Oregon Town Board
AGENDA
1138 Union Road, Oregon, WI 53575
Tuesday, October 14, 2025, at 6:00 p.m.

The Oregon Town Board will meet in-person and provide an option to join the meeting from your computer or phone at Join Zoom Meeting https://us02web.zoom.us/j/81370736737?pwd=cC9oVE9XS2xwanhNbjltTDV4V3lzUT09
Meeting ID: 813 7073 6737 Passcode: 1138 and can also dial in using your phone +1 312 626 6799 US (Chicago).

1. Call Town Board Meeting to order

2. Roll Call

3. Approval of minutes

4. Approval of Financial Report, Loan Update and Payment Vouchers

5. Public Comments
   This part of the agenda allows members of the public to provide information to the Town Board, including items both on and off the agenda. Under the Open Meetings Law, this agenda item allows the Board to receive information, and to ask questions of a presenter to facilitate a better understanding of the information. Board members may discuss procedural matters relating to the information, such as whether the information should be directed to staff, referred to a committee, or placed on a future Board agenda. However, Board members may not expand their discussion beyond such procedural matters. Twenty (20) minutes will be provided for this item with a three (3) minute maximum per speaker; otherwise, the agenda will proceed as posted. (This note may not be read at meeting.)

6. Road & Traffic Safety Committee Report
   a. Discussion and possible Approval re: Payne & Dolan overage for Raven Oaks
   b. Discussion and possible Action re: 2026-2030 Road Work

7. Building Committee Report
   a. Discussion and possible Action re: Public Works Office Trailer
   b. Discussion and possible Action re: Town of Oregon Refuse Center (TORC) Office Trailer

8. Park Committee Report

9. Discussion and possible Action re: Board of Commissioners of Public Lands (BCPL) Loan Application Request Form – Municipal General Obligation Loan Application for Kennedy Park Playground Equipment, Public Work Office Trailer, and TORC Office Trailer

10. Public Works Report
    a. Discussion and possible Action re: damage claim during ROW mowing
    b. Discussion and possible Action re: selling of trailer and woodchipper

11. Fire & EMS Report (Oregon, Brooklyn & Belleville)
    a. Discussion and possible Approval re: 2026 Oregon Area Fire – EMS District Budget and Capital Improvement Plan
    b. Discussion and possible Approval re: 2026 Brooklyn EMS Service Budget and 2026 Brooklyn Fire Service Budget
    c. Discussion and possible Approval re: 2026 Belleville Fire Budget and 2026 Belleville EMS Budget
    d. Discussion and possible Approval re: Intergovernmental Agreement EMS and Fire Belleville, Exeter, Montrose, Brooklyn and Oregon amended to include the name of each board "Belleville, Montrose, Exter, Brooklyn and Oregon"

e. Discussion and possible Action re: possible one year loan to cover fire and EMS capital equipment and capital/equipment

12. Town of Oregon Refuse (TORC) Report
    a. Discussion and possible Action re: expansion of burning area

13. Vision Committee Report

14. Building Inspections Report

15. Assessor Report
    a. Discussion and possible Action re: Update to 6-Year Contract with Accurate Appraisal

16. Clerk Report
    a. Town Business Office Winter Hours Update; Closed for Training- Thursday, Oct. 16 until 1PM and Wednesday, Oct. 23 all day
    b. Updated Cooperation Agreement Urban County Program

17. Board Communication and Future Agenda Item(s)
    a. Future Meeting Dates:
    Wednesday, October 15 Town Board Budget Work Session 12pm
    Tuesday, October 21 Plan Commission Meeting 6:30pm
    Wednesday, October 22 Town Board Budget Work Session 12pm
    Thursday, October 23 Road & Traffic Safety Committee 9am
    Wednesday, October 29 Park Committee Meeting 6pm
    Monday, November 10 Budget Public Hearing and Special Town Meeting of Electors to Adopt Town Tax Levy 6pm
    Monday, November 10 Town Board Meeting (immediately following meeting of electors)
    Tuesday, November 18 Plan Commission Meeting 6:30pm
    Wednesday, November 19 Joint Meeting of the Oregon Area Fire-EMS District Commission 6:30pm
    Monday, November 24 Park Committee Meeting 6pm
    Thursday, November 27 Holiday – Town Closed
    Tuesday, December 9 Town Board Meeting 6pm
    Wednesday & Thursday, December 24 & 25 Holiday – Town Closed
    Wednesday & Thursday December 31 & Jan1 Holiday – Town Closed
    Tuesday, January 13 Town Board Meeting 6pm
    Tuesday, January 20 Plan Commission Meeting 6:30pm
    Wednesday, January 28 Park Committee Meeting 6:00pm

18. Adjournment

Posted 10/9/25 Updated 10/13/25

Note: Agendas are subject to amendment after publication. Check the posting locations Town of Oregon Hall, 1138 Union Road and the Town website at https://townoforegonwi.gov. It is possible that members of and possibly a quorum of members of other governmental bodies of the town maybe in attendance at any of the meetings to gather information; however, no action will be taken by any governmental body at said meeting other than the governmental body specifically referred to in the meeting notice. Requests from people with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office 608-835-3200 with 48-hour notice.

Town of Oregon
Town Board Meeting Minutes
Tuesday, September 9, 2025

1. Call Town Board Meeting to order
   Town Board Chair Carl Walser called the meeting to order at 6:06pm on Tuesday, September 9, 2025.

2. Roll Call
   Clerk Hanson called roll. Present: Carl Walser, Laurie Fitzgerald, Arlan Kay, and Steve Jernegan. Excused Absence: Tim LeBrun. Also Present: Clerk Jennifer Hanson.

3. Approval of minutes
   Motion by Fitzgerald to approve the meeting minutes from August 12, 2025. Second by Jernegan. Motion carried 4-0.

4. Financial Report, Loan Update and Payment Voucher Approval
   W**alser approved by unanimous consent the financial reports, loan update, and payment voucher approval for $72,716.65.**

5. Public Comments
   There were no public comments.
   Chair Walser moved to agenda item 6a.

6. Road & Traffic Safety Committee Report
   a. Discussion and possible Approval re: Driveway Permit Variance 5655 Lincoln Road
      Kay reported that the Road & Traffic Safety Committee recommended approval of the driveway variance at 5655 Lincoln Road to allow for a second driveway at McKay Nursery, 5655 Lincoln Road, Oregon, WI. He noted good sight lines and adequate distance from Fish Hatchery Road. McKay will be planting mature trees along the new driveway to stop dust and wind. The variance was recommended to improve safety. **Motion by Kay to approve a second driveway at 5655 Lincoln Road to allow service vehicles to have a separate driveway into the property. Second by Jernegan. Motion carries 4-0.**
      Chair Walser moved to Agenda Item 11a.
   b. Discussion and possible Approval re: Payne & Dolan overage for Raven Oaks
      Walser said there is a difference between bid and actual amount billed from Payne & Dolan for Raven Oaks paving project. Kay said the Road & Traffic Safety Committee members were able to obtain updated road measurements and Sue LeBrun was working on meeting with Payne & Dolan regarding the reconciliation. The board will discuss payment of the overage at the next town board meeting. There was additional discussion on future road bidding.
   c. Discussion and possible Action re: Dane County Highway & Transportation County Highway A (STH 69 to CTH D) Overlay Project
      Kay explained Dane County is asking for information on endangered species, historic structures, archaeological resources, erosion control, and wetland locations for portion of CTH A in the town. The board is not aware of any such situations in the road right of way. Clerk Hanson will ask Abel to drive that section and alert the road committee if anything is found.
   d. Discussion and possible Action re: 2026 Road Work
      Kay said 2026 will be a minor road construction year with seal coating and patching. There is some debate as to what roads as that impacts future repaving. The committee is looking at another round of road striping in 2026. The initial road striping project has been well received

and consensus that safety has been improved. The 5-year road work recommendation should be available for the next town board meeting.

7. Building Committee Report
   a. Discussion and possible Action re: Public Works Office Trailer
      Kay said a new 10'X36" office trailer unit is $54,000 that will only require electrical hookup. No foundation is necessary. The other option is used trailers for around $25,000 but may require repairs. Jernegan offered to investigate used trailer options.
   b. Discussion and possible Action re: Town of Oregon Refuse Center (TORC) Office Trailer
      Kay said there is container, not a trailer, available for $13,000 that may work at TORC. They will find a time that Sheldon and Abel or Ryan can look at the container in Cambridge. There was discussion about a container versus a trailer at TORC.

8. Park Committee Report
   Jernegan discussed the possibility for Town of Rutland to share maintenance of Kennedy Park and contribution towards playground equipment. Park Chair Frankson plans to attend a Town of Rutland meeting to discuss a contribution in 2026. There was discussion on shared maintenance of town roads with neighboring municipalities.

9. Discussion and possible Action re: Board of Commissioners of Public Lands (BCPL) Loan Application Request Form – Municipal General Obligation Loan Application for Kennedy Park Playground Equipment, Public Work Office Trailer, and TORC Office Trailer
   Clerk Hanson included the lowered interest rates from Board of Commission of Public Lands in the packet. A 6-10-year term loan is 5.50% and 11-20-year term loan is 6.25%. The board can decide if they want to borrow for the Kennedy Park Playground Equipment ($100,000) and then separately for the public works office trailer ($54,000) and TORC container ($13,000) or all together. The overage of the Raven Oaks Road project ($50,000) could also be included once the amount is finalized. There was discussion on loan amount and term of loan. The board will continue to get final costs for borrowing and discuss at the next town board meeting agenda.

   Chair Walser called for a recess at 7:37 pm. Chair Walser reconvened the meeting at 7:43 pm.

10. Discussion and possible Action re: 2026 Dane County Sheriff contract pricing
    Clerk Hanson included for informational purposes the 2026 Dane County Sheriff contract pricing in the packet which will be discussed during budget work session.

11. Public Works Report
    a. Discussion and possible Action re: damage claim during Road Right-of-Way (ROW) mowing
       Arden Shumaker and Karen Roberts, 5312 W Netherwood Road, appeared to discuss reaching an agreement for replacing parts of fence damaged when the town road crew was mowing the road right of way in front of their property. There was lengthy discussion on responsibility of ROW maintenance, age/condition/maintenance of fence, property owner's responsibility, brush overgrowth, review of photos including older google street views of fence, and encroachment. They gave the town board members a proposal for damages to review.
       Chair Walser moved to agenda item 6b.
    b. Discussion and possible Approval re: Agreement for Joint Ownership and Use of Stump Cutter Skid Steer Attachment Town of Dunn, Oregon, and Rutland

Motion by Kay to Agreement for Joint Ownership and Use of Stump Cutter Skid Steer Attachment Town of Dunn, Oregon, and Rutland. Second by Jernegan. Motion carries 4-0.

c. Update on Storytown Cemetery driveway
Clerk Hanson reported Talarczyk Land Surveying has completed perimeter surveying at Storytown Cemetery.

d. Update re: 2025/2026 contract road salt pricing
Clerk Hanson said 2025/2026 final contract road salt pricing is included in the packet and will be discussed at budget work session.

e. Update re: trailer pricing
Clerk Hanson said Ryan obtained a few quotes for trailers. He ordered a trailer, but the invoice was not yet available. He was out last week.

f. Discussion and possible Action re: Hiring Seasonal Snowplow Driver
Seasonal Snowplow Driver Todd Kluever has agreed to snowplow for the town again this season. The town can use another seasonal driver in the F550 to assist plowing cul-de-sacs or backup driver. The board agreed to advertise another seasonal snowplow driver.

12. Fire & EMS Report (Oregon, Brooklyn & Belleville)
    a. Discussion and possible Approval re: Resolution 04-2025; Authorizing Adjustment to the Municipal Levy Limit for Increases in Charges Assessed by the Brooklyn Fire and EMS Protection District Inc
    Clerk Hanson said the resolution may be necessary if the fire and EMS budgets meets levy limit adjustment requirements, however the budgets have not yet been finalized. There was discussion about the fire district having a cash reserve.
    b. Discussion and possible Action re: possible one year loan to cover OAFED capital equipment
    Clerk Hanson said the OAFED budget has also not been finalized. Once the budget is finalized the town can look at borrowing for the 2026 capital equipment. This is a one-year loan typically from the town's bank Lake Ridge.

    Jernegan discussed the Brooklyn Fire and EMS including upcoming Luke Byran concert, Brooklyn and Belleville service territory, joint meeting date on September 17, damage to ambulance, station sign, boiler replacement and spending levels.
    Chair Walser moved back to Agenda Item 19

13. Town of Oregon Refuse (TORC) Report
    a. Update re: burning and ashes
    Fitzgerald pointed out the recent DNR letter date September 9, 2025, in the packet granting waivers to requests at TORC. The signs are ready to be installed. The town will investigate replacing the Frontier land line phone with a cell phone from US Cellular to save money.

14. Vision Committee Report
    a. Community Input Meeting is Tuesday, September 16 at 5:00pm
    Chair Walser invited everyone to the Community Input Meeting on Tuesday, September 16. The town board members will be working at the round tables.

15. Building Inspections Report
The building permits for August 2025 were not available.

16. Assessor's Report
    a. Board of Review is Wednesday, September 17 12pm-2pm & Additional
    Clerk Hanson reported that Accurate send out an updated assessment notice that requires a second Board of Review date. The Board of Review will meet prior to the budget work session on Wednesday, October 8 at noon (12pm). Currently there is one resident that has submitted paperwork to attend Board of Review on Wednesday, September 17. The board will need to meet for the statutory two hours.
    b. Discussion and possible Action re: Update to 6-Year Contract with Accurate Appraisal
    Clerk Hanson presented different options received from Accurate for more frequent market revaluations. The board had lengthy discussion on the different options and prices. The board would like to move forward with the 6-year alternate year market updates option. Clerk Hanson will reach out to Accurate for an updated contract.

17. Clerk's Report
    a. Update re: computer purchase and additional Badger Book
    Clerk Hanson reported the fifth Badger Book has been purchased. This will help with either processing absentee ballots or voters on Election Day depending on the need. The new computers and laptops have been purchased and installed.
    b. Update of future update needed to DS200
    Clerk Hanson discussed the future need to update the two DS200s machines with the DS300s based on the Dane County training attended in Waunakee. This would be a necessary upgrade prior to the next presidential election. Clerk Hanson presented the 2025 levy limit worksheet. Chair Walser moved back to Agenda Item 12 for Brooklyn Fire and EMS discussion.

18. Board Communication and Future Agenda Item(s)
    a. Discussion and possible Action re: Employees Handbook and Job Descriptions
    Chair Walser said there is no action needed.
    b. Future Meeting Dates:
    Monday, September 15 Town Board Work Session 3pm
    Tuesday, September 16 Vision Community Input Session 5:00pm-8:00pm
    Wednesday, September 17 Board of Review 12pm-2pm
    Wednesday, September 17 Joint Brooklyn Fire & EMS District Board Meeting 5:30pm
    Wednesday, September 17 Dane County Towns Association Meeting (Westport Town) 6:30pm
    Thursday, September 18 Road & Traffic Safety Committee Meeting 9am
    Wednesday, September 24 Joint Oregon Fire & EMS District Board Meeting 6:30pm
    Wednesday, September 24 Park Committee Meeting 6pm
    Wednesday, October 8 Town Board Budget Work Session 12pm
    Tuesday, October 14 Town Board Meeting 6pm
    Wednesday, October 15 Town Board Budget Work Session 12pm
    Tuesday, October 21 Plan Commission Meeting 6:30pm
    Wednesday, October 22 Town Board Budget Work Session 12pm
    Wednesday, October 29 Park Committee Meeting 6pm
    Monday, November 10 Budget Public Hearing and Special Town Meeting of Electors to Adopt Town Tax Levy 6pm
    Monday, November 10 Town Board Meeting (immediately following meeting of electors)

Tuesday, November 18 Plan Commission Meeting 6:30pm
Monday, November 24 Park Committee Meeting 6pm
Wednesday, November 26 Park Committee Meeting 6pm
Thursday, November 27 Holiday – Town Closed
Tuesday, December 9 Town Board Meeting 6pm
Wednesday & Thursday, December 24 & 25 Holiday – Town Closed
Wednesday & Thursday, December 31 & Jan 1 Holiday – Town Closed

19. Adjournment

Walser approved by unanimous consent the adjournment of the town board meeting on Tuesday, September 9, 2025, at 8:27pm.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
Town Board Meeting Minutes
Monday, September 15, 2025

1. Call Town Board Meeting to order
   Town Board Chair Carl Walser called the meeting to order at 3:00pm on August 12, 2025.

2. Roll Call
   Clerk Hanson called roll. Present: Carl Walser, Laurie Fitzgerald, Arlan Kay, Steve Jernegan and Tim LeBrun. Also Present: Clerk Jennifer Hanson.

3. Appearance by Jerry Jensen, 274 Cranbrook Ct., Nekoosa, WI, 54457 re: Parcel #0509-154-9311
   Jerry and Janine Jensen, 274 Cranbrook Ct., Nekoosa, WI 54457, appeared to discuss parcel #042/0509-154-9311-0 which is a 2.828-acre parcel designated as a cemetery but landlocked by their property. Chair Walser clarified that the town has never maintained the property and the town has never owned the property. Jerry explained the farm belonged to his grandfather, then his father and now him. In the past the land was a pasture as the bodies were removed a long time ago. There are no remaining headstones. Jerry would like to own the parcel and add the property onto the tax roll. He needs to get approval from the State Historical Society. There was discussion on ownership and the deed to parcel. The town board suggested doing additional homework and consulting with an attorney.

4. Review Applications for open position on plan commission
   One application was received for the open position vacated by Tim Yanacheck on the plan commission. It was from Laura Wilmot. The advertisement for an opening appeared on the town website and in the Oregon Observer. The application is in the board packet. The town board spoke highly of Laura's involvement with town government. **Motion by Kay to appoint Laura Wilmot to fill the open position on the plan commission to begin October 2025 and term ending June 2027. Second by Jernegan. Motion carries 5-0.**

   Chair Walser moved to Agenda Item #6.

5. Appearance by Sharon Lezberg, UW-Extension re: Vision Input Meeting
   Sharon Lezberg, Community Development Educator, UW-Extension Dane County, appeared to discuss the agenda for the Vision Input Meeting on Tuesday, September 16, 2025. She discussed what the town board members will be doing as table hosts. There will be 6 different tables with a table host and notetaker at each table. She went over the facilitator's agenda that described the two round robin discussions with the first on Land Use & Growth, Community & Quality of Life, and Natural & Cultural Resources and the second on Facilities & Services, Housing, and Transportation. She explained the closing and final exercise of asking attendants to put their ideas on sticky notes. She will collect all the information and create a report of the findings to supplement the executive summary of the survey report.

   Chair Walser moved to Agenda Item #8.

6. Assessor's Report
   Clerk Hanson said Board of Review (BOR) is Wednesday, September 17 from 12pm (noon) until 2:00pm. The board will statutorily meet for two hours. The board discussed reasons to allow waivers

when an objector does not provide notice at least 48 hours prior. Three members (Carl, Laurie and Steve) have completed the board of review training. Paperwork to appear has been filed but Accurate is still working with those objectors. There will be two assessors from Accurate at Board of Review.

7. Approval of Payment Vouchers
   Clerk Hanson presented invoice for trailer that arrived after September town board meeting. **Motion by LeBrun to approve payment vouchers of $19,387.50. Second by Kay. Motion carries 5-0.**

   Chair Walser moved to Agenda Item #5.

8. Adjournment
   Motion by LeBrun to adjourn the September 15, 2025, at 4:50pm. Second by Fitzgerald. Motion carries 5-0.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
September 30th , 2025

Beginning Cash Balance	1,343,807.48
Revenues	19,830.87
Expenditures	94,748.39
Ending Cash Balance	1,268,889.96

	Title	8/31/2025	9/30/2025
1-10001	Cash - SBCP Checking	323,565.67	242,594.24
1-10003	SBCP General Tax Account	59,730.37	62,204.89
1-10004	LGIP Bi-Centenial Park	187,296.60	187,990.16
1-10008	LGIP General	577,051.14	579,187.96
1-10009	LGIP - Lamont Park	39,745.09	39,892.27
1-10010	SBCP Bi-Centennial Park *146	12,541.98	12,590.47
1-10014	SBCP Park Fund *1458	40,901.64	41,059.78
1-10019	LGIP Capital Outlay	53,236.27	53,433.40
1-10020	LGIP Cultural & Recreation	2,324.60	2,333.21
1-10021	LGIP Hwy Equipment	47,414.12	47,589.69
	Total Cash	$ 1,343,807.48	$ 1,268,876.07

Account Balances

Title	8/31/2025	9/30/2025
Cash - SBCP Checking	323,565.67	242,594.24
SBCP General Tax Account	59,730.37	62,204.89
LGIP Bi-Centenial Park	187,296.60	187,990.16
LGIP General	577,051.14	579,187.96
LGIP - Lamont Park	39,745.09	39,892.27
SBCP Bi-Centennial Park *1	12,541.98	12,590.47
SBCP Park Fund *1458	40,901.64	41,059.78
LGIP Capital Outlay	53,236.27	53,433.40
LGIP Cultural & Recreation	2,324.60	2,333.21
LGIP Hwy Equipment	47,414.12	47,589.69
Total Cash	$ 1,063,322.17	$ 987,343.39
Total Park Funds	$ 280,485.31	$ 281,532.68
Total Cash	$ 1,343,807.48	$ 1,268,876.07

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Accurate Appraisal, LLC							
7	ASSESSOR 20	Assessment Services	10/08/2025	3,660.00	3,660.00	10/10/2025	
Belleville, Exeter & Montrose Fire Assoc							
75	FIRE DUES	2025 Fire Dues	07/11/2025	551.66	551.66	10/10/2025	
Brooklyn EMS							
111	BUDGET	2025 Budget Payment EMS	10/01/2025	5,728.60	5,728.60	10/10/2025	
Brooklyn Fire/EMS Protection District							
112	BUDGET PAY	2025 Budget Payment Fire	10/01/2025	7,652.07	7,652.07	10/10/2025	
112	FIRE DUES	2025 Fire Dues	07/11/2025	2,758.29	2,758.29	10/10/2025	
Bucky's Portable Toilets							
120	105621	TORC Expense	09/19/2025	150.00	150.00	10/10/2025	
CFM							
133	213945	parls	09/06/2025	344.00	344.00	10/10/2025	
Cintas							
968	4244405759	Uniforms, Rugs	09/30/2025	239.00	239.00	10/10/2025	
Civic System, LLC							
150	INV-07748	Accounting Software/Support Fees	07/01/2025	2,181.00	2,181.00	10/10/2025	
Computer Magic, Inc.							
159	13537	Computer Support; Office 365	09/30/2025	760.50	760.50	10/10/2025	
Coverall North America, Inc.							
169	SEPTEMBER2	Town Hall Cleaning	09/30/2025	150.00	150.00	10/10/2025	
Dane County Treasurer							
192	20251007	Vision Planning	10/07/2025	1,760.00	1,760.00	10/10/2025	
Dane County Treasurer - Sheriff							
982	47018	Police Services	09/10/2025	439.58	439.58	10/10/2025	
Decker Supply Co.							
214	933914	Signs	09/09/2025	931.80	931.80	10/10/2025	
214	934227	Signs	10/03/2025	289.90	289.90	10/10/2025	
214	934227	Signs	10/03/2025	101.15	101.15	10/10/2025	
Election Systems & Software							
258	CD2128663	Election Expense; DS200 Firmware Maintenance	09/10/2025	246.62	246.62	10/10/2025	
Gordon Flesch Company							
312	I01053106	Color Expense	09/16/2025	266.84	266.84	10/10/2025	
312	IN15339404	Copy Machine	10/05/2025	68.62	68.62	10/10/2025	
Jennifer Sutter							
977	2025 EAGLE S	Eagle Scout Project	09/30/2025	120.00	120.00	10/10/2025	
Kwik Trip							
439	9377958	Fuel for Town Vehicles	09/30/2025	448.49	448.49	10/10/2025	
Lake Ridge Bank							
981	2025 LOAN PA	Short Term Loan Payback	09/26/2025	121,012.64	121,012.64	10/10/2025	
Lee Recreation, LLC							
1012	17379-24	Kennedy Park Equipment	10/14/2025	101,341.00	101,341.00	10/14/2025	
Mandt Sandfill							
493	294733	dumping	10/03/2025	55.00	55.00	10/10/2025	
Oregon Area Fire & EMS Dist.							
580	FIRE DUES	2025 Fire Dues	07/11/2025	24,272.97	24,272.97	10/10/2025	
Pellitteri Waste Systems							
606	6283335	Residential Trash	09/30/2025	12,045.60	12,045.60	10/10/2025	
606	6283335	Residential Recycling	09/30/2025	5,078.75	5,078.75	10/10/2025	
606	6283335	Fuel Surcharge	09/30/2025	274.85	274.85	10/10/2025	
606	6283335	Solid Waste Disposal Residential Landfill	09/30/2025	370.45	370.45	10/10/2025	
606	6283335	Solid Waste Disposal	09/30/2025	107.70	107.70	10/10/2025	
SAFEbuildt, LLC.							
700	2522783	Building Inspections	09/30/2025	8,197.82	8,197.82	10/10/2025	
Sloan Implement Co., Inc.							
743	4096392	Parks	10/06/2025	92.61	92.61	10/10/2025	

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Terminix Wil-Kil							
997	84163376	Odor Management	10/14/2025	9.83	9.83	10/10/2025	
997	84163376	Pest Control	10/14/2025	67.38	67.38	10/10/2025	
US Bank							
842	09252025	Amazon-Vision	09/25/2025	35.99	35.99	10/10/2025	
842	09252025	Amazon-Vision	09/25/2025	49.06	49.06	10/10/2025	
842	09252025	Hyvee-Vision	09/25/2025	29.35	29.35	10/10/2025	
842	09252025	Qdoba-Vision	09/25/2025	758.78	758.78	10/10/2025	
842	09252025	Spectrum	09/25/2025	289.98	289.98	10/10/2025	
842	09252025	Alliant Energy	09/25/2025	32.58	32.58	10/10/2025	
842	09252025	Alliant	09/25/2025	146.90	146.90	10/10/2025	
842	09252025	Alliant	09/25/2025	342.75	342.75	10/10/2025	
842	09252025	Frontier	09/25/2025	100.32	100.32	10/10/2025	
842	09252025	Dollar Tree-Vision	09/25/2025	19.52	19.52	10/10/2025	
842	09252025	Costco-Vision	09/25/2025	216.39	216.39	10/10/2025	
842	09252025	Costco-Vision	09/25/2025	29.47	29.47	10/10/2025	
842	09252025	Spectrum	09/25/2025	289.98	289.98	10/10/2025	
842	09252025	Exxon	09/25/2025	112.82	112.82	10/10/2025	
842	09252025	napa	09/25/2025	93.48	93.48	10/10/2025	
842	09252025	Dorn Ace	09/25/2025	31.98	31.98	10/10/2025	
842	09252025	Bucky's Rental-Vision	09/25/2025	155.82	155.82	10/10/2025	
842	09252025	Oregon Farm Center	09/25/2025	170.00	170.00	10/10/2025	
842	09252025	Menards	09/25/2025	75.30	75.30	10/10/2025	
US Cellular							
843	0755314890	Cell Phones for Public Works	09/10/2025	130.94	130.94	10/10/2025	
Wingra Stone Company							
890	38372	3/4 Crushed Stone	09/06/2025	202.95	202.95	10/10/2025	
Grand Totals:				305,089.08	305,089.08		

Dated: October 14, 2025

Town Board Chairperson: _____

Town Board Supervisors: _____

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Town Clerk: Jennifer Hanson

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Scott Moran							
1011	09252025	Downpayment-TORC Office	09/24/2025	500.00	.00		
Grand Totals:				500.00	.00		

Dated: September 24, 2025

Town Board Chairperson: _____

Town Board Supervisors: _____

_____

_____

_____

_____

_____

Town Clerk: Jennifer Hanson

Check Issue Date	Check Number	Payee	Amount
10/10/2025	24393	Accurate Appraisal, LLC	3,660.00
10/10/2025	24394	Belleville, Exeter & Montrose Fire Assoc	551.66
10/10/2025	24395	Brooklyn EMS	5,728.60
10/10/2025	24396	Brooklyn Fire/EMS Protection District	10,410.36
10/10/2025	24397	Bucky's Portable Toilets	150.00
10/10/2025	24398	CFM	344.00
10/10/2025	24399	Cintas	239.00
10/10/2025	24400	Civic System, LLC	2,181.00
10/10/2025	24401	Computer Magic, Inc.	760.50
10/10/2025	24402	Coverall North America, Inc.	150.00
10/10/2025	24403	Dane County Treasurer	1,760.00
10/10/2025	24404	Dane County Treasurer - Sheriff	439.58
10/10/2025	24405	Decker Supply Co.	1,322.85
10/10/2025	24406	Election Systems & Software	246.62
10/10/2025	24407	Gordon Flesch Company	335.46
10/10/2025	24408	Jennifer Sutter	120.00
10/10/2025	24409	Kwik Trip	448.49
10/10/2025	24410	Lake Ridge Bank	121,012.64
10/10/2025	24411	Mandt Sandfill	55.00
10/10/2025	24412	Oregon Area Fire & EMS Dist.	24,272.97
10/10/2025	24413	Pellitteri Waste Systems	17,877.35
10/10/2025	24414	SAFEbuildt, LLC.	8,197.82
10/10/2025	24415	Sloan Implement Co., Inc.	92.61
10/10/2025	24416	Terminix Wil-Kil	77.21
10/10/2025	24417	US Cellular	130.94
10/10/2025	24418	Wingra Stone Company	202.95
10/14/2025	24419	Lee Recreation, LLC	101,341.00
10/10/2025	99917694	US Bank	2,980.47
Grand Totals:			305,089.08

M = Manual Check, V = Void Check

Town of Oregon Payment Vouchers

October 14, 2025 Town Board Meeting

Paychecks	$	35,160.63
Payroll Liabilities	$	22,542.58
Monthly Vouchers	$	305,089.08
9/24/2025-Trailer Payment	*$*	*500.00*
Total	$	363,292.29

2025 Town of Oregon Loan Balances

10/1/2025	Beginning Balance	Interest Payment	Principal Payment	Total Payment Due	Payment Due
LakeRidge Bank	$ 115,000.00	$6,381.53	$ 115,000.00	$ 121,381.83	11/1/2025
5.58% - Fire Equip, Roadwork, Equip					
Pay Off 2025					
Brooklyn Fire/EMS District	$ 114,551.86	$ 4,009.32	$ 8,717.67	$ 12,726.99	3/15/2025
3.5 % - Building Loan					2/11/25 pd
Pay Off 2035					
Commissioner of Public Lands	$ 112,374.21	$ 2,809.36	$ 112,374.21	$ 115,183.57	3/15/2025
2.5% - 2021 Roadwork & Equipment				Paid Off	2/11/25 pd
Pay Off 2025					
Commissioner of Public Lands	$ 365,000.00	$ 31,107.50	$ 108,375.03	$ 139,482.53	3/15/2025
5.75% - 2023 Roadwork & Equipment					2/11/25 pd
Pay Off 2027					
Commissioner of Public Lands	$ 516,600.00	*$ 18,916.05*	*$ 125,908.70*	*$ 144,824.75*	
5.50% - 2025 Roadwork & Equipment					
Pay Off 2029 **Starts 2026*					
Total	**$ 706,926.07**	**$44,307.71**	**$ 344,466.91**	**$ 388,774.92**	

Outlook

RE: T/O Oregon - Ravenoaks Subdivision

From slebrun@uwalumni.com <slebrun@uwalumni.com>
Date Fri 9/19/2025 10:29 AM
To 'Dustin Rondorf' <DRondorf@walbecgroup.com>; Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc Arlan Kay <akay@townoforegonwi.gov>; 'Jeff Jones' <grayowls@charter.net>; 'Cory Inman' <cinman@uwalumni.com>

1 attachment (12 KB)
Ravenoaks Subdivision Area Approximations (FINAL).xlsx;

Dustin,

Those numbers are high and cannot be replicated. We had another objective estimate by an engineer using Civil 3D to snap outlines of the roads and the spreadsheet is attached. We will settle on those areas. Final approved quantities are shown below.

Thank you,
Sue

	A	B	C	D	E	F	G	H
1	Street	Approx SF	Approx SY	Depth	112 lb/sy/in	2000 lb/ton	Tons	
2	Ravenoaks Trail	73,013.05	8,112.56	3.5	112	2000	1,590.06	
3	Knollwood Dr	60,813.29	6,757.03	3.5	112	2000	1,324.38	
4	E Onwentsia Trl	19,559.09	2,173.23	3.5	112	2000	425.95	
5	W Onwentsia Trl	23,864.84	2,651.65	3.5	112	2000	519.72	
6	Blue Heron Way	37,117.55	4,124.17	3.5	112	2000	808.34	
7	Partridge Hill Dr	81,129.64	9,014.40	3.5	112	2000	1,766.82	
8		Subtotal	32,833.05			Subtotal	6,435.28	
9								
10	Street	Approx SF	Approx SY	P&D	Wheel			
11	Ravenoaks Trail	73,013.05	8,112.56	7,988.00	7,915.00			
12	Knollwood Dr	60,813.29	6,757.03	7,056.00	6,851.00			
13	E Onwentsia Trl	19,559.09	2,173.23					
14	W Onwentsia Trl	23,864.84	2,651.65					
15	Onwentsia Total	43,423.94	4,824.88	4,874.00	4,772.00			
16	Blue Heron Way	37,117.55	4,124.17	4,591.00	4,459.00			
17	Partridge Hill Dr	81,129.64	9,014.40	8,691.00	8,387.00			
18		Subtotal	32,833.05	33,200.00	32,384.00			
19								
20	undisputed areas							
21	Quail Ct.		1762.00					
22	Twin Oaks Ct.		987.00					
23	Gray Owl Ct.		2538.00					
24								
25		Total SY	38,120.05	3.5	112	2000	7,471.53	tons
26								
27								
28		Traffic Control		1	L.S.	$250	$ 250.00	
29		Pulverize & Relay		38,120.05	SY	$0.50	$ 19,060.03	
30		HMA Pavement 4LT 58-28S		7,471.53	tons	$65.15	$ 486,770.18	
31								
32					Approved Amount (Final)		$ 506,080.21	

Paid $464,669.00
Final $506,080.21
Owe $41,411.21

Invoice $52,665.38

Difference $11,254.17

From: Dustin Rondorf <DRondorf@walbecgroup.com>
Sent: Tuesday, August 19, 2025 1:00 PM
To: slebrun@uwalumni.com; 'Jennifer Hanson' <jhanson@townoforegonwi.gov>
Cc: 'Arlan Kay' <akay@townoforegonwi.gov>; 'Jeff Jones' <grayowls@charter.net>
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Sue,

See below for the square yardage of the individual streets which was measured with a GPS Rover System (Topcon HiPer XR). The tonnage that we had laid at 112 LB/SY-IN correlates with the square yardage and the asphalt tickets that I had sent over. Let me know if you have any questions.

STATEMENT

Payne & Dolan, Inc.
N3W23650 Badinger Road
Waukesha, WI, 53187
USA
Telephone: 262-524-1700 Fax: --

Statement Date: 10-06-2025

OREGON TOWN OF TREASURER
1138 UNION RD
OREGON, WI, 53575
US

Statement of Accounts For: 117013 - OREGON TOWN OF TREASURER
Contact:

Item	*Type*	*Date*	*Job*	*Original Amount*	*Discount*	*Retainage*	*Outstanding Amount*	*Outstanding Retainage*
310232-001	Invoice	05-21-2025	310232	517,334.38	0.00	0.00	52,665.38	0.00
24333	Payment	07-08-2025	310232	-464,669.00				

Current	31-60	61-90	91-120	Over 120		Amount Due
0.00	0.00	0.00	52,665.38	0.00		52,665.38

PLEASE MAIL PAYMENTS TO:
PO BOX781
WAUKESHA, WI 53187

Payment fraud is on the rise! Please verify any payment instructions you receive from us (new or revised) by calling us at (262) 524-1700 and asking to speak to our accounts receivable department.

ACH payments preferred! Please email AR.CREDIT.GROUP.SOUTH@WALBECGROUP.COM for ACH instructions.

Project A: Reconstruction of Ravenoaks Subdivision Total of 2.71 miles

Item #	Description	# units (est)	Unit	Unit price	Total (# Units x Unit price)
5	Traffic Control		LS	$250.00	$250.00
6	Pulverization and Relay	34,980	SY	$0.50	$17,490.00
7	HMA Pavement – 4LT 58-28S	6,860	TON	$65.15	$446,929.00
			TOTAL		$464,669.00

Checklist

□ Completed bid document (page 8).

□ Written guarantee for work to be performed.

2026-2030 Road Work Plan and Budget Projections

Draft for discussion, 22 May 2025. Revised 17 Sept 2025

2026 Minor Project Year West Side

1. Bellbrook Road "Hill". 0.4 miles, full wedge @ $60,000/mile $24,000
2. Bellbrook Road, culvert at DNR ground $5,000 ???
    a. DNR provides culvert, Town installs
3. French Town Road, 0.3 miles, pulverize, repave, add gravel, $200,000/mile $70,000
4. Striping, must coordinate with other road work. $ 10,000

Total $104,000 to 109,000

Add 10% contingency $115,000 to 120,000

Striping **Candidates** for 2026. (Approx mileage), ($1,000 +/ per mile).

- Lincoln Road, Fish Hatchery Road to Storytown Road, 1.0 miles
- Sun Valley Parkway, 1.5 miles
- Glenway Road, CTY A to Lincoln Road, 1.5 miles
- Hillcrest Road, CTY A to Lincoln Road, 1.6 miles
- Union Road, 4.5 miles

2027, Major Project Year East Side

1. Rome Corners, 1.1 miles pulverize, repave, add gravel @ $200,000/mile $220,000
2. Locust Grove Road, 1.38 miles
    1. Engineering investigation, drainage at bridge --(TBD)—
    2. Pulverize, repave, add gravel @ $200,000/mile $276,000
    3. Correct Drainage issues at Railroad bridge. --(TBD)—
    4. Coordinate with Dane County Parks, new drive access, water diversion and retention possibilities.
3. Apply TRIP grant funds ($17,500)

Total $478,500

Add 10% contingency $526,350

2028 Minor Project Year East Side +

1. Fahey Heights, Seal Coating @ $20,000/mi x 1.01 miles = $21,000
    a. Harding (0.37), Johnson (0.21), Tyler (0.10), Coolidge (0.13) Taft (0.08) Kennedy (0.11)
2. Eisenhower, (0.28) mi., wedge @ 60,000/mi $18,000
3. Oregon Trail, Seal Coating @ $20,000/mi x (0.57) mi = $12,000
    a. Oregon Tr. (0.32), French Glen (0.20), French Ct.; (0.05)
4. Alpine Road, Seal Coating @ $20,000/mi x 1.6 miles $32,000

Total $83,000.

Add 10% contingency $92,000,

2029 Major Project Year West Side

1. Tipperary Road, South end, 1.6 mi, pulverize, repave, add gravel @ $200,000 = $320,000
2. Judd Road, (partial share with Montrose), 1.11 miles, Double wedging up to pulverize and overlay, plus 10% contingency. $74,000 to $244,000
3. Marie Road, (0.4 +/-), Needs major work, Wedge ? $24,000 Pulverize ? $80,000 ?

Total $414,000 to 644,000

Add 10% contingency $455-709,000

2030 Minor Project Year --------- Side

1. **Seal Coating---but where?**
2. **Striping ---???---**
3. **Wedging ---???---**

Grant Options to actively pursue

Judd Road, 1.11 miles, Double wedging up to pulverize and overlay, plus 10% contingency. $74,000 to $244,000

Bellbrook Bridge, dependent upon deterioration rating. $500,000 to $600,000, or big culverts ???, 100% Fed funding, 2029-30 possible with 18-month design and approval process, fees about 10%.

Bellbrook Road, 2.0 miles, work to be determined.

Union Road, from Brooklyn to Tony Lane, In process, $----- 2031 Project ???

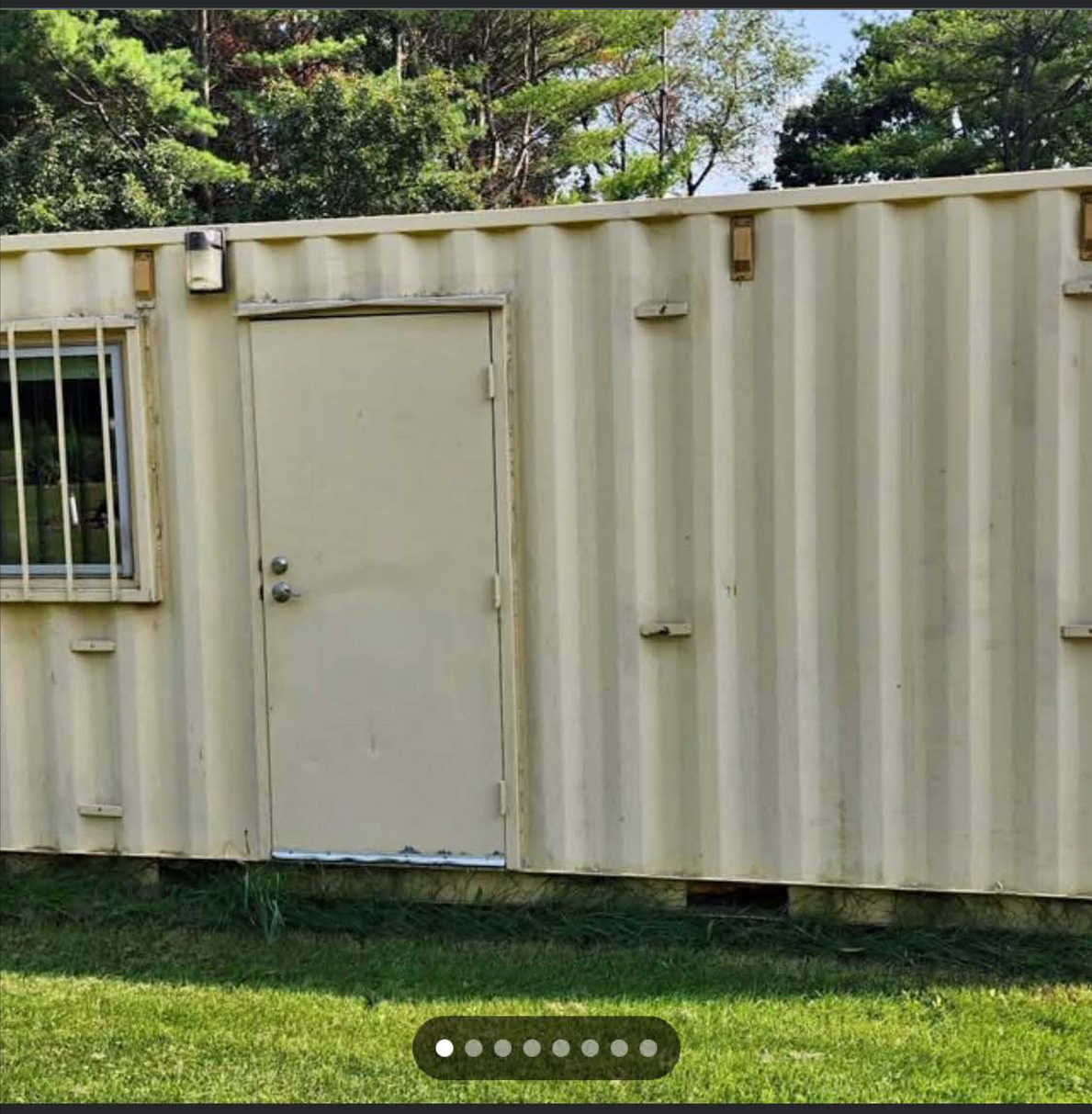
ARIP, Agriculture Road Improvement Program, possible candidates

1. Purcell Road, in conjunction with Fitchburg
2. Bellbrook Road
3. Tipperary Road

Transfer TRIP funds, $17,500. to road work before 2029. Determine if this can be switched from Tipperary to Rome Corners Road.

Investigations

- Coordinate with Fitchburg on schedule of Purcell Road work.
- Cooperation with Town of Montrose, Judd Road, grant possibilities and shared costs.
- Smaller subdivisions, Identify as group(s) conditions
- Value of striping.



Mobile Office or Cabin 2 Available

$13,000 ~~$14,000~~

Send seller a message

Hi, is this available? Send



Mobile Office or Cabin 2 Available

$13,000 ~~$14,000~~

Send seller a message

Hi, is this available? Send



Mobile Office or Cabin 2 Available

$13,000 ~~$14,000~~

Send seller a message

Hi, is this available? Send








GL



You can find more items that match your interests.

Go to Marketplace

Description

Mobile Office, Cabin, Shelter or Room(2 units). Completely finished 8'-6" X 20', 100 amp panel, heat and A/C, LED lighting, spray foam insulated, desk, small fridge, microwave, large TV - PC monitor, storage area with shelves and 50 AMP welding circuit. Signage tabs on side. Two barred and screened windows. Everything works well. $13K each or $24K for both. Delivery and Set Up Available. Private owner, one owner.

Seller information

Seller details



Scott Moran
Joined Facebook in 2010

Follow

Details

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Scott Moran							
1011	09252025	Downpayment-TORC Office	09/24/2025	500.00	.00		
Grand Totals:				500.00	.00		

Dated: September 24, 2025

Town Board Chairperson: _____

Town Board Supervisors: _____

_____

_____

_____

_____

_____

Town Clerk: Jennifer Hanson

WILLSCOT

Your Sales Representative
Scott Brickson

scott.brickson@willscot.com

Agreement Number: Q-2181596
Revision: 3
Date: 10/8/2025
Expiration Date: 10/25/2025

Sale Agreement For New Equipment With Limited Warranty

Buyer:	**Contact:**	**Ship To Address:**
Town of Oregon	Arlan Kay	1138 Union Rd
1138 Union Rd	1138 Union Road	Oregon, WI 53575, US
Oregon, WI 53575	Oregon, WI 53575, US	**Delivery Date (on or about):12/01/25**
	Phone: 608-835-3200	
	E-mail: akay@townoforegonwi.gov	

Unit Description and Pricing		Quantity	Price	Extended
TRAILER	36x10 "32' box"	1	$ 50,760.00	$ 50,760.00
Custom Delivery		1	$ 2,500.00	$ 2,500.00
Fuel Surcharge Delivery		1	$ 575.00	$ 575.00
Custom Setup and Anchor		1	$ 2,150.00	$ 2,150.00
Installation of steps		1	$ 350.00	$ 350.00
Steel Steps - Sale		1	$ 950.00	$ 950.00
		Total Purchase Price Including Delivery And Installation (If Applicable)*:		$ 57,285.00
		Total Purchase Price Including Delivery And Installation (If Applicable)* Including Estimated Taxes:		$ 60,435.68

Summary of Charges

Model: TRAILER	QUANTITY: 1	Total Charges for(1) Building(s): $ 57,285.00

Total Charges for (1) Building(s) Including Estimated Tax: $ 60,435.68

Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
[ ]	Custom Vinyl Skirting	Initial	1.00	$ 2,000.00	$ 2,000.00

DRAFT

Your Sales Representative
Scott Brickson

scott.brickson@willscot.com

Agreement Number: Q-2181596
Revision: 3
Date: 10/8/2025
Expiration Date: 10/25/2025

Payment Terms

Credit Terms: 100% due upon signing, 0% due upon unit delivery and remaining, 0% due upon substantial completion.

Acknowledgement

This Sales Agreement (the "Agreement") is made on October, 6, 2025, by and between William Scotsman Inc., a Maryland corporation, doing business at 4601 Femrite Dr, Madison, WI 53716 ("Seller") and Town of Oregon ("Buyer"), doing business at the address noted above.

Buyer agrees to purchase from Seller one or more trailer(s) and/or relocatable modular and/or pre-fabricated structures, including stairs, railings, furniture, and other items attached or appurtenant thereto, as noted above and detailed on any Addenda to this Agreement (hereinafter collectively referred to as the "Equipment"), for the purchase price and payment terms and subject to the terms and conditions set forth of this Agreement and as detailed on the Addenda to this Agreement. The Agreement and the Addenda together form the "Contract Documents". The Addenda are as follows and are an integral part of this Agreement.

Addenda: No Addenda attached.

*All prices exclude applicable taxes.

By its signature below, Buyer hereby acknowledges that it has read and agrees to be bound by the Seller's Sales Agreement Additional Terms and Conditions (11-30-11) located on Seller's internet site (https://www.willscot.com/About/terms-conditions) in their entirety, which are incorporated herein by reference and agrees to purchase the Equipment from Seller subject to the terms therein.

LIMITED WARRANTY: Seller hereby warrants to Buyer that at the time of delivery Seller has good and marketable title to the Equipment, free and clear of all liens and encumbrances arising by or through the Seller. Seller warrants to Buyer that the materials and equipment (the "Equipment") furnished by Seller hereunder will be of good quality and new (factory built) and free from defects for a period of one (1) year from the date of delivery of the Equipment. Further, Seller hereby assigns to Buyer all assignable manufacturers' warranties, which shall be subject to the specific manufacturer's warranty provisions and time period. During the warranty period, Seller shall repair or replace all defective parts of the Equipment which are covered under Seller's warranty, (excluding maintenance items such as HVAC filters, fire extinguishers, fuses/ breakers, and light bulbs). Seller's warranty excludes repairs for damage or defect caused by abuse, work or modifications not executed by Seller, Buyer's alteration of the Equipment, improper or insufficient maintenance, improper operation, unreasonable and/or excessive use, or use of the Equipment for a purpose for which it was not intended or other misuse. Seller shall have no liability whatsoever for any consequential or incidental damages, costs or expenses arising from the Equipment, the work or any other factor. **Except as expressly stated herein, Seller disclaims any and all other warranties, either expressed or implied, including without limitation all warranties of merchantability, fitness for a particular purpose or usage of trade.**

Signatures

BUYER (Name): Town of Oregon	**SELLER: Williams Scotsman inc**
Signature:	Signature: \s2\
Print Name:	Print Name:
Title:	Title:
Date:	Date:
PO#:	

Williams Scotsman now issues paperless invoices via email, an efficient, convenient & environmentally friendly process. Go green and provide us with the proper email address for your invoices.

AP Email:

No thanks. Please mail my invoices to:
1138 Union Road
Oregon, WI 53575, US

DRAFT

VOLUNTEERS NEEDED

KENNEDY PARK

475 KENNEDY PARK RD
OREGON, WI 53575

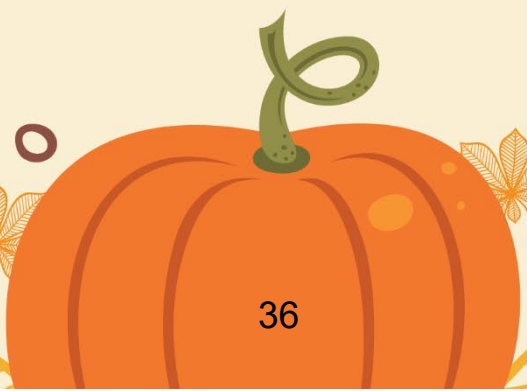
DATE: OCTOBER 11, 2025
TIME: 9:30AM TO FINISH

Tools: Please bring any if you have

- Rake
- Scoop Shovel
- Pitchfork

Project: Rake out the mulch in safety area of new playground equipment.

You can confirm help or for questions call, Eugene Lewis: 608-513-8586



LEE RECREATION, LLC
PROVIDING FUN ACROSS WISCONSIN SINCE 1995

Office (800) 775-8937
Fax (608) 423-7655

260 W. Main Street
Cambridge, WI 53523

info@leerecreation.com
www.leerecreation.com

INVOICE

Town of Oregon
1138 Union Rd
Oregon, WI 53575

Date: October 14, 2025
INVOICE #17379-24
LEE RECREATION, LLC
260 W Main St.
Cambridge, WI 53523
800-775-8937

Salesperson	Job	Payment Terms	Due Date
Pat Groom	Kennedy Park	Net 20	**11-3-25**

Qty	Description	Unit Price	Line Total
1	NU-3657	$79,394.00	$79,394.00
1	SWINGS – 2-Bay with Tot Arm	$7,123.00	$7,123.00
1	Volta Inclusive Spinner	$8,429.00	$8,429.00
1	2-Seat Rocker	$2,463.00	$2,463.00
		Sale Savings	*($31,758.00)*
		Additional Discount	*($1,801.00)*
		Installation	$29,222.00
		Border Timbers	$2,565.00
Thank you again for your order! ENJOY!		Surfacing	$4,104.00
Vern & Lana Lee		Freight	$1,600.00
		Total	**$101,341.00**

Make all checks payable to LEE RECREATION, LLC

Thank you for your business!

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

Managing Wisconsin's trust assets for public education

Sarah Godlewski, *Secretary of State*
John Leiber, *State Treasurer*
Joshua L. Kaul, *Attorney General*

101 E. Wilson Street
2nd Floor
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Thomas P. German, *Executive Secretary*

BCPL Loan Application Request Form
Municipal General Obligation Loan

Date _____

Municipality _____ County _____
Include type of municipality (e.g. Town of Lake Tomahawk)

Municipal Mailing Address _____

Overnight Mail Address _____
If different from above (no P.O. Box)

Head of Municipality _____ Phone (w) _____
Mailing Address _____ (h) _____
_____ (c) _____
Email _____

Municipal Clerk _____ Phone (w) _____
Mailing Address _____ (h) _____
_____ (c) _____
Email _____

Finance Dir/Treasurer _____ Phone (w) _____
Mailing Address _____ (h) _____
_____ (c) _____
Email _____

Financial Advisor/Firm _____ Phone (w) _____
Email _____ (c) _____

Loan Purpose _____
Loan Amount $_____
Loan Term _____Years

Estimated Date Funds Needed: _____
Dates of Next Two Board/Council Meetings: _____

_____
Clerk Signature

12/2018

- Public Records Policy Statement
- AA/EEO Policy Statement

Publications

Current Interest Rates

Current General Obligation Loan Interest Rates (eff. 09/06/2025)

Loan Term	Interest Rate
2 Years	5.00%
3 - 5 Years	5.00%
6 - 10 Years	5.50%
11 - 20 Years	6.25%

NOTE for Loan Applications over 5 Million - Loan application requests over 5 million dollars will require pre-approval by the BCPL Investment Committee. Contact Richard Sneider at **(608) 261-8001** (office), **(608) 572-1611** (cell) or email **richard.sneider@wi.gov** for pre-approval details.

Revenue Loan Interest Rates - Revenue loans have more risk than general obligation loans, so revenue loan interest rates will always be higher than the general obligation rates shown above. The interest rate offered by BCPL on any revenue loan will be based on an analysis of the risks specific to each individual transaction. Revenue loans require additional information and documentation designed to allow BCPL staff to analyze those risks prior to loan application. Please see the Revenue Loan Worksheet/Application Request for a list of required information.

Still have questions? Contact Richard Sneider at **(608) 261-8001** (office), **(608) 572-1611** (cell) or email **rjchard.snejder@.wi,g.QY...**

BCPL State Trust Fund Loan Program - Home

- **AP-P-lication Process**
- **General Obligation Loan Fact Sheet**
- **Revenue Obligation Loan Fact Sheet**
- **Interest Rates**
- **School District Borrowing Procedures**
- **SamP-le Documents**
- **Loan AP-P-lication Re◊uest Forms**
- **BCPL Loan History**

Copyright © Board of Commissioners of Public Lands All Rights Reserved - (608) 266-1370 Madison • (715) 277-3366 Lake Tomahawk

9/9 Owner Proposal

Issue Resolution 9/09/2025

Common Interests: This pr;operty line stands out as a poor looking island situated between the property lines of the Village of Oregon and the Township . Currently it stands out as an unkept area given the well kept adjacent property of the Village.

We believe it is in the inter st of both the property owners and the Town of Oregon to have this area kept up as the Village has done. This would include a ditch rea planted with grass and properly mowed. The brush would be kept down and the fence on the private property would be ept in an appealing state.

To accomplish this, we propose the following:

1. **The Village provid for new boards (50) to repair the fence that was damaged /bythe brush cutting.**
2. **The property ownet paints and replaces the damaged boards of the fence.**
3. **The property own r cuts the brush that borders and hangs over the fence on each side.**
4. **The Township rem9ves the cut brush, plants grass and cleans up the ditcij area that hinders the cutting of grass.**
5. **The Township cuts!the grass so that the ditch area is comparable to the!similar ditch area that the Village maintains on adja¢ent property.**

We believe that this will a complish the shared goal we have of making this ditch a well kept area similar to the property of the Village in the adjacent are .

town's jurisdiction, and for those purposes may acquire by purchase or by condemnation under ch. 32 stone, gravel, sand, clay, earth, gravel pits, stone quarries, and interests in land under s. 83.07.

(3) OVERSIGHT OF SUPERINTENDENT. The town board shall direct the superintendent of highways in the performance of the superintendent's official duties.

(4) CONTROL OF EXPENDITURES. The town board shall direct when and where all highway funds shall be expended.

(5) MAINTENANCE. (a) The town supervisors may enter any lands near any highway in the town to construct necessary drains or ditches or embankments for the improvement or protection of the highway.

(b) The town supervisors may enter any private lands with their employees and agents for the following purposes:

1. To remove weeds and brush to keep the highway reasonably safe for travel.

2. To erect or remove snow fences to keep highways reasonably free from snow and open for travel during the winter season.

(c) To erect on the right-of-way fences other than snow fences.

(6) LIABILITY. (a) The town shall be responsible for any damage resulting from activities undertaken under the authority granted by sub. (5). The owner of lands entered upon or used for any of the purposes identified in sub. (5) may apply to the town board to appraise the resulting damages, and such damages may be determined by agreement. If the parties are unable to agree upon the damages, the board shall make an award of damages and file the award with the town clerk, and the clerk shall give notice, by certified mail with return receipt requested, of the filing to the owner.

(b) Within 60 days after the date of filing of a town board's award of damages under par. (a), the owner may appeal to the circuit court following the same procedures provided under s. 32.05 (10) for condemnation proceedings. The clerk of courts shall enter the appeal as an action pending in the court with the owner as plaintiff and the town as defendant. The action shall proceed as an action in the court subject to all of the provisions of law relating to actions brought therein, but the only issue to be tried shall be the amount of just compensation to be paid by the town, and the action shall have precedence over all other actions not then on trial. The action shall be tried by jury unless waived by both the plaintiff and the defendant. The amount of the town's award shall not be disclosed to the jury during the trial. Costs shall be allowed or litigation expenses awarded in an action under this paragraph in the same manner as provided under s. 32.28 for condemnation proceedings.

(7) HIGHWAY NAMES. The town board shall, by ordinance, assign a name to each of the roads that are under the town's jurisdiction. No road name may be used on more than one road within the jurisdiction of the town.

(8) USE OF DAMS AS ROADWAYS. The town board may contract with the owner of a dam that has a roadway on it for the use of the roadway. The contract shall provide who shall be responsible for keeping the roadway in repair and may be for a period of time that the board determines.

(9) RUSTIC ROADS. As specified in s. 83.42, the town board shall maintain the rustic roads under its jurisdiction and may apply to have a highway designated as a rustic road or withdrawn from the rustic road system.

(10) ADDITIONS TO AND DELETIONS FROM COUNTY TRUNK HIGHWAY SYSTEM. The town board shall approve or deny additions to and deletions from the county trunk highway system as provided ins. 83.025 (1).

(11) EMERGENCY CLOSURE OF COUNTY TRUNK HIGHWAY. The town chairperson may close county trunk highways when they have been rendered dangerous for travel and immediately notify the county highway commissioner under s. 83.09.

(12) CONTROLLED-ACCESS HIGHWAYS. The town board shall work with the county and other governmental bodies in establishing and maintaining controlled-access highways under s. 83.027.

(13) COUNTY-CONTROLLED HIGHWAYS IN A TOWN. The town board may contract under s. 83.035 with the county to enable the county to construct and maintain streets and highways in the town.

(14) PURCHASE OF EQUIPMENT. The town board may purchase road building and maintenance supplies from the county under s. 83.018.

(15) AGREEMENTS WITH OTHER GOVERNMENTAL BODIES. The town board, under s. 83.027 (9), may enter into agreements with other governmental bodies respecting the financing, planning, establishment, improvement, maintenance, use, regulation, or vacation of controlled-access highways or other public ways in their respective jurisdictions.

(16) COUNTY AID HIGHWAYS. The town board may improve county aid highways under s. 83.14.

(17) HIGHWAY LIGHTING. The town board may provide lighting for highways located in the town under s. 60.50 (4).

(18) SOLID WASTE TRANSPORTATION. The town board may designate highways on which solid waste may be transported under s. 60.54.

(19) TUNNELS UNDER HIGHWAYS. The town board shall ensure that all tunnels constructed pursuant to s. 82.37 are constructed in accordance with the requirements of s. 82.37 and are kept in good repair by the landowner.

History: 2003 a. 214 ss. 106 to 116, 122, 150, 155, 156; 2005 a. 253; 2015 a. 105.

NOTE: 2003 Wis. Act 214, which affected this section, contains extensive explanatory notes.

The duty to keep highways passable is made mandatory by ss. 81.01 and 81.03 [now this section ands. 82.05], when read together. State ex rel. Cabot!, Inc. v. Wojcik, 47 Wis. 2d 759, 177 N.W.2d 828 (1970).

A town has initial authority to name town roads under sub. (7). However, the town's authority is subject to the county's discretionary authority under s. 59.54 (4) to establish a road naming and numbering system for the specific purpose of aiding in fire protection, emergency services, and civil defense. A county may cooperate with a town regarding road name changes, but ultimately the county has authority to implement name changes, even if a town does not consent, when the name changes are made under s. 59.54 (4). Liberty Grove Town Board v. Door County Board of Supervisors, 2005 WI App 166,284 Wis. 2d 814, 702 N.W.2d 33, 04-2358.

82.05 Superintendent of highways. (1) The term of office of highway superintendents shall be one year from the date of their appointment.

(2) The superintendent of highways shall supervise the construction and maintenance of all highways in the superintendent's district that are required to be maintained by the town, and keep them passable at all times, and perform such other services in connection with the highways as the town board requires. The superintendent may arrange for the prosecution of the highway work as the superintendent considers necessary and appoint any overseers that the highway work requires.

(3) When any highway under the superintendent's charge becomes impassable, the superintendent shall put the highway in passable condition as soon as practicable. Upon actual notice of the existence of any depression, ditch, hump, or embankment that impedes the use of any highway under the superintendent's charge, the superintendent, or in the absence of a superintendent the chairperson of the town board, shall as soon as practicable take action to make the highway safe for travel, which may include closing the highway.

(4) The superintendent shall routinely notify the town board of all highway work.

History: 1991 a. 316; 2003 a. 214 ss. 117, 118, 157, 158; Stats. 2003 s. 82.05.

9/9 Owner Proposal

Issue Resolution 9/09/2025

Common Interests: This pr;operty line stands out as a poor looking island situated between the property lines of the Village of Oregon and the Township . Currently it stands out as an unkept area given the well kept adjacent property of the Village.

We believe it is in the inter st of both the property owners and the Town of Oregon to have this area kept up as the Village has done. This would include a ditch rea planted with grass and properly mowed. The brush would be kept down and the fence on the private property would be ept in an appealing state.

To accomplish this, we propose the following:

1. **The Village provid for new boards (50) to repair the fence that was damaged /bythe brush cutting.**
2. **The property ownet paints and replaces the damaged boards of the fence.**
3. **The property own r cuts the brush that borders and hangs over the fence on each side.**
4. **The Township rem9ves the cut brush, plants grass and cleans up the ditcij area that hinders the cutting of grass.**
5. **The Township cuts!the grass so that the ditch area is comparable to the!similar ditch area that the Village maintains on adja¢ent property.**

We believe that this will a complish the shared goal we have of making this ditch a well kept area similar to the property of the Village in the adjacent are .

Dear Ms. Roberts,

Thank you for leaving a voice message for me on Saturday, September 6.

You mentioned that you would like me to "drive by my property and see the damage that was done to my fence by one of your employees."

In fact, our Public Works team caused no damage to your fence.

I did have a chance to drive past your property and see the fence. I also checked Street View in Google Maps and saw photos there of your fence line from two years ago in September 2023. Even at that time damage was evident. What I saw this weekend was an old fence in poor condition that had been overgrown by trees and shrubs.

Prior to clearing the right of way, the fence was not fully visible due to the extremely dense vegetation covering it. Regular clearing of the right of way on Town roads is a responsibility that the Town fulfills. The recent clearing done at your properly in no way affected the condition of your fence, although it did make the fence's poor condition more visible.

Other municipalities have this same responsibility for maintenance of their road right of way areas in their towns, villages, and cities. Mowing and clearing is completed regularly in order to keep the roads and shoulders safe for drivers, pedestrians, and bicyclists.

In this situation, I've determined that the Town is not responsible for the existing condition of your fence and that we did not cause any damage to it in the course of clearing the right of way.

Thank you for getting in touch.

Carl Walser

Town of Oregon

Name


2007 Aug corner falling apart.jpg


2007 Aug overgrowth.jpg


2011 Jul overgrowth.jpg


2011 Jul worn paint exposed wood.jpg


2019 Jul overgrowth.jpg


2019 Jul worn paint exposed wood - overgrowth.jpg


2021 Oct damage 1.jpg


2021 Oct damage 2.jpg


2021 Oct damage 3.jpg


2021 Oct overgrowth.jpg


2023 Sep damage 1.jpg


2023 Sep damage 2.jpg


2023 Sep overgrowth.jpg


2023 Sep worn paint exposed wood.jpg

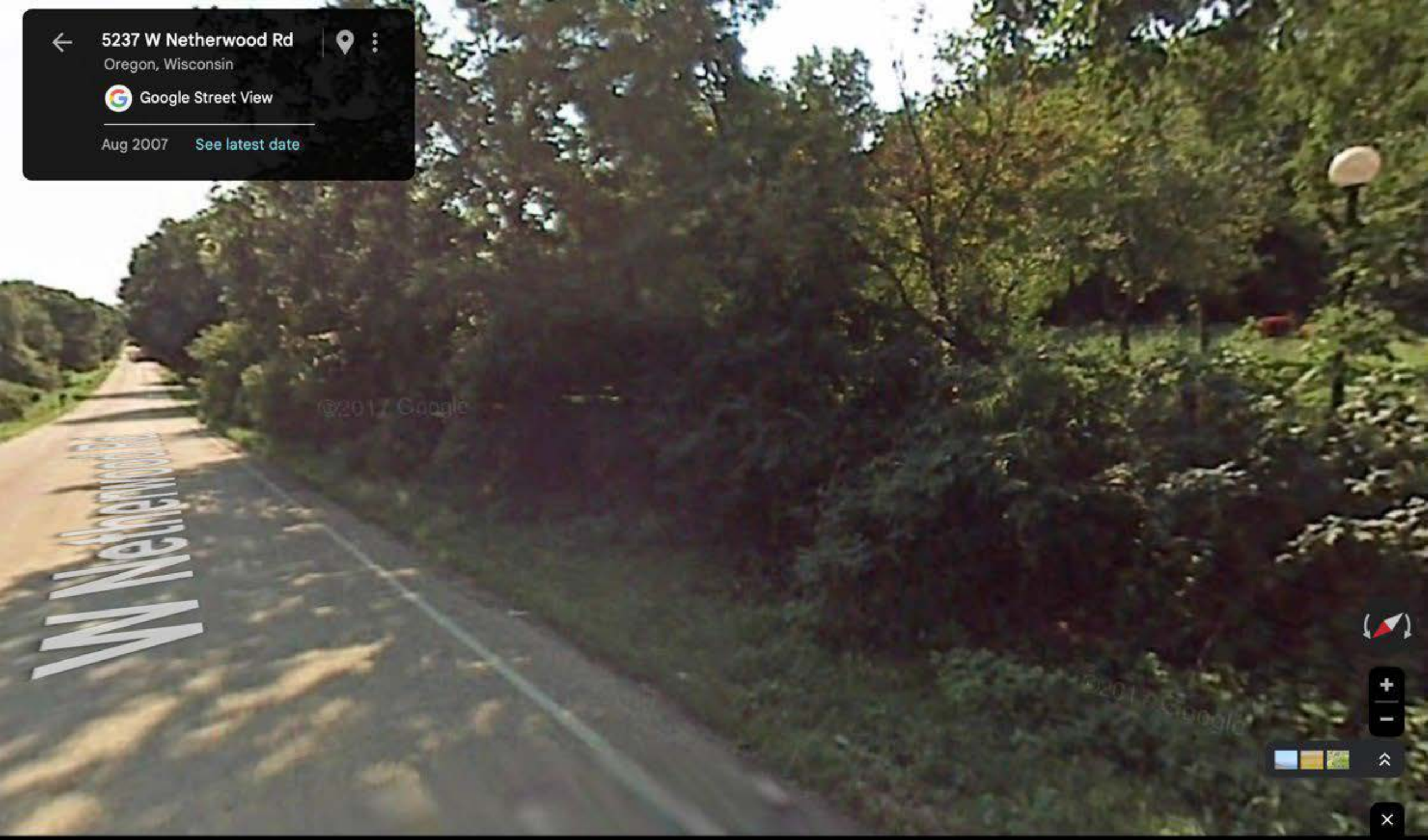
5237 W Netherwood Rd
Oregon, Wisconsin
Google Street View
Aug 2007 See latest date

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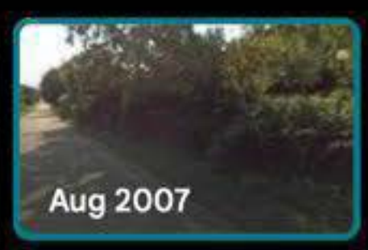


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Oregon, Wisconsin
Google Street View
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Oregon, Wisconsin
Google Street View
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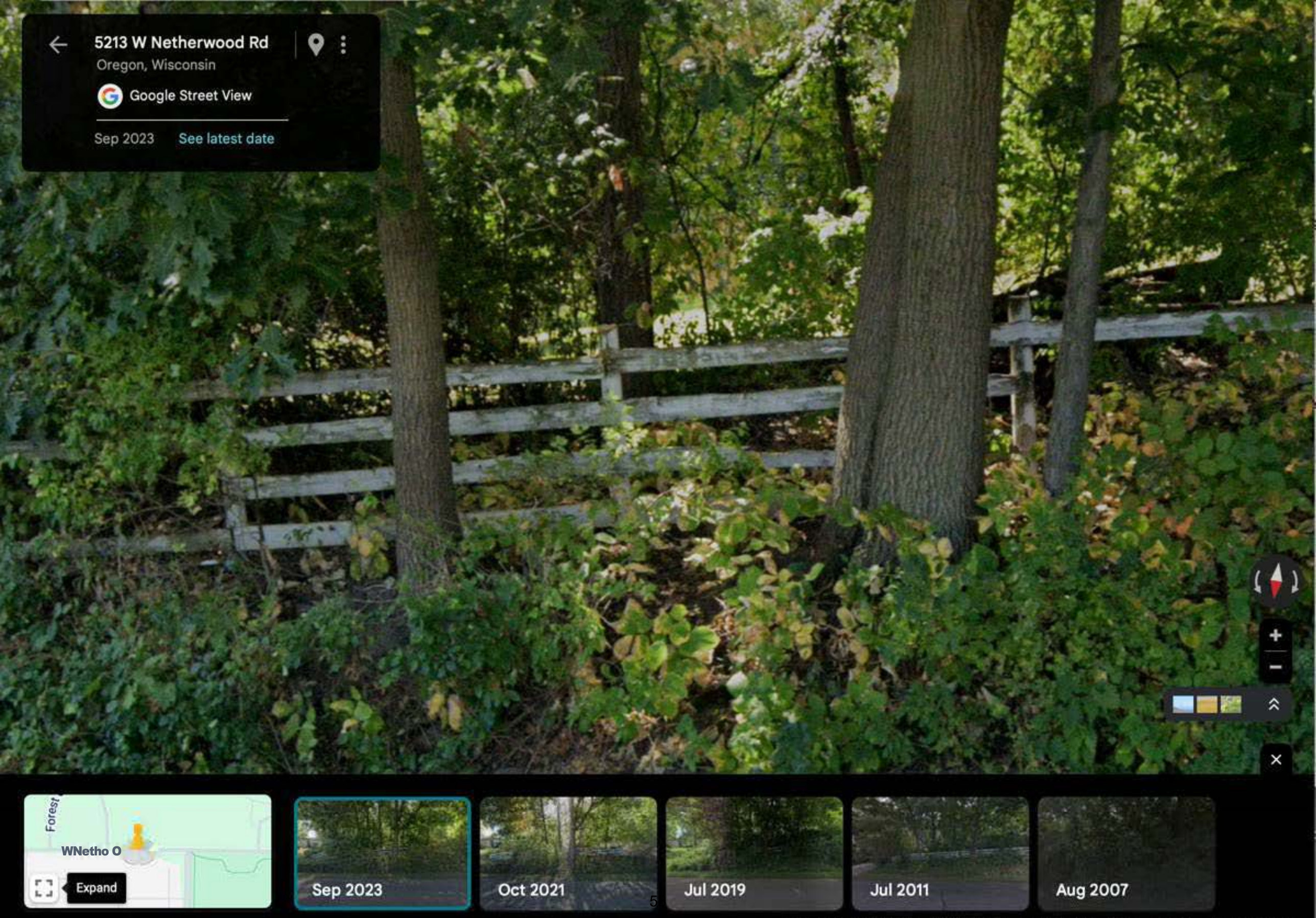
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Report Criteria:
Accounts to include: With balances or activity
Budget note year end periods: Future year
Print FUND Titles
Page and Total by FUND
Print SOURCE Titles
Total by SOURCE
Print COST CATEGORY Titles
Total by COST CATEGORY
All Segments Tested for Total Breaks

Account Number	Account Title	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
GENERAL FUND							
INTERGOVERNMENTAL AID							
100-43250	FEMAGRANT	59,912.40	59,000.00	.00	.00	.00	100.00-
100-43251	WI CERTIFIED EXPENDITURE PRGRM	.00	.00	.00	35,000.00	.00	.00
100-43425	FIRE INS DUES VILLAGE OF OREGO	72,800.01	60,500.00	80,217.15	60,500.00	.00	.00
100-43426	FIRE INS DUES TOWN OF OREGON	21,689.79	17,600.00	.00	17,600.00	.00	.00
100-43427	FIRE INS DUES TOWN OF DUNN	11,647.56	8,800.00	12,551.14	8,800.00	.00	.00
100-43428	FIRE INS DUES TOWN OF RUTLAND	4,944.44	4,400.00	5,316.68	4,400.00	.00	.00
100-43522	EMS FUNDING ASSISTANCE PROGRA	10,967.57	10,000.00	62,669.26	10,000.00	.00	.00
100-43528	STATE AID EMERGENCY GOVERMEN	8,682.87-	1,000.00	.00	1,000.00	.00	.00
Total INTERGOVERNMENTAL AID:		173,278.90	161,300.00	160,754.23	137,300.00	.00	14.88-
FINES AND FORFEITURES							
100-45110	INSPECTION FEES	6,372.00	5,000.00	.00	5,000.00	.00	.00
Total FINES AND FORFEITURES:		6,372.00	5,000.00	.00	5,000.00	.00	.00
PUBLIC CHARGES FOR SERVICES							
100-46100	OTHER PUBLIC CHARGES	905.00	900.00	5.00	.00	.00	100.00-
100-46230	EMS REVENUE	1,754,350.87	1,505,640.00	1,181,091.90	1,505,640.00	.00	.00
100-46231	BAD DEBT EXPENSES	1,022,623.55-	1,000,000.00-	406,594.66-	1,000,000.00-	.00	.00
100-46235	CPR CLASS REVENUE	5,954.00	.00	310.00	2,000.00	.00	.00
100-46245	RACETRACK REVENUE	21,555.00	30,000.00	12,465.00	22,000.00	.00	26.67-
100-46250	EMS SERVICES	15,280.00	7,000.00	675.00	14,000.00	.00	100.00
Total PUBLIC CHARGES FOR SERVICES:		775,421.32	543,540.00	787,952.24	543,640.00	.00	.02
CHARGES FOR INTERGOVERNMENTAL							
100-47200	HIGHWAY RESPONSES	38,619.46	20,000.00	6,351.20	20,000.00	.00	.00
100-47325	VILLAGE OF OREGON	692,686.00	935,010.00	935,011.00	936,350.00	.00	.14
100-47326	TOWN OF OREGON	191,924.00	252,862.00	252,862.00	253,519.00	.00	.26
100-47327	TOWN OF DUNN	110,413.00	137,640.00	137,640.00	149,367.00	.00	8.52
100-47328	TOWN OF RUTLAND	51,095.00	65,109.00	65,108.00	64,016.00	.00	1.68-
100-47331	VILLAGE OF OREGON - CAPITAL	291,346.00	113,462.00	113,462.00	148,232.00	.00	30.64
100-47332	TOWN OF OREGON - CAPITAL	80,724.00	30,685.00	30,685.00	40,134.00	.00	30.79
100-47333	TOWN OF DUNN - CAPITAL	46,440.00	16,702.00	16,702.00	23,646.00	.00	41.58
100-47334	TOWN OF RUTLAND - CAPITAL	21,491.00	7,901.00	7,901.00	10,134.00	.00	28.26
Total CHARGES FOR INTERGOVERNMENTAL:		1,524,738.46	1,579,371.00	1,565,722.20	1,645,398.00	.00	4.18
MISCELLANEOUS INCOME							
100-48100	INTEREST INCOME	88,296.99	25,000.00	49,146.53	25,000.00	.00	.00
100-48300	SALE OF PROPERTY	15,048.36	10,000.00	.00	.00	.00	100.00-

Account Number	Account Title	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
100-48500	**DONATION**	1,000.00	.00	.00	.00	.00	.00
100-48505	FIRE STATION DONATION	.00	.00	4,060.00	.00	.00	.00
100-48520	GENERAL DONATIONS	2,250.00	5,000.00	6,270.00	.00	.00	100.00-
100-48530	PUBLIC EDUCATION DONATIONS	.00	100.00	.00	.00	.00	100.00-
100-48610	MISCELLANEOUS	1,562.50	250.00	312.00	.00	.00	100.00-
Total MISCELLANEOUS INCOME:		108,157.85	40,350.00	59,788.53	25,000.00	.00	38.04-
OTHER **FINANCING SOURCES**							
100-49300	UNAPPROPRIATED FB APPLIED	.00	326,250.00	.00	212,854.00	.00	34.76-
Total OTHER FINANCING SOURCES:		.00	326,250.00	.00	212,854.00	.00	34.76-
PUBLIC SAFETY							
100-52200-11 0	FIRE CHIEF SALARY	103,456.29	114,250.00	73,363.71	117,106.00	.00	2.50
100-52200-111	FIRE OPERATION SALARIES	440,557.57	562,482.00	387,733.03	587,059.00	.00	4.37
100-52200-113	FIRE STRAIGHT TIME	4,453.89	5,000.00	4,624.05	5,000.00	.00	.00
100-52200-114	FIRE OVERTIME	18,154.48	25,000.00	11,628.89	25,000.00	.00	.00
100-52200-131	FIRE FICA	68,924.02	78,082.00	51,407.91	79,975.00	.00	2.42
100-52200-132	FIRE MEDICARE	16,119.45	18,261.00	12,022.94	18,704.00	.00	2.43
100-52200-133	FIRE RETIREMENT	120,619.60	127,498.00	97,773.77	131,526.00	.00	3.16
100-52200-134	FIRE HEALTH INSURANCE	119,336.64	210,519.00	109,151.01	179,577.00	.00	14.70-
100-52200-143	FIRE LIFE **INS/INC** CONTINUATION	1,827.17	1,419.00	1,020.49	1,450.00	.00	2.18
100-52200-150	EMS MEDICAL DIRECTOR	14,666.63	16,500.00	12,750.03	16,500.00	.00	.00
100-52200-152	FIRE VOLUNTEER INTERN	9,625.00	20,000.00	5,225.00	20,000.00	.00	.00
100-52200-153	FIRE VOLUNTEER REIMBURSEMENT	499,608.05	430,000.00	359,850.04	500,000.00	.00	16.28
100-52200-155	FIRE VOLUNTEER TRAINING REIMB	20,681.91	12,000.00	18,629.21	12,000.00	.00	.00
100-52200-190	FIRE UNEMPLOYMENT	.00	100.00	.00	.00	.00	100.00-
100-52200-193	FIRE WORKERS COMPENSATION	31,466.09	34,000.00	27,465.75	35,000.00	.00	2.94
100-52200-210	FIRE CONTRACTED SERVICES	104,461.73	85,000.00	74,489.83	85,000.00	.00	.00
100-52200-215	FIRE LEGAL	2,911.50	10,000.00	365.00	10,000.00	.00	.00
100-52200-216	FIRE AUDIT	8,700.00	8,000.00	10,800.00	8,500.00	.00	6.25
100-52200-227	FIRE CONTINGENCY	.00	5,000.00	.00	5,000.00	.00	.00
100-52200-292	EMS CONTRACT SERVICES CPR CLA	.00	100.00	.00	.00	.00	100.00-
100-52200-31 0	FIRE OFFICE SUPPLIES	5,990.61	4,500.00	4,528.21	4,500.00	.00	.00
100-52200-312	FIRE COMPUTERS	1,278.00	4,000.00	8,175.99	4,600.00	.00	15.00
100-52200-322	FIRE BOOKS	.00	3,000.00	.00	3,000.00	.00	.00
100-52200-325	FIRE DUES	1,124.93	1,500.00	660.00	1,500.00	.00	.00
100-52200-330	FIRE TRAINING	12,420.29	20,000.00	8,450.05	20,000.00	.00	.00
100-52200-331	FIRE INTERN ED REIMB.	9,487.76	8,000.00	2,956.84	8,000.00	.00	.00
100-52200-332	INTERN TRAINING	537.28	8,000.00	3,714.84	8,000.00	.00	.00
100-52200-335	FIRE PUBLIC EDUCATION	4,665.16	1,500.00	21.99	1,500.00	.00	.00
100-52200-340	FIRE OPERATING SUPPLIES	80,943.10	50,000.00	59,944.06	50,000.00	.00	.00
100-52200-341	FIRE UNIFORMS	6,520.98	6,000.00	3,249.33	6,000.00	.00	.00
100-52200-342	EMS OXYGEN	2,885.77	1,200.00	2,521.93	2,000.00	.00	66.67
100-52200-343	FIRE COMMUNICATION REPAIRS	1,516.66	5,000.00	160.00	4,000.00	.00	20.00-
100-52200-344	EMS CPR SUPPLIES	496.00	1,500.00	192.00	.00	.00	100.00-
100-52200-350	FIRE REPAIRS & MAINTENANCE	13,057.52	20,000.00	23,173.68	20,000.00	.00	.00
100-52200-360	FIRE VEHICLE REPAIR SUPPLIES	24,699.19	15,000.00	5,972.32	15,000.00	.00	.00
100-52200-362	FIRE GAS & OIL	30,340.71	18,000.00	16,239.61	18,000.00	.00	.00
100-52200-363	FEMA GRANT EXPENSE	6,122.75	.00	16,202.78	.00	.00	.00
100-52200-390	FIRE OTHER SUPPLIES & EXPENSES	.00	500.00	.00	.00	.00	100.00-
100-52200-522	FIRE TRUCK INSURANCE	19,729.89	19,500.00	23,899.00	20,000.00	.00	2.56
100-52200-790	EMS FUNDING ASSIST PROGRAM-FA	.00	10,000.00	2,049.02	10,000.00	.00	.00
100-52200-793	2% DUES	72,847.30	110,000.00	15,028.41	77,245.00	.00	29.78-
100-52200-794	ANNUAL PHYSICALS	7,764.22	8,500.00	5,577.58	8,000.00	.00	5.88-

Account Number	Account Title	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
100-52200-830	FIRE EQUIPMENT	1,358.61	.00	.00	265,000.00	.00	.00
100-52200-840	FIRE VEHICLES PURCHASE	301,081.07	375,000.00	11,272.68	80,000.00	.00	78.67-
100-52250-221	BUILDING GAS & ELECTRIC	26,465.27	32,000.00	20,394.59	32,000.00	.00	.00
100-52250-222	BUILDING TELEPHONE	7,502.58	8,000.00	4,599.05	8,000.00	.00	.00
100-52250-223	BUILDING WATER & SEWER	4,667.49	3,900.00	3,956.89	4,100.00	.00	**5.13**
100-52250-224	BUILDING MONITORING SYSTEM	.00	500.00	430.60	.00	.00	100.00-
100-52250-230	BUILDING MAINTENANCE CONTRACT	**5,581.52**	6,000.00	5,472.69	8,000.00	.00	33.33
100-52250-340	BUILDING OPERATING SUPPLIES	17,713.02	9,000.00	10,723.54	9,000.00	.00	.00
100-52250-350	BUILDING REPAIRS & MAINTENANCE	15,965.64	15,000.00	28,267.47	15,000.00	.00	.00
100-52250-524	BUILDING INSURANCE	10,323.00	7,500.00	9,385.00	9,350.00	.00	24.67
100-52250-820	FIRE/EMS BUILDING	12,062.33	120,000.00	17,834.00	20,000.00	.00	83.33-
Total PUBLIC SAFETY:		2,290,718.67	2,655,811.00	1,573,354.81	2,569,192.00	.00	3.26-
GENERAL FUND Revenue Total:		2,587,968.53	2,655,811.00	2,574,217.20	2,569,192.00	.00	3.26-
GENERAL FUND Expenditure Total:		2,290,718.67	2,655,811.00	1,573,354.81	2,569,192.00	.00	3.26-
Net Total GENERAL FUND:		297,249.86	.00	1,000,862.39	.00	.00	.00
Net Grand Totals:		297,249.86	.00	1,000,862.39	.00	.00	.00

Report Criteria:
Accounts to include: With balances or activity
Budget note year end periods: Future year
Print FUND Titles
Page and Total by FUND
Print SOURCE Titles
Total by SOURCE
Print COST CATEGORY Titles
Total by COST CATEGORY
All Segments Tested for Total Breaks

2026

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7. A

~~Update Kitchen~~				~~$80,000.00~~	Delaying due to
Building Updates				$20,000.00	
Hose				$0	2% Dues
Turnout Gear				$0	2% Dues
Total				**$395,000.00**	
		"2026"		**2026**	
Car 1			2016	$80,000.00	
Zoll Monitors			2019	$165,000.00	Adding a third M
CAD / Tablets / Pagers / Knox				$115,000.00	
Building Updates				$20,000.00	
Hose				$0	2% Dues
Turnout Gear				$0	2% Dues
Total		"2026"		**$380,000.00**	
				2027	
New Building (Main Station)				$12,000,000.00	Potential Date
Building Updates				$20,000.00	
Hose				$0	2% Dues
Turnout Gear				$0	2% Dues
Total				**$12,020,000.00**	
				2028	
Ladder Truck (1st half)			New	$1,000,000.00	
AED's			2019	$300,000.00	
ATV			2013	$20,000.00	
Building Updates				$20,000.00	
Hose				$0	2% Dues
Turnout Gear				$0	2% Dues
Total				**$1,340,000.00**	
				2029	
Ladder Truck (2nd half)			New	$1,000,000.00	
Brush 1			2005	$100,000.00	

2026 Budget Municipal Contributions

	2025 Budget	2026 Budget Proposed
Village of Oregon		
Fire Dues	60,500.00	60,500.00
Operating Contribution	935,010.00	936,350.00
Capital Contribution	113,462.00	148,232.00
Total Village of Oregon Assessed Cha	1,108,972.00	1,145,082.00
Town of Oregon		
Fire Dues	17,600.00	17,600.00
Operating Contribution	252,862.00	253,519.00
Capital Contribution	30,685.00	40,134.00
Total Town of Oregon Assessed Char	301,147.00	311,253.00
Town of Dunn		
Fire Dues	8,800.00	8,800.00
Operating Contribution	137,640.00	149,367.00
Capital Contribution	16,702.00	23,646.00
Total Town of Dunn Assessed Charge	163,142.00	181,813.00
Town of Rutland		
Fire Dues	4,400.00	4,400.00
Operating Contribution	65,109.00	64,016.00
Capital Contribution	7,901.00	10,134.00
Total Town of Rutland Assessed Char	77,410.00	78,550.00
	2025 Budget	2026 Budget Proposed
TOTAL ASSESSED CHARGES	1,650,671.00	1,716,698.00
$ Difference	81,553.00	66,027.00
% Difference	5.20%	4.00%
CPI+U*	5.20%	4.00%

*Percent is based on CPI-U + 2%. Est. 2% for CPI-U (2% + 2% = 4%)

Levy Limit Exception Calculation

Total Contributions (inc. Fire Dues)	2025 Budget	2026 Budget	Levy Exceptions on Worksheets*
Village of Oregon	1,108,972.00	1,145,082.00	36,110.00
Town of Oregon	301,147.00	311,253.00	10,106.00
Town of Dunn	163,142.00	181,813.00	18,671.00
Town of Rutland	77,410.00	78,550.00	1,140.00
Total	1,650,671.00	1,716,698.00	66,027.00
*Assume 2% CPI. If different then need to adjust. CPI to publish end of September.			
*Municipalities must pass levy exception resolution.			

Village staff will coordinate any final budget change due to CPI and communicate to Town staff the final Levy Exceptions to use.

OAFED Budget Calculation Formula

The annual budget for each municipality is determined by a formula that considers both property value and population. The calculation is split into two equal parts, with 50% based on equalized property value and 50% based on population.

The formula is as follows:

(PEV / DEV) × (DB / 2) + (PP / DP) × (DB / 2) = Party's Share of District's Budget

Here is a breakdown of what each abbreviation in the formula stands for:

- PEV (Party's Equalized Value): This is the equalized value of all property within a specific municipality's territory that receives fire protection services.
- DEV (District's Equalized Value): This represents the total equalized value of all property within the entire Fire-EMS District that is furnished with fire protection.
- PP (Party's Population): This is the total population in a specific municipality's territory that receives emergency medical services.
- DP (District's Population): This is the total population in the entire Fire-EMS District that is furnished with emergency medical services.
- DB (District's Budget): This is the net annual budget of the District that is assessed to the municipalities.

Data Sources for the Formula

The agreement specifies where the data for these calculations must come from:

- Equalized Values: The most current values calculated by the Wisconsin Department of Revenue are to be used. *District has historically used prior year EV to match the *fi*nal DOA population year data available; for example: 2024 data is used for 2026 budget, 2025 data will be used for 2027 budget, and so on)*
- Population Values:
    - For the Village of Oregon, the most current population figure from the Wisconsin Department of Administration for the entire village is used.
    - For the Towns of Dunn, Rutland, and Oregon, the population is calculated by multiplying the number of households within the service area by the average number of people per household for that town.

      (Town Population / Total Town Households) × Households in Service District = Population Value

Party Population Worksheet (for Towns)					
Towns	DOA Population	Total Households	Avg Persons/HH	EMS-Area Households	Party Population (PP)
Town of Oregon	3,124	1,088	2.87	958	2,749
Town ofDunn	4,824	2,165	2.23	696	1,550
Town of Rutland	1,981	768	2.58	282	727

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Budget Calculation				
District Budget (DB)	1,625,398			
Parti	PEV	pp	Total Parti Share	Percent
Vi ll age of Oregon	1,948,853,600	12,066	1,084,582	66.73%
Town of Oregon	621,598,632	2,749	293,653	18.07%
Town of Dunn	378,862,100	1,550	173,013	10.64%
Town of Rutland	150,998,817	727	74,150	4.56%
Totals	3,100,313,149	17,092	1,625,398	100.00°/4

Example Calculation (Village of Oregon)

(1,948,853,600 / 3,100,313,149) x (1,625,398 / 2) + (12,066 / 17,092) x (1,625,398 / 2) = 1,084,582

(PEV / DEV) **x** (DB/ 2) **+** (PP/ DP) **x** (DB/ 2) = Party's Share of District's Budget

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Total Operating Contribution	1,403,252.00			
Total Capital Contribution	222,146.00			
Total Contribution Required	1,625,398.00			
Municiealitl	Oeerating	Caeital	Total	%
Village of Oregon	936,350.25	148,231.72	1,084,581.97	66.73%
Town of Oregon	253,519.16	40,134.11	293,653.27	18.07%
Town of Dunn	149,367.01	23,645.99	173,013.00	10.64%
Town ofRutland	64,015.58	10,134.18	74,149.76	4.56%
Total	1,403,252.00	222,146.00	1,625,398.00	100.000/4

Historical Proportional Share												
Municiealit;t'.	2015 Budget	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget
Village of Oregon	62.15%	62.53%	62.64%	63.50%	64.09%	64.41%	64.47%	64.94%	**65.83%**	66.21%	67.24%	**66.73%**
Town of Oregon	20.71%	20.43%	20.43%	19.83%	19.63%	19.69%	19.53%	19.26%	**18.500/o**	18.35%	18.18%	**18.07%**
Town of Dunn	11.71%	11.65%	11.53%	11.46%	11.19%	10.82%	11.07%	10.89%	**10.77%**	10.55%	9.90%	**10.64%**
Town ofRutland	5.43%	5.39%	5.40%	5.21%	5.09%	5.08%	4.93%	4.91%	**4.900/o**	4.88%	4.68%	**4.56%**
Total	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o	100.000/o

OAFED Fund Balance

Fund Balance Category	End 2020 Actual	End 2021 Actual	End 2022 Actual	End 2023 Actual	End 2024 Actual
Nonspendable					
Prepaid Items	7,890	7,714	11,291	14,824	9,916
Restricted					
EMS-FAP	24,600	30,214	20,751	18,242	30,185
Assigned					
Future Capital Outlay	-	-	135,000	200,000	293,884
2% Fire Dues	209,513	248,388	265,088	306,140	361,729
Unassigned	404,739	444,509	522,222	592,075	732,815
Total Fund Balance	646,742	730,825	954,352	1,131,281	1,428,529

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Fund Balance Policy

Maintain unassigned fund balance of 20-30% of the budgeted operating fund.

2026 Proposed Operating Budget - $2,204,192

% of Fund Balance	
20%	440,838
30%	661,258
Current Unassigned FB	732,815
Amount Exceeding 30%	71,557

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2026 Budget Fund Balance Usage

2026 Total Capital	380,000
Total Municipal Contribution	222,146
Fund Balance Needed	157,854
Use Exceeded Unassigned	71,557
Use Capital Outlay Assigned	86,297
Total Fund Balance for Capital	157,854
Total Fund Balance for Operatin	55,000
Total Fund Balance Used	212,854

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Martin Shanks

From: Foy, Valeah R - DOR <Valeah.Foy@wisconsin.gov>
Sent: Thursday, September 11, 2025 4:10 PM
To: Martin Shanks; Candie Jones; Phil Van Kampen
Cc: DOR Secretary
Subject: 2025 Levy Limit Worksheet Exception

Dear Martin,

On June 9, 2025, the Wisconsin Department of Revenue (DOR) sent a letter to Toni Herkert, Government Affairs Director with the League of Wisconsin Municipalities, and Joe Ruth, Government Affairs Director and Legal Counsel for the Wisconsin Towns Association, communicating that the department's administration of the 66.0602(3)(h) levy limit exception for joint fire departments/EMS districts is in accord with state law. DOR did not agree with the interpretation that once the district has imposed a charge within the acceptable range, the amount of the charge becomes irrelevant.

Regarding the levy limit program, it is critical to understand that the starting point to determine a municipality's allowable levy limit each year is its prior year actual levy. For municipalities, using the Levy Limit Worksheet, this "base levy" is carried over from year to year, excluding general obligation debt service (for debt authorized after July 1, 2005) and unreimbursed expenses related to an emergency declared by the Governor. These adjustments are removed in the following year.

DOR recognizes the unique nature of the issue that the Village of Oregon faced last fall in view of the miscommunication between a department employee and the Village of Oregon's administrator regarding how to calculate the levy limit exception and determined, under principles of estoppel, that it would not be appropriate to impose a levy limit penalty for the December 2024 tax levies.

While in our June letter to Toni and Joe we noted it would be unreasonable to go beyond 2024 and rely on inaccurate guidance for future years, we understand a legislative solution is still in the works and at this point is unlikely to become law before local budgets need to be set. Given that, DOR will not remove the excess amount from the starting levy for the participating municipalities for the December 2025 tax levies.

We are hopeful that a legislative solution will correct this issue permanently, and if a legislative fix is unable to get across the finish line in the remainder of the legislative session, we will revisit an additional extension if needed.

Sincerely,

Valeah Foy

Pronouns: she/her/hers

Division Administrator

State and Local Finance

Wisconsin Department of Revenue

608-266-9759

valeah.foy@wisconsin.gov

DRAFT BROOKLYN FIRE SERVICE BUDGET FOR 2026							
	BUDGET 2025		REMAINING	INC/DEC 2026	BUDGET 2026	%/chg	
EQUIPMENT							
EQUIPMENT, NEW	17,000.00		17,000.00		17,000.00	0%	
TURNOUT GEAR, NEW	10,000.00		10,000.00		10,000.00	0%	
EQUIPMENT, REPAIR	2,500.00		2,500.00		2,500.00	0%	
FIRE EQUIP. MISC.	1,500.00		1,500.00	(1,500.00)	-	-100%	
UNIFORMS	3,000.00		3,000.00	(1,000.00)	2,000.00	-33%	
HURST TEST & REPAIR	2,500.00		2,500.00		2,500.00	0%	
PAGER/RADIO REPLACEMENT	9,000.00		9,000.00		9,000.00	0%	
PAGER\RADIO MAINT\PROGRAMMING	2,500.00		2,500.00		2,500.00	0%	
SCBA COMP. SERVICE	1,000.00		1,000.00	-	1,000.00	0%	
SCBA HYD & AIR TEST	2,000.00		2,000.00		2,000.00	0%	
FIRE DUES ESCROW	-		-	14,000.00	14,000.00	#DIV/0!	
TOTALS	**51,000.00**	-	**51,000.00**	**11,500.00**	**62,500.00**	23%	
VEHICLES						9%	
FUEL	3,500.00		3,500.00	-	3,500.00	0%	
VEHICLE REPAIR	12,000.00		2,999.28	(2,000.00)	10,000.00	-17%	
TOTALS	**15,500.00**	-	**6,499.28**	**-2,000.00**	**13,500.00**	-13%	
BUILDING							
BUILDING REPAIR/MAINT* **	5,500.00		5,500.00	1,000.00	**6,500.00**	18%	
MOWING* **	1,600.00		1,600.00	400.00	**2,000.00**	25%	
SIMPLEX SYS/SPRINKLER/ANSUL* **	2,850.00		2,850.00	-	**2,850.00**	0%	
STATION SUPPLIES* **	600.00		600.00	-	**600.00**	0%	
TOTALS	**10,550.00**	-	**10,550.00**	**1,400.00**	**11,950.00**	13%	
UTILITIES							
CELL PHONES/MODEMS	3,500.00		3,500.00	-	3,500.00	0%	
HEAT & LIGHTS* **	7,500.00		7,500.00	1,000.00	**8,500.00**	13%	
TELEPHONE INTERNET & TV* **	2,200.00		2,200.00	200.00	**2,400.00**	9%	
WATER & SEWER* **	2,000.00		2,000.00	(200.00)	**1,800.00**	-10%	
TOTALS	**15,200.00**	-	**15,200.00**	**1,000.00**	**16,200.00**	7%	
OFFICE							
ACCOUNTANT* **	3,250.00		3,250.00		**3,250.00**	0%	
COMPUTER (Software etc.)* **	2,000.00		2,000.00	2,000.00	**4,000.00**	100%	
COPIER* **	315.00		315.00	100.00	**415.00**	32%	
DUES	2,000.00		2,000.00	-	2,000.00	0%	
INSURANCE* **	19,200.00		19,200.00	1,000.00	**20,200.00**	5%	
MISC. EXPENSES	1,500.00		1,500.00	-	1,500.00	0%	
OFFICE SUPPLIES* **	1,200.00		1,200.00	-	**1,200.00**	0%	
TOTALS	**29,465.00**	-	**29,465.00**	**3,100.00**	**32,565.00**	11%	
WAGES / BENEFITS							
SALARIES- CHIEF 50%	35,638.00		35,638.00	1,112.00	36,750.00	3%	
SALARIES - BENEFITS CHIEF 50%	12,562.22		12,562.22	1,537.78	14,100.00	12%	
SALARIES - OFFICERS	11,000.00		11,000.00	1,000.00	12,000.00	9%	
SALARIES - VOLUNTEERS	22,002.80		22,002.80	7,997.20	30,000.00	36%	
SALARIES - DIST SEC/TREAS	6,500.00		6,500.00	500.00	7,000.00	8%	
PUBLIC EDUCATION / RECRUITMENT	1,500.00		1,500.00		1,500.00	0%	
FEDERAL PAYROLL TAXES	6,921.90		6,921.90	78.10	7,000.00	1%	
RECRUITMENT & RET.	1,000.00		1,000.00		1,000.00	0%	
SERVICE AWARD PROGRAM	5,200.00		5,200.00		5,200.00	0%	
TRAINING	3,000.00		3,000.00	(1,000.00)	2,000.00	-33%	
UNEMPLYMENT CHARGES	200.00		200.00		200.00	0%	
TOTALS	**105,524.92**	-	**105,524.92**	**11,225.08**	**116,750.00**	11%	
TOTALS	**227,239.92**	-	**218,239.20**	**26,225.08**	**253,465.00**	12%	
Miscelaneous	**12,000.00**				-		
2% Fire Dues Income	-				**14,000.00**		
Interest Income	-				**8,000.00**		
	239,239.92				**231,465.00**	-3.42%	
REVENUE							
	EQUAL VAL 2025	**PERCENT 2025**	**BUDGET 2025**		**EQUAL VAL 2026**	**PERCENT 2025**	**BUDGET 2025**
BROOKLYN TOWN	143,392,518.99	27.19%	65,059.55		162,223,268.07	28.05%	64,923.69
BROOKLYN VILLAGE	166,347,622.47	31.55%	75,474.66		186,119,987.41	32.18%	74,487.45
OREGON TOWN	67,461,215.61	12.79%	30,608.27		73,211,615.87	12.66%	29,300.16
RUTLAND TOWN	121,177,362.82	22.98%	54,980.17		127,602,493.84	22.06%	51,068.04
UNION TOWN	28,910,716.87	5.48%	13,117.27		29,198,655.89	5.05%	11,685.65
TOTALS	**527,289,436.76**	**1.00**	**239,239.92**		**578,356,021.08**	**1.00**	**231,465.00**
	MILL RATE	0.45			**MILL RATE**	0.40	

CHIEF CALCULATIONS						
				2026		
2025	**2026**			FIRE - 50%	EMS - 50%	
71,276.00	73,500.00			36,750.00	36,750.00	-
7,526.40	8,880.36		health insurar	4,440.18	4,440.18	
132.00	132.00		life insurance	66.00	66.00	
9,895.60	10,804.50	14.7	wrs	5,402.25	5,402.25	
4,290.40	4,557.00	6.2	social security	2,278.50	2,278.50	
1,003.40	1,065.75	1.45	medicare	532.88	532.88	
	2,741.60		PTO	1,370.80	1,370.80	

DRAFT BROOKLYN FIRE SERVICE BUDGET FOR 2026							
	BUDGET 2025		REMAINING	INC/DEC 2026	BUDGET 2026	%/chg	
EQUIPMENT							
EQUIPMENT, NEW	17,000.00		17,000.00		17,000.00	0%	
TURNOUT GEAR, NEW	10,000.00		10,000.00		10,000.00	0%	
EQUIPMENT, REPAIR	2,500.00		2,500.00		2,500.00	0%	
FIRE EQUIP. MISC.	1,500.00		1,500.00	(1,500.00)	-	-100%	
UNIFORMS	3,000.00		3,000.00	(1,000.00)	2,000.00	-33%	
HURST TEST & REPAIR	2,500.00		2,500.00		2,500.00	0%	
PAGER/RADIO REPLACEMENT	9,000.00		9,000.00		9,000.00	0%	
PAGER\RADIO MAINT\PROGRAMMING	2,500.00		2,500.00		2,500.00	0%	
SCBA COMP. SERVICE	1,000.00		1,000.00	-	1,000.00	0%	
SCBA HYD & AIR TEST	2,000.00		2,000.00		2,000.00	0%	
FIRE DUES ESCROW	-		-	14,000.00	14,000.00	#DIV/0!	
TOTALS	**51,000.00**	**-**	**51,000.00**	**11,500.00**	**62,500.00**	23%	
VEHICLES						9%	
FUEL	3,500.00		3,500.00	-	3,500.00	0%	
VEHICLE REPAIR	12,000.00		2,999.28	(2,000.00)	10,000.00	-17%	
TOTALS	**15,500.00**	**-**	**6,499.28**	**-2,000.00**	**13,500.00**	-13%	
BUILDING							
BUILDING REPAIR/MAINT* **	5,500.00		5,500.00	1,000.00	**6,500.00**	18%	
MOWING* **	1,600.00		1,600.00	400.00	**2,000.00**	25%	
SIMPLEX SYS/SPRINKLER/ANSUL* **	2,850.00		2,850.00	-	**2,850.00**	0%	
STATION SUPPLIES* **	600.00		600.00	-	**600.00**	0%	
TOTALS	**10,550.00**	**-**	**10,550.00**	**1,400.00**	**11,950.00**	13%	
UTILITIES							
CELL PHONES/MODEMS	3,500.00		3,500.00	-	3,500.00	0%	
HEAT & LIGHTS* **	7,500.00		7,500.00	1,000.00	**8,500.00**	13%	
TELEPHONE INTERNET & TV* **	2,200.00		2,200.00	200.00	**2,400.00**	9%	
WATER & SEWER* **	2,000.00		2,000.00	(200.00)	**1,800.00**	-10%	
TOTALS	**15,200.00**	**-**	**15,200.00**	**1,000.00**	**16,200.00**	7%	
OFFICE							
ACCOUNTANT* **	3,250.00		3,250.00		**3,250.00**	0%	
COMPUTER (Software etc.)* **	2,000.00		2,000.00	2,000.00	**4,000.00**	100%	
COPIER* **	315.00		315.00	100.00	**415.00**	32%	
DUES	2,000.00		2,000.00	-	2,000.00	0%	
INSURANCE* **	19,200.00		19,200.00	1,000.00	**20,200.00**	5%	
MISC. EXPENSES	1,500.00		1,500.00	-	1,500.00	0%	
OFFICE SUPPLIES* **	1,200.00		1,200.00	-	**1,200.00**	0%	
TOTALS	**29,465.00**	**-**	**29,465.00**	**3,100.00**	**32,565.00**	11%	
WAGES / BENEFITS							
SALARIES- CHIEF 50%	35,638.00		35,638.00	1,112.00	36,750.00	3%	
SALARIES - BENEFITS CHIEF 50%	12,562.22		12,562.22	1,537.78	14,100.00	12%	
SALARIES - OFFICERS	11,000.00		11,000.00	1,000.00	12,000.00	9%	
SALARIES - VOLUNTEERS	22,002.80		22,002.80	7,997.20	30,000.00	36%	
SALARIES - DIST SEC/TREAS	6,500.00		6,500.00	500.00	7,000.00	8%	
PUBLIC EDUCATION / RECRUITMENT	1,500.00		1,500.00		1,500.00	0%	
FEDERAL PAYROLL TAXES	6,921.90		6,921.90	78.10	7,000.00	1%	
RECRUITMENT & RET.	1,000.00		1,000.00		1,000.00	0%	
SERVICE AWARD PROGRAM	5,200.00		5,200.00		5,200.00	0%	
TRAINING	3,000.00		3,000.00	(1,000.00)	2,000.00	-33%	
UNEMPLYMENT CHARGES	200.00		200.00		200.00	0%	
TOTALS	**105,524.92**	**-**	**105,524.92**	**11,225.08**	**116,750.00**	11%	
TOTALS	**227,239.92**	**-**	**218,239.20**	**26,225.08**	**253,465.00**	12%	
Miscelaneous	**12,000.00**				**-**		
2% Fire Dues Income	**-**				**14,000.00**		
Interest Income	**-**				**8,000.00**		
	239,239.92				**231,465.00**	-3.42%	
REVENUE							
	EQUAL VAL 2025	**PERCENT 2025**	**BUDGET 2025**		**EQUAL VAL 2026**	**PERCENT 2025**	**BUDGET 2025**
BROOKLYN TOWN	143,392,518.99	27.19%	65,059.55		162,223,268.07	28.05%	64,923.69
BROOKLYN VILLAGE	166,347,622.47	31.55%	75,474.66		186,119,987.41	32.18%	74,487.45
OREGON TOWN	67,461,215.61	12.79%	30,608.27		73,211,615.87	12.66%	29,300.16
RUTLAND TOWN	121,177,362.82	22.98%	54,980.17		127,602,493.84	22.06%	51,068.04
UNION TOWN	28,910,716.87	5.48%	13,117.27		29,198,655.89	5.05%	11,685.65
TOTALS	**527,289,436.76**	**1.00**	**239,239.92**		**578,356,021.08**	**1.00**	**231,465.00**
	MILL RATE	0.45			**MILL RATE**	0.40	

CHIEF CALCULATIONS						
				2026		
2025	**2026**			FIRE - 50%	EMS - 50%	
71,276.00	73,500.00			36,750.00	36,750.00	-
7,526.40	8,880.36		health insurar	4,440.18	4,440.18	
132.00	132.00		life insurance	66.00	66.00	
9,895.60	10,804.50	14.7	wrs	5,402.25	5,402.25	
4,290.40	4,557.00	6.2	social security	2,278.50	2,278.50	
1,003.40	1,065.75	1.45	medicare	532.88	532.88	
	2,741.60		PTO	1,370.80	1,370.80	

		2023 Adopted	2024 Adopted	2025 Adopted	Comments 2024	2025	2026 Proposed	
Income								
	Municipal Levies				Population	Population		
	Levy - Belleville	$118,158.00	$177,286.20	$209,197.72	2,730	2839	$198,730.00	
	Levy - Montrose	$50,008.00	$69,096.16	$81,533.47	1,064	1059	$74,130.00	
	Levy - Exeter	$101,332.00	$139,880.76	$165,059.30	2,154	2163	$151,410.00	
	Levy - Oregon	$3,055.00	$4,091.22	$4,827.64	63	63	$4,410.00	
	Levy - New Glarus					2361	$165,270.00	
	Levy - Town of NG					1432	$100,240.00	
	Levy - Brooklyn	$1,598.00	$2,207.96	$2,605.39	34	36	$2,520.00	
	Total - Municieal Levies	$274,151.00	$392,562.30	$463,223r	6,045	9953	$696,710.00	
		$64.94				70	$70.00	
	Ambulance User Fees							
	911 Run Billing	$250,000.00	$250,000.1"	$250,000.0L			$600,000.00	
	Special Event Coverage	$0.00	$5,000. 1	il"l,000.00			$2,000.00	
	Total -Ambulance User Fees	$250,000.00	♦<55,000.L	_..,s,000.00			$602,000.00	
Total Income		$524,151.00	$6- - ♦ ".30	718,223.52			$1,298,710.00	
Expenses								
	Personnel/Payroll							
	FT Chief Salary	$6, 100 r	81,000.00	$86,500.00			$106,584.00	
	FT Chief Benefits	<31, .00	,39,666.00	$43,166.00			$45,997.75	
	Deputy Chief Salary	1.00	$28,392.00	$70,000.00			$94,200.00	
	Deputy Chief Benefits	00	$9,914.00	$39,666.00			$44,282.65	
	LTE EMT Hou♦y Wages	15,000.00	$245,000.00	$319,664.00			$680,000.00	
	Total - Personnel/ Payroll	,271,250.00	$403,972.00	$558,996.00			$971,064.40	
	EMT Equipment/ Training							
	EMT Ongoing Training	$3,500.00	$4,000.00	$4,000.00			$4,000.00	
	Seminars/Conferences	$2,000.00	$600.00	$0.00			$0.00	
	Professional Development (FT)		$3,500.00	$3,000.00			$6,000.00	
	EMT Uniforms	$3,750.00	$2,000.00	$2,500.00			$7,500.00	
	Community Training Supplies (CPR)							
	Total - EMT Equipment/ Training	$9,250.00	$10,100.00	$9,500.00			$17,500.00	
	Ambulances / Station							
	Fuel/Mileage reimbursement	$6,250.00	$6,500.00	$7,575.00			$16,000.00	
	Ambulance Maintenance	$6,000.00	$8,000.00	$8,400.00			$16,000.00	
	Ambulance Cell Phones	$2,000.00	$1,920.00	$2,607.72			$3,027.00	2 FT phones, 2 ambo, 2 wifi, tablet
	Station - Water / Sewer	$4,000.00	$4,200.00	$4,200.00			$4,750.00	
	Station - Phone / TV / Internet	$3,500.00	$4,100.00	$3,300.00			$4,250.00	
	Station -ADT(now Boldtronics)	$650.00	$1,050.00	$1,102.50			$1,157.63	
	Station - Physical Maintenance	$10,574.00	$6,500.00	$7,000.00			$10,000.00	
	Station - Consumable supplies			$0.00			$0.00	
	Station - Electricity	$6,000.00	$7,750.00	$8,137.50			$8,544.38	
	Station - Heat	$2,750.00	$3,800.00	$3,990.00			$4,189.50	
	Station - Lease						$6,000.00	
	Pager Replacement	$8,000.00	$450.00	$450.00			$1,000.00	
	Ambulance Dispatch Mapping		$530.00	$556.50			$600.00	
	Ambulance Dispatch Software		$230.00	$241.50			$361.50	120/yrfor tablet CAD access
	Ambulance	$28,250.00						
	Dane Com Radio Use Fee		$1,400.00	$971.00			$1,200.00	
	Total - Ambulances / Station	$77,974.00	$46,430.00	$48,531.72			$77,080.00	
	Medical Equipment							
	Disposable Medical Supplies	$8,000.00	$12,000.00	$12,000.00			$26,000.00	
	Equipment Maintenance	$4,500.00	$6,000.00	$6,000.00			$12,000.00	
	Equipment Purchases	$2,000.00	$3,000.00	$3,000.00			$10,000.00	
	Total - Medical Equipment	$14,500.00	$21,000.00	$21,000.00			$48,000.00	
	Administrative							
	Office Supplies	$3,000.00	$4,200.00	$4,410.00			$8,000.00	
	Email Service		$1,200.00	$2,592.00			$4,000.00	
	Website Service		$120.00	$120.00			$120.00	
	Payroll Software		$900.00	$7,500.00			$7,500.00	
	EMS Run Reporting Software		$557.22	$585.08			$600.00	
	Employee Scheduling Software		$360.00	$378.00			$400.00	
	Rig Check Software		$420.00	$0.00			$500.00	Paid thru July 2026
	InternetAntivirus Software		$80.00	$84.00			$84.00	
	Legal/HR						$4,000.00	
	Computer Service / Maintenance	$5,000.00	$500.00	$500.00			$1,500.00	
	Total - Administrative	$8,000.00	$8,337.22	$16,169.08			$26,704.00	
	Insurance							
	Comprehensive Insurance - EMS	$20,000.00	$13,500.00	$13,500.00			$14,000.00	
	Workers Comp Fees	$0.00	$11,000.00	$11,000.00			$15,000.00	
	Total - Insurance	$20,000.00	$24,500.00	$24,500.00			$29,000.00	

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	Professional Services				
	Medical Direction	$1,500.00	$5,500.00	$6,600.00	$8,500.00
	Paramedic Intercepts	$3,000.00	$3,000.00	$2,000.00	$2,000.00
	WEMSA Membership		$500.00	$0.00	$0.00
	Ambulance Billing		$26,000.00	$26,000.00	$60,000.00
	Employee Assistance Program		$1,200.00	$1,200.00	$1,200.00
	Audit			$0.00	$6,000.00
	Total - Professional Services	$4,500.00	$36,200.00	$35,800.00	$77,700.00
	District Board Expenses				
	Officer Stipends (Secretary)	$70,000.00	$360.00	$0.00	$2,000.00
	Payroll		$7,500.00	$7,500.00	$7,500.00
	Annual Dinner	$600.00	$300.00	$300.00	$300.00
	Undesignated funds				$40,000.00
	Total - District Board Expenses	$70,600.00	$8,160.00	$7,800.00	$49,800.00
Total Income		$524,151.00	$647,562.30	$718,223.52	$1,298,710.00
Total Expenses		$476,074.00	$558,699.22	$722,296.80	$1,296,848.40
Difference		$48,077.00	$88,863.08	-$4,073.28	$1,861.60

State of WI Fundim1 Assistance Program		
	Escrowed Funds From 2024	$0.00
	2025Award	$34,718.90
	EMT-Basic Initial Training	$0.00
	Advanced EMT Training	$0.00
Estimated Ending Balance		$34,718.90
FT Sick Time Bank		
	Initial Balance	$0.00
	FT Chief Initial Award	$7,000.00
	Anticipated Interest	$280.00
Estimated Ending Balance		$7,280.00
Reserve Fund (Formerly Ambulance Replacement Fund)		
	Current Balance	$141,257.03
	Anticipated Interest	$6,000.00
Estimated Endina Balance		$147,257.03

Belleville Fire Department
2026 Proposed Operating Budget

8/31/2025

Line#	Description		2025 Budget	2026 Proposed Ops Budget	Increase	Notes
1	5220031 •OFFICE EXPENSE		100	100	0	
2	5221001 •CHIEF		2,700	3,000	300	General Stipend adjustment
3	5221002 •DEPUTY CHIEF		1,900	2,100	200	General Stipend adjustment
4	5221003 •ASST CHIEF		1,500	1,650	150	General Stipend adjustment
5	522100X •2ND ASST CHIEF-ADMIN		1,500	1,650	150	General Stipend adjustment
6	5221004 •FIRE INSPECTOR		3,400	3,550	150	General Stipend adjustment
8	5221006 •DISTRICTTREASURER		1,000	1,000	0	
9	5221007 •CAPTAINS		3,100	3,400	300	General Stipend adjustment
10	5221008 •LIEUTENANTS		1,000	1,000	0	
12	5221100 •FIRE RUNS EXPENSE		25,000	27,000	2,000	29% increase in call volume since last adjusted 5yrs ago
13	5221101 •TRAINING EXPENSES		7,000	7,000	0	
15	5221110 •DEPARTMENT ATTENDANCE		12,000	12,000	0	
16	5221200 •DISTRICT OFFICER EXPENSE		500	600	100	Adjusted for actual expense
17	5221210 •ANNUAL AWARDS DINNER		750	750	0	
18	5221300 •AIR PAC MAINTENANCE		1,000	1,000	0	
19	5221400 •BUILDING MAINTENANCE		24,000	15,000	-9,000	Decrease in estimated expenditures for CY26
20	5221601 •DEPT OFFICERS UNIFORMS		1,800	1,800	0	
21	5221602 •DEPT OFFICERS DUES		900	900	0	
22	5221603 •DEPT OFFICERS TRAINING		0	0	0	
24	5221605 •DEPT OFFICERS MILEAGE		1,000	1,000	0	
25	5221606 •DEPT OFFICERS MEETING EXPENSE		3,000	3,000	0	
26	5221607 •FIRE PREVENTION ED SUPPLIES		2,000	2,000	0	
27	5221608 •DEPT OFFICERS FIRE INSP. MISC		2,500	2,500	0	
28	5221609 •OFFICERS OFFICE EXPENSE		100	100	0	
29	5221700 •BUILDING ELECTRICITY		8,900	8,900	0	
30	5222000 •GAS OIL ETC - VEHICLES		6,300	6,300	0	
31	5222100 •BUILDING HEAT		7,000	7,000	0	
32	5222201 •LENGTH OF SERVICE		12,500	15,000	2,500	Increase in new FD member eligibility
33	5222210 •LIFE INSURANCE		2,400	2,400	0	

Belleville Fire Department
2026 Proposed Operating Budget

Line#	Description		2025 Budget	2026 Proposed Ops Budget	Increase	Notes
34	5222220 •WORKERS COMP INSURANCE		4,000	4,000	0	
35	5222230 •PROPERTY/LIABILITY INSURANCE		14,000	14,000	0	
36	5222240 •SWANI INSURANCE		800	800	0	
37	5222300 •HOSE & COUPLINGS		6,000	6,000	0	
38	5222400 •EMR EXPENSES		1,000	3,000	2,000	EMR Costs & Supplies
39	5222500 •PAGER/RADIO MAINTENANCE		3,000	3,000	0	
40	5222600 •RADIO SET ASIDE FUND		2,500	2,500	0	
41	5222700 •RADIO/PAGER PURCHASE FUND		4,000	4,000	0	
42	5222800 •REPAIR/MAINT - VEHICLES		20,000	20,000	0	
43	5222900 •RESCUE TOOLS EXPENSE		1,500	1,500	0	
44	5223000 •REPAIR/MAINT - TOOLS & EQUIP		5,000	5,000	0	
45	5223100 •TELEPHONE/CELLULAR/INTERNET		5,000	7,000	2,000	Iner in costs for additional connected devices
47	5223300 •PERSONAL PROTECTIVE EQUIP (PPE)		32,400	35,000	2,600	Annual 8% increase
48	5223400 •WATER & SEWER		3,000	3,000	0	
49	5223500 •OFFICE GENERAL OPERATIONS EXP		1,100	1,100	0	
50	5223510 •OTHER EXPENSE - COMPUTERS		1,100	4,000	2,900	incr in annual licensing costs, replace outdated MDTs
51	5232400 •LEGAL & PROFESSIONAL SERVICES		4,000	4,000	0	
52	5232500 •ACCOUNTING SERVICES		0	5,000	5,000	Audit
			243,250.00	254,600.00	$ 11,350	

Percent Change	4.67%
Maximum	4.70%

2026 Belleville Fire Department District Capital Budget Allocation (FINAL)

Municipality	2024 Equalized Value	2025 Equalized Value	Percent of Total 25 Equalized Value	2026 Budget Levy	2025 Cap Budget Levy	% Increase	Dollar Increase	Jan Inst	Aug Inst
Village of Belleville	$421,524,300	$475,548,000	41.92%	$356,328	$0	#DIV/0!	$356,328	356,328	-
Town of Montrose	$235,013,000	$249,481,800	21.99%	$186,937	$0	#DIV/0!	$186,937	186,937	-
Town of Exeter	$371,823,833	$387,417,250	34.15%	$290,291	$0	#DIV/0!	$290,291	290,291	-
Town of Oregon	$12,752,521	$13,835,652	1.22%	$10,367	$0	#DIV/0!	$10,367	10,367	-
Town of Brooklyn	$7,538,594	$8,110,400	0.71%	$6,077	$0	#DIV/0!	$6,077	6,077	-
TOTALS	$1,048,652,248	$1,134,393,102	100.00%	$850,000	$0	#DIV/0!	$850,000	$850,000	$0

2026 Fire Capital Budget	$850,000

Form Chk $0

Delivery is expected in early March so full payment will be required approximately 10 days prior to delivery date

2026 Belleville Fire Department District Proposed Operating Budget Allocation (FINAL)

Municipality	2024 Equalized Value	2025 Equalized Value	Percent of Total 25 Equalized Value	2026 Budget Levy	2025 Budget Levy	% Increase	Dollar Increase	Jan Inst	Aug Inst
Village of Belleville	$421,524,300	$475,548,000	41.92%	$106,731	$97,779	9.16%	$8,952	53,365	53,365
Town of Montrose	$235,013,000	$249,481,800	21.99%	$55,993	$54,515	2.71%	$1,478	27,996	27,996
Town of Exeter	$371,823,833	$387,417,250	34.15%	$86,951	$86,250	0.81%	$701	43,475	43,475
Town of Oregon	$12,752,521	$13,835,652	1.22%	$3,105	$2,958	4.97%	$147	1,553	1,553
Town of Brooklyn	$7,538,594	$8,110,400	0.71%	$1,820	$1,749	4.09%	$72	910	910
TOTALS	$1,048,652,248	$1,134,393,102	100.00%	$254,600	$243,250	4.67%	$11,350	$127,300	$127,300

2026 Fire Opers Budget	$254,600

Form Chk $0

Outlook

Fire & EMS Agreements

From Gabe Altenbernd <GAltenbernd@bellevillewi.gov>

Date Tue 9/16/2025 9:38 AM

To Marin Croft <MCroft@bellevillewi.gov>; Dawn Marie Sass <clerk@townofexeter.com>; Jennifer Armstrong <montrose@chorus.net>; Jennifer Hanson <jhanson@townoforegonwi.gov>; Chris Gallagher <clerk@townofbrooklynwi.gov>

2 attachments (380 KB)

VB2025-09 Emergency Medical Services Intergovernmental Agreement.pdf; VB2025-09 Fire Protection Services Intergovernmental Agreement.pdf;

Good morning,

The Fire & EMS Board asked the Village to amend the agreements to include the name “Belleville, Montrose, Exeter….” With the name of each board. I believe the goal is to have everyone sign during the EMS annual meeting.

Thanks,
Gabe

Gabe Altenbernd, *Village Administrator*
Administration | Village of Belleville, WI
(608) 424-3341 | bellevillewi.gov
Follow us on social media: Facebook, LinkedIn, Instagram

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Outlook

RE: Pay Off//New Loan

From Mike Maynard <MMaynard@lakeridge.bank>
Date Fri 9/26/2025 11:26 AM
To Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc Stephanie Goth <sgoth@townoforegonwi.gov>

@ 1 attachment (132 KB)
709358 - POQ.pdf;

Good morning Jennifer & Stephanie,

Attached is the payoff good to October 14th.

The tax-exempt interest rate on a 1 year, due at maturity is 5.25%

Please let me know what else I can help with.

Lake Ridge Bank

Mike Maynard
Vice President- Business Relationship Manager

PHONE: (608) 291-6113
883 N. Main Street, Oregon, WI 53575-1005
MMav.nard@lakeridge.bank

EQUAL HOUSING LENDER | Member FDIC

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CAUTION: Email is generally not secure. For your protection, please avoid sending identifying information such as account, Social Security or credit card numbers to us over email.

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Wednesday, September 24, 2025 3:41 PM
To: Mike Maynard <MMaynard@lakeridge.bank>
Cc: Stephanie Goth <sgoth@townoforegonwi.gov>
Subject: Pay Off//New Loan

Outlook

Town of Oregon Visioning Meeting

From Lezberg, Sharon <Lezberg.Sharon@danecounty.gov>
Date Mon 10/6/2025 10:11 PM
To Carl Walser <cwalser@townoforegonwi.gov>; Stephanie Goth <sgoth@townoforegonwi.gov>; Jennifer Hanson <jhanson@townoforegonwi.gov>; Tim Yanacheck <TYanacheck@townoforegonwi.gov>; Rob Gard <robert.1.gard@gmail.com >

Hello all,

I hope that this message finds you all well.

My intent was to finish the visioning report draft before leaving for vacation, but I ended up with multiple projects cascading into each other, and have been unable to get the work done. I'll be gone until 10/29 and plan to work on the report as a top priority when I return.

In the meantime, The transcriptions from the flip chart recording of the meeting can be found here: https://docs.google.com/document/d/1v.i_mv.Bz-GvGPJt44xDDjWIAfShngguwUBTV03TsoRMk/edit?usg=sharing. Please enter your comments in the document using the comment feature (it looks like a text bubble with a plus sign in it).

While there aren't any great surprises, there are a lot of 'quick wins' possible, as well as implementation strategies that the Town can pursue (whoever came up with the idea of talking about quick wins, that was brilliant - it provides actions that move the community toward the vision collectively). The report will focus on strategies to implement the vision.

Have a great couple of weeks; I'll be in touch end October/early November.

Even though we haven't quite wrapped up this project, I've asked our office manager to send you an invoice for services provided, so that we can get the process started. You will be receiving an email from Claire Strader (Dane County Extension: strader.claire@danecounty.gov

Kind regards,
Sharon

Sharon Lezberg, Community Development Educator
Extension Dane County
5201 Fen Oak Drive
Madison, WI 53718-8827
(608) 224-3719
711 for relay

Book time with Sharon Lezberg

Extension Dane Countv.- Universitv. of Wisconsin-Madison
Learn about upcoming events hosted by UW-Madison Extension & Extension Dane County HERE.

Flip Chart Transcriptions

Land Use & Growth; Community & Quality of Life; Natural & Cultural Resources.

Main aspects of the vision for the future:

- Development/Growth
  - Maintain rural character/small town atmosphere
    - by limiting/minimizing development/growth
  - limit/minimize [development] spread into farmland; direct [development] adjacent to existing developments
  - Enforce the Comprehensive Town Plan
    - Be vigilant to needs for updates and clarifications of town plan
    - Do not allow growth in prime farmland; steer toward marginal lands
  - Balance land owner rights with restrictions
  - Management of commercial development
  - Community input on planned growth vs. developer
    - Trust in town government to protect us from impacts of planned development
  - Large commercial development (e.g., data center, on ~600 acres)
  - Solar/wind development (mixed view of these); is it a good use of ag acreage? reclamation/screening. Does it waste good crop land?
- Housing development
  - Research innovative ways to look at housing in rural areas
  - Maintain current population density; allow some growth but no new subdivisions
  - Residents have bought into the rural feel of the community; they are not interested in cluster housing
  - There are no options for first time home buyers given costs
- Prevent annexation by Village
  - Establish formal understanding of annexation with neighboring municipalities; joint boundary agreements
  - Hold regular meetings with neighboring municipalities about issues of mutual concern
  - Establish bilateral agreements with every adjoining municipality
- Natural areas are preserved & enhanced
  - Focused effort on regulations (changing and or enhancing) for woodlands and wetlands
  - Maintain & manage natural resources (woodlands, wetlands, quarry)
  - Protect/enhance green space

Commented [1]: check survey (did we ask this question?); check comprehensive plan - is it in there?

Commented [2]: The sense I get from the comment on the flip chart and the survey is that there is mixed opinion on solar farms. There were comments in favor of alternative energy. There were comments in support of converting land to solar; there were also comments against. It hasn't been considered much.

    - Maintain agriculture; honor farming history (agriculture is vital)
    - Preservation of nature and park development
    - Future of agriculture
- Address questions/Gather data:
    - How much development do we need?
    - What type?
    - What tax base is needed? How much tax revenue is necessary to maintain Town operations and do things that the Town wants to do?
- Protect/Maintain ground water quality (nitrates, pollutants)
    - Health & supploy
- Maintain quality of life without unnecessary restrictions
    - The town is rural and ex-urban; residents value the bucolic nature of the community
- Active planning commission
- Education about issues
- More parks or better parks?
- Community connection:
    - create more community between land- owners and those in sub-divisions
    - Find opportunities for newer folks & old-timers to get to know one another
-

Commented [3]: Refer to comprehensive plan; agriculture chapter. there has been a decline in corn/soybean. Check for 'changing land use'

What are Strategies to implement vision?

- Prevent Annexation:
    - Work with the Village to determine Town/Village boundary agreements
    - Use TDR (transfer of development rights)
    - Annexation discussions with the Village; Town should lead the outreach
    - Use tools such as conservation easements, farmland protection - get grants to fund this
    - Owners put in septic systems and wells to prevent annexation
- Development/Growth
    - Forward thinking ordinances instead of reactive ordinances
    - Manage growth of population and buildings so that open space is retained
    - 35 acre split rule to slow growth yet increase tax rate somewhat
    - Prices for land and homes are too high; Town needs some housing that is affordable. Create homes on smaller lots.
    - Develop housing near the village on smaller sell-off lots (e.g., allow land owner to sell off portion of property)
- Education
    - Use expertise of Wisconsin Towns Association & Dane County Towns Association, Dane County Extension, Dane County Planning Dept. [for education events, help with planning]
    - Educating residents and communicating with them
- Agriculture
    - Agritourism as option

- Water Quality
    - Water testing - database? Spraying effects?
- Town facility
    - Find ideal location for Town office
- Balancing taxes with Town Budget
    - Increase development fees to pay for public benefits
- Encourage more community projects
- Joint activities between ACP & other parks & residents to other communities
- Community Connection
    - Promote opportunities for people to meet each other (Community social events, picnics)
    - Work in the neighborhoods to connect residents
    - Use parks and public areas for learning and community building activities (volunteer park maintenance days; bird-watching activities)

What are Some Quick Wins?

- Annexation
    - Form a committee to set annexation talks with the Village
- Education
    - Forum on relationship between assessments, mill rate, budget, Town Services
    - Education session on how residents can be involved in budget discussions
    - Ground water education forum/panel
    - New website
- Communication
    - Op-ed in Oregon Observer about Vision 2040
    - Engage Oregon Observer reporters
    - Find new formats for getting info to residents
    - Take Town Board to individual neighborhoods and/or parks
- Town hall & facilities
    - There is expertise in the community (seek it)
    - Ask if anyone has land they would donate for town facilities
- Scout projects

Facilities & Services; Housing; Transportation

Main aspects of the vision for the future:

- Housing development
    - Concern is encouragement of development to increase funds (tax base)
    - Keep housing near village boundaries & existing subdivisions
    - Residential growth should not occur in the town; limited growth on existing land; no new subdivisions
    - Housing for first time home buyers

        - Affordability is issue
        - Smaller lots (on 2 acres)
    - Keep number of homeowners on pace with budget increases
    - ADUs
    - Age-in-place options
- Transportation - Roads
    - Restrict development to new roads
    - Developing on existing transportation facility
    - Continue outstanding snow plowing service
    - Reconsider UTVs on Town Roads
    - Salting priorities: main roads, most dangerous roads
    - What to do about speeding?
- Transportation - Bike paths
    - Bike path connection/expansion;
    - support bike path connections (to developed neighborhoods)
    - People want bike trails without paying for them
    - Bike/pedestrian safety
- Services
    - Maintain status quo - continuing quality of services
    - Expand connection of social services
    - Town hub would help serve social services, but there is low interest in this
    - More defined “town center”
        - Not a duplicative center (that is in the Village)
    - Expand Internet access/broadband (fiber)
    - Improve Cell Service
    - Weekly recycling
    - Improve access & hours for yard waste @ TORC
    - Fire/EMS: keep up with costs
- Facilities
    - Think long-term/holistically with regard to facilities (build, operate, maintain)
    - Do objective cost-benefit analysis for large expenditures
    - Identify new location for the Town Hall
- Ground water
    - Protect ground water with less salt in winter
    - Need analysis of homeowner pumping; data tracking to understand issue
- Communication
    - Identify & communicate with the community: what are our needs for facilities & services?
    - Better communication to public about future plans, e.g., road work
- Consider sharing facilities with surrounding municipalities
- Denser housing - where?
- Assessments (farm land)
- Educate about budget, taxes, levy & what the Town pays for
- EMS/Fire/Sheriff (police)

What are Strategies to implement vision?

- Housing development
    - Cluster development consistent with comprehensive plan
    - Do projections of population growth versus town revenue/expenses. Determine how to expand, or if we should expand
    -
- Tax base
    - Comprehensive plan review (regarding ag. Business terms & allowable commercial businesses)
    - Find unique revenue sources outside of taxes
    - Commercial (Agriculture) development
- Transportation - Roads
    - Striping (with new paving) more roads
    - Simple safety improvements; Safety crossing the highway
    - Reduce salt use
    - Maintain optimum condition of equipment for roads
- Transportation - Bike infrastructure
    - dedicated bike lanes
    - Make this a priority in budget
    - Identify funding for connecting bike trails
    - Work with another municipalities [on bike trails?]
    - ‘Go Fund Me” program if State of Wisconsin won’t fund things
- Town Hall
    - Announce willingness to accept donated land for future town hall
    - Put notice in tax bill
- Expanded & more comprehensive communication
    - Make information available on election days
- Senior Center contribution

What are Some Quick Wins?

- Development
    - Formalize relationships with surrounding communities
    - Quarterly meetings with surrounding communities
    - Review surrounding municipalities to compare rules on growth and development (UW-Extension is a possible source of data)
- Transportation – roads
    - Plowing: Identify short-changed roads
    - Ask Public works: How is the order of streets plowed determined? What are the priorities?
    - Research salt use in 2025/2026 and compare to Saltwise recommendations
        - Group purchase of salt by surrounding communities

        - Collaborate with towns, county, village
    - Road improvement: Identify 5-6 year plan to improve worst roads
    -

- Transportation - bike infrastructure
    - Establish a bike path committee: to determine how to raise money, where to put paths, whether to charge fees to Ironman & others for use, alternatives for funding
    - Get easements for bike paths, rather than buying land
    - Grants
- Miscellaneous
    - Use Eagle Scouts for projects (example: bird houses)
    - Amazing talent in the town [engage residents as volunteers]
    - Neighborhood volunteers at parks

How can the town improve communication with residents about issues [natural resource & community issues]?

- Use social media, such as NextDoor, to encourage conversation
    - Broadband access issue: some folks do not have access to high speed internet
    - Start a broadband committee to address this issue (Steve Bradley expressed interest)
    - Neighborhood facebook pages (Raven Oaks has one)
- Establish an information ambassador for different neighborhoods (regions)
    - Liaison who would provide information from town for the neighborhoods
- Hold Town Board listening sessions in neighborhoods and parks (go to the people)
- Use the insert in the property tax bill to share important information
- Get people's attention around issues or events using postcard systems or lawn sign campaigns
- Allow enough time for the process of community input/engagement around important issues
- Have volunteers and community organizations come to Town 'forums' to educate residents on natural resource and other issues
    - At a public venue
    - Like a seminar
- Develop 'salons' for discussions > both education and social opportunities
- "Passive" venues for sharing information:
    - Website
    - Town hall publications
    - Raising awareness about information that is currently available
    - Announce regional 'resource' events (example: Garden Expo)

Check out post-it notes

High Priority:

- Managing Growth
    - Create joint boundary agreements with the Village of Oregon and/or Brooklyn
    - Village/Town border agreement to limit annexation
    - Take measures to protect the Town from annexation anduse of land that is not in line with the vision
    - Protecting resident quality of life and property values from impacts of activities or development on neighboring properties
    - Begin meeting quarterly with surrounding municipalities / planning commissions to manage growth
    - Look for ways to collaborate with Village of Oregon & surrounding Townships on all issues
    - Prevent commercial development
- Rurality vs. services/housing
    - Figure out what we as a community want to do about increasing housing opportunities (or not)
    - Restrict development to maintain rural character
    - Promote enough development to maintain services and promote development goals for housing, transportation, and services while maintaining rural feel
    - Find a balance between needed affordable housing and maintaining green space
    - Prepare for more cost increases for fire & EMS services
- Agriculture & Open space
    - Encourage small business development that supports agriculture
    - Try to get a better handle on what the future of agriculture in the town looks like
    - Maintaining green space, parks (2)
- Roads & Bike lands
    - Maintain roads
    - Add striping (3), speed limit signs for safety (2)
    - Bike path/network committee (3)
        - Expand bike network
        - Find alternative funding
- Communications & engagement
    - Be proactive; anticipate & collaborate to avoid later issues or unexpected problems that could have been anticipated [e.g., with events such as input session]
    - Increase communication with residents and surrounding communities
    - Need for accurate information made available to many in more than one format
    - Web site expansion
- Connection/Community Building
    - Building community: annual pig roast, for example
    - Promote community and connection in the Town to promote the unique aspects

    - Park community events
- Town Hall
    - Make landowners aware of Town's desire to build a new office/shop - maybe someone will donate the land for it!
    - Improve town government facility; find future home (3)
- Miscellaneous
    - Open TORC 1 day midweek
    - Recycling pick-up every week
    - Internet Broadband

Low Priority:

- First time home buyers affordability (2)
- Changing housing density
    - Where to cluster housing
    - Cluster vs. noncluster "development with same overall density"
- New town hall (4)
- Limit subdivisions
- Limit UTV/ATV
- Signs to welcome people to town
- Broadband
- Bike path
    - "(But I would love to see it in the future. Seems like we have bigger issues right now.)"
    - To add work/energy on road improvements/changes for bikes (I bike, would not see value in striping or widening)
- Keeping farm land specifically vs. general green space
- Dwell on long range issues
- "Are there any low priorities?"

Barriers:

- Annexation issues within the town's statutorial limitations
- Framework of state statutes and tax policies
- Time (2)
- Limited people power (staff) (2)
    - Volunteers for grant applications would be great!
- Money/Financing (8)
    - Funding for projects
- Getting the word out; getting residents engaged
    - Taxpayer complacency on town issues
    - Lack of interest from residents if an issue doesn't seem to directly impact them
    -

Permit Type	Property Address	Permit Issuan	Permit Stat	Total Fees Paid
Residential Addition	6201 Knollwood Drive, Oregon, WI 53575	8/1/2025	In Progress	$193.60
Re-Roof	1531 Partridge Hill Drive, Oregon, WI 53575	8/4/2025	In Progress	$65.00
Siding	5462 Wind ridge Road, Oregon, WI 53575	8/5/2025	In Progress	$65.00
HVAC Permit	5477 Wind ridge Road, Oregon, WI 53575	8/5/2025	In Progress	$82.00
Re-Roof	5495 Wind ridge Road, Oregon, WI 53575	8/6/2025	Completed	$65.00
Re-Roof	999 Glenway Road, Oregon, WI 53575	8/7/2025	In Progress	$65.00
Re-Roof	927 Johnson Avenue, Oregon, WI 53575	8/7/2025	In Progress	$65.00
Electrical Permit	4764 Country Meadows Road, Brooklyn, WI E	8/8/2025	In Progress	$68.00
Residential Addition	915 Storytown Road, Brooklyn, WI 53521	8/15/2025	In Progress	$1,225.28
Re-Roof	1331 County Road D, Oregon, WI 53575	8/15/2025	In Progress	$65.00
Re-Roof	1367 Hampton Hills Road, Oregon, WI 5357E	8/19/2025	In Progress	$65.00
HVAC Permit	258 Tipperary Road, Brooklyn, WI 53521	8/19/2025	In Progress	$251.00
Re-Roof	855 Jean Circle, Oregon, WI 53575	8/20/2025	In Progress	$65.00
Accessory Structure (Residential M	864 Della Road, Oregon, WI 53575	8/21/2025	In Progress	$542.00
Re-Roof	4780 Coolidge Street, Oregon, WI 53575	8/25/2025	In Progress	$65.00
Re-Roof	1521 Partridge Hill Drive, Oregon, WI 53575	8/27/2025	In Progress	$65.00
Re-Roof	851 Tipperary Road, Oregon, WI 53575	8/27/2025	In Progress	$65.00
Re-Roof	1303 Hobby Horse Road, Oregon, WI 53575	8/28/2025	In Progress	$65.00
HVAC Permit	545 Union Road, Brooklyn, WI 53521	9/2/2025	In Progress	$87.08
Re-Roof	6244 Crestwood Drive, Oregon, WI 53575	9/3/2025	In Progress	$65.00
Electrical Permit	964 Johnson Avenue, Oregon, WI 53575	9/8/2025	In Progress	$98.00
Re-Roof	1617 Gray Owl Court, Oregon, WI 53575	9/10/2025	In Progress	$65.00
Residential Alteration	6192 Oak Hollow Drive, Oregon, WI 53575	9/10/2025	In Progress	$3,332.94
Re-Roof	1090 Union Road, Oregon, WI 53575	9/10/2025	In Progress	$65.00
Deck	1591 Partridge Hill Drive, Oregon, WI 53575	9/10/2025	In Progress	$255.00
NEW SINGLE FAMILY DWELLING	5458 Wind ridge Road, Oregon, WI 53575	9/11/2025	In Progress	$3,941.47
Re-Roof	6221 Trail Ridge Court, Oregon, WI 53575	9/11/2025	In Progress	$65.00
Re-Roof	5499 Sheil Drive, Oregon, WI 53575	9/12/2025	In Progress	$65.00
Re-Roof	969 North Azure Court, Oregon, WI 53575	9/15/2025	In Progress	$65.00
Deck	6225 Stony Hill Drive, Oregon, WI 53575	9/16/2025	In Progress	$255.00
Re-Roof	6252 Crestwood Drive, Oregon, WI 53575	9/16/2025	In Progress	$65.00
Electrical Permit	1364 Pinon Trail, Oregon, WI 53575	9/17/2025	Completed	$65.00
Re-Roof	941 Johnson Avenue, Oregon, WI 53575	9/17/2025	In Progress	$65.00
Re-Roof	1343 Hobby Horse Road, Oregon, WI 53575	9/18/2025	In Progress	$65.00
Electrical Permit	903 County Highway MM, Oregon, WI 53575	9/22/2025	In Progress	$100.00
Pool/Hot Tub (Residential Misc.Ion	903 County Highway MM, Oregon, WI 53575	9/22/2025	In Progress	$540.00
Window/Door Replacement	5484 Sheil Drive, Oregon, WI 53575	9/23/2025	In Progress	$65.00
Re-Roof	1611 Gray Owl Court, Oregon, WI 53575	9/23/2025	In Progress	$65.00
Deck	1556 Gray Owl Court, Oregon, WI 53575	9/24/2025	In Progress	$255.00
Plumbing Permit	6301 Twin Oaks Court, Oregon, WI 53575	9/25/2025	In Progress	$65.00
Siding	6252 Crestwood Drive, Oregon, WI 53575	9/29/2025	In Progress	$65.00

ACCURATE

INNOVATION | EDUCATION | TECHNOLOGY

Agreement for Assessment Services

Prepared for:

Town of Oregon

By:

Accurate Appraisal, LLC

Section I

Agreement for Maintenance and Interim Market Update
Assessment Services

Provided by Accurate Appraisal LLC.

For

Town of Oregon, Dane County,
for the assessment years of 2027-2032

Dated this _____ day of _____ 2025.

Fee for services rendered:

2028,2030,2032 Maintenance
2027,2029,2031 Interim Market Update

Accurate shall be paid a yearly sum of:

$30,000

Scott M Farlane

Scott McFarlane
Member
Accurate Appraisal LLC

10/14/2025

Date

_____

Authorized Client Signature

_____

Date

Section II

Contract Details

Municipality: Town of Oregon

	BLEND CONTRACT
Assessor Services	2027 – Interim Market Updat 2028 – Maintenance 2029 – Interim Market Update 2030 – Maintenance 2031 – Interim Market Update 2032 - Maintenance
CAMA Software	Included
Community Education	Included
Online Property Data	Included
Payments	Monthly Installments
Yearly Cost	$30,000
Term of Contract	6 years
Total Contract	**$180,000**

Section III

This agreement made this _____ day of _____, 2025 by and between the Town of Oregon, Dane County, State of Wisconsin, party of the first part, hereinafter referred to as "Client",

AND

ACCURATE APPRAISAL LLC., PO BOX 415, MENASHA, WI 54952, party of the second part, hereinafter referred to as "Accurate or Assessor".

BASIC SCOPE OF SERVICES

The assessor understands that the project requires the maintenance assessment services and 3 interim market update of all taxable and nontaxable real property within the corporate limits of the Town of Oregon, Wisconsin. Any updated data will be noted on the individual property record cards. All data and programs gathered will always remain the property of the Town of Oregon.

All work will be carried out and all forms, materials and supplies utilized by the Assessor in this project shall conform to, and be carried out in accordance with, the Wisconsin Statutes. The values to be determined shall be the present true and actual value of each parcel of real property as that term is used in Chapter 70 of the Wisconsin Statutes. They shall be based upon recognized methods of appraisal and conform to Uniform Standards of Professional Appraisal Practices, as required by Wisconsin Statutes for the licensing and certification of all individuals involved in the appraisal of real estate.

Accurate shall provide the Client with assessing services by Wisconsin Department of Revenue Certified Personnel for the 2027 – 2032 assessment years which includes the following:

1. Accurate shall update and maintain 100% real property assessment records for the Client. Said service shall include all assessing services so as to comply with all applicable Wisconsin statutes, codes, rules, and/or regulations, including the assessment of all new construction, remodeling, additions and changes relating to improvements removed for any reason such as fire, demolition, etc. through building permits. Accurate shall reapportion value brought about through property splits.

2. Accurate shall, without additional expense to the Client, be required to attend Open Book and all Board of Review meetings and shall be responsible for defending all assessments. The Open Book meeting shall be conducted as needed. The meetings shall be scheduled by Accurate with the Clerk. The Open Book meetings shall be completed at an agreed date of each assessment year.

3. Accurate shall retain the right to employ additional certified personnel at Accurate' s expense as deemed necessary to complete the assessment roll in a timely manner. Responsibility for the content and accuracy of the assessment roll regardless of the use of other personnel shall, however, rest with Accurate.

4. The Client shall not receive compensation from Accurate for sharing and charging back of taxes due to palpable errors which may be recompensed through State of Wisconsin statute 74.33. A submission of refunded or rescinded taxes should be submitted by the client before October 1 of each year to the State of Wisconsin.

5. The Client's responsibility will be to supply Accurate with adequate office space in or near the Client's Hall.

6. The Client will hold Accurate harmless from third party claims and liabilities due to the assessment of property except claims or liabilities, which result from the intentional or negligent acts or omissions of Accurate, its employees, agents and representatives, shall be the responsibility of Accurate.

7. This agreement between the Client and Accurate shall be for the assessment year beginning January 1st, 2027, and ending December 31st, 2032. It is expected the work will commence with a review of new construction and be completed after the final adjournment of the Board of Review and any necessary follow-up questions and/or work because of appeals of Board of Review decisions.

8. The client will be invoiced in monthly installments for each contracted year

9. Accurate shall provide advice and opinion for assessment matters and will defend values through the appeal process beyond the Open Book and Board of Review.

10. Accurate shall complete its Open Book hearings under this agreement no later than the agreed date between Accurate and the Client of each assessment year or an agreement date, except for delays caused by the Client, county, or state. Accurate may request a thirty-day extension to the contract upon written agreement with the Client.

11. Accurate shall maintain full insurance coverage to protect and hold harmless the Client. Limits of liability shall not be less than the amounts listed below in this contract:

INSURANCE COVERAGE

<u>General Liability</u>	
General Aggregate	$ 4,000,000
Each Occurrence	$ 2,000,000
Personal & Adv Injury	$ 2,000,000
Products-Comp/Op Agg	$ 4,000,000
Fire Damage	$ 300,000
Medical Expense	$ 10,000

12. Accurate shall consider the cost approach, market approach, and income approach in the valuation of all land and improvements where applicable.

13. Accurate shall use Computer Assisted Mass Appraisal software to accurately provide the Client with records of the maintenance and interim market updates. For both residential and commercial valuations, Accurate's Assessing Software will be utilized following market data, Volume II of the Assessor manual and Marshall & Swift cost tables. The yearly maintenance fee associated with the use of either program will be at no additional cost to the Client. The data will be available to the public on www.accurateassessor.com; building data and appointment scheduling will also be available at no additional expense to the Client.

14. Photographs of all improved parcels will be taken digitally at no additional expense to the Client.

15. All expenses incurred by Accurate during the contract such as postage, phone calls, etc., will be at no additional expense to the Client.

16. Accurate will implement a public education plan to build understanding of the assessment process with taxpayers and the Client. The Client and Accurate shall work to maintain good public relations throughout the assessment program.

17. In the best interest of the Town of Oregon, the board of review in the interim market update year will be held no later than October 31st.

Outlook

FALL TRAINING: Reserve your spot for the Annual Local Treasurer Training (in person or online)

From Gallagher, Adam <Gallagher.Adam@danecounty.gov>
on behalf of
Treasurer, Admin <Treasurer.Admin@danecounty.gov>
Date Fri 9/19/2025 3:59 PM
To Treasurer, Admin <Treasurer.Admin@danecounty.gov>

Now Available: Please "reply" to reserve for the 2 half-day sessions.

- 1 training from **Session 1**
- 1 training from **Session 2**

Session 1: Tax Bill Creation & Collection - Thursday, October 16
select 1 from below

- Session 1-A: (9-noon, *in person)* ... 5201 Fen Oak, Rm 121, east side of Madison just off the Beltline
- Session 1-B: (9-noon, *remote)* ... httQs://zoom.us/j/91042800026, meeting ID: 910 4280 0026
- Session 1-C: (1-4, *in person)* ... 5201 Fen Oak, Rm 121 on the east side of Madison just off the Beltline
- Session 1-D: (1-4, *remote)* ... httQs://zoom.us/j/93483496990, meeting ID: 934 8349 6990

----- AND -----

Session 2: LandNav Tax Software - *"in person"* HIGHLY recommended for anyone new to LandNav
select 1 from below

- Wednesday, October 29
  - Session 2-A: (9-noon, *in person)* ... 5201 Fen Oak, Rm 121, east side of Madison just off the Beltline
  - Session 2-B: (9-noon, *remote)* ... httQs://zoom.us/j/94940924007, meeting ID: 949 4092 4007
  - Session 2-C: (1-4, *in person)* ... 5201 Fen Oak, Rm 121, east side of Madison just off the Beltline
  - Session 2-D: (1-4, *remote)* ... httQs://zoom.us/j/97568096498, meeting ID: 975 6809 6498
- Thursday, October 30
  - Session 2-E: (9-noon, *in person)* ... 5201 Fen Oak, Rm 121, east side of Madison just off the Beltline
  - Session 2-F: (9-noon, *remote)* ... htt12s://zoom.us/j/98502848200. meeting ID: 985 0284 8200
  - Session 2-G: (1-4, *in person)* ... 5201 Fen Oak, Rm 121, east side of Madison just off the Beltline
  - Session 2-H: (1-4, *remote)* ... httQs://zoom.us/j/95094643010, meeting ID: 950 9464 3010

Thank you.
Adam Gallagher

Dane County Treasurer
210 Martin Luther King Jr Blvd #114
PO Box 1299
Madison, WI 53701-1299

Phone: 608-266-4151
Email: treasurer.admin@danecoun!Y gov

Outlook

Dane County UCC Cooperation Agreement Request

From HS CDBG Progam Mail <cdbg@danecounty.gov>
Date Fri 8/1/2025 2:05 PM
To HS CDBG Progam Mail <cdbg@danecounty.gov>
Cc Grady, Cindy <Grady.Cindy@danecounty.gov>; HS CDBG Progam Mail <cdbg@danecounty.gov>

3 attachments (333 KB)

Dane County UCC - Cooperation Agreement Request.pdf; Dane County UCC - Cooperation Agreement 2025 Template.docx; Dane County UCC Resolution - Sample.pdf;

Good Afternoon,

Your membership for the Dane County Urban County Consortium (UCC) has been renewed for another 3-year period (October 1, 2025 – September 30, 2028). Thank you for your continued involvement, and we look forward to strengthening our partnership with all of our members!

We now have a time-sensitive request: Dane County must collect updated Cooperation Agreements from all municipalities within the Dane County Urban County Consortium. Please read the attached Dane County UCC Cooperation Agreement Request letter for more details.

Timeline for Request

- **August 11, 2025**
  - Submit either a copy of the original signed Dane County UCC Agreement or a written notice stating that you do not have a copy.
  - Send your submission to: CDBG@danecounty.gov
- **September 15, 2025**
  - Submit your new Cooperation Agreement, signed by your highest elected official and clerk, along with the approved Resolution.
  - Send your submission to: CDBG@danecounty.gov

Agreement Template and Resolution Sample are attached to this email for your use

We are here to assist you in this process, if needed. Please contact Cindy Grady if you would like to discuss the next steps at grady.cindy@danecounty.gov or (608) 896-0710.

We are excited for the next three years of the Dane County UCC, and are planning for increased engagement and informational activities in the near future.

Sincerely,
CDBG/HOME Team
Housing Access & Affordability Division
Dane County Department of Human Services
DCDHS Vision: Empowered people thriving in safe, just, and caring communities.
(e) cdbg@danecounty.gov

COOPERATION AGREEMENT
Urban County Program

THIS AGREEMENT entered into this ____ day of _____, 2025, by and between the County of Dane, Wisconsin (hereinafter referred to as "COUNTY" OR "Urban County") and the [municipality] (hereinafter referred to as "MUNICIPALITY");

WITNESSETH:

WHEREAS the United States Congress enacted the Housing and Community Development Act of 1974 (P.L. 93-383) as amended (hereinafter referred to as "the HCD Act"), providing federal assistance for the support of community development activities which are directed toward the specific objectives identified in Section 101 of the Act; and

WHEREAS, the United States Congress also enacted the Cranston-Gonzalez National Affordable Housing Act (P.L. 100-625) as amended, (hereinafter referred to as "the NAH Act") providing Federal assistance for, among other things, the HOME Investment Partnership program (hereinafter referred to as "HOME") which is intended to increase the number of families served with decent, safe, sanitary, and affordable housing and expand the long-term supply of affordable housing; and

WHEREAS the HCD Act and the NAH Act make possible the allocation of funds to COUNTY for the purpose of undertaking only community development and housing program activities identified in Section 105 of the HCD Act and housing activities identified in the NAH Act; and

WHEREAS COUNTY is applying to be qualified by the United States Department of Housing as an Urban County eligible to receive Community Development Block Grant (hereinafter referred to as “CDBG”) for federal fiscal years 2026, 2027 and 2028; and

WHEREAS the HCD Act recognizes that MUNICIPALITY may enter into a cooperation agreement with COUNTY in order to undertake housing and community development activities as authorized in the HCD Act and in the NAH Act; and

WHEREAS COUNTY and MUNICIPALITY have determined that joint action is an effective way to accomplish the purposes of the HCD Act and the NAH Act; and

WHEREAS counties in Wisconsin, pursuant to Section 59.01 of the Wisconsin Statutes, and municipalities in Wisconsin, pursuant to Section 66.0301 of the Wisconsin Statutes, have the necessary authority to enter into contracts of the type herein contemplated;

NOW THEREFORE, upon the consideration of the mutual promises contained herein, it is agreed between COUNTY and MUNICIPALITY as follows:

PURPOSE

The purpose of this Agreement is to establish the mutual desire to cooperate to undertake, or assist in undertaking, essential community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing, by means of implementing a Consolidated Plan and Annual Action Plan for both HUD CDBG funds as an Urban County for Federal fiscal years 2026, 2027, and 2028 appropriations and from any program income generated from the expenditure of such funds, and HUD HOME funds, if received, from appropriations in the same federal fiscal year and from any program income generated from the expenditure of such funds.

CONSIDERATION

MUNICIPALITY, by the execution of this Cooperation Agreement, agrees to have its population, its number of impoverished residents, its extent of housing over-crowding, its age of housing and other applicable statistics, all as defined in the HCD Act and the NAH Act, included in the formula allocations set forth in the HCD Act and in the NAH Act for the purpose of determining the allocation of funds to COUNTY as an Urban County, as defined in the HCD Act and the NAH Act, as amended. COUNTY agrees to include MUNICIPALITY as part of its Annual Action Plan, to be submitted to HUD under the terms and conditions of the HCD Act and the NAH Act.

RESTRICTIONS

Neither COUNTY nor MUNICIPALITY shall have a veto or other restrictive power which would in any way limit the cooperation of the parties to this Agreement or any other cooperating units of government in achieving the activities set forth in the Consolidated Plan, the Annual Action Plan, and any other CDBG submissions or HOME submissions for the program years covered by this Agreement.

TERM

The term of this Agreement shall be three (3) years commencing October 1, 2025 and continuing through the 2028 federal fiscal year, and for such additional time as may be established under the automatic renewal terms of this section or as may be required for the expenditure of the CDBG and HOME funds granted to COUNTY for such period and the related program income, as defined by HUD regulations and all activities are completed. Neither the COUNTY nor the MUNICIPALITY executing this Agreement shall have the opportunity to opt out of the Urban County Program during the period that this Agreement is in effect.

This Agreement shall be automatically renewed for participation in future three-year qualification periods, unless COUNTY or MUNICIPALITY provides written notice to the other party that it elects not to participate in a new qualification period by the date specified in HUD's urban county qualification notice for the next qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified in HUD's Urban County Qualification Notice. By the date specified in HUD's urban county qualification notice for the next qualification period, COUNTY shall notify MUNICIPALITY of its right not to participate in the next

qualification period. A copy of the County's notification must be sent to the HUD field office by the date specified in the Urban County Qualification Notice.

Both COUNTY and MUNICIPALITY shall adopt any amendment to the Agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in HUD's urban county qualification notice for a future three-year urban county qualification period. COUNTY shall submit such amended Agreement to HUD as provided in the urban county qualification notice. Failure to comply shall void the automatic renewal of such subsequent qualification period.

PROVISIONS

COUNTY and MUNICIPALITY agree to cooperate to undertake, or assist in undertaking, essential community renewal and lower-income housing assistance activities. COUNTY and MUNICIPALITY further agree to undertake all actions necessary to assure compliance with Dane County's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended. The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1, and the Fair Housing Act and the implementing regulations at 24 CFR part 100, and will affirmatively further fair housing. See 24 CFR § 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 2021), to be codified at 24 CFR 5.151 and 5.152.

COUNTY and MUNICIPALITY further agree to comply with section 109 of Title I of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulation at 28 CFR part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR part 146, and Section 3 of the Housing and Urban Development Act of 1968 and other applicable laws.

Urban County funding is prohibited for activities in, or in support of, any cooperating unit of local government that does not affirmatively further fair housing within its own jurisdiction or that impedes COUNTY's actions to comply with its fair housing certification.

COUNTY and MUNICIPALITY acknowledge that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of CDBG funds covered by this agreement to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974, as amended.

MUNICIPALITY understands that by executing this Cooperation Agreement, it may not apply for grants from appropriations under the State Small Cities or State CDBG

programs for fiscal years during the period in which it participates in COUNTY's CDBG program, and

MUNICIPALITY may receive a formula allocation under the HOME program only through COUNTY, and even if COUNTY does not receive a HOME formula allocation, MUNICIPALITY cannot form a HOME consortium with other local governments.

This does not preclude COUNTY or MUNICIPALITY from applying for HOME funds from the State, if the State allows.

Non-compliance by MUNICIPALITY with any of the provisions above may constitute non-compliance by COUNTY which may provide cause for funding sanctions or other remedial actions by HUD.

Nothing contained in this Agreement shall deprive MUNICIPALITY of any power of' zoning, development control or other lawful authority which it presently possesses.

MUNICIPALITY must inform COUNTY of any income generated by the expenditure of CDBG or HOME funds received by MUNICIPALITY. Any such program income must be paid to COUNTY, or, if the completion of an approved activity should require the use of program income, MUNICIPALITY may retain said income upon mutual agreement of COUNTY and MUNICIPALITY. Any program income MUNICIPALITY is authorized to retain may only be used for eligible activities in accordance with all CDBG and HOME requirements as may then apply.

MUNICIPALITY must establish and maintain appropriate record-keeping and reporting of any retained program income and make such available to COUNTY in order that COUNTY can meet its monitoring and reporting responsibilities to HUD.

Pursuant to 24 CFR 570.501(b), MUNICIPALITY is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR 570.503.

If the Dane County Urban County Program is, at some future date, closed out, or if the status of MUNICIPALITY's participation in the Dane County Urban County Program changes, any program income retained by MUNICIPALITY, or received subsequent to the close-out or change in status, shall be paid to COUNTY.

MUNICIPALITY attests that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

If MUNICIPALITY utilizes, in whole or in part, funds covered by this Agreement to acquire or improve real property that is or will be within the control of MUNICIPALITY, then the following standards shall apply:

1. MUNICIPALITY will notify COUNTY of any modification or change in the use of the real property from that planned at the time of the acquisition or improvement, including disposition, and,

2. MUNICIPALITY will, if acquired or improved property is sold or transferred for a use which is not an eligible CDBG or HOME activity, as applicable, reimburse COUNTY in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG or HOME funds); and,

3. Program income generated from the disposition or transfer of property acquired or improved in whole or in part with CDBG or HOME funds prior to or subsequent to the close-out, change of status, or termination of this Agreement shall be treated under the provisions of this Agreement concerning program income.

The above Cooperation Agreement has been authorized by the governing body of [municipality] by resolution dated _____ and is executed this ____ day of _____, 2025, by the [municipality's chief executive officer] and the Clerk of the [municipality].

_____ _____

Chief Executive Officer/[Title] [Municipality] Clerk

The above Cooperation Agreement has been authorized by the Dane County Board of Supervisors, by resolution, dated _____ (copy attached), and is executed this _____ by the County Executive of Dane County.

_____

Melissa Agard
County Executive

The terms and provisions of the above Cooperation Agreement are fully authorized under State and local law and the Cooperation Agreement provides full legal authority for the County of Dane to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and lower income housing activities. The above Cooperation Agreement includes the language required by 24 CFR 570 and CPD Notice 25-04.

Dated this _____ day of _____, 2025.

_____

Susan Rauti
Assistant Corporation Counsel
State Bar # 1037944

CDBG & HOME PROGRAM

DANE COUNTY URBAN COUNTY CONSORTIUM

Building Resilient Communities



About Us

Since 1999, the Dane County Urban County Consortium has funded housing and community development programs to support low-to-moderate income (LMI) households living in Dane County consortium communities outside the City of Madison. Approximately $1.1 million in CDBG and $600,000 in HOME funding is distributed annually.

Why Join Us

Together we are stronger. A high level of participation helps us shape effective initiatives and meet critical challenges. The residents that live within the participating municipalities have exclusive access to eligible activities.

EXAMPLES OF ELIGIBLE ACTIVITIES WE HAVE FUNDED

01 **First-Time Homebuyer Loan**
0% interest, deferred payment loan

02 **Major Home Rehabilitation**
0% interest, deferred payment loan
Eligible to receive up to $24,999

03 **Minor Home Repair**
Eligible to receive up to $7,500 in grant assistance towards home repair

04 **Public Services**
Programs that benefit LMI families (e.g. workforce & literacy programs, safety, transportation, child care)

05 **Economic Development**
Job creation activities with business development & trainings

06 **Public Improvements**
Water and sewer facilities and streets

07 **Construction of Public Facilities**
Food Pantries, Community, Youth and Senior Centers

Contact Us :
Cindy Grady, CDBG/RLF Administrator
grady.cindy@danecounty.gov

www.cdbg.danecounty.gov
210 Martin Luther King Jr Blvd, RM 421
Madison, WI 53703

Dane County Urban County Consortium

(As of October 1, 2025)

There are 59 municipalities in the Dane County Urban County Consortium. These municipalities include:

Town of Albion	Village of McFarland
Village of Belleville	Town of Medina
Town of Berry	City of Middleton
Town of Black Earth	Town of Middleton
Village of Black Earth	City of Monona
Town of Blooming Grove	Town of Montrose
Town of Blue Mounds	Village of Mount Horeb
Village of Blue Mounds	Town of Oregon
Town of Bristol	Village of Oregon
Village of Brooklyn	Town of Perry
Town of Burke	Town of Pleasant Springs
Village of Cambridge	Town of Primrose
Town of Christiana	Village of Rockdale
Town of Cottage Grove	Town of Roxbury
Village of Cottage Grove	Town of Rutland
Town of Cross Plains	Village of Shorewood Hills
Village of Cross Plains	Town of Springdale
Town of Dane	Town of Springfield
Village of Dane	City of Stoughton
Town of Deerfield	City of Sun Prairie
Village of Deerfield	Town of Sun Prairie
Village of DeForest	Town of Vermont
Town of Dunkirk	City of Verona
Town of Dunn	Town of Verona
City of Edgerton	Town of Vienna
City of Fitchburg	Village of Waunakee
Village of Maple Bluff	Town of Westport
Village of Marshall	Village of Windsor
Town of Mazomanie	Town of York
Village of Mazomanie	

All municipalities in Dane County are members of the Dane County Urban County Consortium, with the exception of the City of Madison, which receives CDBG funding directly from HUD.