

DATED: 3-21-25

**NOTICE TO RESIDENTS OF THE  
VILLAGE OF WONEWOC**

There will be a regular meeting of the Wonewoc Village Board at the Village Hall in the Village of Wonewoc at 6:00 p.m. 3-26-25.

Teleconferencing call-in is available: Public & trustees must register with the village at 608-464-3114, 24 hours before the board meeting.

Call-in phone number: 608-489-1103, Code 449403

Registered:

**AGENDA**

Roll Call

Remote trustee(s) participation:

Bills and Vouchers

Minutes of Previous Meeting

Public Comment

Police Report

Finance Report

Library Report

1. Discuss and possibly take action to approve Operator Permit for Kristianna Hardy, Wayne Hardy (Crack Jak) and Penny Mischel (R&S). (Approve or Deny) Don Hubele
2. Discuss and possibly take action to approve clean-up days for Saturday, April 26, 2025, from 7am to 3pm. (Approve or Deny) Don Hubele
3. Discuss and possibly take action to open the Village Public Pool for the summer swimming season and authorize the administrator and pool manager to hire the staff. (Approve or Deny) Don Hubele
4. Discuss and possibly take action to approve USDA Change Order #04. (Approve or Deny) Matt Schmidt
5. Discuss and possibly take action to approve USDA Draw Number 2022-33 (Approve or Deny) Matt Schmidt
6. Discuss and possibly take action to change utility post card billing format to regular letter size format and purchase necessary equipment for the conversion. (Approve or Deny) Don Hubele
7. Discuss and possibly take action to approve splitting costs of gravel with the Lions Club for the village parking lots on 201 Washington Street, 291910311 & 203 Washington Street, 291910312, (Approve or Deny) Lori Stokes
8. Discuss and possibly take action to approve Lee Kucher signing the Amended FEMA/DNR Declaration of Deed Restrictions. (Approve or Deny) Don Hubele
9. Discuss and possibly take action to approve the language of the proposed "Required Fixed Sanitary Fee" and approve Steve Roy's Law Office creating an applicable Ordinance for approval at the April board meeting. (Approve or Deny) Matt Schmidt

Committee Reports:

/s/Don Hubele  
Don Hubele  
Village President

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Village Administrator at (608) 464-3114, 200 West Street, Wonewoc, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Posted: 3-21-25

Lee C. Kucher  
Administrator

## Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

| Vendor                               | Vendor Name         | Invoice Number | Description           | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid  | Voided | GL Account |
|--------------------------------------|---------------------|----------------|-----------------------|--------------|-----------------------|-------------|------------|--------|------------|
| ALLIANT ENERGY/WP&L                  |                     |                |                       |              |                       |             |            |        |            |
| 124                                  | ALLIANT ENERGY/WP&L | 2-27-25        | 8466820000            | 02/27/2025   | 101.47                | 101.47      | 03/17/2025 |        | 015342190  |
| 124                                  | ALLIANT ENERGY/WP&L | 2-4-25         | 7910698106            | 02/04/2025   | 378.81                | 378.81      | 03/17/2025 |        | 035000545  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 8643830000            | 03/07/2025   | 41,356.07             | 41,356.07   | 03/07/2025 |        | 035000545  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 9832050000            | 03/07/2025   | 11.17                 | 11.17       | 03/07/2025 |        | 015342190  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 2664940000            | 03/07/2025   | 676.83                | 676.83      | 03/07/2025 |        | 015161191  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 0357330000            | 03/07/2025   | 571.08                | 571.08      | 03/07/2025 |        | 058000856  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 1497730000            | 03/07/2025   | 517.74                | 517.74      | 03/07/2025 |        | 025511230  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 2195740000            | 03/07/2025   | 152.84                | 152.84      | 03/07/2025 |        | 015600190  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 5180510000            | 03/07/2025   | 248.12                | 248.12      | 03/07/2025 |        | 015431190  |
| 124                                  | ALLIANT ENERGY/WP&L | 3-7-25         | 8339410000            | 03/07/2025   | 33.70                 | 33.70       | 03/07/2025 |        | 015342190  |
| Total ALLIANT ENERGY/WP&L:           |                     |                |                       |              | 44,047.83             | 44,047.83   |            |        |            |
| BORDER STATES ELECTRIC SUPPLY        |                     |                |                       |              |                       |             |            |        |            |
| 3487                                 | BORDER STATES ELECT | 929799116      | TOOLS                 | 02/03/2025   | 35.80                 | 35.80       | 03/07/2025 |        | 039000930  |
| 3487                                 | BORDER STATES ELECT | 929817715      | TOOLS                 | 02/05/2025   | 209.89                | 209.89      | 03/07/2025 |        | 039000930  |
| 3487                                 | BORDER STATES ELECT | 929858064      | TOOLS                 | 02/13/2025   | 267.57                | 267.57      | 03/07/2025 |        | 039000930  |
| Total BORDER STATES ELECTRIC SUPPLY: |                     |                |                       |              | 513.26                | 513.26      |            |        |            |
| BRIGHTSPEED                          |                     |                |                       |              |                       |             |            |        |            |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319051             | 02/21/2025   | 174.99                | 174.99      | 03/07/2025 |        | 015161190  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319756             | 02/21/2025   | 206.68                | 206.68      | 03/07/2025 |        | 025511200  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301217723             | 02/21/2025   | 10.55                 | 10.55       | 03/07/2025 |        | 015161190  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319418             | 02/21/2025   | 35.00                 | 35.00       | 03/07/2025 |        | 015211182  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319241             | 02/21/2025   | 76.61                 | 76.61       | 03/07/2025 |        | 049000930  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319297             | 02/21/2025   | 102.25                | 102.25      | 03/07/2025 |        | 058000856  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319378             | 02/21/2025   | 90.56                 | 90.56       | 03/07/2025 |        | 015141190  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319676             | 02/21/2025   | 85.63                 | 85.63       | 03/07/2025 |        | 015161190  |
| 3828                                 | BRIGHTSPEED         | 2-21-25        | 301319820             | 02/21/2025   | 90.07                 | 90.07       | 03/07/2025 |        | 015600190  |
| Total BRIGHTSPEED:                   |                     |                |                       |              | 872.34                | 872.34      |            |        |            |
| CARDMEMBER SERVICE                   |                     |                |                       |              |                       |             |            |        |            |
| 3135                                 | CARDMEMBER SERVICE  | 3-10-25        | MISC - GRANT          | 03/10/2025   | 571.41                | 571.41      | 03/17/2025 |        | 015170195  |
| Total CARDMEMBER SERVICE:            |                     |                |                       |              | 571.41                | 571.41      |            |        |            |
| CIVIC SYSTEMS, LLC                   |                     |                |                       |              |                       |             |            |        |            |
| 2744                                 | CIVIC SYSTEMS, LLC  | INV-02189      | SEMI ANNUAL SUPPORT F | 01/01/2025   | 1,607.75              | 1,607.75    | 02/28/2025 |        | 049000929  |
| 2744                                 | CIVIC SYSTEMS, LLC  | INV-02189      | SEMI ANNUAL SUPPORT F | 01/01/2025   | 1,607.75              | 1,607.75    | 02/28/2025 |        | 049000929  |
| 2744                                 | CIVIC SYSTEMS, LLC  | INV-02189      | SEMI ANNUAL SUPPORT F | 01/01/2025   | 1,607.75              | 1,607.75    | 02/28/2025 |        | 039000923  |
| 2744                                 | CIVIC SYSTEMS, LLC  | INV-02189      | SEMI ANNUAL SUPPORT F | 01/01/2025   | 1,607.75              | 1,607.75    | 02/28/2025 |        | 016003190  |
| Total CIVIC SYSTEMS, LLC:            |                     |                |                       |              | 6,431.00              | 6,431.00    |            |        |            |
| CTLABORATORIES                       |                     |                |                       |              |                       |             |            |        |            |
| 2819                                 | CTLABORATORIES      | 3-4-25         | LABORATORY TESTS—SLU  | 03/04/2025   | 673.00                | 673.00      | 03/17/2025 |        | 058000828  |
| 2819                                 | CTLABORATORIES      | 3-4-25         | TESTING WATER         | 03/04/2025   | 40.00                 | 40.00       | 03/17/2025 |        | 046000641  |

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|------------------------------------------|----------------------|----------------|------------------------|--------------|-----------------------|-------------|------------|--------|------------|
| Total CTLABORATORIES:                    |                      |                |                        |              | 713.00                | 713.00      |            |        |            |
| <b>E O JOHNSON COMPANY</b>               |                      |                |                        |              |                       |             |            |        |            |
| 2935                                     | E O JOHNSON COMPANY  | INV1717895     | CONTRACT CN10732-01    | 03/13/2025   | 5.35                  | 5.35        | 03/17/2025 |        | 015161192  |
| Total E O JOHNSON COMPANY:               |                      |                |                        |              | 5.35                  | 5.35        |            |        |            |
| <b>EFTPS</b>                             |                      |                |                        |              |                       |             |            |        |            |
| 2746                                     | EFTPS                | 3-10-25        | PAYROLL TAXES          | 03/10/2025   | 4,173.55              | 4,173.55    | 03/10/2025 |        | 0121311    |
| 2746                                     | EFTPS                | 3-14-25        | PAYROLL TAXES          | 03/14/2025   | 837.84                | 837.84      | 03/14/2025 |        | 0121311    |
| Total EFTPS:                             |                      |                |                        |              | 5,011.39              | 5,011.39    |            |        |            |
| <b>ELECTRICAL TESTING LAB</b>            |                      |                |                        |              |                       |             |            |        |            |
| 2920                                     | ELECTRICAL TESTING L | 42747          | TEST EQUIPMENT         | 01/31/2025   | 195.00                | 195.00      | 03/07/2025 |        | 039000930  |
| Total ELECTRICAL TESTING LAB:            |                      |                |                        |              | 195.00                | 195.00      |            |        |            |
| <b>EMPLOYEE TRUST FUNDS</b>              |                      |                |                        |              |                       |             |            |        |            |
| 3281                                     | EMPLOYEE TRUST FUND  | 3-19-25        | HEALTH INSURANCE       | 03/19/2025   | 17,116.94             | 17,116.94   | 03/19/2025 |        | 0121325    |
| Total EMPLOYEE TRUST FUNDS:              |                      |                |                        |              | 17,116.94             | 17,116.94   |            |        |            |
| <b>GEIER HOMAR &amp; ROY LLP</b>         |                      |                |                        |              |                       |             |            |        |            |
| 3471                                     | GEIER HOMAR & ROY LL | 13411          | GENERAL                | 03/07/2025   | 253.50                | 253.50      | 03/14/2025 |        | 016000190  |
| Total GEIER HOMAR & ROY LLP:             |                      |                |                        |              | 253.50                | 253.50      |            |        |            |
| <b>HARTJE FARM &amp; POWER EQUIPMENT</b> |                      |                |                        |              |                       |             |            |        |            |
| 3419                                     | HARTJE FARM & POWER  | 7732           | MISC SUPPLIES          | 02/04/2025   | 27.00                 | 27.00       | 03/17/2025 |        | 015700190  |
| Total HARTJE FARM & POWER EQUIPMENT:     |                      |                |                        |              | 27.00                 | 27.00       |            |        |            |
| <b>HASTINGS FIBER GLASS PRODUCTS</b>     |                      |                |                        |              |                       |             |            |        |            |
| 3801                                     | HASTINGS FIBER GLASS | 16416          | GROUND SETS            | 02/18/2025   | 1,302.20              | 1,302.20    | 03/07/2025 |        | 039000930  |
| Total HASTINGS FIBER GLASS PRODUCTS:     |                      |                |                        |              | 1,302.20              | 1,302.20    |            |        |            |
| <b>HILLSBORO COUNTY MARKET</b>           |                      |                |                        |              |                       |             |            |        |            |
| 3783                                     | HILLSBORO COUNTY MA  | 2-28-*25       | MISC SUPPLIES          | 02/28/2025   | 67.27                 | 67.27       | 03/17/2025 |        | 015700190  |
| Total HILLSBORO COUNTY MARKET:           |                      |                |                        |              | 67.27                 | 67.27       |            |        |            |
| <b>HILLSBORO TELEPHONE COMPANY</b>       |                      |                |                        |              |                       |             |            |        |            |
| 3825                                     | HILLSBORO TELEPHONE  | 3-1-25         | ELECTRIC INTERNET      | 03/01/2025   | 19.98                 | 19.98       | 03/17/2025 |        | 039000929  |
| 3825                                     | HILLSBORO TELEPHONE  | 3-1-25         | GENERAL INTERNET       | 03/01/2025   | 20.00                 | 20.00       | 03/17/2025 |        | 015141190  |
| 3825                                     | HILLSBORO TELEPHONE  | 3-1-25         | SEWER INTERNET         | 03/01/2025   | 19.98                 | 19.98       | 03/17/2025 |        | 058000840  |
| 3825                                     | HILLSBORO TELEPHONE  | 3-1-25         | WATER INTERNET         | 03/01/2025   | 19.98                 | 19.98       | 03/17/2025 |        | 049000929  |
| Total HILLSBORO TELEPHONE COMPANY:       |                      |                |                        |              | 79.94                 | 79.94       |            |        |            |
| <b>JOHNSON BLOCK AND COMPANY</b>         |                      |                |                        |              |                       |             |            |        |            |
| 3436                                     | JOHNSON BLOCK AND C  | 524007         | COMPILATION SERVICES - | 02/24/2025   | 750.00                | 750.00      | 03/14/2025 |        | 039000923  |
| 3436                                     | JOHNSON BLOCK AND C  | 524007         | COMPILATION SERVICES - | 02/24/2025   | 750.00                | 750.00      | 03/14/2025 |        | 016002190  |
| 3436                                     | JOHNSON BLOCK AND C  | 524007         | COMPILATION SERVICES - | 02/24/2025   | 750.00                | 750.00      | 03/14/2025 |        | 058000852  |
| 3436                                     | JOHNSON BLOCK AND C  | 524007         | COMPILATION SERVICES - | 02/24/2025   | 750.00                | 750.00      | 03/14/2025 |        | 049000923  |

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| Total JOHNSON BLOCK AND COMPANY:   |                     |                |                          |              | 3,000.00              | 3,000.00    |            |        |            |
| <b>JR ROEHLING &amp; SONS</b>      |                     |                |                          |              |                       |             |            |        |            |
| 3676                               | JR ROEHLING & SONS  | 9156           | HAULING SNOW             | 02/19/2025   | 1,500.00              | 1,500.00    | 03/07/2025 |        | 015435191  |
| Total JR ROEHLING & SONS:          |                     |                |                          |              | 1,500.00              | 1,500.00    |            |        |            |
| <b>JUNEAU COUNTY HIGHWAY DEPT.</b> |                     |                |                          |              |                       |             |            |        |            |
| 927                                | JUNEAU COUNTY HIGHW | 7030           | M2020 I.P. SAND          | 12/31/2024   | 1,291.04              | 1,291.04    | 03/17/2025 |        | 015435190  |
| Total JUNEAU COUNTY HIGHWAY DEPT.: |                     |                |                          |              | 1,291.04              | 1,291.04    |            |        |            |
| <b>MAVEN COMPUTERS LLC</b>         |                     |                |                          |              |                       |             |            |        |            |
| 3872                               | MAVEN COMPUTERS LL  | 1088           | OFFICE 365 SUITE - ELEC  | 03/14/2025   | 25.00                 | 25.00       | 03/14/2025 |        | 039000929  |
| 3872                               | MAVEN COMPUTERS LL  | 1088           | OFFICE 365 SUITE - GENE  | 03/14/2025   | 25.00                 | 25.00       | 03/14/2025 |        | 015141190  |
| 3872                               | MAVEN COMPUTERS LL  | 1088           | OFFICE 365 SUITE - POLIC | 03/14/2025   | 25.00                 | 25.00       | 03/14/2025 |        | 015211200  |
| 3872                               | MAVEN COMPUTERS LL  | 1088           | OFFICE 365 SUITE - SEWE  | 03/14/2025   | 25.00                 | 25.00       | 03/14/2025 |        | 058000840  |
| 3872                               | MAVEN COMPUTERS LL  | 1088           | OFFICE 365 SUITE - WATE  | 03/14/2025   | 25.00                 | 25.00       | 03/14/2025 |        | 049000929  |
| Total MAVEN COMPUTERS LLC:         |                     |                |                          |              | 125.00                | 125.00      |            |        |            |
| <b>NORTH SHORE BANK</b>            |                     |                |                          |              |                       |             |            |        |            |
| 3861                               | NORTH SHORE BANK    | 3-10-25        | TOM BRUMMEYER DEFER      | 03/10/2025   | 375.71                | 375.71      | 03/10/2025 |        | 0121328    |
| Total NORTH SHORE BANK:            |                     |                |                          |              | 375.71                | 375.71      |            |        |            |
| <b>POSTMASTER</b>                  |                     |                |                          |              |                       |             |            |        |            |
| 1611                               | POSTMASTER          | 3-17-25        | FIRST CLASS PRESORT      | 03/17/2025   | 350.00                | 350.00      | 03/17/2025 |        | 039000929  |
| Total POSTMASTER:                  |                     |                |                          |              | 350.00                | 350.00      |            |        |            |
| <b>QUILL CORPORATION</b>           |                     |                |                          |              |                       |             |            |        |            |
| 1708                               | QUILL CORPORATION   | 42797927       | TREATMENT PLANT SUPP     | 02/10/2025   | 184.57                | 184.57      | 03/07/2025 |        | 058000851  |
| 1708                               | QUILL CORPORATION   | 42997764       | ELECTRIC DEPT OFFICE S   | 02/24/2025   | 42.33                 | 42.33       | 03/17/2025 |        | 039000921  |
| 1708                               | QUILL CORPORATION   | 42997764       | TREATMENT PLANT SUPP     | 02/24/2025   | 42.33                 | 42.33       | 03/17/2025 |        | 058000851  |
| 1708                               | QUILL CORPORATION   | 42997764       | WATER COLLECTION EXP     | 02/24/2025   | 42.33                 | 42.33       | 03/17/2025 |        | 049000929  |
| Total QUILL CORPORATION:           |                     |                |                          |              | 311.56                | 311.56      |            |        |            |
| <b>SEERA</b>                       |                     |                |                          |              |                       |             |            |        |            |
| 3247                               | SEERA               | 3-19-25        | ENERGY FEES - WMWLD "    | 03/19/2025   | 280.46                | 280.46      | 03/19/2025 |        | 0325310    |
| Total SEERA:                       |                     |                |                          |              | 280.46                | 280.46      |            |        |            |
| <b>SHANE HUEBEL</b>                |                     |                |                          |              |                       |             |            |        |            |
| 3412                               | SHANE HUEBEL        | 3-4-25         | REIMBURSEMENT - VILLA    | 03/04/2025   | 69.59                 | 69.59       | 03/07/2025 |        | 015161192  |
| Total SHANE HUEBEL:                |                     |                |                          |              | 69.59                 | 69.59       |            |        |            |
| <b>SPEE DEE</b>                    |                     |                |                          |              |                       |             |            |        |            |
| 3657                               | SPEE DEE            | 1200326        | TREATMENT PLANT SAMP     | 03/01/2025   | 126.66                | 126.66      | 03/17/2025 |        | 058000828  |
| Total SPEE DEE:                    |                     |                |                          |              | 126.66                | 126.66      |            |        |            |
| <b>TOM HOTEK ENTERPRISES</b>       |                     |                |                          |              |                       |             |            |        |            |
| 3901                               | TOM HOTEK ENTERPRIS | 2-3-25         | CPR- TOM BRUMMEYER       | 02/03/2025   | 90.00                 | 90.00       | 03/17/2025 |        | 015211370  |

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| Total TOM HOTEK ENTERPRISES:             |                      |                |                        |              | 90.00                 | 90.00       |            |        |            |
| <b>TOWN &amp; COUNTRY SANITATION</b>     |                      |                |                        |              |                       |             |            |        |            |
| 2870                                     | TOWN & COUNTRY SANI  | 3-3-25         | RECYCLING SERVICE      | 03/03/2025   | 1,175.68              | 1,175.68    | 03/17/2025 |        | 015461190  |
| 2870                                     | TOWN & COUNTRY SANI  | 3-3-25         | GARBAGE SERVICE        | 03/03/2025   | 2,746.34              | 2,746.34    | 03/17/2025 |        | 015461190  |
| 2870                                     | TOWN & COUNTRY SANI  | 3-3-25         | RECYCLING TONAGE FEE   | 03/03/2025   | 250.80                | 250.80      | 03/17/2025 |        | 015461190  |
| Total TOWN & COUNTRY SANITATION:         |                      |                |                        |              | 4,172.82              | 4,172.82    |            |        |            |
| <b>UNIFIRST CORPORATION</b>              |                      |                |                        |              |                       |             |            |        |            |
| 3756                                     | UNIFIRST CORPORATIO  | 1490073549     | MATS ONLY              | 02/07/2025   | 87.12                 | 87.12       | 03/17/2025 |        | 015800190  |
| 3756                                     | UNIFIRST CORPORATIO  | 1490075358     | MATS ONLY              | 02/21/2025   | 87.12                 | 87.12       | 03/07/2025 |        | 015800190  |
| Total UNIFIRST CORPORATION:              |                      |                |                        |              | 174.24                | 174.24      |            |        |            |
| <b>US CELLULAR</b>                       |                      |                |                        |              |                       |             |            |        |            |
| 3368                                     | US CELLULAR          | 0712613331     | POLICE CELL PHONE Acct | 02/22/2025   | 15.30                 | 15.30       | 03/19/2025 |        | 015211182  |
| 3368                                     | US CELLULAR          | 0712662254     | POLICE MODEM Acct #203 | 02/22/2025   | 20.00                 | 20.00       | 03/19/2025 |        | 015211182  |
| Total US CELLULAR:                       |                      |                |                        |              | 35.30                 | 35.30       |            |        |            |
| <b>WI DEPARTMENT OF REVENUE</b>          |                      |                |                        |              |                       |             |            |        |            |
| 2733                                     | WI DEPARTMENT OF RE  | 3-4-25         | sales tax payment      | 03/04/2025   | 1,442.78              | 1,442.78    | 03/04/2025 |        | 0121611    |
| Total WI DEPARTMENT OF REVENUE:          |                      |                |                        |              | 1,442.78              | 1,442.78    |            |        |            |
| <b>WI STATE LABORATORY OF HYGIENE</b>    |                      |                |                        |              |                       |             |            |        |            |
| 2860                                     | WI STATE LABORATORY  | 802577         | FLUORIDE TESTING       | 02/28/2025   | 31.00                 | 31.00       | 03/17/2025 |        | 049000923  |
| Total WI STATE LABORATORY OF HYGIENE:    |                      |                |                        |              | 31.00                 | 31.00       |            |        |            |
| <b>WISCONSIN DEPT OF REVENUE</b>         |                      |                |                        |              |                       |             |            |        |            |
| 3802                                     | WISCONSIN DEPT OF RE | 3-7-25         | MUNICIPAL FEE FOR ASS  | 03/07/2025   | 30.39                 | 30.39       | 03/07/2025 |        | 015154190  |
| Total WISCONSIN DEPT OF REVENUE:         |                      |                |                        |              | 30.39                 | 30.39       |            |        |            |
| <b>WISCONSIN RETIREMENT SYSTEM</b>       |                      |                |                        |              |                       |             |            |        |            |
| 2312                                     | WISCONSIN RETIREMEN  | 3-19-25        | WRS Retirement         | 03/19/2025   | 3,899.53              | 3,899.53    | 03/19/2025 |        | 0121321    |
| Total WISCONSIN RETIREMENT SYSTEM:       |                      |                |                        |              | 3,899.53              | 3,899.53    |            |        |            |
| <b>WONEWOC AREA FIRE &amp; AMBULANCE</b> |                      |                |                        |              |                       |             |            |        |            |
| 2713                                     | WONEWOC AREA FIRE    | 3-7-25         | EQUIPMENT REPLACEME    | 03/07/2025   | 976.71                | 976.71      | 03/07/2025 |        | 017010190  |
| Total WONEWOC AREA FIRE & AMBULANCE:     |                      |                |                        |              | 976.71                | 976.71      |            |        |            |
| <b>WONEWOC UTILITIES</b>                 |                      |                |                        |              |                       |             |            |        |            |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 7326200                | 03/17/2025   | 865.89                | 865.89      | 03/17/2025 |        | 015342190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 5109500                | 03/17/2025   | 280.54                | 280.54      | 03/17/2025 |        | 015431190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 6136000                | 03/17/2025   | 12.00                 | 12.00       | 03/17/2025 |        | 015431190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 5260501                | 03/17/2025   | 17.67                 | 17.67       | 03/17/2025 |        | 015700190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 2237500                | 03/17/2025   | 96.66                 | 96.66       | 03/17/2025 |        | 015700190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 7326000                | 03/17/2025   | 666.90                | 666.90      | 03/17/2025 |        | 046000622  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 5106800                | 03/17/2025   | 242.34                | 242.34      | 03/17/2025 |        | 039000930  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 52593101               | 03/17/2025   | 12.00                 | 12.00       | 03/17/2025 |        | 015700190  |
| 2349                                     | WONEWOC UTILITIES    | 3-17-25        | 52553103               | 03/17/2025   | 12.00                 | 12.00       | 03/17/2025 |        | 015700190  |

| Vendor                   | Vendor Name       | Invoice Number | Description | Invoice Date | Net<br>Invoice Amount | Amount Paid | Date Paid  | Voided | GL Account |
|--------------------------|-------------------|----------------|-------------|--------------|-----------------------|-------------|------------|--------|------------|
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 52573101    | 03/17/2025   | 12.00                 | 12.00       | 03/17/2025 |        | 015700190  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 2237000     | 03/17/2025   | 25.36                 | 25.36       | 03/17/2025 |        | 058000856  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 5265700     | 03/17/2025   | 611.89                | 611.89      | 03/17/2025 |        | 039000930  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 2222000     | 03/17/2025   | 135.25                | 135.25      | 03/17/2025 |        | 015600190  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 5113200     | 03/17/2025   | 424.55                | 424.55      | 03/17/2025 |        | 015161191  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 6124000     | 03/17/2025   | 1,271.91              | 1,271.91    | 03/17/2025 |        | 058000856  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 3283500     | 03/17/2025   | 142.08                | 142.08      | 03/17/2025 |        | 015431190  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 5267500     | 03/17/2025   | 96.85                 | 96.85       | 03/17/2025 |        | 025511220  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 5267500     | 03/17/2025   | 563.22                | 563.22      | 03/17/2025 |        | 025511210  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 6124100     | 03/17/2025   | 25.36                 | 25.36       | 03/17/2025 |        | 058000856  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 7326300     | 03/17/2025   | 304.22                | 304.22      | 03/17/2025 |        | 015342190  |
| 2349                     | WONEWOC UTILITIES | 3-17-25        | 52533101    | 03/17/2025   | 606.64                | 606.64      | 03/17/2025 |        | 015710190  |
| Total WONEWOC UTILITIES: |                   |                |             |              | 6,425.33              | 6,425.33    |            |        |            |
| Grand Totals:            |                   |                |             |              | 101,915.55            | 101,915.55  |            |        |            |

## Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

DATED: 2-26-25

**NOTICE TO RESIDENTS OF THE  
VILLAGE OF WONEWOC**

There was a regular meeting of the Wonewoc Village Board at the Village Hall in the Village of Wonewoc at 6:00 p.m. 2-26-25.

Teleconferencing call-in is available: Public & trustees must register with the village at 608-464-3114, 24 hours before the board meeting.

Call-in phone number: 608-489-1103, Code 449403

Registered: **None**

**MINUTES**

Roll Call : : Matt Schmidt - Y, Kathy Kucher - Y, Tonia Schumann - Y, Lori Stokes - Y, Mike Roraff - Y, Josh Roehling - Y, Don Hubele -Y

Remote trustee(s) participation: None

Bills and Vouchers: Motion to accept by Stokes, 2<sup>nd</sup> by Schmidt- passed

Minutes of Previous Meeting: Motion to accept by Roraff, 2<sup>nd</sup> by Stokes - passed

1. Motion to approve amended Loan 84112 Electric Grid Upgrade to extend the terms. by Schmidt, 2<sup>nd</sup> by Roehling - passed
2. Motion to approve USDA Draw Request 2022-32 by Roraff, 2<sup>nd</sup> by Roehling - passed.
3. Motion to approve Johnson Block terms of engagement of village financial records by Schmidt 2<sup>nd</sup> by Stokes - passed
4. Motion to take no action to the PSC ruling on Julie Ott/Michele Noll's compliant on the village denying the removal of Utility Meters on their Airbnb at 223 ½ Center Street by Schumann, 2<sup>nd</sup> by Stokes. Roll call vote: Matt Schmidt - Y, Kathy Kucher - Y, Tonia Schumann - Y, Lori Stokes - Y, Mike Roraff - Y, Josh Roehling - Y, Don Hubele -Y
5. Motion to adjourn at 8:00pm by Schmidt, 2<sup>nd</sup> by Kucher – passed.

/s/Lee C. Kucher  
Lee C. Kucher  
Administrator



# CHANGE ORDER NO.: 04

Owner: Village of Wonewoc Owner's Project No.:  
 Engineer: MSA Professional Services Engineer's Project No.: 04625006A  
 Contractor: Staab Construction Contractor's Project No.:  
 Project: Wastewater Treatment Facility Upgrade  
 Contract Name:  
 Date Issued: 2/13/25 Effective Date of Change Order: 2/13/25

The Contract is modified as follows upon execution of this Change Order:

## Description:

The additional cost for Staab to provide modifications to the exterior signage and Door 107A opening size at the headworks facility. Credit is provided for Contractor not installing Davit Cranes by Village request.

## Attachments:

Additional Cost for Signage and Door, Credit documentation for Davit Crane installation

| Change in Contract Price                                                        | Change in Contract Times                                                                                                                                                                        |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Original Contract Price:<br>\$ 9,873,000.00                                     | Original Contract Times:<br>Substantial Completion: March 1, 2025<br>Ready for final payment: July 1, 2025                                                                                      |
| Increase from previously approved Change Orders No. 1 to No. 3:<br>\$ 15,532.00 | <del>Increase</del> <del>Decrease</del> from previously approved Change Orders No. 1 to No. <del>Number of previous Change Order</del> :<br>Substantial Completion:<br>Ready for final payment: |
| Contract Price prior to this Change Order:<br>\$ 9,888,532.00                   | Contract Times prior to this Change Order:<br>Substantial Completion: March 1, 2025<br>Ready for final payment: July 1, 2025                                                                    |
| Increase this Change Order:<br>\$ 1,627.00                                      | No change this Change Order:<br>Substantial Completion: March 1, 2025<br>Ready for final payment: July 1, 2025                                                                                  |
| Contract Price incorporating this Change Order:<br>\$ 9,890,159.00              | Contract Times with all approved Change Orders:<br>Substantial Completion: March 1, 2025<br>Ready for final payment: July 1, 2025                                                               |

Recommended by Engineer (if required)  
 By: Mark Bahil  
 Title: Project Manager  
 Date: 2/13/2025

Accepted by Contractor  
Benjamin J. Lee  
 Benjamin J. Lee, President  
 2-14-25

Authorized by Owner  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Approved by Funding Agency (if applicable)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**staab**  
construction  
corporation

1800 LAEMLE AVE  
MARSHFIELD, WI 54449

Phone: 715-387-8429  
Fax: 715-384-4846

## Change Order Request

STEVEN SELL  
M S A PROF. SERVICES  
1702 PANKRATZ STREET  
MADISON, WI 53704

Project: 4640- WONEWOC WWTF

Date: 01/18/2024

Change Order Request # : 2 - 2 Description: Door 107A Opening Size Change

### Description of Change:

|        |                      | Manhours | Charge Rate | Total |
|--------|----------------------|----------|-------------|-------|
| Labor: | Executive Management | 0        | \$345       | \$0   |
|        | Project Manager      | 1        | \$185       | \$185 |
|        | Job Supervisor       | 1        | \$147       | \$147 |
|        | Field Crew           | 0        | \$121       | \$0   |
|        | Labor Totals         | 2        |             | \$332 |

|                 | Cost    | Margin % | Margin \$ | Total   |
|-----------------|---------|----------|-----------|---------|
| Material:       | \$1,102 | 15.00%   | \$165     | \$1,267 |
| Equipment Rent: | \$0     | 0.00%    | \$0       | \$0     |
| Subcontract:    | \$0     | 0.00%    | \$0       | \$0     |

|                                |         |
|--------------------------------|---------|
| SUB-TOTAL COSTS:               | \$1,599 |
| Adjustment (Margin)            | (60)    |
| Bonds & Insurance (no margin): | \$16    |
| TOTAL FOR CHANGE ORDER # 2 - 2 | \$1,555 |

### Clarifications / Exceptions:

Door Schedule shows door 107A as being 7'-0" x 3'-0". Actual door size to be replaced is 7'-2" x 3'-4". Block Iron is charging an adder for increased door/frame size required.

**Staab Construction Corp.**

The contract completion date to be increased 0 calendar days.  
Price subject to change after 30 days.

Project Manager:

  
ALEX GILMASTER alex.gilmaster@staabco.com  
p. 715-387-8429117 f. 715-384-4846



**staab**  
construction  
corporation

1800 LAEMLE AVE  
MARSHFIELD, WI 54449

Phone: 715-387-8429  
Fax: 715-384-4846

## Change Order Request

MATT ROCKWEILER  
M S A PROF. SERVICES  
1230 SOUTH BLVD  
BARABOO, WI 53913

Project: 4640- WONEWOC WWTF

Date: 10/29/2024

Change Order Request #: 7 - 1 Description: RFP 01 Desk and Exterior Signage

### Description of Change:

|        |                      | Manhours | Charge Rate | Total |
|--------|----------------------|----------|-------------|-------|
| Labor: | Executive Management | 0        | \$345       | \$0   |
|        | Project Manager      | 1        | \$185       | \$185 |
|        | Job Supervisor       | 1        | \$147       | \$147 |
|        | Field Crew           | 2        | \$121       | \$242 |
|        | Labor Totals         | 4        |             | \$574 |

|                 | Cost  | Margin % | Margin \$ | Total |
|-----------------|-------|----------|-----------|-------|
| Material:       | \$650 | 15.00%   | \$98      | \$748 |
| Equipment Rent: | \$0   | 0.00%    | \$0       | \$0   |
| Subcontract:    | \$0   | 0.00%    | \$0       | \$0   |

SUB-TOTAL COSTS: \$1,322

Bonds & Insurance (no margin): \$15

TOTAL FOR CHANGE ORDER # 7 - 1 \$1,337

### Clarifications / Exceptions:

Pricing also includes cost to furnish and install eight 8-inch letters to the exterior sign, so sign reads "Wonewoc Wastewater Treatment Facility".

**Staab Construction Corp.**

The contract completion date to be increased TBD calendar days.  
Price subject to change after 30 days.

Project Manager:

  
ALEX GILMASTER alex.gilmaster@staabco.com  
p. 715-387-8429117 f. 715-384-4846



**staab**  
construction  
corporation

1800 LAEMLE AVE  
MARSHFIELD, WI 54449

Phone: 715-387-8429  
Fax: 715-384-4846

# Change Order Request

MATT ROCKWEILER  
M S A PROF. SERVICES  
1230 SOUTH BLVD  
BARABOO, WI 53913

Project: 4640- WONEWOC WWTF

Date: 01/20/2025

|                          |       |                                           |
|--------------------------|-------|-------------------------------------------|
| Change Order Request # : | 8 - 1 | Description: Credit - Davit Crane Install |
|--------------------------|-------|-------------------------------------------|

## Description of Change:

|        |                      | Manhours | Charge Rate | Total     |
|--------|----------------------|----------|-------------|-----------|
| Labor: | Executive Management | 0        | \$345       | \$0       |
|        | Project Manager      | 0        | \$185       | \$0       |
|        | Job Supervisor       | 0        | \$147       | \$0       |
|        | Field Crew           | (10)     | \$121       | \$(1,210) |
|        | Labor Totals         | (10)     |             | \$(1,210) |

|                 | Cost | Margin % | Margin \$ | Total |
|-----------------|------|----------|-----------|-------|
| Material:       | \$0  | 0.00%    | \$0       | \$0   |
| Equipment Rent: | \$0  | 0.00%    | \$0       | \$0   |
| Subcontract:    | \$0  | 0.00%    | \$0       | \$0   |

|                                |           |
|--------------------------------|-----------|
| SUB-TOTAL COSTS:               | \$(1,210) |
| Adjustment (Margin)            | (55)      |
| Bonds & Insurance (no margin): | \$0       |
| TOTAL FOR CHANGE ORDER # 8 - 1 | \$(1,265) |

## Clarifications / Exceptions:

Credit for labor to install davit crane, brackets and mounting hardware based on elimination request by owner.

**Staab Construction Corp.**

The contract completion date to be increased TBD calendar days.  
Price subject to change after 30 days.

Project Manager:

*Alex Gilmaster*  
ALEX GILMASTER alex.gilmaster@staabco.com  
p. 715-387-8429117 f. 715-384-4846

## Lee Kucher

---

**From:** Thole, Heather - DMA <heather.thole@widma.gov>  
**Sent:** Thursday, February 27, 2025 6:46 AM  
**To:** Lee Kucher  
**Subject:** DR-4402.06-R Wonewoc DNR MFC Deed Corrections  
**Attachments:** Wonewoc MFC Deed Restriction Amendment - DNR signed.pdf

Good morning Lee,

As a recipient of Hazard Mitigation Grant Program (HMGP) and Wisconsin Department of Natural Resources (WDNR) Municipal Flood Control Grant Program (MFC) funding used in property acquisition and structure demolition, a corrective instrument is required to remedy the incompatibility between the FEMA Model Deed Restriction and WDNR MFC Deed Restriction.

The issue of the incompatibility between the two deed restrictions was identified in mid-2022. Representatives and Legal Counsel from FEMA, WEM, and WDNR met to develop a solution to ensure future deed language is in compliance with both 44 C.F.R. Part 80 and relevant Wisconsin Statutes. As part of the solution, WEM is coordinating the effort to rerecord each property's deed with updated language that is compatible with and agreed upon with both FEMA and WDNR. This document is the Amended Deed Restriction.

Please find the attached Amended Deed Restriction for your review and action. The recording of the Amended Deed Restriction is eligible for reimbursement if desired, but your grant must have HMGP project funds remaining, which Wonewoc does. Failure to record the Amended Deed Restriction may subject the community to loss of future HMGP funding, including the recoupment of any HMGP funds previously used in the acquisition and demolition project.

The attached Amended Deed Restriction must be recorded for the following properties:

- 101 W Colvin Rd
- 201 Washington St
- 201 West St
- 203 Washington St
- 203 West St
- 301 Washington St
- 301 West St
- 305 West St
- 307 Washington St

103 E Colvin Rd did not use MFC funding for the local match and therefore does not have DNR MFC deed restrictions recorded on the property.

Please let me know if you have any questions or concerns.

Kind regards,



[wem.wi.gov](http://wem.wi.gov)

**Heather Thole**

State Hazard Mitigation Officer

Wisconsin Emergency Management

PO Box 7865

Madison, WI 53707-7865

**Phone:** (608) 282-5301

**Email:** [heather.thole@widma.gov](mailto:heather.thole@widma.gov)

Document Number

**AMENDED DECLARATION OF DEED  
RESTRICTIONS**

In reference to the properties ("Property") listed in **Exhibit A**, conveyed by the Deed between various property owners participating in a federally-assisted acquisition project through the FEMA Hazard Mitigation Grant Program ("the Original Grantor" identified in Exhibit A) and Village of Wonewoc ("the Property Grantee"), its successors and assigns, the Property Grantee hereby files the following Amended Declaration of Deed Restrictions for the Property in the Village of Wonewoc, Juneau County, Wisconsin to clarify for the record the application of previously and contemporaneously filed deed restrictions on the Property:

This space is reserved for recording data at the County Register of Deed's office.

Return To:  
Village of Wonewoc  
C/O Lee Kucher  
200 West Street, P.O. Box 37  
Wonewoc, WI 53967

Parcel Identification Number/Tax Key Number:

Tax Key Numbers: 291910524; 291910311;  
291910308; 291910312; 291910307; 291910310;  
291910228; 291910302; 291910226; 291910380

WHEREAS, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("The Stafford Act"), 42 U.S.C. §5121 *et seq.*, identifies the use of disaster relief funds under § 5170c, Hazard Mitigation Grant Program ("HMGP"), including the acquisition and relocation of structures in the floodplain;

WHEREAS, the mitigation grant program provides a process for a local government, through the State of Wisconsin ("State"), to apply for federal funds for mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, State has applied for and been awarded such funding from the Department of Homeland Security, Federal Emergency Management Agency ("FEMA") and has entered into various mitigation program Grant Agreements with FEMA as identified in Exhibit A, and herein incorporated by reference, making the State a mitigation grant program grantee;

WHEREAS, the Property Grantee, acting by and through its jurisdiction's governing board, has applied for and been awarded federal funds pursuant to various "State-Local Agreements" with the Wisconsin Emergency Management as identified in Exhibit A, and herein incorporated by reference, making the Property Grantee a mitigation grant program subgrantee;

WHEREAS, in accordance with the FEMA regulations applicable to the hazard mitigation grant programs, 44 C.F.R. Part 80, the Property Grantee has the following responsibilities:

1. To coordinate with the State and with the property owners to ensure that the project is implemented in compliance with 44 C.F.R. Part 80, including the following actions:

- a. Implementing property acquisition activities in accordance with 44 C.F.R. Part 80, and ensuring that all terms of the deed restrictions and grant award are enforced (44 C.F.R. § 80.5(c)(4));
  - b. Taking and retaining full property interest in the Property, consistent with 44 C.F.R. Part 80; or if transferring such interest, obtaining approval of the State and FEMA (44 C.F.R. § 80.5(c)(7));
  - c. Submitting to the State and FEMA proposed uses on the property for open space compatibility determinations (44 C.F.R. § 80.5(c)(8)); and
  - d. Monitoring and reporting on property compliance after the grant is awarded. (44 C.F.R. § 80.5(c)(9);
2. To be eligible for the FEMA grant, the Property Grantee must acquire or retain fee title (full property interest) in the Property, except for encumbrances FEMA determines are compatible with open space uses, as part of the project implementation. 44 C.F.R. §80.11(d);
  3. Following a grant award, the Property Grantee is required to obtain a title insurance policy demonstrating that fee title conveys to the Property Grantee and that the Property Grantee acquires only a property with clear title. Any incompatible easements or other encumbrances to the property must be extinguished before acquisition. 44 C.F.R. § 80.17(b);
  4. The Property Grantee, upon settlement of the property transaction, shall record with the deed of the subject Property notice of applicable land use restrictions and related procedures described in 44 C.F.R. Part 80, consistent with FEMA model deed restriction language. 44 C.F.R. § 80.17(e); and
  5. After acquiring the property interest, the Property Grantee including successors in interest, shall convey any interest in the Property only if the Regional Administrator, through the State, gives prior written approval of the transferee in accordance with 44 C.F.R. § 80.19. 44 C.F.R. § 80.19(b).

WHEREAS, the Property Grantee acquired the Property listed in Exhibit A and filed FEMA Deed Restrictions on the Property as identified in Exhibit A, and herein incorporated by reference;

WHEREAS, in accordance with 44 C.F.R. § 206.432(c), FEMA may contribute up to seventy-five percent of the cost of measures approved for funding under the HMGP, and the State and/or the Property Grantee is responsible for contributing the remaining non-federal share of costs approved under the HMGP grant;

WHEREAS, the Property Grantee, acting by and through its jurisdiction's governing board, has applied for and been awarded state funds pursuant to various "Municipal Flood Control Grants" with the Wisconsin Department of Natural Resources as identified in Exhibit A, to provide its non-federal share toward the FEMA HMGP property acquisitions;

WHEREAS, the Property Grantee filed a Declaration of Deed Restrictions required by the State of Wisconsin's Department of Natural Resources on the Property as identified in Exhibit A, and herein incorporated by reference;

WHEREAS, contrary to FEMA's regulations and Deed Restrictions, the Property Grantee either failed to extinguish the State of Wisconsin's Department of Natural Resources Declaration of Deed Restrictions and encumbrances to the Property before acquisition under FEMA's HMGP grant, or failed to obtain FEMA's written approval before transferring property interests to the Wisconsin Department of Natural Resources and encumbering the property with the state's Declaration of Deed Restrictions for acquisition of property funded by the Municipal Flood Control Grant Program, which are incompatible with FEMA's Model Deed Restrictions;



WHEREAS, the Property Grantee, as the FEMA mitigation grant program subgrantee and the current owner of the property, and the Wisconsin Department of Natural Resources have agreed to revise through the execution, delivery, acceptance, and recording of this Amended Declaration of Deed Restrictions on each property identified in Exhibit A; and

NOW, THEREFORE, the Property Grantee and the Wisconsin Department of Natural Resources agree that by recording this Amended Declaration of Deed Restrictions it intends to amend the following provisions of all prior Declaration of Deed Restrictions for acquisition of property funded by the Municipal Flood Control Grant Program recorded on the Property listed in Exhibit A, which are properties identified as part of an HMGP project. This Amended Declaration of Deed Restrictions shall be a covenant that runs with the land retroactive to the date of filing the original Declaration of Deed Restrictions for acquisition of property funded by the Municipal Flood Control Grant Program. If there is any conflict or inconsistency between the provisions of this Amended Declaration of Deed Restrictions and any of the prior recorded Declaration of Deed Restrictions for acquisition of property funded by the Municipal Flood Control Grant Program involving the Property, the provisions herein shall control. Following paragraph 12 of the Declaration of Deed Restrictions, the following paragraphs shall be added:

13. Prior to taking or authorizing any proposed uses of the PROPERTY, including open-space activities, authorized flood control measures and land management activities, as set forth in paragraphs 1 – 7 and 9 herein, the Village of Wonewoc, its successors or assigns, shall submit to the Wisconsin Emergency Management and FEMA proposed uses on the PROPERTY for open space compatibility determinations in accordance with FEMA's Deed Restrictions recorded on the dates and document numbers as identified in Exhibit A.
14. Prior to taking or authorizing any proposed actions deemed necessary to prevent any inconsistent activity on or use of the PROPERTY or that is necessary to restore any area or feature of the PROPERTY as discussed in paragraph 8, the WDNR, its agents, officers, employees and permittees shall consult with Wisconsin Emergency Management and FEMA for open space compatibility determinations in accordance with FEMA's Deed Restrictions recorded on the dates and document numbers as identified in Exhibit A.
15. Prior to taking any land management activity on the PROPERTY in accordance with paragraph 9 herein, WDNR, its agents, officers, employees, and permittees shall consult with Wisconsin Emergency Management and FEMA for open space compatibility determinations in accordance with FEMA's Deed Restrictions recorded on the dates and document numbers as identified in Exhibit A.
16. With regard to utility easements discussed in paragraph 10 herein, the Village of Wonewoc, including successors in interest or assigns, may only convey an interest in the PROPERTY, including utility easements, only if the FEMA Regional Administrator, through the Wisconsin Emergency Management, gives prior written approval of the transferee in accordance with 44 C.F.R. § 80.19.
17. In addition to obtaining WDNR's approval concerning the sale or transfer of the PROPERTY in accordance with paragraph 11 herein, the Village of Wonewoc, its successors or assigns, may only convey an interest in the PROPERTY if the FEMA Regional Administrator, through the Wisconsin Emergency Management, gives prior written approval of the transferee in accordance with 44 C.F.R. § 80.19.
18. WDNR, as an entity to whom the Village of Wonewoc conveyed an interest in the PROPERTY as set forth in the Declaration of Deed Restrictions (identified as Wisconsin Declaration of Deed Restrictions in Exhibit A), agrees to comply with all the terms and conditions of the FEMA Deed

Restrictions filed on the dates and documents identified in Exhibit A, which are incorporated herein.

**Property Grantee:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title

State of Wisconsin     )  
                                  ) ss  
Juneau County         )

On the above date, this instrument was acknowledged before me by the above-named Authorized Representative of the Village of Wonevok, known to me to be such officer, and who acknowledged that (s)he executed the forgoing instrument on its behalf for the purpose aforesaid and by her/his authority as such officer.

\_\_\_\_\_  
Notary Public, State of Wisconsin

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date Commission Expires

**Wisconsin Department of Natural Resources:**

*Asahel Kivsis*  
Signature

**Signature**

2/24/2025  
Date

Date \_\_\_\_\_

Elisabeth Kuisis, Grant Manager

### Print Name and Title

State of Wisconsin )  
 ) ss

) SS

Dane County )

On the above date, this instrument was acknowledged before me by the above-named Authorized Representative of the Wisconsin Department of Natural Resources, known to me to be such officer, and who acknowledged that (s)he executed the forgoing instrument on its behalf for the purpose aforesaid and by her/his authority as such officer.

Notary Public, State of Wisconsin

Print or Type Name

Date Commission Expires



## **EXHIBIT A**

**Property Address:** 101 W Colvin Road, Wonewoc, WI 53968

**PIN/Tax Key No.:** 291910524

**Original Grantor:** Richard R. Field, Jr. and Monica A. Field

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** May 4, 2021

**Document No.:** 744169

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022 **Document No.:** 752609

**Legal Description:** Lot 1 of Juneau County Certified Survey Map No. 2364, recorded with the Juneau County Register of Deeds in Volume 9 of C.S.M. at page 116, as Document No. 351383, located in the Village of Wonewoc, Juneau County, Wisconsin.

**Property Address:** 201 Washington Street, Wonewoc, WI 53968

**PIN/Tax Key No.:** 291910311

**Original Grantor:** Estate of Patricia J. Dettman

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** July 1, 2021

**Document No.:** 745385

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022 **Document No.:** 752610

**Legal Description:** All of Lots 3, 4, 5, and 6 of Block 13 of the Original Plat of the Village of Wonewoc, Located in the Southeast Quarter of the Northwest Quarter of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin; Also, Lots 7, 8, and 9 and part of Lots 2, 3, 10, 11, and 12 and part of the vacated alleyway of Block 14 in the Original Plat of the Village of Wonewoc, Located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin, and bounded by a line described as follows: Commencing at the north quarter corner of Section 35, T14N, R3E; Thence, S00°01'34"W, along the east line of the Northwest Quarter of said Section 35, 1258.54 feet to its intersection with the easterly extension of the south right-of-way line of Washington Street; Thence, S87°36'57"W, along the easterly extension of the south right-of-way line of Washington Street, 586.46, to the point of beginning of this description; Thence, S18°03'11"E, 139.49 feet; Thence, S71°56'49"W, 22.00 feet; Thence, S18°03'11"E, 50.00 feet; Thence, N71°56'49"E, 4.41 feet to the west line of Lot 3 of said Block 14; Thence, S03°24'41"E, along the west lines of Lots 3, 4, 5, and 6 of said Block 14, 209.23 feet to the southwest corner thereof; Thence, S87°46'26"W, along the easterly extension of the south line of Lot 7 of Block 14 and the south line of Lot 7 of Block 14, 148.50 feet, to the southwest corner thereof; Thence N03°24'50"W, along the west lines of Lots 7, 8, and 9 of said Block 14, 198.03 feet, to the northwest corner thereof; Thence, N87°41'06"E, along the north line of said Lot 9 of Block 14, 44.19 feet; Thence, N03°24'50"W, 114.57 feet; Thence N87°04'41"E, 14.30 feet; Thence, N03°24'50"W, 27.00 feet; Thence, N87°36'57"E, 26.00 feet; Thence, N03°24'50"W, 56.36 feet, to the north line of Lot 12 of said Block 14 and the south right-of-way line of Washington Street; Thence, N87°36'57"E, along the said north line of Lot 12 of said Block 14 and the south right-of-way line of Washington Street, 33.13 feet, returning to the point of beginning.

**Property Address:** 201 West Street, Wonewoc, WI 53968      **PIN/Tax Key No.:** 291910308  
**Original Grantor:** John J. Jurkowski  
**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018  
**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020  
**FEMA Deed Restrictions Date recorded:** May 4, 2021      **Document No.:** 744168  
**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation  
**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022      **Document No.:** 752611  
**Legal Description:** Lot 6 of Block 12 of the Original Plat of the Village of Wonewoc, all in the NE 1/4 of the NW 1/4 of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin.

**Property Address:** 203 Washington Street, Wonewoc, WI 53968      **PIN/Tax Key No.:** 291910312  
**Original Grantor:** Travis Jefferies  
**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018  
**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020  
**FEMA Deed Restrictions Date recorded:** May 18, 2021      **Document No.:** 744444  
**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation  
**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022      **Document No.:** 752612  
**Legal Description:** A part of Lots Eleven (11) and Twelve (12) in Block Fourteen (14) of the Original Plat of the Village of Wonewoc, Juneau County, Wisconsin, more particularly described as follows: Commencing at a point on the north line of said Lot 12, which point is 44 feet east of the northwest corner of said Lot; thence east on the north line of said Lot a distance of 41 feet; thence south parallel with the west line of said Lot a distance of 56 feet; thence west parallel with the north line of said lot a distance of 26 feet; thence south parallel with the west line of Block 14 of said Addition a distance of 27 feet; thence west parallel with the North Line of said Block 14 a distance of 15 feet; thence north parallel with the west line of said Block 14 a distance of 83 feet to the point of beginning.

**Property Address:** 203 West Street, Wonewoc, WI 53968      **PIN/Tax Key No.:** 291910307  
**Original Grantor:** Denise Miller  
**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018  
**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020  
**FEMA Deed Restrictions Date recorded:** April 29, 2021      **Document No.:** 744064  
**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation  
**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022      **Document No.:** 752613  
**Legal Description:** Lot Five (5) of Block Twelve (12) of the Original Plat of the Village of Wonewoc, all in the NE 1/4 of the NW 1/4 of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin.

**Property Address:** 301 Washington Street, Wonewoc, WI 53968      **PIN/Tax Key No.:** 291910310  
**Original Grantor:** Bruce T. Ott

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** May 19, 2021

**Document No.:** 744446

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022 **Document No.:** 752614

**Legal Description:** A part of Lots One (1) and Two (2), Block Thirteen (13) of the Original Plat of the Village of Wonewoc, described as follows: Commencing at the Northeast corner of Lot One (1) of said Block Thirteen (13), thence West on the North line 56.76 feet; thence Southerly in a straight line to a point in the South line of Lot Two (2) of said Block Thirteen (13), which point is Sixty-six (66) feet West of the Southeast corner of said Lot Two (2); thence East on the south line of Lot Two (2) to the Southeast corner; thence North on the East line of Lot Two (2) and to the place of beginning.

**Property Address:** 301 West Street, Wonewoc, WI 53968 **PIN/Tax Key No.:** 291910228; 291910302

**Original Grantor:** Sally A. Michel

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** May 26, 2021

**Document No.:** 744624

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 8, 2022 **Document No.:** 752739

**Legal Description:** Lot 7 of Block 5, excepting the North 50 feet thereof, and Lot 1 of Block 12 of the Original Plat of the Village of Wonewoc, all in the NE 1/4 of the NW 1/4 of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin.

**Property Address:** 305 West Street, Wonewoc, WI 53968 **PIN/Tax Key No.:** 291910226

**Original Grantor:** Steven L. Lindsey and Kathleen M. Lindsey

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** May 28, 2021

**Document No.:** 744682

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 8, 2022 **Document No.:** 752738

**Legal Description:** A part of Lot 6 of Block 5 of the Original Plat of the Village of Wonewoc located in the NE 1/4 of the NW 1/4 of Section 35, T14N, R2E, Village of Wonewoc, Juneau County, Wisconsin and bounded by a line described as follows: Commencing at the North Quarter Corner of Section 35, T14N, R2E; Thence, S00°01'34"W, along the east line of the Northeast Quarter of the Northwest Quarter of said Section 35, 728.72 feet to its intersection with the easterly extension of the north right-of-way line of Gordon Street; Thence, S87°38'54"W, along the said easterly extension of Gordon Street, 643.16 feet, to the southeast corner of said Lot 6 of Block 5 of the Original Plat of the Village of Wonewoc and the Point of Beginning (P.O.B.) of this description; Thence, S87°33'53"W, along the south line of said Lot 6, 98.93 feet, to the southwest corner thereof; Thence, N02°26'54"W, along the west line of said Lot 6, 57.95 feet;

Thence, N87°46'18"E, 98.95 feet, to the west right-of-way line of West Street; Thence, S02°25'27"E, along the east line of said Lot 6 and the west right-of-way line of West Street, 57.60 feet, returning to the point of beginning.

**Property Address:** 307 Washington Street, Wonewoc, WI 53968      **PIN/Tax Key No.:** 291910380

**Original Grantor:** Gerald R. Pagel

**FEMA Grant Agreement:** FEMA-DR-4402-WI, dated October 29, 2018

**State-Local Agreement:** Village of Wonewoc State-Local Hazard Mitigation Grant Program Assistance State-Local Agreement, signed August 5, 2020

**FEMA Deed Restrictions Date recorded:** May 26, 2021

**Document No.:** 744631

**Wisconsin Dept. of Natural Resources Municipal Flood Control Agreement:** MFC-72495-20, Village of Wonewoc, 2018 Flood Housing Mitigation

**Wisconsin Declaration of Deed Restrictions Date recorded:** August 1, 2022      **Document No.:** 752615

**Legal Description:** The West One-Half (W 1/2) of Lot Six (6) and the East One-Half (E 1/2) of Lot Seven (7) of Washburn's Addition to the Village of Wonewoc, all in Section 35, Township 14N, Range 2E, Village of Wonewoc, Juneau County, Wisconsin.

**DRAFT**  
**ORDINANCE NO. 2025-01**  
**REQUIRED FIXED SANITARY FEE**

All wastewater sources from human occupancy\*\*, that discharge or could discharge effluent into the village sanitary sewer system, will be charged the applicable monthly fixed sewer fee.

New wastewater sources referenced above will require separate utility accounts & addresses.

**\*\* Human Occupancy:** All spaces used for human occupancy, including but not limited to a residence, place of business, rental or owner-occupied apartments, hotel and Airbnb rooms or other places open to the public, that have fixtures that discharge effluent into the village sanitary sewer system.

For purposes of this section, “used for human occupancy” is intended to include spaces that are regularly occupied by humans. “Regularly occupied” is intended to exclude sanitary sewer uses that do not require or rely on consistent or usual human occupancy. For example, a sanitary sewer use in a personal or commercial storage space is not “used for human occupancy” because it is used without a regular human presence. However, if such a commercial storage building also included a rental office that was regularly staffed by humans at established hours, then the sanitary sewer use is now “used for human occupancy” because humans are regularly present and occupying a portion of the building. The word “regularly” is intended to exclude sanitary sewer uses that occur only on special occasions (e.g. a couple weekends each year) or infrequently (e.g. less than a few hours each week).