARD	100-8201-517.51-02		AMAZON MARK* 9Y6KW21F3	85.99
	US BANK - PCARD	100-8201-517.51-02		IL TOLLWAY-WEB	35.50
	US BANK - PCARD	100-8201-517.51-09		THE BUSINESS JOURNALS	230.00
	US BANK - PCARD	100-8201-517.51-09		THE HOME DEPOT #4902	798.00
	US BANK - PCARD	100-8201-517.54-03		FACEBK *B2USV45D52	1.12
	US BANK - PCARD	100-8201-517.54-03		FACEBK *6TGLQ9VC52	617.00
	US BANK - PCARD	100-8201-517.54-03		FACEBK *3DJ7AAVC52	617.00
	US BANK - PCARD	100-8201-517.58-01		US PATENT TRADEMARK	650.00
	US BANK - PCARD	100-8203-517.51-04		SQ *K-STREET CAFE	114.45
	US BANK - PCARD	100-8203-517.51-04		FSP*PERSPECTIVE BREWING C	100.00
	US BANK - PCARD	100-8203-517.51-04		SQ *GREBE'S BAKERY	167.03
	US BANK - PCARD	100-8203-517.51-04		TST*SLING SHOT BAR	100.00
	US BANK - PCARD	100-8203-517.51-04		TST* STILL & OAK	100.00
	US BANK - PCARD	100-8203-517.51-04		SQ *LAKE EFFECT COFFEE -	100.00
	US BANK - PCARD	100-8203-517.51-04		TOMKENS	100.00
	US BANK - PCARD	100-8203-517.51-09		SIGNUPGENIUS	11.99
	US BANK - PCARD	100-8203-517.51-09		AMAZON MARK* SQ3FC9SC3	188.57
	US BANK - PCARD	100-8203-517.51-09		AMERICAN SCIENCE & SURPLU	57.46
	US BANK - PCARD	100-8203-517.51-09		SQ *BECHER MEATS	111.08
	US BANK - PCARD	100-8203-517.51-09		SQ *CARRIE'S CRISPIES LLC	63.00
	US BANK - PCARD	202-0801-521.64-05		WAL-MART #5438	176.81
	US BANK - PCARD	206-0601-544.64-05		SPECTRUM	15.61
	US BANK - PCARD	207-0601-544.64-05	SC0003	SPOTIFY USA	12.70
	US BANK - PCARD	207-0601-544.64-05	SC0004	AMAZON MARK* UH5666GS3	49.24
	US BANK - PCARD	207-0601-544.64-05	SC0004	WAL-MART #4677	74.88
	US BANK - PCARD	207-0601-544.64-05	SC0004	GFS STORE #1929	51.48
	US BANK - PCARD	207-0601-544.64-05	SC0007	RUPENA'S FINE FOODS	321.75
	US BANK - PCARD	207-0601-544.64-05	SC0007	WAL-MART #4677	320.25
	US BANK - PCARD	207-0601-544.64-05	SC0007	PICK N SAVE #847	17.97
	US BANK - PCARD	207-0601-544.64-05	SC0007	DOLLAR TREE	23.91
	US BANK - PCARD	207-0601-544.64-05	SC0007	GFS STORE #1929	265.26
	US BANK - PCARD	207-0601-544.64-05	SC0007	HOBBY-LOBBY #858	13.18
	US BANK - PCARD	207-0601-544.64-05	SC0008	AMAZON MKTPL*BI6NP7A20	299.99
	US BANK - PCARD	207-0601-544.64-05	SC0008	AMAZON MARK* 3L7FH0TD3	18.99

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Check#	Vendor	GL Account	Proj No	Description	Amount
41653	US BANK - PCARD	207-0601-544.64-05	SC0009	AMAZON MKTPL*130D00M03	289.18
	US BANK - PCARD	207-0601-544.64-05	SC0009	AMAZON MARK* 3L7FH0TD3	101.91
	US BANK - PCARD	207-0601-544.64-05	SC0009	AMAZON MKTPL*IV7R975G3	72.07
	US BANK - PCARD	207-0601-544.64-05	SC0009	AMAZON MKTPL*L94S74J13	28.75
	US BANK - PCARD	207-0601-544.64-05	SC0009	D AND L ART GLASS SUPPLY	185.17
	US BANK - PCARD	210-0701-555.64-05		INGRAM LIBRARY SERVICES	87.00
	US BANK - PCARD	212-0801-521.64-05		AMAZON MARK* BB4WC7ZB1	17.07
	US BANK - PCARD	214-0801-521.64-05		ACFE	1,517.50
	US BANK - PCARD	215-0801-521.64-05		NORTH AMERICAN POLICE WOR	100.00
	US BANK - PCARD	215-0801-521.64-05		ALLPAID*VILLAGE OF LISBON	20.99
	US BANK - PCARD	220-7522-563.51-09	C23409	ELLIOTT ACE HDWE	53.99
	US BANK - PCARD	220-7522-563.51-09	C25218	AMAZON MARK* JD0UF7303	26.58
	US BANK - PCARD	220-7522-563.51-09	C25218	AMAZON MKTPL*BC1RQ86E3	173.56
	US BANK - PCARD	220-7522-563.51-09	C25218	AMAZON MARK* 6W43L38J3	94.51
	US BANK - PCARD	220-7522-563.51-09	C25218	DOLLAR TREE	16.94
	US BANK - PCARD	220-7522-563.51-09	C25218	ZOOM.COM 888-799-9666	16.99
	US BANK - PCARD	220-7522-563.51-09	C25218	DOLLARTREE	31.77
	US BANK - PCARD	222-7601-563.30-04		DOJ EPAY RECORDS CHECK	14.00
	US BANK - PCARD	242-9601-542.32-01	SW2504	CHECK IN SYSTEMS INC	1,347.00
	US BANK - PCARD	242-9601-542.51-02	SW2504	STAPLES	181.77
	US BANK - PCARD	242-9601-542.51-02	SW2504	USPS PO 5688300219	312.00
	US BANK - PCARD	242-9601-542.51-02	SW2504	AMAZON MARK* BI21G4SC2	7.47
	US BANK - PCARD	242-9601-542.51-09	SW2504	AMAZON MARK* B23DZ7H72	20.99
	US BANK - PCARD	242-9601-542.51-09	SW2504	TARGET 00018952	116.48
	US BANK - PCARD	242-9601-542.51-09	SW2504	FBL*FRESHBABY	1,645.42
	US BANK - PCARD	242-9601-542.51-09	SW2504	SQ *FOX CITIES EMBROIDERY	272.50
	US BANK - PCARD	255-8101-521.30-04	I24549	AMAZON WEB SERVICES	12.75
	US BANK - PCARD	255-8101-521.30-04	I24549	MICROSOFT-G128663086	182.92
	US BANK - PCARD	255-8101-521.30-04	I24549	GENUITY	49.99
	US BANK - PCARD	255-8101-521.30-04	I24549	SCREENCLOUD	480.00
	US BANK - PCARD	255-8101-521.30-04	I24549	SMASHBALLOON.COM - FL	198.00
	US BANK - PCARD	255-8101-521.30-04	I25534	STAMPS.COM	20.99
	US BANK - PCARD	255-8101-521.30-04	I25549	TEAMVIEWERGMBHUS	2,375.16
	US BANK - PCARD	255-8101-521.51-09	I24549	OFFICEMAX/DEPOT 6175	252.92
	US BANK - PCARD	255-8101-521.51-09	I24549	AMAZON MKTPL*BI5YT9DY2	105.35
	US BANK - PCARD	255-8101-521.51-09	I24549	AMAZON MKTPL*BB0A76YJ0	8.98
	US BANK - PCARD	255-8101-521.51-09	I24549	AMAZON MKTPL*B26N23SN2	53.24
	US BANK - PCARD	255-8101-521.51-09	I24549	AMAZON MKTPL*3186U0263	9.99
	US BANK - PCARD	255-8101-521.51-09	I24549	AMAZON MKTPL*OD9GB3W23	7.99
	US BANK - PCARD	255-8101-521.51-09	I25534	ODP BUS SOL LLC# 106869	269.40
	US BANK - PCARD	255-8101-521.51-09	I25549	AMAZON.COM*1X4EL4PK3	5.49
	US BANK - PCARD	256-8360-522.56-02	FD2402	LYFT *RIDE FRI 10AM	41.08
	US BANK - PCARD	256-8360-522.56-02	FD2402	LYFT *RIDE TUE 4PM	58.79
	US BANK - PCARD	256-8360-522.56-02	FD2402	MKE SMARTPARK	72.00
	US BANK - PCARD	257-5701-517.51-09	SP0009	PICK N SAVE #847	27.97
	US BANK - PCARD	257-5701-517.51-09	SP0010	MENARDS WEST ALLIS WI	245.04
	US BANK - PCARD	257-5701-517.51-09	SP0010	PRIME VIDEO *BI2GI5VG1	8.46
	US BANK - PCARD	257-5701-517.51-09	SP0010	HOBBY-LOBBY #858	93.86
	US BANK - PCARD	258-3102-565.30-02		DFI WS2 RCC CC EPAY SALE	10.00
	US BANK - PCARD	258-3102-565.51-04		TST*CAMINO - WEST ALLIS	42.17
	US BANK - PCARD	258-3102-565.51-04		SKYLINE CATERING INC	77.06
	US BANK - PCARD	258-3102-565.52-01		GANNETT MEDIA CO	24.99
	US BANK - PCARD	258-3102-565.56-02		MILWAUKEE CITY CENTER	20.00
	US BANK - PCARD	258-3102-565.56-02		330 W WELLS GARAGE	23.74
	US BANK - PCARD	258-3102-565.56-02		WEDA	758.00
	US BANK - PCARD	258-3102-565.56-02		REDIQUICK DRY CLEANERS	23.18
	US BANK - PCARD	258-3102-565.57-02		IEDC ONLINE	690.00
	US BANK - PCARD	263-5001-517.51-09		TOMKENS	275.00
	US BANK - PCARD	263-5001-517.51-09		STEAKHOUSE 100	50.00
	US BANK - PCARD	263-5001-517.51-09		WISCONSIN STATE FAIR	1,200.00
	US BANK - PCARD	266-8350-522.30-04		SPROUT SOCIAL, INC	149.00
	US BANK - PCARD	279-0701-555.51-09		AMAZON RETA* 061VE75M3	29.34
	US BANK - PCARD	279-0701-555.51-09		SQ *WEST ALLIS CHEESE & S	100.00
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* SY4T437J3	9.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 5Q8SM0QD3	17.96
	US BANK - PCARD	279-0701-555.51-09		AMAZON RETA* U613P7TI3	7.18

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Check#	Vendor	GL Account	Proj No	Description	Amount
41653	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 6X2HL5TU3	74.97
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* I089H5MN3	24.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* QY6UF6L93	54.55
	US BANK - PCARD	279-0701-555.51-09		SQ *BETTY BRINN CHILDREN'	1,500.00
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 741B95XN3	11.58
	US BANK - PCARD	279-0701-555.51-09		TARGET.COM *	21.49
	US BANK - PCARD	279-0701-555.51-09		AMAZON RETA* BW04T1C61	46.33
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* KD4ZN9CZ3	53.00
	US BANK - PCARD	279-0701-555.51-09		PICK N SAVE #847	312.68
	US BANK - PCARD	279-0701-555.51-09		DBC*BLICK ART MATERIAL	80.45
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* XW2067PQ3	18.16
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 8M11O6OK3	52.96
	US BANK - PCARD	279-0701-555.52-02		INGRAM LIBRARY SERVICES	186.35
	US BANK - PCARD	350-6008-531.31-02	P2528S	WM.COM	1,252.25
	US BANK - PCARD	352-3501-555.70-03	L23001	SP VILROS.COM	779.94
	US BANK - PCARD	352-8201-517.70-03		GRIMCO INC	38,404.00
	US BANK - PCARD	501-2707-537.53-02		FERGUSON ENT #1020	38.06
	US BANK - PCARD	501-2707-537.53-02		IN *INTEGRITY SALES	493.06
	US BANK - PCARD	501-2707-537.53-02		GENERAL FIRE EQUIPMENT	110.30
	US BANK - PCARD	501-2901-537.51-02		AMAZON MARK* GY0IP5UV3	74.94
	US BANK - PCARD	501-2901-537.51-09		AMAZON RETA* IP8K27DV3	209.99
	US BANK - PCARD	501-2901-537.51-09		AMAZON MARK* SL7BS5VX3	29.99
	US BANK - PCARD	501-2901-537.51-09		HACH COMPANY	34.55
	US BANK - PCARD	501-2901-537.51-09		SQ *WEST ALLIS CHEESE & S	203.86
	US BANK - PCARD	501-2901-537.53-02		SPEEDWAY 46056	45.00
	US BANK - PCARD	501-2901-537.58-01		DATCP E PAY PORTAL	408.00
	US BANK - PCARD	501-2901-537.58-01		DATCP EPAY SERVICE FEE	10.20
	US BANK - PCARD	510-3801-536.53-02		AMAZON MKTPL*XN5388H13	8.54
	US BANK - PCARD	510-3801-536.53-02		AMAZON MKTPL*BI7NR56T0	26.34
	US BANK - PCARD	510-3801-536.53-02		AMAZON MARK* VM2LX9RP3	54.96
	US BANK - PCARD	510-3801-536.53-02		AMAZON MARK* 7E4BS1U93	168.08
	US BANK - PCARD	510-3801-536.53-02		IN *INTEGRITY SALES	394.44
	US BANK - PCARD	510-3801-536.57-02		WASTE WATER EQUIPMENT	360.00
	US BANK - PCARD	540-1801-538.53-02		IN *INTEGRITY SALES	394.44
	US BANK - PCARD	550-4233-535.51-09		SAMS CLUB #8164	89.28
	US BANK - PCARD	550-4233-535.51-09		AMAZON MKTPL*2R02W4143	205.20
	US BANK - PCARD	550-4233-535.51-09		IN *INTEGRITY SALES	394.44
	US BANK - PCARD	550-4233-535.51-09		AMAZON MKTPL*BI89L34F0	108.00
	US BANK - PCARD	550-4233-535.51-09		APPLE.COM/BILL	0.99
	US BANK - PCARD	997-9701-541.51-01		USPS.COM CLICKNSHIP	42.78
	US BANK - PCARD	997-9701-541.51-01		PICK N SAVE #846	16.98
	US BANK - PCARD	997-9701-541.51-02		AMAZON RETA* 4B1LJ75S3	12.13
	US BANK - PCARD	997-9701-541.51-02		AMAZON RETA* BI8UD50C1	5.29
	US BANK - PCARD	997-9701-541.51-04		FIVE BELOW 748	34.42
	US BANK - PCARD	997-9701-541.51-04		DOLLAR TREE	37.88
	US BANK - PCARD	997-9701-541.51-04		PICK N SAVE #846	24.08
	US BANK - PCARD	997-9701-541.51-04		WALMART.COM	39.05
	US BANK - PCARD	997-9701-541.51-04		TARGET.COM *	70.00
	US BANK - PCARD	997-9701-541.51-04		COSTCO WHSE #1212	27.99
	US BANK - PCARD	997-9701-541.51-04		BRUEGGERS_MOBILE	58.17
	US BANK - PCARD	997-9701-541.51-04		DUNKIN #350984 Q35	52.19
	US BANK - PCARD	997-9701-541.51-06		THE HOME DEPOT #4902	30.59
	US BANK - PCARD	997-9701-541.51-06		AMAZON RETA* 8A9BI5HM3	29.92
	US BANK - PCARD	997-9701-541.51-06		AMAZON MARK* 8X97G5TU3	101.62
	US BANK - PCARD	997-9701-541.51-11		AMAZON RETA* BI8UD50C1	32.00
	US BANK - PCARD	997-9701-541.54-03		SPROUT SOCIAL, INC	149.00
	US BANK - PCARD	997-9701-541.57-01		WI PUBLIC HEALTH ASSOC	695.00
	US BANK - PCARD	997-9703-541.30-04		STERICYCLE, INC	736.97
	US BANK - PCARD	997-9703-541.52-02		AVAILITY	35.00
	US BANK - PCARD	997-9703-541.53-41		AMAZON MARK* C19FP5UN3	29.97
	US BANK - PCARD	997-9703-541.53-41		AMAZON MARK* ZS7KZ6L43	431.52
	US BANK - PCARD	997-9703-541.53-41		IN *MEDICUS HEALTH	260.35
	US BANK - PCARD	997-9703-541.53-41		HENRY SCHEIN*	582.91
	US BANK - PCARD	997-9703-541.57-01		ASSOCIATION OF PUBLIC HEA	150.00
	US BANK - PCARD	997-9703-541.57-01		WI PUBLIC HEALTH ASSOC	60.00
	US BANK - PCARD	997-9704-541.53-40		MICRO ESSENTIAL LABORATOR	301.02

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Check#	Vendor	GL Account	Proj No	Description	Amount
41653	US BANK - PCARD	997-9704-541.53-40		AMAZON MKTPL*MI4KC1JL3	499.54
41653 - Summary					132,347.65
01/10/2026 - Summary					132,347.65

Payment Date: 01/15/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41587	AHLM, ROBERT	100-3101-565.14-10		TID 11 Loans Mileage	4.90
	AHLM, ROBERT	100-3101-565.14-10		TID 7 Loan Mileage	0.70
	AHLM, ROBERT	220-7521-563.56-01	C25101	Commercial Facade Mileage	2.10
	AHLM, ROBERT	220-7521-563.56-01	C25101	Prevailing Wage Mileage	9.10
	AHLM, ROBERT	220-7533-563.56-01	C25301	CDBG Rehab Mileage	20.30
	AHLM, ROBERT	222-7601-563.56-02		Rent Assistance Mileage	2.10
	AHLM, ROBERT	224-7701-563.56-01		HOME Rehab Mileage	9.80
41587 - Summary					49.00
41588	ARING EQUIPMENT COMPANY INC	100-4401-533.53-02		Filters / oil	740.40
	ARING EQUIPMENT COMPANY INC	100-4401-533.53-02		Paint	75.08
	ARING EQUIPMENT COMPANY INC	100-4501-533.53-02		fleet invent. stock items	410.62
	ARING EQUIPMENT COMPANY INC	100-4501-533.53-02		metal pless caps/plugs	747.00
41588 - Summary					1,973.10
41589	ARN, NHU	100-0301-516.56-01		Mileage 9/1/25-12/15/25	9.10
41589 - Summary					9.10
41590	BAILEY, KENT	255-8101-521.56-03	I24550	West Allis, WI	491.71
41590 - Summary					491.71
41591	BANASZYNSKI, GARY	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41591 - Summary					150.00
41592	BERGEMANN, JASON	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41592 - Summary					150.00
41593	BOBCAT PLUS INC	100-4401-533.53-02		Work light	65.08
	BOBCAT PLUS INC	100-4401-533.53-02		Inventory stock items	448.52
	BOBCAT PLUS INC	100-4501-533.53-02		Fleet invent. stock items	120.74
41593 - Summary					634.34
41594	BORTOLOTTI, VINCENT	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41594 - Summary					150.00
41595	BRANDT, SUSAN	222-7601-563.56-01		2025 Mileage	24.78
41595 - Summary					24.78
41596	BREZNIK, JOSEPH J.	100-1301-517.25-01		Fire Officer 2	152.21
41596 - Summary					152.21
41597	BROOKS, MELANIE	997-9702-541.56-01		Oct-Dec Mileage	88.20
41597 - Summary					88.20
41598	BURDICK, BRANDON	100-1301-517.60-02		DPW Safety Shoe Reimb.	105.51
41598 - Summary					105.51
41599	CHILDS, ALLISON	100-0301-516.56-01		Mileage 10/1/25-12/12/25	159.67
41599 - Summary					159.67
41600	CHILDS, CRAIG D. PHD SC	265-8301-522.57-02	F00001	WELLNESS PROGRAM	18,000.00
41600 - Summary					18,000.00
41601	CIVICPLUS	100-1501-517.32-01		Civicplus annual contract	6,179.25
41601 - Summary					6,179.25
41602	CONCENTRA MEDICAL CENTER	100-1301-517.30-04		Pre-employment testing	1,171.00
41602 - Summary					1,171.00
41603	COREY OIL LTD	100-2201-522.51-08		WASHER FLUID	29.50
	COREY OIL LTD	100-2201-522.53-01		TRANSMISSION OIL	439.20
	COREY OIL LTD	100-4401-533.53-02		Inventory Stock Items	1,992.60
	COREY OIL LTD	100-4401-533.53-02		Inventory stock items	2,952.25
41603 - Summary					5,413.55
41604	CORONA, DAMIAN	100-4218-531.58-01		corona clp	30.00
	CORONA, DAMIAN	100-4218-531.58-01		corona cdl	19.00
41604 - Summary					49.00
41605	CUNNINGHAM, ROSS	100-1301-517.60-02		DPW Safety Shoe Reimb.	79.41
41605 - Summary					79.41

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Check#	Vendor	GL Account	Proj No	Description	Amount
41606	EDWARD H. WOLF & SONS, INC.	100-4501-533.53-01		Unleaded and Diesel Fuel	16,973.29
41606 - Summary					16,973.29
41607	GARCIA, LILIA	997-9703-541.56-01		June-Dec Mileage	48.30
41607 - Summary					48.30
41608	GOETTMANN, AMY	997-9704-541.56-01		March-Dec 2025 Mileage	72.24
41608 - Summary					72.24
41609	GRAINGER	100-4101-533.44-08		dpw wsh by hse reel swivl	96.85
	GRAINGER	100-4101-533.53-02		hvac filters	945.12
	GRAINGER	100-4401-533.53-02		Inventory stock items	330.22
	GRAINGER	100-4401-533.53-02		Grinding wheels / drill	166.00
	GRAINGER	100-4401-533.53-02		Inventory Stock Items	100.73
	GRAINGER	100-4401-533.53-02		Wire wheels / brush	53.87
	GRAINGER	100-4501-533.53-02		Fleet Invent. stock items	86.60
	GRAINGER	100-4501-533.53-02		BETA CLAMPS	410.40
41609 - Summary					2,259.93
41610	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1 Brine	4,664.27
	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1-Brine	2,310.35
41610 - Summary					6,974.62
41611	HOFFMAN, JAMES	255-8101-521.56-03	I25538	Mileage	151.20
41611 - Summary					151.20
41612	HUMPHREY SERVICE PARTS INC	100-4401-533.53-02		Inventory stock items	48.81
	HUMPHREY SERVICE PARTS INC	100-4501-533.53-02		Fleet invent. stock items	24.52
41612 - Summary					73.33
41613	JENKINS, JARED	100-1301-517.25-01		RIT Under Fire	1,000.00
41613 - Summary					1,000.00
41614	KINGSBURY, MATTHEW	100-4301-533.58-01		kingsbury cdl	74.00
41614 - Summary					74.00
41615	L'AMIE, GRANT	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41615 - Summary					150.00
41616	LINCOLN CONTRACTORS SUPPLY INC	510-3801-536.53-02		compactor replacing old	2,465.00
	LINCOLN CONTRACTORS SUPPLY INC	540-1801-538.51-09		concrete saw - blades	699.87
41616 - Summary					3,164.87
41617	LXL THE APIARY, LLC	316-0000-129.10-03		DNR - Ready for Reuse #3	396,858.52
	LXL THE APIARY, LLC	316-0000-222.01-03		DNR - Ready for Reuse #3	(396,858.52)
	LXL THE APIARY, LLC	316-6606-563.31-64	T16040	DNR - Ready for Reuse #3	396,858.52
41617 - Summary					396,858.52
41618	MARTIN, WILHELM	100-1301-517.60-02		DPW Safety Shoe Reimb.	141.70
41618 - Summary					141.70
41619	N & S TOWING INC	100-2101-521.30-04		Tow services	1,130.00
41619 - Summary					1,130.00
41620	OLEWINSKI, ALAINA	997-9703-541.56-01		Oct-Dec 2025 Mileage	60.90
41620 - Summary					60.90
41621	PACKERLAND RENT A MAT INC	255-8101-521.30-04	I25534	Mats	180.08
41621 - Summary					180.08
41622	PAGEFREEZER SOFTWARE, INC	100-8201-517.32-01		Annual Social Media	6,000.00
41622 - Summary					6,000.00
41623	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23003	T01 - Task 3 - ESA	440.00
	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23004	T02 -Task 4 - Prg Mngmt	87.50
	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23502	T07- Task 2 - Mtr Casting	1,620.00
	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23503	T03 -Task 3 - Mtr Casting	32,582.84
41623 - Summary					34,730.34
41624	RAUCH, TYLER	100-4218-531.58-01		rauch cdl (pro-rated)	55.00
41624 - Summary					55.00
41625	ROMERO, YOLANDA	997-9701-541.56-01		2025 Mileage	68.60
41625 - Summary					68.60
41626	SAFEWAY PEST CONTROL CO	100-4101-533.41-08		Library-hornets/wasps	185.00
41626 - Summary					185.00
41627	SCHLIEVE, TIMOTHY	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41627 - Summary					150.00
41628	SHERWIN INDUSTRIES INC	100-4201-535.53-02		coated gloves	1,495.20
	SHERWIN INDUSTRIES INC	100-4218-531.53-02		S23 - Fiber mix bulk	2,289.84
	SHERWIN INDUSTRIES INC	501-2707-537.53-08		S23-fiber mix bulk	2,378.58
41628 - Summary					6,163.62
41629	SINGH, SUZANNE	100-2301-523.51-04		Final-Comm Engage	213.01
41629 - Summary					213.01
41630	STATE CONTRACTORS, INC.	350-6008-531.31-01	P2521S	Orchard: 60-63 Streets	16,015.49
	STATE CONTRACTORS, INC.	350-6008-531.31-01	P2522S	Mineral: 60-64 Streets	11,953.90
	STATE CONTRACTORS, INC.	510-3803-536.75-01	P2522N	Mineral: 60-64 Sanitary	0.01
	STATE CONTRACTORS, INC.	540-1807-538.75-01	P2522R	Mineral: 60-64 Storm	13,148.30
41630 - Summary					41,117.70
41631	STEALTH PARTNER GROUP, LLC	602-9101-517.21-60		January stop loss	103,445.16
41631 - Summary					103,445.16
41632	STIFEL, NICOLAUS & CO., INC.	100-2501-515.30-09		Acct. Maint. Oct-Dec	302.00
41632 - Summary					302.00
41633	THOMAS, MELISSA	997-9703-541.56-01		Aug-Dec 2025	32.20
41633 - Summary					32.20
41634	VJS CONSTRUCTION SERVICES	354-0000-206.00-00	NEWDPW	Prgress Payment 18-Retai	(95,460.28)
	VJS CONSTRUCTION SERVICES	354-6052-533.31-01	NEWDPW	Progress Payment 18	1,909,205.50
41634 - Summary					1,813,745.22
41635	WAGNER, EMILY	100-2301-523.56-02		La Crosse Conf.	746.60
41635 - Summary					746.60
41636	WASTE MANAGEMENT	540-1801-538.41-09		December sweeping & cb	2,830.45
	WASTE MANAGEMENT	550-4233-535.41-09		December refuse & adjust.	108,430.15
41636 - Summary					111,260.60
41637	WE ENERGIES	100-2110-521.41-04		1545 S 69 St Elec	546.68
	WE ENERGIES	100-2110-521.41-04		utility services	5,583.92
	WE ENERGIES	100-2110-521.41-05		utility services	6,850.24
	WE ENERGIES	100-2110-521.41-05		1545 S 69 Gas	515.10
	WE ENERGIES	100-3507-555.41-04		7421 W National	97.66
	WE ENERGIES	100-3507-555.41-04		7421 W National Ave.	2,786.14
	WE ENERGIES	100-3507-555.41-05		7421 W National	2,401.50
	WE ENERGIES	100-4101-533.41-04		1000 S 72 St Elec	125.36
	WE ENERGIES	100-4101-533.41-04		Burnham St Elec	37.26
	WE ENERGIES	100-4101-533.41-04		8405 W National Elec	127.42
	WE ENERGIES	100-4101-533.41-04		1530 S 62 St Elec	917.33
	WE ENERGIES	100-4101-533.41-04		St Lighting	38.26
	WE ENERGIES	100-4101-533.41-04		7525 W Greenfield Elec	4,219.04
	WE ENERGIES	100-4101-533.41-04		1631 S 96 St	42.57
	WE ENERGIES	100-4101-533.41-04		1718 S 84 St. Elec	336.13
	WE ENERGIES	100-4101-533.41-04		8435 W National Elec	59.07
	WE ENERGIES	100-4101-533.41-05		8405 W National Gas	1,109.21
	WE ENERGIES	100-4101-533.41-05		8435 W National Gas	163.73
	WE ENERGIES	100-4101-533.41-05		1000 S 72 St Gas	379.01
	WE ENERGIES	100-4101-533.41-05		7525 W Greenfield	4,349.96
	WE ENERGIES	100-4118-531.41-04		9621 W Lapham Elec	508.74
	WE ENERGIES	100-4118-531.41-04		Group Bill - Elec	4,181.53
	WE ENERGIES	100-4118-531.41-04		57th and Mineral Elec	364.68
	WE ENERGIES	100-4118-531.41-04		76th and National	278.88
	WE ENERGIES	100-4118-531.41-04		St Lighting	681.10
	WE ENERGIES	100-4118-531.41-04		ST Lighting	626.84
	WE ENERGIES	100-4201-535.41-04		11401 W Lincoln Elec	503.56
	WE ENERGIES	100-8201-517.41-04		1559 S 65 St	1,041.51
	WE ENERGIES	501-2601-537.41-04		5536 W National Ave	52.03
	WE ENERGIES	501-2601-537.41-04		1725 S 96 St Elec	99.18
	WE ENERGIES	501-2601-537.41-04		801 S 77 St Elec	35.51
	WE ENERGIES	501-2601-537.41-04		Group Bill - Water	13,483.76
WE ENERGIES	501-2601-537.41-05		1725 S 96 Gas	355.18	
WE ENERGIES	510-3801-536.41-04		7012 W Burnham Elec	23.66	
WE ENERGIES	540-1801-538.41-04		2179 S 111 ST Elec	347.66	
WE ENERGIES	540-1801-538.41-05		2179 S 111 ST Gas	11.22	
WE ENERGIES	540-1801-538.41-05		1981 S 84 St Gas	130.07	

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Check#	Vendor	GL Account	Proj No	Description	Amount
41637	WE ENERGIES	540-1801-538.41-05		2179 S 111 St Gas	459.55
	WE ENERGIES	997-9701-541.41-04		7120 W National	1,709.42
	WE ENERGIES	997-9701-541.41-05		Gas-Health	969.34
41637 - Summary					56,549.01
41638	WODA-RUDOLPH, JOSEPH	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41638 - Summary					150.00
41639	LOCAL 342	100-0000-202.08-00		PAYROLL SUMMARY	7,913.00
41639 - Summary					7,913.00
41640	LOCAL 342 - CONDUIT FUND	100-0000-202.08-00		PAYROLL SUMMARY	405.00
41640 - Summary					405.00
41641	WEST ALLIS PROFESSIONAL POLICE	100-0000-202.08-00		PAYROLL SUMMARY	8,257.84
41641 - Summary					8,257.84
201017	A/E GRAPHICS INC	100-4601-533.30-04		Plan Set 2026-3	166.05
201017 - Summary					166.05
201018	ABT MAILCOM	100-2501-515.51-01		Inv 54096 2025 taxes bal.	(1,337.68)
	ABT MAILCOM	100-2501-515.55-02		Inv 54096 2025 taxes bal.	6,600.00
201018 - Summary					5,262.32
201019	ACCURATE RECHARGE &	100-2201-522.53-27		RECHARGE SERVICE	99.95
201019 - Summary					99.95
201020	ADVANCE AUTO PARTS	100-4401-533.53-02		FREIGHT CREDIT	(8.80)
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory stock items	47.10
	ADVANCE AUTO PARTS	100-4401-533.53-02		Hydraulic fittings	143.96
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory Stock Items	372.25
201020 - Summary					554.51
201021	ADVANCE HYDRAULICS INC	100-2201-522.44-03		RIGGER REBUILD #4306	743.81
201021 - Summary					743.81
201022	AIRGAS USA LLC	100-2201-522.53-41		STANDARD INVOICE	632.24
	AIRGAS USA LLC	100-4101-533.53-02		B&S CYL RENTAL 12/25	18.16
	AIRGAS USA LLC	100-4401-533.53-02		Inventory stock items	30.48
	AIRGAS USA LLC	100-4401-533.53-02		Inventory Stock Items	89.82
	AIRGAS USA LLC	100-4501-533.44-08		FLEET CYL RENTAL 12/25	344.98
	AIRGAS USA LLC	501-2901-537.53-02		WATER CYL RENTAL 12/25	18.16
201022 - Summary					1,133.84
201023	ALADTEC, INC	100-2201-522.32-01		2026 CALENDAR YEAR FEE	8,574.00
201023 - Summary					8,574.00
201024	AMERICAN HYDRAULICS INC	100-4401-533.53-02		Inventory stock items	1,236.00
201024 - Summary					1,236.00
201025	ANTAEUS LLC	100-2501-515.30-04		DEC ANTAEUS INV	300.00
201025 - Summary					300.00
201026	ASCENTEK CORP	100-4401-533.53-02		Inventory Stock Items	140.84
201026 - Summary					140.84
201027	ASC1	100-2201-522.44-01		STOVE REPAIR/ST 63	1,342.02
201027 - Summary					1,342.02
201028	AT & T MOBILITY	255-8101-521.30-04	I25549	Service	296.60
201028 - Summary					296.60
201029	AT&T	255-8101-521.30-04	I25549	Phone	2,598.36
201029 - Summary					2,598.36
201030	AURORA HEALTH CARE	100-1301-517.30-04		Drug Screens DPW	270.00
201030 - Summary					270.00
201031	AURORA MEDICAL GROUP	100-1301-517.30-04		DPW Audio	209.00
	AURORA MEDICAL GROUP	100-2101-521.30-04		Offender blood draws	375.00
201031 - Summary					584.00
201032	A1 INC	220-7526-563.31-69	C24507	Commercial Facade	20,000.00
201032 - Summary					20,000.00
201033	B. DIVINE AROMATHERAPY	100-3506-555.30-04		LIBRARY PROGRAM 1/14/26	50.00
201033 - Summary					50.00
201034	BADGER CDL, LLC	550-4233-535.58-01		Tyler Bell CDL	3,075.00
201034 - Summary					3,075.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201035	BADGER METER INC	501-2801-537.32-01		Beacon MBL Hosting Serv U	14,040.00
201035 - Summary					14,040.00
201036	BAY FASTENING SYSTEMS	100-4401-533.53-02		Inventory stock items	455.50
201036 - Summary					455.50
201037	BLUE RIBBON ORGANICS	540-1801-538.41-09		leaves with snow	61,798.88
	BLUE RIBBON ORGANICS	540-1801-538.41-09		leaves with snow 10% off	(6,179.89)
	BLUE RIBBON ORGANICS	540-1801-538.41-09		leaves without snow	31,871.80
	BLUE RIBBON ORGANICS	550-4233-535.41-09		forestry brush/logs	30,359.24
201037 - Summary					117,850.03
201038	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	659.88
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	894.41
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	175.74
201038 - Summary					1,730.03
201039	BRAKE AND EQUIPMENT	100-4501-533.53-02		Heater kit	27.17
201039 - Summary					27.17
201040	BREW CITY MARKETING	255-8101-521.30-04	I25549	Web hosting	60.00
201040 - Summary					60.00
201041	BURGHARDT SPORTING GOODS	201-5101-517.51-12		Tourism Bulk T-Shirt Orde	1,414.00
201041 - Summary					1,414.00
201042	BUTTERS-FETTING CO INC	100-4101-533.44-08		SC-hvac repair #2025-7668	575.15
	BUTTERS-FETTING CO INC	100-4101-533.44-08		SC-hvac repair #2025-7705	455.82
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Health-hvac #2025-7938	303.88
	BUTTERS-FETTING CO INC	100-4101-533.44-08		PD-air compressor #8496	1,083.99
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Library-hvac #2025-6792	759.70
	BUTTERS-FETTING CO INC	100-4101-533.44-08		LH-furnace AW#7509	303.88
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Fire#2-hvac #2025-7862	2,195.94
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Fire#2-hvac #2025-7093	607.76
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Library-HVAC quoted repai	4,975.00
	BUTTERS-FETTING CO INC	100-4101-533.44-08		PW boiler rpr #7505	2,900.17
	BUTTERS-FETTING CO INC	100-4101-533.44-08		PW-carpenter shop #7676	303.88
	BUTTERS-FETTING CO INC	540-1801-538.30-04		Grant St-AW#2025-747	16,369.00
201042 - Summary					30,834.17
201043	CARE-PLUS DENTAL PLANS INC	100-0000-202.18-02		Care Plus Jan premim	18,287.34
201043 - Summary					18,287.34
201044	CASPER'S TRUCK EQUIPMENT INC	352-4218-535.70-03		Tandem dump patrol truck	202,777.00
201044 - Summary					202,777.00
201045	CDW-G	100-1101-517.32-01		Meraki MDM Renewal	8,460.00
	CDW-G	255-8101-521.51-09	I25549	Hard drives	2,594.50
	CDW-G	255-8101-521.70-03	I25549	Server	6,898.70
	CDW-G	501-2901-537.51-02		Water - IT Adapter	41.09
	CDW-G	501-2901-537.51-02		Water - IT Hardware	86.61
	CDW-G	501-2901-537.51-02		Water - IT Router	1,298.79
	CDW-G	501-2901-537.51-02		Antennae - Water Dept	24.08
201045 - Summary					19,403.77
201046	CENTER POINT LARGE PRINT	100-3502-555.52-27		2 LARGE-TYPE BOOKS	49.14
201046 - Summary					49.14
201047	CENTRALSQUARE TECHNOLOGIES	100-2201-522.32-01		2026 CALENDAR YEAR	9,392.75
201047 - Summary					9,392.75
201048	CHARTER COMMUNICATIONS	100-1101-517.41-06		Spectrum Dec fiber lease	0.00
	CHARTER COMMUNICATIONS	100-1101-517.41-06		Spectrum Dec voice	0.00
	CHARTER COMMUNICATIONS	255-8101-521.30-04	I25549	Internet	0.00
201048 - Summary					0.00
201049	CINTAS FIRE PROTECTION	100-4101-533.32-04		F Admin-port/emerg lights	901.11
201049 - Summary					901.11
201050	CITY OF WEST ALLIS	255-8101-521.30-04	I24535	2026 Admin Fee	109,599.26
	CITY OF WEST ALLIS	255-8101-521.30-04	I25534	2026 Admin Fee	7,400.74
201050 - Summary					117,000.00
201051	CITY WATER, LLC	501-2901-537.30-02		Water Operator	6,096.00
201051 - Summary					6,096.00
201052	CLEAR CHANNEL	241-8690-542.54-03	H99102	Opioid Campaign	5,235.00

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201052	Summary				5,235.00
201053	CLERKIN, SINCLAIR & MAHFOUZ, LLP	100-0302-516.61-02	WA4201	File 029984411-800	6,158.27
201053	Summary				6,158.27
201054	COMPLETE OFFICE OF WISCONSIN	100-4401-533.53-02		Copy paper	389.90
201054	Summary				389.90
201055	CONWAY SHIELD	100-2201-522.60-01		PPE GEAR/CLOTHING	1,323.76
201055	Summary				1,323.76
201056	CORE AND MAIN	501-2707-537.53-02		CUTTER WHEEL PIN HINGED	92.00
	CORE AND MAIN	501-2901-537.53-02		Water Invent. Stock Items	2,926.00
	CORE AND MAIN	501-2901-537.53-02		Cutter wheels	414.85
201056	Summary				3,432.85
201057	CREATIVE BUSINESS INTERIORS INC	255-8101-521.30-04	I25534	Cubicles moved	2,909.00
201057	Summary				2,909.00
201058	CUMMINS SALES AND SERVICE	100-4118-531.53-02		remote monitor	3,120.06
201058	Summary				3,120.06
201059	CVMIC	100-0000-469.14-00		JOEL GONZALES-RESTITUTION	100.00
201059	Summary				100.00
201060	DANIELS SHARPSMART INC	997-9703-541.30-04		WA Sharps	90.00
201060	Summary				90.00
201061	DASH MEDICAL GLOVES INC	100-2201-522.53-41		4 CS EXAM GLOVES	284.70
201061	Summary				284.70
201062	DH PACE COMPANY, INC	100-4101-533.44-08		Fire#3-garage door #8133	542.40
201062	Summary				542.40
201063	DIVERSIFIED BENEFIT SERVICES, INC	100-5219-517.21-15		HRA renewal & Jan admin	225.00
201063	Summary				225.00
201064	DON'S AUTO BODY	100-2110-521.44-03		squad #6 windshield	700.00
201064	Summary				700.00
201065	DONOHUE & ASSOCIATES INC	501-2901-537.75-01		96ST PS Alt Analysis	222.50
	DONOHUE & ASSOCIATES INC	501-2901-537.75-01	BF0041	96ST PS Generator	6,186.50
201065	Summary				6,409.00
201066	DWD-UI	100-1301-517.29-02		Unemployment 12/2025	1,326.74
201066	Summary				1,326.74
201067	EAGLE AUTOMOTIVE -MILWAUKEE	214-0801-521.64-05		squad #55	87.68
201067	Summary				87.68
201068	EGELHOFF LAWN	100-4301-533.53-02		line trimmer parts	227.10
	EGELHOFF LAWN	100-4301-533.53-02		power equipment	6,781.21
201068	Summary				7,008.31
201069	EHLERS & ASSOCIATES INC	350-6008-531.80-06		Municipal Advisor Fee	21,557.33
	EHLERS & ASSOCIATES INC	354-6052-533.80-06		Municipal Advisor Fee	11,764.06
	EHLERS & ASSOCIATES INC	501-2901-537.80-06		Municipal Advisor Fee	9,641.68
	EHLERS & ASSOCIATES INC	510-3803-536.80-06		Municipal Advisor Fee	12,036.93
201069	Summary				55,000.00
201070	ELLIOTT'S ACE HARDWARE	100-2110-521.51-08		supplies	18.88
	ELLIOTT'S ACE HARDWARE	100-2110-521.51-08		repair supplies	46.02
	ELLIOTT'S ACE HARDWARE	501-2710-537.53-02		Painting supplies	73.28
201070	Summary				138.18
201071	ELLIOTT'S ACE HARDWARE	100-2201-522.51-06		HAND SOAP REFILLS	199.77
	ELLIOTT'S ACE HARDWARE	100-2201-522.51-08		SHOP	34.16
	ELLIOTT'S ACE HARDWARE	100-2201-522.51-08		TARP ROPE	23.70
	ELLIOTT'S ACE HARDWARE	100-2201-522.51-08		MALE PLUGS FOR REEL CHORD	35.98
201071	Summary				293.61
201072	EXPRESS ELEVATOR LLC	100-4101-533.32-04		fire 1 Dec 2025 elev mant	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		PD Dec 2025 elev mant (2)	158.55
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Fr Adm Dec 2025 elev mant	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		fire 2 Dec 2025 elev mant	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Libry Dec 2025 elev maint	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		CH Dec 2025 elev maint	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Sr Ctr Dec 2025 elev mant	79.80
	EXPRESS ELEVATOR LLC	100-4101-533.44-08		Library-elev repair 12/4	780.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201072 - Summary					1,417.35
201073	FABICK	100-2201-522.44-03		ALT BELT TENSIONER	290.82
	FABICK	100-4501-533.53-02		Sensor /seal	57.93
	FABICK	100-4501-533.53-02		Misc. repair parts	87.62
	FABICK	100-4501-533.53-02		Fleet invent. stock items	21.31
201073 - Summary					457.68
201074	FASTENAL COMPANY	100-4401-533.53-02		Ferry caps	59.28
	FASTENAL COMPANY	100-4401-533.53-02		Inventory Stock Items	836.24
	FASTENAL COMPANY	100-4401-533.53-02		Zip ties / butt conectors	193.03
	FASTENAL COMPANY	100-4401-533.53-02		Bolts	164.56
	FASTENAL COMPANY	100-4401-533.53-02		Oil sorb	574.74
	FASTENAL COMPANY	100-4401-533.53-02		Inventory stock items	83.28
	FASTENAL COMPANY	100-4401-533.53-02		Bit / Tapcons	48.49
	FASTENAL COMPANY	100-4401-533.53-02		Washers / pins	18.80
201074 - Summary					2,018.02
201075	FIELD EFFECT SECURITY, INC	100-1101-517.32-01		Field Effect - Nov	3,196.00
201075 - Summary					3,196.00
201076	FULL CIRCLE K9 SOLUTIONS, INC	215-0801-521.64-05		K9 Training	650.00
201076 - Summary					650.00
201077	Gregory D Lucey	100-0000-461.02-00		Spec. Assessment Interest	428.80
201077 - Summary					428.80
201078	GALLUP LOCKBOX	100-1001-513.30-04		Gallup Workplace Survey	14,756.00
201078 - Summary					14,756.00
201079	GEAR WASH LLC	100-2201-522.60-01		PPE GEAR REPAIRS/SCHAEFER	431.50
201079 - Summary					431.50
201080	GEIGER INC	100-8201-517.54-03		Sweat Shirts	1,262.79
201080 - Summary					1,262.79
201081	GEOTEST INC	100-4601-533.30-02		Cylinders 83rd St	600.00
201081 - Summary					600.00
201082	GERBER LEISURE PRODUCTS INC	100-4101-533.44-08		CVMIC repairs-playgrounds	2,793.00
201082 - Summary					2,793.00
201083	GFL ENVIRONMENTAL	354-6052-533.30-06	NEWDPW	Soil disposal-main site	85,903.66
201083 - Summary					85,903.66
201084	GOODYEAR COMMERCIAL TIRE & SERVICE	100-4401-533.53-02		Casing CREDIT	(30.00)
	GOODYEAR COMMERCIAL TIRE & SERVICE	100-4401-533.53-02		Recap drive tires	1,812.50
	GOODYEAR COMMERCIAL TIRE & SERVICE	100-4501-533.44-03		Loader Tire Replacement	1,467.75
201084 - Summary					3,250.25
201085	GORDIE BOUCHER FORD	100-4401-533.53-02		ANTI-FREEZE	158.28
	GORDIE BOUCHER FORD	100-4401-533.53-02		Oil	88.08
	GORDIE BOUCHER FORD	100-4401-533.53-02		WASHER NOZZLES	31.42
	GORDIE BOUCHER FORD	100-4501-533.53-02		return credit	(33.82)
	GORDIE BOUCHER FORD	100-4501-533.53-02		Brake parts	621.72
	GORDIE BOUCHER FORD	100-4501-533.53-02		core deposit	321.62
	GORDIE BOUCHER FORD	100-4501-533.53-02		CORE RETURN	(1,600.00)
	GORDIE BOUCHER FORD	100-4501-533.53-02		misc invent. parts	30.40
	GORDIE BOUCHER FORD	100-4501-533.53-02		Fleet invent. stock items	79.76
	GORDIE BOUCHER FORD	100-4501-533.53-02		Pan bolts	40.80
	GORDIE BOUCHER FORD	100-4501-533.53-02		TPMS SENSOR	43.69
	GORDIE BOUCHER FORD	100-4501-533.53-02		bolts	75.52
	GORDIE BOUCHER FORD	100-4501-533.53-02		Oil dipstick parts	135.69
	GORDIE BOUCHER FORD	100-4501-533.53-02		Engine parts	136.58
	GORDIE BOUCHER FORD	100-4501-533.53-02		warranty/core credit	(287.80)
	GORDIE BOUCHER FORD	100-4501-533.53-02		RADIATOR DEFLECTORS	96.90
GORDIE BOUCHER FORD	100-4501-533.53-02		fleet invent. stock items	129.14	
201085 - Summary					67.98
201086	GRAEF	100-4001-533.30-04		health bldg assessment	2,801.00
	GRAEF	220-7522-563.31-01	C21405	Design Farmers Market Ltg	504.87
201086 - Summary					3,305.87
201087	GRAPHIC INNOVATIONS, LLC	100-8201-517.54-03		Name the Plow Banner	110.50
	GRAPHIC INNOVATIONS, LLC	263-5001-517.51-09		Yard Signs/Float Sponsors	271.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201087	Summary				381.50
201088	GRAYBAR	100-4401-533.53-02		FREIGHT CHARGE CREDIT	(19.80)
	GRAYBAR	100-4401-533.53-02		Inventory stock items	351.39
	GRAYBAR	100-4401-533.53-02		Electrical parts	316.29
201088	Summary				647.88
201089	GREENFIELD POLICE DEPARTMENT	100-2101-521.30-04		Forensic Lab Dues	4,500.00
201089	Summary				4,500.00
201090	Heritage 6 LLC	350-0000-229.02-00		Spec.Assess. 21-1012 2021	1,777.47
201090	Summary				1,777.47
201091	Heritage 6 LLC	100-0000-461.02-00		SA Interest 21-1012 2021	235.70
201091	Summary				235.70
201092	Heritage 6 LLC	350-0000-229.02-00		Spec.Assess. 21-1012 2022	1,777.45
201092	Summary				1,777.45
201093	Heritage 6 LLC	100-0000-461.02-00		SA Interest 21-1012 2022	639.88
201093	Summary				639.88
201094	Heritage 6 LLC	350-0000-229.02-00		Spec.Assess. 21-1012 2023	1,777.45
201094	Summary				1,777.45
201095	Heritage 6 LLC	100-0000-461.02-00		SA Interest 21-1012 2023	568.78
201095	Summary				568.78
201096	Heritage 6 LLC	350-0000-229.02-00		Spec.Assess. 21-1012 2024	1,777.45
201096	Summary				1,777.45
201097	Heritage 6 LLC	100-0000-461.02-00		SA Interest 21-1012 2024	497.69
201097	Summary				497.69
201098	Heritage 7 LLC	350-0000-229.02-00		Spec.Assess. 21-1011 2021	2,363.76
201098	Summary				2,363.76
201099	Heritage 7 LLC	100-0000-461.02-00		SA Interest 21-1011 2021	313.44
201099	Summary				313.44
201100	Heritage 7 LLC	350-0000-229.02-00		Spec.Assess. 21-1011 2022	2,363.73
201100	Summary				2,363.73
201101	Heritage 7 LLC	100-0000-461.02-00		SA Interest 21-1011 2022	850.94
201101	Summary				850.94
201102	Heritage 7 LLC	350-0000-229.02-00		Spec.Assess. 21-1011 2023	2,363.73
201102	Summary				2,363.73
201103	Heritage 7 LLC	100-0000-461.02-00		SA Interest 21-1011 2023	756.39
201103	Summary				756.39
201104	Heritage 7 LLC	350-0000-229.02-00		Spec.Assess. 21-1011 2024	2,363.73
201104	Summary				2,363.73
201105	Heritage 7 LLC	100-0000-461.02-00		SA Interest 21-1011 2024	661.84
201105	Summary				661.84
201106	HFI FLUID POWER	100-4401-533.53-02		Inventory stock items	83.00
201106	Summary				83.00
201107	HILLER FORD INC	100-2110-521.44-03		squad #15	95.32
	HILLER FORD INC	100-2110-521.44-03		squad #78	25.84
	HILLER FORD INC	100-2110-521.44-03		squad #17	369.16
	HILLER FORD INC	100-2110-521.44-03		Squad #11	509.74
201107	Summary				1,000.06
201108	IMPACT ACQUISITIONS LLC	997-9701-541.32-04		GF Printer	189.82
201108	Summary				189.82
201109	IRON MOUNTAIN	255-8101-521.30-04	I25534	Shredding	316.15
201109	Summary				316.15
201110	JEFFERSON FIRE & SAFETY INC	100-2201-522.60-01		PPE GEAR/SUSPENDERS	656.38
201110	Summary				656.38
201111	JOHNSON, DANIELLE	255-8101-521.56-03	I24548	Reston, VA	1,035.80
201111	Summary				1,035.80
201112	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory stock items	1,478.53
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		YELLOW TERMINAL RING	18.45
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory Stock Items	981.83
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Deutsch parts	269.70

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201112	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Tube clamps	20.85
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		RELAY, AUTO DISCONNECT	287.67
	KAESTNER AUTO ELECTRIC CO	100-4501-533.53-02		RETURN CREDIT	(136.00)
	KAESTNER AUTO ELECTRIC CO	100-4501-533.53-02		fleet invent. stock items	136.00
201112 - Summary					3,057.03
201113	KALLCENTS	255-8101-521.30-04	I25538	Q-card	15.41
201113 - Summary					15.41
201114	KELBE BROTHERS EQUIPMENT CO INC	501-2707-537.53-02		5 GAL PLASTIC PUMP	1,255.60
	KELBE BROTHERS EQUIPMENT CO INC	501-2901-537.53-02		SHORING FLUID	110.00
201114 - Summary					1,365.60
201115	KL ENGINEERING	354-6051-517.31-02	M2520M	Lighting Design	15,759.00
	KL ENGINEERING	354-6051-517.31-02	M2520M	Construction Oversight	13,078.30
201115 - Summary					28,837.30
201116	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory stock items	94.96
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Oil filters	28.52
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Filters	74.17
	KRIETE TRUCK CENTER - MILWAUKEE	100-4501-533.53-02		Valve block	1,450.00
201116 - Summary					1,647.65
201117	LAFORCE INC	100-4101-533.44-08		PD-handicap door repair	2,526.95
201117 - Summary					2,526.95
201118	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		Parts CREDIT	(995.28)
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		Wrong delivery-Not ordere	995.28
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4501-533.53-02		Fleet Invent. stock items	53.60
201118 - Summary					53.60
201119	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2420S	S 118 St-Streets	29,674.10
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2421S	Walker: 56-60 Street	9,014.84
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2423S	77: Walker-Pierce Streets	2,457.55
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2425S	Pierce: 77-76 Street	14,309.56
201119 - Summary					55,456.05
201120	LEGACY RECYCLING	550-4233-535.41-09		november ecycle	1,645.00
	LEGACY RECYCLING	550-4233-535.41-09		dec ecycling	1,740.00
201120 - Summary					3,385.00
201121	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ALL	10,815.00
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	1,163.23
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLES/ST 61	458.09
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES	1,425.00
201121 - Summary					13,861.32
201122	MACQUEEN EQUIPMENT	100-4501-533.53-02		Fleet invent. stock items	581.07
	MACQUEEN EQUIPMENT	100-4501-533.53-02		fleet invent. stock parts	28.18
	MACQUEEN EQUIPMENT	100-4501-533.53-02		Fleet Invent. stock items	728.37
201122 - Summary					1,337.62
201123	MADACC	100-8802-517.58-02		Q1 Capital Projects	674.64
	MADACC	100-8802-517.58-02		Q1 Operating Costs	35,328.37
201123 - Summary					36,003.01
201124	MADDEN MEDIA	100-8201-517.54-03		Travel Wisconsin Ad	3,505.00
201124 - Summary					3,505.00
201125	MAKERS ROW FARMS LLC	234-7220-565.31-64	ED2502	Capital Catalyst	100,000.00
201125 - Summary					100,000.00
201126	MCCRIGHT & ASSOCIATES, LLC	222-7601-563.30-02		Remt Reasonableness	168.50
	MCCRIGHT & ASSOCIATES, LLC	222-7601-563.30-02		Inspections	1,315.01
201126 - Summary					1,483.51
201127	MENARDS- WEST MILWAUKEE	100-2201-522.44-08		ST 62/KITCHEN SINK	40.17
201127 - Summary					40.17
201128	METRO MUNICIPAL CLERK'S ASSOC	100-1501-517.57-01		Uttke/VanNatta MMCA	60.00
201128 - Summary					60.00
201129	MIDAMERICAN BUILDING SERVICES	255-8101-521.30-04	I25534	Janitorial	3,225.00
	MIDAMERICAN BUILDING SERVICES	255-8101-521.51-09	I25534	Janitorial	374.60
201129 - Summary					3,599.60
201130	MIDWEST TAPE	100-3502-555.52-22		46 ADULT AUDIOBOOKS	55.98
	MIDWEST TAPE	100-3502-555.52-22		2 ADULT AUDIOBOOKS	98.98

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201130	MIDWEST TAPE	100-3502-555.52-38		14 ADULT DVDS	388.36
	MIDWEST TAPE	100-3502-555.52-38		42 ADULT DVDS	1,059.83
	MIDWEST TAPE	100-3502-555.52-38		2 ADULT DVDS	940.79
	MIDWEST TAPE	100-3502-555.52-38		1 ADULT DVD	18.74
	MIDWEST TAPE	100-3502-555.52-38		30 ADULT DVDS	704.70
	MIDWEST TAPE	100-3502-555.52-57		1 CHILDRENS DVD	14.99
	MIDWEST TAPE	100-3502-555.52-57		2 CHILDRENS DVDS	68.96
	MIDWEST TAPE	100-3502-555.52-57		9 CHILDRENS DVDS	140.16
	MIDWEST TAPE	100-3502-555.52-57		6 CHILDRENS DVDS	100.44
	MIDWEST TAPE	100-3502-555.52-57		3 CHILDRENS DVDS	87.69
201130 - Summary					3,679.62
201131	MILLS HOTEL WYOMING LLC	255-8101-521.41-04	I25534	Electric	3,591.57
	MILLS HOTEL WYOMING LLC	255-8101-521.41-05	I25534	Gas	464.14
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	Taxes	4,560.96
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	CAM	3,510.47
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	Base rent	28,439.75
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	TI	18,686.10
201131 - Summary					59,252.99
201132	MILWAUKEE BUSINESS JOURNAL	100-3502-555.52-31		PREMIUM DIGITAL AND PRINT	230.00
201132 - Summary					230.00
201133	MILWAUKEE CNTY REG OF DEEDS	220-7533-563.31-02	C25301	Record Financial Docs	30.00
201133 - Summary					30.00
201134	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		bail	3,700.00
	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		BAIL	1,500.00
201134 - Summary					5,200.00
201135	MILWAUKEE COUNTY TREASURER	100-0000-451.01-00		December 2025 Court fines	7,576.67
201135 - Summary					7,576.67
201136	MJ CONSTRUCTION INC	502-2901-537.31-01	DNR006	Priv Property Work-DNR	152,605.15
	MJ CONSTRUCTION INC	510-3803-536.75-01	MMSD04	Priv Property Work-MMSD	210,790.75
201136 - Summary					363,395.90
201137	MODERN BLOOM	279-0701-555.51-09		2025 POINSETTIAS	440.00
201137 - Summary					440.00
201138	MONROE TRUCK EQUIPMENT INC	100-4401-533.53-02		Motor / spinner	505.59
201138 - Summary					505.59
201139	MOODY'S INVESTOR SERVICE	350-6008-531.80-06		Rating Agency Fee-Streets	8,230.98
	MOODY'S INVESTOR SERVICE	354-6052-533.80-06		Rating Agency Fee-Lightg	4,491.73
	MOODY'S INVESTOR SERVICE	501-2901-537.80-06		Rating Agency Fee-Water	3,681.37
	MOODY'S INVESTOR SERVICE	510-3803-536.80-06		Rating Agency Fee-Sewer	4,595.92
201139 - Summary					21,000.00
201140	MOTOROLA SOLUTIONS INC	265-8301-522.51-11	F00001	CHARGER/DESKTOP UNIT	1,331.93
	MOTOROLA SOLUTIONS INC	265-8301-522.51-11	F00001	RADIO BATTERIES	3,222.00
201140 - Summary					4,553.93
201141	MUSSON BROTHERS INC	510-3803-536.75-01	P2451N	Sanitary Connectn Liners	128,820.00
201141 - Summary					128,820.00
201142	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		OIL FILTER	45.30
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		POWER STEERING HOSE	111.40
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		OIL/FUEL FILTERS	96.10
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		WIPER BLADES	44.82
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		KEY FOB BATTERY #4148	7.99
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		HEADLIGHT	21.99
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		VELCRO STRIPS	45.20
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		WASHER PUMP	26.99
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.53-01		DIESEL ADDITIVE	125.88
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Oil / Anti seize	107.10
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Sil-glyde	50.40
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Antifreeze / belt dressin	17.24
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Threadlocker	22.99
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Brake cleaner	298.80
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory Stock Items	93.64
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Belts	130.54
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Radiator cap	5.99
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock items	46.35

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Check#	Vendor	GL Account	Proj No	Description	Amount
201142	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		invent. fleet parts	16.36
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Truck Repair Parts	118.53
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Part return CREDIT	(10.85)
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		CORE CREDIT	(59.00)
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Breakaway cable	7.71
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Oil filter	5.09
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		BULB	2.08
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet Invent. stock items	880.43
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		fleet invent. stock items	126.55
201142 - Summary					2,385.62
201143	NEHER ELECTRIC SUPPLY INC	100-4401-533.53-02		Inventory Stock Items	177.00
	NEHER ELECTRIC SUPPLY INC	350-6008-531.31-02	P2332S	High Voltage Str Ltg Natl	13,986.00
201143 - Summary					14,163.00
201144	NESPOLI, ERIK	255-8101-521.56-03	I25538	Mileage	120.96
201144 - Summary					120.96
201145	NEW BERLIN REDI-MIX	501-2707-537.53-08		6 bag #1 stone with air	828.00
201145 - Summary					828.00
201146	PARTNER2LEARN, LLC	100-1001-513.30-04		CliftonStrengths Coaching	4,745.80
201146 - Summary					4,745.80
201147	PAYNE AND DOLAN, INC	501-2707-537.53-02		3/8 Chips	1,310.76
	PAYNE AND DOLAN, INC	501-2708-537.53-02		3/8 Chips	1,310.76
201147 - Summary					2,621.52
201148	PDQ.COM CORPORATION	255-8101-521.30-04	I25549	Licenses	2,805.00
201148 - Summary					2,805.00
201149	PLACER LABS, INC	258-3102-565.30-02		Renewal for 2026	27,560.00
201149 - Summary					27,560.00
201150	PORT-A-JOHN INC	263-5001-517.30-04		Xmas Parade Porta #1-WSFP	175.00
	PORT-A-JOHN INC	263-5001-517.30-04		Xmas Parade Porta #2-C.H.	175.00
201150 - Summary					350.00
201151	PORTFOL SOFTWARE	220-7521-563.52-03	C26101	CDBG ED Loan Prg	2,452.27
	PORTFOL SOFTWARE	258-3102-565.52-03		Cap Cat Loans	239.25
	PORTFOL SOFTWARE	258-3102-565.52-03		EPA RLF Loans	119.62
	PORTFOL SOFTWARE	311-6606-563.52-03	T11010	TID 11 Loans	179.43
	PORTFOL SOFTWARE	314-6606-563.52-03	T14010	TID 14 Loans	179.43
201151 - Summary					3,170.00
201152	PRECISION GRAPHICS INC	100-8201-517.32-01		Camera maintenance	297.50
201152 - Summary					297.50
201153	PRINT TECH LLC	100-8201-517.32-01		Maintenance Contract Pres	1,200.00
201153 - Summary					1,200.00
201154	PROPHOENIX CORP	100-2101-521.32-01		Contract renewal	78,068.23
201154 - Summary					78,068.23
201155	QUINN, JANET	350-6008-531.31-07	P2332S	Easement	2,100.00
201155 - Summary					2,100.00
201156	R A SMITH NATIONAL INC	220-7522-563.31-01	C25402	National; 65th to UPPR	4,398.49
	R A SMITH NATIONAL INC	502-2901-537.30-04	DNR006	Private Water Service	7,196.60
	R A SMITH NATIONAL INC	502-2901-537.31-02	DNR006	Private Water Service	16,231.75
	R A SMITH NATIONAL INC	510-3803-536.75-01	MMSD04	Priv Property Work-MMSD	9,758.45
	R A SMITH NATIONAL INC	510-3803-536.75-01	MMSD04	Inspection Services	12,333.50
201156 - Summary					49,918.79
201157	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		Inventory Stock Items	132.96
201157 - Summary					132.96
201158	REMY BATTERY CO INC	100-4101-533.44-08		Health-fire exit batterie	71.20
201158 - Summary					71.20
201159	RHYME BUSINESS PRODUCTS LLC	100-1101-517.30-13		Rhyme - November	6,672.13
201159 - Summary					6,672.13
201160	RICOH USA INC	255-8101-521.30-04	I25549	Copiers	557.79
201160 - Summary					557.79
201161	RIVIERA LANES	100-8203-517.51-04		City Xmas Party - F&B	1,189.50
201161 - Summary					1,189.50

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Check#	Vendor	GL Account	Proj No	Description	Amount
201162	RNOW INC	100-4501-533.53-02		fleet invent. stock items	46.95
	RNOW INC	510-3801-536.44-03		Rear cabinet replacement	28,152.14
201162 - Summary					28,199.09
201163	SALAMONE SUPPLIES	100-4401-533.53-02		Janitorial supplies	1,294.74
201163 - Summary					1,294.74
201164	SANFILIPPO, JAMES	255-8101-521.30-04	I23556	Passport photo service	14.39
	SANFILIPPO, JAMES	255-8101-521.51-09	I23556	Gas for UC vehicle	15.00
	SANFILIPPO, JAMES	255-8101-521.51-09	I23556	Gas for UC Vehicle	20.00
	SANFILIPPO, JAMES	255-8101-521.56-03	I24538	Parking for meeting	10.00
201164 - Summary					59.39
201165	SEAGRAVE FIRE APPARATUS LLC	100-2201-522.44-03		SIREN GRILL/SAFETY DECAL	134.75
201165 - Summary					134.75
201166	SECURIAN FINANCIAL GROUP INC	100-0000-202.18-01		Life premium	15,378.87
201166 - Summary					15,378.87
201167	SEIBEL LAW OFFICES LLC	100-0302-516.30-16		Hillside Prop v CWA	650.00
	SEIBEL LAW OFFICES LLC	100-0302-516.30-16		WA Hotel Vent v CWA	200.00
	SEIBEL LAW OFFICES LLC	100-0302-516.30-16		Gfld Terr&Mayfair v CWA	1,025.00
	SEIBEL LAW OFFICES LLC	100-0302-516.30-16		Walgreens v CWA	1,475.00
201167 - Summary					3,350.00
201168	SIDELLO PROPERTY SERVICES INC	100-2406-524.30-02	A11111	Snow and Ice	9,279.00
201168 - Summary					9,279.00
201169	SINGLE SOURCE INC	350-6008-531.31-07	P2332S	Real Est. acquire Natl	74,000.00
201169 - Summary					74,000.00
201170	SLH SERVICES	100-0302-516.30-05		CWA v. M. Leon Rodriguez	57.10
201170 - Summary					57.10
201171	SOUTHTOWN TIRE & AUTO	100-2110-521.44-03		squad #11	65.00
	SOUTHTOWN TIRE & AUTO	214-0801-521.64-05		squad #56	55.00
201171 - Summary					120.00
201172	STATE OF WISCONSIN	100-0304-516.57-02		Name Applic-Milw Metro Fi	10.00
201172 - Summary					10.00
201173	STATE OF WISCONSIN	100-0000-451.01-00		December 2025 Court Fines	20,398.29
201173 - Summary					20,398.29
201174	STENSTROM PETROLEUM SERVICES GROUP	100-4401-533.53-02		Printer paper	28.27
201174 - Summary					28.27
201175	STERICYCLE INC	997-9703-541.30-04		GF Sharps Disposal	145.87
201175 - Summary					145.87
201176	STORM EQUIPMENT, LLC	100-4401-533.53-02		Metal Pless parts	1,149.68
201176 - Summary					1,149.68
201177	STREICHER'S INC	100-2201-522.60-01		FF CLOTHING	950.00
201177 - Summary					950.00
201178	STRYKER SALES, LLC	100-2201-522.32-04		SERVICE CONTRACT	6,876.00
201178 - Summary					6,876.00
201179	T-MOBILE USA, INC.	255-8101-521.30-04	I25538	PEN 2074	515.00
	T-MOBILE USA, INC.	255-8101-521.30-04	I25538	PEN 1819	465.00
	T-MOBILE USA, INC.	255-8101-521.30-04	I25538	PEN 1158	350.00
	T-MOBILE USA, INC.	255-8101-521.30-04	I25538	PEN 8361	350.00
201179 - Summary					1,680.00
201180	TAPCO	100-2302-563.37-02		Sign	1,585.85
	TAPCO	100-4401-533.53-02		V-locs	2,810.50
	TAPCO	100-4401-533.53-02		Inventory stock items	198.86
	TAPCO	350-6008-531.31-01	P2539S	Greenfd RRFB 87th & 96th	23,793.25
	TAPCO	350-6008-531.31-02	P2538S	I-94 Mitigation	76,824.35
201180 - Summary					105,212.81
201181	TELEFLEX FUNDING LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	550.00
201181 - Summary					550.00
201182	THE HARTFORD	100-0000-202.18-05		January LTD	3,847.06
201182 - Summary					3,847.06
201183	TOPCON SOLUTIONS	100-4601-533.51-09		Sokkia Digital Level	2,550.50
201183 - Summary					2,550.50

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Check#	Vendor	GL Account	Proj No	Description	Amount
201184	TRANS UNION LLC	100-2101-521.30-04		background checks	95.00
201184 - Summary					95.00
201185	TRI CITY NATIONAL BANK	100-0000-229.16-00		Dec 2025 Loan payments	460.76
201185 - Summary					460.76
201186	TROPHY ATHLETIC SUPPLY CO	255-8101-521.51-09	I25534	Plaque	35.00
201186 - Summary					35.00
201187	TRUCK COUNTRY	100-4501-533.53-02		Heater core	154.83
	TRUCK COUNTRY	100-4501-533.53-02		Misc. repair parts	1,505.34
	TRUCK COUNTRY	100-4501-533.53-02		Part return CREDIT	(64.10)
	TRUCK COUNTRY	100-4501-533.53-02		Step assem.	181.11
	TRUCK COUNTRY	100-4501-533.53-02		O-rings	8.41
	TRUCK COUNTRY	100-4501-533.53-02		Front cover	522.23
	TRUCK COUNTRY	100-4501-533.53-02		Cab air spring	72.94
	TRUCK COUNTRY	100-4501-533.53-02		Valve kit	210.12
	TRUCK COUNTRY	100-4501-533.53-02		Manifold	96.59
TRUCK COUNTRY	100-4501-533.53-02		Charge air cooler	1,764.86	
201187 - Summary					4,452.33
201188	UNIFIRST CORPORATION	100-2101-521.51-07		Mats and mops	22.96
	UNIFIRST CORPORATION	100-2101-521.51-07		Mats and Mops	110.59
	UNIFIRST CORPORATION	100-2101-521.51-07		Laundry and mats 12/24	45.07
	UNIFIRST CORPORATION	100-2201-522.51-07		LAUNDRY SERVICES	16.06
	UNIFIRST CORPORATION	100-4101-533.53-02		Mats and laundry 12/23	17.58
	UNIFIRST CORPORATION	100-4501-533.53-02		Uniforms	200.20
	UNIFIRST CORPORATION	100-4501-533.53-02		DPW Uniforms 12/23/25	198.87
	UNIFIRST CORPORATION	997-9701-541.51-07		Mops/Laundry 12/23	3.38
201188 - Summary					614.71
201189	US POSTAL SERVICE(POSTAGE-BY-PHONE)	100-2101-521.51-01		Meter Refill	1,500.00
201189 - Summary					1,500.00
201190	UTILITY SALES & SERVICE INC	100-4501-533.53-02		fleet invent. stock items	666.27
201190 - Summary					666.27
201191	VECTOR SOLUTIONS	100-2201-522.32-01		2026 CALENDAR YEAR FEE	7,596.76
201191 - Summary					7,596.76
201192	VEHICLE SERVICE GROUP LLC	354-6052-533.31-01	NEWDPW	New Rotary Column Lifts	382,141.02
201192 - Summary					382,141.02
201193	VERIZON WIRELESS	100-1401-515.41-06		November Verizon	11,640.25
	VERIZON WIRELESS	255-8101-521.30-04	I25549	Cell phones	1,415.53
201193 - Summary					13,055.78
201194	VERIZON WIRELESS SERVICES	255-8101-521.30-04	I25538	PEN 5124	325.00
201194 - Summary					325.00
201195	VERIZON WIRELESS-VSAT	255-8101-521.30-04	I25538	PEN 6988	325.00
201195 - Summary					325.00
201196	VERMEER-WISCONSIN INC	100-4401-533.53-02		Bore rod lube	137.78
201196 - Summary					137.78
201197	West Allis Senior Apts LLC	350-0000-229.02-00		Spec.Assess. 21-1013 2021	2,200.69
201197 - Summary					2,200.69
201198	West Allis Senior Apts LLC	100-0000-461.02-00		SA Interest 21-1013 2021	291.82
201198 - Summary					291.82
201199	West Allis Senior Apts LLC	350-0000-229.02-00		Spec.Assess. 21-1013 2022	2,200.74
201199 - Summary					2,200.74
201200	West Allis Senior Apts LLC	100-0000-461.02-00		SA Interest 21-1013 2022	792.27
201200 - Summary					792.27
201201	West Allis Senior Apts LLC	350-0000-229.02-00		Spec.Assess. 21-1013 2023	2,200.74
201201 - Summary					2,200.74
201202	West Allis Senior Apts LLC	100-0000-461.02-00		SA Interest 21-1013 2023	704.24
201202 - Summary					704.24
201203	West Allis Senior Apts LLC	350-0000-229.02-00		Spec.Assess. 21-1013 2024	2,200.74
201203 - Summary					2,200.74
201204	West Allis Senior Apts LLC	100-0000-461.02-00		SA Interest 21-1013 2024	616.21
201204 - Summary					616.21

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Check#	Vendor	GL Account	Proj No	Description	Amount
201205	WAWM RECREATION DEPT	263-5001-517.30-04		Xmas Parade Shuttle Buses	1,028.26
201205 - Summary					1,028.26
201206	WASTEBUILT	100-4501-533.53-02		Fleet Invent. stock items	30.67
201206 - Summary					30.67
201207	WAUSAU EQUIPMENT COMPANY INC	100-4401-533.53-02		Inventory stock items	1,461.04
	WAUSAU EQUIPMENT COMPANY INC	100-4501-533.53-02		Plow springs	518.35
201207 - Summary					1,979.39
201208	WE ENERGIES	354-6052-533.31-02	NEWDPW	Electric svc fire pumps	1,374.00
	WE ENERGIES	354-6052-533.31-02	NEWDPW	New service 1906 S 53rd	441.00
201208 - Summary					1,815.00
201209	WELLWORKS FOR YOU	602-9101-517.30-04		Dec Wellness program	1,843.00
201209 - Summary					1,843.00
201210	WEST ALLIS POLICE DEPT PETTY CASH	202-0801-521.64-05		WISH petty cash	194.50
201210 - Summary					194.50
201211	WI ASSN OF HOUSING AUTHORITIES	222-7601-563.57-01		2026 Membership Dues	250.00
201211 - Summary					250.00
201212	WI LAW ENFORCEMENT ACCREDIATION GR	100-2101-521.57-01		2026 annual dues	650.00
201212 - Summary					650.00
201213	WINDSTREAM	255-8101-521.30-04	I25549	Service	9,246.10
201213 - Summary					9,246.10
201214	WIS DEPARTMENT OF ADMINISTRATION	997-0000-445.01-00		Q4 2025	27,430.00
201214 - Summary					27,430.00
201215	WISCONSIN HYDRANT REPAIR, LLC	501-2708-537.30-04		1.25x12compression-saddle	325.00
201215 - Summary					325.00
201216	WISCONSIN REGIONAL TRAINING	220-7522-563.31-80	C25217	1-1-25 TO 12-31-25 CDBG	20,322.00
201216 - Summary					20,322.00
201217	WITMER PUBLIC SAFETY GROUP	100-2201-522.60-01		PPE GEAR/BOOTS	594.50
	WITMER PUBLIC SAFETY GROUP	100-2201-522.60-01		PPE GEAR/GLOVES	199.61
201217 - Summary					794.11
201218	WORLDWIDE INTERPRETERS, INC.	997-9703-541.30-04		Interpreter Services	247.52
201218 - Summary					247.52
201219	ZEP SALES AND SERVICE	100-2110-521.51-06		cleaning supplies	326.85
201219 - Summary					326.85
201220	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	784.26
	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	356.84
	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	258.00
	ZOLL MEDICAL CORPORATION	100-2201-522.60-01		MEDICAL SUPPLIES/ST 62	526.26
201220 - Summary					1,925.36
201221	10-33 VEHICLE SERVICES,LLC	100-2201-522.44-03		OPTICOM LIGHT	197.20
	10-33 VEHICLE SERVICES,LLC	100-2201-522.44-03		FLASHER	80.59
	10-33 VEHICLE SERVICES,LLC	100-2201-522.44-03		EMERGENCY LIGHT LENS	72.12
201221 - Summary					349.91
201222	3SI SECURITY SYSTEMS, INC	255-8101-521.30-04	I25538	Balance owed	180.00
201222 - Summary					180.00
201223	AFLAC	100-0000-202.14-01		PAYROLL SUMMARY	109.54
201223 - Summary					109.54
201224	ANDREW BYKOWSKI	501-0000-229.05-00		MANUAL CHECK	254.23
201224 - Summary					254.23
201225	Curtis, Brad	602-0000-229.04-00		Curtis, Brad	130.15
201225 - Summary					130.15
201226	CAROL BARNES	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	288.00
201226 - Summary					288.00
201227	CHAPTER 13 TRUSTEE	100-0000-202.07-00		CASE 25-23830-KMP	173.08
	CHAPTER 13 TRUSTEE	100-0000-202.07-00		PAYROLL SUMMARY	173.08
201227 - Summary					346.16
201228	DAVID LOOSEN	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	205.00
201228 - Summary					205.00
201229	DREGER, EVAN	501-0000-229.05-00		MANUAL CHECK	232.03

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Check#	Vendor	GL Account	Proj No	Description	Amount
201229 - Summary					232.03
201230	FIRE COMPANY FUND	100-0000-202.16-00		PAYROLL SUMMARY	644.00
201230 - Summary					644.00
201231	GERALD EASTMAN	501-0000-229.05-00		MANUAL CHECK	187.23
201231 - Summary					187.23
201232	HACKER, EMILY	255-8101-521.56-03	I25548	Reston, VA	1,346.11
201232 - Summary					1,346.11
201233	JALEN BENNETT	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	381.00
201233 - Summary					381.00
201234	KASLOW, MARK	602-0000-229.04-00		KASLOW, MARK	240.72
201234 - Summary					240.72
201235	KASLOW, MARK	602-0000-229.04-00		KASLOW, MARK	226.71
201235 - Summary					226.71
201236	KEATON WILLIAM CROWE	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	220.00
201236 - Summary					220.00
201237	PAVLETICH, DARLENE	602-0000-229.04-00		PAVLETICH, DARLENE	256.07
201237 - Summary					256.07
201238	RICHARD STAUBER	501-0000-229.05-00		MANUAL CHECK	231.73
201238 - Summary					231.73
201239	TROY SCHADEN	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	170.00
201239 - Summary					170.00
201240	UNITED WAY - MILWAUKEE	100-0000-202.09-00		PAYROLL SUMMARY	366.66
201240 - Summary					366.66
201241	VALERIE EDWARDS	501-0000-229.05-00		MANUAL CHECK	83.56
201241 - Summary					83.56
201242	CHARTER COMMUNICATIONS	100-1101-517.41-06		Spectrum Dec fiber lease	1,372.76
201242 - Summary					1,372.76
201243	CHARTER COMMUNICATIONS	100-1101-517.41-06		Spectrum Dec voice	917.77
201243 - Summary					917.77
201244	CHARTER COMMUNICATIONS	255-8101-521.30-04	I25549	Internet	199.99
201244 - Summary					199.99
01/15/2026 - Summary					5,312,900.29

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Check#	Vendor	GL Account	Proj No	Description	Amount
41642	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		HAPRENT-1-26	3,823.00
41642 - Summary					3,823.00
41643	EVERGREEN ENTERPRISES MW, LLC	226-7605-563.43-08		HAPRENT-1-26	243.00
41643 - Summary					243.00
41644	GERSCHKE, COLLEEN	223-7602-563.43-03		HAPRENT-1-26	280.00
41644 - Summary					280.00
41645	HOCHSCHILD, LAWRENCE	223-7602-563.43-03		HAPRENT-1-26	306.00
41645 - Summary					306.00
41646	HOUSING & REDEVELOPMENT AUTHORITY	223-7602-563.43-05		HAPRENT-1-26	1,041.00
41646 - Summary					1,041.00
41647	HOUSING AUTHORITY OF CITY OF MILW	222-7601-563.30-04		AFRENT-1-26	102.69
	HOUSING AUTHORITY OF CITY OF MILW	223-7602-563.43-05		HAPRENT-1-26	3,158.00
41647 - Summary					3,260.69
41648	HOUSING AUTHORITY OF SAVANNAH	223-7602-563.43-05		HAPRENT-1-26	2,446.00
41648 - Summary					2,446.00
41649	METRO RENTAL MGMT	226-7605-563.43-08		HAPRENT-1-26	1,994.00
41649 - Summary					1,994.00
41650	MILW CO HOUSING DIVISION	222-7601-563.30-04		AFRENT-1-26	127.98
	MILW CO HOUSING DIVISION	223-7602-563.43-05		HAPRENT-1-26	1,352.00
41650 - Summary					1,479.98
41651	TSYPKIN, MOYSEY	223-7602-563.43-03		HAPRENT-1-26	50.00
41651 - Summary					50.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
01/16/2026 - Summary					14,923.67

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Check#	Vendor	GL Account	Proj No	Description	Amount
201245	ANDREW ZIOLECKI	100-0000-229.01-00		Overpaid Tax 4860058000	10.00
201245 - Summary					10.00
201246	ATJ PROPERTIES 102 LLC	100-0000-229.01-00		Overpaid Tax 4809992003	40.00
201246 - Summary					40.00
201247	BLAKE STENCEL	100-0000-229.01-00		Overpaid Tax 4890398000	193.10
201247 - Summary					193.10
201248	BUSTOS EDUARDO & ALICE TRUST	100-0000-229.01-00		Overpaid Tax 5200136000	214.40
201248 - Summary					214.40
201249	CITY OF WEST ALLIS	100-0000-229.01-00		Varies Taxes	0.70
201249 - Summary					0.70
201250	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 4429994001	5,042.58
201250 - Summary					5,042.58
201251	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 4460370001	4,127.64
201251 - Summary					4,127.64
201252	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 4770635000	3,248.83
201252 - Summary					3,248.83
201253	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 5150272000	4,189.98
201253 - Summary					4,189.98
201254	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 5170291000	4,262.40
201254 - Summary					4,262.40
201255	DAVID GOSETTI	100-0000-229.01-00		Overpaid Tax 5249982000	22.91
201255 - Summary					22.91
201256	DAVID KRZARNICH	100-0000-229.01-00		Overpaid Tax 5160106000	355.81
201256 - Summary					355.81
201257	DEHNE BROTHERS PROPERTIES, LLC	100-0000-229.01-00		Overpaid Tax 4530687001	501.06
201257 - Summary					501.06
201258	DOUGLAS ADRIAN	100-0000-229.01-00		Overpaid Tax 4420458000	34.54
201258 - Summary					34.54
201259	GENARO PADILLA	100-0000-229.01-00		Overpaid Tax 4420237002	88.35
201259 - Summary					88.35
201260	HERITAGE 7 LLC	100-0000-229.01-00		Overpaid Tax 4520706000	2,931.03
201260 - Summary					2,931.03
201261	JAMES ROWELL	100-0000-229.01-00		Overpaid Tax 4150015000	2.20
201261 - Summary					2.20
201262	JIF PROPERTIES	100-0000-229.01-00		Overpaid Tax 4802001000	375.89
201262 - Summary					375.89
201263	JOSEPH REMSCHAK	100-0000-229.01-00		Overpaid Tax 4530647000	63.68
201263 - Summary					63.68
201264	JUDITH BERGER	100-0000-229.01-00		Overpaid Tax 4910130000	3,853.38
201264 - Summary					3,853.38
201265	KAREN GONZALEZ	100-0000-229.01-00		Overpaid Tax 4780450000	20.00
201265 - Summary					20.00
201266	KARL MEINDEL	100-0000-229.01-00		Overpaid Tax 4520081002	75.89
201266 - Summary					75.89
201267	KAY PEMBERTON	100-0000-229.01-00		Overpaid Tax 4550008000	270.00
201267 - Summary					270.00
201268	KENDRA STANISZEWSKI	100-0000-229.01-00		Overpaid Tax 4510180000	4,736.97
201268 - Summary					4,736.97
201269	KENNETH ZABLER	100-0000-229.01-00		Overpaid Tax 4540279000	3,197.89
201269 - Summary					3,197.89
201270	KRISTIE LILTEICH	100-0000-229.01-00		Overpaid Tax 5189996000	6.41
201270 - Summary					6.41
201271	LEANDRA EVANS	100-0000-229.01-00		Overpaid Tax 4740097000	528.61

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Check#	Vendor	GL Account	Proj No	Description	Amount
201271	Summary				528.61
201272	LEONARD VOLTES	100-0000-229.01-00		Overpaid Tax 5249982000	639.68
201272	Summary				639.68
201273	LINDA OHARA	100-0000-229.01-00		Overpaid Tax 4150044000	220.78
201273	Summary				220.78
201274	LYNN WALL	100-0000-229.01-00		Overpaid Tax 4750162000	368.51
201274	Summary				368.51
201275	MARCO OCAMPO GARCIA	100-0000-229.01-00		Overpaid Tax 4790892001	1,052.62
201275	Summary				1,052.62
201276	MARK NISENBAUM	100-0000-229.01-00		Overpaid Tax 4530572000	1,114.46
201276	Summary				1,114.46
201277	MATTHEW ELERTSON	100-0000-229.01-00		Overpaid Tax 5220468000	220.78
201277	Summary				220.78
201278	MEGHAN IGIELSKI-KNIGHT BARRY TITLE	100-0000-229.01-00		Overpaid Tax 4510275002	519.78
201278	Summary				519.78
201279	NANCY PATTERSON	100-0000-229.01-00		Overpaid Tax 4440444000	2.00
201279	Summary				2.00
201280	PAMELA GROTH	100-0000-229.01-00		Overpaid Tax 4500101000	57.83
201280	Summary				57.83
201281	RICK LEITEL	100-0000-229.01-00		Overpaid Tax 5220064000	879.56
201281	Summary				879.56
201282	ROBIN SEAVERS	100-0000-229.01-00		Overpaid Tax 4879913000	10.00
201282	Summary				10.00
201283	SANDHURST SERVICES LLC	100-0000-229.01-00		Overpaid Tax 4400068000	129.00
201283	Summary				129.00
201284	SCOTT SCHERKENBACH	100-0000-229.01-00		Overpaid Tax 5190246000	3,726.50
201284	Summary				3,726.50
201285	STEPHEN ADAMCZYK	100-0000-229.01-00		Overpaid Tax 4860178001	4.76
201285	Summary				4.76
201286	THE DOUGLAS PRUITT IRREVOCABLE FAMI	100-0000-229.01-00		Overpaid Tax 4400464000	173.97
201286	Summary				173.97
201287	TONY MARES	100-0000-229.01-00		Overpaid Tax 4520394000	1,421.34
201287	Summary				1,421.34
201288	WAYNE JATCZAK	100-0000-229.01-00		Overpaid Tax 4460405000	50.00
201288	Summary				50.00
201289	ZENAIDA DANIELSON	100-0000-229.01-00		Overpaid Tax 5190225000	82.40
201289	Summary				82.40
01/23/2026 - Summary					49,068.22

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Check#	Vendor	GL Account	Proj No	Description	Amount
41820	AB DATA	501-2901-537.51-01		WATER UTILITY STMTS	346.37
	AB DATA	510-3803-536.51-01		WATER UTILITY STMTS	346.36
	AB DATA	540-1807-538.51-01		WATER UTILITY STMTS	346.36
	AB DATA	550-4233-535.51-01		WATER UTILITY STMTS	346.36
41820	Summary				1,385.45
41821	ALBRECHT, SCOTT	255-8101-521.56-03	I25549	IT meeting	1,677.20
41821	Summary				1,677.20
41822	ARING EQUIPMENT COMPANY INC	100-4501-533.53-02		Fleet Invent. stock parts	4,849.91
	ARING EQUIPMENT COMPANY INC	352-4218-535.70-03		New Wheel Loader	234,180.00
	ARING EQUIPMENT COMPANY INC	510-3801-536.53-02		GEM Coupler	3,735.00
	ARING EQUIPMENT COMPANY INC	540-1801-538.53-02		GEM Coupler	3,735.00
41822	Summary				246,499.91
41823	BIBLIOTHECA LLC	100-3505-555.32-01		ANNUAL SUBSCRIPTIONS	14,190.75
41823	Summary				14,190.75
41824	BOBCAT PLUS INC	100-4401-533.53-02		Inventory stock parts	111.91
	BOBCAT PLUS INC	100-4401-533.53-02		HYDRAULIC COUPLER	52.83
	BOBCAT PLUS INC	100-4501-533.53-02		KNOB KIT	19.59

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Check#	Vendor	GL Account	Proj No	Description	Amount
41824	BOBCAT PLUS INC	100-4501-533.53-02		Fleet Invent. stock parts	559.15
41824 - Summary					743.48
41825	CALCAGNINO, ADRIENNE	242-9601-542.51-02	SW2606	MCH Event Supply Reim.	69.23
41825 - Summary					69.23
41826	CLARK, ALLISON	100-2107-521.57-02		Lodging reimbursement	98.00
41826 - Summary					98.00
41827	COMMUNITY MEDICAL SERVICES	256-8360-522.30-04	FD2402	DECEMBER PEER SERVICES FE	2,365.00
41827 - Summary					2,365.00
41828	CONCENTRA MEDICAL CENTER	100-1301-517.30-04		Pre-employment testing	67.00
41828 - Summary					67.00
41829	COREY OIL LTD	100-2201-522.53-01		DEF/BRAKE/PARTS CLEANER	245.60
	COREY OIL LTD	100-2201-522.53-01		REAR DIFF OIL #4211	96.90
	COREY OIL LTD	100-4501-533.53-02		fleet shop supply stock	531.40
41829 - Summary					873.90
41830	EDWARD H. WOLF & SONS, INC.	100-4501-533.53-01		Unleaded and Diese Fuel	17,489.34
	EDWARD H. WOLF & SONS, INC.	100-4501-533.53-01		Unleaded and Diesel Fuel	16,442.62
41830 - Summary					33,931.96
41831	GRAINGER	100-4401-533.53-02		Inventory stock items	296.61
	GRAINGER	100-4401-533.53-02		Inventory stock parts	184.76
	GRAINGER	100-4501-533.53-02		Fleet Invent. stock parts	42.88
41831 - Summary					524.25
41832	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1 Brine	6,316.98
41832 - Summary					6,316.98
41833	HILL-PAULUS, DANIKA	997-9704-541.57-01		DSPS License Reim.	76.69
41833 - Summary					76.69
41834	L'AMIE, GRANT	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41834 - Summary					150.00
41835	MCNALLY, RYAN K	215-0801-521.64-05		Retired K9	1,500.00
41835 - Summary					1,500.00
41836	MENARDS - WEST ALLIS	100-2201-522.44-08		ST 62 DAYROOM REFRESH	195.52
41836 - Summary					195.52
41837	NASSCO INC	100-4401-533.53-02		Inventory stock parts	231.56
	NASSCO INC	100-4401-533.53-02		Inventory stock items	144.99
41837 - Summary					376.55
41838	OPENGOV, INC	100-1501-517.32-01		OpenGov Annual Subscript	79,900.00
41838 - Summary					79,900.00
41839	PACKERLAND RENT A MAT INC	255-8101-521.30-04	I25534	Mats	90.04
41839 - Summary					90.04
41840	QUAD/GRAPHICS, INC	602-9101-517.21-65		Dec Quad Med charges	50,095.00
41840 - Summary					50,095.00
41841	RULAND, RAYMOND	100-1301-517.60-02		DPW Safety Shoe Reimb.	124.42
41841 - Summary					124.42
41842	SANFILIPPO, JAMES	255-8101-521.56-03	I25534	Delta airfare	249.29
	SANFILIPPO, JAMES	255-8101-521.56-03	I25534	Southwest airfare	175.28
41842 - Summary					424.57
41843	SAYEG, DOUGLAS	215-0801-521.64-05		Canine KC retire pay	1,500.00
41843 - Summary					1,500.00
41844	SHOGREN, RYAN	255-8101-521.56-03	I25549	IT meeting	1,837.76
41844 - Summary					1,837.76
41845	VJS CONSTRUCTION SERVICES	354-0000-206.00-00	NEWDPW	Progress Payment 19-Retai	(70,426.71)
	VJS CONSTRUCTION SERVICES	354-6052-533.31-01	NEWDPW	Progress Payment 19	1,408,534.22
41845 - Summary					1,338,107.51
41846	WAWM FAMILY RESOURCE CENTER	220-7522-563.31-80	C25216	1-1-25 TO 12-31-25	9,989.93
41846 - Summary					9,989.93
41847	WE ENERGIES	100-2201-522.41-04		2040 S 67 PI elec	2,142.45
	WE ENERGIES	100-2201-522.41-04		ELECTRIC PORTION	2,786.63
	WE ENERGIES	100-2201-522.41-05		GAS PORTION	2,321.26
	WE ENERGIES	100-2201-522.41-05		ST 61/GAS	1,873.83

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Check#	Vendor	GL Account	Proj No	Description	Amount
41847	WE ENERGIES	100-2201-522.41-05		2040 S 67 St Gas	2,874.32
	WE ENERGIES	100-3401-544.41-05		Senior CTR Gas	969.46
	WE ENERGIES	100-4101-533.41-04		Group bill elec	5,731.51
	WE ENERGIES	100-4101-533.41-04		Seneca - Electrical	19.36
	WE ENERGIES	100-4101-533.41-04		6300 W McGeoch	95.56
	WE ENERGIES	100-4101-533.41-04		2651 S 72 St Elec	66.20
	WE ENERGIES	100-4101-533.41-05		7220 W National Gas	76.26
	WE ENERGIES	100-4101-533.41-05		6200 W Beloit Rd. Gas	10.56
	WE ENERGIES	100-4101-533.41-05		6300 W McGeoch Gas	8,640.70
	WE ENERGIES	100-4118-531.41-04		3211 S 106 St Elec	129.65
	WE ENERGIES	100-4118-531.41-04		2307 S 92 St Elec	129.69
	WE ENERGIES	100-4118-531.41-04		Group Electric	377.56
	WE ENERGIES	100-4118-531.41-04		2700 S 84 St Elec	76.47
	WE ENERGIES	100-4118-531.41-04		5822 W Lapham St. Elec	283.55
	WE ENERGIES	100-4118-531.41-04		Group Elec	50,298.91
	WE ENERGIES	100-4201-535.41-04		3601 S 116 Elec	61.13
	WE ENERGIES	501-2601-537.41-04		2009 S 84 Elec	163.84
41847 - Summary					79,128.90
41848	ZARNOTH BRUSH WORKS	100-4501-533.53-02		Fleet invent. stock items	826.00
41848 - Summary					826.00
201290	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory stock credit	(48.00)
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory stock items	604.00
201290 - Summary					556.00
201291	AECOM TECHNICAL SERVICES INC	540-1807-538.30-02		Storm Water	7,833.96
201291 - Summary					7,833.96
201292	AIR ONE EQUIPMENT INC	100-2201-522.53-27		FF OPERATIONAL SUPPLIES	9,449.00
201292 - Summary					9,449.00
201293	AIRGAS USA LLC	100-2110-521.51-08		Gas tanks	37.20
	AIRGAS USA LLC	100-2201-522.53-41		CYLINDER RENTALS	141.90
	AIRGAS USA LLC	100-4401-533.53-02		Inventory stock items	192.67
	AIRGAS USA LLC	100-4401-533.53-02		Inventory stock parts	28.12
201293 - Summary					399.89
201294	AMERICAN RED CROSS	100-2201-522.57-01		BLS/ALS RECERTIFICATIONS	1,436.00
201294 - Summary					1,436.00
201295	AMS INDUSTRIES, INC	100-1101-517.30-02		Repair Keri Door Library	510.00
201295 - Summary					510.00
201296	AT&T	100-2101-521.32-01		Wireless 911	621.60
201296 - Summary					621.60
201297	AURORA HEALTH CARE	602-9101-517.30-04		Dec 2025 EAP	1,103.48
	AURORA HEALTH CARE	602-9101-517.30-04		Jan-Feb 2026 EAP	2,206.96
201297 - Summary					3,310.44
201298	AURORA WEST ALLIS MEDICAL CENTER	100-0302-516.61-02	WA2201	Settle CWA claim	5,090.00
201298 - Summary					5,090.00
201299	AUTOGLASS GUYS	100-2201-522.44-03		NEW WINDSHIELD #4420	340.00
	AUTOGLASS GUYS	100-4501-533.44-03		Windshield & Calibration	765.00
201299 - Summary					1,105.00
201300	BADGER METER INC	501-2802-537.32-01		Meter Reading Hardware	16,640.76
201300 - Summary					16,640.76
201301	BELL, JEANNETTE	257-5704-517.51-09		Nov.Cermak & Amazon	127.97
201301 - Summary					127.97
201302	BIASEW	100-2401-524.57-01		2026 BIASEW MW	50.00
	BIASEW	100-2401-524.57-01		2026 BIASEW MR	50.00
	BIASEW	100-2401-524.57-01		2026 BIASEW DW	50.00
201302 - Summary					150.00
201303	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	682.68
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	113.97
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	1,817.94
201303 - Summary					2,614.59
201304	BRAKE AND EQUIPMENT	100-4501-533.53-02		Fleet invent. stock items	23.48
201304 - Summary					23.48

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Check#	Vendor	GL Account	Proj No	Description	Amount
201305	BROOKS TRACTOR INC	100-4401-533.53-02		Inventory stock items	226.50
	BROOKS TRACTOR INC	100-4401-533.53-02		Inventory stock parts	198.91
	BROOKS TRACTOR INC	100-4501-533.53-02		Fleet invent. stock items	27.99
201305 - Summary					453.40
201306	CAIRDE, CEOL	100-3506-555.30-04		LIBRARY PROGRAM 1/22/2026	150.00
201306 - Summary					150.00
201307	CARE-PLUS DENTAL PLANS INC	100-0000-202.18-02		CarePlus Feb premiums	17,908.49
201307 - Summary					17,908.49
201308	CATALIS TAX & CAMA, INC	100-0501-517.32-01		Market Drive	11,857.70
201308 - Summary					11,857.70
201309	CENGAGE GROUP	100-3502-555.52-27		1 LARGE-TYPE BOOK	26.39
	CENGAGE GROUP	100-3502-555.52-27		7 LARGE-TYPE BOOKS	212.73
201309 - Summary					239.12
201310	CENTER POINT LARGE PRINT	100-3502-555.52-27		2 LARGE-TYPE BOOKS	49.14
201310 - Summary					49.14
201311	CHARTER COMMUNICATIONS	255-8101-521.30-04	I24549	Internet	334.43
	CHARTER COMMUNICATIONS	255-8101-521.30-04	I25549	Internet	65.55
201311 - Summary					399.98
201312	CINTAS FIRE PROTECTION	100-4101-533.32-04		Fr Adm Anl Spklr Ins,Bkfl	791.56
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Hist Soc Anl Alarm Insp	700.71
	CINTAS FIRE PROTECTION	100-4101-533.32-04		fre 2 anl spklr ins,bkflw	791.56
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Sr Ctr Anl Alarm Insp	856.09
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Health Dept Anl Alarm Ins	663.65
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Library Anl Alarm Insp	1,146.56
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Lib Anl Spklr Ins,Gauges	980.88
	CINTAS FIRE PROTECTION	100-4101-533.32-04		dpw anl ext insp, parts	1,465.25
	CINTAS FIRE PROTECTION	100-4101-533.32-04		CH FM200 Eng Sys Anl Insp	724.42
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Fre 1 anl spklr ins,bkflw	869.26
	CINTAS FIRE PROTECTION	100-4101-533.32-04		CH Semi Anl Alarm Insp	315.03
	CINTAS FIRE PROTECTION	100-4101-533.44-08		PD-heat det/batt repair	2,800.96
	CINTAS FIRE PROTECTION	316-6606-563.31-02	T16010	McKnlly Radio Monitoring	809.88
	CINTAS FIRE PROTECTION	501-2706-537.53-02		Watrtwr Pump Anl Alm Ins	563.24
	CINTAS FIRE PROTECTION	501-2706-537.53-02		Wtr Res-Anl Alarm Insp	619.42
201312 - Summary					14,098.47
201313	CITY OF GREENFIELD	997-9701-541.51-01		Q4 GF Postage	29.68
201313 - Summary					29.68
201314	CITY OF WAUWATOSA	100-2201-522.43-01		TOSA TOWER USER FEE	3,183.00
201314 - Summary					3,183.00
201315	CITY OF WEST ALLIS	314-6606-563.41-02	T14010	8-31-25 to 11-30-25	791.29
201315 - Summary					791.29
201316	CIVICSMART PARKING TECHNOLOGIES INC	100-2101-521.32-01		Parking tech support	375.00
201316 - Summary					375.00
201317	CLEAN HARBORS	540-1807-538.30-04		hydrolic spill clean up	6,573.27
201317 - Summary					6,573.27
201318	CORE AND MAIN	501-2901-537.53-02		6 PVC MEGALUG, GASKETS,	360.00
	CORE AND MAIN	501-2901-537.53-02		Water invent. stock parts	919.80
201318 - Summary					1,279.80
201319	COTTINGHAM & BUTLER TOTAL REWARDS	100-1001-513.30-04		Q12 Survey Administration	3,750.00
201319 - Summary					3,750.00
201320	CUMMINS SALES AND SERVICE	100-2201-522.44-03		FUEL LINE SEALS/PLUGS	58.86
201320 - Summary					58.86
201321	DASH MEDICAL GLOVES INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	854.10
201321 - Summary					854.10
201322	DIGGERS HOTLINE INC	100-4101-533.30-04		2026 Prepayment	1,656.40
	DIGGERS HOTLINE INC	100-4118-531.30-04		2026 Prepayment	1,656.40
	DIGGERS HOTLINE INC	100-4301-533.30-04		2026 Prepayment	1,656.40
	DIGGERS HOTLINE INC	501-2708-537.53-02		2026 Prepayment	1,656.40
	DIGGERS HOTLINE INC	540-1801-538.30-04		2026 Prepayment	1,656.40
201322 - Summary					8,282.00
201323	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		squad #21	621.56

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Check#	Vendor	GL Account	Proj No	Description	Amount
201323	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		Squad #67	68.05
	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		stock parts	971.05
	EAGLE AUTOMOTIVE -MILWAUKEE	214-0801-521.64-05		squad #56	158.65
	EAGLE AUTOMOTIVE -MILWAUKEE	214-0801-521.64-05		Squad #56	131.44
201323 - Summary					1,950.75
201324	EAGLE FLIGHT BUSINESS FORMS	100-1401-515.51-02		W-2 Envelopes	173.30
201324 - Summary					173.30
201325	EGOLDFAX	100-1101-517.30-13		egoldfax Jan 26	107.48
	EGOLDFAX	100-1101-517.30-13		Egoldfax Dec 25	107.48
201325 - Summary					214.96
201326	EHLERS & ASSOCIATES INC	307-6301-563.30-02	T07010	TID meeting	325.00
	EHLERS & ASSOCIATES INC	315-6606-563.30-02	T15010	TID meeting	325.00
	EHLERS & ASSOCIATES INC	316-6606-563.30-02		TID 16 model updates	487.50
	EHLERS & ASSOCIATES INC	316-6606-563.30-02		Updates to TID model	1,300.00
	EHLERS & ASSOCIATES INC	321-6606-563.30-02		TID creation prep	487.50
	EHLERS & ASSOCIATES INC	321-6606-563.30-02		Billing thru 11-1-25	15,000.00
	EHLERS & ASSOCIATES INC	501-2901-537.30-02		2024 Water Rate Study	3,500.00
201326 - Summary					21,425.00
201327	EIASEW	100-2401-524.57-01		2026 EIASEW MW	40.00
	EIASEW	100-2401-524.57-01		2026 EIASEW DW	40.00
	EIASEW	100-2401-524.57-01		2026 EIASEW MR	40.00
201327 - Summary					120.00
201328	ELLIOTT'S ACE HARDWARE	100-2110-521.51-08		custodial supplies	71.05
201328 - Summary					71.05
201329	ELLIOTTS ACE HARDWARE	100-2201-522.44-01		ST 63/HUMIDIFIER	189.99
	ELLIOTTS ACE HARDWARE	100-2201-522.44-01		HUMIDIFER FILTERS	17.99
	ELLIOTTS ACE HARDWARE	100-2201-522.44-05		DAYROOM/PAINT	43.16
	ELLIOTTS ACE HARDWARE	100-2201-522.44-08		ST 63 SHIFT CHANGE BOARD	31.55
	ELLIOTTS ACE HARDWARE	100-4118-531.53-02		7 hr hand warmers 10 pr	26.97
	ELLIOTTS ACE HARDWARE	100-4501-533.53-02		BOLT	2.89
201329 - Summary					312.55
201330	FABICK	100-4501-533.52-01		CAT ET Subscription Renew	2,500.00
201330 - Summary					2,500.00
201331	FASTENAL COMPANY	100-4401-533.53-02		Inventory stock items	7.79
	FASTENAL COMPANY	100-4401-533.53-02		Inventory stock parts	406.96
201331 - Summary					414.75
201332	FEDEX	255-8101-521.30-04	I25534	Shipping	70.54
201332 - Summary					70.54
201333	FERGUSON WATERWORKS #1476	501-2901-537.53-02		Water Invent. stock items	1,384.00
201333 - Summary					1,384.00
201334	FLOCK SAFETY	100-2101-521.32-01		Flock Contract	67,500.00
201334 - Summary					67,500.00
201335	FOLEY & LARDNER LLP	307-6306-563.30-02	T07010	Serv Thru Dec 31, 2025	14,452.50
201335 - Summary					14,452.50
201336	FRIENDS OF WEST ALLIS PUBLIC LIBRAR	100-0000-469.01-00		FRIENDS SALES NOV/DEC 25	456.33
201336 - Summary					456.33
201337	GEIGER INC	100-8201-517.54-03		Sweatshirts	1,166.31
201337 - Summary					1,166.31
201338	GENERAL COMMUNICATIONS	100-2110-521.44-03		vehicle repair	1,342.83
201338 - Summary					1,342.83
201339	GEOTEST INC	100-4601-533.30-02		Concrete Test	1,142.00
	GEOTEST INC	100-4601-533.30-02		Concrete test	1,142.00
201339 - Summary					2,284.00
201340	GLOBE CONTRACTORS INC	501-0000-229.03-00		25-6 CIP P2431H FULL REF	1,500.00
201340 - Summary					1,500.00
201341	GLOBE CONTRACTORS INC	501-0000-229.03-00		25-20 P2431N FULL REFUND	1,500.00
201341 - Summary					1,500.00
201342	GORDIE BOUCHER FORD	100-4501-533.53-02		Fleet invent. stock parts	96.32
201342 - Summary					96.32

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Check#	Vendor	GL Account	Proj No	Description	Amount
201343	GRAEF	100-4601-533.30-02		Health Dept/Senior Design	9,580.50
201343 - Summary					9,580.50
201344	GRAYBAR	100-4401-533.53-02		Inventory stock items	177.81
	GRAYBAR	100-4401-533.53-02		Inventory stock parts	138.32
201344 - Summary					316.13
201345	GREENE, TROY	255-8101-521.56-03	I25538	Mileage	358.40
201345 - Summary					358.40
201346	HILLER FORD INC	100-2201-522.44-03		CORRECT TUBE ASY #4134	235.45
	HILLER FORD INC	100-2201-522.44-03		RETURN TUBE ASSEMBLY	(271.09)
	HILLER FORD INC	100-2201-522.44-03		TIE ROD TUBES/ENDS #4134	660.23
201346 - Summary					624.59
201347	IDEMIA IDENTITY & SECURITY	100-2101-521.32-01		Mobile security renewal	250.00
201347 - Summary					250.00
201348	INTECH SOFTWARE SOLUTIONS INC	100-1502-514.32-01		Election Software Annual	10,199.00
201348 - Summary					10,199.00
201349	ISIMULATE USA	265-8301-522.44-08	F00001	ZOLL SCREENS/ACCESSOIRES	12,424.18
201349 - Summary					12,424.18
201350	JESSIFFANY CANINE SERVICES, LLC	215-0801-521.64-05		New K9 Training	19,000.00
201350 - Summary					19,000.00
201351	JOHNS DISPOSAL SERVICE	550-4233-535.41-09		dec recycling	21,056.34
201351 - Summary					21,056.34
201352	JX PETERBILT -WAUKESHA	100-2201-522.44-03		FUEL INJECTOR LINE/#4305	130.05
	JX PETERBILT -WAUKESHA	100-2201-522.44-03		FAN/ALT BELT #4207	196.80
	JX PETERBILT -WAUKESHA	100-2201-522.44-03		INJECTOR FUEL LINE RAIL	1,665.85
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Return CREDIT	(623.97)
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Wrong shipment	623.97
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Inventory stock items	160.28
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		RETURN CREDIT	(95.66)
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Inventory Stock Items	21.62
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Cooling system cleaner	18.19
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		invent. fleet parts	242.53
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		fleet invent. stock items	1,582.80
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		WIRE HARNESS	14.41
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		Part core CREDIT	(217.05)
201352 - Summary					3,719.82
201353	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory Stock Items	13.20
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		LED LIGHT	243.10
	KAESTNER AUTO ELECTRIC CO	100-4501-533.53-02		Fleet invent. stock items	194.87
201353 - Summary					451.17
201354	KOSZALKA, MICHAEL	279-0701-555.51-09		KAREN KEIPER	7.83
201354 - Summary					7.83
201355	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory Stock Items	11.16
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory stock items	135.37
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory stock parts	109.17
201355 - Summary					255.70
201356	LAFORCE INC	100-4101-533.44-08		PD-door 187 AW#2025-8327	420.00
201356 - Summary					420.00
201357	LAKEFRONT COMMUNICATIONS	241-8690-542.54-03	H99102	Opioid Campaign	5,000.00
201357 - Summary					5,000.00
201358	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		VENDOR INVOICED IN ERROR	1,472.00
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		CREDIT FOR VENDOR INV ERR	(1,472.00)
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4501-533.53-02		Fleet invent. stock items	2,261.32
201358 - Summary					2,261.32
201359	LANGDOK, TINA	100-3506-555.30-04		LIBRARY PROGRAM 2/11/2026	50.00
201359 - Summary					50.00
201360	LANGE ENTERPRISES	100-4101-533.53-02		sign posts,shop supplies	7,131.36
	LANGE ENTERPRISES	100-4101-533.53-02		b/s signs for stock	5,819.97
201360 - Summary					12,951.33
201361	LEXISNEXIS RISK SOLUTIONS	100-2101-521.30-04		record searches	797.65
201361 - Summary					797.65

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Check#	Vendor	GL Account	Proj No	Description	Amount
201362	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	2,781.32
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	2,219.95
201362 - Summary					5,001.27
201363	MACC FUND	100-0000-421.01-09		Candy Cane Ln SPEV Refund	177.95
201363 - Summary					177.95
201364	MACQUEEN EQUIPMENT	100-4401-533.53-02		Inventory stock parts	124.12
	MACQUEEN EQUIPMENT	100-4501-533.53-02		Fleet invent. stock items	339.72
	MACQUEEN EQUIPMENT	550-4233-535.70-03		Packer Body w/Plow Pkg.	211,489.00
201364 - Summary					211,952.84
201365	MIDWEST TAPE	100-3502-555.52-38		1 ADULT DVD	22.49
	MIDWEST TAPE	100-3502-555.52-38		7 ADULT DVDS	164.18
	MIDWEST TAPE	100-3502-555.52-57		14 CHILDRENS DVDS	218.86
	MIDWEST TAPE	100-3502-555.52-57		12 CHILDRENS DVDS	114.63
	MIDWEST TAPE	100-3502-555.52-57		1 CHILDRENS DVD	20.24
201365 - Summary					540.40
201366	MILLS HOTEL WYOMING LLC	255-8101-521.41-04	I25534	Electric	4,610.58
	MILLS HOTEL WYOMING LLC	255-8101-521.41-05	I25534	Gas	1,359.98
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	Base rent	28,439.75
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	TI	18,686.10
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	CAM	3,510.47
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	RE taxes	4,560.96
201366 - Summary					61,167.84
201367	MILW CO ASSN OF FIRE CHIEFS	100-2201-522.57-01		2026 DUES/WAFD/SCHAAK	520.00
201367 - Summary					520.00
201368	MILWAUKEE AREA TECHNICAL COLLEGE	100-4301-533.57-02		apprenticeship classes	377.80
201368 - Summary					377.80
201369	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		bail	300.00
	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		BAIL	2,300.00
201369 - Summary					2,600.00
201370	MILWAUKEE COUNTY REGISTER OF DEEDS	224-7701-563.31-02		Record Financial Document	30.00
201370 - Summary					30.00
201371	MILWAUKEE COUNTY SHERIFF'S DEPARTME	100-0000-229.11-10		milwauke co sheriff bail	300.00
201371 - Summary					300.00
201372	MOTION & CONTROL ENTERPRISES	100-2201-522.44-03		FITTINGS #4211	276.77
	MOTION & CONTROL ENTERPRISES	100-4401-533.53-02		Inventory stock items	354.85
201372 - Summary					631.62
201373	MSA SAFETY SALES, LLC	100-2201-522.57-02		SCBA CERTIFICATION	1,010.00
201373 - Summary					1,010.00
201374	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		WIPERS/4145	45.20
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory Stock Items	71.50
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock items	293.50
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock parts	201.86
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet Invent. stock items	789.97
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet Invent. stock parts	74.09
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		credit for return parts	(175.67)
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet invent. stock items	139.30
201374 - Summary					1,299.75
201375	NEW BERLIN REDI-MIX	501-2707-537.53-08		9 bag #1 stone with air	13,954.00
201375 - Summary					13,954.00
201376	PAYNE AND DOLAN, INC	501-2707-537.53-02		3/8 CHIPS	1,026.36
	PAYNE AND DOLAN, INC	501-2708-537.53-02		3/8 CHIPS	1,026.36
201376 - Summary					2,052.72
201377	PIASEW	100-2401-524.57-01		2026 PIASEW MR	40.00
	PIASEW	100-2401-524.57-01		2026 PIASEW MW	40.00
201377 - Summary					80.00
201378	POMP'S TIRE SERVICE INC	100-2110-521.44-03		MRAP repairs	251.45
	POMP'S TIRE SERVICE INC	100-2110-521.53-03		tires	3,697.44
	POMP'S TIRE SERVICE INC	214-0801-521.64-05		Squad #56	130.52
201378 - Summary					4,079.41

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Check#	Vendor	GL Account	Proj No	Description	Amount
201379	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		Inventory stock items	575.40
	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		credit for wrong paint	(111.12)
201379 - Summary					464.28
201380	RESOLUTE SYSTEMS, LLC	100-0302-516.30-05		1184804/6339276	875.00
201380 - Summary					875.00
201381	RHYME BUSINESS PRODUCTS LLC	100-1101-517.30-13		Rhyme - Dec 2025	6,502.04
201381 - Summary					6,502.04
201382	RIVER RUN COMPUTERS, INC.	255-8101-521.30-04	I25549	Network rebuild down pymt	23,587.50
201382 - Summary					23,587.50
201383	RNOW INC	100-4401-533.53-02		Inventory stock items	68.68
201383 - Summary					68.68
201384	S.B. FRIEDMAN AND CO	321-6606-563.30-02		TIF 21(Nov to 1-2-26)	3,847.50
201384 - Summary					3,847.50
201385	Superior Construction Group, LLC	501-0000-229.03-00		HYD-24-14 CIP P2421H/P242	1,362.47
201385 - Summary					1,362.47
201386	SEAGRAVE FIRE APPARATUS LLC	100-2201-522.44-03		DEF LEVEL SENSOR #4211	1,820.12
201386 - Summary					1,820.12
201387	STORM EQUIPMENT, LLC	100-4401-533.53-02		METAL PLESS SNOW PLOW PAR	10,271.20
201387 - Summary					10,271.20
201388	STREICHER'S INC	100-2201-522.60-01		CLOTHING/UNIFORMS	222.01
201388 - Summary					222.01
201389	SUBSENTIO, LLC	255-8101-521.30-04	I25549	PEN	2,550.00
201389 - Summary					2,550.00
201390	SUPERIOR LIFTING SPECIALISTS	100-4501-533.53-02		Fleet Invent. stock parts	131.77
201390 - Summary					131.77
201391	SUPERIOR VISION INSURANCE INC	100-0000-202.18-06		Vision premium	1,894.89
201391 - Summary					1,894.89
201392	T-MOBILE USA, INC.	255-8101-521.30-04	I25538	PEN 7510	115.00
201392 - Summary					115.00
201393	The Redmond Company	501-0000-229.03-00		Refund HYD-24-15	442.24
201393 - Summary					442.24
201394	TAPCO	100-4118-531.53-02		92/linc and 92/natl	240.00
201394 - Summary					240.00
201395	TELEFLEX FUNDING LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	299.00
201395 - Summary					299.00
201396	TITAN PUBLIC SAFETY SOLUTIONS LLC	100-2101-521.32-01		Tipss 2026 Contract	11,199.00
201396 - Summary					11,199.00
201397	TRANS UNION LLC	100-2101-521.30-04		Background checks	206.28
201397 - Summary					206.28
201398	TRI CITY NATIONAL BANK	100-0000-229.16-00		Janu 2026 Loan Repayments	460.76
	TRI CITY NATIONAL BANK	220-7521-563.30-04	C25101	TCNB LOAN PROCESSING FEES	49.00
	TRI CITY NATIONAL BANK	224-7701-563.30-04		TCNB LOAN PROCESSING FEES	25.00
	TRI CITY NATIONAL BANK	396-6301-563.30-07		TCNB LOAN PROCESSING FEES	7.00
	TRI CITY NATIONAL BANK	397-6301-563.30-07		TCNB LOAN PROCESSING FEES	19.00
201398 - Summary					560.76
201399	TRUCK COUNTRY	100-4501-533.53-02		Fleet invent. stock items	39.71
201399 - Summary					39.71
201400	TUMBLEWEED PRESS INC	100-3502-555.52-36		SUBSCRIPTION RENEWAL	625.00
201400 - Summary					625.00
201401	U.S. LEGAL SUPPORT	100-0302-516.30-05	WA2101	Sloan v CWA Job#7039680	380.95
201401 - Summary					380.95
201402	UPI LLC	501-2901-537.75-01	P2446H	Water Main Relay	1,000.00
	UPI LLC	510-3803-536.75-01	P2445N	Sanitary Sewer Relay	1,000.00
201402 - Summary					2,000.00
201403	US CELLULAR	255-8101-521.30-04	I25538	CALEA PEN	1,850.00
201403 - Summary					1,850.00
201404	USI INSURANCE SERVICES, LLC	602-9101-517.30-02		USI January	5,746.58

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Check#	Vendor	GL Account	Proj No	Description	Amount
201404 - Summary					5,746.58
201405	VERIZON WIRELESS	100-1401-515.41-06		December Verizon	16,978.19
201405 - Summary					16,978.19
201406	VERMEER-WISCONSIN INC	100-4401-533.53-02		Inventory stock parts	808.10
201406 - Summary					808.10
201407	WAUKESHA COUNTY SHERIFF'S DEPT	100-0000-229.11-10		waukesha co sheriff bail	310.00
201407 - Summary					310.00
201408	WAUKESHA COUNTY SHERIFF'S DEPT	100-0000-229.11-10		waukesha co sheriff bail	110.00
201408 - Summary					110.00
201409	WAUKESHA COUNTY SHERIFF'S DEPT	100-2101-521.44-04		Radio repairs	134.29
201409 - Summary					134.29
201410	WAUKESHA COUNTY SHERIFF'S DEPT	100-2107-521.57-02		Training Class	550.00
201410 - Summary					550.00
201411	WAUKESHA COUNTY TECHNICAL COLLEGE	100-2107-521.57-02		Training Classes	1,790.00
201411 - Summary					1,790.00
201412	WEST ALLIS POLICE DEPT PETTY CASH	202-0801-521.64-05		WISH Petty Cash 1.22.26	149.55
201412 - Summary					149.55
201413	WI DEPARTMENT OF JUSTICE-TIME	100-0401-512.32-01		TIME access	375.00
201413 - Summary					375.00
201414	WI DEPARTMENT OF JUSTICE-TIME	255-8101-521.30-04	I25549	TIME/BADGERNET	2,040.00
201414 - Summary					2,040.00
201415	WI MUNICIPAL COURT CLERKS ASSN	100-0401-512.57-01		clerk dues	110.00
201415 - Summary					110.00
201416	WI MUNICIPAL JUDGES ASSN	100-0401-512.57-01		WMJA dues	150.00
201416 - Summary					150.00
201417	WIL-SURGE ELECTRIC INC	501-2901-537.75-01	BF0041	Generator installation	89,632.50
201417 - Summary					89,632.50
201418	WIRTH & BAYNARD	100-0302-516.30-16	WA2101	Case25cv1447 ClmPR074766	1,004.00
	WIRTH & BAYNARD	100-0302-516.30-16	WA2101	Case24cv1487 ClmPR074273	1,916.00
201418 - Summary					2,920.00
201419	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2332S	National-Linc/108 Design	15,797.39
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2346S	Beloit Rd-Streets	22,013.18
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2431S	Lincoln: 93-96 Streets	14,482.19
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2443S	Greenfield: 70-76 Design	2,030.08
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2444S	Greenfield: 56-70 Design	1,081.91
	WISCONSIN DEPT OF TRANSPORTATION	501-2901-537.75-01	P2346R	Beloit Rd-Water	1,150.83
	WISCONSIN DEPT OF TRANSPORTATION	510-3803-536.75-01	P2346N	Beloit Rd-Sanitary	250.66
WISCONSIN DEPT OF TRANSPORTATION	540-1807-538.75-01	P2431R	Lincoln: 93-96 Storm	1,789.93	
201419 - Summary					58,596.17
201420	WISCONSIN HYDRANT REPAIR, LLC	501-2708-537.30-04		Livetap 12/x 9015 W Maple	625.00
	WISCONSIN HYDRANT REPAIR, LLC	501-2901-537.30-04		CHR HANSON LIVETAP 12X8	625.00
201420 - Summary					1,250.00
201421	WTSOA	100-2107-521.57-02		Conference fees	500.00
201421 - Summary					500.00
01/29/2026 - Summary					2,771,408.52

Payment Date: 01/30/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41849	IAFF MERP	100-0000-202.19-00		FIRE MERP 1/9/26	6,300.00
41849 - Summary					6,300.00
41850	WEST ALLIS PROFESSIONAL POLICE	100-0000-202.08-00		PAYROLL SUMMARY	4,091.04
41850 - Summary					4,091.04
201422	AFLAC	100-0000-202.14-01		PAYROLL SUMMARY	54.77
201422 - Summary					54.77
201423	CHAPTER 13 TRUSTEE	100-0000-202.07-00		PAYROLL SUMMARY	173.08
201423 - Summary					173.08
01/30/2026 - Summary					10,618.89
Overall - Summary					8,624,565.33



CLAIMANT CONTACT INFORMATION

Name: _____
Address: _____

Phone: _____
Email: _____

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: _____ Time of day: _____
Location: _____

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Check one:

- I am seeking damages at this time (complete Claim Amount section below)
- I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: _____ Date: _____

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ _____

SAVE

PRINT



For Customer Support refer to the appropriate platform below:

Police Records Retrieval
800-934-9698
PoliceRecords.support@lexisnexisrisk.com

Accurint
866-277-8407
Accurint.support@lexisnexisrisk.com

For tips on ordering visit:
statetips.lexisnexisrisk.com

PAGE COUNT: 3

CLIENT: 500
DIVISION:
ADJUSTER: I800883
CLAIM: 260093780

TRANSACTION #: 3870789152
DATE: 2026-01-13 16:33:37.0

DATE OF LOSS: 12/26/2025 TIME OF LOSS: 12:15
STREET: 70TH ST X NATIONAL AVE
CITY: WEST ALLIS
COUNTY: MILWAUKEE
STATE: WI

INVESTIGATING AGENCY: WEST ALLIS PD
REPORT NUMBER: 25-051311
REPORT TYPE: AUTOACCIDENT
PARTY1: BRUCE KRUEGER
PARTY2:
PARTY3:

CAR: ELANTRA SE MAKE: HYUN YEAR: 2021
TAG: PLA2666

ADDITIONAL INFO:

NOTE:

THANK YOU FOR YOUR ORDER!



25.051304

Accident/PDO

Disposition **Stiki**
Unit **122T**

12/26/25 12:0844 S 70 St/W National Ave

Officer **DM2510: JH9248**

CAD Comments

caller stated he was in an accident and disconnected when asking questions.

street sweeper vs hyundai black.

Bruce is caller.

out traffic.

DPW worker no injuries

Dispatched: 122T

called for update, was advised of high call volume. was informed a squad will be there shortly.

ON-SCENE: 122T

bal2666 frond end damage, black hyundai - private tow

Tow request for

Plate#BAL2666-WI

Tow#25-001367

Tow vendor: N & S Towing Company

Requested by: 25.051304

Plate# BAL2666-WI is towed by N & S Towing Company at 26/12/25 13:22:00

6923 w national

Reason:

Units On Assignment:122T;

ON-SCENE: 122T

ON-SCENE: 122T

Pto Herkowski reports...

On 12/26/25 at approx. 1208hrs, I was dispatched to 6923 W National Ave for a city street sweeper and a vehicle in a possible motor vehicle accident. I spoke with Steven G. Vogel, who stated he was sweeping W. National Ave curb lane when he encountered ice and other debris underneath the sweeper (2837). He reversed the sweeper and struck a parked vehicle. Driver, Bruce W. Krueger, along with passenger Lisa M. Krueger, advised he had parked at the curb after the sweeper had passed. He stated the sweeper then began reversing and struck the front of the vehicle, pushing the vehicle rearward for several feet. He estimated the vehicle reversed approx. 10-15ft. The vehicle, BAL2666, a 2021 Hyundai Elantra, black, sustained front bumper, driver side fender, and front hood damage. No one reported any injuries from the vehicle or the street sweeper. West Allis City insurance is self-insured. Bruce's insurance is National General. Bruce's vehicle was towed from the scene on a private tow.

This incident was reviewed and does not qualify as a motor vehicle accident and will be documented as an accident update.

The incident was captured on Sub North Cam West 1207hrs.



Vogel, Steven G

[REDACTED]
[REDACTED]
[REDACTED]

Krueger, Bruce Wallace

[REDACTED]
[REDACTED]
[REDACTED]

Krueger, Lisa Marie

[REDACTED]
[REDACTED]
[REDACTED]

NATIONAL GENERAL[®]

an Allstate company

P.O. Box 4126 • Carol Stream, IL 60197



RECEIVED
FEB 02 2026

January 26 2026

WEST ALLIS
CITY ATTORNEY



CITY OF WEST ALLIS..
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214

RE: Claim Number: 260093780
Named Insured: Bruce Krueger
Date of Loss: December 26, 2025

To Whom It May Concern,

Our investigation of the above-captioned loss indicates that your insured is liable for the damages incurred arising out of this matter. We have paid pursuant to our insured's policy and the subrogated rights have been assigned pursuant to the terms of that policy, as follows.

Your Insured/s: City Of West Allis
Your Claim Number: 2016-01429
Payment Amount/s: \$4668.33+rental \$280.00
Deductible Amount: \$1000.00
Total Subrogation: \$5948.33

Enclosed is our proof of damages. We request payment as soon as possible. If applicable, we will reimburse the deductible to our insured.

Please remit payment to: Integon Indemnity Corporation, PO Box 4126, Carol Stream, IL 60197-4126. Please reference our claim number and advise when payment has been issued.

Thank you in advance for your cooperation. Throughout the handling of your claim, if you have any questions, please do not hesitate to contact me.

Justin Cooper
Subrogation Representative
On behalf of Integon Indemnity Corporation
PO BOX 4126 Carol Stream, IL 60197-4126
Direct • Toll Free (800) 468-3466 • Fax (800) 924-0273



25.051304

Accident/PDO

Disposition **Stikl**
Unit **122T**

12/26/25 12:0844 S 70 St/W National Ave

Officer **DM2510: JH9248**

CAD Comments

caller stated he was in an accident and disconnected when asking questions.

street sweeper vs hyundai black.

Bruce is caller.

out traffic.

DPW worker no injuries

Dispatched: 122T

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bal2666 frond end damage, black hyundai - private tow

Tow request for

Plate#BAL2666-WI

Tow#25-001367

Tow vendor: N & S Towing Company

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6923 w national

Reason:

Units On Assignment:122T;

ON-SCENE: 122T

ON-SCENE: 122T

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The incident was captured on Sub North Cam West 1207hrs.



Vogel, Steven G

[REDACTED]
[REDACTED]
[REDACTED]

Krueger, Bruce Wallace

[REDACTED]
[REDACTED]
[REDACTED]

Krueger, Lisa Marie

[REDACTED]
[REDACTED]
[REDACTED]



Rental Company: Enterprise Rent-A-Car
Invoice: 4406D1VLT0X
Alternate Invoice Number: 1VLT0X

Bill To: GMI38CC
 NATIONAL GENERAL INSURANCE
 ATTN:LAURIE EELLS
 800 SUPERIOR AVE E
 CLEVELAND, OH 441142613

RENTER INFORMATION:
 Renter: KRUEGER,BRUCE
 Address: 4263 N 93RD ST
 MILWAUKEE, WI 53222
 Home Phone: (414) 719-5292
 Office Phone:

RENTAL INFORMATION:
Rental Branch Location:
 ENTERPRISE RENT-A-CAR(4406)
 1750 N MAYFAIR RD
 WAUWATOSA, WI 532263020

ADDITIONAL CLAIM INFORMATION:
 Claim Number: 260093780
 Claim Type: Insured
 Vehicle Condition: Non-Driveable
 Date Of Loss: 12/26/2025
 Insured Name: KRUEGER,BRUCE
 Owner's Vehicle: 2021
 Direct General Claim:
 Escalation Reasons:
 Policy Max Date:
 Subrogation Claim: No
 Appraisal Channel: New Res - Unknown
 Encompass Claim:
 Exposure Number: 02
 Date Escalated:
 Date Estimate Uploaded:
Repair Facility:
 POSSIBLE TOTAL LOSS
 ST. LOUIS, MO 63105

RENTAL DETAIL:

Rental Period: 12/27/2025 to 01/09/2026 (14 days)

Billed Period: 12/27/2025 to 01/09/2026 (14 days)

Description	Quantity	Rate	Amount
TIME & DISTANCE	14	\$27.75	\$388.50
REFUELING CHARGE	1	\$4.28	\$4.28
YOUNG RENTER FEE	14	\$0.00	\$0.00
TITLE AND REGISTRATION FEES	14	\$0.92	\$12.88
SALES TAX	1	5.90%	\$23.68
Total Charges:			\$429.34
Less Amount Received:			\$149.34
Total Amount Due:			\$280.00

VEHICLES RENTED:

Effective Date	Time	Year	Make	Model	VIN	Mileage
12/27/2025	10:35 AM	2025	NISN	VERS	3N1CN8EV4SL832595	342

Rental Invoice

Please Return This Portion with Remittance

Make Payment To:
ENTERPRISE RENT-A-CAR (V3BD)
 PO BOX 840086
 KANSAS CITY, MO 641840086
 Federal ID: 43-0724835

Total Charges: \$429.34
Less Amount Received: \$149.34
Total Amount Due..... **\$280.00**

Please Include on your Check:
 Invoice:4406D1VLT0X



INTEGON INDEMNITY CORPORATION

CLEVELAND CLAIMS OFFICE

SUPPLEMENTS ** Refer to Disclaimer Below for Instructions **

PO Box 1623
WINSTON SALEM, NC 27102
Phone: (800) 468-3466

Claim #:
Workfile ID:

260093780-1
267aa27d

Estimate of Record

Written By: JOHN SCHANOWSKI, 12/30/2025 9:29:21 AM
Adjuster: EELLS, LAURIE, (678) 325-7711 Business

Insured:	BRUCE KRUEGER	Owner Policy #:		Claim #:	260093780-1
Type of Loss:	Collision	Date of Loss:	12/26/2025 12:15 PM	Days to Repair:	7
Point of Impact:	12 Front	Deductible:	1000.00		

Owner (Insured):	Inspection Location:	Appraiser Information:	Repair Facility:
BRUCE KRUEGER 4263 N 93RD ST MILWAUKEE, WI 53222 (414) 719-5292 Cellular BKRUEGER@AMERICANBUS.C OM	Amato Collision 8301 N 76TH ST MILWAUKEE, WI 53223 Desk (414) 357-7800 Day	(262) 395-3748	

VEHICLE

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

VIN:	KMHLL4AG3MU102698	Production Date:	11/2020	Interior Color:	Medium Gray
License:	BAL 2666	Odometer:	53332	Exterior Color:	Phantom Black
State:	WI	Condition:			

TRANSMISSION	CONVENIENCE	AM Radio	Blind Spot Detection
Automatic Transmission	Air Conditioning	FM Radio	Lane Departure Warning
POWER	Intermittent Wipers	Stereo	SEATS
Power Steering	Tilt Wheel	Search/Seek	Cloth Seats
Power Brakes	Cruise Control	Auxiliary Audio Connection	Bucket Seats
Power Windows	Rear Defogger	SAFETY	WHEELS
Power Locks	Keyless Entry	Drivers Side Air Bag	Aluminum/Alloy Wheels
Power Mirrors	Alarm	Passenger Air Bag	Locking Wheels
DECOR	Message Center	Anti-Lock Brakes (4)	PAINT
Dual Mirrors	Steering Wheel Touch Controls	4 Wheel Disc Brakes	Clear Coat Paint
Tinted Glass	Telescopic Wheel	Front Side Impact Air Bags	OTHER
Console/Storage	Backup Camera	Head/Curtain Air Bags	Traction Control
Overhead Console	RADIO	Hands Free Device	Stability Control

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER & GRILLE					
2		O/H front bumper				3.7	
3	** <>	Repl A/M CAPA Bumper cover w/o chrome mld	5737423Q	1	411.03	Incl.	3.0
4		Add for Clear Coat					1.2
5	**	Repl A/M LT Air duct w/o Limited	573735A	1	28.66	Incl.	
6	**	Repl A/M Grille assy black w/o adaptive cruise	5737317	1	218.95	Incl.	
7		Repl Bumper grille w/o Limited	86531AA000	1	301.34	Incl.	
8		R&I License bracket w/o adaptive cruise	86519AA010			0.2	
9		FRONT LAMPS					
10	*	Repl LKQ LT Headlamp assy Korea built +25%	A1010	1	500.00	<u>0.3</u>	
11		Aim headlamps				0.5	
12		RADIATOR SUPPORT					
13	**	Repl A/M LT H'lamp extn pnl Korea built	5737718	1	27.97	0.2	
14		HOOD					
15	**	Repl A/M CAPA Hood Korea built (HSS)	5737211Q	1	967.45	1.8	2.8
16		Overlap Major Non-Adj. Panel					-0.2
17		Add for Clear Coat					0.5
18		Add for Underside(Complete)					1.4
19	*	Rpr RT Hinge Korea built	66920AA000			<u>0.5</u>	<u>0.0</u>
20	*	Rpr LT Hinge Korea built	66910AA000			<u>0.5</u>	<u>0.0</u>
21		FENDER					
22	*	Repl LKQ LT fender assy +25%	9575BI	1	243.75	1.8	1.8
23		Overlap Major Adj. Panel					-0.4
24		Add for Clear Coat					0.3
25	**	Repl A/M LT Fender liner w/o N, N Line Korea built	5737146	1	74.50	0.4	
26		Repl LT Support bracket	64577AA000	1	19.94	0.5	0.3
27		Add for Clear Coat					0.1
28		ELECTRICAL					
29		Repl Low note horn	96611AA000	1	16.58 m	0.2	
30		VEHICLE DIAGNOSTICS					
31	*	Rpr Post-repair scan				m	<u>0.5</u> M
32	*	Rpr Pre-repair scan				m	<u>0.5</u> M
33		MISCELLANEOUS OPERATIONS					
34	**	A/M Cover Car		1	5.00	0.2	
35	**	A/M Corrosion Protection		1	10.00	0.2	
36	#	Subl Hazardous Waste		1	3.00		
SUBTOTALS					2,828.17	12.0	10.8



Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			2,828.17
Body Labor	11.0 hrs @	\$ 68.00 /hr	748.00
Paint Labor	10.8 hrs @	\$ 68.00 /hr	734.40
Mechanical Labor	1.0 hrs @	\$ 125.00 /hr	125.00
Paint Supplies	10.8 hrs @	\$ 48.00 /hr	518.40
Subtotal			4,953.97
Sales Tax	\$ 4,953.97 @	7.9000 %	391.36
Total Cost of Repairs			5,345.33
Deductible			1,000.00
Total Adjustments			1,000.00
Net Cost of Repairs			4,345.33

NOTE TO VEHICLE OWNER - National General Insurance an Allstate company does business with collision repair shops in your area and has developed a preferred network of shops with proven, high standards. We recognize that you, the vehicle owner, have the right to select the repair facility of your choice and are under no obligation to use any of the shops on the list. We will pay the amount we determine payable under the policy regardless of the repair facility chosen. We will attempt to get an agreed cost of repairs with the shop of your choice. If this is not possible, we will extend a fair and reasonable offer to repair the loss related damage to your vehicle based on industry repair standards and prevailing market rates. If there are loss related damages that were not visible at the time of the initial estimate, or damages not included in the original estimate, the additional damage will be considered for a supplemental repair estimate.

*** THIS IS NOT AN AUTHORIZATION TO REPAIR. VEHICLE OWNER MUST GIVE PERMISSION FOR REPAIRS TO BEGIN. ***

SUPPLEMENT PROCESS INSTRUCTIONS:

Please be aware that any additional damage must be inspected by a National General representative while the vehicle is at the shop and torn down (when reasonably appropriate), prior to the repairs being completed. If National General is not informed of supplemental damage, it may not be covered under the claim. In addition, all invoices will be requested and reviewed.

1. VIRTUAL ASSIST: Please follow the Virtual Assist App process for future supplement requests. The Virtual Assist App can be downloaded at no charge by visiting the Apple App store or the Google Play store. Search, download and install: National General / Encompass.

Available in all states except MA and RI

2. For repair shops using CCC One Estimating, supplement requests can be submitted using Estimate Share. The claim number and work file Id located at the top of this document will be needed to proceed. Instructions for using Estimate Share can be found at

https://help.cccis.com/static/ccc_one/training/EstimateShare/RequestingEstimateShareStaffRF.pdf

* Photos and supporting documents should accompany submitted supplemental estimate considerations.

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

3. For all other repair shops: Send your supplement request with supporting photos and documents to SUPP@NGIC.com.

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE REPLACEMENT PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THE REPLACEMENT PARTS RATHER THAN BY THE MANUFACTURER OF YOUR MOTOR VEHICLE.



Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1008, CCC Data Date 12/01/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

ALTERNATE PARTS SUPPLIERS

Line	Supplier	Description	Price
3	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737423Q A/M CAPA Bumper cover w/o chrome mld Quote: 199884626 Expires: 01/05/26	\$ 411.03
5	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#573735A A/M LT Air duct w/o Limited Quote: 199884626 Expires: 01/05/26	\$ 28.66
6	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737317 A/M Grille assy black w/o adaptive cruise Quote: 199884626 Expires: 01/05/26	\$ 218.95
10	Alliance OEM Auto Parts 2197 Pine Ridge Dr SW Suite #500 Jenison MI 49428 (616) 797-1010	#A1010 LKQ LT Headlamp assy Korea built +25% INSURANCE QUALITY KOREA BUILT READY TO SHIP - Korea built, halogen, L. Quote: CCC-416148898 Expires: 01/08/26	\$ 400.00
13	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737718 A/M LT H'lamp extn pnl Korea built Quote: 199884626 Expires: 01/05/26	\$ 27.97
15	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737211Q A/M CAPA Hood Korea built (HSS) Quote: 199884626 Expires: 01/05/26	\$ 967.45
22	BIONIC AUTO PARTS - PRP / MWR 4655 W. NORTH AVENUE CHICAGO IL 60639 (773) 489-6020	#9575BI LKQ LT fender assy +25% 000 - US built, L. Quote: CCC-416148918 Expires: 01/08/26	\$ 195.00
25	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737146 A/M LT Fender liner w/o N, N Line Korea built Quote: 199884626 Expires: 01/05/26	\$ 74.50



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Milwaukee		County Code Number 40		Report for Month/Year January, 2026	
Municipal Name West Allis Municipal Court		Municipal Code Number 292		Telephone Number 414-302-8181	
I. MUNICIPAL COURT OFFICIAL		Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)		\$ 44,368.75	\$ 44,368.75		
Adjustment (if applicable)		\$ -50.00	\$ -50.00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)		\$ 13,720.82	\$ 11,935.46		\$ 1,785.36
Adjustment (if applicable)		\$.00	\$.00		\$.00
3. Penalty Surcharges (s. 757.05, Stats.)		\$ 10,709.10			\$ 10,709.10
Adjustment (if applicable)		\$.00			\$.00
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)		\$ 3,608.13		\$ 3,608.13	
Adjustment (if applicable)		\$.00		\$.00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)		\$ 8,206.47		\$ 3,086.67	\$ 5,119.80
Adjustment (if applicable)		\$.00		\$.00	\$.00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)		\$ 4,679.15			\$ 4,679.15
Adjustment (if applicable)		\$.00			\$.00
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))		\$.00	\$.00		\$.00
Adjustment (if applicable)		\$.00	\$.00		\$.00
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)		\$ 550.00		\$ 550.00	
Adjustment (if applicable)		\$.00		\$.00	
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
11. Safe Ride Program (s. 85.55, Stats.)		\$ 1,159.27			\$ 1,159.27
Adjustment (if applicable)		\$.00			\$.00
12. Totals		\$ 86,951.69	\$ 56,254.21	\$ 7,244.80	Pay This Amount \$ 23,452.68

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Paul M. Murphy Signature: Paul M. Murphy Date: 2-2-26

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: Corinne Zurad Date: 2/3/2026

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Ann Drosen</u>	<u>414-302-8181</u>	<u>adrosen@westalliswi.gov</u>

HUSCH BLACKWELL

Robert M. Romashko
Partner

1801 Pennsylvania Avenue, NW, Suite 1000
Washington, DC 20006
Direct: 202.378.2310
Fax: 202.378.2319
Robert.Romashko@huschblackwell.com

January 30, 2026

VIA PERSONAL SERVICE

City of West Allis
Attn: Tracey Uttke, Clerk
7525 W. Greenfield Avenue
West Allis, WI 53214

**Re: Refund Claim – Tax Year 2025
Landmark Harmony Housing LLC
1441 S. 68th Street, Parcel No. 453-0002-001 (“Property 1”)
69 Orchard Street, Parcel No. 453-0001-009 (“Property 2”)**

Dear Clerk:

On behalf of Landmark Harmony Housing LLC (“LHH”), and pursuant to Wis. Stat. § 74.35(2), we hereby file this refund claim (“Refund Claim”) against the City of West Allis (“City”). This Refund Claim is to recover the unlawful tax assessed against the above-referenced parcels of real property (“Properties”) because of the City’s assessments as of January 1, 2025 (“2025 Assessments”).

In support of this Refund Claim, LHH asserts that the Properties were exempt by law from taxation, pursuant to Wis. Stat. § 70.11(4a) and (4d), and that their January 1, 2025 assessments as taxable property were non-uniform to other properties in the same classification that were granted exemptions. Further grounds are set forth in the pleadings and papers filed and exchanged in Milwaukee County Case No. 24-CV-6049. All such materials are available with the City Assessor’s office and through consultation with the City’s counsel, Rebecca Monti and Anthony Garcia.

For 2025, the City assessed Property 1 at \$13,442,300, which included \$13,442,300 of exempt property, resulting in taxes of \$297,606.02. Property 2 was assessed at \$150,600, which included \$150,600 of exempt property, resulting in taxes of \$3,335.03. Accordingly, LHH’s Refund Claim is for an amount not less than \$297,606.02 for Property 1 and \$3,335.03 for Property 2, plus any interest as provided by law.

1/30/26
12:07 PM

Husch Blackwell LLP

JK

City of West Allis
January 30, 2026
Page 2

LHH has complied with all procedures required for objecting to the 2025 Assessments under Wis. Stat. § 74.35(2). LHH has not contested the 2025 Assessments of the Properties under Wis. Stat. §§ 74.33 or 806.04, pursuant to § 74.35(2m).

Despite the unlawful assessments of the Properties, and prior to the filing of this Refund Claim, LHH paid the taxes alleged to be due of \$297,606.02 for Property 1 and \$3,335.03 for Property 2.

By this letter, LHH has stated a valid claim to recover taxes paid with respect to the unlawful assessments on the Properties for the 2025 tax year. LHH respectfully requests that the City act on this Refund Claim within 90 days from the date of service thereof.

Please contact the undersigned with any questions regarding this matter.

Respectfully,

HUSCH BLACKWELL LLP



Robert M. Romashko
Partner

RR/jee



RECEIVED
FEB 02 2026
WEST ALLIS
CITY ATTORNEY

January 30, 2026

Via Hand Delivery

City of West Allis

Municipal Clerk

7525 W. Greenfield Ave.

West Allis, WI 53214

RE: NOTICE OF CLAIM FOR EXCESSIVE ASSESSMENT (Pursuant to Wis. Stat. § 74.37)
My Client/Claimant: McCarthy Investments, LLC
Property: 868 S. 74th St., West Allis, WI – Parcel No. 4400015000
Amount of Claim: \$4,918.38, plus statutory interest

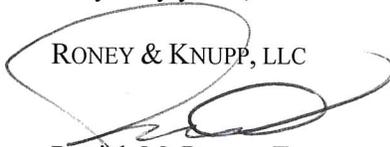
Dear Municipal Clerk,

Enclosed for filing are a Notice of Claim for Excessive Assessment (Pursuant to Wis. Stat. § 74.37), along with the supporting documents. Please date-stamp the enclosed copy of this cover letter and return it to the courier as proof of receipt of this claim.

Should you have any questions, please contact me by phone at (414) 299-3875, x1, or by email at Patrick@RKMilwaukee.com.

Very truly yours,

RONEY & KNUPP, LLC


Patrick M. Roney, Esq.

Enclosures

Cc: McCarthy Investments, LLC

CITY OF WEST ALLIS
30 JAN '26 PM 1:06

Roney & Knupp, LLC
1031 North Astor Street • Milwaukee, WI 53202
Phone (414) 299-3875
www.roneyknupp.com

**NOTICE OF CLAIM FOR
EXCESSIVE ASSESSMENT
(Pursuant to Wis. Stat. § 74.37)**

TO: City of West Allis,
c/o Municipal Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

NOTICE IS HEREBY GIVEN to the City of West Allis, pursuant to Wis. Stat. § 74.37(2), that a claim is hereby made for damages sustained by McCarthy Investments, LLC, as a result of an excess assessment, as set forth below:

1. The name of the law firm representing the claimant, McCarthy Investments (hereinafter, the “Claimant”), is Roney & Knupp, LLC, 1031 North Astor Street, Milwaukee, Wisconsin 53202.

2. The Claimant is the owner of the property located at 868 S. 74th St., West Allis, Wisconsin (hereinafter, the “Property”), with a Parcel Number of 4400015000.

3. The City of West Allis assessed this property for the 2025 tax year at a value of \$622,100.

4. The Claimant asserts this assessment is excessive and violates Wis. Stat. § 70.32(1). Based on the income approach and current market data, the actual fair market value of the property as of January 1, 2025, was no higher than \$400,000.

5. Attached is a report of Adam McCarthy, Broker/Owner of Smart Asset Realty, which details the analysis and calculation of the actual fair market value.

6. The Claimant appealed the 2025 assessment to the Board of Review and the Board determined that the 2025 assessments would not change. A copy of the Notice of Board of Review Determination is attached.

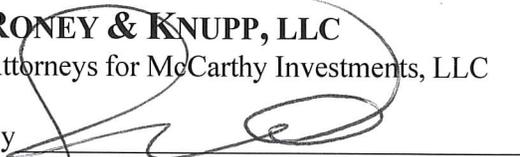
7. Claimant has timely paid the tax due and has complied with all procedures for objecting to assessments under Wis. Stat. § 70.47. A copy of the tax bill and payment receipt is attached.

8. The Claimant requests a refund of excessive taxes paid. The approximate amount of excessive tax is \$4,918.38, plus statutory interest.

Dated at Milwaukee, Wisconsin, this 29th day of January, 2026.

RONEY & KNUPP, LLC
Attorneys for McCarthy Investments, LLC

By


Patrick M. Roney
State Bar No. 1049945

Mailing Address:
1031 North Astor Street
Milwaukee, WI 53202
(414) 299-3875
patrick@rkmilwaukee.com



200 W Main St,
Waukesha, WI 53186

(262) 232-8738

Broker Opinion of Value for 868 S 74th BOV

In my professional opinion the value of this property is \$400,000. This number reflects the potential the property has, not the current state.

As you can see from the attached report, at \$400,000 value the cap rate is 3.87%. This is using the exact 2024 numbers.

If you use the correct cap rate of 7.5% the value would be \$206,346.

Based on the correct value of the property, not even the correct value based on cap rate, the difference between the city's assessed valuation of \$622,100 and the correct value of \$400,000 would result in the overtaxed amount of \$4,918.38.

If you have any questions or need any more information here is my contact info:

Adam McCarthy

Broker/Owner **Smart Asset Realty**

A: 200 W. Main St Waukesha WI 53186

P: [262-232-8738](tel:262-232-8738) **M:** [414-732-1123](tel:414-732-1123)

E: adam@smartassetrealty.com **W:** www.smartassetrealty.com

Broker License #- 58319-90

Property Report :

868 s 74th st BOV

868 S 74th St, West Allis, WI 53214



Created on: Jan 27, 2026

Author: Adam McCarthy

Company: Smart Asset Realty Inc

Powered by
Zilculator
Real Estate Analysis

Executive Summary

868 S 74th St, West Allis, WI 53214

Multifamily:

Investment strategy: Rental Property



 Purchase Price
\$ 400,000

 Rent
\$ 5,015/mo

 Monthly Cash Flow
\$ -736

 Cash on Cash Return
-8.25 %

Financial Analysis

Cash on Cash Return	-8.25 %
Internal Rate of Return (IRR)	6.61 %
Capitalization Rate	3.87 %
Gross Rent Multiplier (GRM)	6.65
Debt-coverage Ratio (DCR)	0.64
Operating Expense Ratio (OER)	74.28 %

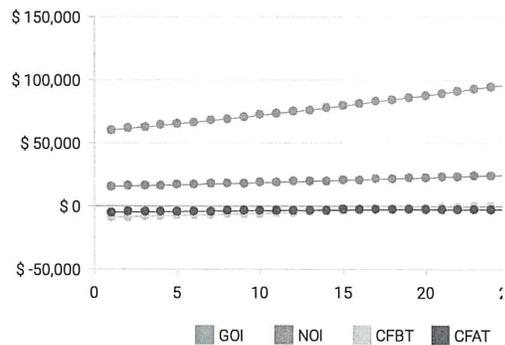
Operating Analysis

Rent	\$ 5,015/mo
Gross Operating Income (GOI)	\$ 60,180
Total Expenses	\$ 44,704
Net Operating Income (NOI)	\$ 15,476
Annual Debt Service	\$ 24,307
Cash Flow Before Taxes (CFBT)	\$ -8,831
Income Tax Liability	\$ -3,879
Cash Flow After Taxes (CFAT)	\$ -4,953

Financial Breakdown

Purchase Price	\$ 400,000
Purchase Costs	\$ 7,000
Repair/Construction Costs	\$ 0
Total Capital Needed	\$ 407,000
Financing	\$ 300,000
Total Cash Needed	\$ 107,000
Cash at Closing	\$ 103,000
Cash During Rehab	\$ 4,000

GOI, NOI and CF Over the Holding Peri



Property Description

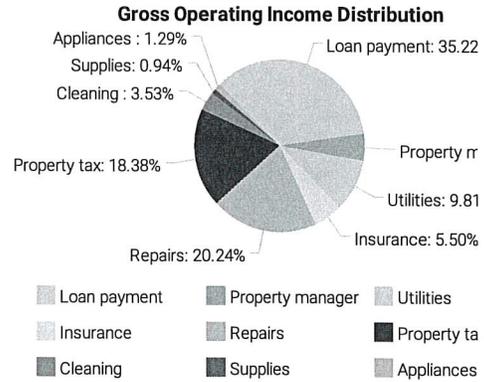
Purchase Price	\$ 400,000
Address	868 S 74th St , West Allis, 53214, WI
Type	Multifamily
Number of Units	



Operating Analysis

Annual Property Operating Data

Incomes		% of GOI
Gross Scheduled Income	\$ 60,180	
Total Gross Income	\$ 60,180	
Vacancy loss	\$ 0	
Gross Operating Income	\$ 60,180	100.00 %
Expenses		
Property manager	\$ 3,500	5.82 %
Utilities	\$ 6,772	11.25 %
Insurance	\$ 3,798	6.31 %
Repairs	\$ 13,969	23.21 %
Property tax	\$ 12,687	21.08 %
Cleaning	\$ 2,439	4.05 %
Supplies	\$ 650	1.08 %
Appliances	\$ 889	1.48 %
Total Expenses	\$ 44,704	74.28 %
Net Operating Income	\$ 15,476	25.72 %



Cash Flow (Year 1)

Net Operating Income	\$ 15,476	25.72 %
Annual Debt Service	\$ 24,307	40.39 %
Cash Flow Before Taxes (CFBT)	\$ -8,831	-14.68 %
Income Tax Liability	\$ -3,879	-6.44 %
Cash Flow After Taxes (CFAT)	\$ -4,953	-8.23 %

Operating Ratios

Operating Expense Ratio	74.28 %
Break-Even Ratio	114.68 %

Financial Analysis

Financial Measures

Net Present Value (NPV)	\$ 80,713
Internal Rate of Return	6.61 %
Profitability Index	1.75
Annual Depreciation	\$ 11,636

Holding period of 30 years and discount rate of 5.00% were used for calculation of NPV and IRR. The rest of the financial measures are for the **1st year only** and therefore don't provide such an exact information.

Investment Return Ratios

Cash on Cash Return	-8.25 %
Return on Investment	2.96 %
Capitalization Rate	3.87 %
Gross Rental Yield	15.04 %
Gross Rent Multiplier	6.65

Financing Overview

Financing

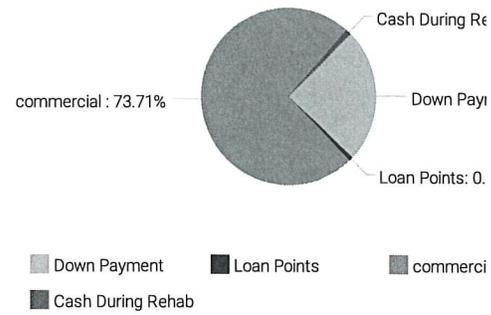
Down Payment	\$ 100,000
commercial	\$ 300,000
Loan to Value Ratio	75.00 %
Loan to Cost Ratio	75.00 %
Debt Coverage Ratio	0.64

commercial

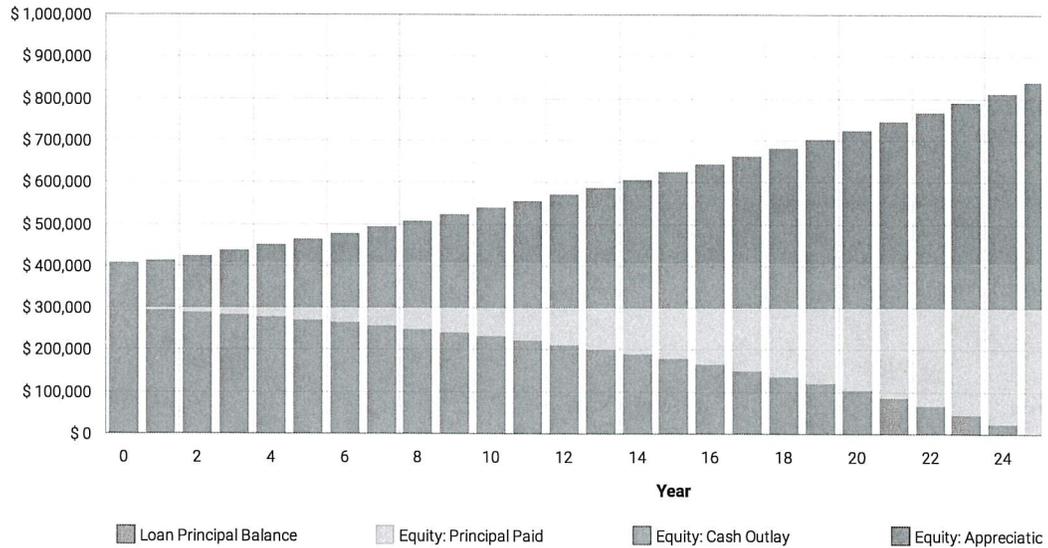
Financing of: Purchase price (\$ 400,000)

Type	Amortized
Loan Amount	\$ 300,000
Down payment (25%)	\$ 100,000
Amortization	25 years
Interest Rate	6.50 %
Monthly Payment	\$ 2,025.62

Project Costs Distribution



Cummulative Equity vs Debt

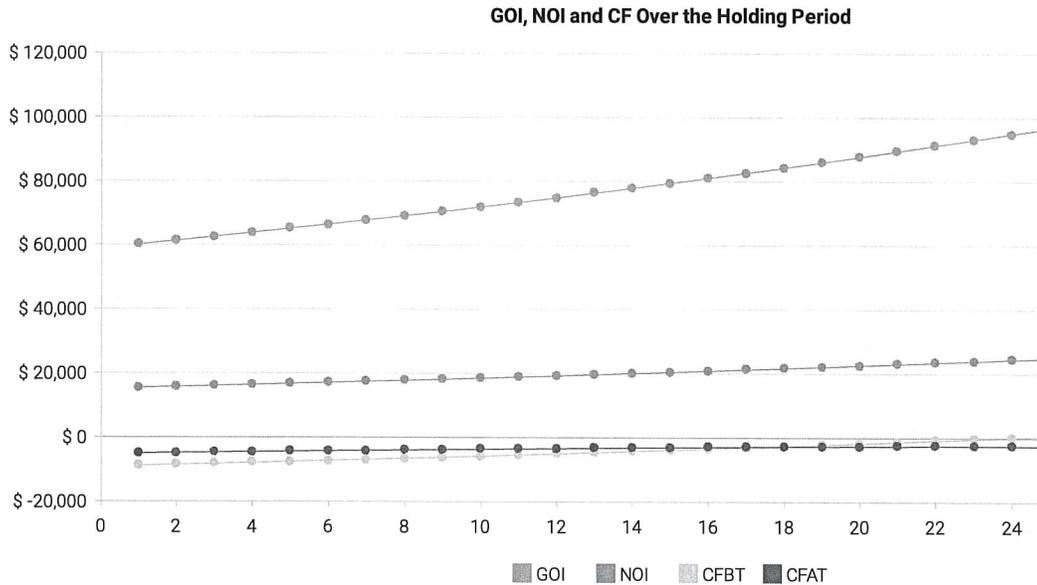


This chart shows the process of accumulation of investor's equity. There is some equity created right at the beginning with the rehab/construction and later investor's equity is rising by paying off the principal of the loan and also by appreciation over the years. All the green parts is the cumulative equity belonging to the investor and the red part belongs to the lender.

Long-term Cash Flow Forecast

Year	0	1	2	3	4	5	10	15	20	25	30
Operational Analysis											
Gross Scheduled Income	0	60,180	61,384	62,611	63,864	65,141	71,921	79,406	87,671	96,796	106,870
Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0
Gross Operating Income	0	60,180	61,384	62,611	63,864	65,141	71,921	79,406	87,671	96,796	106,870
Expenses	0	44,704	45,598	46,510	47,440	48,389	53,425	58,986	65,125	71,904	79,387
Net Operating Income	0	15,476	15,786	16,101	16,423	16,752	18,495	20,420	22,546	24,892	27,483
Loan Payment	0	24,307	24,307	24,307	24,307	24,307	24,307	24,307	24,307	24,307	0
Payment Interest Part	0	19,354	19,022	18,668	18,291	17,888	15,430	12,032	7,333	835	0
Payment Principal Part	0	4,953	5,285	5,639	6,017	6,420	8,877	12,275	16,975	23,473	0
Cash Flow											
Repairs/Construction	0	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Taxes	-107,000	-8,831	-8,522	-8,206	-7,884	-7,556	-5,812	-3,887	-1,762	585	27,483
Depreciation	0	11,636	11,636	11,636	11,636	11,636	11,636	11,636	11,636	11,636	11,636
Taxes	0	-3,879	-3,718	-3,551	-3,376	-3,193	-2,143	-812	894	3,105	3,962
Cash Flow After Taxes	-107,000	-4,953	-4,804	-4,655	-4,508	-4,363	-3,669	-3,075	-2,656	-2,521	23,521

Note: All amounts in the table above are in \$



Resale Analysis

Resale Price Evaluation Methods

The property is sold after 30 years. Below is the resale price calculated using different methods.

Appreciation (3.00%)	\$ 970,905
Cap Rate (3.87%) & NOI	\$ 710,155
Gross Rent Multiplier	\$ 710,688

Sale Proceeds

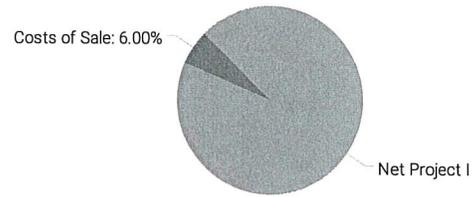
Projected Selling Price	\$ 970,905
Costs of Sale (6.00%)	\$ 58,254
Net Sale Proceeds Before Tax	\$ 912,651

In the resale analysis we do not include any calculation for taxes that might be owed on sale of the property. The tax laws for the resale are rather complex and subjected to frequent changes.

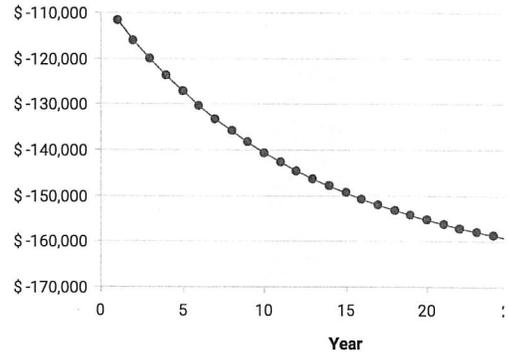
Net Assets and Yield

Net Assets	
Sale Proceeds Before Tax	\$ 912,651
Investor Cash Outlay	\$ 107,000
Net Assets	\$ 805,651
Average Yield	
Annual Net Assets	\$ 26,855
Average Cash Flow (After Taxes)	\$ 129
Average Annual Gain (After Taxes)	\$ 26,984
Average Annual Yield (After Taxes)	6.75 %

Resale Price Distribution

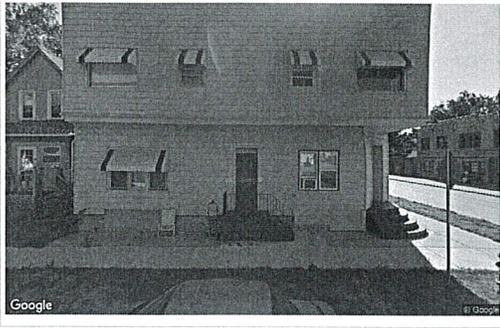


Optimal Holding Period based on NP



This chart shows Net Present Value (NPV) when property is sold in various years, i.e. when sold in 5th year, the NPV is calculated from 5 years of Cash Flow (including the selling price) and this NPV is displayed in year 5. Optimal holding period can be estimated, using this method - when NPV is the highest. Please note that appreciation growth can change these numbers greatly. It sometimes makes sense to sell the property even before the end of the mortgage term.

Photos



Cash Flow - 12 Month

Smart Asset Management LLC

Properties: 868 S 74th St 7 unit - 868 S 74th St West Allis, WI 53214

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	5,055.00	5,257.00	5,384.00	4,498.00	4,944.00	4,464.00	5,037.16	4,123.00	5,219.00	5,638.01	5,354.99	5,215.00	60,189.16
Total RENTS	<u>5,055.00</u>	<u>5,257.00</u>	<u>5,384.00</u>	<u>4,498.00</u>	<u>4,944.00</u>	<u>4,464.00</u>	<u>5,037.16</u>	<u>4,123.00</u>	<u>5,219.00</u>	<u>5,638.01</u>	<u>5,354.99</u>	<u>5,215.00</u>	<u>60,189.16</u>
FEES													
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Total FEES	<u>0.00</u>	<u>50.00</u>											
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	213.51	0.00	0.00	0.00	0.00	0.00	0.00	213.51
Total Operating Income	<u>5,055.00</u>	<u>5,257.00</u>	<u>5,384.00</u>	<u>4,498.00</u>	<u>4,944.00</u>	<u>4,677.51</u>	<u>5,037.16</u>	<u>4,123.00</u>	<u>5,219.00</u>	<u>5,638.01</u>	<u>5,354.99</u>	<u>5,265.00</u>	<u>60,452.67</u>
Expense													
CLEANING AND MAINTENANCE													
General Labor	0.00	0.00	71.87	58.50	0.00	33.75	0.00	62.75	0.00	0.00	0.00	111.00	337.87
Snow Removal	441.40	441.40	441.40	441.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,765.60
Cleaning and Maintenance -Other	0.00	0.00	0.00	336.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.00
Total CLEANING AND MAINTENANCE INSURANCE	<u>441.40</u>	<u>441.40</u>	<u>513.27</u>	<u>835.90</u>	<u>0.00</u>	<u>33.75</u>	<u>0.00</u>	<u>62.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>111.00</u>	<u>2,439.47</u>
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.60	0.00	0.00	128.69	0.00	3,798.29
Total INSURANCE	<u>0.00</u>	<u>3,669.60</u>	<u>0.00</u>	<u>0.00</u>	<u>128.69</u>	<u>0.00</u>	<u>3,798.29</u>						
Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	375.00

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
MANAGEMENT FEES													
Commissions/ Placement Fee's	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total	0.00	0.00	0.00	200.00	0.00	0.00	200.00						
MANAGEMENT FEES													
REPAIRS													
Fire & Life Safety Repairs/ Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.66	0.00	0.00	0.00	78.66
Unit Turn	0.00	0.00	0.00	6,723.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,723.21
Painting	0.00	0.00	0.00	65.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.10
Plumbing	696.73	0.00	434.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.26	0.00	1,446.19
HVAC (Heat, Ventilation, Air)	0.00	2,190.00	0.00	0.00	0.00	0.00	66.00	0.00	0.00	0.00	0.00	0.00	2,256.00
General Carpentry	243.75	0.00	361.25	-624.80	70.00	0.00	-108.09	140.16	0.00	0.00	205.00	0.00	287.27
Pest/Bugs	222.00	192.00	42.00	42.00	42.00	42.00	50.40	50.40	0.00	92.40	42.00	50.40	867.60
Electrical Repairs	0.00	0.00	375.00	0.00	0.00	320.00	450.00	275.00	0.00	0.00	825.00	0.00	2,245.00
Total REPAIRS	1,162.48	2,382.00	1,212.45	6,205.51	112.00	362.00	458.31	465.56	78.66	92.40	1,387.26	50.40	13,969.03
Supplies/ materials	161.21	0.00	300.86	104.97	27.93	0.00	0.00	12.78	0.00	0.00	43.23	0.00	650.98
TAXES													
Property Tax	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total TAXES	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
UTILITIES													
Electricity	268.51	301.36	272.20	283.41	308.23	296.11	323.79	198.16	123.46	96.56	78.69	60.72	2,611.20
Gas	69.17	76.99	93.79	81.27	81.05	45.23	43.87	45.90	39.74	34.29	41.50	54.55	707.35
Water	0.00	0.00	468.59	0.00	0.00	533.81	0.00	0.00	526.78	0.00	0.00	547.87	2,077.05
Garbage and Recycling	102.00	84.00	120.00	120.00	111.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,377.00
Total UTILITIES	439.68	462.35	954.58	484.68	500.28	995.15	487.66	364.06	809.98	250.85	240.19	783.14	6,772.60
OTHER													
City Violations & Fines	0.00	0.00	0.00	0.00	-25.00	0.00	-25.00	0.00	0.00	0.00	0.00	0.00	-50.00

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Total OTHER	0.00	0.00	0.00	0.00	-25.00	0.00	-25.00	0.00	0.00	0.00	0.00	0.00	-50.00
CAPITAL EXPENSES													
Appliances	0.00	0.00	0.00	468.92	369.59	0.00	0.00	0.00	0.00	0.00	50.83	0.00	889.34
Total CAPITAL EXPENSES	0.00	0.00	0.00	468.92	369.59	0.00	0.00	0.00	0.00	0.00	50.83	0.00	889.34
Total Operating Expense	2,204.77	3,585.75	2,981.16	8,299.98	984.80	1,390.90	920.97	4,574.75	888.64	343.25	1,850.20	1,319.54	29,344.71
NOI - Net Operating Income	2,850.23	1,671.25	2,402.84	-3,801.98	3,959.20	3,286.61	4,116.19	-451.75	4,330.36	5,294.76	3,504.79	3,945.46	31,107.96
Total Income	5,055.00	5,257.00	5,384.00	4,498.00	4,944.00	4,677.51	5,037.16	4,123.00	5,219.00	5,638.01	5,354.99	5,265.00	60,452.67
Total Expense	2,204.77	3,585.75	2,981.16	8,299.98	984.80	1,390.90	920.97	4,574.75	888.64	343.25	1,850.20	1,319.54	29,344.71
Net Income	2,850.23	1,671.25	2,402.84	-3,801.98	3,959.20	3,286.61	4,116.19	-451.75	4,330.36	5,294.76	3,504.79	3,945.46	31,107.96
Other Items													
Owner Held Security Deposits	0.00	0.00	0.00	-750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-750.00
Prepaid Rent	-338.00	1,371.00	-1,697.00	1,134.00	-204.00	-347.00	-298.00	928.00	-2,086.00	1,227.00	54.01	-18.01	-274.00
Net Other Items	-338.00	1,371.00	-1,697.00	384.00	-204.00	-347.00	-298.00	928.00	-2,086.00	1,227.00	54.01	-18.01	-1,024.00
Cash Flow	2,512.23	3,042.25	705.84	-3,417.98	3,755.20	2,939.61	3,818.19	476.25	2,244.36	6,521.76	3,558.80	3,927.45	30,083.96
Beginning Cash	998.08	3,510.31	6,552.56	7,258.40	3,840.42	7,595.62	10,535.23	14,353.42	14,829.67	17,074.03	23,595.79	27,154.59	998.08
Beginning Cash + Cash Flow	3,510.31	6,552.56	7,258.40	3,840.42	7,595.62	10,535.23	14,353.42	14,829.67	17,074.03	23,595.79	27,154.59	31,082.04	31,082.04
Actual Ending Cash	3,510.31	6,552.56	7,258.40	3,840.42	7,595.62	10,535.23	14,353.42	14,829.67	17,074.03	23,595.79	27,154.59	31,082.04	31,082.04

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2025 as finalized by the Board of Review (BOR) is listed below.

Property owner

MCCARTHY INVESTMENTS LLC
 ATTN ADAM MCCARTHY
 200 W MAIN ST
 WAUKESHA WI 53186

General information

Date issued 06/17/2025
 Parcel no. 440-0015-000
 Address 868 S. 74 St
 Legal description FAIRVIEW PARK SUBD
 LOT 11 BLK 2

Town Village City

Municipality West Allis

Assessment information

20 <u>25</u> Original Assessment		20 <u>25</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 53,800	Land	\$ 53,800
Improvements	\$ 568,300	Improvements	\$ 568,300
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 622,100	Total all property	\$ 622,100

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

CITY OF WEST ALLIS TREASURER
7525 W GREENFIELD AVE
WEST ALLIS WI 53214

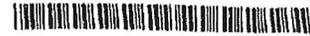
STATE OF WISCONSIN
2025 REAL ESTATE PROPERTY TAX
CITY OF WEST ALLIS
MILWAUKEE COUNTY

Parcel Number: 4400015000

Bill No: 40232

Full Payment of:	\$14,072.81
or First Installment of:	\$5,028.97
Due on or Before:	January 31, 2026
Make Check Payable to: CITY OF WEST ALLIS	

4400015000 001372
MCCARTHY INVESTMENTS LLC
ADAM MCCARTHY
200 W MAIN ST
WAUKESHA WI 53186



440001500000014072814

PLEASE USE COUPONS WITH YOUR PAYMENTS

CITY OF WEST ALLIS STATE OF WISCONSIN 2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Lottery Credit)
53,800	568,300	622,100	85.87%		.022144991
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		School taxes reduced by school levy tax credit
62,700	661,800	724,500			907.73
2024	2025	2024	2025	% Tax Change	
Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax		
WEST ALLIS/W MIL SCH	62,095,189	63,127,259	4,836.50	27.3	
CITY OF WEST ALLIS	13,168,178	13,517,986	5,329.36	2.5	
MILWAUKEE COUNTY	4,311,179	4,223,819	2,208.08	-1.0	
MMSD		878.54	866.47	-1.4	
MATC	4,504,366	4,256,920	535.99	-5.7	
Total	84,078,912	85,125,984	12,677.69	13,776.40	8.7
		First Dollar Credit	60.16	73.59	22.3
		Lottery and Gaming Credit			
		Net Property Tax	12,617.53	13,702.81	8.6

IMPORTANT: Correspondence should refer to PARCEL
See reverse side for more information.

888 S 74 ST
34-07N-21E Acres: 0.127
FAIRVIEW PARK SUBD LOT 11 BLK
2

Full Payment Due On or Before January 31, 2026 \$14,072.81
First Installment Due On or Before January 31, 2026 \$5,028.97
Second Installment Due On or Before March 31, 2026 \$4,521.92
Third Installment Due On or Before May 31, 2026 \$4,521.92

O
T
H
E
R
FIRE INSPECTION FEE 70.00
WEED CUTTING CHARGES 300.00

**TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2026
\$14,072.81**

Warning: If not paid by due date, installment option is lost and total
tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay online. See Reverse.

FOR INFORMATIONAL PURPOSES ONLY - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WEST ALLIS/W MIL SCH	2892904.95	294.17	2040

10217

79-7169-2759

Smart Asset Management

200 W. MAIN ST
Waukesha WI 53186
262-232-8738



DATE 12/22/05

PAY TO THE ORDER OF
City of West Allis
Fourteen thousand seven hundred and eighty two — 8/100
DOLLARS

FIRST FEDERAL BANK

P.O. Box 1198
Waukesha, WI 53187-1198
www.firstfedwaukesha.com

KAMU

MEMO
⑆ 2759716921⑆ 1103 7600385511⑆ 0217

2025 REAL ESTATE PROPERTY TAX
CITY OF WEST ALLIS

FULL PAYMENT

Property Address
868 S 74 ST

Parcel Number 4400015000
Bill Number 40232

FULL PAY AMOUNT
\$14,072.81

MCCARTHY INVESTMENTS LLC
ADAM MCCARTHY
200 W MAIN ST
WAUKESHA WI 53186

Send Payment to:
City of West Allis Treasurer
PO Box 14248
West Allis, WI 53214



44000150000014072814





RECEIVED
FEB 02 2026
WEST ALLIS
CITY ATTORNEY

January 30, 2026

Via Hand Delivery
City of West Allis
Municipal Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: NOTICE OF CLAIM FOR EXCESSIVE ASSESSMENT (Pursuant to Wis. Stat. § 74.37)
My Client/Claimant: McCarthy Investments, LLC
Property: 7708 W. National Ave., West Allis, WI – Parcel No. 4520136000
Amount of Claim: \$10,793.00, plus statutory interest

Dear Municipal Clerk,

Enclosed for filing are a Notice of Claim for Excessive Assessment (Pursuant to Wis. Stat. § 74.37), along with the supporting documents. Please date-stamp the enclosed copy of this cover letter and return it to the courier as proof of receipt of this claim.

Should you have any questions, please contact me by phone at (414) 299-3875, x1, or by email at Patrick@RKMilwaukee.com.

Very truly yours,

RONEY & KNUPP, LLC

Patrick M. Roney, Esq.

Enclosures

Cc: McCarthy Investments, LLC

Roney & Knupp, LLC
1031 North Astor Street • Milwaukee, WI 53202
Phone (414) 299-3875
www.roneyknupp.com

CITY OF WEST ALLIS
30 JAN '26 PM 1:05

**NOTICE OF CLAIM FOR
EXCESSIVE ASSESSMENT
(Pursuant to Wis. Stat. § 74.37)**

TO: City of West Allis,
c/o Municipal Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

NOTICE IS HEREBY GIVEN to the City of West Allis, pursuant to Wis. Stat. § 74.37(2), that a claim is hereby made for damages sustained by McCarthy Investments, LLC, as a result of an excess assessment, as set forth below:

1. The name of the law firm representing the claimant, McCarthy Investments (hereinafter, the “Claimant”), is Roney & Knupp, LLC, 1031 North Astor Street, Milwaukee, Wisconsin 53202.

2. The Claimant is the owner of the property located at 7708 W. National Ave., West Allis, Wisconsin (hereinafter, the “Property”), with a Parcel Number of 4520136000.

3. The City of West Allis assessed this property for the 2025 tax year at a value of \$1,387,400.

4. The Claimant asserts this assessment is excessive and violates Wis. Stat. § 70.32(1). Based on the income approach and current market data, the actual fair market value of the property as of January 1, 2025, was no higher than \$900,000.

5. Attached is a report of Adam McCarthy, Broker/Owner of Smart Asset Realty, which details the analysis and calculation of the actual fair market value.

6. The Claimant appealed the 2025 assessment to the Board of Review and the Board determined that the 2025 assessments would not change. A copy of the Notice of Board of Review Determination is attached.

7. Claimant has timely paid the tax due and has complied with all procedures for objecting to assessments under Wis. Stat. § 70.47. A copy of the tax bill and payment receipt is attached.

8. The Claimant requests a refund of excessive taxes paid. The approximate amount of excessive tax is \$10,793.00, plus statutory interest.

Dated at Milwaukee, Wisconsin, this 29th day of January, 2026.

RONEY & KNUPP, LLC
Attorneys for McCarthy Investments, LLC

By _____

Patrick M. Roney
State Bar No. 1049945

Mailing Address:

1031 North Astor Street
Milwaukee, WI 53202
(414) 299-3875
patrick@rkmilwaukee.com



200 W Main St,
Waukesha, WI 53186

(262) 232-8738

Broker Opinion of Value for 7708 W National Ave

In my professional opinion the value of this property is \$900,000. This number reflects the potential the property has, not the current state.

As you can see from the attached report, at \$900,000 value the cap rate is 5.37%. This is using the exact 2024 numbers.

If you use the correct cap rate of 7.5% the value would be \$644,307.

Based on the correct value of the property, not even the correct value based on cap rate, the difference between the city's assessed valuation of \$1,387,400 and the correct value of \$900,000 would result in the overtaxed amount of \$10,793.

If you have any questions or need any more information here is my contact info:

Adam McCarthy

Broker/Owner **Smart Asset Realty**

A: 200 W. Main St Waukesha WI 53186

P: [262-232-8738](tel:262-232-8738) M: [414-732-1123](tel:414-732-1123)

E: adam@smartassetrealty.com W: www.smartassetrealty.com

Broker License #- 58319-90

Property Report :

7708 W National Ave Broker opinion
7708 W National Ave, West Allis, WI 53214



Created on: Jan 27, 2026

Author: Adam McCarthy

Company: Smart Asset Realty Inc

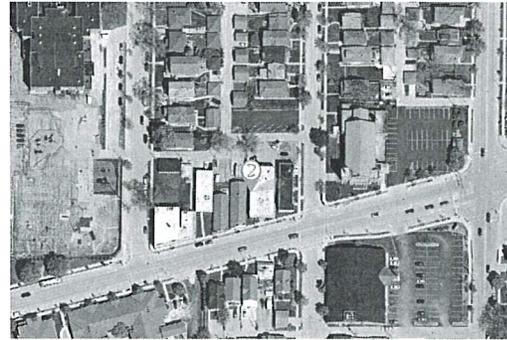
Powered by
Zilculator
Real Estate Analysis

Executive Summary

7708 W National Ave, West Allis, WI
53214

Multifamily:

Investment strategy: Rental Property



 Purchase Price
\$ 900,000

 Rent
\$ 11,754/mo

 Monthly Cash Flow
\$ -531

 Cash on Cash Return
-2.63 %

Financial Analysis

Cash on Cash Return	-2.63 %
Internal Rate of Return (IRR)	8.56 %
Capitalization Rate	5.37 %
Gross Rent Multiplier (GRM)	6.38
Debt-coverage Ratio (DCR)	0.88
Operating Expense Ratio (OER)	65.74 %

Financial Breakdown

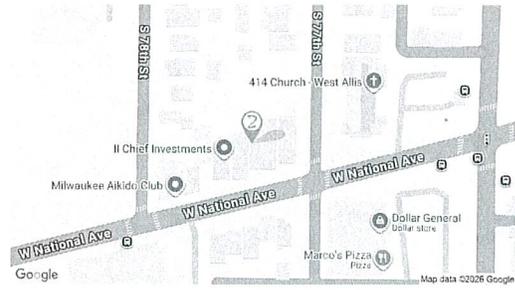
Purchase Price	\$ 900,000
Purchase Costs	\$ 16,750
Repair/Construction Costs	\$ 0
Total Capital Needed	\$ 916,750
Financing	\$ 675,000
Total Cash Needed	\$ 241,750
Cash at Closing	\$ 231,750
Cash During Rehab	\$ 10,000

Operating Analysis

Rent	\$ 11,754/mo
Gross Operating Income (GOI)	\$ 141,048
Total Expenses	\$ 92,725
Net Operating Income (NOI)	\$ 48,323
Annual Debt Service	\$ 54,692
Cash Flow Before Taxes (CFBT)	\$ -6,369
Income Tax Liability	\$ -5,351
Cash Flow After Taxes (CFAT)	\$ -1,017

Property Description

Purchase Price	\$ 900,000
Address	7708 W National Ave , West Allis, 53214, WI
Type	Multifamily
Number of Units	



Operating Analysis

Annual Property Operating Data

Incomes	% of GOI	
Gross Scheduled Income	\$ 141,048	
Total Gross Income	\$ 141,048	
Vacancy loss	\$ 0	
Gross Operating Income	\$ 141,048	100.00 %
Expenses		
⊕ Utilities	\$ 17,283	12.25 %
⊕ Insurance	\$ 13,554	9.61 %
⊕ Repairs	\$ 15,983	11.33 %
⊕ Property tax	\$ 28,373	20.12 %
⊕ Cleaning	\$ 4,929	3.49 %
⊕ Property management	\$ 10,000	7.09 %
⊕ Supplies	\$ 1,315	0.93 %
⊕ Appliances	\$ 1,288	0.91 %
Total Expenses	\$ 92,725	65.74 %
Net Operating Income	\$ 48,323	34.26 %

Cash Flow (Year 1)

Net Operating Income	\$ 48,323	34.26 %
Annual Debt Service	\$ 54,692	38.78 %
Cash Flow Before Taxes (CFBT)	\$ -6,369	-4.52 %
Income Tax Liability	\$ -5,351	-3.79 %
Cash Flow After Taxes (CFAT)	\$ -1,017	-0.72 %

Operating Ratios

Operating Expense Ratio	65.74 %
Break-Even Ratio	104.52 %

Financial Analysis

Financial Measures

Net Present Value (NPV)	\$ 376,687
Internal Rate of Return	8.56 %
Profitability Index	2.56
Annual Depreciation	\$ 26,182

Holding period of 30 years and discount rate of 5.00% were used for calculation of NPV and IRR. The rest of the financial measures are for the 1st year only and therefore don't provide such an exact information.

Investment Return Ratios

Cash on Cash Return	-2.63 %
Return on Investment	8.53 %
Capitalization Rate	5.37 %
Gross Rental Yield	15.67 %
Gross Rent Multiplier	6.38

Financing Overview

Financing

Down Payment	\$ 225,000
commercial	\$ 675,000
Loan to Value Ratio	75.00 %
Loan to Cost Ratio	75.00 %
Debt Coverage Ratio	0.88

commercial

Financing of: Purchase price (\$ 900,000)

Type	Amortized
Loan Amount	\$ 675,000
Down payment (25%)	\$ 225,000
Amortization	25 years
Interest Rate	6.50 %
Monthly Payment	\$ 4,557.65

This chart shows the process of accumulation of investor's equity. There is some equity created right at the beginning with the rehab/construction and later investor's equity is rising by paying off the principal of the loan and also by appreciation over the years. All the green parts is the cumulative equity belonging to the investor and the red part belongs to the lender.

Long-term Cash Flow Forecast

Year	0	1	2	3	4	5	10	15	20	25	30
Operational Analysis											
Gross Scheduled Income	0	141,048	143,869	146,746	149,681	152,675	168,565	186,110	205,480	226,867	250,479
Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0
Gross Operating Income	0	141,048	143,869	146,746	149,681	152,675	168,565	186,110	205,480	226,867	250,479
Expenses	0	92,725	94,580	96,471	98,401	100,369	110,815	122,349	135,083	149,142	164,669
Net Operating Income	0	48,323	49,289	50,275	51,281	52,306	57,750	63,761	70,398	77,725	85,810
Loan Payment	0	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692
Payment Interest Part	0	43,547	42,800	42,004	41,154	40,248	34,718	27,072	16,499	1,878	0
Payment Principal Part	0	11,145	11,891	12,688	13,537	14,444	19,973	27,620	38,193	52,814	0
Cash Flow											
Repairs/Construction	0	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Taxes	-241,750	-6,369	-5,402	-4,417	-3,411	-2,385	3,059	9,069	15,706	23,033	85,810
Depreciation	0	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182
Taxes	0	-5,351	-4,923	-4,478	-4,014	-3,531	-787	2,627	6,929	12,416	14,906
Cash Flow After Taxes	-241,750	-1,017	-479	61	603	1,145	3,846	6,443	8,777	10,617	70,906

Note: All amounts in the table above are in \$

Resale Analysis

Resale Price Evaluation Methods

The property is sold after 30 years. Below is the resale price calculated using different methods.

Appreciation (3.00%)	\$ 2,184,536
Cap Rate (5.37%) & NOI	\$ 1,598,029
Gross Rent Multiplier	\$ 1,598,058

Sale Proceeds

Projected Selling Price	\$ 2,184,536
Costs of Sale (6.00%)	\$ 131,072
Net Sale Proceeds Before Tax	\$ 2,053,464

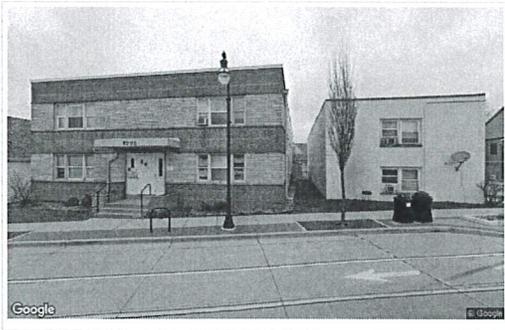
In the resale analysis we do not include any calculation for taxes that might be owed on sale of the property. The tax laws for the resale are rather complex and subjected to frequent changes.

Net Assets and Yield

Net Assets	
Sale Proceeds Before Tax	\$ 2,053,464
Investor Cash Outlay	\$ 241,750
Net Assets	\$ 1,811,714
Average Yield	
Annual Net Assets	\$ 60,390
Average Cash Flow (After Taxes)	\$ 13,384
Average Annual Gain (After Taxes)	\$ 73,774
Average Annual Yield (After Taxes)	8.20 %

This chart shows Net Present Value (NPV) when property is sold in various years, i.e. when sold in 5th year, the NPV is calculated from 5 years of Cash Flow (including the selling price) and this NPV is displayed in year 5. Optimal holding period can be estimated, using this method - when NPV is the highest. Please note that appreciation growth can change these numbers greatly. It sometimes makes sense to sell the property even before the end of the mortgage term.

Photos



Cash Flow - 12 Month

Smart Asset Management LLC

Properties: 7708 W National Ave 16 unit - 7708 W National Ave West Allis, WI 53214

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	11,535.00	11,427.00	11,683.00	11,600.00	11,291.67	11,571.54	12,060.00	11,808.46	10,990.00	12,795.00	12,583.00	11,662.00	141,006.67
Pet Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Total RENTS	11,535.00	11,427.00	11,683.00	11,600.00	11,291.67	11,571.54	12,060.00	11,808.46	10,990.00	12,795.00	12,583.00	11,712.00	141,056.67
FEES													
Application Fee Income	0.00	0.00	0.00	0.00	30.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.71	-1.71	0.00	0.00	0.00	0.00
Total FEES	0.00	0.00	0.00	0.00	30.00	-30.00	0.00	1.71	-1.71	0.00	0.00	0.00	0.00
Laundry Income	147.88	0.00	0.00	0.00	195.00	0.00	0.00	123.50	0.00	0.00	73.89	0.00	540.27
Total Operating Income	11,682.88	11,427.00	11,683.00	11,600.00	11,516.67	11,541.54	12,060.00	11,933.67	10,988.29	12,795.00	12,656.89	11,712.00	141,596.94
Expense													
CLEANING AND MAINTENANCE													
General Labor	132.00	35.00	142.80	0.00	125.00	2,388.80	0.00	112.50	200.00	0.00	148.20	0.00	3,284.30
Snow Removal	0.00	220.07	0.00	0.00	132.00	132.00	132.00	132.00	132.00	132.00	0.00	0.00	1,012.07
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	438.20	0.00	0.00	0.00	0.00	195.30	0.00	0.00	633.50
Total CLEANING AND MAINTENANCE	132.00	255.07	142.80	0.00	695.20	2,520.80	132.00	244.50	332.00	327.30	148.20	0.00	4,929.87
INSURANCE													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.60	0.00	0.00	294.14	0.00	3,963.74

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.60	0.00	0.00	294.14	0.00	3,963.74
INSURANCE													
MANAGEMENT FEES													
Commissions/ Placement Fee's	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	400.00
Total	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	400.00
REPAIRS													
Fire & Life Safety Repairs/ Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.27	529.60	0.00	0.00	1,006.87
Unit Turn	0.00	0.00	0.00	0.00	1,679.06	0.00	0.00	0.00	2,523.57	0.00	0.00	0.00	4,202.63
Plumbing	211.49	92.40	538.03	0.00	1,742.04	253.61	0.00	0.00	0.00	0.00	532.43	185.33	3,555.33
HVAC (Heat, Ventilation, Air)	235.18	195.99	195.99	503.54	195.99	195.99	579.04	195.99	195.99	399.26	0.00	202.13	3,095.09
Roof Repair	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
General Carpentry	0.00	0.00	81.20	0.00	-87.80	0.00	199.76	84.00	147.00	0.00	0.00	0.00	424.16
Pest/Bugs	120.00	0.00	280.00	120.00	545.00	460.00	312.00	648.00	284.00	120.00	300.00	270.00	3,459.00
Total REPAIRS	566.67	288.39	1,095.22	623.54	4,074.29	1,149.60	1,090.80	927.99	3,627.83	1,048.86	832.43	657.46	15,983.08
Supplies/ materials	65.37	0.00	325.92	0.00	440.55	376.28	9.43	43.31	55.00	0.00	0.00	0.00	1,315.86
TAXES													
Property Tax	0.00	336.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.91
Total TAXES	0.00	336.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.91
UTILITIES													
Electricity	714.12	839.73	730.23	1,048.36	426.18	644.89	540.74	607.60	535.89	576.80	651.38	746.08	8,062.00
Water	2,756.66	0.00	0.00	2,520.26	0.00	0.00	1,747.21	0.00	0.00	997.29	0.00	0.00	8,021.42
Garbage and Recycling	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total UTILITIES	3,570.78	939.73	830.23	3,668.62	526.18	744.89	2,387.95	707.60	635.89	1,674.09	751.38	846.08	17,263.42
CAPITAL EXPENSES													
Appliances	0.00	198.29	0.00	0.00	0.00	710.38	0.00	380.18	0.00	0.00	0.00	0.00	1,288.85
Total CAPITAL	0.00	198.29	0.00	0.00	0.00	710.38	0.00	380.18	0.00	0.00	0.00	0.00	1,288.85

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
EXPENSES													
Total Operating Expense	4,334.82	2,018.39	2,394.17	4,292.16	5,736.22	5,701.95	3,620.18	5,973.18	4,650.72	3,050.25	2,226.15	1,503.54	45,501.73
NOI - Net Operating Income	7,348.06	9,408.61	9,288.83	7,307.84	5,780.45	5,839.59	8,439.82	5,960.49	6,337.57	9,744.75	10,430.74	10,208.46	96,095.21
Total Income	11,682.88	11,427.00	11,683.00	11,600.00	11,516.67	11,541.54	12,060.00	11,933.67	10,988.29	12,795.00	12,656.89	11,712.00	141,596.94
Total Expense	4,334.82	2,018.39	2,394.17	4,292.16	5,736.22	5,701.95	3,620.18	5,973.18	4,650.72	3,050.25	2,226.15	1,503.54	45,501.73
Net Income	7,348.06	9,408.61	9,288.83	7,307.84	5,780.45	5,839.59	8,439.82	5,960.49	6,337.57	9,744.75	10,430.74	10,208.46	96,095.21
Other Items													
Owner Held Security Deposits	0.00	0.00	0.00	0.00	-742.00	795.00	0.00	0.00	-795.00	795.00	0.00	0.00	53.00
Prepaid Rent	-904.00	-1,423.00	4,180.00	-969.00	540.83	454.46	-1,864.00	1,046.00	-3,512.00	2,005.71	871.00	5.22	431.22
Owner Distribution	-36,000.00	-28,850.00	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00	0.00	0.00	-41,047.51	-145,897.51
Net Other Items	-36,904.00	-30,273.00	4,180.00	-969.00	-201.17	1,249.46	-1,864.00	1,046.00	-44,307.00	2,800.71	871.00	-41,042.29	-145,413.29
Cash Flow	-29,555.94	-20,864.39	13,468.83	6,338.84	5,579.28	7,089.05	6,575.82	7,006.49	-37,969.43	12,545.46	11,301.74	-30,833.83	-49,318.08
Beginning Cash	55,639.89	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	55,639.89
Beginning Cash + Cash Flow	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	6,321.81	6,321.81
Actual Ending Cash	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	6,321.81	6,321.81

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2025 as finalized by the Board of Review (BOR) is listed below.

Property owner

MCCARTHY INVESTMENTS LLC
 ATTN ADAM MCCARTHY
 200 W MAIN ST
 WAUKESHA WI 53186

General information

Date issued 06/17/2025
 Parcel no. 452-0136-000
 Address 7708 W National Ave
 Legal description GREENFIELD HEIGHTS
 LOT 13 & 14 BLK 6

Town Village City

Municipality West Allis

Assessment information

20 <u>25</u> Original Assessment		20 <u>25</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 74,200	Land	\$ 74,200
Improvements	\$ 1,313,200	Improvements	\$ 1,313,200
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 1,387,400	Total all property	\$ 1,387,400

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

7525 W GREENFIELD AVE
WEST ALLIS WI 53214

2025 REAL ESTATE PROPERTY TAX
CITY OF WEST ALLIS
MILWAUKEE COUNTY

Bill No: 45254

Full Payment of: **\$30,810.36**
or First Installment of: **\$10,581.14**
Due on or Before: **January 31, 2026**
Make Check Payable to: **CITY OF WEST ALLIS**

4520136000 006394
MCCARTHY INVESTMENTS LLC
ADAM MCCARTHY
200 W MAIN ST
WAUKESHA WI 53186



452013600000030810360

PLEASE USE COUPONS WITH YOUR PAYMENTS

CITY OF WEST ALLIS STATE OF WISCONSIN 2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Lottery Credit)
74,200	1,313,200	1,387,400	85.87%		.022144991
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		School taxes reduced by school levy tax credit
86,400	1,529,300	1,615,700			2024.42
2024		2025		2024	2025
Taxing Jurisdiction	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	% Tax Change
WEST ALLIS/W MIL SCH	62,095,189	63,127,259	8,475.69	10,786.29	27.3
CITY OF WEST ALLIS	13,168,178	13,517,986	11,594.81	11,885.48	2.5
MILWAUKEE COUNTY	4,311,179	4,223,819	4,975.80	4,924.44	-1.0
MMSD			1,959.31	1,932.38	-1.4
MATC	4,504,366	4,256,920	1,268.02	1,195.36	-5.7
	Total	84,078,912	28,273.63	30,723.95	8.7
			First Dollar Credit	60.16	22.3
			Lottery and Gaming Credit		
			Net Property Tax	28,213.47	8.6

IMPORTANT: Correspondence should refer to PARCEL
See reverse side for more information.

7708 W NATIONAL AVE
04-06N-21E Acres: 0.200
GREENFIELD HEIGHTS LOT 13 & 14
BLK 6

Full Payment Due On or Before January 31, 2026 \$30,810.36
First Installment Due On or Before January 31, 2026 \$10,581.14
Second Installment Due On or Before March 31, 2026 \$10,114.61
Third Installment Due On or Before May 31, 2026 \$10,114.61

O T H E R	FIRE INSPECTION FEE	160.00
TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2026 \$30,810.36		
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay ontime. See Reverse.		

FOR INFORMATIONAL PURPOSES ONLY - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WEST ALLIS/W MIL SCH	2682904.06	658.07	2040

10216

Smart Asset Management
200 W. MAIN ST
Waukesha WI 53186
262-232-8738



72 150 1750

12/22/25

City of West Allis

\$ 30,810.36

Thirty thousand eight hundred ten - 36/100



PO Box 1198
Waukesha, WI 53187-1198
www.firstfederalbank.com

Kdmo

⑆ 275971692⑆ ⑈03 76003855⑈ 0216

2025 REAL ESTATE PROPERTY TAX
CITY OF WEST ALLIS
FULL PAYMENT

Property Address
7708 W NATIONAL AVE

Parcel Number 4520136000
Bill Number 45254

MCCARTHY INVESTMENTS LLC
ADAM MCCARTHY
200 W MAIN ST
WAUKESHA WI 53186

FULL PAY
AMOUNT
\$30,810.36

Send Payment to:
City of West Allis Treasurer
PO Box 14248
West Allis, WI 53214



452013600000030810360





RECEIVED
FEB 02 2026
WEST ALLIS
CITY ATTORNEY

January 30, 2026

Via Hand Delivery
City of West Allis
Municipal Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: NOTICE OF CLAIM FOR EXCESSIVE ASSESSMENT (Pursuant to Wis. Stat. § 74.37)
My Client/Claimant: AM2 Real Estate LLC
Property: 1423 S. 81st St., West Allis, WI – Parcel No. 4520269000
Amount of Claim: \$4,940.00, plus statutory interest

Dear Municipal Clerk,

Enclosed for filing are a Notice of Claim for Excessive Assessment (Pursuant to Wis. Stat. § 74.37), along with the supporting documents. Please date-stamp the enclosed copy of this cover letter and return it to the courier as proof of receipt of this claim.

Should you have any questions, please contact me by phone at (414) 299-3875, x1, or by email at Patrick@RKMilwaukee.com.

Very truly yours,

RONEY & KNUPP, LLC

Patrick M. Roney, Esq.

Enclosures

Cc: AM2 Real Estate LLC

Roney & Knupp, LLC
1031 North Astor Street • Milwaukee, WI 53202
Phone (414) 299-3875
www.roneyknupp.com

CITY OF WEST ALLIS
30 JAN '26 PM 1:05

**NOTICE OF CLAIM FOR
EXCESSIVE ASSESSMENT
(Pursuant to Wis. Stat. § 74.37)**

TO: City of West Allis,
c/o Municipal Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

NOTICE IS HEREBY GIVEN to the City of West Allis, pursuant to Wis. Stat. § 74.37(2), that a claim is hereby made for damages sustained by AM2 Real Estate LLC, LLC, as a result of an excess assessment, as set forth below:

1. The name of the law firm representing the claimant, AM2 Real Estate LLC (hereinafter, the “Claimant”), is Roney & Knupp, LLC, 1031 North Astor Street, Milwaukee, Wisconsin 53202.
2. The Claimant is the owner of the property located at 1423 S. 81st St., West Allis, Wisconsin (hereinafter, the “Property”), with a Parcel Number of 4520269000.
3. The City of West Allis assessed this property for the 2025 tax year at a value of \$808,100.
4. The Claimant asserts this assessment is excessive and violates Wis. Stat. § 70.32(1). Based on the income approach and current market data, the actual fair market value of the property as of January 1, 2025, was no higher than \$585,000.
5. Attached is a report of Adam McCarthy, Broker/Owner of Smart Asset Realty, which details the analysis and calculation of the actual fair market value.

6. The Claimant appealed the 2025 assessment to the Board of Review and the Board determined that the 2025 assessments would not change. A copy of the Notice of Board of Review Determination is attached.

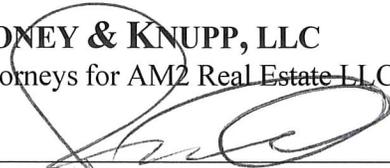
7. Claimant has timely paid the tax due and has complied with all procedures for objecting to assessments under Wis. Stat. § 70.47. A copy of the tax bill and payment receipt is attached.

8. The Claimant requests a refund of excessive taxes paid. The approximate amount of excessive tax is \$4,940.00, plus statutory interest.

Dated at Milwaukee, Wisconsin, this 29th day of January, 2026.

RONEY & KNUPP, LLC
Attorneys for AM2 Real Estate LLC

By



Patrick M. Roney
State Bar No. 1049945

Mailing Address:
1031 North Astor Street
Milwaukee, WI 53202
(414) 299-3875
patrick@rkmilwaukee.com



200 W Main St,
Waukesha, WI 53186

(262) 232-8738

Broker Opinion of Value for 1423 S 81st st Rooming House

In my professional opinion the value of this property is \$585,000. This number reflects the potential the property has, not the current state.

As you can see from the attached report, at \$585,000 value the cap rate is 3.68%. This is using the exact 2024 numbers.

If you use the correct cap rate of 10% the value would be \$215,540. 10 cap is the market rate and also the city assessors opinion as well.

Based on the correct value of the property, not even the correct value based on cap rate, the difference between the citys assessed valuation of \$808,100 and the correct value of \$585,000 would result in the overtaxed amount of \$4,940.

If you have any questions or need any more information here is my contact info:

Adam McCarthy

Broker/Owner **Smart Asset Realty**

A: 200 W. Main St Waukesha WI 53186

P: 262-232-8738 **M:** 414-732-1123

E: adam@smartassetrealty.com **W:** www.smartassetrealty.com

Broker License #- 58319-90

Property Report :

1423 s 81st st Rooming House BOV
1423 S 81st St, Milwaukee, WI 53214



Created on: **Jan 27, 2026**

Author: **Adam McCarthy**

Company: **Smart Asset Realty Inc**

Powered by
Zilculator
Real Estate Analysis

Executive Summary

1423 S 81st St, Milwaukee, WI 53214

Multifamily:

Investment strategy: Rental Property



 Purchase Price
\$ 585,000

 Rent
\$ 10,252/mo

 Monthly Cash Flow
\$ -1,305

 Cash on Cash Return
-10.01 %

Financial Analysis

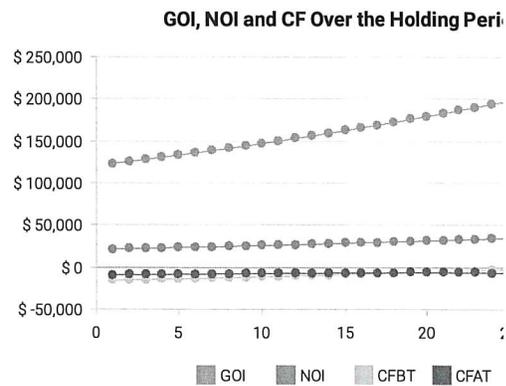
Cash on Cash Return	-10.01 %
Internal Rate of Return (IRR)	6.14 %
Capitalization Rate	3.68 %
Gross Rent Multiplier (GRM)	4.76
Debt-coverage Ratio (DCR)	0.58
Operating Expense Ratio (OER)	82.48 %

Financial Breakdown

Purchase Price	\$ 585,000
Purchase Costs	\$ 10,238
Repair/Construction Costs	\$ 0
Total Capital Needed	\$ 595,238
Financing	\$ 438,750
Total Cash Needed	\$ 156,488
Cash at Closing	\$ 150,638
Cash During Rehab	\$ 5,850

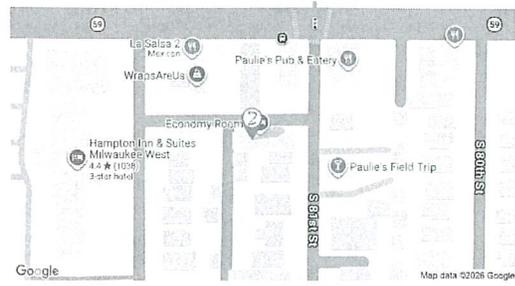
Operating Analysis

Rent	\$ 10,252/mo
Gross Operating Income (GOI)	\$ 123,024
Total Expenses	\$ 101,470
Net Operating Income (NOI)	\$ 21,554
Annual Debt Service	\$ 37,212
Cash Flow Before Taxes (CFBT)	\$ -15,658
Income Tax Liability	\$ -6,491
Cash Flow After Taxes (CFAT)	\$ -9,167



Property Description

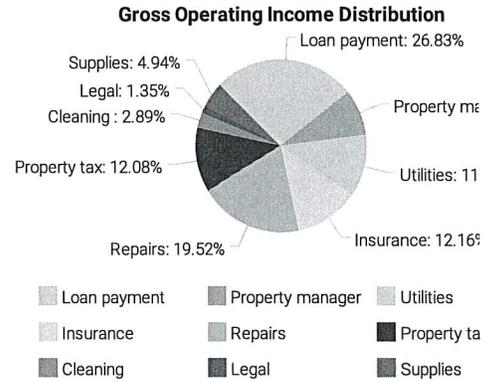
Purchase Price	\$ 585,000
Address	1423 S 81st St , Milwaukee, 53214, WI
Type	Multifamily
Number of Units	



Operating Analysis

Annual Property Operating Data

Incomes		% of GOI
Gross Scheduled Income	\$ 123,024	
Total Gross Income	\$ 123,024	
Vacancy loss	\$ 0	
Gross Operating Income	\$ 123,024	100.00 %
Expenses		
Property manager	\$ 11,906	9.68 %
Utilities	\$ 16,164	13.14 %
Insurance	\$ 16,866	13.71 %
Repairs	\$ 27,065	22.00 %
Property tax	\$ 16,747	13.61 %
Cleaning	\$ 4,007	3.26 %
Legal	\$ 1,870	1.52 %
Supplies	\$ 6,845	5.56 %
Total Expenses	\$ 101,470	82.48 %
Net Operating Income	\$ 21,554	17.52 %



Cash Flow (Year 1)

Net Operating Income	\$ 21,554	17.52 %
Annual Debt Service	\$ 37,212	30.25 %
Cash Flow Before Taxes (CFBT)	\$ -15,658	-12.73 %
Income Tax Liability	\$ -6,491	-5.28 %
Cash Flow After Taxes (CFAT)	\$ -9,167	-7.45 %

Operating Ratios

Operating Expense Ratio	82.48 %
Break-Even Ratio	112.73 %

Financial Analysis

Financial Measures

Net Present Value (NPV)	\$ 85,414
Internal Rate of Return	6.14 %
Profitability Index	1.55
Annual Depreciation	\$ 17,018

Holding period of 30 years and discount rate of 5.00% were used for calculation of NPV and IRR. The rest of the financial measures are for the 1st year only and therefore don't provide such an exact information.

Investment Return Ratios

Cash on Cash Return	-10.01 %
Return on Investment	1.21 %
Capitalization Rate	3.68 %
Gross Rental Yield	21.03 %
Gross Rent Multiplier	4.76

Financing Overview

Financing

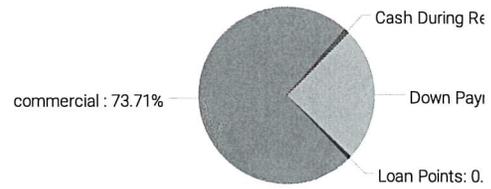
Down Payment	\$ 146,250
commercial	\$ 438,750
Loan to Value Ratio	75.00 %
Loan to Cost Ratio	75.00 %
Debt Coverage Ratio	0.58

commercial

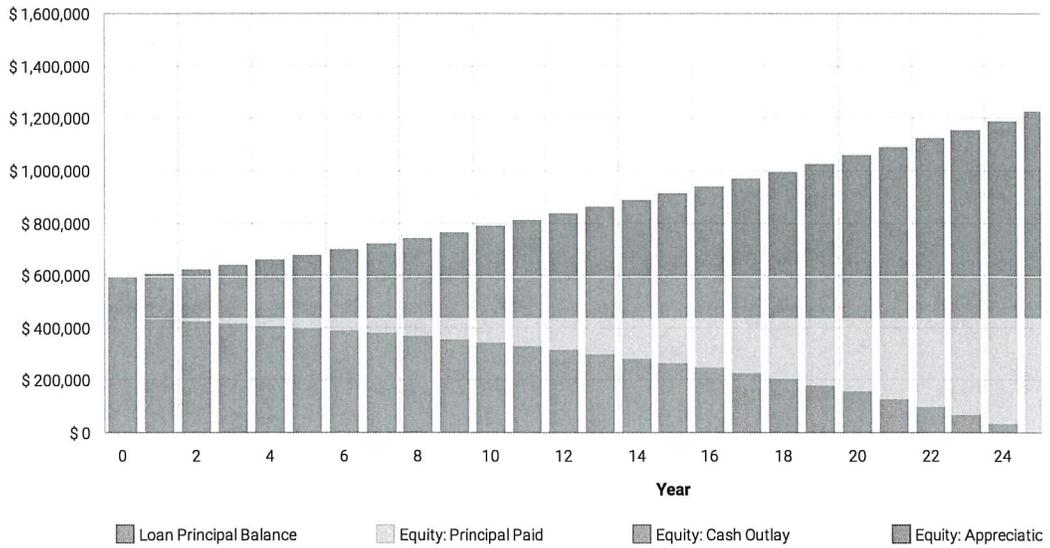
Financing of: Purchase price (\$ 585,000)

Type	Amortized
Loan Amount	\$ 438,750
Down payment (25%)	\$ 146,250
Amortization	25 years
Interest Rate	7.00 %
Monthly Payment	\$ 3,100.99

Project Costs Distribution



Cummulative Equity vs Debt



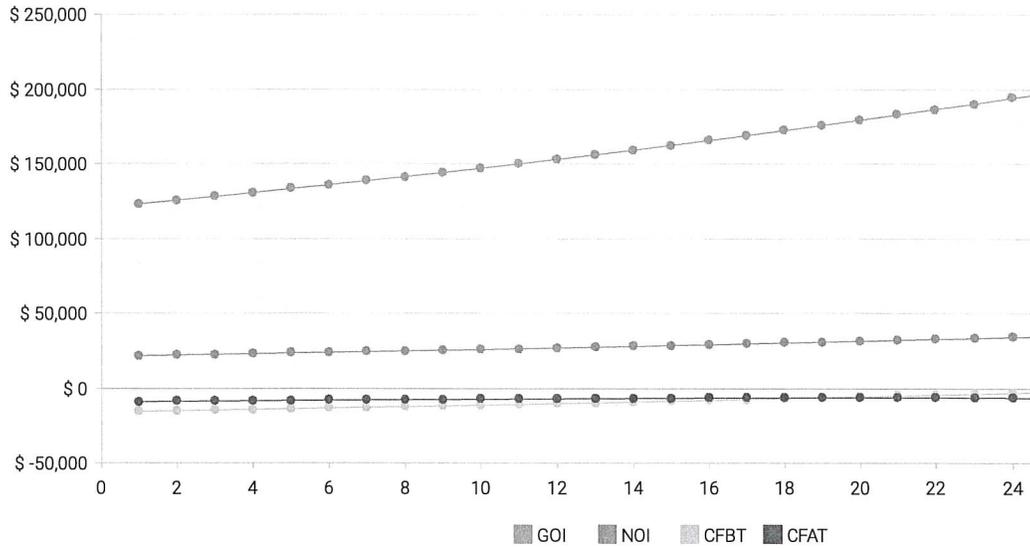
This chart shows the process of accumulation of investor's equity. There is some equity created right at the beginning with the rehab/construction and later investor's equity is rising by paying off the principal of the loan and also by appreciation over the years. All the green parts is the cumulative equity belonging to the investor and the red part belongs to the lender.

Long-term Cash Flow Forecast

Year	0	1	2	3	4	5	10	15	20	25	30
Operational Analysis											
Gross Scheduled Income	0	123,024	125,484	127,994	130,554	133,165	147,025	162,328	179,223	197,876	218,476
Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0
Gross Operating Income	0	123,024	125,484	127,994	130,554	133,165	147,025	162,328	179,223	197,876	218,476
Expenses	0	101,470	103,499	105,569	107,681	109,834	121,266	133,888	147,823	163,208	180,199
Net Operating Income	0	21,554	21,985	22,425	22,873	23,331	25,759	28,440	31,400	34,668	38,277
Loan Payment	0	37,212	37,212	37,212	37,212	37,212	37,212	37,212	37,212	37,212	37,212
Payment Interest Part	0	30,500	30,015	29,494	28,936	28,338	24,632	19,379	11,931	1,373	0
Payment Principal Part	0	6,712	7,197	7,718	8,275	8,874	12,580	17,833	25,281	35,839	0
Cash Flow											
Repairs/Construction	0	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Taxes	-156,488	-15,658	-15,227	-14,787	-14,339	-13,881	-11,453	-8,772	-5,812	-2,544	38,277
Depreciation	0	17,018	17,018	17,018	17,018	17,018	17,018	17,018	17,018	17,018	17,018
Taxes	0	-6,491	-6,262	-6,022	-5,770	-5,506	-3,973	-1,989	613	4,069	5,318
Cash Flow After Taxes	-156,488	-9,167	-8,965	-8,765	-8,568	-8,375	-7,480	-6,783	-6,425	-6,613	32,966

Note: All amounts in the table above are in \$

GOI, NOI and CF Over the Holding Period



Resale Analysis

Resale Price Evaluation Methods

The property is sold after 30 years. Below is the resale price calculated using different methods.

Appreciation (3.00%)	\$ 1,419,949
Cap Rate (3.68%) & NOI	\$ 1,040,123
Gross Rent Multiplier	\$ 1,039,924

Sale Proceeds

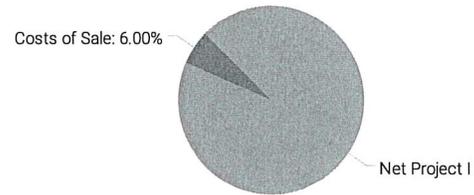
Projected Selling Price	\$ 1,419,949
Costs of Sale (6.00%)	\$ 85,197
Net Sale Proceeds Before Tax	\$ 1,334,752

In the resale analysis we do not include any calculation for taxes that might be owed on sale of the property. The tax laws for the resale are rather complex and subjected to frequent changes.

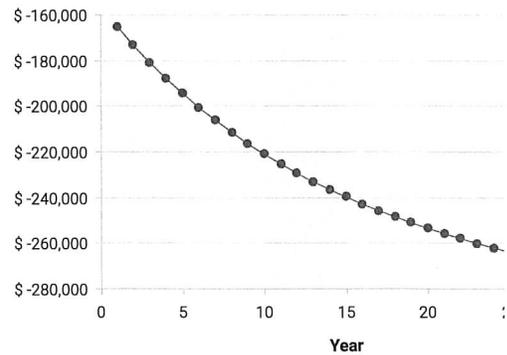
Net Assets and Yield

Net Assets	
Sale Proceeds Before Tax	\$ 1,334,752
Investor Cash Outlay	\$ 156,488
Net Assets	\$ 1,178,264
Average Yield	
Annual Net Assets	\$ 39,275
Average Cash Flow (After Taxes)	\$ -1,898
Average Annual Gain (After Taxes)	\$ 37,378
Average Annual Yield (After Taxes)	6.39 %

Resale Price Distribution



Optimal Holding Period based on NP



This chart shows Net Present Value (NPV) when property is sold in various years, i.e. when sold in 5th year, the NPV is calculated from 5 years of Cash Flow (including the selling price) and this NPV is displayed in year 5. Optimal holding period can be estimated, using this method - when NPV is the highest. Please note that appreciation growth can change these numbers greatly. It sometimes makes sense to sell the property even before the end of the mortgage term.

Photos



Cash Flow - 12 Month

Smart Asset Management LLC

Properties: 1423 S 81st St - 35 Unit - 1423 S 81st St West Allis, WI 53214

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	9,349.50	10,151.00	10,008.00	10,331.00	10,214.00	10,163.00	9,740.00	11,020.00	10,849.00	10,648.00	10,351.00	10,210.00	123,034.50
Total RENTS	<u>9,349.50</u>	<u>10,151.00</u>	<u>10,008.00</u>	<u>10,331.00</u>	<u>10,214.00</u>	<u>10,163.00</u>	<u>9,740.00</u>	<u>11,020.00</u>	<u>10,849.00</u>	<u>10,648.00</u>	<u>10,351.00</u>	<u>10,210.00</u>	<u>123,034.50</u>
FEES													
Application Fee Income	30.00	-30.00	0.00	0.00	0.00	0.00	30.00	-30.00	0.00	0.00	0.00	0.00	0.00
Total FEES	<u>30.00</u>	<u>-30.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30.00</u>	<u>-30.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Laundry Income	55.32	19.32	22.89	25.99	27.95	29.79	33.35	24.61	28.29	38.53	46.45	30.48	382.97
Total Operating Income	<u>9,434.82</u>	<u>10,140.32</u>	<u>10,030.89</u>	<u>10,356.99</u>	<u>10,241.95</u>	<u>10,192.79</u>	<u>9,803.35</u>	<u>11,014.61</u>	<u>10,877.29</u>	<u>10,686.53</u>	<u>10,397.45</u>	<u>10,240.48</u>	<u>123,417.47</u>
Expense													
CLEANING AND MAINTENANCE													
General Labor	0.00	0.00	0.00	71.00	220.00	0.00	450.00	165.00	0.00	0.00	123.75	0.00	1,029.75
Show Removal	412.62	302.62	302.62	302.62	72.00	72.00	72.00	72.00	72.00	72.00	0.00	0.00	1,752.48
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	60.00	0.00	0.00	780.00	0.00	0.00	385.00	0.00	1,225.00
Total CLEANING AND MAINTENANCE	<u>412.62</u>	<u>302.62</u>	<u>302.62</u>	<u>373.62</u>	<u>352.00</u>	<u>72.00</u>	<u>522.00</u>	<u>1,017.00</u>	<u>72.00</u>	<u>72.00</u>	<u>508.75</u>	<u>0.00</u>	<u>4,007.23</u>
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	0.00	0.00	0.00	0.00	0.00	495.00	265.00	0.00	0.00	760.00	0.00	0.00	1,520.00
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	350.00
Total LEGAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>495.00</u>	<u>265.00</u>	<u>0.00</u>	<u>0.00</u>	<u>760.00</u>	<u>350.00</u>	<u>0.00</u>	<u>1,870.00</u>

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
AND OTHER PROFESSIONAL FEES													
Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
MANAGEMENT FEES													
Commissions/Placement Fee's	600.00	300.00	900.00	600.00	0.00	300.00	0.00	600.00	300.00	600.00	0.00	300.00	4,500.00
Management fees	560.97	609.06	599.28	621.06	612.84	609.78	584.40	639.30	672.84	638.88	621.06	637.50	7,406.97
Total MANAGEMENT FEES	1,160.97	909.06	1,499.28	1,221.06	612.84	909.78	584.40	1,239.30	972.84	1,238.88	621.06	937.50	11,906.97
REPAIRS													
Fire & Life Safety Repairs/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,392.70	0.00	0.00	1,392.70
Unit Turn	615.00	690.00	0.00	2,235.00	0.00	0.00	0.00	0.00	522.00	0.00	374.00	373.11	4,809.11
Plumbing	0.00	1,151.70	0.00	259.70	0.00	0.00	316.00	0.00	0.00	0.00	0.00	317.36	2,044.76
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	2,530.08	0.00	0.00	253.52	0.00	0.00	0.00	0.00	394.34	3,177.94
Roof Repair	0.00	0.00	0.00	0.00	0.00	1,747.90	0.00	0.00	0.00	0.00	0.00	0.00	1,747.90
General Carpentry	0.00	0.00	0.00	0.00	3,549.25	131.05	55.20	0.00	21.50	50.00	70.00	0.00	3,877.00
Pest/Bugs	319.00	0.00	638.00	319.00	319.00	348.00	348.00	348.00	1,236.00	1,521.00	3,080.00	1,540.00	10,016.00
Total REPAIRS	934.00	1,841.70	638.00	5,343.78	3,868.25	2,226.95	972.72	348.00	1,779.50	2,963.70	3,524.00	2,624.81	27,065.41
Supplies/materials	151.00	80.53	125.14	0.00	5,393.68	45.00	154.50	35.14	152.05	42.00	403.83	263.05	6,845.92
TAXES													
Property Tax	324.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.09
Property Registration	0.00	0.00	26.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00
Total TAXES	324.09	0.00	26.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.09
UTILITIES													
Electricity	1,201.43	1,549.34	1,342.39	1,307.38	1,175.56	708.95	647.02	833.65	780.33	790.76	796.08	1,131.02	12,263.91
Water	591.86	0.00	0.00	737.13	0.00	0.00	879.69	0.00	0.00	599.84	0.00	0.00	2,808.52
Garbage and	91.03	91.03	91.03	91.03	91.03	91.03	91.03	91.03	91.03	91.03	91.03	91.03	1,092.36

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Recycling													
Total UTILITIES	1,884.32	1,640.37	1,433.42	2,135.54	1,266.59	799.98	1,617.74	924.68	871.36	1,481.63	887.11	1,222.05	16,164.79
OTHER													
License/Permits	0.00	0.00	57.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.63
Total OTHER	0.00	0.00	57.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.63
Total Operating Expense	4,867.00	4,774.28	4,082.09	9,074.00	11,493.36	4,548.71	4,116.36	3,564.12	3,847.75	6,558.21	6,304.75	5,047.41	68,278.04
NOI - Net Operating Income	4,567.82	5,366.04	5,948.80	1,282.99	-1,251.41	5,644.08	5,686.99	7,450.49	7,029.54	4,128.32	4,092.70	5,193.07	55,139.43
Total Income	9,434.82	10,140.32	10,030.89	10,356.99	10,241.95	10,192.79	9,803.35	11,014.61	10,877.29	10,686.53	10,397.45	10,240.48	123,417.47
Total Expense	4,867.00	4,774.28	4,082.09	9,074.00	11,493.36	4,548.71	4,116.36	3,564.12	3,847.75	6,558.21	6,304.75	5,047.41	68,278.04
Net Income	4,567.82	5,366.04	5,948.80	1,282.99	-1,251.41	5,644.08	5,686.99	7,450.49	7,029.54	4,128.32	4,092.70	5,193.07	55,139.43
Other Items													
Accounts Receivable	0.00	0.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	4,150.00
Owner Held Security Deposits	0.00	100.00	200.00	200.00	0.00	-200.00	0.00	200.00	0.00	400.00	-200.00	0.00	700.00
Prepaid Rent	355.50	650.00	337.00	104.00	-817.00	-720.00	440.00	-49.00	495.00	-269.00	30.00	16.00	572.50
Owner Distribution	0.00	0.00	-5,327.54	-1,541.99	0.00	-6,000.00	-5,470.66	-7,730.49	-7,809.54	-4,943.32	-4,307.70	0.00	-43,131.24
Net Other Items	355.50	750.00	-4,375.54	-822.99	-402.00	-6,505.00	-4,615.66	-7,164.49	-6,899.54	-4,397.32	-4,062.70	431.00	-37,708.74
Cash Flow	4,923.32	6,116.04	1,573.26	460.00	-1,653.41	-860.92	1,071.33	286.00	130.00	-269.00	30.00	5,624.07	17,430.69
Beginning Cash	-9,561.12	-4,637.80	1,478.24	3,051.50	3,511.50	1,858.09	997.17	2,068.50	2,354.50	2,484.50	2,215.50	2,245.50	-9,561.12
Beginning Cash + Cash Flow	-4,637.80	1,478.24	3,051.50	3,511.50	1,858.09	997.17	2,068.50	2,354.50	2,484.50	2,215.50	2,245.50	7,869.57	7,869.57
Actual Ending Cash	-4,637.80	1,478.24	3,051.50	3,511.50	1,858.09	997.17	2,068.50	2,354.50	2,484.50	2,215.50	2,245.50	7,869.57	7,869.57

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2025 as finalized by the Board of Review (BOR) is listed below.

Property owner

AM2 REAL ESTATE LLC DBA STATE FAIR BUNKS
 ATTN ADAM MCCARTHY
 200 W MAIN ST
 WAUKESHA WI 53186

General information

Date issued 06/17/2025
 Parcel no. 452-0269-000
 Address 1423 S 81st Street
 Legal description STATE AVENUE LAND CO SUB LOT
 5 EX PT FOR ALLEY & LOT 6 BLK 2

Town Village City

Municipality West Allis

Assessment information

20 <u>25</u> Original Assessment		20 <u>25</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 54,700	Land	\$ 54,700
Improvements	\$ 753,400	Improvements	\$ 753,400
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 808,100	Total all property	\$ 808,100

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

CITY OF WEST ALLIS TREASURER
 7525 W GREENFIELD AVE
 WEST ALLIS WI 53214

STATE OF WISCONSIN
 2025 REAL ESTATE PROPERTY TAX
 CITY OF WEST ALLIS
 MILWAUKEE COUNTY

Parcel Number: 4520269000

Bill No: 45380

Full Payment of: \$18,161.78
 or First Installment of: \$6,399.42
 Due on or Before: January 31, 2026
 Make Check Payable to: CITY OF WEST ALLIS

4520269000 006520
 AM2 REAL ESTATE, LLC
 ADAM MCCARTHY
 200 W MAIN ST
 WAUKESHA WI 53186



452026900000018161785

PLEASE USE COUPONS WITH YOUR PAYMENTS

CITY OF WEST ALLIS STATE OF WISCONSIN 2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Lottery Credit)
54,700	753,400	808,100	85.87%		.022144991
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		School taxes reduced by school levy tax credit
63,700	877,400	941,100			1179.14
2024		2025		2024	2025
Est. State Aids		Est. State Aids		Net Tax	Net Tax
Allocated Tax District		Allocated Tax District			% Tax Change
WEST ALLIS/W MIL SCH	62,095,189	63,127,259	4,936.72	6,282.54	27.3
CITY OF WEST ALLIS	13,168,178	13,517,986	6,753.47	6,922.78	2.5
MILWAUKEE COUNTY	4,311,179	4,223,819	2,898.19	2,868.27	-1.0
MMSD			1,141.21	1,125.53	-1.4
MATC	4,504,366	4,256,920	738.56	696.25	-5.7
Total	84,078,912	85,125,984	16,468.15	17,895.37	8.7
		First Dollar Credit	60.16	73.59	22.3
		Lottery and Gaming Credit			
		Net Property Tax	16,407.99	17,821.78	8.6

IMPORTANT: Correspondence should refer to PARCEL
 See reverse side for more information.

1423 S 81 ST
 04-06N-21E Acres: 0.151
 STATE AVENUE LAND CO SUB LOT 6
 EX PT FOR ALLEY & LOT 8 BLK 2

Full Payment Due On or Before January 31, 2026 \$18,161.78
First Installment Due On or Before January 31, 2026 \$6,399.42
Second Installment Due On or Before March 31, 2026 \$5,881.18
Third Installment Due On or Before May 31, 2026 \$5,881.18

O T H E R	FIRE INSPECTION FEE	340.00
	TOTAL DUE FOR FULL PAYMENT	
	PAY BY January 31, 2026	
	\$18,161.78	
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay ontime. See Reverse.		

FOR INFORMATIONAL PURPOSES ONLY - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WEST ALLIS/W MIL SCH	2682004.85	382.13	2040

THE BACK OF THIS CHECK CONTAINS A SECURITY FEATURE. PLEASE VERIFY THE SECURITY FEATURE IS WORKING AT ALL TIMES TO PROTECT YOUR ACCOUNT.

WATERSTONE BANK, SSB
11200 W PLANK COURT
WAUWATOSA WI 53226

12-05-25

TO: 275071770
02829
00012007614
TAX ID: 452 0269 000

PAY SIXTEEN THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 99/100 DOLLARS***

\$16,747.99

TO THE ORDER OF CITY OF WEST ALLIS AND
AM2 REAL ESTATE LLC
200 W MAIN ST
WAUKESHA WI 53186-4604

Doug Gordon



⑈0092829⑈

⑆275071770⑆

572027985⑈

Smart Asset Management 79-7169/2759 10215
200 W. MAIN ST
Waukesha WI 53186
262-232-8738
DATE 12/02/25

SMART ASSET REALTY
PAY TO THE ORDER OF City of West Allis \$1,413.79
one thousand four hundred thirteen and 79/100 DOLLARS

FIRST FEDERAL BANK P.O. Box 1198
Waukesha, WI 53187-1198
www.firstfedwaukesha.com
MEMO Kdmo

⑆275971692⑆ ⑈03 76003855⑈ 0215

2025 REAL ESTATE PROPERTY TAX
CITY OF WEST ALLIS
FULL PAYMENT

Property Address
1423 S B1 ST

Parcel Number
4520269000

Bill Number
45380

Send Payment to:
City of West Allis Treasurer
PO Box 14248
West Allis, WI 53214

FULL PAY
AMOUNT
\$18,161.78

AM2 REAL ESTATE, LLC
ADAM MCCARTHY
200 W MAIN ST
WAUKESHA WI 53186



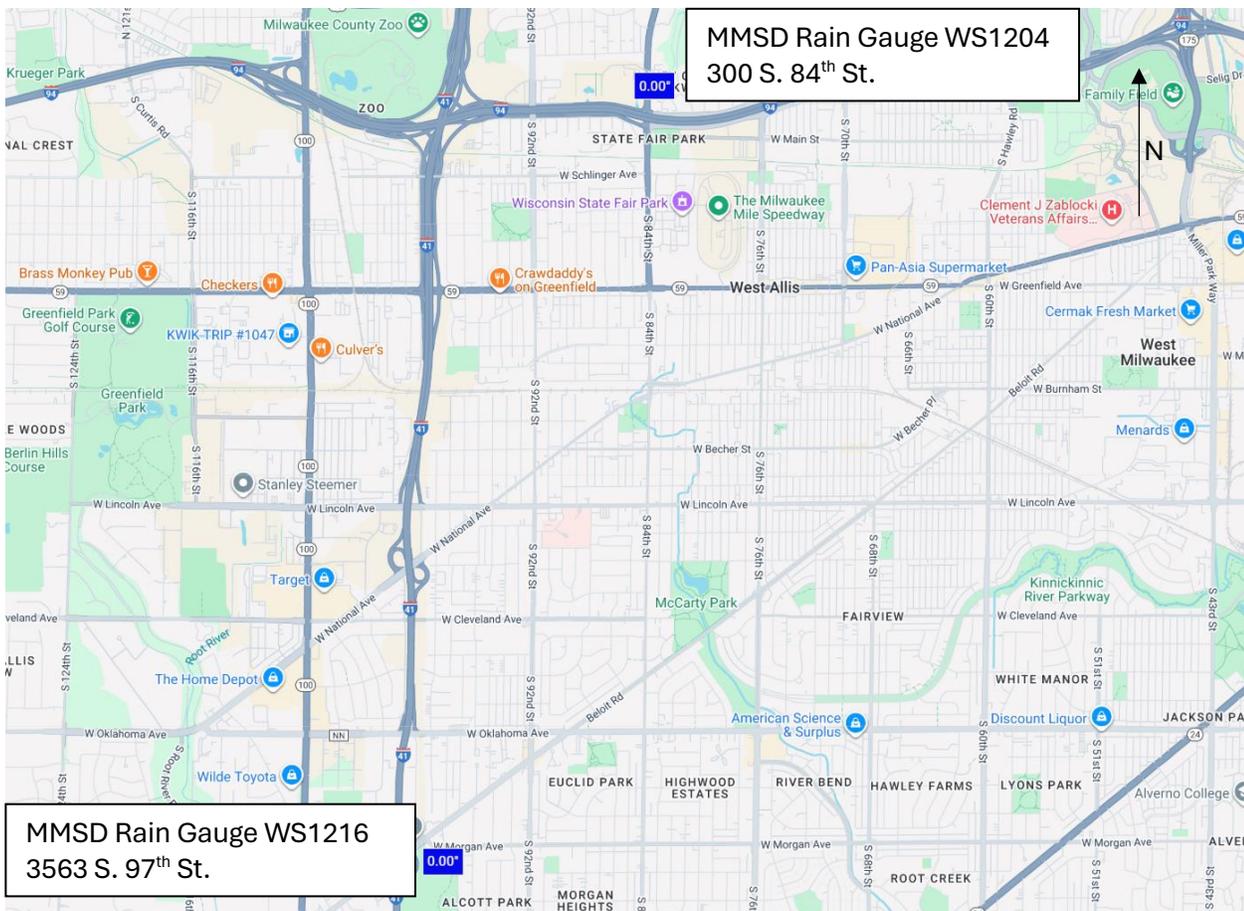
452026900000018161785

Mayor and Alderpersons:

This report is intended to provide information about the flooding event that took place on August 9 and August 10, 2025. Since the flooding event, the Engineering Department has been analyzing data that has been collected on flooding locations, rain gauges, and flow monitoring sites to try to understand how the City systems responded during the flooding. In addition, we have done a very high-level analysis of main pipe sizes to convey a storm of this magnitude and the costs associated with those pipes. Our conclusions are as follows.

OVERVIEW OF AUGUST RAINFALL DATA

On August 9, 2025, rain was predicted for the southeast region of Wisconsin. Intense rainfall began at approximately 7:30pm in West Allis and its surrounding communities. After only one-hour, local MMSD rain gauges had already measured between 2.15 and 2.51 inches of rain. This equates to 1.34 and 1.56 gallons per minute (based upon one inch of rain over one square foot in one hour). Below are the locations of the MMSD rain gauges that were used for the rain data.



This burst of rain immediately began to cause localized flooding as catch basins and storm sewers are not designed to carry this much rain in such a short time. There were several waves of heavy rainfall. Based upon the data from the MMSD rain gauges, this is the summary of rain that fell around West Allis by hour. Note: There could be areas where there were heavier rainfalls.

		WS1204/ 300 s 84th north of State Fair Park	WS1216/ 3563 s 97th near Alcott Park		WS1204/ 300 s 84th north of State Fair Park	WS1216/ 3563 s 97th near Alcott Park
Timestamp		Rainfall in Gauge			Rainfall by Hour	
Aug 9, 2025, 7:00PM		0.00	0.00			
Aug 9, 2025, 7:30PM		0.00	0.12			
Aug 9, 2025, 8:00PM		0.67	1.50		0.67	1.50
Aug 9, 2025, 9:00PM		2.69	3.01		2.02	1.51
Aug 9, 2025, 10:00PM		2.91	3.18		0.22	0.17
Aug 9, 2025, 11:00PM		3.77	4.76		0.86	1.58
Aug 10, 2025, 12:00AM	Midnight. Gauge reset	5.53	6.53		1.76	1.77
Aug 10, 2025, 1:00AM		0.55	1.51		0.55	1.51
Aug 10, 2025, 2:00AM		0.73	2.09		0.18	0.58
Aug 10, 2025, 3:00AM		1.57	2.91		0.84	0.82
Aug 10, 2025, 4:00AM		1.57	2.91		0.00	0.00
Aug 10, 2025, 5:00AM		1.58	2.92		0.01	0.01
Aug 10, 2025, 6:00AM		1.58	2.92		0.00	0.00
Aug 10, 2025, 7:00AM		1.98	3.07		0.40	0.15
Aug 10, 2025, 8:00AM		2.31	3.12		0.33	0.05
Aug 10, 2025, 9:00AM		2.31	3.12		0.00	0.00
Aug 10, 2025, 10:00AM		2.31	3.12		0.00	0.00
Aug 10, 2025, 11:00AM		2.32	3.12		0.01	0.00
Aug 10, 2025, 12:00PM		2.32	3.13		0.00	0.01
Aug 10, 2025, 1:00PM		2.46	3.25		0.14	0.12
Aug 10, 2025, 2:00PM		2.52	3.30		0.06	0.05
Aug 10, 2025, 2:30PM		2.52	3.30		0.00	0.00
Total for each Gauge		8.05	9.83			
Average of 2 Gauges	8.94					

The largest hourly rainfall was between 7:35pm and 8:35pm on August 9, 2025.

	WS1204/ 300 s 84th north of State Fair Park	WS1216/ 3563 s 97th near Alcott Park		WS1204/ 300 s 84th north of State Fair Park	WS1216/ 3563 s 97th near Alcott Park
Timestamp	Rainfall in Gauge			Largest hourly rainfall	
Aug 9, 2025, 7:35PM	0.01	0.35			
Aug 9, 2025, 8:00PM	0.67	1.50			
Aug 9, 2025, 8:35PM	2.16	2.86		2.15	2.51

Rainfall events are categorized by the amount of rain that falls during a specific time period. Often these events are called a 10-year storm or a 100-year storm. Many people believe this means that a storm with that amount of rainfall will occur once every 100 years. This is somewhat correct provided that each day is a new 100 years. These terms were developed as a way to describe the probability of a rain event occurring. It has gone full circle and now has gone back to describing rain events with the percentage of probability that a storm of that size will occur. A 100-year storm has a 1% chance of occurring every year. A 10-year storm has a 10% chance of occurring every year. The August 9-10 storm has been classified as a 1000-year storm meaning it has a 0.1% chance of happening every year. The National Oceanic and Atmospheric Administration (NOAA) has stated that the August 9-10, 2025 storms broke previous Wisconsin state records for total amounts of rainfall.

WEST ALLIS STORM SEWER DESIGN

The City of West Allis has a standard for the design of the storm sewer system. The storm sewer system is designed for a 5-year storm. A 5-year storm means that there is a 20% chance that a storm of this size will occur each year. This size storm is 1.61 inches of rain in one hour which when calculated over one square foot of pavement equates to 1 gallon per minute of rain. Because the frequency of the 5-year storm is more than the 100-year storm but less rain per hour, it is a typical amount of rain that can fall 20% of the time in a given year. That is why West Allis uses it as our design standard. Other communities use the 10-year storm. Almost no communities use the 100-year storm. To demonstrate how rare a 1000-year storm is, the Southeast Wisconsin Regional Planning Commission (SEWRPC) does not provide design parameters for the 1000-year storm.

Storm sewers are designed based on areas that flow by gravity to specifically designed low points. Often these engineered low points coincide with naturally created low points. In fact, engineers try to use the natural topography to design roads and sewers whenever possible.

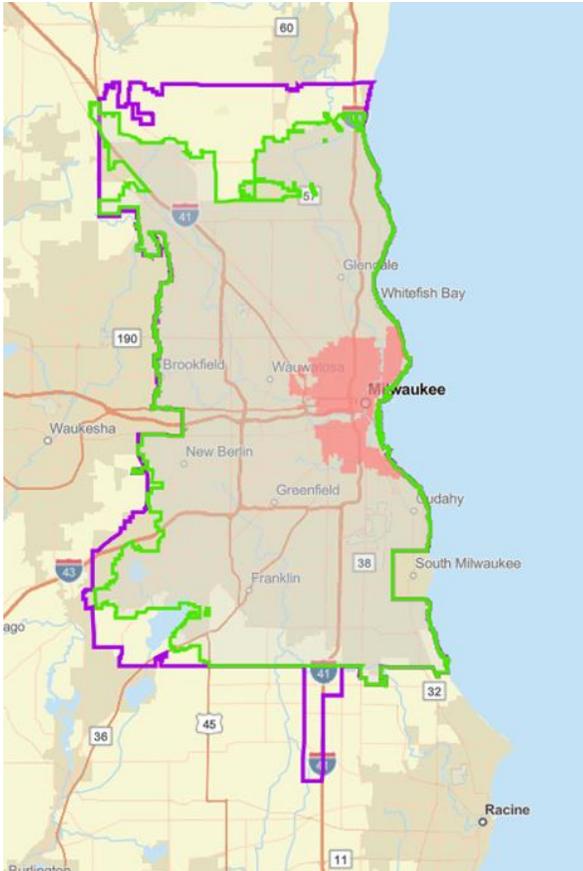
To calculate the capacity and size needed for a storm sewer, the amount of land that will drain to a storm sewer is quantified in acres. Then, a coefficient is applied to that area based on the characteristics of the area such as the amount of pavement and grass or the zoning of the lands. This determines how much stormwater will run overland via streets, sidewalks, and yards into the catch basins which connect to the storm sewers. The more pavement or higher coefficient, the more stormwater runs off (overland). The lower the coefficient, the more stormwater soaks into the ground before running off. Examples of this would be a field or large grass area.

Once the coefficient has been applied to the acreage, then the rainfall intensity is applied. Rainfall intensity is the inches/hour of rain. The rainfall intensity is calculated from formulas provided by SEWRPC. For the 5-year storm, it is that 1.61 inches/hour discussed previously. Multiplied all together, we get the volume of stormwater that the storm sewer needs to hold and convey in cubic feet per second. $Q=CIA$.

There are tables that tell engineers how much water a storm sewer can hold at a specific slope. Slope is important because the steeper the slope, the faster the stormwater runs, the more stormwater can be conveyed in a smaller diameter pipe. Based on the slope of the pipe, and the amount of stormwater needed to be conveyed, engineers are able to determine which size pipe works for that area.

The larger the design storm, the larger the storm sewers need to be to convey the larger amounts of rain. Larger pipes may not be able to be used however, due to the receiving pipe or stream may not have capacity for the stormwater trying to be conveyed.

RIVER AND CREEK JURISDICTION



Source: MMSD Website

The Milwaukee Metropolitan Sewerage District (MMSD) is the unit of government responsible for the flood management of rivers and creeks in its sewerage treatment area. This is mainly Milwaukee County; however, it does stretch out into Waukesha County, up into Ozaukee County, and down into Racine County.

MMSD has been working throughout their boundary on flood management projects. They are currently working on a mitigation project at McCarty Park to provide an overflow around the grate should it become completely blocked. This overflow goes back into Honey Creek downstream of the grate.

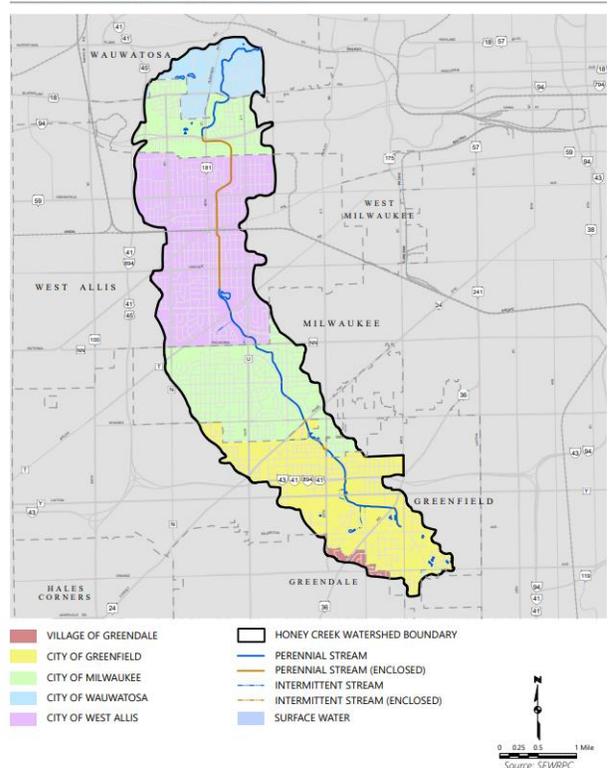
None of the stormwater from West Allis goes into the deep tunnel. West Allis has a separated sewer system. Only sanitary sewer flow goes into the deep tunnel. If the deep tunnel is closed, the interceptor pipes become full which then backs up into the local systems. But no stormwater from West Allis goes into the deep tunnel.

HONEY CREEK

Honey Creek travels through several communities. It originates in the City of Greenfield. It then heads north through the City of Milwaukee. Honey Creek continues until approximately W. Arthur Avenue at the north end of McCarty park where it enters the twin box storm sewer underground. From there, it continues north until it reaches the north side of I94 in the City of Milwaukee. There enters the City of Wauwatosa, ultimately connecting to the Menomonee River.

Honey Creek was an open-ditch creek until the mid-1960s. MMSD enclosed it with a twin box storm sewer (some call it a culvert). The design storm for the twin box sewer was the 100-year storm. MMSD has an easement for the sewer through many private properties. Portions of the West Allis storm sewer system are designed to drain into the Honey Creek twin box sewer system.

Map 1.1
Civil Divisions Within the Honey Creek Watershed



Source: SEWRPC Website.

HONEY CREEK FLOODING

As was described previously, the West Allis storm sewer system in the Honey Creek area drains into the twin box sewer. It does this through catch basins in the streets, alleys and in the back and side yards of many homes along Honey Creek.

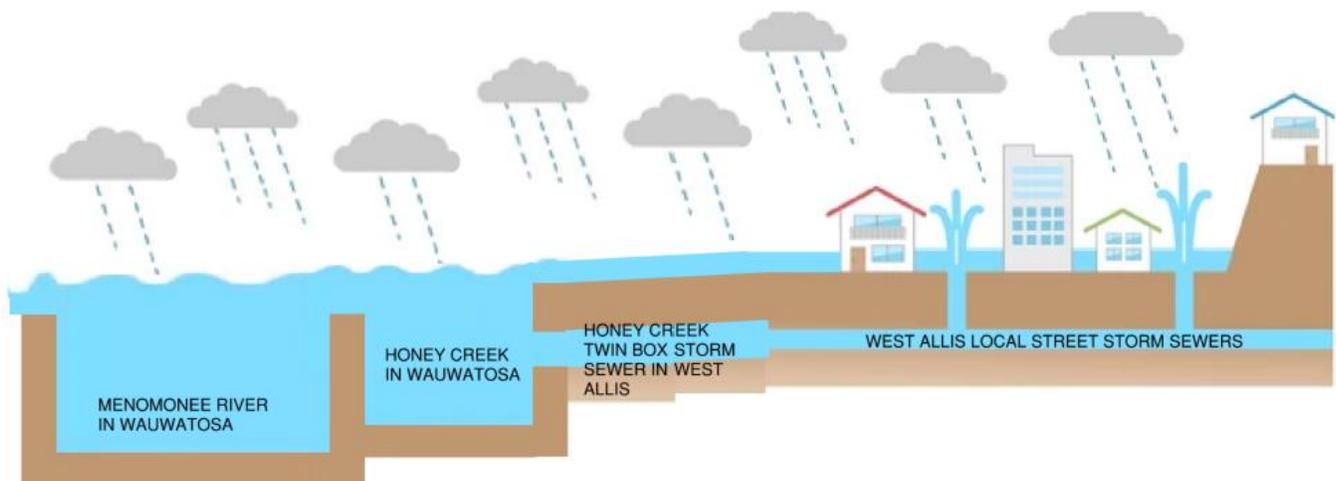
The region had seen rain earlier in the evening. The northwest portion of the area which drains to the Menomonee River (Menomonee Falls, and northwest Milwaukee) had rain start around 4:30pm. This started increasing the level of the Menomonee River. Honey Creek is connected to the Menomonee River. So, when the rain started in West Allis and south of West Allis, Honey Creek was already getting backed up by the Menomonee River. This left less room for the rain runoff from the West Allis storm sewers to go into Honey Creek.

The rain then began to fall in and around West Allis. The entire Milwaukee County area is an area that is largely urbanized and covered with homes, sidewalks, parking lots, and driveways. This means the rain runoff reached the storm sewers quickly. As the event continued, the grate at McCarty Park became covered with debris as did many street catch basins. The rain runoff continued to enter into the Honey Creek sewer and West Allis storm sewers through the debris until the storm sewers were full of rainwater or the runoff could not get through the debris blocking the catch basins and McCarty Park grate. Once the sewers were full of rainwater, the runoff backed up and came out of the catch basins and manhole lids in the area. It also backed up into storm sewer laterals from private properties impacting sump pumps. Then the stormwater in the McCarty Park pond rose, over topped the grate at W. Arthur Avenue and continued down the streets.

The rain continued to fall over the entire region increasing the levels of the Menomonee River to a point where Honey Creek could not push water into the Menomonee River; the Menomonee River was backing up into Honey Creek which then caused even more back up in West Allis.

Already at capacity, the additional rainfall could not enter the storm sewer system or stay within the storm sewer pipes so it ran overland. As it did this, the runoff encountered buildings which acted like dams until the water could find a path around or through the structure. As stormwater ran around the structures, some erosion occurred due to the turbulence and velocity of the runoff. If the stormwater could not go around the structures, it could build up against structures which would put additional pressure on that structure. Stormwater would also leak in through gaps in windows and walls causing flooding in the structure.

HONEY CREEK FLOODING DIAGRAM



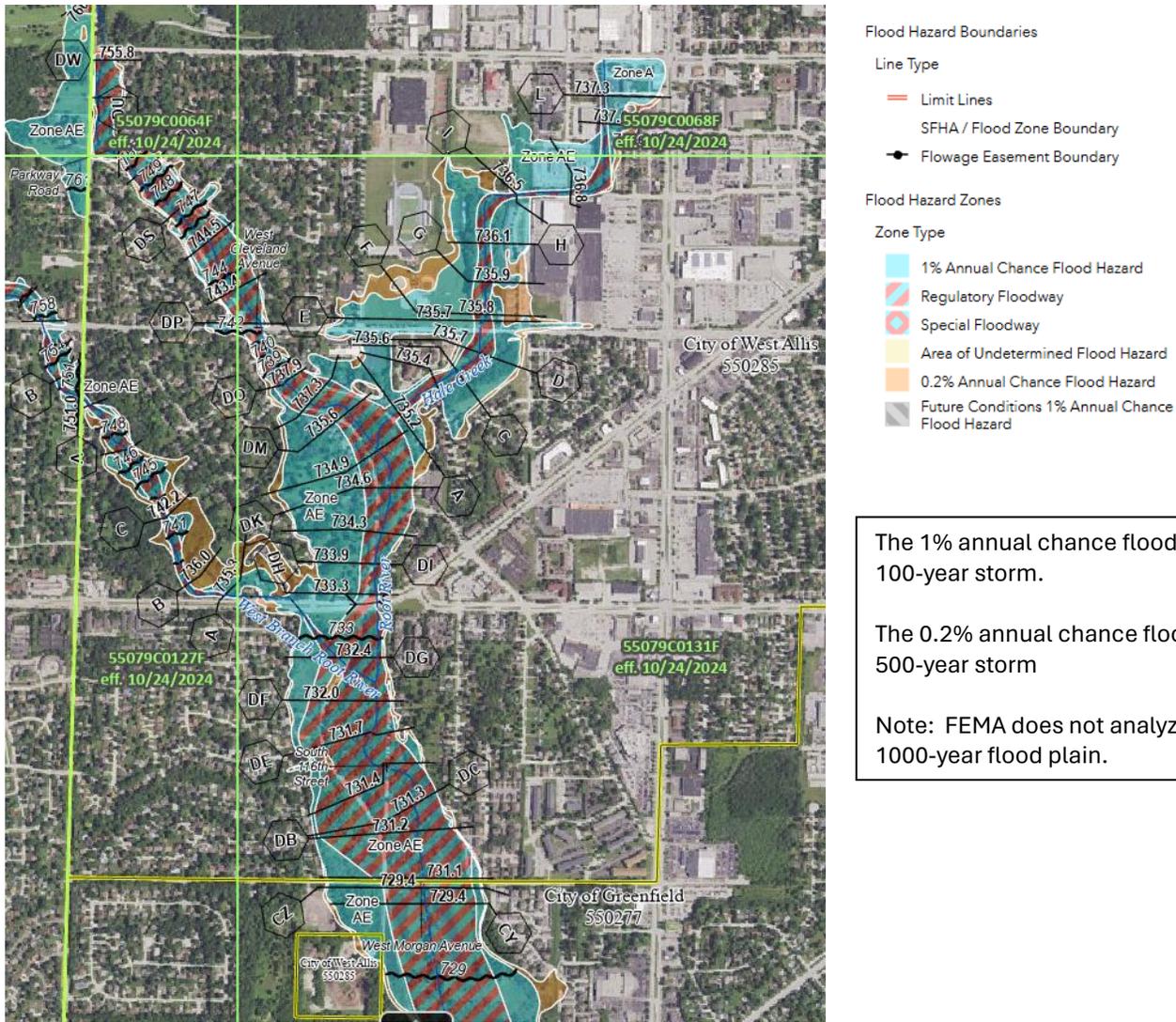
Source: AdobeStock/#458671908, edited by West Allis Engineering Dept.

ROOT RIVER FLOODING

The area around Root River had a similar experience including Hale Creek. As the Root River watershed received rain and its level rose, Hale Creek also backed up. Both received the maximum amount of storm water, so they backed up into the West Allis storm sewer system impacting streets and homes.

Also, like with Honey Creek, debris traveled downstream creating local blockages not only in the Root River itself, but at bridges spanning over the Root River and Hale Creek. These blockages restricted flow in both the river and creek adding to the backups and overtopping of the banks.

The Root River, unlike Honey Creek, is in a flood plain.



The 1% annual chance flood hazard is the 100-year storm.

The 0.2% annual chance flood hazard is the 500-year storm

Note: FEMA does not analyze or map the 1000-year flood plain.

Source: FEMA's National Flood Hazard Layer (NFHL) Viewer Website

FLOODING IMPACTS

There were reports from all around the City inside and outside these 2 primary areas of flooding. Private properties were impacted the most. The damages ranged from water in the basement damaging carpets to basement wall collapses. These damages, no matter how small they sound, are incredibly impactful to the private property owner.

There also were impacts to public property. Fire Station 2 roof leaked, the new DPW facility had a sinkhole in the gravel near the foundation, and the City's storm and sanitary sewer systems experienced damage to catch basins, manholes and pipes. There was some minor erosion around the bridge abutments where Root River goes under W. Lincoln Avenue near S. 124th Street.

Due to the amount of stormwater in these two areas, the City let an emergency televising contract for both the sanitary sewer and storm sewer systems to determine if there was any underground structural damages. In the sanitary sewer system, there are 2 spot repairs that are needed. In the storm sewer system, there are 4 flood related spot repairs needed. We have added them to existing contracts to have them fixed as soon as possible, if they have not already been addressed by DPW.

ANALYSIS

Flooding events due to large rainfall events can be impactful to individuals and communities. Often, residents want to know what caused the flooding and what the community is going to do to prevent similar flooding from happening in the future. West Allis residents have the same questions and expectations.

Flood mitigation is a complex puzzle to solve. Engineers can design pipes to carry lots of rainwater, but there is a cost for those large pipes. Also, since weather is often unpredictable, there is always a probability of a storm event larger than what the engineers design the storm sewer system for. Typically, communities consider the storm event that is best for their community to design for and set that as the design standard. In the southeast region, a typical design storm for storm sewer pipe is a 5-year or 10-year design storm. This is based on the probabilities that a 5-year and 10-year storm occur more frequently than the larger 50-year or 100-year storms. This design philosophy has the community's storm sewer system containing the majority of storm events. West Allis uses a 5-year storm event to design the storm sewer system.

The Engineering Department did an extremely high-level study to find the pipe sizes and cost of those pipe sizes to see what would be needed to convey the 1000-year storm. Please note that the costs only include the cost of the storm sewer pipe, manholes, junction boxes and catch basins. It does not include the cost of relocating other existing utilities and their laterals; excavation; backfill; pavement, sidewalks, tree, and turf replacements; or possible easements that might be needed for larger pipes. It also presumes that the storm sewers can physically connect to the Honey Creek twin box sewer and that the twin box sewer has capacity for the stormwater.

Pipe sizes range from 15 inches (1.25 feet) in diameter to 126 inches (10.50 feet) in diameter. Manholes range from 48 inches (4.00 feet) in diameter to 108 inches (9.00 feet) in diameter. If a manhole structure larger than 108 inches in diameter is needed, it becomes what is called a junction chamber which is a large rectangular, often built-in-place, structure. For the 1000-year storm, 34 junction chambers that are approximately 14 feet long by 14 feet wide would be needed in addition to all the manholes.

To install all of the storm sewer pipes, manholes, catch basins, junction chambers, and frames/grates, the approximate cost is \$23,250,000.00. Here is the breakdown by street:

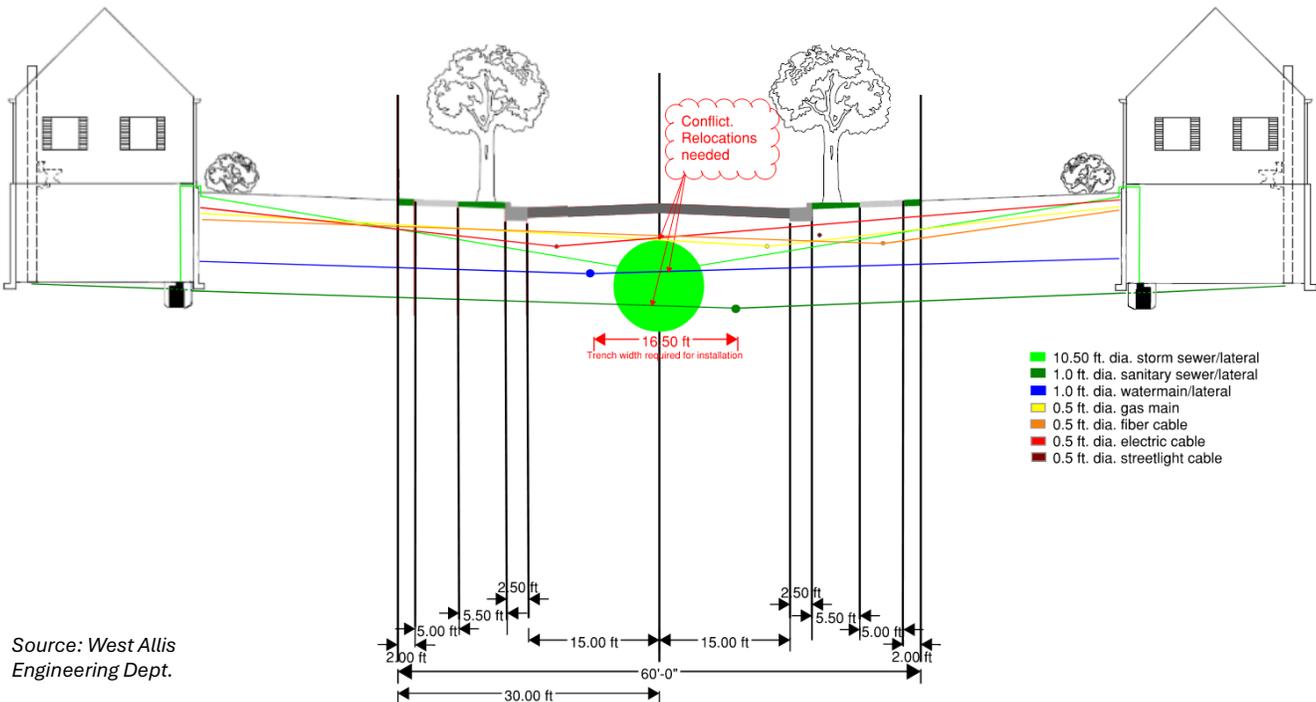
Area	Cost of Pipe	Cost of Structures	Cost of Frames	Subtotal
Orchard Street	\$1,081,486.50	\$ 540,575.00	\$104,100.00	\$1,726,161.50
Lapham Street	\$ 916,308.00	\$ 334,106.25	\$ 92,350.00	\$1,342,764.25
National Avenue	\$3,568,586.00	\$1,078,145.00	\$312,500.00	\$4,959,231.00
Rogers Street	\$1,361,520.50	\$ 770,438.75	\$113,350.00	\$2,245,309.25
Area from 80 th St. to 81 st St.; Rogers to Becher Streets	\$ 137,120.40	\$ 43,967.50	\$ 12,450.00	\$ 193,537.90
Becher Street	\$2,326,095.50	\$ 699,306.25	\$145,450.00	\$3,170,851.75
Grant Street	\$1,635,167.50	\$ 704,027.50	\$136,150.00	\$2,475,345.00
Lincoln Avenue	\$1,954,024.50	\$1,016,501.25	\$217,650.00	\$3,188,175.75
Hayes Avenue	\$ 790,459.60	\$ 184,433.75	\$ 59,550.00	\$1,034,443.35
Arthur Avenue	\$2,003,698.10	\$ 752,325.00	\$121,050.00	\$2,877,073.10
			TOTAL	\$23,212,892.85

Again, many assumptions went into this analysis.

While some may want the City to budget for this cost, other factors need to be considered before decisions are made. The first is the assumption that there is capacity in Honey Creek during a 1000-year storm event. The City would need to hire a consulting firm to run a model to confirm this assumption. If there are areas of Honey Creek that do not have capacity, then pipes might have to be increased in size to hold the storm water that would be backing up into the storm sewer system. This means an increase in cost.

Another issue to consider is that the streets already have other utilities such as sanitary sewer, gas main, electric mains, watermain, fiber cable, and streetlight cables. There are Wisconsin codes about the required separation between a storm sewer, sanitary sewer and watermain. The code requires an 8-foot separation between the watermain and the sanitary sewer and storm sewer. That separation will be difficult with a 60-foot right-of-way and a 10.50-foot diameter storm sewer and/or the 14-foot-wide junction chamber. Relocation of utilities increases the cost of the project.

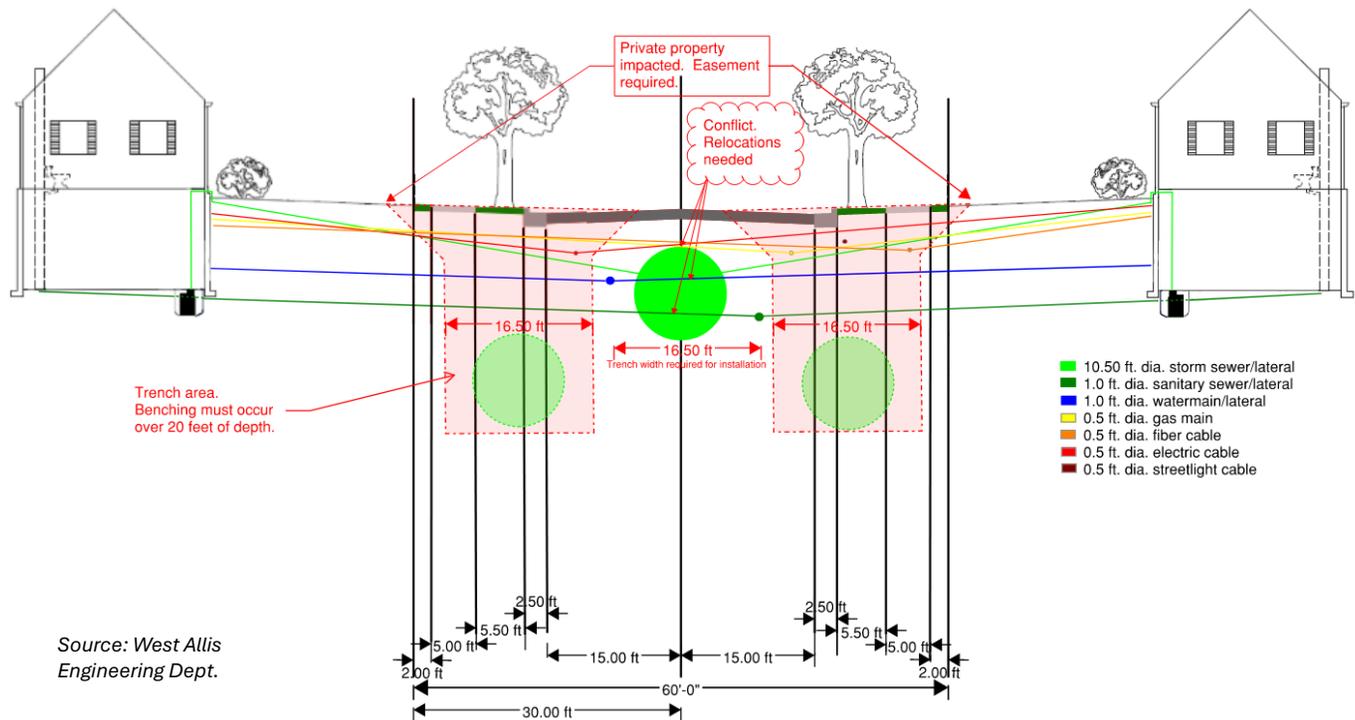
STREET CROSS-SECTION WITH LARGE DIAMETER STORM SEWER



Source: West Allis Engineering Dept.

In addition, consideration needs to be given to the construction process that would be used to install the large diameter storm sewer pipes. A tunnel method probably could not be used due to all the other utilities in the street. This leaves an open cut method. The trench width for a 10.50-foot diameter storm sewer is at a minimum 16.50 feet wide. Depending on where the storm sewer gets located within the right-of-way, the edge of the trench could impact city trees and even private property. Any easements that need to be obtained due to location close to private property which would increase the cost of the project.

STREET CROSS-SECTION WITH ALTERNATE LOCATIONS OF LARGE DIAMETER STORM SEWER DUE TO UTILITY CONFLICTS



As can be seen, the total estimated cost increases quickly beyond \$23,250,000. It is important to remember that this extremely high-level design is only for the 1000-year storm. If the City experiences a 2000-year storm, then there could be flooding that occurs to the same level seen from the August 2025 floods. It might not be that severe. It is unknown. The point is that, with rain events, pipes cannot be built big enough to account for every storm event. West Allis has chosen to design for the more frequent storms knowing that the probability of a 1000-year storm is 0.1% chance of each rainfall. By designing for the frequent events, for the majority of rainfalls, there will not be frequent street flooding (except in very specific areas at creek/river crossings) that occurs and the potential for damage to private property is reduced.

POSSIBLE FLOODING CAUSES

The root cause of the flooding is a rainfall event that occurred which was larger than the storm sewer pipes were designed to carry.

There have been concerns reported about the condition of the storm sewer system in West Allis. The City cleans the storm sewers on a scheduled basis. The Department of Public Works also cleans the catch basins and streets throughout the City on a regular schedule. When streets are going to be reconstructed and on the 5-year capital plan, the storm sewers, manholes and catch basins are inspected to determine if they need replacement during the road construction. If the storm sewers are going to be replaced, the engineers will increase the size of the storm sewer, if possible, to add capacity into the storm sewer system. All of these practices help keep the storm sewer system in working order.

As noted previously, none of the stormwater in West Allis goes to the deep tunnel which is owned and operated by MMSD. West Allis has a separated sewer system meaning the sanitary wastewater and stormwater are in two separate pipes. There are interceptor pipes (Milwaukee Interceptor Sewer (MIS)) which take the wastewater from the West Allis sanitary sewers to the MMSD treatment plant. MMSD decides when to send wastewater to the deep tunnel. When MMSD closes the deep tunnel, if the interceptor pipes are full, they then back up into the local sanitary pipes which may already be at capacity. This could then potentially cause basement backups.

It has been suggested that the City has some valve that was not opened to allow the flood waters to recede. That is not accurate. The City does not have any valve it can open to reduce flooding. Also, there have been reports of three loud bangs that caused the flood waters to go down. There has been no corroboration of banging and flooding receding. Nothing in the storm sewer system would bang which was confirmed by the televising of the sanitary and storm sewer system.

It is very unfortunate, but the cause of the flooding is too much rain for the storm sewer systems, rivers and creeks of the southeast region to convey. Many of the other communities in southeastern Wisconsin experienced some degree of flooding from this event.

SUMMARY

The rain event of August 9 and 10, 2025 was a large storm event. It was beyond the design capacity of most, if not all, storm sewers in the region as well as the rivers and streams. Areawide flooding occurred throughout Milwaukee County and West Allis. To construct a system to contain a 1000-year storm event is not cost effective nor practical. Unfortunately, there is no existing storm sewer system that could have contained the amount of rain that fell especially within the timeframe it fell. This was a devastating event, and no analysis can replace what was lost. West Allis Mayor, Alderpersons and staff take this seriously. While we approach this with empathy, our responsibility is to evaluate the situation logically and identify ways to reduce future flooding risk. We will maintain the storm sewer system, increase pipe sizes where feasible and practicable, and continue responding to events thoughtfully and effectively.

Respectfully submitted,



Melinda K. Dejewski, PE
City Engineer

**CITY OF WEST ALLIS
ORDINANCE O-2026-0028**

**ORDINANCE TO ADJUST SOLID WASTE COLLECTION RESTRICTIONS ON
ITEMS PRESENTED OUTSIDE OFFICIAL CONTAINER**

AMENDING SECTION 7.24

WHEREAS, Wis. Stat. 66.0405 allows cities to remove solid waste from such classes of places in the city as the council directs, and different regulations may be applied to each class of property;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “7.24 Solid Waste And Yard Waste” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

7.24 Solid Waste And Yard Waste

1. Definitions. All terms and phrases used in state law shall have the same meaning in the context in which they are used in this section. In addition, the following terms have their corresponding meanings in this section:

Term	Meaning
Director	The public works director or their designee
Eligible properties	Detached one-family, two-family, and three-family dwellings, condominium units, and attached one-family dwellings that are located within the City of West Allis
Terrace area	The right-of-way between a roadway and a sidewalk. If no space exists between a sidewalk and roadway, the part of the sidewalk closest to the edge of the roadway. but not extending into the roadway If no sidewalk exists, the right-of-way closest to the edge of the roadway.

2. Designation. The director is authorized to enforce the provisions of this section.
3. Services Funded by the General Tax
 - a. Solid Waste Collection. Based on the schedule determined by the board of public works, the director shall collect solid waste from eligible properties that desire the service, and that service shall be funded by the general tax upon the

property of the City if all the following applies:

- i. The solid waste is contained in a receptacle approved by the director or properly presented for bulk pickup. Any object presented for bulk pickup may be removed and discarded. Solid waste is properly presented for bulk pickup if all the following applies:
 - (1) All solid waste outside the approved receptacle does not exceed a combined 1 cubic yard in volume.
 - (2) The solid waste is ~~no more than 3 objects~~ presented in a manner that ~~they can each~~ be removed or emptied by a single person ~~with ordinary effort~~.
 - (3) The solid waste is presented in a manner that ensures it will not be a source of food or harborage for rodents.
 - (4) The solid waste is presented in a manner that does not pose a threat of injury to persons or property.
 - (5) No object exceeds 50 pounds in weight.
- ii. There are no more than 2 city refuse receptacles and 2 city recycling receptacles per residential unit served.
- iii. All solid waste presented is in a condition so that no dust, ash, liquid, pet waste, or other material leaks out of the receptacle or into the air when the receptacle is tipped into the vehicle collecting that solid waste.
- iv. The solid waste is placed at or near the collection point.
 - (1) The collection point for properties abutting an alley is on or near the property line abutting that alley.
 - (2) The collection point for properties not abutting an alley is on the terrace area or driveway apron adjacent to but not extending into the roadway.
- v. The receptacle is airtight, watertight, and otherwise in a condition that prevents animals from accessing the contents of the receptacle.
- vi. The receptacle is readily accessible without interference due to vehicles, snow, or other obstructions and presented with the lid closed and its lid hinge located opposite the alley or roadway.
- vii. Recyclable solid waste is stored within a recycling receptacle, and nonrecyclable solid waste is stored within a refuse receptacle. The following materials may not be included in any receptacles:
 - (1) Yard waste
 - (2) Acids
 - (3) Explosives and ammunition
 - (4) Paints, lacquers, and varnishes
 - (5) Liquid fossil fuels or their containers
 - (6) Combustible alloys or chemicals
 - (7) Medical waste, unless contained within a proper separate container designed for that medical waste
 - (8) Feces and pet waste, unless contained within a separate airtight container

(9) Lithium ion batteries

- viii. The receptacle weight is reasonable and evenly distributed so it can be maneuvered for collection service.
 - ix. The solid waste presented for collection does not create a danger for the public or the persons who are collecting that solid waste.
- b. Yard Waste Collection. Based on the schedule determined by the board of public works and subject to any conditions imposed by the director, the director shall collect yard waste, except grass clippings, from eligible properties that desire the service, and that service shall be funded by the general tax upon the property of the City.
- i. Leaves. Leaves may be placed up to 12 inches into the roadway next to the curb or on the shoulder if there is no curb.
 - ii. Yard and Garden Debris. Yard and garden debris such as weeds, flowers, vines, and fibrous stems, may be placed on the roadway next to curb or on the shoulder if there is no curb. Any fruit, seed, vegetable, or similar garbage that decomposes quickly or could be a food source for rodents may be composted or properly bagged and placed in a refuse receptacle, but may not be placed on the roadway or shoulder.
 - iii. Brush. Up to 1 cubic yard of clean woody vegetative material such as sticks, branches, and shrubs no greater than 4 inches in diameter may be placed in the terrace area.
- c. Drop-Off Services. The director may accept solid waste and yard waste, except grass clippings, when delivered to the director's designated site by owners or occupants of eligible properties and may charge the fee established in the Fee Schedule to receive that solid waste or yard waste.
4. Services Funded by the Special Charge. The director may impose upon the property served the appropriate fee listed in the Fee Schedule for any of the following.
- a. Minimum Receptacles. The director shall deliver 1 refuse receptacle and 1 recycling receptacle to any eligible property if the property owner desires City service to remove solid waste from that property.
 - b. Maximum Receptacles. A property owner may acquire additional receptacles but may not possess more than 2 refuse receptacles and 2 recycling receptacles for each residential unit located on an eligible property.
 - c. Replacement Receptacle. When an existing receptacle is not capable of being presented in an airtight, watertight condition, the director may remove the non-functioning receptacle and deliver a replacement receptacle.
 - d. Improperly Presented for Collection. When solid waste or yard waste is presented for collection in a manner that does not comply with this section, the director shall either:
 - i. Collect the improperly presented solid waste or yard waste for a fee, or
 - ii. Leave the improperly presented solid waste or yard waste in its place and notify the owner or occupant to remove the solid waste and

properly dispose of it.

- e. Ineligible Solid Waste. When solid waste or yard waste that is not eligible for collection services from the City is presented for collection, the director shall either:
 - i. Collect that ineligible solid waste or yard waste for a fee, or
 - ii. Leave the in eligible solid waste or yard waste in its place and notify the owner or occupant to remove the solid waste and properly dispose of it.
- f. Custom Collection Point. When no occupant in a household is physically able to bring a receptacle to the proper collection point, the director and property owner may agree to utilize a custom collection point on the property that is readily accessible without interference due to vehicles, snow, or other obstructions.
- g. Overflowing Solid Waste. When any property served by a private refuse and recycling disposal service has a designated waste container that cannot be closed due to excessive solid waste within the container or has solid waste stored outside of the designated waste container, the director or the code enforcement director may cause all solid waste inside and outside that container to be removed. This provision applies to commercial containers located on private or public property, but if the removal is from private property, the director or code enforcement director shall comply with [Wis. Stat. 66.0628\(2m\)](#) before imposing a fee under this provision.

5. Collection of Fees

- a. Notice. Except as required by [Wis. Stat. 66.0628\(2m\)](#), the director may impose the fees above by providing the service with or without advance notice. As soon as practicable after providing the service, the director shall notify the property owner by first class mail or email of the following:
 - i. The address of the property served
 - ii. The type of service rendered
 - iii. The date upon which the service was provided
 - iv. The cost allocated for the service
 - v. The right to contest the fee.
- b. Appeal. The City adopts this appeal process in lieu of the process under [Wis. Stat. Ch. 68](#).
 - i. Right to Appeal. An aggrieved person may contest a fee imposed under this section by submitting an appeal to the city clerk no later than 30 days after the date on the notice under par. (a).
 - ii. Clerk's Duty. If the clerk receives a timely appeal to any fee imposed under this section, the clerk shall place the appeal on the agenda for the next meeting of the administrative appeal review board.
 - iii. Board's Duty. The administrative appeal review board shall hear any appeal of a fee imposed under this section. The board shall first take evidence from the director, and then take evidence from the aggrieved person. Upon receiving all evidence, the board shall determine whether the fee was properly imposed and affirm, modify, or rescind

- the fee.
- c. Special Charge. The director may place a fee on the tax roll as a special charge against the property served if that fee has remained unpaid after 30 days have elapsed since the notice of fee was sent and there is no pending appeal. For any fee imposed under this section that was timely appealed, the director may place that fee on the tax roll as a special charge against the property served only in the amount as it is affirmed or modified by the administrative appeal review board.
 - d. Fee Cancellation. The director may cancel any fee imposed under this section for good cause. The director shall cancel any fee that is rescinded on appeal.
6. Recycling Program. As a responsible unit under [Wis. Stat. 287.09\(1\)\(a\)](#), the City maintains the following programs to comply with [Wis. Stat. 287.09\(2\)](#):
- a. Solid Waste Management Program
 - i. Public Education. The director shall, on a regular basis, inform residents of the City of the reasons to recycle, local opportunities to recycle, and the prohibitions in [Wis. Stat. 287.07\(3\)](#) and [\(4\)](#).
 - ii. Recyclable Processing System. The director shall develop a system for the processing and marketing of recyclable materials collected by the City.
 - iii. Nonrecyclable Processing System. The director shall develop provisions for the management of postconsumer waste that is not separated for recycling or recovery consistent with the highest feasible priority under [Wis. Stat. 287.05\(12\)](#).
 - b. Notices About Electronic Waste. The director shall provide information to City residents about the prohibitions under [Wis. Stat. 287.07\(5\)\(a\)](#), why it is important to recycle electronic devices, and opportunities available to those persons for recycling electronic devices.
7. Public Nuisance. The following conditions are public nuisances for which property owners have an affirmative duty to prevent and abate. Any person who maintains a public nuisance under this section may be required to forfeit up to \$500 for each violation. Each day for which an ongoing violation continues shall constitute a separate offense. This provision does not preclude the City from taking any other lawful action to abate a public nuisance.
- a. Placement for Collection. No property owner may allow a receptacle to be placed at a collection point facing a roadway earlier than 6:00 p.m. on the day prior to a scheduled collection. No property owner may allow a receptacle to remain at a collection point facing a roadway later than 8:00 p.m. on the scheduled day of collection.
 - b. Storage Location. Except when a receptacle is presented for collection, no property owner may allow a receptacle to be stored on that person's property unless it is screened or otherwise stored inconspicuously from public view from the front setback of the property.
 - c. Container Size. No property owner may allow more solid waste to be stored outdoors on the property than the amount the receptacles on that property can

- hold.
- d. Compost. Outdoor composts are public nuisances unless the property owner who maintains an outdoor compost complies with the following regulations:
 - i. The compost area may not pose an attraction or harborage for rodents or otherwise present a health nuisance.
 - ii. The compost area may not be located in the front setback
 - iii. The composting materials may not be located within 25 feet from any dwelling unit on the premises or any adjoining premises and not within 3 feet from any property line.
 - iv. No more than 3 compost areas may be located on a property, the total of which may not cover more than 25 square feet of the property.
 - v. No compost area may be more than 4 feet in height.
 - vi. Composting material shall be well-aerated so as to be free of offensive or noxious odors.
 - vii. No food waste or other such putrescibles shall be composted.
 - e. Offensive Waste. No property owner may allow any infectious waste, hazardous waste, or any other substance of offensive odor, or a liquid of a hazardous, flammable or deleterious nature, or other hazardous, nauseous or unwholesome substances, or any dead carcass, animal, fowl, carrion, meat, fish, entrails, manure or pet waste, offal, refuse matter, rubbish, recyclables, tires, ashes, earth, sand or other substances or material of any kind or nature in or upon any location or container not designed for the purpose of storing or disposing of that substance.
 - f. Grass Clippings. No property owner may allow grass clippings to be discharged or placed in or upon any public property, or to store grass clippings on private property in such a manner that the grass clippings yield an offensive or nauseous odor.
8. Solid Waste Regulations. Any person who violates this subsection may be required to forfeit up to \$500 for each violation. Each day for which an ongoing violation continues shall constitute a separate offense.
- a. Batteries, Major Appliances, and Oil. [Wis. Stat. 287.07\(1m\)](#) is hereby adopted.
 - b. Failure to Recycle. No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any material identified under [Wis. Stat. 287.07\(3\)](#) and [\(4\)](#) that is separated for recycling.
 - c. Separation of Recyclables. The occupants of single-family residences, buildings containing 2 or more dwelling units, and commercial, retail, industrial and governmental facilities in the City shall separate the materials identified in [Wis. Stat. 287.07\(3\)](#) and [\(4\)](#) from postconsumer waste.
 - d. Duty on Multi-Family Dwelling Owners. Owners of buildings containing 5 or more dwelling units shall do all of the following:
 - i. Provide adequate, separate containers for recycling.
 - ii. Notify tenants at the time of renting or leasing the dwelling and semiannually thereafter of all recycling requirements.
 - iii. Provide for the collection of recyclable materials separated from solid

- waste by the tenants and the delivery of the recyclable materials to a recycling facility.
- e. Duty on Other Business Property Owners. Owners of commercial, retail, industrial and governmental facilities shall do all of the following:
 - i. Provide adequate, separate containers for recycling.
 - ii. Regularly notify all users and occupants of the facilities of all recycling programs.
 - iii. Provide for the collection of recyclable materials separated from solid waste by the users and occupants and the delivery of the recyclable materials to a recycling facility.

SECTION 2: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of West Allis

Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-0819**

**RESOLUTION TO REMOVE CERTAIN FEES RELATED TO COLLECTION OF SOLID
WASTE PRESENTED OUTSIDE OFFICIAL CONTAINER**

AMENDING PUBLIC WORKS FEE SCHEDULE

WHEREAS, Wis. Stat. 66.0405 says cities may remove solid waste from such classes of places in the city as the council directs, and different regulations may be applied to each class of property;

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “Public Works” of the City Of West Allis Fee Schedule is hereby *amended* as follows:

AMENDMENT

Public Works

1. Park Rental. The director of public works shall collect the following park permit fees as applicable.

Type	Fee Amount	Authority
Honey Creek Park Rental Area Klantz Park Rental Area Liberty Heights Park Rental Area Reservoir Park Rental Area Veterans Park Rental Area Burnham Pointe Park Rental Area	\$50.00 per day + \$50.00 per day for alcohol permission	WAMC 11.13(2)
Liberty Heights Pavilion (interior and exterior) * \$350.00 deposit required	\$350.00 per day (West Allis resident) \$450.00 per day (non-resident)	

2. Drop-Off Waste Processing Fees. The director of public works shall collect the following waste processing fees for any items dropped off at the City's designated waste processing facility, as applicable.

Service	Fee Amount	Authority
Brush, household debris, demolition materials, concrete, and ground drop	\$0.00 (<1 cu. yd - once per day) \$15.00 (over 1-3 cu. yds)	WAMC 7.24(3)(c)

off	\$30.00 (over 3-6 cu. yds) \$50.00 (over 6-8 cu. yds)	
Microwave	\$5.00 per unit	WAMC 7.24(3)(c)
Television - CRT, LED, LCD	\$25.00 per unit	WAMC 7.24(3) (c) WAMC 7.24(3) (e) WAMC 7.24(3) (e) WAMC 7.24(3)(e)
Television - Console, Plasma, Projection, Other	\$40.00 per unit	<u>WAMC 7.24(3)(c)</u>
Tires (except tractor tire <u>without rim/wheel</u>) - <u>Tractor (any rim diameter)</u> - <u>Other (up to 16" rim diameter)</u> - <u>Other (over 16" rim diameter)</u>	<u>\$60.00 each</u> \$5.00 each (0"-16" rim diameter) \$15.00 each (Over 16" rim diameter)	<u>WAMC 7.24(3)(c)</u>

3. Pick-Up Waste Processing Fees. The director of public works shall collect the following waste processing fees for any items picked up from private property or right-of-way adjacent to private property, as applicable.

Service	Fee Amount	Authority
Brush collection	\$50.00 (1-4 cu. yds) \$100.00 (4-8 cu. yds) Actual cost (8+ cu. yds)	WAMC 7.24(3)(b)(iii)
Collection of Improperly Presented Solid Waste - Objects outside of receptacle 1-4 cubic yards - Objects outside of receptacle 4-8 cubic yards - Objects outside of receptacle 8+ cubic yards - More than 3 objects outside of receptacle - Extraordinary effort to remove object - Waste is source of food or harborage for rodents - Solid waste poses a threat of injury - Object exceeds 50 lbs	\$50.00 \$100.00 Actual Cost \$50.00 per each additional object \$50.00 per object \$50.00 \$50.00 \$50.00 per object	WAMC 7.24(4)(d)
Collection of Ineligible Solid Waste	Actual Cost + 10% administrative fee	WAMC 7.24(4)(e)

Overflowing Solid Waste	Actual Cost + 10% administrative fee	WAMC 7.24(4)(g)
-------------------------	--------------------------------------	-----------------

4. Water Utility Fees. The director of public works shall collect the following water utility fees as applicable

Type	Fee Amount	Authority
Final bill - Statement and Reading	\$50.00 per bill	
Illegal Service Correction	\$50.00	
Missed appt charge - During normal business hours	\$50.00 per missed appointment	
Service Reconnection Fee	\$50.00 (during business hours) \$75.00 (outside of business hours)	
Water Meter Broken or Missing	Actual Repair or Replacement Cost	

5. Item Sales. The director of public works shall collect the following amounts for items sold, as applicable. For any refuse or recycle cart delivered to a customer, the director of public works shall collect the actual cost paid by the City for that refuse or recycle cart. The city clerk shall update the table below to reflect the most recent price reported to the clerk's office by the director of public works.

Item	Fee Amount	Authority
Recycle Cart	\$55.00 each (96 gallon)	
Refuse Cart	\$55.00 each (96 gallon) \$47.00 each (64 gallon)	

6. Miscellaneous Services. The director of public works shall collect the following service fees as applicable.

Item	Fee Amount	Authority
Pickup service requested by households where all residents have a disability that prevents	\$100.00 per year	WAMC 7.24(4)(a)-(c) WAMC 7.24(4)(a)-(c)

placement of garbage and recycling at curbside/alley edge		7.24(4)(f)
Shopping Cart Storage	\$15.00 per cart + 1.00 per day in storage	WAMC 6.017(6)

7. Water Main Tap Permit. The director of public works shall collect the following water main tap permit fees, as applicable.

Tap Size	Main Size					
	4 inch	6 inch	8 inch	12 inch	16 inch	24 inch
1 inch	\$600.00	\$600.00	\$600.00	\$600.00	N/A	N/A
1 1/2 inch	\$800.00	\$800.00	\$800.00	\$800.00	N/A	N/A
2 inch	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	N/A	N/A
6 inch	N/A	\$3,500.00	\$3,600.00	\$3,700.00	\$3,800.00	N/A
8 inch	N/A	N/A	\$3,700.00	\$3,800.00	\$3,900.00	\$5,000.00

8. Reserved.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of West Allis

Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-1007**

**FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT OF CONCRETE
CONSTRUCTION, CONCRETE RECONSTRUCTION, AND ASPHALT
RESURFACING AT W. NATIONAL AVE. FROM W. LINCOLN AVE. TO S. 108TH
ST. (WIS 100) AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED
PROPERTIES**

WHEREAS, public necessity requires the improvement of certain streets as described below; and,

WHEREAS, the Common Council has received final plans and specifications for such proposed improvements; and,

WHEREAS, a hearing has been conducted pursuant to sec. 66.0703(7), Wis. Stats.; and,

WHEREAS, the Common Council finds that each property against which the assessments are proposed is benefited by the improvement.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis as follows:

1. That the final plans and specifications for concrete and asphalt improvements of W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100), Plan File No. SH-142, are approved and adopted.
2. That the Board of Public Works is authorized and directed to cause said streets to be improved in accordance with the plans and specifications and is directed to advertise in the official paper for sealed proposals for all work necessary to be done with the installation of the improvements.
3. That such improvements be assessed in accordance with the report of the City Engineer as finally approved, and that the due date for payment of such assessments, without interest, is the 30th day following the billing date; and
4. That each property owner be given the opportunity of paying the assessment against their property by one of the following methods:
 - a. Payment of entire assessment, or any portion thereof, without interest at any time prior to the due date noted on the billing.
 - b. Payment of the entire assessment with the next tax roll, including a 4.0% interest charge from the due date to December 31 of the year billed. All assessments of \$100.00 or less will automatically fall under category a or b.

c. Payment in five annual installments on the property tax bill, including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments of \$100.01 to \$250.00 which are not paid by the due date or elected to be paid under plans a or b above will automatically be extended in this manner.

d. Payment in ten annual installments on the property tax roll, including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments over \$250.00 which are not paid by the due date or elected to be paid under plans a, b, or c will automatically be extended in this manner.

5. That if, after election to pay to the City Treasurer by November 1st of the year billed, the property owner fails to make the payment to the City Treasurer, the City Treasurer shall place the assessment, with interest at the rate of 4.0% per annum as applicable from the due date, on the next succeeding tax roll for collection; and,

6. That if the property owner fails to notify the City Treasurer's Office of their option in writing prior to the due date, the City Treasurer shall write the assessment in ten annual installments, except that any total assessment or assessment balance of less than \$100.00 against any one property shall be written in one payment, and any total assessment or assessment balance of \$100.01 to \$250.00 against any one property shall be written in five annual installments; and,

7. That the City Engineer's Office shall provide a certified list of such assessments and assessment installments to the City Treasurer's office, and the City Treasurer's office shall inscribe the same on the tax roll as they become due; and,

8. That any property owner may, at any time, waive the notice and hearing required by law and include specified work as a special assessment. The waiver shall allow the City to impose a special assessment upon that property owner whether or not the special assessment was approved in the Final Resolution. Any waivers signed for that purpose are accepted and approved by the Common Council.; and,

9. That the City Clerk is directed to publish this resolution as a Class I Notice in the assessment district.

10. That the City Engineer's office is directed to mail a copy of this resolution and, upon completion of the improvement, a statement of the final assessment against each property to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence, be ascertained.

BE IT FURTHER RESOLVED as follows:

1. That with the above installations, the existing street and alley grades and widths are re-established in accordance with Paving Plan No. SH-142.

2. That the Common Council exercises the authority contained in sec. 66.0911 of the Wisconsin Statutes to require the installation of laterals to every property abutting said

street where it is felt said services are necessary, and that any required assessments be applied as therein provided; and

3. That the plans and specifications for the sanitary sewer relay as aforesaid be submitted to the Milwaukee Metropolitan Sewerage District for approval; and

4. That the plans and specifications for the water main relay and sanitary sewer relay as aforesaid be submitted to the Department of Natural Resources for approval; and

5. That said work be performed with funding from Bond Funds, Water Utility Funds, Sanitary Sewer Funds, Storm Water Management Funds, and Capital Projects cash reserves (future reimbursement from special assessments).

SECTION 1: **ADOPTION** “R-2026-1007” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-1007(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



NOTICE OF PUBLIC HEARING
February 10, 2026
7:00 PM

NOTICE IS HEREBY GIVEN that on February 10, 2026, at 7:00 p.m., the West Allis Common Council will conduct a public hearing at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin, where all interested persons may appear before the council and be heard concerning the matters related to the proposed work below.

Concrete reconstruction of the following streets:

W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS-100)

NOTICE IS FURTHER GIVEN that a report on the proposal may be inspected online at <https://westalliswi.legistar.com/Calendar.aspx> (scroll to Common Council meeting for February 10, 2026 and click on Agenda Packet on the right side of the row). This report is also available at West Allis City Hall during business hours (M-F, 11:30 a.m. to 4:30 p.m.)

Dated at West Allis, Wisconsin this 6th day of January 2026.

City Clerk

Publish January 30, 2026

Questions Most Asked Regarding A Public Hearing

Q. What is the purpose of the public hearing?

A. To give the people affected by the proposed improvement an opportunity to express their feelings on the project to the Mayor and Common Council.

Q. Is every project "cut and dried"?

A. No. Many projects have been modified or dropped entirely after having been the topic of a public hearing.

Q. When will the decision be made as to approval or rejection of the project?

A. After the Public Hearing, the matter is referred to the Board of Public Works for their recommendation. After the Board makes a recommendation, the report is voted on by the entire Common Council.

Q. How will I know if the project is approved?

A. A copy of the Final Resolution authorizing the Board of Public Works to go ahead with the improvement and advertise for the installation of the improvements will be mailed to all property owners.

Q. How does a project get on the annual Capital Improvement Program for consideration at a Hearing?

A. There are several ways a project could be considered for the annual program:

1. By petition of the people affected.
2. By the request of the Aldermen of the District.
3. Upon recommendation of the Engineering Department.
4. Public interest or necessity.
5. Eligibility for State and Federal aid.

Q. How do I get further information if I do not understand the information sent to me or who should I notify of a change in the mailing address for the information?

A. You should call the City of West Allis Engineering Department at 302-8368 so that you can get any questions you may have answered or to notify us of any mailing address changes.

Q. How and when can I pay for the proposed improvements?

A. Once the project has reached substantial completion, a Special Assessment Billing will be mailed to you outlining the payment options available to you. Please refer to the methods of payment information enclosed herewith for a brief explanation of possible options.

Rev. 5/06

H:\Forms\Questions Asked Regarding Public Hearing.doc



Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 29, 2026

Honorable Mayor and Common Council
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for concrete reconstruction of the pavement in:

W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

as directed in Preliminary Resolution No. R-2026-0416 adopted on January 20, 2026

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The properties against which the assessments are proposed are benefited.

Respectfully submitted,

Melinda Dejewski, P.E.
City Engineer

Encs.

PROPOSED IMPROVEMENT OF

W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

by concrete reconstruction of the pavement

SCHEDULE "A"

Preliminary Plans & Specifications Attached

SCHEDULE "B"

Estimate of the Entire Cost
of the West Allis Portion

\$8,549,200.00

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected



Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 29, 2026

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for the concrete reconstruction of the pavement in:

W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

Estimated Construction Cost:	\$7,772,000.00
Contingency:	777,200.00
TOTAL:	\$8,549,200.00

Sincerely,

Melinda Dejewski, P.E.
City Engineer

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: February 10, 2026

LOCATION DESCRIPTION: W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

ACCOUNT NO.: P2332S/P2514S

INTEREST RATE: 4.0%

2026 ASSESSMENT RATES

<u>Streets</u>		<u>Residential</u>	<u>Commercial</u>	<u>Manufacturing</u>
Concrete Reconstruction	lin. ft	\$71.76	\$89.70	\$107.64
<u>Driveways</u>				
7" Concrete Approach	sq. ft.	\$8.96	\$8.96	\$8.96
9" Concrete Approach	sq. ft.	\$11.17	\$11.17	\$11.17

The properties against which the assessments are proposed are benefited.

EXAMPLE: Residential Special Assessment for Concrete Reconstruction

Area: W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

Lot Width = 60 ft.
 Assessment Rate = \$71.76 per lin. ft.
***Street Improvement = \$4,305.60 = 60 ft. @ \$71.76**

***Special Assessment for Street Improvement Only** - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year. Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

Example of a ten (10) year plan: *(Based on a full year of interest)*

\$4,305.60 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$430.56	\$172.22 **	\$602.78
2nd year	\$430.56	\$155.00	\$585.56
3rd year	\$430.56	\$137.78	\$568.34
4th year	\$430.56	\$120.56	\$551.12
5th year	\$430.56	\$103.33	\$533.89
6th year	\$430.56	\$86.11	\$516.67
7th year	\$430.56	\$68.89	\$499.45
8th year	\$430.56	\$51.67	\$482.23
9th year	\$430.56	\$34.44	\$465.00
10th year	\$430.56	\$17.22	\$447.78

Example of a five (5) year plan: *(Based on a full year of interest)*

\$4,305.60 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$861.12	\$172.22 **	\$1,033.34
2nd year	\$861.12	\$137.78	\$998.90
3rd year	\$861.12	\$103.33	\$964.45
4th year	\$861.12	\$68.89	\$930.01
5th year	\$861.12	\$34.44	\$895.56

** Interest is based on the descending principal balance.

EXAMPLE: Commercial Special Assessment for Concrete Reconstruction

Area: W. National Ave. from W. Lincoln Ave. to S. 108th St. (WIS 100)

Lot Width = 200 ft.
 Assessment Rate = \$89.70 per lin. ft.
***Street Improvement = \$17,940.00 = 200 ft. @ \$89.70**

***Special Assessment for Street Improvement Only** - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year. Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

Example of a ten (10) year plan:

(Based on a full year of interest)

\$17,940.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$1,794.00	\$717.60 **	\$2,511.60
2nd year	\$1,794.00	\$645.84	\$2,439.84
3rd year	\$1,794.00	\$574.08	\$2,368.08
4th year	\$1,794.00	\$502.32	\$2,296.32
5th year	\$1,794.00	\$430.56	\$2,224.56
6th year	\$1,794.00	\$358.80	\$2,152.80
7th year	\$1,794.00	\$287.04	\$2,081.04
8th year	\$1,794.00	\$215.28	\$2,009.28
9th year	\$1,794.00	\$143.52	\$1,937.52
10th year	\$1,794.00	\$71.76	\$1,865.76

Example of a five (5) year plan:

(Based on a full year of interest)

\$17,940.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$3,588.00	\$717.60 **	\$4,305.60
2nd year	\$3,588.00	\$574.08	\$4,162.08
3rd year	\$3,588.00	\$430.56	\$4,018.56
4th year	\$3,588.00	\$287.04	\$3,875.04
5th year	\$3,588.00	\$143.52	\$3,731.52

** Interest is based on the descending principal balance.



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Property Assessments

Property ID	Address	Owner	Assessment Type	Area	Rate	Amount	Exemption	Total
479-0424-003	96** W NATIONAL AVE	James S. Morateck & Karen M. Morateck Rev Ti	Commercial					20
	Street Reconstruction			89.70	50.90 x Lin Ft	= \$ 4,565.73	100.00 \$	4,565.73
							Total:	\$ 4,565.73
479-0451-001	2358 S 98 ST	EMW Properties LLC	Residential					30
	Street Reconstruction			89.70	120.00 x Lin Ft	= \$ 10,764.00	40.00 \$	4,305.60
	Reduction Code Longside Exempt Property Charged as Commercial 171.78' frontage-120' max reduction=51.78'							
	Street Reconstruction			89.70	51.78 x Lin Ft	= \$ 4,644.67	100.00 \$	4,644.67
	Exempt Property Charged as Commercial							
	Street Reconstruction			89.70	13.50 x Lin Ft	= \$ 1,210.95	100.00 \$	1,210.95
	Exempt Property Charged as Commercial Along S. 98th St							
							Total:	\$ 10,161.22
479-0482-000	2410 S 99 ST	Heather Schwasinger & Jeffrey A Schwasinger	Residential					40
	Street Reconstruction			71.76	101.17 x Lin Ft	= \$ 7,259.96	94.50 \$	6,860.66
	Reduction Code Depth Factor Along National							
	Street Reconstruction			71.76	18.50 x Lin Ft	= \$ 1,327.56	40.00 \$	531.02
	Reduction Code Longside Along S. 99th St.							
							Total:	\$ 7,391.68
479-0520-000	2446 S 100 ST	Robin S Medved & Beth A Medved	Residential					50
	Street Reconstruction			71.76	52.50 x Lin Ft	= \$ 3,767.40	100.00 \$	3,767.40
							Total:	\$ 3,767.40



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

485-9990-015	2600 S 108 ST	Dayton-Hudson Corp					Commercial	60
	Street Reconstruction		89.70	230.41 x Lin Ft	= \$	20,667.78	100.00 \$	20,667.78
	Cleveland extent 230.41' between bank and driveway.							
							Total:	\$ 20,667.78
479-0424-002	9530 W NATIONAL AVE	National Ave 9530, LLC					Commercial	90
	Street Reconstruction		89.70	49.81 x Lin Ft	= \$	4,467.96	40.00 \$	1,787.18
	Reduction Code Longside Lincoln Ave P2431T assessed 151.15' Corner tip=176.81+24.15=200.96' longside Driveways included in Lincoln Ave project 2025							
							Total:	\$ 1,787.18
479-0434-001	9622 W NATIONAL AVE	The James S Morateck and Karen M Morateck F					Commercial	100
	Street Reconstruction		89.70	50.90 x Lin Ft	= \$	4,565.73	100.00 \$	4,565.73
							Total:	\$ 4,565.73
479-0430-001	9638 W NATIONAL AVE - 2324 S 97 ST	Ronald Mellantine					Commercial	110
	Street Reconstruction		89.70	152.70 x Lin Ft	= \$	13,697.19	100.00 \$	13,697.19
	Street Reconstruction		89.70	11.75 x Lin Ft	= \$	1,053.98	40.00 \$	421.59
	Reduction Code Longside Along S. 97th St. - longside							
	7" Driveway 7" Concrete		8.96	500.00 x Per Sq Ft	= \$	4,480.00	100.00 \$	4,480.00
							Total:	\$ 18,598.78
479-0458-000	2339-2341 S 97 ST	Kimberley A Zajac					Residential	111
	Street Reconstruction		71.76	33.00 x Lin Ft	= \$	2,368.08	100.00 \$	2,368.08
	Extent of National project on S. 97th St.							
							Total:	\$ 2,368.08



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Project ID	Address	Owner	Property Type	Area	Rate	Charge	Exemption	Total
479-0485-001	9806 W NATIONAL AVE	Paul Radler, etal & c/o Bieck Management INC	Residential	140				
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00	\$	4,305.60
	Reduction Code Longside Exempt Property Charged as Commercial Along National longside max 120'							
	Street Reconstruction	89.70	51.78 x Lin Ft	= \$	4,644.67	100.00	\$	4,644.67
	Exempt Property Charged as Commercial Along National - 171.78-120=51.78'							
	Street Reconstruction	89.70	40.46 x Lin Ft	= \$	3,629.26	100.00	\$	3,629.26
	Exempt Property Charged as Commercial Along S. 98th St. short side							
	7" Driveway 7" Concrete	8.96	350.00 x Per Sq Ft	= \$	3,136.00	100.00	\$	3,136.00
	Exempt Property Charged as Commercial							
						Total:	\$	15,715.53
479-0484-000	9824-26 W NATIONAL AVE	Robert Bremer & Martina Bremer	Residential	150				
	Street Reconstruction	71.76	69.98 x Lin Ft	= \$	5,021.76	100.00	\$	5,021.76
	7" Driveway 7" Concrete	8.96	425.00 x Per Sq Ft	= \$	3,808.00	100.00	\$	3,808.00
						Total:	\$	8,829.76
479-0526-000	2415 S 99 ST	Georgia Triantafelo	Residential	151				
	Street Reconstruction	71.76	12.50 x Lin Ft	= \$	897.00	100.00	\$	897.00
	National Ave project extends on S. 99th St.							
						Total:	\$	897.00



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Project ID	Address	Owner	Category	Area	Rate	Calculation	Amount	Notes
479-0523-003	9902 W NATIONAL AVE	Heuler Xxi, LLC	Residential	160				
	Street Reconstruction	89.70	52.27 x Lin Ft	= \$	4,688.62	40.00	\$	1,875.45
	Reduction Code Longside Exempt Property Charged as Commercial							
	Street Reconstruction	89.70	52.18 x Lin Ft	= \$	4,680.55	100.00	\$	4,680.55
	Exempt Property Charged as Commercial Along 99th St.							
	7" Driveway 7" Concrete	8.96	125.00 x Per Sq Ft	= \$	1,120.00	100.00	\$	1,120.00
	Exempt Property Charged as Commercial							
					Total:		\$	7,676.00
479-0523-002	9910 W NATIONAL AVE	Heuler Real Estate Investors, LLC	Residential	170				
	Street Reconstruction	89.70	101.80 x Lin Ft	= \$	9,131.46	66.90	\$	6,108.95
	Reduction Code Depth Factor Exempt Property Charged as Commercial Depth average=53.55'							
					Total:		\$	6,108.95
479-0521-001	9932 W NATIONAL AVE	Janet L Quinn	Residential	180				
	Street Reconstruction	71.76	120.88 x Lin Ft	= \$	8,674.35	88.60	\$	7,685.47
	Reduction Code Depth Factor Depth average (107.61+34.15)/2=70.88'							
	7" Driveway 7" Concrete	8.96	350.00 x Per Sq Ft	= \$	3,136.00	100.00	\$	3,136.00
					Total:		\$	10,821.47



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Parcel ID	Address	Owner	Use	Area	Rate	Assessment	Other	Total
485-9996-019	10150 W NATIONAL AVE	DKS Realty Wisconsin V, LLC & Amazon Investr	Commercial					190
	Street Reconstruction	89.70	570.42 x Lin Ft	= \$	51,166.67	100.00	\$	51,166.67
	Limit 120' longside 40%-remainder fully assessed 690.42-120=570.42							
	Street Reconstruction	89.70	38.00 x Lin Ft	= \$	3,408.60	100.00	\$	3,408.60
	S. 102nd St wrap around extent							
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00	\$	4,305.60
	Reduction Code Longside							
							Total:	\$ 58,880.87
485-9004-000	10200 W NATIONAL AVE	CC West Allis 1772, LLC	Commercial					200
	Street Reconstruction	89.70	173.45 x Lin Ft	= \$	15,558.47	100.00	\$	15,558.47
	155.09+18.36 corner angle = 173.45' on National							
	Street Reconstruction	89.70	18.00 x Lin Ft	= \$	1,614.60	100.00	\$	1,614.60
	S. 102nd St wrap around extent							
	7" Driveway 7" Concrete	8.96	500.00 x Per Sq Ft	= \$	4,480.00	100.00	\$	4,480.00
							Total:	\$ 21,653.07
485-9001-000	10230-10288 W NATIONAL AVE	Badger Century Management LLC	Commercial					210
	Street Reconstruction	89.70	343.41 x Lin Ft	= \$	30,803.88	100.00	\$	30,803.88
	7" Driveway 7" Concrete	8.96	1,600.00 x Per Sq Ft	= \$	14,336.00	100.00	\$	14,336.00
							Total:	\$ 45,139.88
485-9990-012	10296 W NATIONAL AVE	Waterstone Bank SSB	Commercial					220
	Street Reconstruction	89.70	64.74 x Lin Ft	= \$	5,807.18	100.00	\$	5,807.18
	Cleveland frontage							
	Street Reconstruction	89.70	169.29 x Lin Ft	= \$	15,185.31	100.00	\$	15,185.31
	289.29-120=169.29							
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00	\$	4,305.60
	Reduction Code Longside							
	7" Driveway 7" Concrete	8.96	625.00 x Per Sq Ft	= \$	5,600.00	100.00	\$	5,600.00
							Total:	\$ 30,898.09



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Parcel ID	Address	Owner	Category	Area	Rate	Amount	Notes
519-9996-004	10730 W NATIONAL AVE	Rust Realty Inc & c/o Colliers International	Commercial	230			
	Street Reconstruction	89.70	66.50 x Lin Ft	= \$	5,965.05	100.00 \$	5,965.05
	Extent of project limits						
	7" Driveway 7" Concrete	8.96	125.00 x Per Sq Ft	= \$	1,120.00	100.00 \$	1,120.00
	Major Asphalt Resurface Asphalt Resurface	74.75	46.46 x Per Lin Ft	= \$	3,472.89	75.00 \$	2,604.67
	Reduction Code Asmt Prorated DOT 2021 resurface - rectangularize frontage = 112.96' 66.5' concrete and 46.46 asphalt						
					Total:	\$	9,689.72
485-9996-012	101** W NATIONAL AVE	City Of West Allis	Residential	260			
	Street Reconstruction	71.76	64.71 x Lin Ft	= \$	4,643.59	0.00 \$	0.00
	Reduction Code Exempt City Expense U substation - acquire by resolution						
	7" Driveway 7" Concrete	8.96	275.00 x Per Sq Ft	= \$	2,464.00	0.00 \$	0.00
	Reduction Code Exempt City Expense						
					Total:	\$	0.00
486-9971-000	2459 S 99 ST	Richard R Neumann	Residential	270			
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00 \$	4,305.60
	Reduction Code Longside Exempt Property Charged as Commercial Longside reduction limited to 120'						
	Street Reconstruction	89.70	91.90 x Lin Ft	= \$	8,243.43	100.00 \$	8,243.43
	Reduction Code Longside Exempt Property Charged as Commercial Fully assess longside over 120' 211.90-120=91.9						
	Street Reconstruction	89.70	12.50 x Lin Ft	= \$	1,121.25	100.00 \$	1,121.25
	Exempt Property Charged as Commercial Along S 99th St.						
					Total:	\$	13,670.28



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Project ID	Address	Owner	Category	Rate	Quantity	Unit	Calculation	Amount	Exemption	Total
486-9970-000	2477 S 99 ST	Justin Engum	Residential							280
	Street Reconstruction			71.76	55.00	x Lin Ft	= \$	3,946.80	100.00 \$	3,946.80
										Total: \$ 3,946.80
486-9976-005	9627-9707-9743 W NATL AVE	French Quarter Apartments & c/o Blake Capital	Residential							310
	Street Reconstruction			89.70	893.52	x Lin Ft	= \$	80,148.74	100.00 \$	80,148.74
	7" Driveway 7" Concrete	Exempt Property Charged as Commercial		8.96	650.00	x Per Sq Ft	= \$	5,824.00	100.00 \$	5,824.00
		Exempt Property Charged as Commercial								Total: \$ 85,972.74
486-9976-004	9701 & 23 W NATIONAL AVE	French Quarter Apartments & c/o Blake Capital	Residential							320
	Street Reconstruction			89.70	191.00	x Lin Ft	= \$	17,132.70	100.00 \$	17,132.70
		Exempt Property Charged as Commercial Back parcel with no driveway								Total: \$ 17,132.70
486-0346-000	9843 W NATIONAL AVE	Lutz Land Management,, LLC	Residential							330
	Street Reconstruction			89.70	7.95	x Lin Ft	= \$	713.12	100.00 \$	713.12
		Reduction Code Longside Exempt Property Charged as Commercial Limit longside reduction to 120' 127.95-120=7.95'								
	Street Reconstruction			89.70	120.00	x Lin Ft	= \$	10,764.00	40.00 \$	4,305.60
		Reduction Code Longside Exempt Property Charged as Commercial Max 120' longside reduction								
	Street Reconstruction			89.70	71.44	x Lin Ft	= \$	6,408.17	100.00 \$	6,408.17
		Exempt Property Charged as Commercial Along 99th St.								
	7" Driveway 7" Concrete			8.96	225.00	x Per Sq Ft	= \$	2,016.00	100.00 \$	2,016.00
		Exempt Property Charged as Commercial								Total: \$ 13,442.89



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

485-0143-000	10185 W NATIONAL AVE	Terry Manthey & Beverly Manthey					Residential	470
	Street Reconstruction	71.76	23.50 x Lin Ft	= \$	1,686.36	100.00	\$	1,686.36
	Along National frontage road							
	Street Reconstruction	71.76	16.00 x Lin Ft	= \$	1,148.16	40.00	\$	459.26
	Reduction Code Longside							
	Along S 102nd St long side							
							Total:	\$ 2,145.62
485-0181-001	10206 W CLEVELAND AVE	Maria Skoufis & Ryan Hembrook					Residential	471
	Street Reconstruction	71.76	32.50 x Lin Ft	= \$	2,332.20	40.00	\$	932.88
	Reduction Code Longside							
							Total:	\$ 932.88
485-0172-000	10205 W NATIONAL AVE	Jalal Rammaha					Residential	480
	Street Reconstruction	71.76	21.00 x Lin Ft	= \$	1,506.96	100.00	\$	1,506.96
	Along National frontage road							
	Street Reconstruction	71.76	16.00 x Lin Ft	= \$	1,148.16	40.00	\$	459.26
	Reduction Code Longside							
	Along S 102nd St long side							
							Total:	\$ 1,966.22
519-0353-000	10221 W CLEVELAND AVE	Harry & Barbara J Harsch Liv Trust					Residential	510
	Street Reconstruction	89.70	67.00 x Lin Ft	= \$	6,009.90	100.00	\$	6,009.90
	Exempt Property Charged as Commercial							
							Total:	\$ 6,009.90
519-0354-000	10213 W CLEVELAND AVE	Peapod Real Estate, LLC					Commercial	511
	Street Reconstruction	89.70	43.48 x Lin Ft	= \$	3,900.16	100.00	\$	3,900.16
	Partial - project ends within frontage							
							Total:	\$ 3,900.16



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

519-0352-000	10231 W CLEVELAND AVE	Richard R Neuman					Residential	520
	Street Reconstruction	89.70	67.50 x Lin Ft	= \$	6,054.75	100.00	\$	6,054.75
	Exempt Property Charged as Commercial							
							Total:	\$ 6,054.75
485-9989-004	10243-47 W NATIONAL AVE	HEAR Wisconsin Inc					Commercial	530
	Street Reconstruction	89.70	236.75 x Lin Ft	= \$	21,236.48	100.00	\$	21,236.48
	Along National Ave frontage - doesn't include frontage road							
	Street Reconstruction	89.70	212.60 x Lin Ft	= \$	19,070.22	100.00	\$	19,070.22
	Along Cleveland Ave frontage							
	7" Driveway 7" Concrete	8.96	875.00 x Per Sq Ft	= \$	7,840.00	100.00	\$	7,840.00
	1 dwy on National and 1 dwy on Cleveland removing second Cleveland dwy - intersection safety							
							Total:	\$ 48,146.70
519-0002-004	10253 W CLEVELAND AVE	H-10253 Cleveland, LLC, etal & c/o Enigma Pro					Commercial	540
	Street Reconstruction	89.70	301.80 x Lin Ft	= \$	27,071.46	100.00	\$	27,071.46
							Total:	\$ 27,071.46
485-9989-002	10269 W NATIONAL AVE	Great Midwest Savings & Loan					Commercial	550
	7" Driveway 7" Concrete	8.96	725.00 x Per Sq Ft	= \$	6,496.00	100.00	\$	6,496.00
	Street Reconstruction	89.70	183.73 x Lin Ft	= \$	16,480.58	100.00	\$	16,480.58
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00	\$	4,305.60
	Reduction Code Longside							
	Street Reconstruction	89.70	63.73 x Lin Ft	= \$	5,716.58	100.00	\$	5,716.58
	Reduction Code Longside 120' longside limit for 40% - remainder 100%							
							Total:	\$ 32,998.76



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Parcel ID	Address	Assessor	Area	Unit	Rate	Value	Category	Code	Total
519-9004-000	10533 W NATIONAL AVE	Marquette Savings Bank					Commercial	560	
	Street Reconstruction		89.70	125.06 x Lin Ft	= \$	11,217.88	100.00	\$	11,217.88
	Reduction Code Rectangularized Average front and back to rectangularize lot. (greater than 10' difference - 17.17') (116.21+133.91)/2=125.06' No assessment along Cleveland.								
	7" Driveway 7" Concrete		8.96	250.00 x Per Sq Ft	= \$	2,240.00	100.00	\$	2,240.00
	Estimated shared driveway								
							Total:	\$	13,457.88
519-9003-000	10539 W NATIONAL AVE	Marquette Savings Bank					Commercial	570	
	Street Reconstruction		89.70	115.08 x Lin Ft	= \$	10,322.68	100.00	\$	10,322.68
	7" Driveway 7" Concrete		8.96	250.00 x Per Sq Ft	= \$	2,240.00	100.00	\$	2,240.00
	Estimated shared driveway								
	Street Reconstruction		89.70	17.00 x Lin Ft	= \$	1,524.90	40.00	\$	609.96
	Reduction Code Longside Wildwood extent on longside								
							Total:	\$	13,172.64
519-0001-013	10701 W NATIONAL AVE	Central Bank & c/o Associated Bank - MS 8227					Commercial	580	
	Street Reconstruction		89.70	200.00 x Lin Ft	= \$	17,940.00	100.00	\$	17,940.00
	Street Reconstruction		89.70	17.00 x Lin Ft	= \$	1,524.90	40.00	\$	609.96
	Reduction Code Longside Extent 17' on Wildwood								
	7" Driveway 7" Concrete		8.96	600.00 x Per Sq Ft	= \$	5,376.00	100.00	\$	5,376.00
							Total:	\$	23,925.96



City of West Allis Engineering Department

Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Parcel ID	Address	Owner	Area	Rate	Calculation	Area	Rate	Calculation	Area	Rate	Calculation	Total
519-9001-000	10707 W CLEVELAND AVE	Rust Realty Inc	Commercial	590								
	Street Reconstruction	89.70	120.00 x Lin Ft	= \$	10,764.00	40.00	\$	4,305.60				
	Reduction Code Longside											
	National frontage = 511.53+31.83 = 543.36'											
	Limit longside reduction to 120'											
	543.36-120 = 423.36' fully assessed along National											
	Street Reconstruction	89.70	423.36 x Lin Ft	= \$	37,975.39	100.00	\$	37,975.39				
	7" Driveway 7" Concrete	8.96	675.00 x Per Sq Ft	= \$	6,048.00	100.00	\$	6,048.00				
	Street Reconstruction	89.70	92.89 x Lin Ft	= \$	8,332.23	100.00	\$	8,332.23				
	Frontage along Cleveland - partial to project extent											
												Total: \$ 56,661.22
519-0001-014	10725 W NATIONAL AVE	Peoples State Bank	Commercial	600								
	Street Reconstruction	89.70	127.14 x Lin Ft	= \$	11,404.46	100.00	\$	11,404.46				
	7" Driveway 7" Concrete	8.96	625.00 x Per Sq Ft	= \$	5,600.00	100.00	\$	5,600.00				
												Total: \$ 17,004.46
519-9995-004	10743 W NATIONAL AVE	12947 Woodbridge Street	Commercial	610								
	Street Reconstruction	89.70	146.15 x Lin Ft	= \$	13,109.66	100.00	\$	13,109.66				
	7" Driveway 7" Concrete	8.96	550.00 x Per Sq Ft	= \$	4,928.00	100.00	\$	4,928.00				
												Total: \$ 18,037.66
519-9995-002	10757 W NATIONAL AVE	The Bal-Ler Group, LLC	Commercial	620								
	Street Reconstruction	89.70	154.00 x Lin Ft	= \$	13,813.80	40.00	\$	5,525.52				
	Reduction Code Longside											
	7" Driveway 7" Concrete	8.96	225.00 x Per Sq Ft	= \$	2,016.00	100.00	\$	2,016.00				
												Total: \$ 7,541.52

Property Type Summary

32	Commercial
15	Residential



City of West Allis Engineering Department
 Project Details P2332S

W. National Avenue: W. Lincoln Ave. to S. 108th St.

Item Summary

	Total Quantity		Gross Total	Net Total
7" Driveway				
7" Concrete				
Commercial	9,875.00	Per Sq Ft	\$88,480.00	\$88,480.00
Residential	1,475.00	Per Sq Ft	\$13,216.00	\$10,752.00
			<u>\$101,696.00</u>	<u>\$99,232.00</u>
Major Asphalt Resurface				
Asphalt Resurface				
Commercial	46.46	Per Lin Ft	\$3,472.89	\$2,604.67
			<u>\$3,472.89</u>	<u>\$2,604.67</u>
Street				
Reconstruction				
Commercial	7,326.26	Lin Ft	\$657,165.57	\$581,490.21
Residential	708.64	Lin Ft	\$50,852.00	\$41,246.57
			<u>\$708,017.57</u>	<u>\$622,736.78</u>
Grand Totals			\$813,186.46	\$724,573.45

**CITY OF WEST ALLIS
RESOLUTION R-2026-1048**

FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT OF MAJOR ASPHALT RESURFACING, AND REPLACEMENT OF PRIVATE SIDE LEAD WATER SERVICE LATERALS IN VARIOUS LOCATIONS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTIES

WHEREAS, public necessity requires the improvement of certain streets as described below; and,

WHEREAS, the Common Council has received final plans and specifications for such proposed improvements; and,

WHEREAS, a hearing has been conducted pursuant to sec. 66.0703(7), Wis. Stats.; and,

WHEREAS, the Common Council finds that each property against which the assessments are proposed is benefited by the improvement.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis as follows:

1. That the final plans and specifications for major asphalt resurfacing and the replacement of private side lead water service laterals of S. 75th St. from W. Beloit Rd. to W. Arthur Ave. (Plan File No. SP-1315), S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave. (Plan File No. SP-1316), W. Washington St. from S. 90th St. to S. 89th St. (Plan File No. SP-1317), and S. 94th St. from W. Orchard St. to southerly dead end (Plan File No. SP-1318) are approved and adopted.
2. That the Board of Public Works is authorized and directed to cause said streets and private side lead water service laterals to be improved in accordance with the plans and specifications and is directed to advertise in the official paper for sealed proposals for all work necessary to be done with the installation of the improvements.
3. That such improvements be assessed in accordance with the report of the City Engineer as finally approved, and that the due date for payment of such assessments, without interest, is the 30th day following the billing date; and
4. That each property owner be given the opportunity of paying the assessment against their property by one of the following methods:
 - a. Payment of entire assessment, or any portion thereof, without interest at any time prior to the due date noted on the billing.
 - b. Payment of the entire assessment with the next tax roll, including a 4.0% interest

charge from the due date to December 31 of the year billed. All assessments of \$100.00 or less will automatically fall under category a or b.

c. Payment in five annual installments on the property tax bill, including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments of \$100.01 to \$250.00 which are not paid by the due date or elected to be paid under plans a or b above will automatically be extended in this manner.

d. Payment in ten annual installments on the property tax roll, including a 4.0% interest charge on each succeeding unpaid principal amount. All assessments over \$250.00 which are not paid by the due date or elected to be paid under plans a, b, or c will automatically be extended in this manner.

5. That if, after election to pay to the City Treasurer by November 1st of the year billed, the property owner fails to make the payment to the City Treasurer, the City Treasurer shall place the assessment, with interest at the rate of 4.0% per annum as applicable from the due date, on the next succeeding tax roll for collection; and,

6. That if the property owner fails to notify the City Treasurer's Office of their option in writing prior to the due date, the City Treasurer shall write the assessment in ten annual installments, except that any total assessment or assessment balance of less than \$100.00 against any one property shall be written in one payment, and any total assessment or assessment balance of \$100.01 to \$250.00 against any one property shall be written in five annual installments; and,

7. That the City Engineer's Office shall provide a certified list of such assessments and assessment installments to the City Treasurer's office, and the City Treasurer's office shall inscribe the same on the tax roll as they become due; and,

8. That any property owner may, at any time, waive the notice and hearing required by law and include specified work as a special assessment. The waiver shall allow the City to impose a special assessment upon that property owner whether or not the special assessment was approved in the Final Resolution. Any waivers signed for that purpose are accepted and approved by the Common Council; and,

9. That the City Clerk is directed to publish this resolution as a Class I Notice in the assessment district; and,

10. That the City Engineer's office is directed to mail a copy of this resolution and, upon completion of the improvement, a statement of the final assessment against each property to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence, be ascertained.

BE IT FURTHER RESOLVED as follows:

1. That with the above installations, the existing street and alley grades and widths are re-established in accordance with Paving Plan Nos. SP-1315, SP-1316, SP-1317,

SP1318.

2. That the Common Council exercises the authority contained in sec. 66.0911, Wis. Stats. to require the installation of laterals to every property abutting said street where it is felt said services are necessary, and that any required assessments be applied as therein provided; and
3. That the plans and specifications for the sanitary sewer relay as aforesaid be submitted to the Milwaukee Metropolitan Sewerage District for approval; and
4. That the plans and specifications for the water main relay and sanitary sewer relay as aforesaid be submitted to the Department of Natural Resources for approval; and
5. That said work be performed with funding from Bond Funds, Water Utility Funds, Sanitary Sewer Funds, Safe Drinking Water Loan Funds, and Capital Projects cash reserves (future reimbursement from special assessments).

SECTION 1: **ADOPTION** “R-2026-1048” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-1048(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



NOTICE OF PUBLIC HEARING
February 10, 2026
7:00 PM

NOTICE IS HEREBY GIVEN that on February 10, 2026, at 7:00 p.m., the West Allis Common Council will conduct a public hearing at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin, where all interested persons may appear before the council and be heard concerning the matters related to the proposed work below.

Major asphalt resurfacing of the following streets:

S. 75th St. from W. Beloit Rd. to W. Arthur Ave., S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave., W. Washington St. from S. 89th St. to S. 90th St., and S. 94th St. from W. Orchard St. southerly to the dead end.

NOTICE IS FURTHER GIVEN that a report on the proposal may be inspected online at <https://westalliswi.legistar.com/Calendar.aspx> (scroll to Common Council meeting for February 10, 2026 and click on Agenda Packet on the right side of the row). This report is also available at West Allis City Hall during business hours (M-F, 11:30 a.m. to 4:30 p.m.)

Dated at West Allis, Wisconsin this 23rd day of January 2026.

City Clerk

Publish January 30, 2026

Questions Most Asked Regarding A Public Hearing

Q. What is the purpose of the public hearing?

A. To give the people affected by the proposed improvement an opportunity to express their feelings on the project to the Mayor and Common Council.

Q. Is every project "cut and dried"?

A. No. Many projects have been modified or dropped entirely after having been the topic of a public hearing.

Q. When will the decision be made as to approval or rejection of the project?

A. After the Public Hearing, the matter is referred to the Board of Public Works for their recommendation. After the Board makes a recommendation, the report is voted on by the entire Common Council.

Q. How will I know if the project is approved?

A. A copy of the Final Resolution authorizing the Board of Public Works to go ahead with the improvement and advertise for the installation of the improvements will be mailed to all property owners.

Q. How does a project get on the annual Capital Improvement Program for consideration at a Hearing?

A. There are several ways a project could be considered for the annual program:

1. By petition of the people affected.
2. By the request of the Aldermen of the District.
3. Upon recommendation of the Engineering Department.
4. Public interest or necessity.
5. Eligibility for State and Federal aid.

Q. How do I get further information if I do not understand the information sent to me or who should I notify of a change in the mailing address for the information?

A. You should call the City of West Allis Engineering Department at 302-8368 so that you can get any questions you may have answered or to notify us of any mailing address changes.

Q. How and when can I pay for the proposed improvements?

A. Once the project has reached substantial completion, a Special Assessment Billing will be mailed to you outlining the payment options available to you. Please refer to the methods of payment information enclosed herewith for a brief explanation of possible options.

Rev. 5/06

H:\Forms\Questions Asked Regarding Public Hearing.doc



Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 29, 2026

Honorable Mayor and Common Council
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for major asphalt resurfacing of the pavement and the replacement of private side lead water service laterals in:

**S. 75th St. from W. Beloit Rd. to W. Arthur Ave.
S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave.
W. Washington St. from S. 90th St. to S. 89th St.
S. 94th St. from W. Orchard St. to southerly dead end**

as directed in Preliminary Resolution Nos. R-2025-4254 and R-2025-4274 adopted on October 21, 2025

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The properties against which the assessments are proposed are benefited.

Respectfully submitted,

Melinda Dejewski, P.E.
City Engineer

Encs.

PROPOSED IMPROVEMENT OF

**S. 75th St. from W. Beloit Rd. to W. Arthur Ave.
S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave.
W. Washington St. from S. 90th St. to S. 89th St.
S. 94th St. from W. Orchard St. to southerly dead end**

by major asphalt resurfacing and
by private side lead water service lateral replacements

SCHEDULE "A"

Preliminary Plans & Specifications Attached

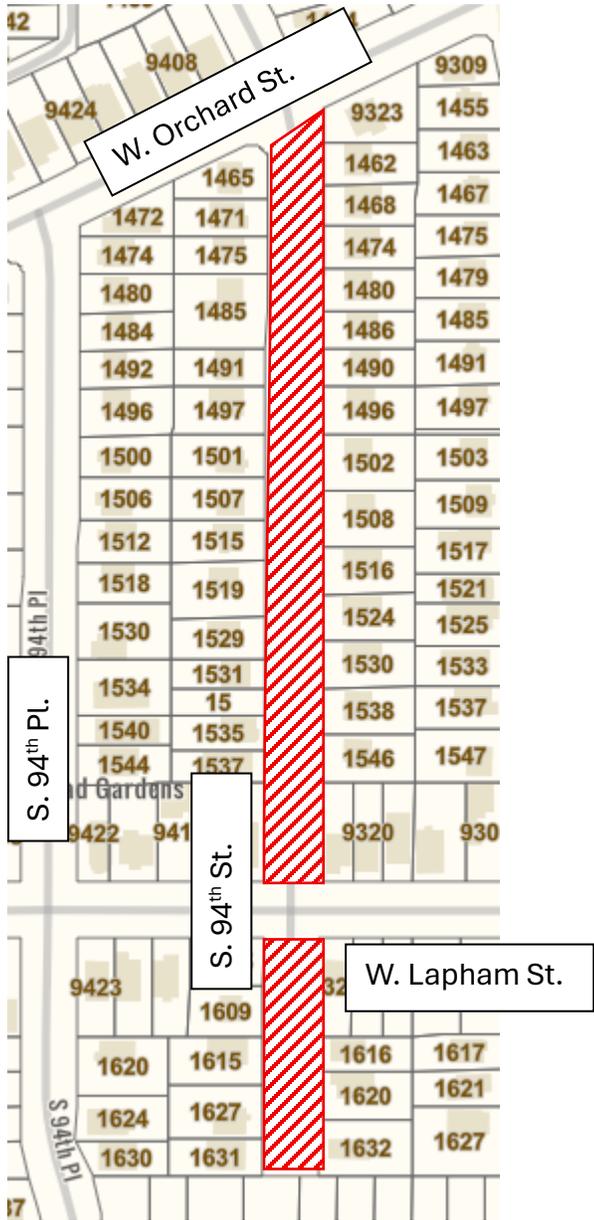
SCHEDULE "B"

Estimate of the Entire Cost

\$2,091,898.00

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected





Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 28, 2026

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for the major asphalt resurfacing of the pavement in:

- S. 75th St. from W. Beloit Rd. to W. Arthur Ave.**
- S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave.**
- W. Washington St. from S. 90th St. to S. 89th St.**
- S. 94th St. from W. Orchard St. to southerly dead end**

Estimated Construction Cost:	\$1,672,125.00
Contingency:	334,425.00
TOTAL:	\$2,006,550.00

Sincerely,

Melinda Dejewski, P.E.
City Engineer

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: February 10, 2026

LOCATION

DESCRIPTION: S. 75th St. from W. Beloit Rd. to W. Arthur Ave.
 S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave.
 W. Washington St. from S. 90th St. to S. 89th St.
 S. 94th St. from W. Orchard St. to southerly dead end

ACCOUNT NO.: P2626S, P2627S, P2628S, P2629S, DNR007

INTEREST RATE: 4.0%

2026 ASSESSMENT RATES

		<u>Residential</u>	<u>Commercial</u>	<u>Manufacturing</u>
<u>Streets</u>				
Major Asphalt Resurface	lin. ft	\$59.80	\$74.75	\$89.70
<u>Private Property Water Services</u>				
Private Side Lead Water Service Laterals	Each	\$2,000.00	\$2,000.00	\$2,000.00
<u>Driveways</u>				
7" Concrete Approach	sq. ft.	\$8.96	\$8.96	\$8.96
9" Concrete Approach	sq. ft.	\$11.17	\$11.17	\$11.17

The properties against which the assessments are proposed are benefited.

EXAMPLE: Special Assessment for Major Asphalt Resurface

**Area: S. 75th St. from W. Beloit Rd. to W. Arthur Ave.
 S. 90th St. from W. Greenfield Ave. to W. Schlinger Ave.
 W. Washington St. from S. 90th St. to S. 89th St.
 S. 94th St. from W. Orchard St. to southerly dead end**

Lot Width = 60 ft.
 Assessment Rate = \$59.80 per lin. ft.
***Street Improvement = \$3,588.00 = 60 ft. @ \$59.80**

***Special Assessment for Street Improvement Only** - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year. Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

Example of a ten (10) year plan: *(Based on a full year of interest)*

\$3,588.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$358.80	\$143.52 **	\$502.32
2nd year	\$358.80	\$129.17	\$487.97
3rd year	\$358.80	\$114.82	\$473.62
4th year	\$358.80	\$100.46	\$459.26
5th year	\$358.80	\$86.11	\$444.91
6th year	\$358.80	\$71.76	\$430.56
7th year	\$358.80	\$57.41	\$416.21
8th year	\$358.80	\$43.06	\$401.86
9th year	\$358.80	\$28.70	\$387.50
10th year	\$358.80	\$14.35	\$373.15

Example of a five (5) year plan: *(Based on a full year of interest)*

\$3,588.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$717.60	\$143.52 **	\$861.12
2nd year	\$717.60	\$114.82	\$832.42
3rd year	\$717.60	\$86.11	\$803.71
4th year	\$717.60	\$57.41	\$775.01
5th year	\$717.60	\$28.70	\$746.30

** Interest is based on the descending principal balance.



City of West Allis Engineering Department

Project Details P2626S

S. 75th St.: W. Beloit Rd. to W. Arthur Ave.

Property Assessments

489-0486-000	2539 S 75 ST	Frederick J Frigo					Residential	1
	Major Asphalt Resurface Asphalt Resurface	59.80	120.00	x	Per Lin Ft	= \$ 7,176.00	40.00 \$	2,870.40
	Reduction Code Longside							
							Total:	\$ 2,870.40
489-0487-000	2525 S 75 ST	Greg Trampala					Residential	2
	Major Asphalt Resurface Asphalt Resurface	59.80	37.13	x	Per Lin Ft	= \$ 2,220.37	100.00 \$	2,220.37
							Total:	\$ 2,220.37
489-0488-000	2521 S 75 ST	Daniel W Schmidt & Judy M Schmidt					Residential	3
	Major Asphalt Resurface Asphalt Resurface	59.80	36.83	x	Per Lin Ft	= \$ 2,202.43	100.00 \$	2,202.43
							Total:	\$ 2,202.43
489-0489-000	2517 S 75 ST	Eldon G Shorey					Residential	4
	Major Asphalt Resurface Asphalt Resurface	59.80	37.78	x	Per Lin Ft	= \$ 2,259.24	100.00 \$	2,259.24
							Total:	\$ 2,259.24
489-0490-000	2513 S 75 ST	Stephana Todorovich					Residential	5
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00	x	Per Lin Ft	= \$ 2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00
489-0491-000	2507 S 75 ST	Matthew M Bahling					Residential	6
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00	x	Per Lin Ft	= \$ 2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00
489-0492-000	7505 W ARTHUR AVE	Mark W Young & Marjean B Kirchner					Residential	7
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00	x	Per Lin Ft	= \$ 2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00



City of West Allis Engineering Department

Project Details P2626S

S. 75th St.: W. Beloit Rd. to W. Arthur Ave.

489-0494-000	2538 S 75 ST	Esselman Trust					Residential	50
	Major Asphalt Resurface Asphalt Resurface	59.80	120.00	x Per Lin Ft	= \$	7,176.00	40.00 \$	2,870.40
	Reduction Code Longside							
							Total:	\$ 2,870.40
489-0495-000	2524 S 75 ST	Larry Roberts					Residential	51
	Major Asphalt Resurface Asphalt Resurface	59.80	81.53	x Per Lin Ft	= \$	4,875.49	100.00 \$	4,875.49
							Total:	\$ 4,875.49
489-0496-000	2512 S 75 ST	Nicholas M Brain					Residential	52
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
489-0497-000	2506 S 75 ST	Jacqueline Simonis					Residential	53
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00	x Per Lin Ft	= \$	2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00
489-0498-000	7425 W ARTHUR AVE	Rabiego John & Valerie Trust					Residential	54
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00	x Per Lin Ft	= \$	2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00

Property Type Summary

12 Residential



City of West Allis Engineering Department

Project Details P2626S

S. 75th St.: W. Beloit Rd. to W. Arthur Ave.

Item Summary

	Total Quantity		Gross Total	Net Total
Major Asphalt Resurface				
Asphalt Resurface				
Residential	683.27	Per Lin Ft	\$40,859.53	\$32,248.33
			<u>\$40,859.53</u>	<u>\$32,248.33</u>
Grand Totals			\$40,859.53	\$32,248.33



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

Property Assessments

442-0534-000	9000-2 W GREENFIELD AVE - 1373-77 S 90 ST	Parkview Property Holdings LLC					Commercial	1
	Major Asphalt Resurface Asphalt Resurface	74.75	120.00	x	Per Lin Ft	= \$	8,970.00 40.00 \$	3,588.00
	Reduction Code Longside							
							Total:	\$ 3,588.00
442-0095-000	1363 S 90 ST	Lucas B Bignell					Residential	5
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0096-000	1357 S 90 ST	Nicholas Budish					Residential	6
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0097-000	1353 S 90 ST	Crystal McLeod					Residential	7
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0098-000	1347 S 90 ST	Melinda N Rindt					Residential	8
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0099-000	1343 S 90 ST	Shanna L Rainwater					Residential	9
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0100-000	1337 S 90 ST	Nancy F Moore Trust					Residential	10
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20
442-0101-000	1331 S 90 ST	Georgette Cisneros & Emmanu Cisneros					Residential	11
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00	x	Per Lin Ft	= \$	2,332.20 100.00 \$	2,332.20
							Total:	\$ 2,332.20



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0102-000	1327 S 90 ST	Stewart La Pointe & Mary La Pointe	Residential	12
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0103-000	1321 S 90 ST	Jennifer Jennings	Residential	13
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0104-000	1317 S 90 ST	Andrew M Masta	Residential	14
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0105-000	1311 S 90 ST	Dane Schwegman	Residential	15
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0106-000	1305 S 90 ST	Brigido Lopez-Delgado	Residential	16
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0107-000	1301 S 90 ST	Manteese Johnson, Jr & Genevieve Johnson	Residential	17
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0108-000	1235-35A S 90 ST	Maricela Gonzalez Garfias	Residential	18
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20
442-0109-000	1229 S 90 ST	Michael Atkinson	Residential	19
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total: \$	2,332.20



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0110-000	1225 S 90 ST	Scott L Olson & Barbara Olson	Residential	20
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0111-000	1219 S 90 ST	Benitez M Rivera & Nicole M Rivera	Residential	21
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0112-000	1213 S 90 ST	Juan J Esparza	Residential	22
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0113-000	1209 S 90 ST	Harvey Slusser	Residential	23
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0114-000	1203 S 90 ST	Richard A Krause & Catherine M Krause	Residential	24
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0115-000	1135 S 90 ST	Ronald A Madunic & Linda Madunic	Residential	25
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0116-000	1129 S 90 ST	Rafal M Bednarski & Natalia M Kurek-Bednarski	Residential	26
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20
442-0117-000	1125 S 90 ST	Stanley R Bogdanski 2014 Living Trust	Residential	30
	Major Asphalt Resurface Asphalt Resurface	59.80 39.00 x Per Lin Ft = \$	2,332.20 100.00 \$	2,332.20
			Total:	\$ 2,332.20



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0118-000	1119 S 90 ST	Debaere Rolland & Kathleen Trust				Residential	31
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0119-000	1113 S 90 ST	Jerome G Pfaller & Linda Pfaller				Residential	32
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0120-000	1109 S 90 ST	Thomas Klein				Residential	33
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0121-000	1103 S 90 ST	Mark Dennis Perl				Residential	34
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0122-000	1045 S 90 ST	Mark T Opalewski				Residential	35
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0123-000	1041 S 90 ST	Michael J Jafuta & Kim M Jafuta				Residential	36
	Major Asphalt Resurface Asphalt Resurface	59.80	39.00 x Per Lin Ft	= \$	2,332.20	100.00 \$	2,332.20
					Total:	\$	2,332.20
442-0124-000	1035 S 90 ST	Alexander P Smolko				Residential	37
	Major Asphalt Resurface Asphalt Resurface	59.80	48.72 x Per Lin Ft	= \$	2,913.46	100.00 \$	2,913.46
					Total:	\$	2,913.46
442-0125-001	1025 S 90 ST	Christina Zarnowski & Christopher Zarnowski				Residential	38
	Major Asphalt Resurface Asphalt Resurface	59.80	98.70 x Per Lin Ft	= \$	5,902.26	100.00 \$	5,902.26
					Total:	\$	5,902.26



City of West Allis Engineering Department

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S. 90th St.: W. Greenfield to W. Schlinger

442-0125-002	1013 S 90 ST	Dylan R Weigel & Krista M Lipke					Residential	39
	Major Asphalt Resurface Asphalt Resurface	59.80	63.82	x Per Lin Ft	= \$	3,816.44	100.00 \$	3,816.44
							Total:	\$ 3,816.44
442-0130-000	1001 S 90 ST	Kenneth M Zeman & Sharon Zeman					Residential	40
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00	x Per Lin Ft	= \$	2,691.00	100.00 \$	2,691.00
							Total:	\$ 2,691.00
442-0131-000	9** S 90 ST	City Of West Allis					Residential	41
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00	x Per Lin Ft	= \$	2,691.00	100.00 \$	2,691.00
							Total:	\$ 2,691.00
442-0132-002	933 S 90 ST	Kelly M Nawrocik					Residential	42
	Major Asphalt Resurface Asphalt Resurface	59.80	56.50	x Per Lin Ft	= \$	3,378.70	100.00 \$	3,378.70
							Total:	\$ 3,378.70
442-0136-002	927 S 90 ST	John D Haugh					Residential	43
	Major Asphalt Resurface Asphalt Resurface	59.80	51.00	x Per Lin Ft	= \$	3,049.80	100.00 \$	3,049.80
							Total:	\$ 3,049.80
442-0137-000	917 S 90 ST	William S Torngren					Residential	44
	Major Asphalt Resurface Asphalt Resurface	59.80	62.50	x Per Lin Ft	= \$	3,737.50	100.00 \$	3,737.50
							Total:	\$ 3,737.50
442-0141-003	911 S 90 ST	Arthur Budzinski & Linda Budzinski					Residential	45
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00	x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0141-001	905 S 90 ST	Peter Cibaric & Olga Cibaric					Residential	46
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00	x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40



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Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0141-002	901 S 90 ST	Jason Gaudynski & Jamie Gaudynski				Residential	47
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
						Total:	\$ 2,631.20
442-0143-004	855 S 90 ST	Theresa A Geisel & Robert S Geisel				Residential	48
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
						Total:	\$ 2,631.20
442-0143-003	849 S 90 ST	Donald M Kolinski				Residential	49
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
						Total:	\$ 2,571.40
442-0143-002	843 S 90 ST	Michael E Moyes & Tracy M Moyes				Residential	50
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
						Total:	\$ 2,571.40
442-0144-000	837 S 90 ST	Arleen K Breitzman				Residential	51
	Major Asphalt Resurface Asphalt Resurface	59.80	43.33 x Per Lin Ft	= \$	2,591.13	100.00 \$	2,591.13
						Total:	\$ 2,591.13
442-0146-002	831 S 90 ST	Lisa J Bredeson & Todd A Bredeson				Residential	52
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
						Total:	\$ 2,571.40
442-0146-001	827-29 S 90 ST	Joseph A & Anna L Sperandio Liv Tr				Residential	53
	Major Asphalt Resurface Asphalt Resurface	59.80	43.67 x Per Lin Ft	= \$	2,611.47	100.00 \$	2,611.47
						Total:	\$ 2,611.47
442-0148-000	819 S 90 ST	Deja Nieves & Raymond Quinones Paris				Residential	54
	Major Asphalt Resurface Asphalt Resurface	59.80	43.33 x Per Lin Ft	= \$	2,591.13	100.00 \$	2,591.13
						Total:	\$ 2,591.13



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S. 90th St.: W. Greenfield to W. Schlinger

442-0149-000	817 S 90 ST	Karl M Hayes					Residential	55
	Major Asphalt Resurface Asphalt Resurface	59.80	43.33 x	Per Lin Ft	= \$	2,591.13	100.00 \$	2,591.13
							Total:	\$ 2,591.13
442-0150-000	807 S 90 ST	Richard E Polivka & Victoria M Polivka					Residential	56
	Major Asphalt Resurface Asphalt Resurface	59.80	43.33 x	Per Lin Ft	= \$	2,591.13	100.00 \$	2,591.13
							Total:	\$ 2,591.13
442-0153-000	803 S 90 ST	Skylar Brant					Residential	57
	Major Asphalt Resurface Asphalt Resurface	59.80	65.00 x	Per Lin Ft	= \$	3,887.00	100.00 \$	3,887.00
							Total:	\$ 3,887.00
442-0155-002	733 S 90 ST	Johnathan C Zabrowski					Residential	58
	Major Asphalt Resurface Asphalt Resurface	59.80		x Per Lin Ft	=		100.00	
							Total:	
442-0495-000	727 S 90 ST	Lynne M Cheatham					Residential	59
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00	100.00 \$	2,392.00
							Total:	\$ 2,392.00
442-0496-000	723 S 90 ST	Dennis P. & Ann E. Wieselmann Rev. Trust Date					Residential	60
	Major Asphalt Resurface Asphalt Resurface	59.80	37.00 x	Per Lin Ft	= \$	2,212.60	100.00 \$	2,212.60
							Total:	\$ 2,212.60
442-0486-000	9003 W SCHLINGER AVE	Spencer Draggoo					Residential	61
	Major Asphalt Resurface Asphalt Resurface	59.80	120.00 x	Per Lin Ft	= \$	7,176.00	40.00 \$	2,870.40
	Reduction Code Longside							
							Total:	\$ 2,870.40



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S. 90th St.: W. Greenfield to W. Schlinger

442-0545-000	1366 S 90 ST	Amer Concrete Level Corp & c/o Tony L Zidar, Jr	Commercial	72
	Major Asphalt Resurface Asphalt Resurface	74.75 120.00 x Per Lin Ft = \$	8,970.00 40.00 \$	3,588.00
	Reduction Code Longside			
	Major Asphalt Resurface Asphalt Resurface	74.75 9.72 x Per Lin Ft = \$	726.57 100.00 \$	726.57
			Total: \$	4,314.57
442-0182-000	1362 S 90 ST	John M Vogel & Kelly Vogel	Residential	73
	Major Asphalt Resurface Asphalt Resurface	59.80 44.00 x Per Lin Ft = \$	2,631.20 100.00 \$	2,631.20
			Total: \$	2,631.20
442-0181-000	1354 S 90 ST	Susan Peterson	Residential	74
	Major Asphalt Resurface Asphalt Resurface	59.80 43.00 x Per Lin Ft = \$	2,571.40 100.00 \$	2,571.40
			Total: \$	2,571.40
442-0180-000	1346 S 90 ST	Jason S Balasch & Belinda C Betchner	Residential	75
	Major Asphalt Resurface Asphalt Resurface	59.80 43.00 x Per Lin Ft = \$	2,571.40 100.00 \$	2,571.40
			Total: \$	2,571.40
442-0188-000	1342 S 90 ST	Samuel Karls	Residential	76
	Major Asphalt Resurface Asphalt Resurface	59.80 44.00 x Per Lin Ft = \$	2,631.20 100.00 \$	2,631.20
			Total: \$	2,631.20
442-0187-000	1338 S 90 ST	Matthew J Claus	Residential	77
	Major Asphalt Resurface Asphalt Resurface	59.80 44.00 x Per Lin Ft = \$	2,631.20 100.00 \$	2,631.20
			Total: \$	2,631.20
442-0186-000	1330-32 S 90 ST	Claudia N Abrams	Residential	78
	Major Asphalt Resurface Asphalt Resurface	59.80 42.00 x Per Lin Ft = \$	2,511.60 100.00 \$	2,511.60
			Total: \$	2,511.60
442-0193-000	1320 S 90 ST	Reid X Viertel	Residential	79
	Major Asphalt Resurface Asphalt Resurface	59.80 43.33 x Per Lin Ft = \$	2,591.13 100.00 \$	2,591.13
			Total: \$	2,591.13



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S. 90th St.: W. Greenfield to W. Schlinger

442-0192-000	1314 S 90 ST	Jose L Amador				Residential	80
	Major Asphalt Resurface Asphalt Resurface	59.80	43.34 x	Per Lin Ft	= \$	2,591.73 100.00 \$	2,591.73
						Total:	\$ 2,591.73
442-0194-001	1308 S 90 ST	Sugar Ray E. Kayde & Stephanie Kayde				Residential	81
	Major Asphalt Resurface Asphalt Resurface	59.80	86.33 x	Per Lin Ft	= \$	5,162.53 100.00 \$	5,162.53
						Total:	\$ 5,162.53
442-0195-000	1302 S 90 ST	Toni J Applin				Residential	82
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x	Per Lin Ft	= \$	2,571.40 100.00 \$	2,571.40
						Total:	\$ 2,571.40
442-0196-000	1236 S 90 ST	Alexander J Reeves & Heather M Millar				Residential	83
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x	Per Lin Ft	= \$	2,631.20 100.00 \$	2,631.20
						Total:	\$ 2,631.20
442-0202-000	1230 S 90 ST	Yareli J Ochoa Cervantez & Luis E Montoya Moi				Residential	84
	Major Asphalt Resurface Asphalt Resurface	59.80	65.00 x	Per Lin Ft	= \$	3,887.00 100.00 \$	3,887.00
						Total:	\$ 3,887.00
442-0201-000	1218 S 90 ST	Michael A White				Residential	85
	Major Asphalt Resurface Asphalt Resurface	59.80	65.00 x	Per Lin Ft	= \$	3,887.00 100.00 \$	3,887.00
						Total:	\$ 3,887.00
442-0203-002	1212 S 90 ST	Cesar Cervantes & Marisol Cervantes				Residential	86
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x	Per Lin Ft	= \$	2,571.40 100.00 \$	2,571.40
						Total:	\$ 2,571.40
442-0203-004	1206 S 90 ST	Sonja M Mietz & Adam R Becker				Residential	87
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x	Per Lin Ft	= \$	2,571.40 100.00 \$	2,571.40
						Total:	\$ 2,571.40



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S. 90th St.: W. Greenfield to W. Schlinger

442-0203-003	1200 S 90 ST	Anthony S Nemec & Renee Nemec					Residential	88
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00	x Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
							Total:	\$ 2,631.20
442-0205-000	1132 S 90 ST	Thomas Pocernich					Residential	89
	Major Asphalt Resurface Asphalt Resurface 44	59.80		x Per Lin Ft	=		100.00	
							Total:	
442-0206-000	1124 S 90 ST	Tracy J Southern					Residential	90
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00	x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0207-000	1118 S 90 ST	Ryan P DeBelak & Deborah L DeBelak					Residential	91
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00	x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0212-000	1112 S 90 ST	Cristal E Cruz					Residential	92
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
442-0211-000	1104-06 S 90 ST	Todd T Taylor					Residential	93
	Major Asphalt Resurface Asphalt Resurface	59.80	80.00	x Per Lin Ft	= \$	4,784.00	100.00 \$	4,784.00
							Total:	\$ 4,784.00
442-0217-000	1044 S 90 ST	Joseph D Lemon					Residential	94
	Major Asphalt Resurface Asphalt Resurface	59.80	42.50	x Per Lin Ft	= \$	2,541.50	100.00 \$	2,541.50
							Total:	\$ 2,541.50
442-0216-000	1038 S 90 ST	Barbara M Meyer					Residential	95
	Major Asphalt Resurface Asphalt Resurface	59.80	42.50	x Per Lin Ft	= \$	2,541.50	100.00 \$	2,541.50
							Total:	\$ 2,541.50



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0215-000	1034 S 90 ST	Joyce M Demeyer					Residential	96
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00	100.00 \$	2,691.00
							Total:	\$ 2,691.00
442-0500-000	1022 S 90 ST	Konicek Investments, LLC					Residential	100
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x	Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0501-000	1016 S 90 ST	Angela Kay Koval					Residential	101
	Major Asphalt Resurface Asphalt Resurface	59.80	43.00 x	Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0502-000	1010 S 90 ST	Lynn M Taavola					Residential	102
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x	Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
							Total:	\$ 2,631.20
442-0220-002	1004 S 90 ST	The Gerald J. & Kathleen P. Kuske Rev Trust 8/2					Residential	103
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x	Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
							Total:	\$ 2,631.20
442-0220-001	1002 S 90 ST	Christopher Etzel & Gavin Etzel					Residential	104
	Major Asphalt Resurface Asphalt Resurface	59.80	44.00 x	Per Lin Ft	= \$	2,631.20	100.00 \$	2,631.20
							Total:	\$ 2,631.20
442-0222-001	934 S 90 ST	Cory A Gonzalez					Residential	105
	Major Asphalt Resurface Asphalt Resurface	59.80	42.00 x	Per Lin Ft	= \$	2,511.60	100.00 \$	2,511.60
							Total:	\$ 2,511.60
442-0225-000	9** S 90 ST	Cory A Gonzalez					Residential	106
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00 x	Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00



City of West Allis Engineering Department

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S. 90th St.: W. Greenfield to W. Schlinger

442-0226-000	920 S 90 ST	Nicholas J Waldschmidt					Residential	107
	Major Asphalt Resurface Asphalt Resurface	59.80	60.00	x	Per Lin Ft	= \$ 3,588.00	100.00 \$	3,588.00
							Total:	\$ 3,588.00
442-0231-000	910 S 90 ST	Peggy M Morrissey					Residential	108
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x	Per Lin Ft	= \$ 2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
442-0230-000	908 S 90 ST	Arlene Nelessen					Residential	109
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x	Per Lin Ft	= \$ 2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
442-0229-000	902 S 90 ST	Ehmke Fred W & Arlene M Trust					Residential	110
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x	Per Lin Ft	= \$ 2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
442-0234-001	852 S 90 ST	Joseph V and Tammy R Benvenuto Jr Trust					Residential	111
	Major Asphalt Resurface Asphalt Resurface	59.80	48.00	x	Per Lin Ft	= \$ 2,870.40	100.00 \$	2,870.40
							Total:	\$ 2,870.40
442-0234-002	846 S 90 ST	Heidi M Spielvogel					Residential	112
	Major Asphalt Resurface Asphalt Resurface	59.80	82.00	x	Per Lin Ft	= \$ 4,903.60	100.00 \$	4,903.60
							Total:	\$ 4,903.60
442-0237-001	836 S 90 ST	Jonathan Schultz					Residential	113
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x	Per Lin Ft	= \$ 2,990.00	100.00 \$	2,990.00
							Total:	\$ 2,990.00
442-0237-002	830 S 90 ST	Genaro Padilla & Brittany Padilla					Residential	114
	Major Asphalt Resurface Asphalt Resurface	59.80	80.00	x	Per Lin Ft	= \$ 4,784.00	100.00 \$	4,784.00
							Total:	\$ 4,784.00



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S. 90th St.: W. Greenfield to W. Schlinger

442-0241-000	816 S 90 ST	Adam Wadlington & Dana Lohrey					Residential	115
	Major Asphalt Resurface Asphalt Resurface		59.80	87.00 x Per Lin Ft	= \$	5,202.60	100.00 \$	5,202.60
							Total:	\$ 5,202.60
442-0240-000	808 S 90 ST	Mark B Tibbits & Lori Tibbits					Residential	116
	Major Asphalt Resurface Asphalt Resurface		59.80	43.00 x Per Lin Ft	= \$	2,571.40	100.00 \$	2,571.40
							Total:	\$ 2,571.40
442-0480-000	802 S 90 ST	Nicholas R Marshman					Residential	117
	Major Asphalt Resurface Asphalt Resurface		59.80	41.00 x Per Lin Ft	= \$	2,451.80	100.00 \$	2,451.80
							Total:	\$ 2,451.80
442-0479-000	740 S 90 ST	Gabriel S Wright					Residential	118
	Major Asphalt Resurface Asphalt Resurface		59.80	41.00 x Per Lin Ft	= \$	2,451.80	100.00 \$	2,451.80
							Total:	\$ 2,451.80
442-0478-000	732-732A S 90 ST	Michael J Weiler					Residential	119
	Major Asphalt Resurface Asphalt Resurface		59.80	41.00 x Per Lin Ft	= \$	2,451.80	100.00 \$	2,451.80
							Total:	\$ 2,451.80
442-0477-000	726 S 90 ST	Michael P Zabrowski					Residential	120
	Major Asphalt Resurface Asphalt Resurface		59.80	41.00 x Per Lin Ft	= \$	2,451.80	100.00 \$	2,451.80
							Total:	\$ 2,451.80
442-0476-000	720-720A S 90 ST	Cameron M Scharr					Residential	121
	Major Asphalt Resurface Asphalt Resurface		59.80	41.00 x Per Lin Ft	= \$	2,451.80	100.00 \$	2,451.80
							Total:	\$ 2,451.80
442-0475-000	714 S 90 ST	Patricia L Niwash					Residential	130
	Major Asphalt Resurface Asphalt Resurface		59.80	50.50 x Per Lin Ft	= \$	3,019.90	40.00 \$	1,207.96
	Reduction Code Longside Longside 40%							
							Total:	\$ 1,207.96



City of West Allis Engineering Department

Project Details P2627S

S. 90th St.: W. Greenfield to W. Schlinger

442-0474-000	8935 W SCHLINGER AVE - 706 S 90 ST	Balraj Muthupandiyam	Residential	131
Major Asphalt Resurface	Asphalt Resurface	59.80	69.50 x Per Lin Ft	= \$ 4,156.10
	Reduction Code Longside			40.00 \$ 1,662.44
			Total:	<u>\$ 1,662.44</u>

Property Type Summary

2	Commercial
102	Residential

Item Summary

	Total Quantity		Gross Total	Net Total
Major Asphalt Resurface				
Asphalt Resurface				
Commercial	249.72	Per Lin Ft	\$18,666.57	\$7,902.57
Residential	4,745.23	Per Lin Ft	\$283,764.74	\$275,153.54
			<u>\$302,431.31</u>	<u>\$283,056.11</u>
Grand Totals			\$302,431.31	\$283,056.11



City of West Allis Engineering Department

Project Details P2628S

W. Washington St.: S. 89th St. to S. 90th St.

Property Assessments

Property ID	Address	Owner	Property Type	Area	Rate	Calculation	Amount	Reduction	Total
442-0500-000	1022 S 90 ST	Konicek Investments, LLC	Residential	20					
	Major Asphalt Resurface Asphalt Resurface			59.80	120.00 x	Per Lin Ft = \$	7,176.00	40.00 \$	2,870.40
	Reduction Code Longside								
	Longside reduction: 40% first 120'								
	Major Asphalt Resurface Asphalt Resurface			59.80	7.58 x	Per Lin Ft = \$	453.28	100.00 \$	453.28
	Total:							\$	3,323.68
442-0215-000	1034 S 90 ST	Joyce M Demeyer	Residential	30					
	Major Asphalt Resurface Asphalt Resurface			59.80	120.00 x	Per Lin Ft = \$	7,176.00	40.00 \$	2,870.40
	Longside reduction: 40% first 120'								
	Major Asphalt Resurface Asphalt Resurface			59.80	17.50 x	Per Lin Ft = \$	1,046.50	100.00 \$	1,046.50
	Total:							\$	3,916.90
442-0499-000	1023 S 89 ST	Joseph Edward Mizgala	Residential	40					
	Major Asphalt Resurface Asphalt Resurface			59.80	120.00 x	Per Lin Ft = \$	7,176.00	40.00 \$	2,870.40
	Reduction Code Longside								
	Longside reduction: 40% first 120'								
	Major Asphalt Resurface Asphalt Resurface			59.80	17.55 x	Per Lin Ft = \$	1,049.49	100.00 \$	1,049.49
	Total:							\$	3,919.89
442-0214-000	1033 S 89 ST	Czerwinski Elaine a Trust	Residential	50					
	Major Asphalt Resurface Asphalt Resurface			59.80	120.00 x	Per Lin Ft = \$	7,176.00	40.00 \$	2,870.40
	Reduction Code Longside								
	Longside reduction: 40% first 120'								
	Major Asphalt Resurface Asphalt Resurface			59.80	17.50 x	Per Lin Ft = \$	1,046.50	100.00 \$	1,046.50
	Total:							\$	3,916.90

Property Type Summary

4 Residential



City of West Allis Engineering Department Project Details P2628S

W. Washington St.: S. 89th St. to S. 90th St.

Item Summary

	Total Quantity		Gross Total	Net Total
Major Asphalt Resurface				
Asphalt Resurface				
Residential	540.13	Per Lin Ft	\$32,299.77	\$15,077.37
			<u>\$32,299.77</u>	<u>\$15,077.37</u>
Grand Totals			\$32,299.77	\$15,077.37



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

Property Assessments

Assessment ID	Address	Assessor	Property Type	Count
450-0378-001	1631-33 S 94 ST	Mary J Kerch	Residential	1
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x Per Lin Ft	= \$ 2,392.00 100.00 \$ 2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 4,392.00
450-0377-001	1627 S 94 ST	Jayson P Brees	Residential	2
	Major Asphalt Resurface Asphalt Resurface	59.80	57.50 x Per Lin Ft	= \$ 3,438.50 100.00 \$ 3,438.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 5,438.50
450-0376-000	1615 S 94 ST	Leonard R Rebarchik	Residential	3
	Major Asphalt Resurface Asphalt Resurface	59.80	52.50 x Per Lin Ft	= \$ 3,139.50 100.00 \$ 3,139.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 5,139.50
450-0375-000	1609 S 94 ST	Vincent Fleischman	Residential	4
	Major Asphalt Resurface Asphalt Resurface	59.80	52.50 x Per Lin Ft	= \$ 3,139.50 100.00 \$ 3,139.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 5,139.50
450-0374-000	9405 W LAPHAM ST	Virtrance Roberson	Residential	5
	Major Asphalt Resurface Asphalt Resurface	59.80	52.50 x Per Lin Ft	= \$ 3,139.50 100.00 \$ 3,139.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 5,139.50
450-0290-001	9400-02 W LAPHAM ST	Andrew Nevinski	Residential	10
	Major Asphalt Resurface Asphalt Resurface	59.80	105.00 x Per Lin Ft	= \$ 6,279.00 40.00 \$ 2,511.60
	Reduction Code Longside longside 40%			
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x Each	= \$ 2,000.00 100.00 \$ 2,000.00
			Total:	\$ 4,511.60



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0291-000	1537 S 94 ST	BVRC Properties LLC					Residential	11
	Major Asphalt Resurface Asphalt Resurface	59.80	36.00 x	Per Lin Ft	= \$	2,152.80	100.00 \$	2,152.80
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,152.80
450-0292-000	1535 S 94 ST	Kathryn Okeefe					Residential	12
	Major Asphalt Resurface Asphalt Resurface	59.80	36.00 x	Per Lin Ft	= \$	2,152.80	100.00 \$	2,152.80
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,152.80
450-0293-000	15** S 94 ST	Anthony Estate LLC & c/o Kathryn O'Keefe					Residential	13
	Major Asphalt Resurface Asphalt Resurface	59.80	30.00 x	Per Lin Ft	= \$	1,794.00	100.00 \$	1,794.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 3,794.00
450-0294-000	1531 S 94 ST	Anthony Estate, LLC					Residential	14
	Major Asphalt Resurface Asphalt Resurface	59.80	30.00 x	Per Lin Ft	= \$	1,794.00	100.00 \$	1,794.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 3,794.00
450-0295-000	1529 S 94 ST	MN Estate LLC					Residential	15
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00	100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,691.00
450-0296-000	1519 S 94 ST	1519 Estate LLC					Residential	16
	Major Asphalt Resurface Asphalt Resurface	59.80	60.00 x	Per Lin Ft	= \$	3,588.00	100.00 \$	3,588.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 5,588.00



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0297-000	1515 S 94 ST	Dana A Iraci				Residential	17
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0298-000	1507 S 94 ST	Steven R Schulze & Andrew R Schulze				Residential	18
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0299-000	1501 S 94 ST	Kevin Krachenfels				Residential	19
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0069-001	1497 S 94 ST	James E Webber & Sandra Webber				Residential	20
	Major Asphalt Resurface Asphalt Resurface	59.80	53.74 x	Per Lin Ft	= \$	3,213.65 100.00 \$	3,213.65
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 5,213.65
450-0068-000	1491 S 94 ST	Taylor Lewis				Residential	21
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00 100.00 \$	2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,392.00
450-0067-000	1485 S 94 ST	Cristina Alessia Pitti & Rochell Pitti				Residential	22
	Major Asphalt Resurface Asphalt Resurface	59.80	80.00 x	Per Lin Ft	= \$	4,784.00 100.00 \$	4,784.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 6,784.00



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0066-000	1475 S 94 ST	Thomas W Keel				Residential	23
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00 100.00 \$	2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,392.00
450-0065-000	1471 S 94 ST	Thomas Elder & Susan Elder				Residential	24
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00 100.00 \$	2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,392.00
450-0064-000	1465 S 94 ST	Amber Nicole Parker & Marvin Lee Parker				Residential	25
	Major Asphalt Resurface Asphalt Resurface	59.80	42.48 x	Per Lin Ft	= \$	2,540.30 100.00 \$	2,540.30
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,540.30
450-0391-000	1632 S 94 ST	Santiago Martinez & Calliope Spice				Residential	100
	Major Asphalt Resurface Asphalt Resurface	59.80	60.00 x	Per Lin Ft	= \$	3,588.00 100.00 \$	3,588.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 5,588.00
450-0393-000	1620 S 94 ST	Gilbert Grabner & Karen Grabner				Residential	101
	Major Asphalt Resurface Asphalt Resurface	59.80	52.50 x	Per Lin Ft	= \$	3,139.50 100.00 \$	3,139.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 5,139.50
450-0394-000	1616 S 94 ST	Thaddeus S Butch, III				Residential	102
	Major Asphalt Resurface Asphalt Resurface	59.80	37.50 x	Per Lin Ft	= \$	2,242.50 100.00 \$	2,242.50
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,242.50



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0382-000	9325 W LAPHAM ST	Maureen E White					Residential	103
	Major Asphalt Resurface Asphalt Resurface	59.80	105.00	x Per Lin Ft	= \$	6,279.00	40.00 \$	2,511.60
	Reduction Code Longside longside 40%							
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,511.60
450-0310-000	9324 W LAPHAM ST	3 River Homes,, LLC					Residential	120
	Major Asphalt Resurface Asphalt Resurface	59.80	105.00	x Per Lin Ft	= \$	6,279.00	40.00 \$	2,511.60
	Reduction Code Longside longside 40%							
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,511.60
450-0309-000	1546 S 94 ST	Kim R Hancock					Residential	121
	Major Asphalt Resurface Asphalt Resurface	59.80	52.00	x Per Lin Ft	= \$	3,109.60	100.00 \$	3,109.60
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 5,109.60
450-0308-000	1538 S 94 ST	Jason Michael Fischer					Residential	122
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,990.00
450-0303-003	1530-32 S 94 ST	Come Up For Air, LLC					Residential	123
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,990.00
450-0303-002	1524-26 S 94 ST	Brenda Gannon					Residential	124
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00	x Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00	x Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,990.00



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0303-001	1516-18 S 94 ST	Daniel Sandoval					Residential	125
	Major Asphalt Resurface Asphalt Resurface	59.80	50.00 x	Per Lin Ft	= \$	2,990.00	100.00 \$	2,990.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,990.00
450-0301-001	1508 S 94 ST	Jeffery Airoidi & Laura Horn-Airoidi					Residential	126
	Major Asphalt Resurface Asphalt Resurface	59.80	60.00 x	Per Lin Ft	= \$	3,588.00	100.00 \$	3,588.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 5,588.00
450-0300-000	1502-04 S 94 ST	Andrew Lauby					Residential	127
	Major Asphalt Resurface Asphalt Resurface	59.80	60.00 x	Per Lin Ft	= \$	3,588.00	100.00 \$	3,588.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 5,588.00
450-0085-001	1496 S 94 ST	Michael J Arndorfer & Carey J Arndorfer					Residential	128
	Major Asphalt Resurface Asphalt Resurface	59.80	53.96 x	Per Lin Ft	= \$	3,226.81	100.00 \$	3,226.81
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 5,226.81
450-0086-000	1490 S 94 ST	Kiaraliz Trinidad Martinez & Cesar Alejandro Orr					Residential	129
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00	100.00 \$	2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,392.00
450-0087-000	1486 S 94 ST	Jeffrey L Nitzsche					Residential	130
	Major Asphalt Resurface Asphalt Resurface	59.80	40.00 x	Per Lin Ft	= \$	2,392.00	100.00 \$	2,392.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00	100.00 \$	2,000.00
							Total:	\$ 4,392.00



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

450-0088-000	1480 S 94 ST	Robert M Halloran & Amy N Halloran				Residential	131
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0089-000	1474 S 94 ST	Michael Cataldo				Residential	132
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0090-000	1468 S 94 ST	Travis W Kreuser				Residential	133
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0091-000	1462 S 94 ST	Laurie L Busalacchi & Joseph F Busalacchi				Residential	134
	Major Asphalt Resurface Asphalt Resurface	59.80	45.00 x	Per Lin Ft	= \$	2,691.00 100.00 \$	2,691.00
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,691.00
450-0092-000	9323 W ORCHARD ST	Alexandria M Feavel				Residential	135
	Major Asphalt Resurface Asphalt Resurface	59.80	35.96 x	Per Lin Ft	= \$	2,150.41 100.00 \$	2,150.41
	Private Prop. Lead Water Service Replacement Later	2,000.00	1.00 x	Each	= \$	2,000.00 100.00 \$	2,000.00
						Total:	\$ 4,150.41

Property Type Summary

41 Residential



City of West Allis Engineering Department

Project Details P2629S

S. 94th St.: W. Orchard St. to dead end

Item Summary

	Total Quantity		Gross Total	Net Total
Major Asphalt Resurface				
Asphalt Resurface				
Residential	2,110.14	Per Lin Ft	\$126,186.37	\$114,884.17
			<u>\$126,186.37</u>	<u>\$114,884.17</u>
Private Prop. Lead Water Service Replacement				
Lateral				
Residential	41.00	Each	\$82,000.00	\$82,000.00
			<u>\$82,000.00</u>	<u>\$82,000.00</u>
Grand Totals			\$208,186.37	\$196,884.17



NEW LICENSE APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: ALC-25-35

Applicant's Full Name:
Bhola Singh

Agent's Full Name:
BHOLA

License Type(s):
Class A Liquor and Beer

Legal Name:
National Quick Food Mart, LLC

Trade/Business Name:
Kwik Pantry

Business Address:
5631 W. National Ave.

Types of Entertainment:

Premise Description:

Alcohol will be stored:
First Floor

Alcohol will be sold/consumed:
Over the Counter

Alcohol beverage receipts location:
Location

Hours of Operation:

Sunday: 07:00 AM - 09:00PM

Thursday: 06:00 AM - 09:30PM

Monday: 06:00 AM - 09:30PM

Friday: 06:00 AM - 09:30PM

Tuesday: 06:00 AM - 09:30PM

Saturday: 06:30 AM - 09:30PM

Wednesday: 06:00 AM - 09:30PM

Date Applied:
December 18, 2025

Legal Notice Published On:
January 7, 2026

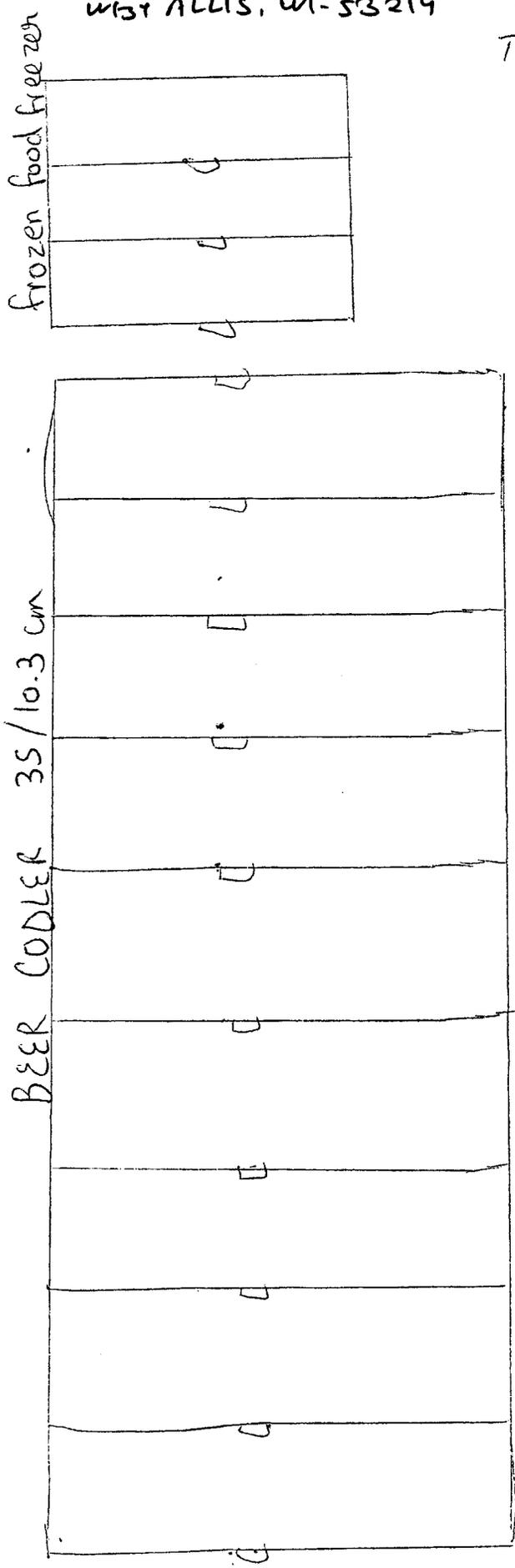
NATIONAL QUICK FOOD MART
KWIK PANTRY

5631 W NATIONAL AVE
WEST ALLIS, WI-53214

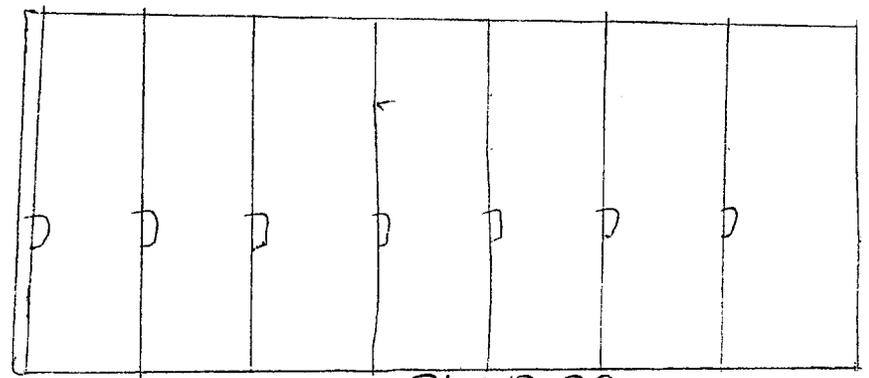
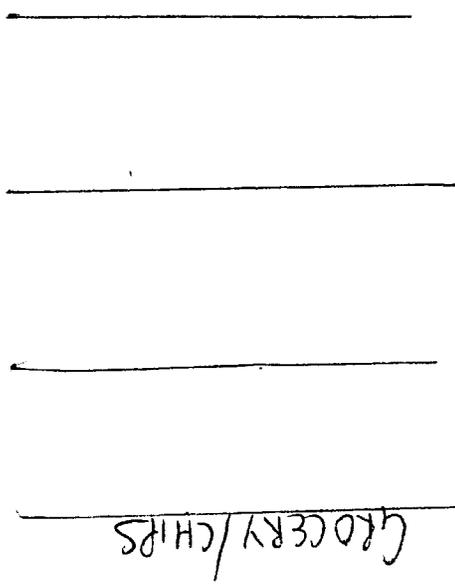
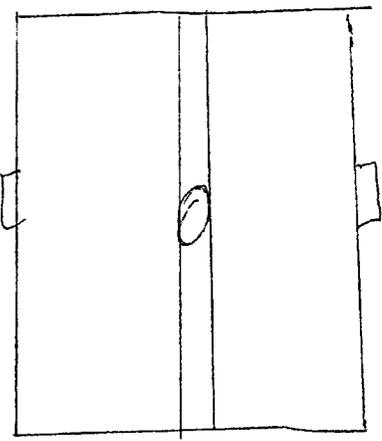
Store #: 37/35
TOTAL sq ft 1295



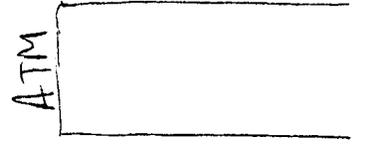
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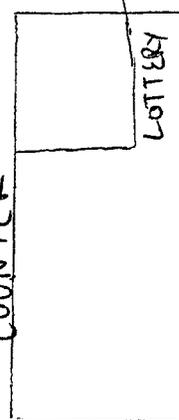
Entrance



BEVERAGE



COUNTER ID Verification counter



LIQUOR

30 Foot



City Clerk
clerk@westalliswi.gov

January 8, 2026

Bhola Singh
5631 W National Ave
West Allis, WI 53214

RE: Class A Liquor and Beer License Application Review for Kwik Pantry at 5631 W. National Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: January 20, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Once inside, proceed straight back to the Common Council Chambers and wait for the Common Council to take a break for their recess committee meetings.
3. Sometime after 7 pm, when the Common Council takes a break for the recess committee meetings, go to Art Gallery.

Room Locations:

Room 128: Exit the Common Council Chambers and head towards the parking lot. Room 128 will be on your left through the wooden doors, just before the glass doors leading to the parking lot. Please wait in the back area until your application is called.

Art Gallery: Exit the Common Council Chambers and go down the stairs to the lower level. The Art Gallery will be directly ahead of you at the bottom of the stairs. Please find a suitable area to wait until your application is called.

If you use a wheelchair or have mobility concerns, please approach a staff member for assistance.

Committee Recommendation:

When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on when the Common Council starts after the committee meetings are finished. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Common Council Decision:

The Common Council will consider the Committee recommendations and either approve, deny, or hold the application. As the final decision-makers, their decision may differ from the committee's recommendation.

- If your license is approved by the Common Council and all requirements have been met, you will receive a notification within the next two days. This notification will allow you to view and print out your license.
- If your license is denied by the Common Council, you will receive a letter advising you of such and reminding you that you cannot reapply for six months.
- If your license is held by the Committee or the Common Council, you will receive another notice at a later date to appear before the committee.

This is the typical process and may vary from time to time if there are extenuating circumstances.

If you have any questions, email clerk@westalliswi.gov.

Non-Discrimination Policy: *The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.*

Americans with Disabilities Act Notice: *Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.*



City Clerk
clerk@westalliswi.gov

January 26, 2026

Second Notice

Bhola Singh
5631 W National Ave
West Allis, WI 53214

RE: Class A Liquor and Beer License Application Review for Kwik Pantry at 5631 W. National Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: February 10, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Go to Art Gallery.

Room Locations:

Room 128: Exit the Common Council Chambers and head towards the parking lot. Room 128 will be on your left through the wooden doors, just before the glass doors leading to the parking lot. Please wait in the back area until your application is called.

Art Gallery: Exit the Common Council Chambers and go down the stairs to the lower level. The Art Gallery will be directly ahead of you at the bottom of the stairs. Please find a suitable area to wait until your application is called.

If you use a wheelchair or have mobility concerns, please approach a staff member for assistance.

Committee Recommendation:

When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on at a future Common Council meeting. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Final Decision (made by the Common Council on future date):

The Common Council will consider the Committee recommendations at a Common Council meeting, which is not the same day at the Committee meeting. At this future meeting, they will either approve, deny, or hold the application.

You may choose whether or not you want to attend the Common Council meeting. Attendance at the Common Council meeting is not required. It is only required at the Committee meeting.

As the final decision-makers, their decision may differ from the committee's recommendation.

- If your license is approved by the Common Council and all requirements have been met, you will receive a notification within the next two days. This notification will allow you to view and print out your license.
- If your license is denied by the Common Council, you will receive a letter advising you of such and reminding you that you cannot reapply for six months.
- If your license is held by the Committee or the Common Council, you will receive another notice at a later date to appear before the committee.

This is the typical process and may vary from time to time if there are extenuating circumstances.

For any questions, feel free to email clerk@westalliswi.gov.

Non-Discrimination Policy: *The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.*

Americans with Disabilities Act Notice: *Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.*



NEW LICENSE APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: ALC-26-2

Applicant's Full Name:
Joseph Vagnini

Agent's Full Name:
Joseph

License Type(s):
Class B Tavern
Public Entertainment Premises

Legal Name:
The Liquor Room LLC

Trade/Business Name:
The Liquor Room

Business Address:
7100 W. National Ave.

Types of Entertainment:
Yes

Premise Description:

Alcohol will be stored:
Bar/Basement

Alcohol will be sold/consumed:
Bar/Patio

Alcohol beverage receipts location:
Office

Hours of Operation:

Sunday: 9 AM - 2 AM

Thursday: 11 AM - 2 AM

Monday: 11 AM - 2 AM

Friday: 11 AM - 2:30 AM

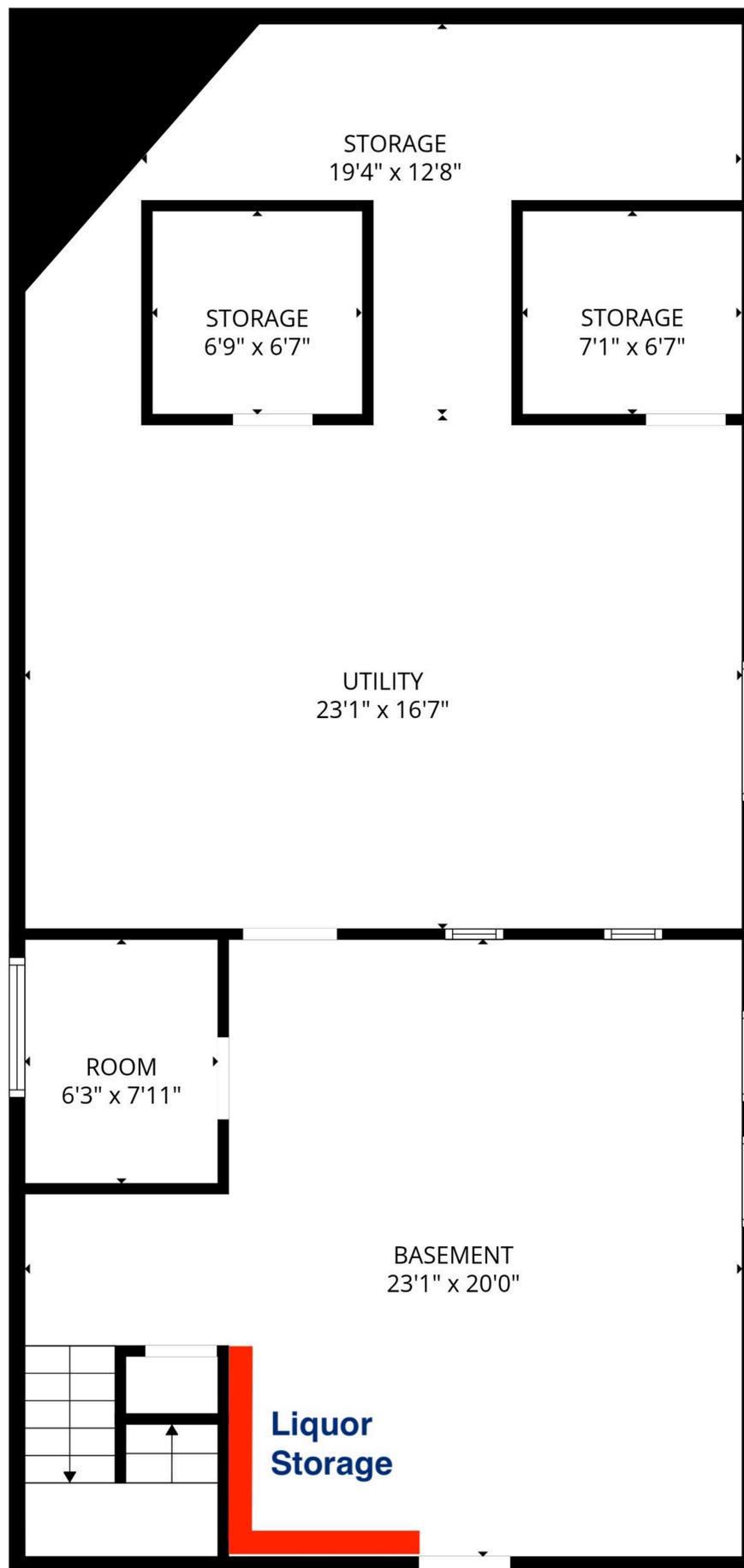
Tuesday: 11 AM - 2 AM

Saturday: 9 AM - 2:30 AM

Wednesday: 11 AM - 2 AM

Date Applied:
January 12, 2026

Legal Notice Published On:





City Clerk
clerk@westalliswi.gov

January 27, 2026

Joseph Vagnini
7702 s 83rd St
Franklin, WI 53132

RE: Class B Tavern License Application Review for The Liquor Room at 7100 W. National Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: February 10, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Once inside, proceed straight back to the Common Council Chambers and wait for the Common Council to take a break for their recess committee meetings.
3. Sometime after 7 pm, when the Common Council takes a break for the recess committee meetings, go to Art Gallery.

Room Locations:

Room 128: Exit the Common Council Chambers and head towards the parking lot. Room 128 will be on your left through the wooden doors, just before the glass doors leading to the parking lot. Please wait in the back area until your application is called.

Art Gallery: Exit the Common Council Chambers and go down the stairs to the lower level. The Art Gallery will be directly ahead of you at the bottom of the stairs. Please find a suitable area to wait until your application is called.

If you use a wheelchair or have mobility concerns, please approach a staff member for assistance.

Committee Recommendation:

When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on when the Common Council starts after the committee meetings are finished. The typical recommendations are:

1. Approval (with or without changes or conditions).
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Common Council Decision:

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NEW LICENSE APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: ALC-26-1

Applicant's Full Name:
Walter Holtz

Agent's Full Name:
Noreen

License Type(s):
Class B Tavern
Public Entertainment Premises

Legal Name:
Deco Venue LLC

Trade/Business Name:
The Emerald

Business Address:
7546 W. Greenfield Ave.

Types of Entertainment:
Yes

Premise Description:

Alcohol will be stored:
Stored in the storage closet and basement in a locked cage.

Alcohol will be sold/consumed:
Sold/consumed at bar.

Alcohol beverage receipts location:
In the office, in a safe.

Hours of Operation:

Sunday: 7:00 am -2:00 am

Thursday: 7:00 am -2:00 am

Monday: 7:00 am -2:00 am

Friday: 7:00 am -2:00 am

Tuesday: 7:00 am -2:00 am

Saturday: 7:00 am -2:00 am

Wednesday: 7:00 am -2:00 am

Date Applied:
January 9, 2026

Legal Notice Published On:
January 30, 2026

PROJECT
7546 GREENFIELD AVE.
 WEST ALLIS, WISCONSIN

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION
 THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

OWNER
 WALLY HOLTZ

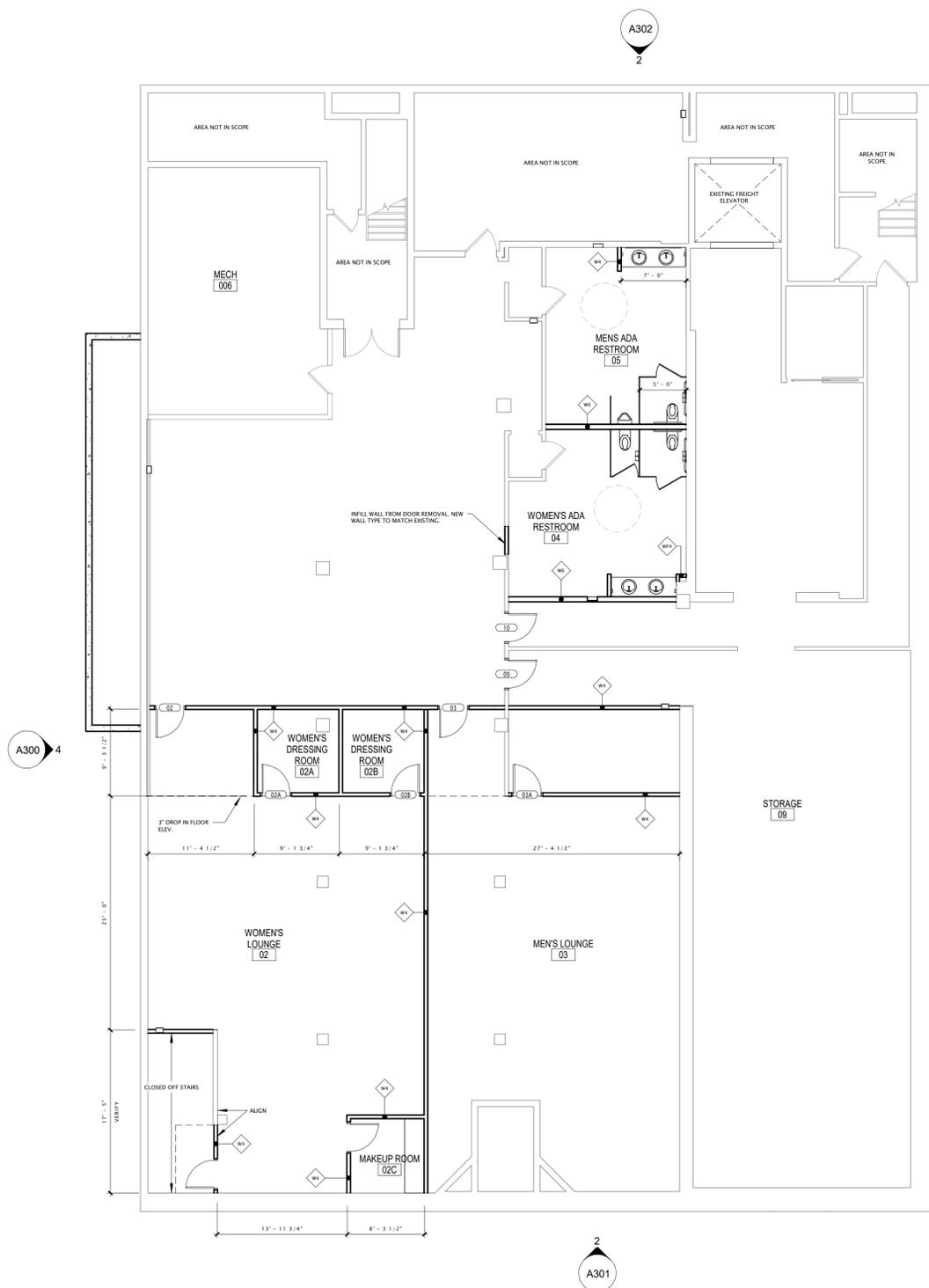
REVISIONS

NO.	DESCRIPTION	DATE

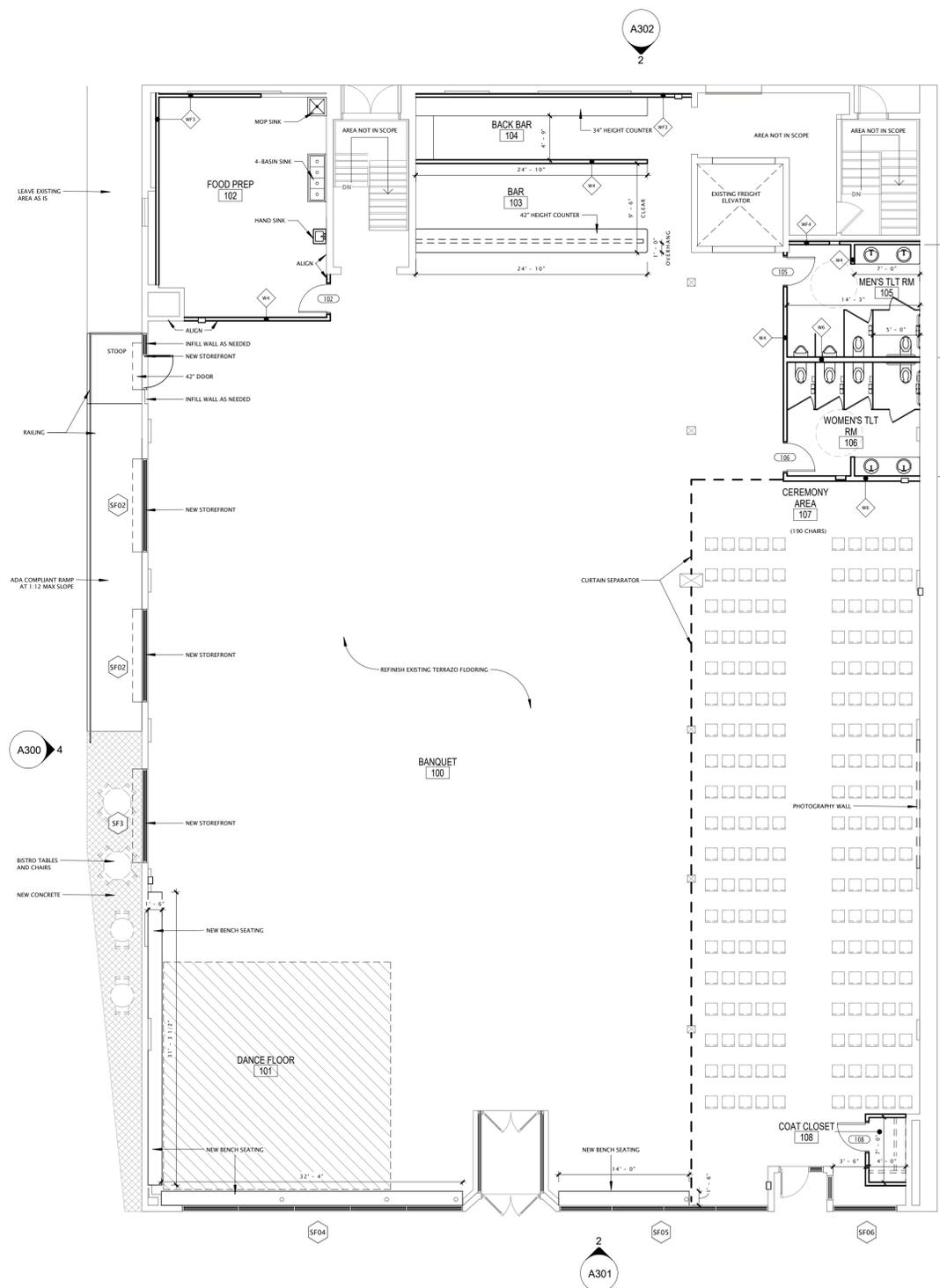
INFORMATION

PROJECT DESIGNER:	DENK & CO
PROJECT MANAGER:	MJU
PROJECT NUMBER:	241001
ISSUED FOR:	PROGRESS DRAWINGS
DATE:	12.04.2024

SHEET
 PROPOSED ALTERATIONS



1 LOWER LEVEL - PROPOSED ALTERATION
 1/8" = 1'-0"



2 1ST FLOOR - PROPOSED ALTERATION
 1/8" = 1'-0"





City Clerk
clerk@westalliswi.gov

January 27, 2026

Walter Holtz
602 S. 9th Street
Milwaukee, WI 53204

RE: Class B Tavern License Application Review for The Emerald at 7546 W. Greenfield Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: February 10, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Once inside, proceed straight back to the Common Council Chambers and wait for the Common Council to take a break for their recess committee meetings.
3. Sometime after 7 pm, when the Common Council takes a break for the recess committee meetings, go to Art Gallery.

Room Locations:

Room 128: Exit the Common Council Chambers and head towards the parking lot. Room 128 will be on your left through the wooden doors, just before the glass doors leading to the parking lot. Please wait in the back area until your application is called.

Art Gallery: Exit the Common Council Chambers and go down the stairs to the lower level. The Art Gallery will be directly ahead of you at the bottom of the stairs. Please find a suitable area to wait until your application is called.

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Committee Recommendation:

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1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Common Council Decision:

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NEW LICENSE APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: ALC-26-3

Applicant's Full Name:
Edwin Ordonez

Agent's Full Name:
Edwin

License Type(s):
Class B Tavern

Legal Name:
McCocos corporation

Trade/Business Name:
McCocos Caribbean restaurant

Business Address:
7420 W. Greenfield Ave.

Types of Entertainment:

Premise Description:

Alcohol will be stored:
Basement and bar area

Alcohol will be sold/consumed:
Bar area and dinning area

Alcohol beverage receipts location:
Basement office

Hours of Operation:

Sunday: 11am-9pm

Thursday: 11am-9pm

Monday: Closed

Friday: 11am-10pm

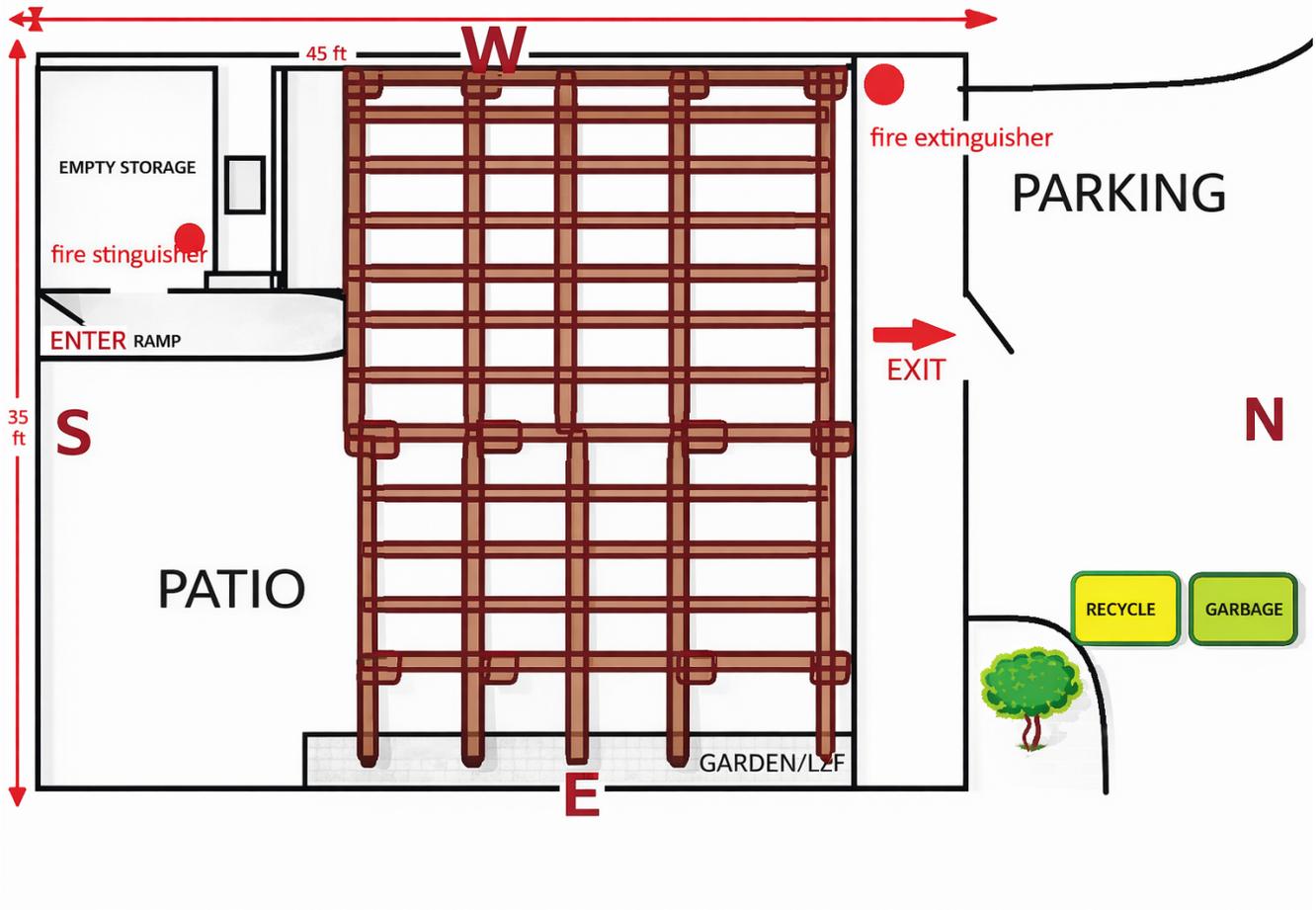
Tuesday: 11am-9pm

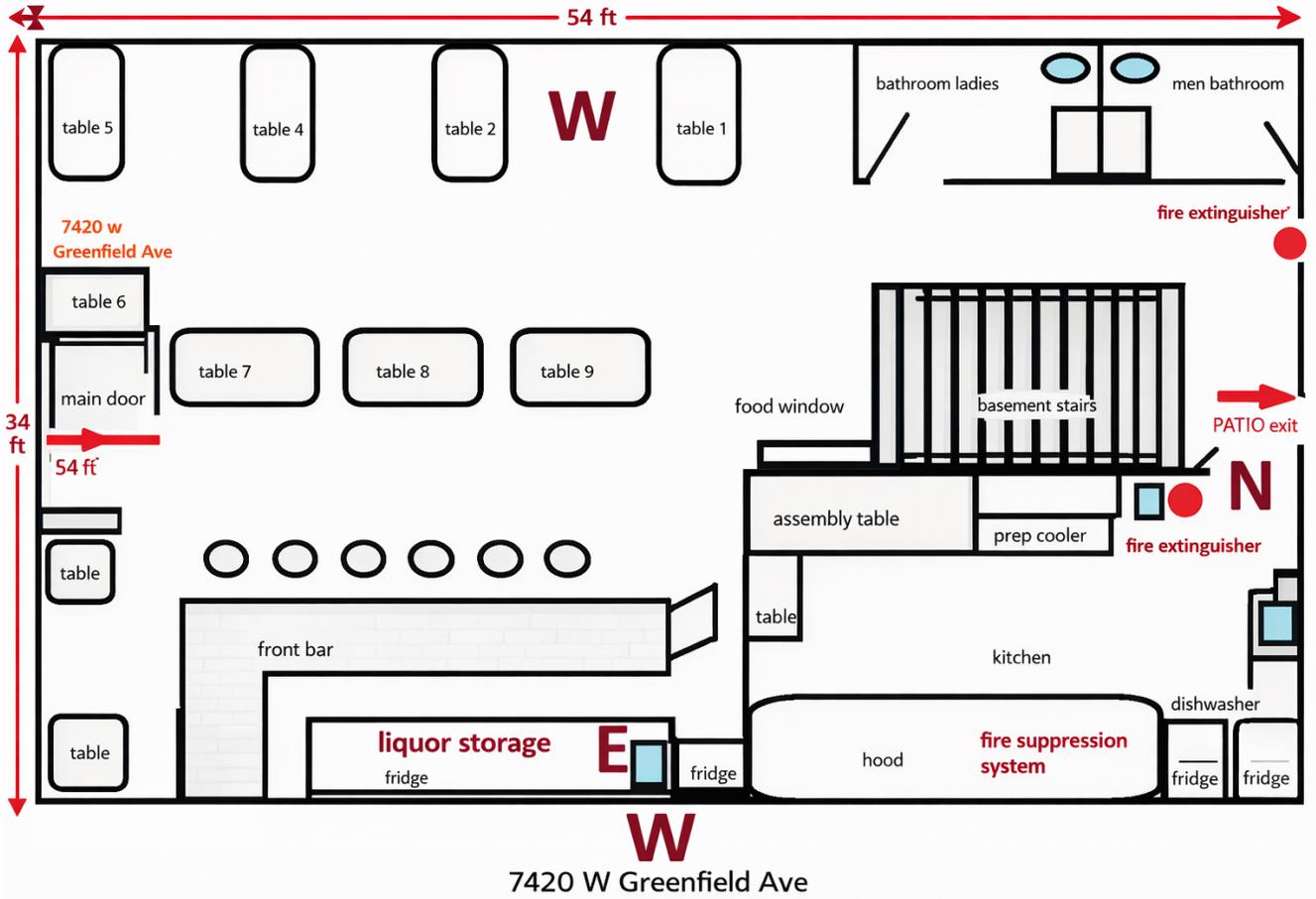
Saturday: 11am-10pm

Wednesday: 11am-9pm

Date Applied:
January 14, 2026

Legal Notice Published On:







City Clerk
clerk@westalliswi.gov

January 27, 2026

Edwin Ordonez
910 S 88th St
West Allis, WI 53214

RE: Class B Tavern License Application Review for McCocos Caribbean restaurant at 7420 W. Greenfield Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: February 10, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

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2. Denial.
3. Hold until a future meeting date.

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**CITY OF WEST ALLIS
RESOLUTION R-2026-1038**

**RESOLUTION TO APPROVE THE DISSOLUTION OF TAX INCREMENT
DISTRICT NUMBER SIX (LIME PIT - S. 67 PL. & W. BECHER ST.) OF THE CITY
OF WEST ALLIS.**

WHEREAS, the City of West Allis created Tax Increment District (TID) Number Six (Lime Pit - S. 67 Pl. & W. Becher St.) and approved the Project Plan in February 2004 under Resolution No. 2004-0033; and,

WHEREAS, all TID Number Six projects were completed under the allowed time of 27 years; and,

WHEREAS, under Resolution R-2016-0194 the Common Council approved TID Number Seven (Summit Place) as a donor district, and TID Number Seven has excess increment and fund balance to satisfy the outstanding debt of TID Number Six; and,

WHEREAS, pursuant to sec. 66.1105, Wis. Stats., Tax Increment Districts must be dissolved when the City has received aggregate tax increments in an amount sufficient to pay the aggregate of all project costs incurred or to be incurred under the project plan for the district; and,

WHEREAS, sufficient increment has been collected as of the 2025 tax roll, payable 2026, to cover TID Number Six (Lime Pit - S. 67 Pl. & W. Becher St.) project costs.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that TID Number Six (Lime Pit - S. 67 Pl. & W. Becher St.) is dissolved in accordance with the requirements of sec. 66.1105(8), Wis. Stats.

BE IT FURTHER RESOLVED that the City of West Allis shall notify the Wisconsin Department of Revenue of the dissolution prior to April 15, 2026.

BE IT FURTHER RESOLVED that the City Clerk shall sign the required Wisconsin Department of Revenue final accounting form agreeing on a date by which the City will send final audited information to the Wisconsin Department of Revenue.

BE IT FURTHER RESOLVED that, after providing for ongoing expenses of the District, the City Treasurer shall distribute any excess increment collected to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors.

SECTION 1: **ADOPTION** "R-2026-1038" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-1038(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-1039**

**RESOLUTION TO APPROVE THE DISSOLUTION OF TAX INCREMENTAL
DISTRICT NUMBER THIRTEEN (HOME JUICE - 1501 S. 113TH ST.) OF THE CITY
OF WEST ALLIS**

WHEREAS, the City of West Allis created Tax Increment District (TID) Number Thirteen (Home Juice – 1501 S. 113 St.) and approved the Project Plan in April 2004 under Resolution No. 2004-0104; and,

WHEREAS, all TID Number Thirteen projects were completed under the allowed time of 27 years; and,

WHEREAS, under Resolution No. 2016-0194 the Common Council approved TID Number Seven (Summit Place) as a donor district, and the Community Development Authority approved an amendment to the project plan of TID Number Seven in October, 2025 under Resolution No. 2025-4201 to provide excess increment and fund balance to satisfy the outstanding debt of TID Number Thirteen; and,

WHEREAS, pursuant to sec. 66.1105, Wis. Stats., Tax Increment Districts must be dissolved when the City has received aggregate tax increments in an amount sufficient to pay the aggregate of all project costs incurred or to be incurred under the project plan for the district; and,

WHEREAS, sufficient increment has been collected as of the 2025 tax roll, payable 2026, to cover TID Number Thirteen (Home Juice – 1501 S. 113 St.) project costs.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that TID Number Thirteen (Home Juice – 1501 S. 113 St.) is dissolved in accordance with the requirements of sec. 66.1105(8), Wis. Stats.

BE IT FURTHER RESOLVED that the City of West Allis shall notify the Wisconsin Department of Revenue of the dissolution prior to April 15, 2026.

BE IT FURTHER RESOLVED that the City Clerk shall sign the required Wisconsin Department of Revenue final accounting form agreeing on a date by which the City will send final audited information to the Wisconsin Department of Revenue.

BE IT FURTHER RESOLVED that, after providing for ongoing expenses of the District, the City Treasurer shall distribute any excess increment collected to the affected taxing districts with proportionate shares to be determined by the final audit by the City’s auditors.

SECTION 1: **ADOPTION** “R-2026-1039” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-1039(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-1042**

**RESOLUTION APPROVING THE TAX INCREMENT DISTRICT NUMBER
SEVEN (SUMMIT PLACE) AFFORDABLE HOUSING EXTENSION**

WHEREAS, the City of West Allis created Tax Increment District (TID) Number Seven (Summit Place) in February 2004 under Resolution No. R-2004-0037; and,

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

WHEREAS, the Common Council must cause the termination of TID Number Seven prior to the statutory closing on April 15, 2026; and,

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

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

WHEREAS, affordable housing programs benefit all residents by helping to strengthen neighborhoods and improve property values in distressed neighborhoods throughout the City

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that it approves the TID Number Seven (Summit Place) Affordable Housing Extension.

BE IT FURTHER RESOLVED that the Common Council authorizes a term of 12 months following the date of this resolution to use the final year's increment, estimated at \$1,583,898 collected from the 2025 tax roll for the 2026 budget, to benefit affordable housing.

BE IT FURTHER RESOLVED that the City shall use the final increment to improve housing quality and affordability by providing new affordable housing developments incentives, cash grants, supporting single family housing, improving housing stock, assistance with loans, or paying for public infrastructure improvements to support the construction of new or improvement of existing affordable housing units in the City.

BE IT FURTHER RESOLVED that the City of West Allis shall adopt a resolution terminating TID Number Seven by April 15, 2026.

BE IT FURTHER RESOLVED that the City Clerk, in cooperation with the Director of Finance, shall provide a copy of this resolution to the Wisconsin Department of Revenue.

SECTION 1: **ADOPTION** “R-2026-” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of West Allis

Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS
RESOLUTION R-2026-1040**

**RESOLUTION APPROVING AN AMENDED PARKING LOT LEASE
AGREEMENT BETWEEN THE CITY OF WEST ALLIS AND ANTIGUA
PROPERTIES, LLC., FOR THE PROPERTY LOCATED AT 62** W. NATIONAL
AVE. (TAX KEY 454-9003-000)**

WHEREAS, the City owns a parking lot at S. 62nd St. and W. Orchard St.;

WHEREAS, the Antigua Restaurant located next door has a successful catering and food truck business that has expanded the restaurant's initial parking needs; and

WHEREAS, the City desires to utilize the parking lot and allow Antigua to park its vehicles on that site for a fee;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the attached Parking Space Lease is approved, and city staff are directed to execute the Lease on behalf of the City.

SECTION 1: **ADOPTION** “R-2026-1040” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-1040(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (“**Agreement**”) is entered into as of ~~October 21, 2025~~ **February 10, 2026**, by and between the City of West Allis (“**Lessor**”) who owns the parking lot located on the northwest corner of South 62nd Street and West Orchard Street, West Allis, Wisconsin (tax key 454-0074-000 & 454-0075-000) (“**Premises**”), and Antigua Properties, LLC (“**Lessee**”), which is the owner of the property located at 6207-09-11 West National Avenue, West Allis, Wisconsin (tax key 454-9004-000) (the “**Developed Property**”).

Whereas, Lessee operates a restaurant located at the Developed Property; and

Whereas, to facilitate continued investment in the Developed Property, Lessee has requested to utilize the Premises during overnight hours for vehicle parking to support the restaurant use at the Developed Property.

Whereas, Lessor is willing to permit Lessee to have access and use of the Premises pursuant to the terms of this Agreement.

Now Therefore, in consideration of the mutual conditions and covenants that are contained herein, Lessor and Lessee hereby agree as follows:

1. Access/Storage. Except as limited below, Lessee shall have ingress and egress over and upon the Premises and exclusive use of a total of ~~four (4)~~ **three (3)** spaces for parking their commercial food truck and catering vehicles. The specific parking spaces reserved for Lessee shall be identified by signage on the Premises placed at the sole discretion of Lessor.
2. Restoration. Lessee shall be responsible for any damage to the Premises caused by Lessee’s use of the Premises and shall restore any damage caused by Lessee’s use upon conclusion of the term.
3. Term. The term of the Agreement shall be one year, commencing upon the full execution of this Agreement. This Agreement shall be automatically renewed every year unless earlier terminated pursuant to Paragraph 8.
4. Rent. The Lessee shall pay to the Lessor, as annual rent in the amount of ~~Four Thousand Dollars (\$4,000.00)~~ **Three Thousand Dollars (\$3,000)** payable in quarterly installments beginning within 7 days after full execution of this Agreement.
5. Use of Premise. The Lessee shall use the leased premises for on-grade parking of commercial food trucks and catering van vehicles and for no other purpose.
6. Severability. This Agreement represents the entire and integrated agreement of the Parties with respect to the subject matter of this Agreement, and supersedes and replaces any negotiations, agreements, or other terms related to the subject matter of this Agreement. The provisions of this Agreement are severable. If any provision of this Agreement is determined invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Agreement shall continue in full force and effect and the voided provision shall be amended, if permissible, to the extent necessary to render it valid and enforceable.
7. Modification. This Agreement shall not be deemed or construed to have been modified, amended, rescinded, cancelled or waived, in whole or in part, except by written amendment signed by each Party.
8. Termination. Either Party may terminate this Agreement by providing at least 30 days’ advanced

notice to the other Party. If this Agreement is terminated in the middle of a quarter, any payment shall be prorated daily to the effective termination date.

9. Authority. The Parties hereby each acknowledge that they have read and understand the Agreement. The Parties further acknowledge that they have each retained legal counsel of their own choosing for advice regarding the terms and conditions of this Agreement, and based on that legal advice, enter into this Agreement willingly and fully knowledgeable of their rights and obligations under the Agreement. The signatories below acknowledge that each has the full right and authority to enter into and execute this Agreement on their respective Party's behalf. Each Party further represents and warrants that no other person or entity has an interest in any claims released hereunder.
10. Counterparts. This Agreement may be executed in multiple counterparts and, when joined together, form a complete and binding single instrument. A scanned or electronically-conveyed signature shall be as enforceable as an original, inked signature for purposes of executing this Agreement.

Lessor: City of West Allis

Signature _____ Date _____

E-mail:

Address for Notice:

Lessee: Antigua Properties, LLC

Signature _____ Date _____

E-mail:

Address for Notice: _

**CITY OF WEST ALLIS
RESOLUTION R-2026-1041**

**RESOLUTION APPROVING THE TERMS & CONDITIONS FOR AN ECONOMIC
DEVELOPMENT LOAN TO DUNNICK'S LLC D/B/A THE BLACK ROSE AT
6601 W. NATIONAL AVE.**

WHEREAS, Michael and Deanna Sawicki, members and owners of Dunnicks, LLC d/b/a The Black Rose, a limited liability company created under the laws of Wisconsin, have applied for a \$100,000 loan from the City of West Allis under the National Avenue Commercial Corridor InStore Forgivable Loan and Economic Development Loan Program for the establishment of a cocktail bar and restaurant to be located at 6601 W. National Ave. (“the Project”); and,

WHEREAS, the Economic Development Program has reviewed the loan request from Michael and Deanna Sawicki and has determined that the Project is eligible for funding under the National Avenue Commercial Corridor InStore Forgivable and Economic Development Loan Program; and,

WHEREAS, the Economic Development Loan Task Force has recommended approval of a National Avenue Commercial Corridor InStore Forgivable Loan and Economic Development Loan for the purpose of completing the Project.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that it approves a \$100,000 loan under the National Avenue Commercial Corridor InStore Forgivable Loan and Economic Development Loan Program for Dunnick’s LLC d/b/a The Black Rose at 6601 W. National Ave., as outlined in Exhibit A.

BE IT FURTHER RESOLVED that the City Attorney is authorized to prepare loan documents required by the aforesaid commitment.

BE IT FURTHER RESOLVED that the city attorney is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

BE IT FURTHER RESOLVED that the proper City Officers, or any of their authorized deputies, as necessary, are authorized on behalf of the City to execute the aforesaid loan documents.

BE IT FURTHER RESOLVED that the Economic Development Executive Director is authorized to modify the terms of the loan agreement or its documents if within the original intent of the loan or to help the business achieve the goals of the loan.

BE IT FURTHER RESOLVED that this loan is funded by funds from Tax Increment District Number Seven.

SECTION 1: **ADOPTION** “R-2026-1041” of the City Of West Allis
Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-1041(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



February 9, 2026

Deanna Sawicki & Michael Sawicki

6601 W. National Ave

Dear Deanna & Michael:

Pursuant to your application and information provided by you regarding the establishment of an entertainment venue to be located at 6601 W. National Avenue, the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and the following specific terms and conditions:

1. Borrower. The Borrower shall be Dunnwick's LLC d/b/a Black Rose
2. Guarantors. Deanna Sawicki and Michael Sawicki
3. Project. Loan proceeds are to be used for the establishment of a cocktail bar and restaurant business located at 6601 W. National Avenue, West Allis, WI 53214
4. Loan Amount. The loan amount shall not exceed One Hundred Thousand Dollars (\$100,000) comprised of the following:
 - A. \$50,000 Forgivable Loan ("Loan A") Instore Program that will be used for National Avenue Commercial Corridor. Funding source – Tax Increment District #7. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City. The loan will have monthly interest payments with a pro-rated portion of principal forgiven at anniversary of loan closing each year for five years.
 - B. \$50,000 Economic Development Assistance Loan ("Loan B"). Funding source – Tax Increment District #7. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City
5. Interest Rate. (To be computed on basis of 360-day year.) Today, the interest rate is four percent (4%) per annum. In the event of default, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18.0 %) per annum until paid.
6. Term.
 - A. Loan A shall be 5 years or 60 months.
 - B. Loan B shall be 10 years or 120 months.
7. Payments. Payments will be as follows:
 - A. Forgivable loan terms: No interest and principal payments for the first 6 months following the date of closing.

- Interest only payments, beginning the 7th month after closing.
- 20% of the principal shall be forgiven each year for 5 years

B. Traditional loan terms: No interest and principal payments for the first 6 months following the date of Closing.

- Principal and interest payments beginning the 7th month after closing.
- Interest on the loan will be 4.00%. There will be a balloon payment for the final payment.

8. Late Charge. A late charge not to exceed one percent (1%) on each dollar of each payment, which is more than ten (10) days in arrears may be collected provided that no such charge shall exceed the maximum amount which may be charged according to law.
9. Security. As security for the loan, the Borrower will deliver to the City:
- A. General Business Security Agreement on the assets purchased with City of West Allis funds.
 - B. Unlimited Personal Guaranty from Deanna Sawicki and Michael Sawicki in the amount of the loan
10. Loan Processing Fee. A non-refundable fee of One Thousand Dollars (\$1,000) to be paid upon acceptance and delivery of this Commitment. (Borrower may elect to include this fee in the terms of the note). The fee is compensation to the City for making the loan and shall be fully and completely earned upon acceptance of this Commitment by the Borrower.
11. Maturity Date.
- A. Loan A: April 1, 2031.
 - B. Loan B: April 1, 2036.
12. Closing Date. The loan shall close on or before April 1, 2026.
13. Prepayment Privilege. The loan may be prepaid, in whole or in part, at any time without penalty or restriction.
14. Insurance. Coverage on all personal property pledged to City of West Allis as security for the Loan. Prior to closing, Borrower to provide City of West Allis with evidence of hazard insurance policies naming City of West Allis as loss payee and additional insured on all Project Property.
15. Job Creation/Retention. Borrower agrees with the following:

Borrower agrees to share the completed annual year end employment survey administered by City of West Allis staff. Employment statistics will be shared with Loan Task Force Committee.

16. General Conditions. Loan is subject to bank financing approval in order to close. Dunnwick's LLC is also required to provide a completed W9 form prior to closing.
17. Financial Statements. Borrower to provide City of West Allis with quarterly financial statement within 30-days of the end of each quarter; annual financial statement within 45 days of the end of each year. Borrower to provide annual tax returns within 30-days after their timely filing.
18. Acceptance. Except as provided in the General Conditions, this Commitment shall be deemed binding upon the City if the City receives an unqualified acceptance by the Borrower of the terms and provisions contained herein, evidenced by the Borrower properly executing this document below and delivering it to the office of the undersigned on or before April 1, 2026, along with the non-refundable loan processing fee and the written guarantee of the loan by Deanna Sawicki and Michael Sawicki. If not so accepted, the City shall have no further obligation hereunder.

ACCEPTANCE

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

Dunnwick's, LLC

Date: _____

By: _____
Deanna Sawicki, Owner

Date: _____

By: _____
Michael Sawicki, Owner

Received Acceptance and Loan Processing Fee:

By: _____
Patrick Schloss,
Executive Director

Date: _____

**CITY OF WEST ALLIS
RESOLUTION R-2026-1043**

**RESOLUTION TO APPROVE A FAÇADE GRANT TO CORVINA WINE
COMPANY, 6038 W. LINCOLN AVE., IN AN AMOUNT NOT TO EXCEED \$30,000,
FROM COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

WHEREAS, the City of West Allis offers a façade improvement program that is funded with Community Development Block Grant Funds to address blight or distress; and,

WHEREAS, Frank LaSusa, owner of Corvina Wine Company, applied for a façade grant for the property located at 6038 W. Lincoln Ave. to assist with exterior building improvements, enhancement of the district, and provide increased community activity within the corridor; and,

WHEREAS, the project of façade renovation and improvement is eligible for a grant under the Commercial Façade Improvement Program guidelines; and,

WHEREAS, the property owner is providing a 50% match to the grant for the project.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the Commercial Façade Improvement Contract with Corvina Wine Company for the property at 6038 W. Lincoln Ave. is approved.

BE IT FURTHER RESOLVED that the Executive Director of Economic Development or designee is authorized to execute and deliver the aforesaid Contract on behalf of the City.

BE IT FURTHER RESOLVED that the city attorney is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

BE IT FURTHER RESOLVED that the amount for the Grant is \$30,000 from the Commercial Façade Improvement Program funded by the Community Development Block Grant Program to pay the liability that will be incurred under the aforesaid Contract by the City of West Allis.

SECTION 1: **ADOPTION** “R-2026-1043” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2026-1043 (Non-existent)

AFTER ADOPTION

R-2026-1043(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

Tracey Uttke, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



City Clerk
clerk@westalliswi.gov

January 29, 2026

Brittanie Strege
3761 N 100th St
Milwaukee, WI 53222

RE: Operator's License Application Review

Dear Brittanie;

Your application for an Operator's/Bartender License is scheduled for a televised hearing before the Public Safety Committee on: **February 10, 2026 at 7:00 pm in Room 128 at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis.**

The reason for the hearing is based upon information from your background check relating to conviction(s) for a felony, misdemeanor, or other offense; and/or habitual law offenses. The circumstances of the offenses substantially relate to the operation of a licensed premise because the conduct demonstrates irresponsible or illegal use of alcohol and/or drugs and/or noncompliance with licensing rules and regulations.

You are allowed to show competent evidence of rehabilitation and fitness to engage in the operation of a premises licensed to serve alcohol (Wis. Stat. §111.335(4)(c)1.b.)* See page 2 for additional information.

If you fail to appear you waive your opportunity to be heard to present your evidence of rehabilitation and your license application could be denied.

Please park in the parking lot on the south side of the building. After entering the building, walk straight back to the Common Council Chambers. When the Common Council begins their recess meetings (sometime after 7PM), you will then go to Room 128.

If you have questions, please email clerk@westalliswi.gov.

Pursuant to Wisconsin Statute Section 111.335(4)(d)1, competent evidence of rehabilitation may include:

- A certified copy of a federal department of defense form showing honorable discharge or similar cessation of military service
- A copy of local, state, or federal release documents showing completion of probation, extended supervision, or parole
- Evidence that at least one year has lapsed since release from local, state, or federal custody without a new offense and compliance with terms of supervision

An applicant may also provide information regarding:

- Evidence of the nature and seriousness of the offense
- The circumstances relative to the offense, including mitigating or social conditions
- The age of the applicant at the time of the offense
- The length of time that has lapsed since the offense
- Letters of reference
- Any other relevant evidence of rehabilitation and present fitness.