CITY OF MUSKEGO

COMMON COUNCIL AGENDA

02/24/2026
6:00 PM
Muskego City Hall, W182 S8200 Racine Avenue
*** AMENDED**

CALL TO ORDER

ROLL CALL

STATEMENT OF PUBLIC MEETING NOTICE

PUBLIC COMMENT

City Residents and Taxpayers Only - Speakers will be limited to making comments related to all agenda items excluding closed session items relating to employment and labor issues. Comments will be limited to three minutes per speaker per agenda item. There will be no discussion by/with the Common Council during Public Comment. To speak during Public Comment at Common Council Meetings, please complete the Public Comment Registration Form. This form must be submitted to the City Clerk prior to the start of the meeting.

COMMUNICATIONS FROM THE MAYOR'S OFFICE

PUBLIC HEARING

To Consider the petition of Brian Schoenleber and Dan Rickert of Autumn Penn, LLC to rezone the following area: Tax Key No. 2255.979.002 / Ryan Drive (Vacant - Proposed subdivision known as Golf View Estates) from RSE - Suburban Estate District to RS-2 - Suburban Residence District for the purpose of developing a 19-lot single-family subdivision. This request also includes an amendment to the Comprehensive Plan from Low Density Residential land use to Medium Density Residential land use.

PH20260224_Autumn Penn Rezoning.pdf
Staff Memo_Golf View Estates RS-2 Rezoning ORD1507.pdf
Submitted GOLF VIEW ESTATES Concept Plan 1-10-26_ORD1507.pdf
Golf View Narrative ORD1507.pdf

To Consider Area-Wide Water Capacity Assessment for Water Service in the City of Muskego, Waukesha County, Wisconsin (20th Amended WCA District)

Public Hearing Notice WCA District 20.pdf

CONSENT AGENDA

Common Council Minutes - December 16, 2026

CCM.2025.12.16 Draft.docx

Voucher Approval

NEW BUSINESS

Resolution #012-2026 - Approval for the Purchase of a 2026 DPW Chevrolet Silverado Truck
CCR2026.012-Purch of GM Truck (DPW).pdf
Finance Memo - DPW 2026 Truck.docx
Invoice_2026 Chevy Silverado Truck.pdf

Resolution #013-2026 - Final Resolution Authorizing Area-Wide Water Capacity Assessment for Water Services under Wis. Stat. § 66.0703 and Potential of Levying Water Capacity Assessments Against Benefited Property (20th Amended WCA District)
CCR2026.013-Final WCA - 20th Amendment.docx
Finance Memo - WCA - 20th Amendment.docx
EXHIBIT A Amendment 20 Legal Description 20250915.docx
Exhibit B Map.pdf
WCA Mailing.pdf
2026 RCA & WCA Rates.pdf

OLD BUSINESS

* Resolution #014-2026 - Approval of 2026-2027 Contract Agreement Between the City of Muskego and Tess Corners Volunteer Fire Department (TCVFD).
CCR2026.014-TCFD Agreement_V2_26.02.23.docx
Redline- 2026-2027 TCVFD_Tess Corners Version_26.02.23.pdf
2026-2027 TCVFD_Tess Corners Version_FINAL_26.02.23 .docx
Memo - TCVFD Dissolution_26.02.23.pdf
Dissolution Agreement - Fire_26.02.23.pdf

FIRST READING OF ORDINANCES AND SECOND READING IF RULES ARE WAIVED

Ordinance #1507 - An Ordinance to Amend the Zoning Map and 2020/2035 Comprehensive Plan (RSE to RS-2 / Ryan Dr)
ORD2026.1507-Rezone-Ryan Dr-Final.docx
Staff Memo_Golf View Estates RS-2 Rezoning ORD1507.pdf
Submitted GOLF VIEW ESTATES Concept Plan 1-10-26_ORD1507.pdf
Golf View Narrative ORD1507.pdf

LICENSE APPROVAL

Approval of "Class B" Liquor License for Serendipity ReDesign LLC (d/b/a Soiree) located at S74W17065 Janesville Rd

REVIEW OF REPORTS

Tess Corners Volunteer Fire Department's Quarter 4/2025 Year-End Revenue & Expenditure Report
Tess Corners 2025 Summary.pdf
TCFD Transaction Detail Oct-Dec 2025.pdf
TCFD 2025 Y2D Comparison.pdf

UPDATES FROM ALDERMANIC LIAISONS

Muskego Senior Taxi - Alderperson Bryce
Muskego Festival Committee - Alderperson Duelge
Muskego Historical Society - Alderperson Schroeder
Little Muskego Lake District - Alderperson Bryce
GFL Emerald Park Landfill Standing Committee - Alderperson Madden

CLOSED SESSION

Following conclusion of consideration of the above portion of its regularly scheduled agenda, the Common Council will meet to vote on a motion to convene in Closed Session for discussion/action relative to:

Purchase of budgetary approved public safety equipment for the Muskego Police Department and discussion of employment personnel matters relating to the implementation of said equipment by specific law enforcement employees, and to take such further action as may be appropriate with respect to such matters.

A Closed Session for the above purpose is authorized pursuant to the provisions of Wis. Stat. § 19.85(1)(e), Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and Wis. Stat. § 19.85(1)(c), Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

Upon conclusion of the Closed Session, the Common Council will reconvene in Open Session to consider its public agenda, including motions to recommend approval or rejection of the above-listed deliberations or any of the public agenda items that have not been acted upon.

OPEN SESSION

ADJOURNMENT

NOTICE

IT IS POSSIBLE THAT MEMBERS OF AND POSSIBLY A QUORUM OF MEMBERS OF OTHER GOVERNMENTAL BODIES OF THE MUNICIPALITY MAY BE IN ATTENDANCE AT THE ABOVE-STATED MEETING TO GATHER INFORMATION; NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY AT THE ABOVE-STATED MEETING OTHER THAN THE GOVERNMENTAL BODY SPECIFICALLY REFERRED TO ABOVE IN THIS NOTICE.

ALSO, UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT MUSKEGO CITY HALL, (262) 679-4100.

CITY OF MUSKEGO
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Muskego will hold a Public Hearing at 6:00 PM, or shortly thereafter, on Tuesday, February 24, 2026, at Muskego City Hall, W182 S8200 Racine Avenue, to consider the following:

Upon the petition of Brian Schoenleber and Dan Rickert of Autumn Penn, LLC shall the following area described as:

Tax Key No. 2255.979.002/ Ryan Drive (Vacant)
(Proposed subdivision known as Golf View Estates)

Be granted a rezoning from RSE – Suburban Estate District to RS-2 – Suburban Residence District for the purpose of developing a 19-lot single-family subdivision. The request also includes an amendment to the Comprehensive Plan from Low Density Residential land use to Medium Density Residential land use.

The petitioner's application is available for public inspection by contacting the City of Muskego Planning Division. All interested parties will be given an opportunity to be heard.

Plan Commission
City of Muskego

Publish in the Waukesha Freeman Newspaper on January 21, 2026 and January 28, 2026.

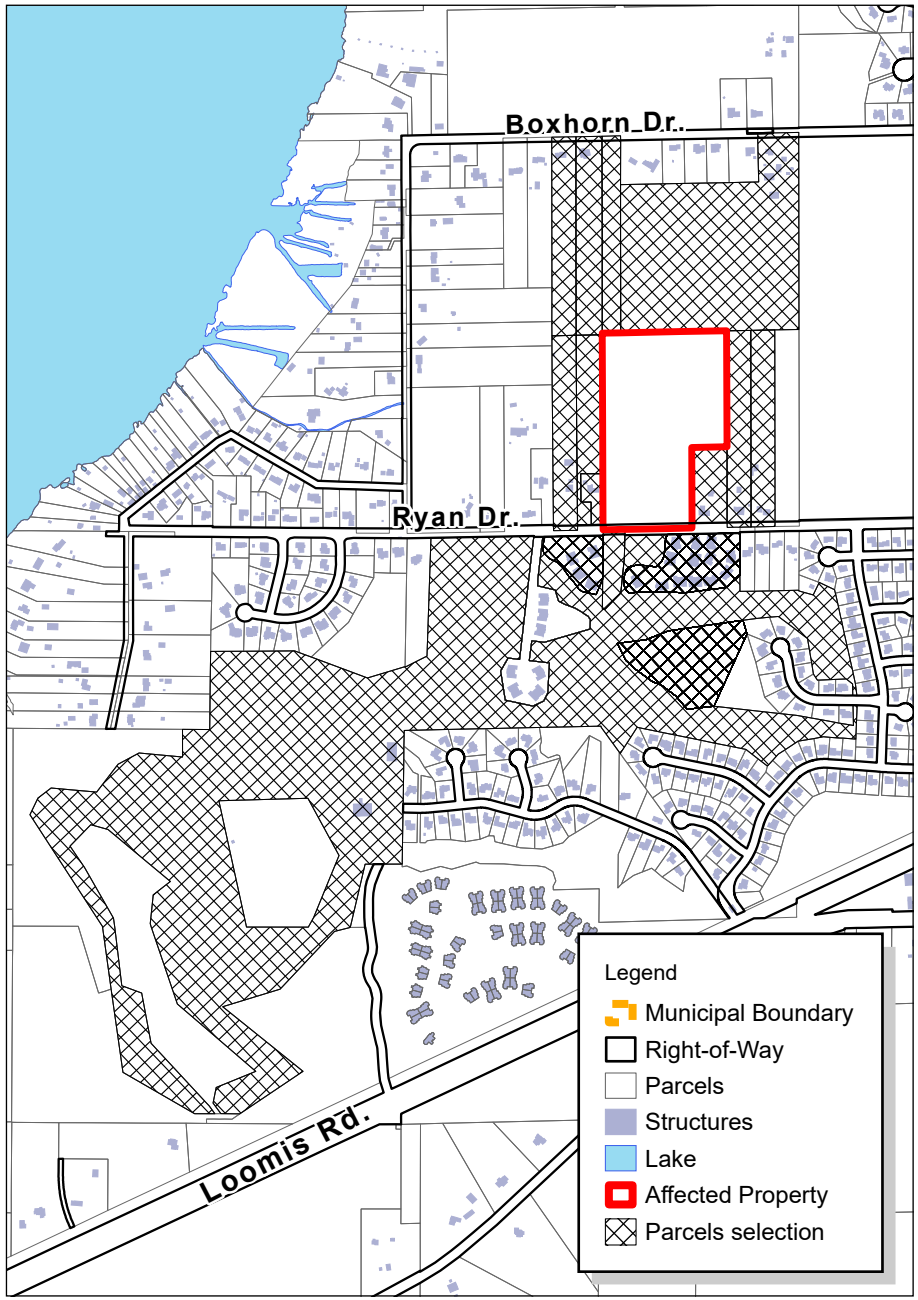
Dated this 15th day of January, 2026.

NOTICE

IT IS POSSIBLE THAT MEMBERS OF AND POSSIBLY A QUORUM OF MEMBERS OF OTHER GOVERNMENTAL BODIES OF THE MUNICIPALITY MAY BE IN ATTENDANCE AT THE ABOVE-STATED MEETING AND GATHER INFORMATION; NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY AT THE ABOVE-STATED MEETING OTHER THAN THE GOVERNMENTAL BODY SPECIFICALLY REFERRED TO ABOVE IN THIS NOTICE.

NOTICE

"Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Planning Division at City Hall, W182 S8200 Racine Avenue, (262) 679-4136."



Scale: 0 500 1,000 2,000 Feet

CITY OF MUSKEGO
Staff Report to Common Council
February 24, 2026 Meeting

To: Common Council

From: Adam Trzebiatowski, AICP

Subject: Golf View Estates Rezoning (RSE to RS-2) & Comprehensive Plan Amendment

Date: February 20, 2026

Background Information:

The petitioners, Brian Schoenleber and Dan Rickert of Autumn Penn, LLC, are applying to rezone their lot located on the north side of Ryan Drive (Tax Key No. 2255.979.002). This land has been previously approved for subdivision development. There have been a few different proposals by these developers relating to this land dating back to 2006. The past proposed lot counts varied between 15 to 19 lots. Within the last year or two, the developer has picked this project back up and has looked at other ways to develop this property. The most recent approvals for this development were for a rezoning to a Conservation Planned Development District (CPD) that would allowed a 19-lot conservation subdivision. That approval is still out there and valid, but in order for it to be allowed there are certain conservation subdivision principles that they would need to be implemented. As the developer has put their construction plans together and have received construction estimates, they have realized that some of the required conservation features may not be practical. As such, the developers have re-examined their plans and have decided that they want to head in a different direction. Their new proposed rezoning request is from RSE – Suburban Estate District to RS-2 – Suburban Residence District. The newly proposed plan would be for a 19-lot single-family subdivision with minimum allowed lot sizes of 20,000 SF (with City sanitary sewer) with an allowed minimum average width of 110 feet. The north side of Ryan Drive in this area is predominantly currently zoned RSE and the south side of Ryan Drive currently contains RS-2, RS-3 and PD zoning districts (for single-family and two-family uses).

As part of this request, the applicant is also requesting an amendment to the 2020/2035 Comprehensive Plan. The Comprehensive Plan currently identifies this area for Low Density Residential Land Use and the proposal includes a request to change this designation to Medium Density Residential Land Use. The north side of Ryan Drive is mostly designated as Low Density Residential and the south side of Ryan Drive is mostly designated as Medium Density Residential.

LANDS UNPLATTED SCHURE REVOCABLE TRUST THE ALLEN SCHURE AND SARA ANN
TAX # MSKC2255997
RC-3

ST. ANDREWS CONDOMINIUM ADDITION #1
TAX # MSKC225899-4032 TO 4039
PD-44

LOT 2 CSM#12240
TAX # MSKC2255980004
RSE

LOT 1 CSM#12240
TAX # MSKC2255980003
RSE

SCALE: 1" = 60'

N87°33'08"E 0.47'

100 YR. FLOODPLAIN EL=774.6

100 yr. Floodplain Zone AE

EXISTING HIGH TENSION TOWERS

N01°29'25"W 1334.67'

SOIL BORING WITH SEASONAL HIGH WATER ELEVATION

AMERICAN TRANSMISSION CO.
UNPLATTED LANDS
TAX # MSKC2258995
I-1

OUTLOT 1
34,865 SF

ACT EASEMENT

B1 EL 771.0

RC-3

UNPLATTED LANDS
TAX # MSKC2255998-001

1 27,471 SF
2 26,554 SF
3 26,649 SF
4 34,325 SF
5 42,046 SF
6 41,780 SF
7 46,907 SF
8 34,915 SF

B15 EL 779.08
B2 EL 773.0
B14 EL 784.0
B13 EL 783.0

40' SETBACK

148' 110' 110' 90' 117' 110' 124'

GOLF VIEW DRIVE

60'

MUSKEGO GOLF LLC
PAR. 1 & 3 CSM#8703
TAX # MSKC2258994056
I-1

RYAN ROAD - S87°33'42"W 602.14'

S87°33'42"W 602.07'

PUBLIC ROAD

RSE

PROPOSED ZONING RS-2

OUTLOT 2
274,691 SF

PROPOSED STORM WATER DETENTION POND

19 24,826 SF
18 28,813 SF
17 30,279 SF
16 26,029 SF
15 24,319 SF
14 20,143 SF

B3 EL 771.0
B4 EL 767.0
B5 EL 773.5
B6 EL 782.0
B12 EL 782.0

125' 110' 131' 140' 110' 110' 175'

30" CURB & GUTTER

R48'

B11 EL 782.0

167'

25' Road Ease.

9 24,343 SF

135'

40' SETBACK

170'

EXISTING SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC ARE LOCATED WITHIN RYAN ROAD

WETLANDS

N87°33'08"E 841.87'

PD-44

ST. ANDREWS CONDOMINIUM
TAX # MSKC225899-4032 TO 4039

S01°23'38"E 549.08'

WETLANDS

15' WETLAND SETBACK

S87°33'42"W 238.00'

13 10 23,395 SF

HILL TOP ROAD

119' 115'

B8 EL 772.0
B9 EL 779.0
B10 EL 781.0

PROPOSED STORM WATER DETENTION POND

B7 EL 772.0

12 21,805 SF
11 23,597 SF

110' 115'

25' TEMP. ROADWAY EASEMENT

R48'

S01°27'40"E 785.75'

TEMP. CUL-DE-SAC DETAIL

RC-3 PARCEL 1 CSM#2866
TAX # MSKC2255979001

SITE CALCULATIONS:

Proposed Subdivision Development = 22.76 Ac. Gr.
Proposed Lots = 19 = 1.20 units per acre

Total net acreage is 22.21 acres net / 100%
Proposed Impervious Surface = 1.44 acres / 7%
Single Family Lots = 13.70 acres / 61%
Outlots/Open Space = 7.07 acres / 32%

NOTES

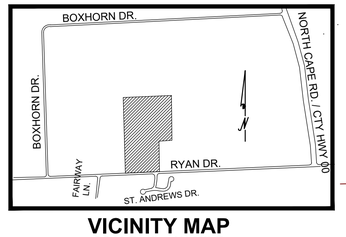
1. BOUNDARY SURVEYED BY ENDPOINT SOLUTIONS, 2023.

2. WETLANDS DELINEATED BY HARTLAND ECOLOGICAL GROUP, 6/2/23.

3. CITY OF MUSKEGO TO PROVIDE PUBLIC WATER AND SANITARY SEWER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM OWNED BY THE CITY OF MUSKEGO SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND AT NO COST TO THE CITY.

5. IF EXISTING DRAIN TILE IS ENCOUNTERED AND DAMAGED AS PART OF CONSTRUCTION, CONTRACTOR SHALL RECONNECT DRAIN TILE IN KIND.



VICINITY MAP
SCALE: 1" = 1/4 MILE

LEGEND

- Existing Treeline
- B7 Existing Soil Boring
- RC-3 Existing Zoning
- Wetlands

RC-3 PARCEL C CSM#80
TAX # MSKC2255977

WERNER P. RAML
UNPLATTED LANDS
TAX # MSKC2258997
RS-3

NO. | REVISIONS | BY | DATE
1 | XX | jrm | XX

GOLF VIEW ESTATES
CONCEPT PLAN
CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN

	INITIALS	DATE
DESIGNED	JRM	01/10/26
DRAWN	JAB	01/10/26
CHECKED	JRM	01/10/26

0 60'
SCALE

PROJECT NO.
26-002

SHEET NO.
1 OF 1

Golf View Estates

Golf View Estates is a proposed subdivision that will consist of sewer and water along with curb and gutter streets meeting the requirements of the city. The site contains wetlands and trees that add to the uniqueness of the property and acts as a buffer to Ryan Drive and lands to the south.

Under the current zoning, RSE, 15 lots could be created. Each lot would be a minimum of 40,000 square feet with the possibility of roadside ditches and culverts that was originally approved by the Public Works and Safety Committee. Under the proposed requested zoning, RS-2, 19 lots could be created at a minimum of 20,000 square feet in size.

The 2020 Land Use Plan indicates that the land use for the property is low density residential. However, the land on the opposite side of Ryan Road from this development, lands extending west that include the Muskego Lakes Subdivision and east to include Champions Village, is labeled as medium residential.

We feel that based on very similar developments near Golf View Estates, the medium density residential land use and the RS-2 zoning would be more appropriate and applicable to this property.

Some benefits for the City include additional lots to increase the tax base, additional right of way dedicated to the city, and road connections to the adjacent lands to the north and east.

NOTICE OF PUBLIC HEARING ON AREA-WIDE WATER CAPACITY ASSESSMENT FOR WATER SERVICE IN THE CITY OF MUSKEGO
WAUKESHA COUNTY, WISCONSIN
(20th Amended WCA District)

PLEASE TAKE NOTICE that the Common Council of the City of Muskego has declared its intention to exercise its police power under §66.0703, Wisconsin Statues to create Water Capacity Assessment District Number 20, for the purpose of determining the boundaries contained within said District territory located in the City of Muskego, and identifying property owners who may be subject to future area-wide water capacity special assessments, for benefits conferred upon such properties, as a result of debt service and retirement for water connections and other water improvements, to provide water service to the entire newly established territory as described below:

See Attached Legal Description Marked Exhibit "A"
and Attached Map Marked Exhibit "B"

PLEASE TAKE FURTHER NOTICE that in the event future special assessments will be levied against properties in the newly created Water Capacity Assessment District Number 20, the special assessments proposed to be levied are to be levied against all lots and parcels of real estate located within the territory above described which are not presently, at the time of the final resolution levying the special assessment, actually connected to the public water and receiving the immediate benefit, and against all lots and parcels of real estate actually connected and receiving an immediate benefit.

PLEASE TAKE FURTHER NOTICE that levying water capacity special assessments in newly created Water Capacity Assessment Districts (WCA) is based upon the police power of the City of Muskego and is to be levied for the benefit given to all unconnected real estate in the City of Muskego for the benefit conferred upon that unconnected real estate for the availability of a capacity in the water system and against all connected real estate for the immediate capacity now to be utilized.

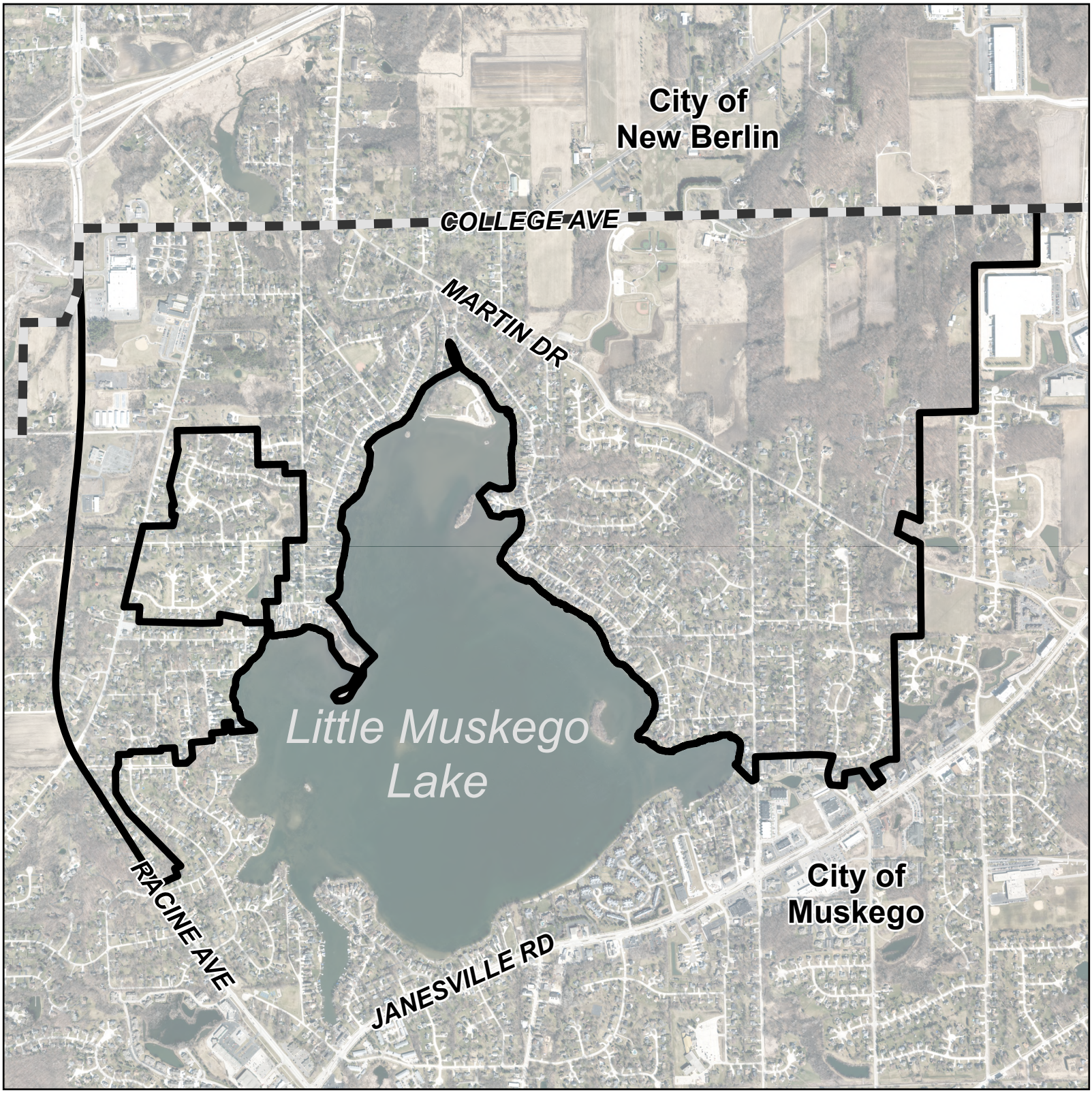
PLEASE TAKE FURTHER NOTICE that in the event special assessments are levied upon properties contained in the newly created Water Capacity Assessment District Number 20, said special assessments levied are allowed to be paid in installments. The exact schedule of those properties immediately assessed and installments thereon shall be determined when a Final Resolution is adopted by the City's Common Council.

PLEASE TAKE FURTHER NOTICE that water capacity special assessments, if levied in the newly created Water Capacity Assessment District Number 20, will be used to pay back the financing incurred by the City of Muskego to create water service improvements as well as other expenses incurred for water service improvements.

PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held by the Common Council at 6:00 p.m. on **February 24, 2026**, in the Muskego City Hall, W182 S8200 Racine Avenue for the public to voice concerns and ask questions about the creation of Water Capacity Assessment District Number 20 in the City of Muskego in the territory as defined herein and further described on Exhibits "A" and "B" attached hereto.

The Council will hear all persons interested, or their agents or attorneys, concerning the matters contained in the Preliminary Resolution Authorizing the Creation of Water Capacity Assessment District Number 20 (WCA) and potential levying of future special assessments against the properties contained within said District. All objections will be heard and considered by the Council when making a final determination of proposed special assessments, which shall be accomplished by the passing of a Resolution to be published as a Class 1 notice, and a Notice of Assessment will be mailed to each property owner affected at the legally required time.

Dated at Muskego, Wisconsin this 4th day of February 2026.



the City of MUSKEGO

EXHIBIT B: Amendment 20
Water Capacity Assessment District
9-15-25

Municipal Boundaries

20th Amendment District

City of Muskego, Waukesha County,
Wisconsin

N

0 1,000 2,000 4,000 Feet

CITY OF MUSKEGO
COMMON COUNCIL MINUTES
December 16, 2025
6:30 PM
Muskego City Hall, W182 S8200 Racine Avenue

UNAPPROVED

CALL TO ORDER
Mayor Petfalski called the meeting to order at 6:35 pm.

ROLL CALL
Present: Mayor Petfalski, Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
Also Present: City Attorney Warchol, Public Works and Development Director Kroeger, Finance & Administrative Director Mustapich, HR Director Croteau, Planning Manager Trzebiatowski, and City Clerk Roller

STATEMENT OF PUBLIC MEETING NOTICE
City Clerk Roller stated that the meeting was noticed in accordance with the open meeting law on Friday, December 12, 2025.

PUBLIC COMMENT
Kathy Chiaverotti, W129S8837 Boxhorn Reserve Dr., spoke regarding the Hillendale Drive Watermain Project and Approval of Fire Protection Agreement with Tess Corners Volunteer Fire Department.

Barb Schroeder, W200S6895 Adrian Dr., spoke regarding Hillendale Drive Watermain Project.

COMMUNICATIONS FROM THE MAYOR'S OFFICE
Introduction of 2035 Comprehensive Plan to Common Council
The first draft of the 2035 Comprehensive Plan is on the website.

CONSENT AGENDA
- Common Council Minutes - December 2, 2025
  CCM.2025.12.02 Draft.docx

- Voucher Approval
  Vouchers - Total Sheet.pdf
  Vouchers - Alpha Report.pdf

- Resolution #084-2025 - Disallowance of Claim (Joe Dutkiewicz)
  CCR2025.084-Claim-Dutkiewicz.docx
  Ltr to CC-Disallowance of Dutkiewicz Claim.docx
  Ltr to claimant from Statewide deny claim.pdf

- Resolution #085-2025 - Disallowance of Claim (Janet Rewolinski)
  CCR2025.085-Claim-Rewolinski.docx
  Ltr to CC_Disallowance of Rewolinski Claim.docx
  Ltr to claimant from Statewide deny claim.pdf

- Resolution #086-2025 - Appointment of Election Officials by Mayor of the City of Muskego
  CCR2025.086-Election Officials.docx

CONSENT AGENDA (continued)

- Resolution #087-2025 - Authorization to Enter into a Contract with Cottingham and Butler to Provide Benefit Consulting Services
  CCR2025.087-Health Care Cons Services.docx
  Cottingham and Butler - Memo.docx
  2026 Consulting Agreement City of Muskego.doc

- Resolution #089-2025 - Acceptance of Proposal for Auditing Services
  CCR2025.089-Acceptance of Proposal (Audit Services).docx

- Resolution #090-2025 - Approval of Fire Protection Agreement with Tess Corners Volunteer Fire Department
  CCR2025.090-TCVFD.docx
  Agreement - TC Vol Fire Dept (2026)_Final.pdf

*Alderperson Decker pulled Resolutions **#086-2025, #087-2025,** and **#089-2025,** for separate consideration.*
*Mayor Petfalski pulled Resolution **#090-2025** due to the Amendment during the Finance Committee Meeting.*

Moved by Alderperson Schroeder; seconded by Alderperson Duelge to approve all the remaining items under Consent
Motion Passed: 7 - 0
Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
Voting Against: None

- **Resolution #086-2025 - Appointment of Election Officials by Mayor of the City of Muskego**
  Moved by Alderperson Bryce; seconded by Alderperson Wolfe to approve.
  Motion Passed: 7 – 0
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: None

- **Resolution #087-2025 - Authorization to Enter into a Contract with Cottingham and Butler to Provide Benefit Consulting Services**
  Moved by Alderperson Hammel; seconded by Alderperson Bryce to approve.
  Motion Passed by Roll Call Vote: 5 - 2
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: Alderperson Decker, Alderperson Schroeder

- **Resolution #089-2025 -Acceptance of Proposal for Auditing Services**
  Moved by Alderperson Madden; seconded by Alderperson Hammel to approve.
  Motion Failed by Roll Call Vote: 3 - 4
  Voting For: Alderperson Hammel, Alderperson Bryce, Alderperson Madden
  Voting Against: Alderperson Wolfe, Alderperson Decker, Alderperson Schroeder, Alderperson Duelge

  Moved by Alderperson Schroeder; seconded by Alderperson Duelge to sign an Agreement with Hawkins Ash to provide Auditing Services to the City of Muskego.
  Motion Passed by Roll Call Vote: 7 - 0
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: None

- **Resolution #090-2025 - Approval of Fire Protection Agreement with Tess Corners Volunteer Fire Department**
  Moved by Alderperson Bryce; seconded by Alderperson Duelge to approve.

  Moved by Alderperson Wolfe; seconded by Alderperson Schroeder to amend as follows: *the 2026-2027 Agreement for the Common Council to review capital expenditure requests to $50,000; provide the gross amount of total donations for the last five (5) years and any single donation over $5,000; and the Tess Corners Volunteer Fire Department provide financial statements and balance sheets to the Common Council.*

  Motion Passed to Amend: 7 - 0
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: None

  Motion Passed as Amended: 7 - 0
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: None

OLD BUSINESS

Further Discussion on Resolution #077-2025 - Approval of Resolution Authorizing Funding for the Hillendale Drive Watermain Project
CCR2025.077-Hillendale Drive Watermain Project.docx

Possible Reconsideration of Resolution #077-2025

NEW BUSINESS

- Resolution #091-2025 - A Resolution Establishing Procedures for an Alderperson to Request Items be Placed on Common Council Agendas
  CCR2025.091-Ald req items on agenda.docx

  Moved by Alderperson Hammel; seconded by Alderperson Schroeder to Approve.

  Moved by Alderperson Wolfe; seconded by Alderperson Schroeder to Amend by adding "Comments/Future Agenda Items" at the end of every Agenda.
  Motion Failed: 3 – 4
  Voting For: Alderperson Wolfe, Alderperson Decker, Alderperson Schroeder
  Voting Against: Alderperson Hammel, Alderperson Bryce, Alderperson Duelge, Alderperson Madden

  Moved by Alderperson Wolfe; seconded by Alderperson Schroeder to Table the Motion.
  Motion Failed: 3 - 4
  Voting For: Alderperson Wolfe, Alderperson Decker, Alderperson Duelge
  Voting Against: Alderperson Hammel, Alderperson Bryce, Alderperson Schroeder, Alderperson Madden

  Vote to Approve (as originally moved) Passed: 4 - 3
  Voting For: Alderperson Hammel, Alderperson Bryce, Alderperson Duelge, Alderperson Madden
  Voting Against: Alderperson Wolfe, Alderperson Decker, Alderperson Schroeder

NEW BUSINESS (continued)

- Resolution #092-2025 - Approval of a Resolution to Cancel Common Council Meeting Scheduled for December 23, 2025
  CCR2025.092-Cancel CC Scheduled Mtg.docx

  Moved by Alderperson Madden; seconded by Alderperson Bryce to Approve.
  Motion Passed: 4 - 2
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Duelge, Alderperson Madden
  Voting Against: Alderperson Decker, Alderperson Schroeder

REVIEW OF COMMITTEE REPORTS

Finance Committee Meeting - November 11, 2025
FCM.2025.11.11 Appr.pdf

UPDATES FROM ALDERMANIC LIAISONS

CLOSED SESSION

Following conclusion of consideration of the above portion of its regularly scheduled agenda, the Common Council will meet to vote on a motion to convene in Closed Session for discussion/action relative to:

--- Discuss the Assessor Services for the City of Muskego and to take such further action as may be appropriate with respect to such matters.

A Closed Session for the above purpose is authorized pursuant to the provisions of

1) Wis. Stats. § 19.85(1) (f), Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations, and

2) Wis. Stats. § 19.85(1) (g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

Upon conclusion of the Closed Session, the Common Council will reconvene in Open Session to consider its public agenda, including motions to recommend approval or rejection of the above-listed deliberations or any of the public agenda items that have not been acted upon.

Moved by Alderperson Hammel; seconded by Alderperson Schroeder to Convene into Closed Session.
Motion Passed: 7 - 0
Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
Voting Against: None

OPEN SESSION

Moved by Alderperson Madden; seconded by Alderperson Schroeder to Reconvene into Open Session.
Motion Passed: 7 - 0
Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden Voting Against: None

Open Session (Continued)

- Resolution #088-2025 - Acceptance of Proposal for Appraisal Services
  CCR2025.088-Acceptance of Proposal (Appraisal Services).pdf
  Moved by Alderperson Hammel; seconded by Alderperson Madden to Accept Tyler Tech for a one-year contract.
  Motion Passed: 7 - 0
  Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
  Voting Against: None

ADJOURNMENT

Moved by Alderperson Madden; seconded by Alderperson Schroeder to Adjourn at 8:43 pm.
Motion Passed: 7 - 0
Voting For: Alderperson Wolfe, Alderperson Hammel, Alderperson Decker, Alderperson Bryce, Alderperson Schroeder, Alderperson Duelge, Alderperson Madden
Voting Against: None

Minutes recorded by City Clerk Roller and transcribed by Assistant Deputy Clerk-Treasurer Crisp.

COMMON COUNCIL – CITY OF MUSKEGO
RESOLUTION #012-2026

EXPENDITURE APPROVAL FOR PURCHASE OF 2026 DPW TRUCK

WHEREAS, the 2026 Public Works Capital Budget, presented to Council by the Director of Public Works and Development, included and authorized the purchase of a 2026 Chevrolet Silverado truck; and

WHEREAS, the Department of Public Works and Development acted upon said authorization, purchased a vehicle, and has presented the attached invoice for payment; and

WHEREAS, the Finance Committee, acknowledging that the purchase of the 2026 Chevrolet Silverado Truck was included in the Public Works Capital Budget, reviewed the invoice and recommends payment of the same.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Muskego, upon recommendation of the Finance Committee, does hereby approve payment in the amount of $74,807.20 for the invoice due on the 2026 Chevrolet Silverado Truck and authorizes the Department of Public Works and Development to pay said invoice upon certification of this Resolution by the City Clerk.

DATED THIS 24th DAY OF FEBRUARY 2026.

SPONSORED BY:

FINANCE COMMITTEE

This is to certify that this is a true and accurate copy of Resolution #012-2026 which was adopted by the Common Council of the City of Muskego.

City Clerk, Kerri Roller

2/26cmc

Reports and Presentations to Finance Committee and Common Council

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To: Finance Committee & Common Council

From: **Scott Kroeger**

Department: **Public Works and Development**

Subject: **Purchase of 2026 – DPW Truck**

Date: **February 24, 2026**

DPW was approved in 2025 to purchase a DPW Truck as a Capital Item in 2026. I have attached the quote.

Key Issues for Consideration: Attachments

1. **GM Quote DPW Truck**

Recommendation for Action by Committee and/or Council: No action required. This memo is to show the actual cost for the DPW Truck which is an approved Capital Item in 2026.

Date of Committee Action: Finance Committee February 24, 2026

Planned Date of Council Action (if required): February 24, 2026

Total $ Needed: $74,807.20

Fiscal Note(s): N/A

$ Budgeted: $75,000
Expenditure Account(s) to Be Used: # 410.08.93.51.6507

(3/2019)

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck (✔
Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck — MSRP:$48,700.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Special Exterior Color

Exterior 2:No color has been selected.

Engine, Duramax 6.6L Turbo-Diesel V8

Transmission, 10-Speed automatic

OPTIONS

CODE	MODEL		MSRP
CK20903	[Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck		$48,700.00
	OPTIONS		
01U	Special Exterior Color		$0.00
1WT	Work Truck Preferred Equipment Group		$0.00
5H1	Key equipment, two additional key fobs		$45.00
9L7	Upfitter switch kit, (5)		$150.00
9W4	Paints, solid, Tangier Orange		$450.00
AKO	Glass, deep-tinted	Inc.	
AZ3	Seats, front 40/20/40 split-bench		$0.00
BHP	Winter Grille Cover	Inc.	
C49	Defogger, rear-window electric	Inc.	
CGN	Chevytec spray-on bedliner	Inc.	
DD8	Mirror, inside rearview auto-dimming	Inc.	
DWI	Mirrors, outside power-adjustable vertical trailering with heated and auto-dimming upper glass		$450.00
E63	Durabed, pickup bed		$0.00
FE9	Emissions, Federal requirements		$0.00
FPF	DPF, diesel particulate filter, manual regeneration		$250.00
GU6	Rear axle, 3.42 ratio	Inc.	
H2G	Jet Black, Vinyl seat trim		$0.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 27502. Data Updated: Jan 14, 2026 6:47:00 PM PST.

GM

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck (✔ Complete)

IOR	Audio system, Chevrolet Infotainment 3 system		$0.00
JGM	GVWR, 11,450 lbs. (5194 kg)		$0.00
K05	Engine block heater	Inc.	
K40	Exhaust brake	Inc.	
KC9	Power outlet, bed mounted, 120-volt	Inc.	
KI4	Power outlet, interior, 120-volt		$225.00
KW5	Alternator, 220 amps	Inc.	
L5P	Engine, Duramax 6.6L Turbo-Diesel V8		$9,990.00
MGM	Transmission, 10-Speed automatic	Inc.	
NHT	Max Trailering Package		$995.00
NQH	Transfer case, two-speed active		$200.00
NZZ	Skid Plates	Inc.	
PCV	WT Convenience Package		$575.00
PYT	Wheels, 18" (45.7 cm) painted steel		$300.00
QF6	Tires, LT275/70R18E all-terrain, blackwall		$200.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
SFW	Back-up alarm calibration		$50.00
TGK	Special Paint		$0.00
U01	Lamps, Smoked Amber roof marker, (LED)		$55.00
UF2	LED Cargo Area Lighting		$125.00
UF3	High idle switch		$200.00
V46	Bumper, front chrome		$200.00
VJH	Bumper, rear chrome		$0.00
VK3	License plate kit, front		$0.00
VYU	Snow Plow Prep/Camper Package		$150.00
Z6A	Gooseneck/5th Wheel Prep Package		$1,090.00
ZYG	Tire, spare LT275/70R18 all-terrain, blackwall		$0.00
___	Battery, heavy-duty dual 730 cold-cranking amps/70 Amp-hr	Inc.	
___	Capped Fuel Fill	Inc.	
	SUBTOTAL		**$64,400.00**
	Adjustments Total		$0.00

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Data Version: 27502. Data Updated: Jan 14, 2026 6:47:00 PM PST.

[Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck (Complete)

Quote: City of Muskego

Quote Worksheet

		MSRP
Base Price		$48,700.00
Dest Charge		$2,795.00
Total Options		$15,700.00
	Subtotal	**$67,195.00**
Bid Assist		($2,500.00)
	Subtotal Pre-Tax Adjustments	**($2,500.00)**
Less Customer Discount		($2,842.80)
	Subtotal Discount	**($2,842.80)**
Trade-In		$0.00
	Subtotal Trade-In	**$0.00**
	Taxable Price	**$61,852.20**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$61,852.20**

Dealer Signature / Date

Customer Signature / Date

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Data Version: 27617. Data Updated: Jan 28, 2026 6:47:00 PM PST.

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20903) 4WD Reg Cab 142" Work Truck (✓ Complete)

Destination Charge	$2,795.00
TOTAL PRICE	**$67,195.00**

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

Source Well Price

PickUp #61,852.20

Boss Snow Plow 12,955.00
8.2 DXT
Steel
* Snow Deflector
* Shoe Kit
* Installed

$74,807.20

COMMON COUNCIL - CITY OF MUSKEGO
RESOLUTION #013-2026

FINAL RESOLUTION AUTHORIZING AREA-WIDE WATER CAPACITY ASSESSMENT FOR WATER SERVICES UNDER WISCONSIN STATUTE § 66.0703 AND POTENTIAL OF LEVYING WATER CAPACITY ASSESSMENTS AGAINST BENEFITED PROPERTY (WCA)
(Twentieth Amended WCA District)

WHEREAS, the Common Council of the City of Muskego, Wisconsin held a public hearing at the Muskego City Hall at 6:00 p.m. on the 24th day of February, 2026 for the purpose of hearing all interested persons concerning the preliminary resolution and report of the City Engineer on the proposed water capacity special assessments for providing the availability of water service in the area described in documents attached hereto, made a part hereof and marked Exhibit "A" and Exhibit "B," and heard all persons who desired to speak at the hearing.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Muskego, as follows:

1. That the report of the City Engineer pertaining to the above-described water capacity, including any amendments and modifications thereto, and including plans and specifications, is adopted and approved.

2. That payment for said water capacity be made by assessing part of the cost to the property benefited as indicated in the report and amendments and modifications thereto.

3. That assessments shown on the report, including any amendments and modifications thereto, do represent an exercise of the police power as per §66.0703, Wisconsin Statutes, have been determined on a reasonable basis and are hereby confirmed. That the number of water capacity assessment units (WCA units) to be assigned shall be determined as stated in the City Engineer's report, including any amendment and modification thereto, as adopted by the City of Muskego. The water capacity charge shall be as follows:

<u>Category 1</u>

Properties that are connected to existing public water service prior to November 1, 2026, and those properties being served by public water service only after being served by a private water system because public water service was not available, will pay $1,818.00 per WCA unit. The assessment stated above shall be paid on or before November 1, 2026, or if public water service is not connected on or before November 1, 2026, the first November 1st after which public water service is connected.
The $1,818.00 assessment per WCA unit will be increased by $36.00 per water capacity assessment unit per year commencing on the 1st day of January 2027.

That properties which receive water service from a water trust prior to receiving public water service may receive a reduction in water capacity assessment to be negotiated between the City and said water trust at the time the water trust becomes a part of the public water system based on the value of the assets of the water trust to the public water system.

Category 2

All properties not specifically included in Category 1 shall be in Category 2, specifically including all properties which were connected to public water service on or after November 1, 2026, and where there was no previous use of a private water system. The assessment for said properties shall be $3,030.00 per WCA unit. The amount of said assessment shall be paid on or before the first November 1st after public water service connection. The $3,030.00 assessment per WCA unit will be increased by $60.00 per water capacity unit per year commencing on the 1st day of January 2027.

5. That the assessments for those connecting to the City of Muskego water system on or before November 1, 2026 may be paid in cash in full on or before November 1, 2026, or in five (5) equal annual installments of principal together with twelve (12) months interest per installment at the rate of 8% per annum on the unpaid balance commencing on November 1, 2026, and said first installment being due on the date when real estate taxes are due and annually thereafter. All assessments or installments which are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquency real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

All assessments for those connecting to the City of Muskego water system after November 1, 2026, may be paid in cash in full on or before the first November 1st after connection or in five (5) equal annual installments of principal together with twelve (12) months interest per installment at the rate of 8% per annum commencing on November 1 in the year of connection or in the year additional capacity is made available, except if said connection or additional capacity is made available after November 1 in any calendar year, then commencing on November 1 of the next calendar year, and said first installment being due on the date when real estate taxes are due and annually thereafter. All assessments or installments which are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquency real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

6. That all water capacity assessments are deferred as stated in paragraph 4 of this Resolution and on the terms and conditions stated therein.

7. That the City Clerk shall publish this Resolution as a Class 1 Notice.

DATED THIS 24th DAY OF FEBRUARY 2026.

_____
Richard Petfalski, Mayor

This is to certify that this is a true and accurate copy of Resolution #013-2026 which was adopted by the Common Council of the City of Muskego.

_____
Kerri Roller, City Clerk

Published this ____ day of _____, 2026

Reports and Presentations to Finance Committee and Common Council

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To: Finance Committee & Common Council

From: **Scott Kroeger**

Department: **Public Works and Development**

Subject: **Final WCA – 20th Amendment**

Date: **February 24, 2026**

Background Information: The City of Muskego plans to amend the Water Capacity Assessment (WCA) area. This would be the 20th amendment to the area. This amendment would allow new residents in the Kirkland Crossing Development to hook up to the new watermain as well as residents along Martin Drive. A Public Information Meeting (PIM) was held on Tuesday October 14, 2025 at City Hall. All homeowners in the proposed WCA area amendment 20 were notified of this PIM. All residents in the proposed WCA amendment 20 have been notified of the public hearing that will take place on February 24, 2026.

Key Issues for Consideration: Attachments

1. **Final WCA**
2. **Exhibit A**
3. **Exhibit B**
4. **WCA Mailing to residents**

Recommendation for Action by Committee and/or Council:

Date of Committee Action: Finance Committee February 24, 2026

Planned Date of Council Action (if required): February 24, 2026

Total $ Needed: $

Fiscal Note(s):

$ Budgeted: $
Expenditure Account(s) to Be Used:
(3/2019)

EXHIBIT A – September 15, 2025

City of Muskego WCA Amendment 20
Legal Description

That part of the NE ¼, NW ¼ and SW ¼ of Section 3, the NE ¼, NW ¼ SW ¼ and SE ¼ of Section 4, the NE ¼, SE ¼ and SW ¼ of Section 5, the NE ¼, NW ¼ and SE ¼ of Section 8, the NE ¼ of Section 9, the NW ¼ of Section 10, all in Town 5 N, Range 20 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

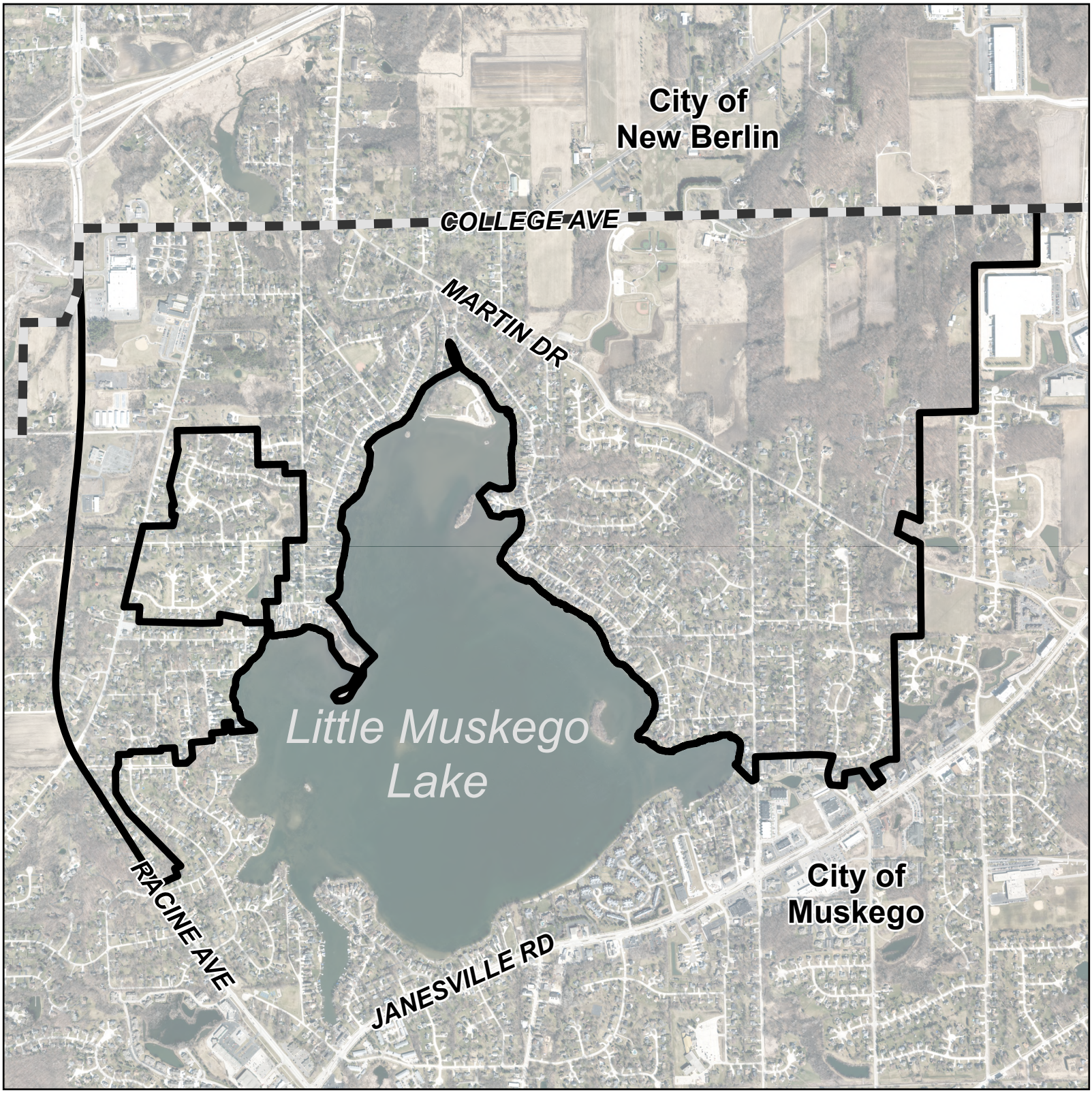
Commencing at the N ¼ corner of said Section 5; thence North 89°18'22" East, 19.47 feet along the north line of the NE ¼ of said Section 5 to the Point of Beginning, also being the centerline of C.T.H. "Y"; continue thence North 89°18'22" East, 2594.03 feet along said north line to the NW corner of aforesaid Section 4; thence North 88°30'48" East, 2697.24 feet along said north line to the N ¼ corner of said Section 4; thence North 88°25'54" East, 2670.29 feet along the north line of the NE ¼ of said Section 4 to the NW corner of aforesaid Section 3; thence North 88°59'29" East, 2661.05 feet along the north line of the NW ¼ of said Section 3 to the N ¼ corner of said Section 3; thence North 88°46'11" East, 741.09 feet along the north line of the NE ¼ of said Section 3 to the extension of the west line of Outlot 1 of CSM 10532; thence South 0°26'53" East, 660 feet along said west line and its extension and the west line of Lot 1 of CSM 12343 to the north line of Lot 2 of CSM 10531; thence South 88°45'34" West, 742.44 feet along said north line to the west line of the NE ¼ of said Section 3; thence South 0°19'56" East, 1735.66 feet along said west line to the south line of the NW ¼ of said Section 3; thence South 88°24'37" West, 665 feet along said south line to the west line of Outlot 2 and Lots 8-11 of Chamberlain Hill; thence South 0°22'10" East, 1249.78 feet along said west line to the centerline of Oak Hill Trail; thence North 65°39'16" West, 136.44 feet along said centerline to the beginning of a 367.31 foot radius curve to the left whose chord bears North 77°27'47" West, 126.50 feet; thence westerly 127.14 feet along the arc of said curve and said centerline to a non-tangent line; thence South 19°31'59" East, 68.32 feet along said line to the northwest corner of Lot 3 of CSM 5424; thence South 13°01'46" West, 202.85 feet along the westerly line of said Lot 3 to the southerly line thereof; thence South 71°09'26" East, 31.16 along said southerly line; thence South 60°11'19" East, 175.00 feet along said southerly line and the southerly line of Lot 4 of said CSM 5424; thence North 26°46'06" East, 18.58 feet along said Lot 4; thence South 60°21'49" East, 102 feet, more or less to the southeast corner of said Lot 4 and the west line of Outlot 1 of Chamberlain Hill; thence South 0°33'17" East, 1096.89 feet along said west line and its extension to the south line of the SW ¼ of said Section 3; thence South 88°11'21" West, 323.73 feet along said south line to the east line of Outlot 2 of Parkland No. 1; thence South 1°07'58" East, 1454.98 feet along said east line and the east line of Outlot 4 of Parkland No. 3; thence South 89°46'19" West, 96.14 feet along the southerly line of said Outlot 4; thence South 64°52'15" West, 190.97 feet along said southerly line to the easterly line of Lot 1 of CSM 5707; thence South 34°12'29" East, 205.43 feet along said easterly line to the southerly line of said Lot 1; thence South 55°47'31" West, 150.00 feet along said southerly line to the westerly line of said Lot 1; thence North 34°12'29" West, 246.61 feet along said westerly line to the southerly line of the aforesaid Outlot 4 of Parkland No. 3; thence South 80°31'16"

West, 200.07 feet along said southerly line to an easterly line of said Outlot 4; thence South 3°05’14” West, 153.00 feet along said easterly line to a southerly line of said Outlot 4; thence North 85°15’46” West, 125.08 feet along said southerly line to the easterly line of Parkland Drive and the beginning of a 209.00 foot radius curve to the right whose chord bears North 8°00’45” West, 188.37 feet; thence northerly 195.41 feet along the arc of said curve and said easterly line; thence North 18°46’19” East, 186.54 feet along said easterly line to the northerly line of Briargate Lane and the beginning of a 1086 foot radius non-tangent curve to the left whose chord bears North 84°36’15” West, 289.64 feet; thence westerly 290.51 feet along the arc of said curve and said northerly line; thence South 87°43’48” West, 709.80 feet along said northerly line to the westerly line of Lannon Drive; thence South 1°23’18” East, 225.14 feet along said westerly line; thence South 88°36’13” West, 16.00 feet along said westerly line; thence South 1°23’18” East, 91.52 feet along said westerly line; thence North 46°23’09” West, 32.77 feet; thence North 64°36’18” West, 19.25 feet to the southwesterly line of Lot 11; thence North 46°23’18” West, 195 feet more or less to the water’s edge of Little Muskego Lake; Thence northerly, northwesterly and westerly, southwesterly, southerly, 15,000 feet, more or less, clockwise along the water’s edge of Little Muskego Lake to the southeast corner of Parcel 2 of CSM 8860; thence South 84°57’03” West, 276 feet, more or less, along the south line of said Parcel 2 to the southwest corner thereof; thence North 5°10’37” West, 120 feet to the northeast corner of Lot 11 of Hillview Farm Lochurst Plat; thence South 85°11’24” West, 75 feet along the north line of said Lot 11 to the west line thereof; thence South 5°10’37” East, 110 feet along said west line to the northeast corner of Parcel 2 of CSM 2045; thence South 85°11’24” West, 159.17 feet along the north line of said Parcel 2 to the northwest corner thereof; thence South 32°52’21” West, 53.34 feet to the northeast corner of Lot 17, Block 3, Hill View Farm Plat; thence South 5°07’38” East, 50 feet to the southeast corner thereof; thence South 84°47’14” West, 225 feet along the south line of said Lot 17 and its extension to the east line of Block 4 of Hill View Farm; thence South 5°29’02” East, 50.07 feet to the northerly line of Lot 19 of Block 4 of said Hill View Farm; thence South 84°29’58” West, 199.85 feet along said northerly line to the north line of Lot 1 and Lot 2 of Hillview Subdivision; thence South 88°36’35” West, 158.70 feet along said north line to the west line of said Lot 2; thence South 1°18’07” East, 30 feet along said west line to the north line of Lots 3-5 of said plat; thence South 88°36’35” West, 365.59 feet along said north line and its extension to the centerline of Richdorf Drive; thence South 1°23’25” East, 25 feet along said centerline to the extension of the north line of Lot 27, Hillview Subdivision; thence South 88°36’35” West, 144 feet along said north line to the west line of said Lot 27; thence South 1°28’32” East, 125 feet along said west line to the north line of Lochcrest Blvd.; thence South 31°01’49” West, 88.85 feet to the south line of said Lochcrest Blvd.; thence South 1°28’36” East, 252.39 feet along the west line of deeds recorded as Document Nos. 4770251 and 4819107; thence South 32°37’20” East, 285.31 feet along the westerly line of said Document No. 4770251 and its southerly extension to the southeasterly corner of Document No. 2508638; thence South 44°38’30” East, 883.45 feet along the southwesterly line of Lots 1-8, Block 3, Bay Shore Estates and its extension to the southeasterly corner of Lot 15 of said Block 3; thence South 67°05’59” West, 84.69 feet along the southerly line of said Lot 15 to the northeasterly corner of Lot 14 of said Block 3; thence South 22°20’47” East, 93.64 feet along the easterly line of said Lot 14 to the southeast corner thereof; thence South 65°49’38” West, 255.65 feet along the southerly line of said Lot 14 and its extension to the centerline of County

Highway “Y” (Racine Avenue); thence North 32°36’09” West, 1685 feet along said centerline to the beginning of a 1909.86 foot radius curve to the right whose chord bears North 13°18’56” West, 1259.62 feet; thence northwesterly 1283.65 feet along the arc of said curve and along said centerline; thence North 5°56’21” East, 2281.11 feet along said centerline to the beginning of a 11459.16 foot radius curve to the left whose chord bears North 2°39’59” East, 1308.41 feet; thence northerly 1309.12 feet along the arc of said curve and along said centerline; thence North 0°17’43” West, 1580.77 feet along said centerline to the Point of Beginning.

EXCEPTING THEREFROM the following land:
Commencing at the East ¼ corner of said Section 5; thence South 88°52’21” West, 513.68 feet along the north line of the Southeast ¼ of said Section 5 to the northeast corner of Lot 57, Lakewood Meadows Addition No. 2 and to the Point of Beginning; thence South 1°05’12” East, 424 feet along the east line of said Lot 57 and its extension to the northwest corner of Lot 50 of said Lakewood Meadows Addition No. 2; thence North 88°52’21” East, 321.86 feet along the north line of said Lot 50 and Lot 51 of said plat to the west line of Lot 1 of CSM 4540; thence South 1°05’12” East, 110 feet along said west line to the south line of said Lot 1; thence North 88°52’19” East, 181.82 feet along the south line of said Lot 1 to the west line of Gold Drive; thence South 1°05’12” East, 819.17 feet along said west line to the south line of Lembezeder Drive; thence South 88°53’11” West, 188 feet along said south line to the east line of CSM 10096; thence South 1°05’12” East, 425.80 feet along said east line to the south line of said CSM; thence South 89°33’23” West, 106.24 feet along said south line to the east line of CSM 9579; thence South 1°05’12” East, 273 feet along said east line to the north line of Gold Drive; thence South 12°43’57” West. 46.21 feet to the south line of Gold Drive; thence South 89°33’28” West, 95.75 feet along said south line to the northwest corner of Outlot 1 of said CSM 9579; thence South 2°55’11” East, 209.62 feet along the west line of said Outlot 1 to the extension of the south line of Parcel A of CSM 2289; thence South 89°37’35” West, 287.86 feet along said south line and its extension to the southerly extension of the east line of Lot 37 of Kenwood Place; thence North 0°33’26” East, 51.35 feet along said extended east line to the extension of the southerly line of Lot 36 of said Kenwood Place; thence North 80°00’00” West, 314.78 feet along said southerly line to the east line of Lot 27 of said Kenwood Place; thence South 88°38’21” West, 199.89 feet along the south line of Lots 27-29 of said Kenwood Place; continuing thence North 89°25’43” West, 207.99 feet along the south line of Lots 29 and 30 of said plat; continuing thence North 88°16’58” West, 551.87 feet along the south line of Lots 30-34 of said plat to the west line of Lot 35 of said plat; thence North 3°11’36” East, 175.86 feet along said west line to the south line of said Lot 35; thence South 89°34’27” West, 192.70 feet along said south line and its extension to the centerline of Hillendale Drive; thence South 12°38’23” West, 204.53 feet along said centerline to the northerly line of lands described in Document No. 3931024; thence North 78°05’52” West, 52.88 feet along said north line to the westerly line of Hillendale Drive; thence North 13°26’33” East, 421.23 feet along said westerly line to the northeast corner of Parcel 1 of CSM 176; thence North 88°25’14” East, 51.77 feet to the centerline of said Hillendale Drive; thence North 13°26’58” East, 756.48 feet along said centerline to the extension of the south line of Parcel 2 of CSM 3791; thence North 88°53’13” East, 356.41 feet along said south line and its extension to the westerly line of Parcel 2 of CSM 9678; thence North 13°23’43” East, 126.86 feet along said westerly line; thence South

88°53’13” West, 41.65 feet along said line; thence North 1°06’47” West, 122.81 feet along said westerly line to the south line of Lot 6 of Lakewood Meadows; thence North 88°52’23” East, 31.86 feet along said south line to the easterly line of said Lot 6 and Lot 5; thence North 13°25’36” West, 239.47 feet along said easterly line to the easterly line of Lots 2-4 of said plat; thence North 13°27’02” East, 440.31 feet along said easterly line to the north line of Lot 2 of said plat; thence South 88°52’21” West, 10.21 feet along said north line to the east line of Lot 1 of said plat; thence North 1°07’39” West, 222.05 feet along said east line and its extension to the north line of the Southeast ¼ of said Section 5; thence North 88°52’21” East, 953.05 feet along said north line to the Point of Beginning.



the City of MUSKEGO

EXHIBIT B: Amendment 20
Water Capacity Assessment District
9-15-25

Municipal Boundaries

20th Amendment District

City of Muskego, Waukesha County,
Wisconsin

0 1,000 2,000 4,000 Feet

Exhibit B = SE WCA 20th Amended Area 9-15-25

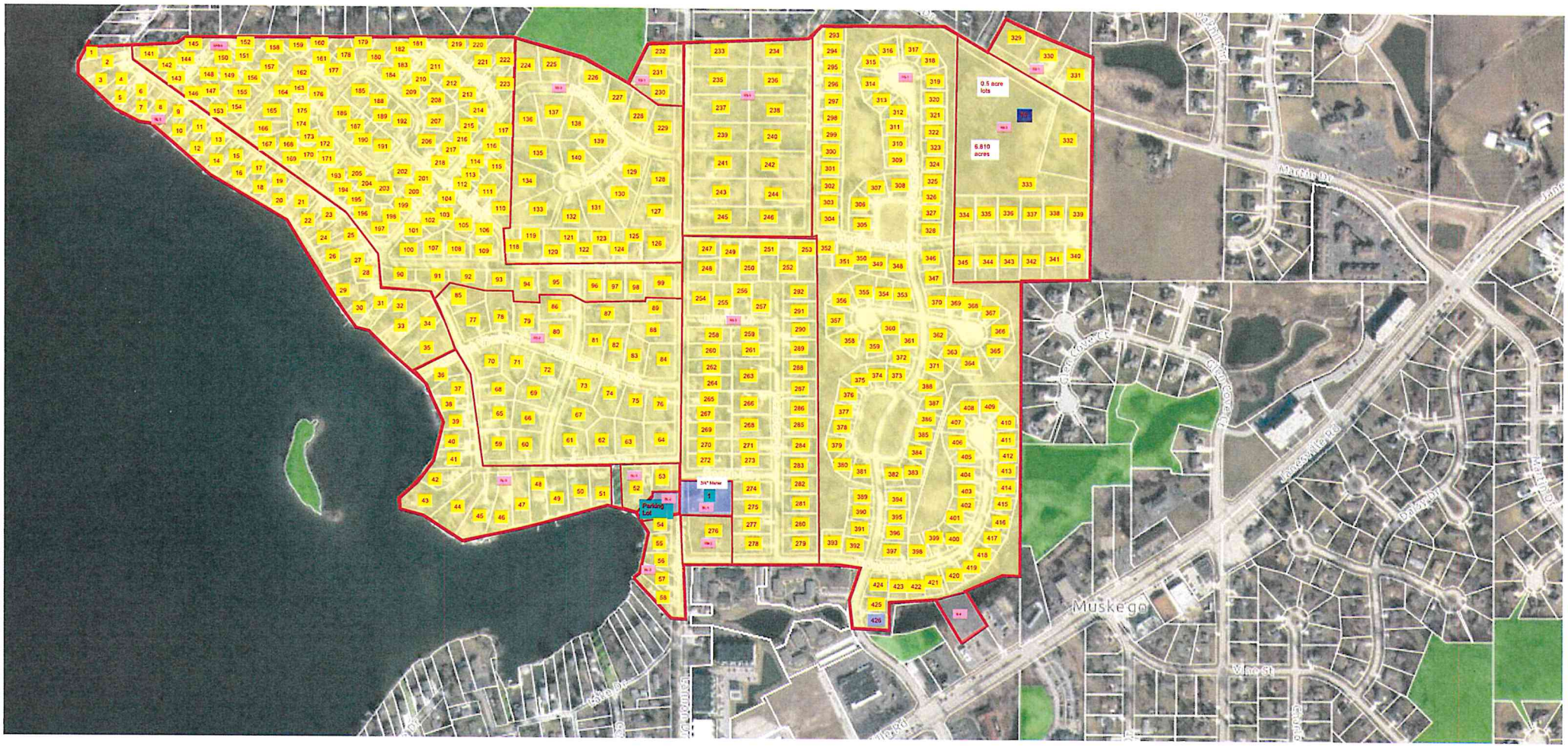


Exhibit B = NW WCA 20th Amended Area 9-15-25

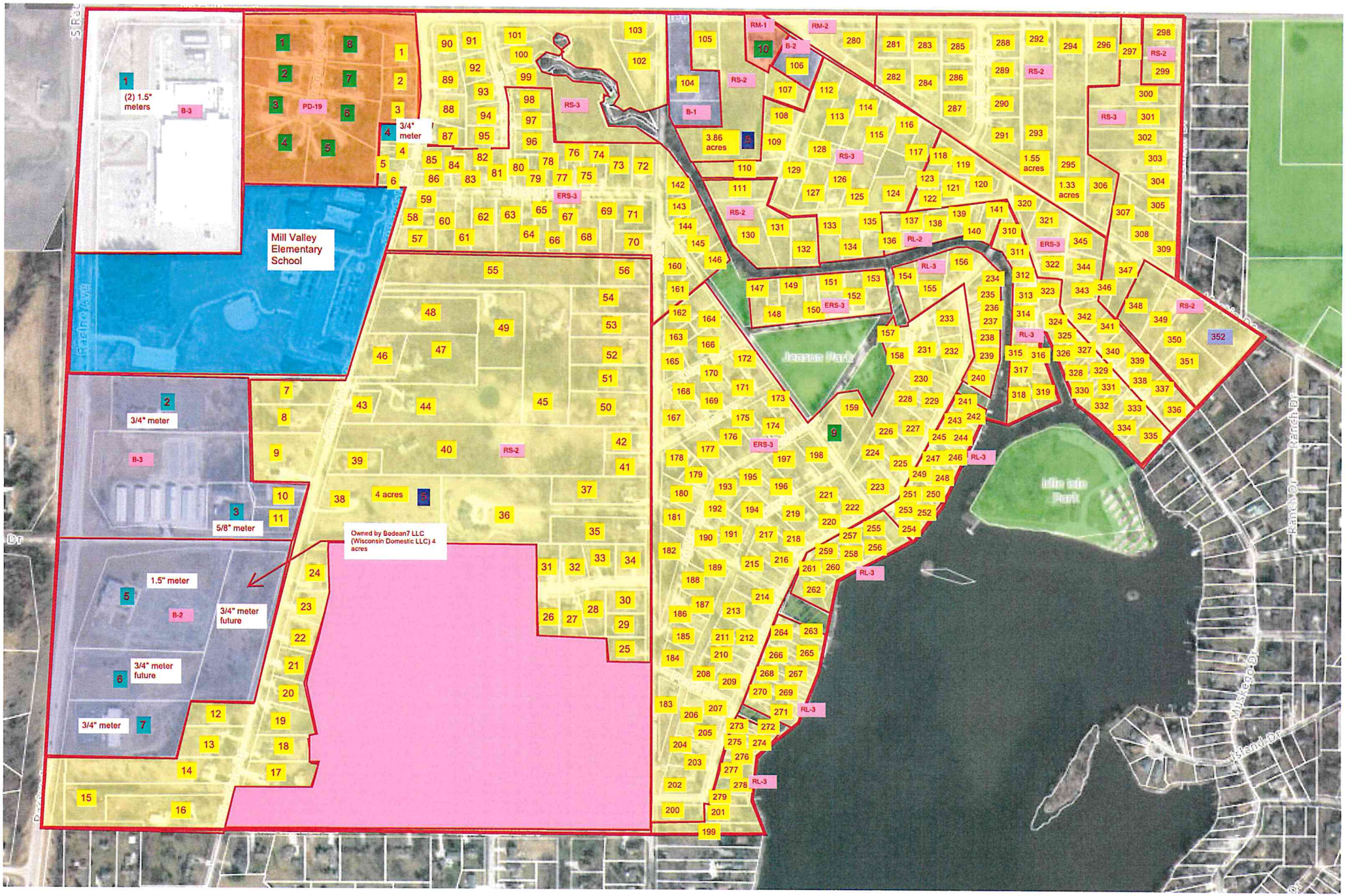


Exhibit B = NE WCA 20th Amended Area 9-15-25

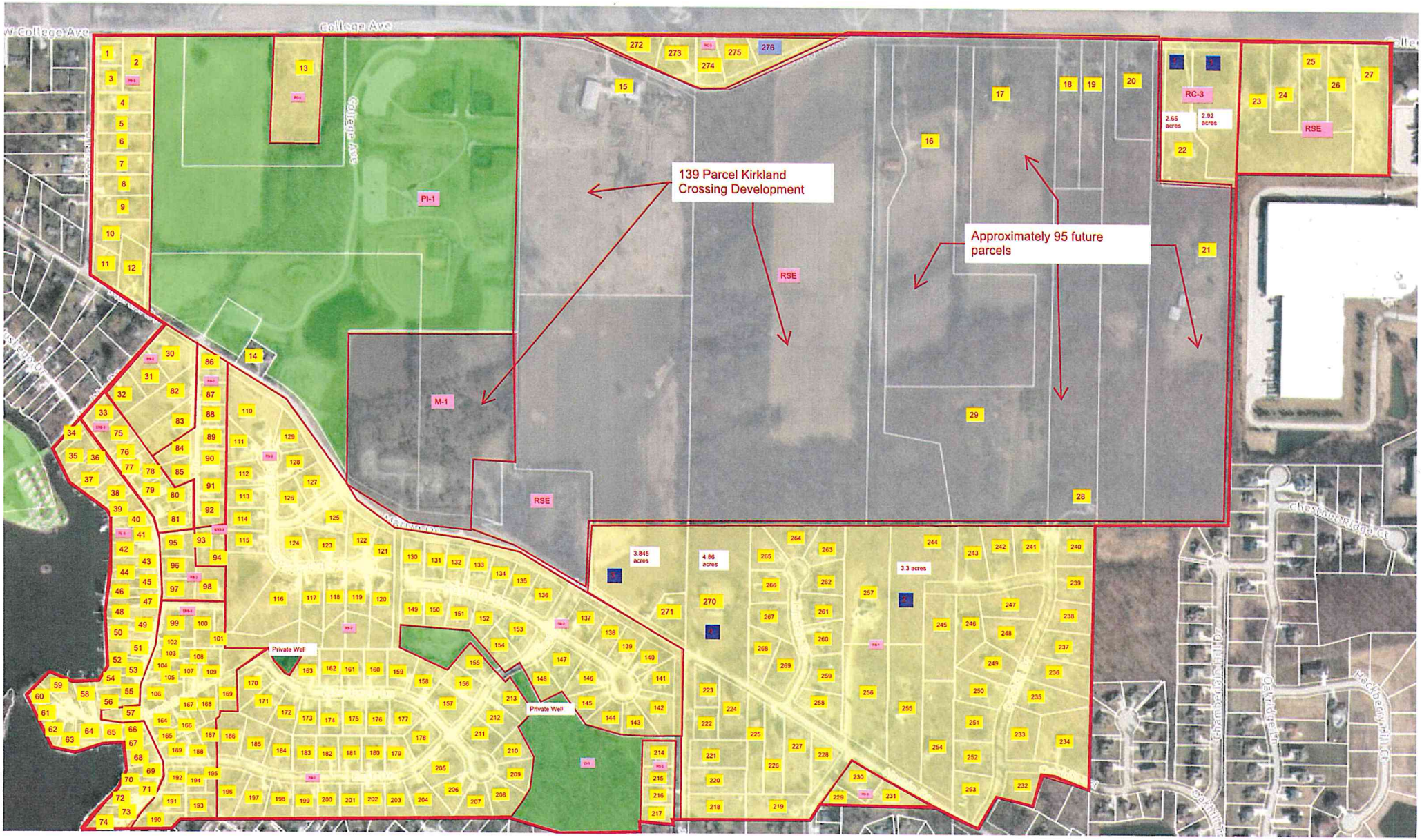
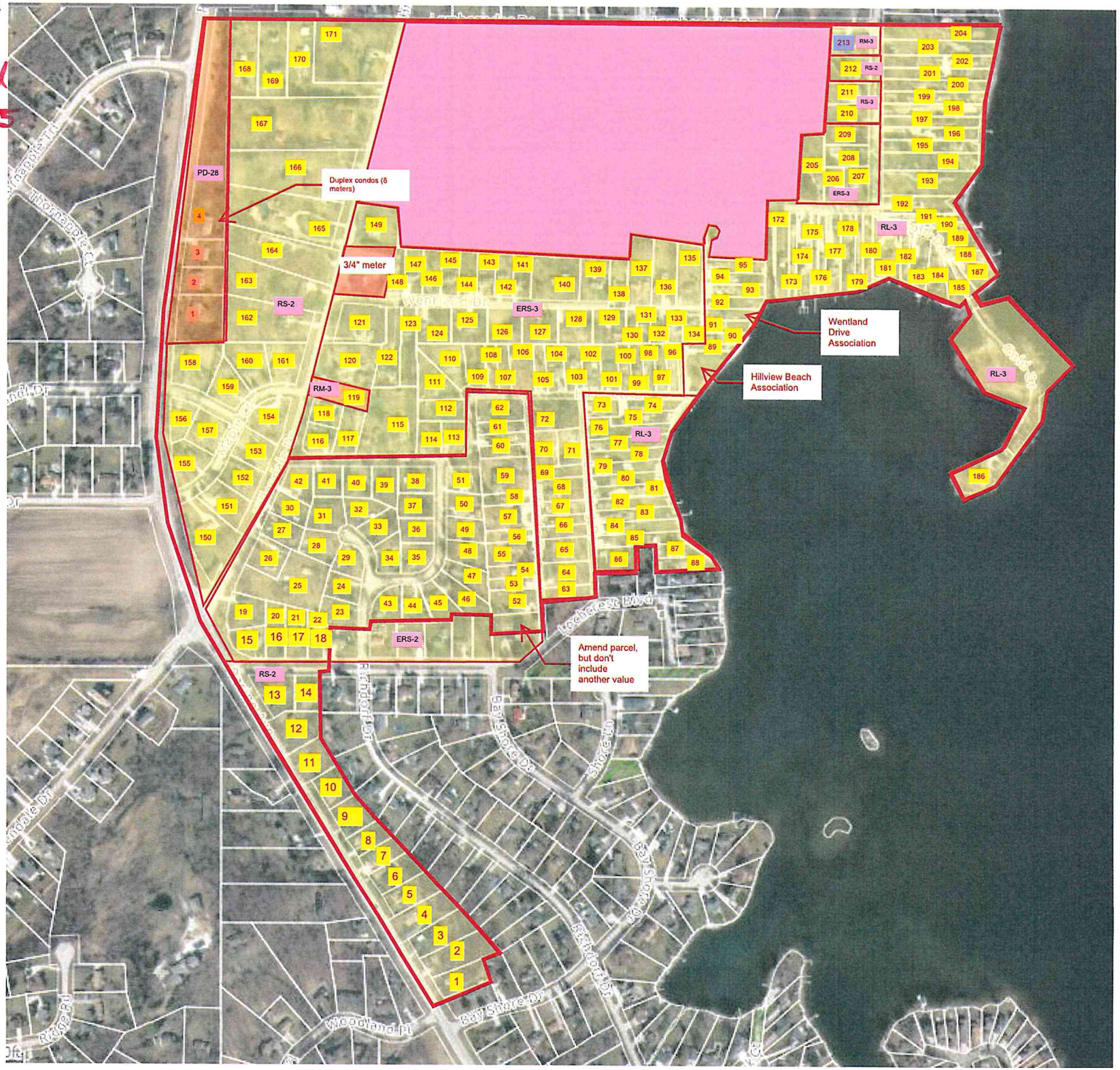


Exhibit B =
SW WCA
20th Amended
Area 9-15-25



the City of MUSKEGO

ENGINEERING DIVISION

W182 S8200 Racine Avenue
Muskego, Wisconsin 53150
(262) 679-4145 FAX (262) 679-5614

February 4, 2026

Dear Resident:

The City of Muskego will be amending the Water Capacity Assessment District (WCA) due to the installation of water main for the Kirkland Crossing Subdivision. The WCA District is an area proposed to be served by municipal water sometime in the future. The properties adjacent to the Kirkland Crossing Subdivision and surrounding properties are not currently in the WCA District; therefore, amending the WCA District is required. The surrounding properties are also being included as part of this amendment as a formality. **You will not be forced to connect to municipal water except on point of sale and if water is available. The WCA assessment is only due upon connection to municipal water.**

The Kirkland Crossing Subdivision developer completed an extension of water main as part of the subdivision project. The project extends on Martin Drive approximately from Oak Hill Trail to Copper Oaks Drive. If your home is not in the project area, you will not have water available to you at this time.

The following packet of information includes a copy of the preliminary resolution, hearing notice (including the map and legal description), and engineer's report.

The Public Hearing will be held on February 24, 2026, in the Muskego City Hall, W182 S8200 Racine Avenue. Attendance at this meeting is not mandatory. This Public Hearing is following a public informational meeting that was previously held on October 14, 2025.

Please feel free to contact me at (262) 679-5686 or at skroeger@muskego.wi.gov if you have any questions or comments.

Thank you,
City of Muskego

Scott A. Kroeger

Scott Kroeger
Public Works and Development Director

COMMON COUNCIL - CITY OF MUSKEGO
RESOLUTION #004-2026

PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY
AREA-WIDE WATER CAPACITY ASSESSMENT
FOR WATER SERVICE UNDER §66.0703, WISCONSIN STATUTES
(20th Amended WCA District)

RESOLVED by the Common Council of the City of Muskego, Waukesha County, Wisconsin, as follows:

1. The Common Council hereby declares its intent to exercise its police power under §66.0703, Wisconsin Statutes to levy area-wide water capacity assessments upon property within the following described territory located within the City for benefits conferred upon such properties as a result of debt service and retirement for water connections to provide water service to the entire territory described:

See attached legal description marked Exhibit "A"
and attached map marked Exhibit "B"

2. The amount of the water capacity assessment (WCA) proposed to be levied shall be determined by the City's Financial Consultant, its consulting engineer and the Public Works Committee, and it is anticipated that said assessment shall be determined on a residential equivalency unit basis.

3. The assessment proposed to be levied is to be levied against all lots and parcels of real estate located within the territory above described which are not presently, at the time of the final resolution levying the special assessment, actually connected to the public water and receiving the immediate benefit, and against all lots and parcels of real estate actually connected and receiving an immediate benefit.

4. The water capacity assessment (WCA) proposed to be levied is based upon the police power of the City of Muskego and is to be levied for the benefit given to all unconnected real estate in the City of Muskego for the benefit conferred upon that unconnected real estate for the availability of a capacity in the water system and against all connected real estate for the immediate capacity now to be utilized.

5. The water capacity assessment (WCA) proposed to be levied herein may be allowed to be paid in installments. The exact schedule of those properties immediately assessed and installments thereon shall be determined when the final resolution is adopted.

6. The Director of Public Works and Development or Designee for the City of Muskego is hereby directed to prepare a report providing for all estimated costs of the total water capacity purchased, a total list of all properties to be assessed and a schedule of proposed assessments against the specific properties to be assessed. Said report, when completed, shall be filed with the City Clerk.

7. The City Clerk, after receiving the report, is directed to publish a Class 1 Notice of a Public Hearing, under Chapter 985 of the Wisconsin Statutes, on this proposed

resolution levying special assessments, the hearing to be held at City Hall at a time set by the Clerk as specified in §66.0703(7)(a), Wisconsin Statutes.

DATED THIS 27th DAY OF JANUARY 2026.

CITY OF MUSKEGO

Richard Petfalski Jr., Mayor

This is to certify that this is a true and accurate copy of Resolution #004-2026, which was adopted by the Common Council of the City of Muskego.

Kerri Roller

Kerri Roller, City Clerk

NOTICE OF PUBLIC HEARING ON AREA-WIDE WATER CAPACITY ASSESSMENT FOR WATER SERVICE IN THE CITY OF MUSKEGO WAUKESHA COUNTY, WISCONSIN (20th Amended WCA District)

PLEASE TAKE NOTICE that the Common Council of the City of Muskego has declared its intention to exercise its police power under §66.0703, Wisconsin Statues to create Water Capacity Assessment District Number 20, for the purpose of determining the boundaries contained within said District territory located in the City of Muskego, and identifying property owners who may be subject to future area-wide water capacity special assessments, for benefits conferred upon such properties, as a result of debt service and retirement for water connections and other water improvements, to provide water service to the entire newly established territory as described below:

See Attached Legal Description Marked Exhibit "A"
and Attached Map Marked Exhibit "B"

PLEASE TAKE FURTHER NOTICE that in the event future special assessments will be levied against properties in the newly created Water Capacity Assessment District Number 20, the special assessments proposed to be levied are to be levied against all lots and parcels of real estate located within the territory above described which are not presently, at the time of the final resolution levying the special assessment, actually connected to the public water and receiving the immediate benefit, and against all lots and parcels of real estate actually connected and receiving an immediate benefit.

PLEASE TAKE FURTHER NOTICE that levying water capacity special assessments in newly created Water Capacity Assessment Districts (WCA) is based upon the police power of the City of Muskego and is to be levied for the benefit given to all unconnected real estate in the City of Muskego for the benefit conferred upon that unconnected real estate for the availability of a capacity in the water system and against all connected real estate for the immediate capacity now to be utilized.

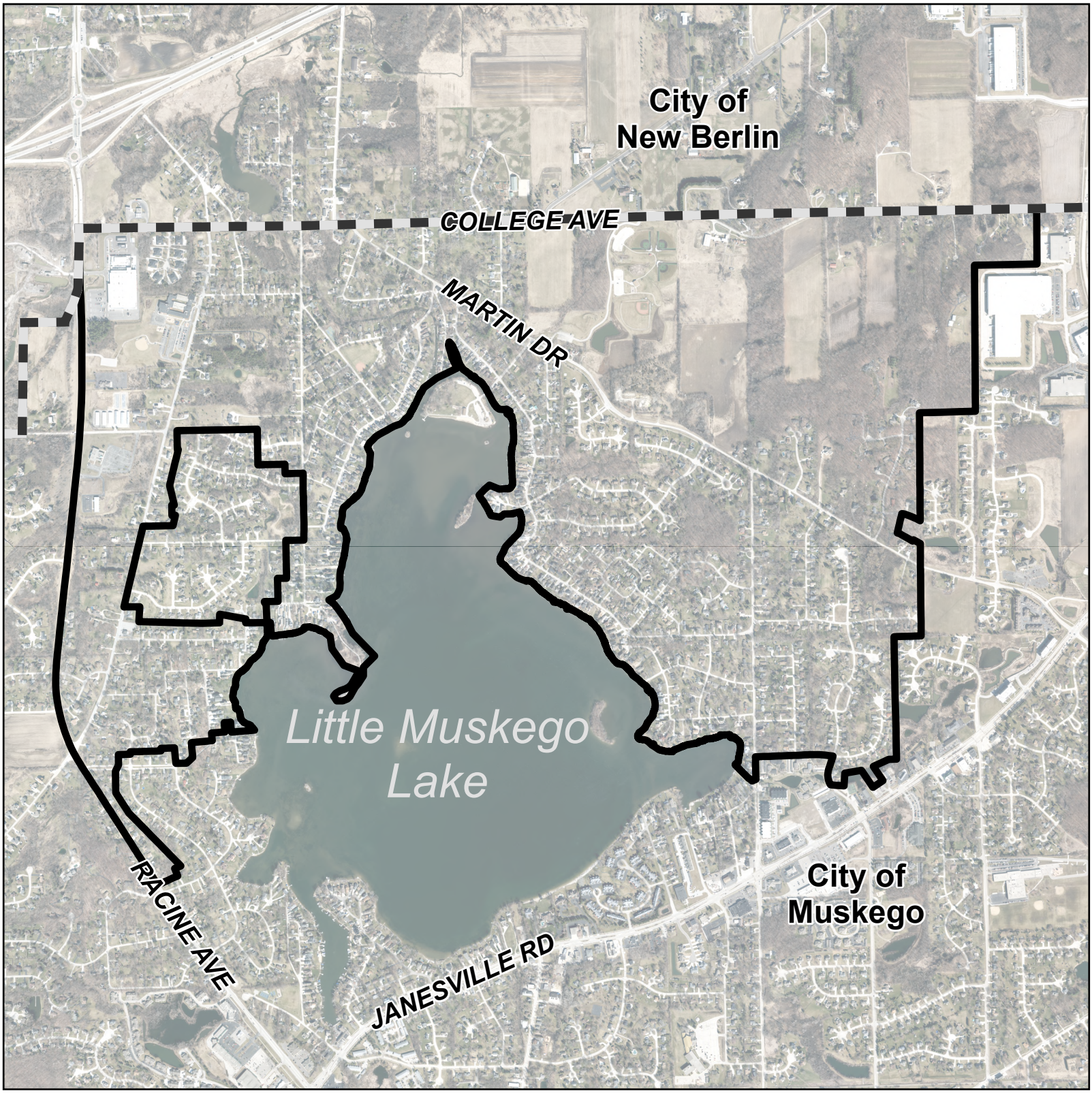
PLEASE TAKE FURTHER NOTICE that in the event special assessments are levied upon properties contained in the newly created Water Capacity Assessment District Number 20, said special assessments levied are allowed to be paid in installments. The exact schedule of those properties immediately assessed and installments thereon shall be determined when a Final Resolution is adopted by the City's Common Council.

PLEASE TAKE FURTHER NOTICE that water capacity special assessments, if levied in the newly created Water Capacity Assessment District Number 20, will be used to pay back the financing incurred by the City of Muskego to create water service improvements as well as other expenses incurred for water service improvements.

PLEASE TAKE FURTHER NOTICE that a Public Hearing will be held by the Common Council at 6:00 p.m. on **February 24, 2026**, in the Muskego City Hall, W182 S8200 Racine Avenue for the public to voice concerns and ask questions about the creation of Water Capacity Assessment District Number 20 in the City of Muskego in the territory as defined herein and further described on Exhibits “A” and “B” attached hereto.

The Council will hear all persons interested, or their agents or attorneys, concerning the matters contained in the Preliminary Resolution Authorizing the Creation of Water Capacity Assessment District Number 20 (WCA) and potential levying of future special assessments against the properties contained within said District. All objections will be heard and considered by the Council when making a final determination of proposed special assessments, which shall be accomplished by the passing of a Resolution to be published as a Class 1 notice, and a Notice of Assessment will be mailed to each property owner affected at the legally required time.

Dated at Muskego, Wisconsin this 4th day of February 2026.



the City of MUSKEGO

EXHIBIT B: Amendment 20
Water Capacity Assessment District
9-15-25

Municipal Boundaries

20th Amendment District

City of Muskego, Waukesha County, Wisconsin

N

0 1,000 2,000 4,000 Feet

Exhibit B = SE WCA 20th Amended Area 9-15-25

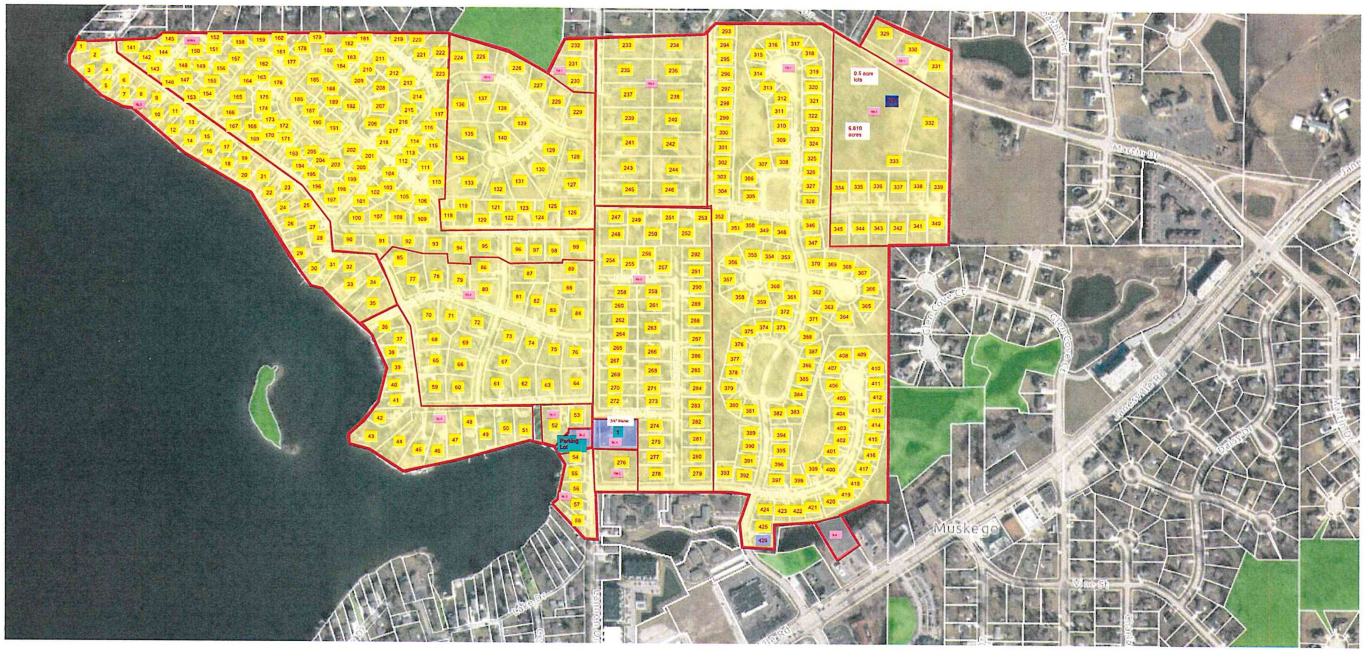


Exhibit B = NW WCA 20th Amended Area 9-15-25

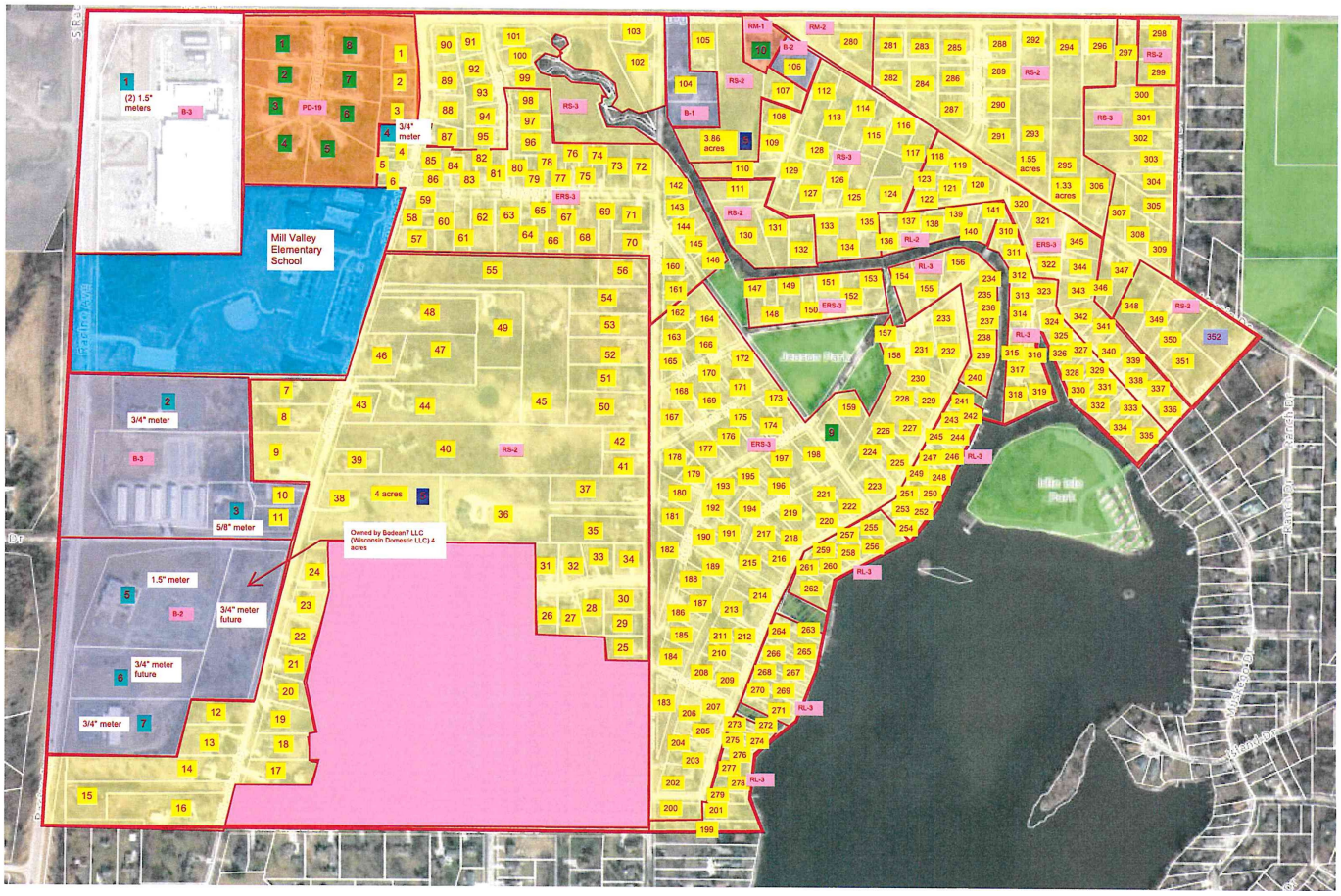


Exhibit B = NE WCA 20th Amended Area 9-15-25

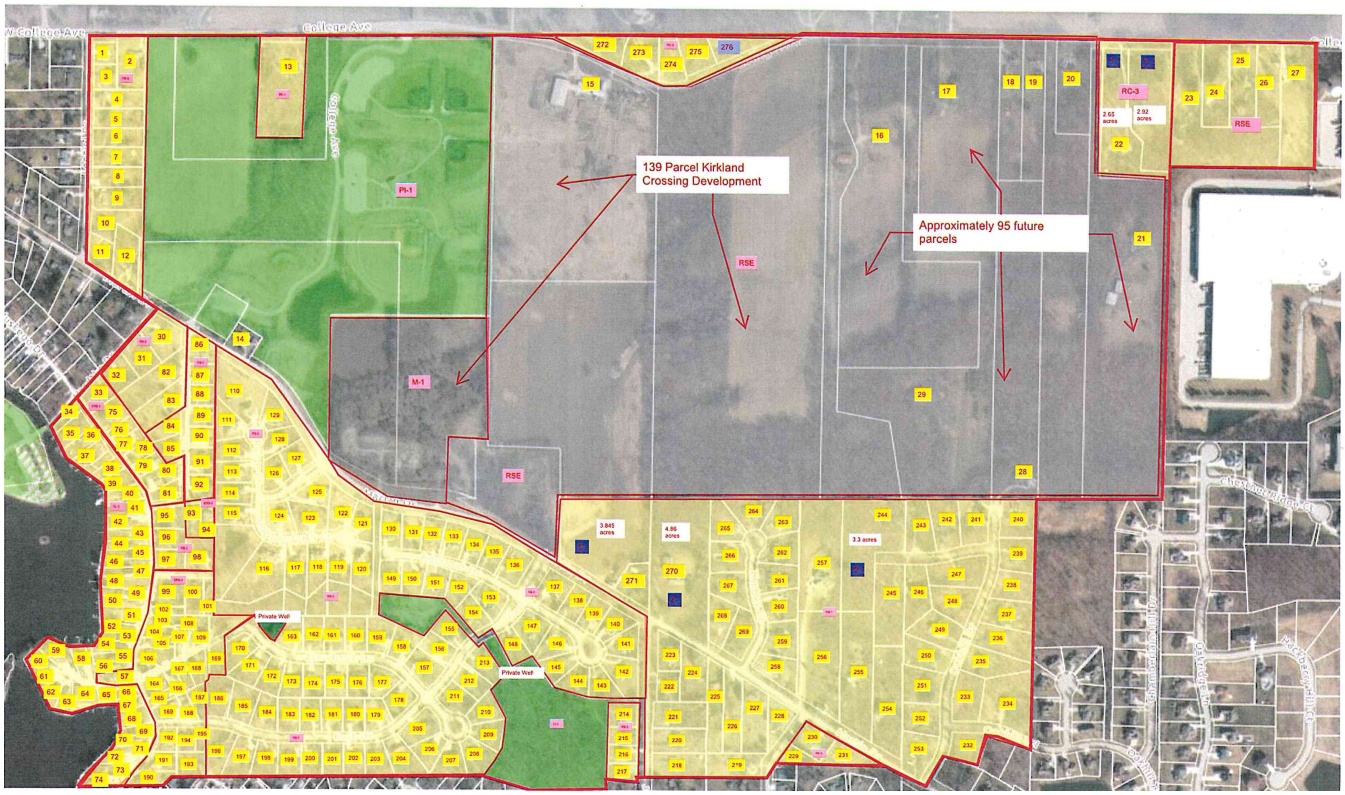


Exhibit B = SW WCA 20th Amended Area 9-15-25

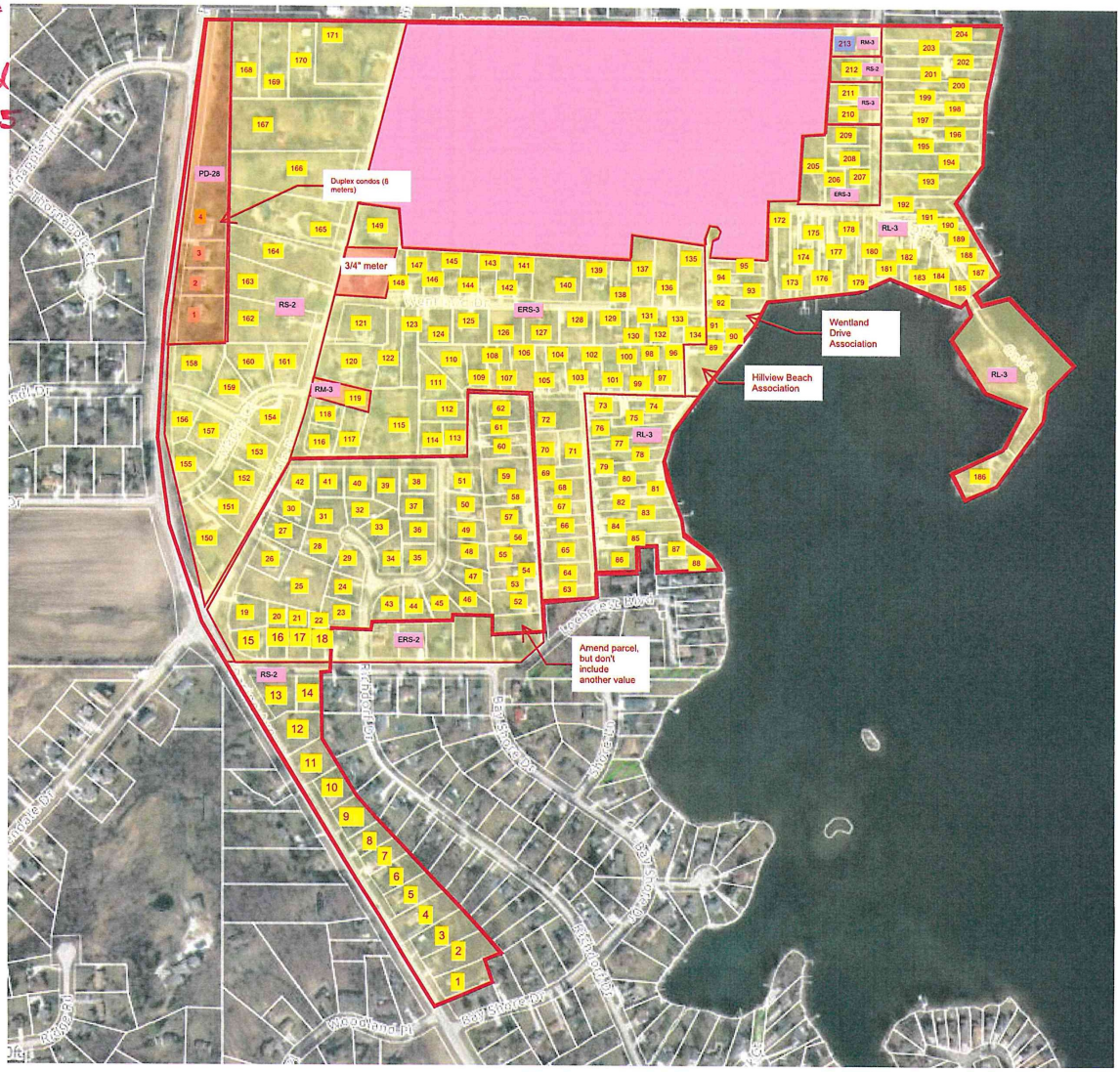


EXHIBIT A – September 15, 2025

City of Muskego WCA Amendment 20
Legal Description

That part of the NE ¼, NW ¼ and SW ¼ of Section 3, the NE ¼, NW ¼ SW ¼ and SE ¼ of Section 4, the NE ¼, SE ¼ and SW ¼ of Section 5, the NE ¼, NW ¼ and SE ¼ of Section 8, the NE ¼ of Section 9, the NW ¼ of Section 10, all in Town 5 N, Range 20 East, City of Muskego, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the N ¼ corner of said Section 5; thence North 89°18'22" East, 19.47 feet along the north line of the NE ¼ of said Section 5 to the Point of Beginning, also being the centerline of C.T.H. "Y"; continue thence North 89°18'22" East, 2594.03 feet along said north line to the NW corner of aforesaid Section 4; thence North 88°30'48" East, 2697.24 feet along said north line to the N ¼ corner of said Section 4; thence North 88°25'54" East, 2670.29 feet along the north line of the NE ¼ of said Section 4 to the NW corner of aforesaid Section 3; thence North 88°59'29" East, 2661.05 feet along the north line of the NW ¼ of said Section 3 to the N ¼ corner of said Section 3; thence North 88°46'11" East, 741.09 feet along the north line of the NE ¼ of said Section 3 to the extension of the west line of Outlot 1 of CSM 10532; thence South 0°26'53" East, 660 feet along said west line and its extension and the west line of Lot 1 of CSM 12343 to the north line of Lot 2 of CSM 10531; thence South 88°45'34" West, 742.44 feet along said north line to the west line of the NE ¼ of said Section 3; thence South 0°19'56" East, 1735.66 feet along said west line to the south line of the NW ¼ of said Section 3; thence South 88°24'37" West, 665 feet along said south line to the west line of Outlot 2 and Lots 8-11 of Chamberlain Hill; thence South 0°22'10" East, 1249.78 feet along said west line to the centerline of Oak Hill Trail; thence North 65°39'16" West, 136.44 feet along said centerline to the beginning of a 367.31 foot radius curve to the left whose chord bears North 77°27'47" West, 126.50 feet; thence westerly 127.14 feet along the arc of said curve and said centerline to a non-tangent line; thence South 19°31'59" East, 68.32 feet along said line to the northwest corner of Lot 3 of CSM 5424; thence South 13°01'46" West, 202.85 feet along the westerly line of said Lot 3 to the southerly line thereof; thence South 71°09'26" East, 31.16 along said southerly line; thence South 60°11'19" East, 175.00 feet along said southerly line and the southerly line of Lot 4 of said CSM 5424; thence North 26°46'06" East, 18.58 feet along said Lot 4; thence South 60°21'49" East, 102 feet, more or less to the southeast corner of said Lot 4 and the west line of Outlot 1 of Chamberlain Hill; thence South 0°33'17" East, 1096.89 feet along said west line and its extension to the south line of the SW ¼ of said Section 3; thence South 88°11'21" West, 323.73 feet along said south line to the east line of Outlot 2 of Parkland No. 1; thence South 1°07'58" East, 1454.98 feet along said east line and the east line of Outlot 4 of Parkland No. 3; thence South 89°46'19" West, 96.14 feet along the southerly line of said Outlot 4; thence South 64°52'15" West, 190.97 feet along said southerly line to the easterly line of Lot 1 of CSM 5707; thence South 34°12'29" East, 205.43 feet along said easterly line to the southerly line of said Lot 1; thence South 55°47'31" West, 150.00 feet along said southerly line to the westerly line of said Lot 1; thence North 34°12'29" West, 246.61 feet along said westerly line to the southerly line of the aforesaid Outlot 4 of Parkland No. 3; thence South 80°31'16" West, 200.07 feet along said southerly line to an easterly line of said Outlot 4; thence South 3°05'14" West, 153.00 feet along said easterly line to a southerly line of said Outlot 4; thence North 85°15'46" West, 125.08 feet along said southerly line to the easterly line of Parkland Drive and the beginning of a 209.00 foot radius curve to the right whose chord bears North 8°00'45" West, 188.37 feet; thence northerly 195.41 feet along the arc of said curve and said easterly line; thence North 18°46'19" East, 186.54 feet along said easterly line to the northerly line of Briargate Lane and the beginning of a 1086 foot radius non-tangent curve to the left whose chord bears North 84°36'15" West, 289.64 feet; thence westerly 290.51 feet along the arc of said curve and said northerly line; thence South 87°43'48" West, 709.80 feet along said northerly line to the westerly line of Lannon Drive; thence South 1°23'18" East, 225.14 feet along said westerly line; thence South 88°36'13" West, 16.00 feet along said westerly line; thence South 1°23'18" East, 91.52 feet along said westerly line; thence North 46°23'09" West, 32.77 feet; thence North 64°36'18" West, 19.25 feet to the southwesterly line of Lot 11; thence North 46°23'18" West, 195 feet more or less to the water's edge of Little Muskego Lake;

Thence northerly, northwesterly and westerly, southwesterly, southerly, 15,000 feet, more or less, clockwise along the water's edge of Little Muskego Lake to the southeast corner of Parcel 2 of CSM 8860; thence South 84°57'03" West, 276 feet, more or less, along the south line of said Parcel 2 to the southwest corner thereof; thence North 5°10'37" West, 120 feet to the northeast corner of Lot 11 of Hillview Farm Lochurst Plat; thence South 85°11'24" West, 75 feet along the north line of said Lot 11 to the west line thereof; thence South 5°10'37" East, 110 feet along said west line to the northeast corner of Parcel 2 of CSM 2045; thence South 85°11'24" West, 159.17 feet along the north line of said Parcel 2 to the northwest corner thereof; thence South 32°52'21" West, 53.34 feet to the northeast corner of Lot 17, Block 3, Hill View Farm Plat; thence South 5°07'38" East, 50 feet to the southeast corner thereof; thence South 84°47'14" West, 225 feet along the south line of said Lot 17 and its extension to the east line of Block 4 of Hill View Farm; thence South 5°29'02"

East, 50.07 feet to the northerly line of Lot 19 of Block 4 of said Hill View Farm; thence South 84°29'58" West, 199.85 feet along said northerly line to the
north line of Lot 1 and Lot 2 of Hillview Subdivision; thence South 88°36'35" West, 158.70 feet along said north line to the west line of said Lot 2; thence South 1°18'07" East, 30 feet along said west line to the north line of Lots 3-5 of said plat; thence South 88°36'35" West, 365.59 feet along said north line and its extension to the centerline of Richdorf Drive; thence South 1°23'25" East, 25 feet along said centerline to the extension of the north line of Lot 27, Hillview Subdivision; thence South 88°36'35" West, 144 feet along said north line to the west line of said Lot 27; thence South 1°28'32" East, 125 feet along said west line to the north line of Lochcrest Blvd.; thence South 31°01'49" West, 88.85 feet to the south line of said Lochcrest Blvd.; thence South 1°28'36" East, 252.39 feet along the west line of deeds recorded as Document Nos. 4770251 and 4819107; thence South 32°37'20" East, 285.31 feet along the westerly line of said Document No. 4770251 and its southerly extension to the southeasterly corner of Document No. 2508638; thence South 44°38'30" East, 883.45 feet along the southwesterly line of Lots 1-8, Block 3, Bay Shore Estates and its extension to the southeasterly corner of Lot 15 of said Block 3; thence South 67°05'59" West, 84.69 feet along the southerly line of said Lot 15 to the northeasterly corner of Lot 14 of said Block 3; thence South 22°20'47" East, 93.64 feet along the easterly line of said Lot 14 to the southeast corner thereof; thence South 65°49'38" West, 255.65 feet along the southerly line of said Lot 14 and its extension to the centerline of County Highway "Y" (Racine Avenue); thence North 32°36'09" West, 1685 feet along said centerline to the beginning of a 1909.86 foot radius curve to the right whose chord bears North 13°18'56" West, 1259.62 feet; thence northwesterly 1283.65 feet along the arc of said curve and along said centerline; thence North 5°56'21" East, 2281.11 feet along said centerline to the beginning of a 11459.16 foot radius curve to the left whose chord bears North 2°39'59" East, 1308.41 feet; thence northerly 1309.12 feet along the arc of said curve and along said centerline; thence North 0°17'43" West, 1580.77 feet along said centerline to the Point of Beginning.

EXCEPTING THEREFROM the following land:
Commencing at the East ¼ corner of said Section 5; thence South 88°52'21" West, 513.68 feet along the north line of the Southeast ¼ of said Section 5 to the northeast corner of Lot 57, Lakewood Meadows Addition No. 2 and to the Point of Beginning; thence South 1°05'12" East, 424 feet along the east line of said Lot 57 and its extension to the northwest corner of Lot 50 of said Lakewood Meadows Addition No. 2; thence North 88°52'21" East, 321.86 feet along the north line of said Lot 50 and Lot 51 of said plat to the west line of Lot 1 of CSM 4540; thence South 1°05'12" East, 110 feet along said west line to the south line of said Lot 1; thence North 88°52'19" East, 181.82 feet along the south line of said Lot 1 to the west line of Gold Drive; thence South 1°05'12" East, 819.17 feet along said west line to the south line of Lembezeder Drive; thence South 88°53'11" West, 188 feet along said south line to the east line of CSM 10096; thence South 1°05'12" East, 425.80 feet along said east line to the south line of said CSM; thence South 89°33'23" West, 106.24 feet along said south line to the east line of CSM 9579; thence South 1°05'12" East, 273 feet along said east line to the north line of Gold Drive; thence South 12°43'57" West. 46.21 feet to the south line of Gold Drive; thence South 89°33'28" West, 95.75 feet along said south line to the northwest corner of Outlot 1 of said CSM 9579; thence South 2°55'11" East, 209.62 feet along the west line of said Outlot 1 to the extension of the south line of Parcel A of CSM 2289; thence South 89°37'35" West, 287.86 feet along said south line and its extension to the southerly extension of the east line of Lot 37 of Kenwood Place; thence North 0°33'26" East, 51.35 feet along said extended east line to the extension of the southerly line of Lot 36 of said Kenwood Place; thence North 80°00'00" West, 314.78 feet along said southerly line to the east line of Lot 27 of said Kenwood Place; thence South 88°38'21" West, 199.89 feet along the south line of Lots 27-29 of said Kenwood Place; continuing thence North 89°25'43" West, 207.99 feet along the south line of Lots 29 and 30 of said plat; continuing thence North 88°16'58" West, 551.87 feet along the south line of Lots 30-34 of said plat to the west line of Lot 35 of said plat; thence North 3°11'36" East, 175.86 feet along said west line to the south line of said Lot 35; thence South 89°34'27" West, 192.70 feet along said south line and its extension to the centerline of Hillendale Drive; thence South 12°38'23" West, 204.53 feet along said centerline to the northerly line of lands described in Document No. 3931024; thence North 78°05'52" West, 52.88 feet along said north line to the westerly line of Hillendale Drive; thence North 13°26'33" East, 421.23 feet along said westerly line to the northeast corner of Parcel 1 of CSM 176; thence North 88°25'14" East, 51.77 feet to the centerline of said Hillendale Drive; thence North 13°26'58" East, 756.48 feet along said centerline to the extension of the south line of Parcel 2 of CSM 3791; thence North 88°53'13" East, 356.41 feet along said south line and its extension to the westerly line of Parcel 2 of CSM 9678; thence North 13°23'43" East, 126.86 feet along said westerly line; thence South 88°53'13" West, 41.65 feet along said line; thence North 1°06'47" West, 122.81 feet along said westerly line to the south line of Lot 6 of Lakewood Meadows; thence North 88°52'23" East, 31.86 feet along said south line to the easterly line of said Lot 6 and Lot 5; thence North 13°25'36" West, 239.47 feet along said easterly line to the easterly line of Lots 2-4 of said plat; thence North 13°27'02" East, 440.31 feet along said easterly line to the north line of Lot 2 of said plat; thence South 88°52'21" West, 10.21 feet along said north line to the east line of Lot 1 of said plat; thence North 1°07'39" West, 222.05 feet along said east line and its extension to the north line of the Southeast ¼ of said Section 5; thence North 88°52'21" East, 953.05 feet along said north line to the Point of Beginning.

Engineer's Report on Proposed
Water Capacity Assessments for the
City of Muskego – Twentieth Amendment
Waukesha County, Wisconsin

In accordance with the resolution of the City of Muskego, we herewith submit our report on Water Capacity Assessments (WCA) to be levied upon all present and future users of the portion of the Muskego Water Utility who are in the attached area (Schedule "W")

This report consists of the following schedules:

Schedule "A" - Engineer's report dated November 24, 1986 regarding Water Capacity Assessment on file with the City Clerk

Schedule "B" - Engineer's report dated February 25, 1991 regarding the First Amended WCA District on file with the City Clerk

Schedule "C" - Engineer's report dated October 18, 1996 regarding Water Capacity Assessments on file with the City Clerk

Schedule "D" - Engineer's report dated June 23, 1999 regarding the Second Amended WCA District on file with the City Clerk

Schedule "E" - Engineer's report dated September 23, 1999 regarding the Third Amended WCA District on file with the City Clerk

Schedule "F" - Engineer's report dated September 23, 1999 regarding the Fourth Amended WCA District on file with the City Clerk

Schedule "G" - Engineer's report dated October 4, 1999 regarding the Fifth Amended WCA District on file with the City Clerk

Schedule "H" - Engineer's report dated June 19, 2000 regarding the Sixth Amended WCA District on file with the City Clerk

Schedule "I" - Engineer's report dated January 2, 2002, regarding the Seventh Amended WCA District on file with the City Clerk.

Schedule "J" - Engineer's report dated September 17, 2002, regarding the Ninth Amended WCA District on file with the City Clerk.

Schedule "K" - Engineer's report dated February 14, 2003, regarding the Eighth Amended WCA District on file with the City Clerk.

Schedule "L" - Engineer's report dated February 17, 2003, regarding the Tenth Amended WCA District on file with the City Clerk.

Schedule "M" - Engineer's report dated February 17, 2003, regarding the Eleventh Amended WCA District on file with the City Clerk.

Schedule "N" - Engineer's report dated October 29, 2003, regarding the Twelfth Amended WCA District on file with the City Clerk.

Schedule "O" - Engineer's report dated November 19, 2003, regarding the Thirteenth Amended WCA District on file with the City Clerk.

Schedule "P" - Engineer's report dated November 7, 2003, regarding the Fourteenth Amended WCA District on file with the City Clerk.

Schedule "Q" - Engineer's report dated August 16, 2004, regarding the Fifteenth Amended WCA District on file with the City Clerk.

Schedule “R” - Engineer’s report dated August 16, 2004, regarding the Sixteenth Amended WCA District on file with the City Clerk.

Schedule “S” - Engineer’s report dated March 3, 2008 regarding the Seventeenth Amended WCA District on file with the City Clerk.

Schedule “T” - Engineer’s report dated October 9, 2017 regarding the Eighteenth Amended WCA District on file with the City Clerk.

Schedule “U” - Engineer’s report dated August 22, 2024 regarding the Nineteenth Amended WCA District on file with the City Clerk.

Schedule “V” - Listing of all parcels affected by the proposed WCA.

Schedule “W” - Legal description and mapping of the proposed Twentieth Amended WCA District

Schedule “X” - Summary of costs and improvements

All present and future users of the Muskego Water Utility that lie within the proposed WCA District against which assessments are proposed are benefited and the improvements constitute an exercise of Police Powers. The improvements consist of those facilities that are not assessed for under the frontage or unit assessment policy and include costs associated with the oversizing of water mains, wells, pump stations, water towers, reservoirs, pump controls and appurtenant facilities.

Schedule “A” - See report dated November 24, 1986, on file at the City Clerk's Office

Schedule “B” - See report dated February 25, 1991, on file at the City Clerk's Office

Schedule “C” - See report dated October 18, 1996, on file at the City Clerk's Office

Schedule “D” - See report dated June 23, 1999, on file at the City Clerk's Office

Schedule "E" - See report dated September 23, 1999 on file at the City Clerk's Office

Schedule "F" - See report dated September 23, 1999 on file at the City Clerk's Office

Schedule "G" - See report dated October 4, 1999 on file at the City Clerk's Office

Schedule "H" - See report dated June 19, 2000 on file at the City Clerk's Office

Schedule “I” - Engineer’s report dated January 2, 2002 on file at the City Clerk’s Office.

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Schedule “R” Engineer’s report dated August 16, 2004 on file at the City Clerk’s Office.

Schedule “S” – Engineer’s report dated March 3, 2008 on file at the City Clerk’s Office.

Schedule “T” – Engineer’s report dated October 9, 2017 on file at the City Clerk’s Office.

Schedule "U" – Engineer's report dated August 22, 2024 on file at the City Clerk's Office.

Schedule "V" - A listing of each parcel affected by the proposed Water Capacity Assessment may be reviewed with the City Clerk by interested persons.

Schedule "W" - See attached legal description labeled "Exhibit A" dated September 15, 2025 and map labeled "Exhibit B", dated September 15, 2025.

Schedule "X" - Summary of cost of projects and estimates.

Estimated costs of improvements, wells, facilities, oversized water mains and system controls

A)	Additional Well 1, Radium Mitigation	$500,000.00
B)	Additional Well 2, Radium Mitigation	$500,000.00
C)	Project MW-32-02 (Janesville Road) Oversize Costs	$132,773.00
D)	Project MW-33-03 (Janesville Road) Oversize Costs	$96,385.00
E)	Project MW-35-03 (Parkland Drive) Oversize Costs	$139,879.00
F)	Big Muskego Estates North Connection Oversize Costs (Project MW-34-03)	$125,558.00
G)	Booster Station – Racine Avenue	$225,000.00
H)	Water Main Oversize – Racine/Hillendale	$64,484.00
I)	System Conversion – Well 8	$13,000.00
J)	System Conversion – Well 10 – Champions Village	$15,000.00
K)	System Conversion – Well 11 – Champions Village	$15,000.00
L)	System Conversion – Well 12 – Lakewood Meadows	$15,000.00
M)	Well 13 – Well Development and Pump House Construction	$1,630,000.00
N)	Well 14 – Well Development	$2,985.00
O)	Well 9 – Building and Pump House	$729,253.00
P)	Moorland Road Elevated Storage (Allocated 35.95% of $1,561,167.00 Construction Cost	$561,239.19
Q)	Water main Extension to School Site	$200,000.00
R)	Deduct Additional Well 1, Radium Mitigation	($500,000.00)
S)	Deduct Additional Well 2, Radium Mitigation	($500,000.00)
T)	Hillendale Drive and Racine Avenue Water Main Extension	$1,000,000.00
U)	Kirkland Crossing Booster Station and Water Main	$4,327,831.87
V)	Kirkland Crossing Booster Station and Water Main (Developer contribution in aid of construction)	($4,327,381.87)
W)	Kirkland Crossing Water Main (City's cost)	$751,706.00
	Subtotal:	$5,717,262.19
	20% Administration, Legal, Land Acquisition and Legal Costs	$1,143,452.44

Total Estimated Value of Improvements	$6,860,714.63
Value of WCA's to be collected – 8th Amended Area previously approved or anticipated	$327,690.00
Value of WCA's to be collected 9th Amended District previously approved area	$245,814.00
Value of WCA's to be collected 10th Amended Area previously approved or anticipated	$774,180.00
Value of WCA's to be collected 11th Amended Area previously approved or anticipated	$31,350.00
Value of WCA's to be collected 12th Amended Area previously approved or anticipated	$2,970.00
Value of WCA's to be collected 13th Amended Area previously approved or anticipated	$978,460.00
Value of WCA's to be collected 14th Amended Area previously approved or anticipated	$2,650.00
Value of WCA's to be collected 15th Amended Area previously approved or anticipated	$134,064.00
Value of WCA's to be collected 16th Amended Area previously approved or anticipated	$153,558.00
Value of WCA's to be collected 17th Amended Area previously approved or anticipated	$142,710.00
Value of WCA's to be collected 18th Amended Area previously approved or anticipated	$204,180.00
Value of WCA's to be collected 19th Amended Area previously approved or anticipated	$674,880.00
Subtotal of WCA's previously approved or anticipated	$3,672,506.00
Value of WCA's to be collected 20th Amended Area	
Value of existing WCA's to be collected 1309 @ $1,782.00 =	$2,332,638.00
Value of future WCA's to be collected 265 @ $2,970.00 =	$787,050.00
Value of existing commercial WCA's to be collected =	$39,204.00
Value of future commercial WCA's to be collected	$8,910.00
Subtotal of WCA's previously approved or anticipated	$6,840,308.00
Total value of anticipated projects	$6,860,714.63
Net excess (deficit) value of WCA's	$(20,406.63)

RUEKERT & MIELKE, INC.
Consulting Engineers
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

September 11, 2025

TWENTYTH AMENDED WATER CAPACITY ASSESSMENT

FREQUENTLY ASKED QUESTIONS REGARDING A WATER CAPACITY ASSESSMENT DISTRICT (WCA)

What is a WCA District?
The WCA District is an area proposed to be served by municipal water sometime in the future.

What is a WCA?
An assessment to recover future infrastructure costs such as water main over sizing; wells; system controls; reservoirs; towers.

How much will it cost?
The assessment cost depends on meter size. The standard size meter for a single-family home is 5/8". The cost of the 2025 WCA for this size meter is $1,782.00 (increase of $36 every January 1st) for existing homes and $2,970.00 for a new home. The cost increases by $36.00 per year for existing homes and $60.00 for new construction.

When is it due and payable?
The WCA assessment is not due until the first November 1st **after you connect** to the municipal system. The Water Utility also allows this assessment to be placed on a 5-year payment plan on the tax bill, plus 8% interest per annum, or paid in full any time before November 1st of any given year. **Payment is not due until the property is connected to water and the water meter is installed.**

What if there is no water main in front of my property?
The WCA assessment stays with the property but is not payable until **after connection** to the municipal water system.

What if I don't want to connect to municipal water?
The City's connection policy is the following: on the point of sale of a house, if water is available, the new homeowner has 1 year to connect to municipal water. If you are on a well, the well must be tested at least every five years for bacterial compliance and must be inspected every 10 years by a certified plumber for code compliance.

If a water main is constructed in front of my property is there another assessment?
Yes, referred to as a front foot assessment. That assessment is determined by the frontage of your property and the cost of the contractor to construct the water main and laterals to your lot line in compliance with the City's Assessment Policy. (Your own plumbing contractor must install the lateral from your property line to your building and inside connection).

RCA / Sewer Rates (RESO #065-2025)

RCA:			NEW		Existing	
1 REC	3 Bed	1 Family	**$6,765.00**	+ $135/annually	**$ 1,128.00**	+ $22.50/annually
0.75 REC	2 Bed	1 Family	$5,073.75		$846.00	
8 REC's	3 Bed	8 Family	$54,120.00		$9,024.00	
6 REC's	2 Bed	8 Family	$40,590.00		$6,768.00	

Sewer Base:	$167.66	Per Qtr
	$670.64	Per Year

Sewer Usage: $6.81/1k gal
Plus $69.10 connection

WCA / Water Rates (RESO #066-2025)

WCA:	Meter Size	Multiplier	NEW		Existing	
	5/8"	1	**$2,970.00**	+ $60/annually	**$ 1,854.00**	+ $36/annually
	3/4"	1.5	$4,455.00		$ 2,781.00	
	1"	2.5	$7,425.00		$ 4,635.00	
	1 1/2"	5	$14,850.00		$ 9,270.00	
	2"	8	$23,760.00		$ 14,832.00	

	General		
Water Base:	$28.96		
Public Fire:	$9.77		
Usage :			
30,000		$3.74	per 1000 gal
90,000		$3.27	per 1000 gal
120,000		$2.79	per 1000 gal

R&R Charges / GFL (RESO #062-2025)

$34.45 Per Quarter
$137.80 Per Year

COMMON COUNCIL - CITY OF MUSKEGO
RESOLUTION #014-2026

APPROVAL OF FIRE PROTECTION SERVICES AGREEMENT WITH TESS CORNERS VOLUNTEER FIRE DEPARTMENT

WHEREAS, it is necessary that the City of Muskego and the Tess Corners Volunteer Fire Department, hereinafter ("TCVFD"), enter into an Agreement for fire protection for the City's residents; and

WHEREAS, an Agreement between the parties was recommended by the Finance Committee and passed by the Common Council at its meeting of December 16, 2025; and

WHEREAS, subsequent to said meeting, TCVFD retained legal counsel to review the Agreement; that TCVFD requested modifications to the Agreement, and;

WHEREAS, the Common Council reviewed and discussed TCVFD's modifications at its regular meeting of February 10, 2026, and requested additional modifications be made to its proposed Agreement, and deferred the matter to a later date, and;

WHEREAS, that said changes were communicated to TCVFD's legal counsel via written correspondence; and;

WHEREAS, that on February 23, 2026, via phone conference, the parties discussed and agreed upon, subject to Common Council confirmation, the Agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED that, upon further review and discussion, the Common Council of the City of Muskego, does hereby approve the attached revised Agreement for fire protection services between the TCVFD and the City of Muskego for the period January 1, 2026, to December 31, 2027.

BE IT FURTHER RESOLVED that this Resolution will nullify Resolution #090-2025, approved by the Common Council on December 16, 2025, relating to the Fire Protection Agreement between the City of Muskego and the TCVFD.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to sign the Agreement and the City Attorney is authorized to make substantive changes to it as may be necessary to preserve the general intent thereof.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign such substantive changes made by the City Attorney.

DATED THIS 24th DAY OF FEBRUARY 2026.

SPONSORED BY:

ALDERMAN BOB HAMMEL

This is to certify that this is a true and accurate copy of Resolution #014-2026 which was adopted by the Common Council of the City of Muskego.

City Clerk, Kerri Roller

2026-2027 AGREEMENT

CITY OF MUSKEGO -- TESS CORNERS VOLUNTEER FIRE DEPARTMENT

AGREEMENT made by and between **Tess Corners Volunteer Fire Department**, a Wisconsin non-stock corporation, hereinafter referred to as TCVFD and the **City of Muskego**, a Municipal Corporation of the State of Wisconsin, hereinafter referred to as the City, to be effective as of January 1, 2026.

IN CONSIDERATION of the mutual covenants herein contained, it is agreed:

That the term of this Agreement is January 1, 2026 to December 31, 2027.

The City will pay to TCVFD a payment of $175,000.00 for 2026 services, payable upon receipt of the TCVFD's check ledger for the previous quarter detailing expenditures for those quarters.

TCVFD agrees to provide its 501(c)(4) Organizations financial documents, including but not limited to financial statements on a quarterly basis to City for each year of this Agreement. The quarterly financial statements provided by TCVFD to the City shall also include the total amount of donations received by TCVFD for the applicable quarter.

Payment for Calendar Year 2027 services by the City to TCVFD shall be agreed upon by the parties following negotiations thereon which shall occur between June 1, 2026 and September 30, 2026 such that the agreed upon amount can be approved by the Common Council prior to the end of Calendar Year 2026. In the event the parties cannot agree on an amount for 2027 services, the amount to be paid for 2027 services shall be the amount paid for 2026 services.

Any capital expenditure requests exceeding $50,000.00 will be discussed and approved by the Common Council at the annual capital budget meeting.

Fire runs are to be made by TCVFD to any fire within the City's corporate boundaries in compliance with a call from any resident of said area.

TCVFD will furnish the necessary fire trucks, hoses, ladders, and miscellaneous firefighting equipment, and the volunteer fire fighting assistance made by any resident of the area to be served by TCVFD under this Agreement.

TCVFD will provide quarterly, or upon the request of the City, a report on Fire Department response activities to the Public Works and Safety Committee. This report shall list all individual calls for service. This report shall include the currently available report that shows incident number, unit, date, alarm and arrival time and response time. Specific individual response times and locations within the quarterly report may be requested by the Committee from time to time for the purpose of clarifying the individual specific response times.

TCVFD assumes all liability for damages caused by the negligent operation of its fire trucks or equipment, and agrees to obtain automobile liability insurance covering the operations of its trucks said insurance to have a minimum liability for bodily injury in the amount of $2,000,000.00 Combined Single Limit. TCVFD shall provide separate written Endorsements to its General Liability Policy of Insurance for the following; Naming the City as an Additional Insured, Waiver of Subrogation, Primary and Non-Contributory Insurance Coverage and Thirty (30) Day Notice of Cancellation. A Certificate of Insurance along with said Endorsements shall be provided to the City upon request showing evidence of the above insurance requirements. Providing a Certificate of Insurance by itself or in lieu of the required written Endorsements, which states that the Endorsements apply to the policy, is not acceptable.

The City, recognizing the value of mutual aid agreements between fire departments, agrees to permit TCVFD to continue with such agreements. TCVFD needs to remain in compliance with the Department of Commerce standard requirements for Comm. 30 to continue receiving the 2% Fire Insurance Entitlement Dues.

TCVFD agrees to indemnify, defend, and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all claims, demands, damages, suits, and actions, including attorney's fees, caused by reason of any act, omission, fault, or negligence, whether active or passive, of TCVFD or of anyone acting under its direction or control or on its behalf. The obligation to indemnify, defend, and hold harmless the City, shall be applicable unless liability results from the sole negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

TCVFD agrees to wholly participate with the City's consultant in the evaluation of current services and participate in discussions relating to the advice and recommendations of said consultant regarding future fire protection services for the City.

Each party agrees to provide notice to the other party at least sixty (60) days prior to the expiration of this agreement if any contract terms other than term and payment are expected to be different than as described herein for any subsequent contract term.

Either party can terminate this Agreement for any reason upon providing ninety (90) days' written notice to the other party. In the event of termination, TCVFD shall be paid for its services as defined in this Agreement through the final date of providing said services to the City. This termination provision shall not effect or change in any manner the Dissolution Agreement entered into by the parties on March 10, 1999, including written signed Amendments thereto.

Upon the written request by the City, TCVFD will cooperate with the City in connection with the City's compliance with the Wisconsin Public Records Law, and provide records that it is required to provide under the Wisconsin Public Records Law to the City. TCVFD agrees that it will comply with applicable laws in all material respects.

This Agreement and the Dissolution Agreement constitute~~s~~ the entire agreement and understanding of the parties hereto with respect to the subject matter of this Agreement, and supersedes and replaces all agreements and understandings between the parties hereto with respect to the subject matter of this Agreement prior to the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

TESS CORNERS VOLUNTEER FIRE DEPT.	**CITY OF MUSKEGO**
_____	_____
President	Mayor Rick Petfalski
_____	_____
Secretary	City Clerk Kerri Roller

2026-2027 AGREEMENT

CITY OF MUSKEGO -- TESS CORNERS VOLUNTEER FIRE DEPARTMENT

AGREEMENT made by and between **Tess Corners Volunteer Fire Department**, a Wisconsin non-stock corporation, hereinafter referred to as TCVFD and the **City of Muskego**, a Municipal Corporation of the State of Wisconsin, hereinafter referred to as the City, to be effective as of January 1, 2026.

IN CONSIDERATION of the mutual covenants herein contained, it is agreed:

That the term of this Agreement is January 1, 2026 to December 31, 2027.

The City will pay to TCVFD a payment of $175,000.00 for 2026 services, payable upon receipt of the TCVFD's check ledger for the previous quarter detailing expenditures for those quarters.

TCVFD agrees to provide its 501(c)(4) Organizations financial documents, including but not limited to financial statements on a quarterly basis to City for each year of this Agreement. The quarterly financial statements provided by TCVFD to the City shall also include the total amount of donations received by TCVFD for the applicable quarter.

Payment for Calendar Year 2027 services by the City to TCVFD shall be agreed upon by the parties following negotiations thereon which shall occur between June 1, 2026 and September 30, 2026 such that the agreed upon amount can be approved by the Common Council prior to the end of Calendar Year 2026. In the event the parties cannot agree on an amount for 2027 services, the amount to be paid for 2027 services shall be the amount paid for 2026 services.

Any capital expenditure requests exceeding $50,000.00 will be discussed and approved by the Common Council at the annual capital budget meeting.

Fire runs are to be made by TCVFD to any fire within the City's corporate boundaries in compliance with a call from any resident of said area.

TCVFD will furnish the necessary fire trucks, hoses, ladders, and miscellaneous firefighting equipment, and the volunteer fire fighting assistance made by any resident of the area to be served by TCVFD under this Agreement.

TCVFD will provide quarterly, or upon the request of the City, a report on Fire Department response activities to the Public Works and Safety Committee. This report shall list all individual calls for service. This report shall include the currently available report that shows incident number, unit, date, alarm and arrival time and response time. Specific individual response times and locations within the quarterly report may be requested by the Committee from time to time for the purpose of clarifying the individual specific response times.

TCVFD assumes all liability for damages caused by the negligent operation of its fire trucks or equipment, and agrees to obtain automobile liability insurance covering the operations of its trucks said insurance to have a minimum liability for bodily injury in the amount of $2,000,000.00 Combined Single Limit. TCVFD shall provide separate written Endorsements to its General Liability Policy of Insurance for the following; Naming the City as an Additional Insured, Waiver of Subrogation, Primary and Non-Contributory Insurance Coverage and Thirty (30) Day Notice of Cancellation. A Certificate of Insurance along with said Endorsements shall be provided to the City upon request showing evidence of the above insurance requirements. Providing a Certificate of Insurance by itself or in lieu of the required written Endorsements, which states that the Endorsements apply to the policy, is not acceptable.

The City, recognizing the value of mutual aid agreements between fire departments, agrees to permit TCVFD to continue with such agreements. TCVFD needs to remain in compliance with the Department of Commerce standard requirements for Comm. 30 to continue receiving the 2% Fire Insurance Entitlement Dues.

TCVFD agrees to indemnify, defend, and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all claims, demands, damages, suits, and actions, including attorney's fees, caused by reason of any act, omission, fault, or negligence, whether active or passive, of TCVFD or of anyone acting under its direction or control or on its behalf. The obligation to indemnify, defend, and hold harmless the City, shall be applicable unless liability results from the sole negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

TCVFD agrees to wholly participate with the City's consultant in the evaluation of current services and participate in discussions relating to the advice and recommendations of said consultant regarding future fire protection services for the City.

Each party agrees to provide notice to the other party at least sixty (60) days prior to the expiration of this agreement if any contract terms other than term and payment are expected to be different than as described herein for any subsequent contract term.

Either party can terminate this Agreement for any reason upon providing ninety (90) days' written notice to the other party. In the event of termination, TCVFD shall be paid for its services as defined in this Agreement through the final date of providing said services to the City. This termination provision shall not effect or change in any manner the Dissolution Agreement entered into by the parties on March 10, 1999, including written signed Amendments thereto.

Upon the written request by the City, TCVFD will cooperate with the City in connection with the City's compliance with the Wisconsin Public Records Law, and provide records that it is required to provide under the Wisconsin Public Records Law to the City. TCVFD agrees that it will comply with applicable laws in all material respects.

This Agreement and the Dissolution Agreement constitute the entire agreement and understanding of the parties hereto with respect to the subject matter of this Agreement, and supersedes and replaces all agreements and understandings between the parties hereto with respect to the subject matter of this Agreement prior to the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

TESS CORNERS VOLUNTEER FIRE DEPT.	**CITY OF MUSKEGO**
President	Mayor Rick Petfalski
Secretary	City Clerk Kerri Roller

OFFICE OF THE MAYOR
Rick Petfalski, Mayor
(262) 679-5675
rpetfalski@cityofmuskego.org

MEMO

To: Muskego Common Council

From: Mayor Petfalski

Date: June 25, 2025

RE: Overview of the 1999 Agreement Between the City of Muskego and the Tess Corners Volunteer Fire Company

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The purpose of this memo is to summarize the key terms and implications of the Agreement entered into on March 10, 1999, between the City of Muskego ("City") and the Tess Corners Volunteer Fire Company ("Company"), which continues to govern the operational relationship between both entities to this day.

1. Operational Relationship

- The Company is an independent, nonprofit corporation that provides year-round fire protection, fire inspections, and fire prevention training to the City.
- The City funds the Company's operations through the annual municipal budget process.
- If the City and Company cannot agree on annual funding, the City may make other arrangements for fire protection.

2. Asset Ownership and Disposition

- The Company owns all fire-related property and equipment, including land and buildings, acquired with City funding.
- If Company ceases operations voluntarily or due to legal changes, all assets must be transferred to the City at no cost.
- If the City terminates the agreement due to inadequate service, all assets are also relinquished to the City without compensation.
- If the City terminates the relationship for any other reason, it must pay the appraised value of the original assets (minus debts) and may owe partial reimbursement for newer assets.
- The City may decline ownership of any asset, leaving responsibility with the Company.

3. Scholarship Fund

- The City will fund the Tess Corners Volunteer Fire Dept. Scholarship Fund with an initial $125,000 contribution upon the exercise of section 6 of the agreement.
- Scholarships are prioritized for fire service, EMS, then police, and administered by the City's Police & Fire Commission.
- Up to two scholarships per year may be awarded, with a maximum of six active at once.
- The fund activates only after the Company ceases operations.
- If the agreement ends over a budget dispute, the fund reverts to the City's General Fund.

4. Arbitration Clause

- Disputes over "adequate fire protection" are subject to binding arbitration, with the arbitrator's decision being final.

5. Legal and Compliance Requirements

- The Company must comply with all relevant state and federal labor laws and Wisconsin's open records and meeting laws.

6. Name and Succession

- If the City assumes fire service operations, the department must be named the Muskego/Tess Corners Fire Dept.

7. Duration and Survivability

- The agreement is intended to continue perpetually.
- Provisions regarding asset disposition and the scholarship fund survive any termination of services.

AGREEMENT BETWEEN THE CITY OF MUSKEGO
AND THE TESS CORNERS VOLUNTEER FIRE COMPANY

THIS AGREEMENT entered into this 10th day of March, 1999, by and between the TESS CORNERS VOLUNTEER FIRE COMPANY, an independent corporation (hereinafter referred to as "COMPANY"), and the CITY OF MUSKEGO, a municipal corporation (hereinafter referred to as "CITY").

WHEREAS, the COMPANY maintains a fire station and fire fighting equipment at W144 S6731 Tess Corners Drive and a Sub-Station at S100 W13444 Loomis Drive, Muskego, Wisconsin; and

WHEREAS, the COMPANY is an independent corporation organized under the provisions of Wisconsin Statute Chapters 181 and 213; and

WHEREAS, the COMPANY desires to establish a scholarship fund should it terminate its fire department activities; and

WHEREAS, the CITY desires to enter into this Agreement to assist in ensuring that the scholarship fund is established under conditions established in this Agreement.

WHEREAS, for many years the CITY and the COMPANY have cooperated in providing fire services to certain areas of the CITY on a contract basis; and

WHEREAS, in the past the CITY has provided the necessary funds to the COMPANY for the purchase and maintenance of necessary fire fighting equipment as well as the purchase and maintenance of land and buildings to house the same; and

WHEREAS, the above-noted equipment and property have been acquired by the COMPANY and titled in the name of the COMPANY; and

WHEREAS, each party to this Agreement is satisfied with the relationship between the CITY and the COMPANY and wishes to provide more specifically herein for the continuation of said relationship and for an orderly distribution of the assets if the CITY should terminate its relationship with the COMPANY or as otherwise provided.

NOW, THEREFORE, the parties to this Agreement, in consideration of the mutual covenants contained herein, do hereby agree as follows:

1. **CITY'S OBLIGATION: SCHOLARSHIP FUND**. For the purpose of memorializing COMPANY, and as COMPANY has requested, the CITY shall forthwith upon execution of this Agreement establish a segregated account or accounts for a scholarship fund entitled Tess Corners Volunteer Fire Department Scholarship in the initial amount of $125,000.00 to be awarded to residents of the City of Muskego for Fire, EMS and Police Service educational purposes by the City of Muskego Fire & Police Commission ("Commission"). The COMPANY has established rules for the scholarship fund and those rules are set forth here and in an attached Exhibit "B" (which is incorporated by reference). The Commission may award up to two (2) $1,500.00 scholarships per year, which may provide annual scholarship payments for more than one year of education, as specified by the Commission, and which shall increase 3% per year from the date of execution of this Agreement, but not to exceed the cost of tuition, lab fees and books, provided that no more than six (6) scholarships shall be outstanding at any one time. Scholarships shall be awarded in the following priority: preference shall be given to fire scholarships, then to EMS scholarships and then to police scholarships. All interest earned by the scholarship fund or funds shall remain in the fund. The scholarship fund shall continue until all funds are depleted by disbursement pursuant to this section or pursuant to Section Number 2. The scholarship shall commence being awarded in the first year after the COMPANY's relationship with the CITY is terminated pursuant to Section Number 6 of this Agreement, voluntarily ceases to function or ceases to function because of changes in the Federal or State law that no longer allow such companies to function. The Commission is entrusted the authority to adopt additional rules and change the attached rules within the parameters of this Agreement.

2. **CITY'S OBLIGATION: BUDGET.** The COMPANY shall continue to provide fire protection services for the CITY under terms as mutually agreed to by the CITY and the COMPANY under the budgetary process now employed by the CITY; if the parties cannot reach agreement as to the annual funding of the COMPANY, the CITY reserves the right to make other arrangements for fire protection and any funds in the scholarship fund shall revert to the CITY's General Fund for unrestricted use.

3. **COMPANY'S OBLIGATIONS.** The COMPANY agrees to provide the CITY with 24 hour 365 day per year fire protection plus ongoing fire inspection and fire prevention training. The COMPANY, at all times, shall provide adequate fire protection. In the event of a dispute between the CITY and the COMPANY regarding whether or not the COMPANY is providing adequate fire protection for purposes of termination pursuant to Section Number 6 of this Agreement for failure to provide adequate protection, the matter shall be submitted to binding arbitration upon the written request of either party. Upon such request, the CITY and the COMPANY shall mutually agree upon an arbitrator, or upon failure to agree within 60 days of the written request, an arbitrator shall be chosen by the Waukesha County Circuit Court pursuant to Chapter 788, Wisconsin Statutes, as it or its successors may exist from time to time. The CITY and the COMPANY shall be permitted to present all relevant evidence in the arbitration to support their interpretation of this Agreement. The terms and conditions of this Agreement shall be strictly enforced by the arbitrator. The decision of the arbitrator shall be binding on both parties without right of appeal. Each party shall pay one-half the cost of the arbitrator.

4. **EXISTING ASSETS.** All assets of the COMPANY at the time of the execution of this Agreement are set forth in the inventory prepared by the COMPANY and attached hereto, made a part hereof and marked Exhibit "A".

5. **DISPOSITION OF ASSETS UPON COMPANY'S NON-OPERATION.** If the COMPANY voluntarily or because of changes in the Federal or

State law that no longer allow such companies to function, or for any other reason not caused by the CITY, ceases to operate, the COMPANY shall forthwith take all the steps necessary to relinquish ownership of all of its assets (regardless of whether the assets are listed on Exhibit "A", subsequently acquired, or improved) to the CITY at no cost to the CITY and the scholarship shall commence being awarded as stated in Section Number 1. The CITY, however, may decline to accept any one or more of COMPANY's assets, in writing, in the CITY's sole discretion, in which event the COMPANY shall at all times thereafter be solely responsible for any benefit or liability of any such asset(s) that are not accepted by the CITY.

6. **DISPOSITION OF ASSETS UPON CITY TERMINATING THIS AGREEMENT WITH THE COMPANY PURSUANT TO THIS SECTION**. If the CITY terminates its relationship with the COMPANY, by written notice to the COMPANY, for failure to provide adequate protection as defined in Section Number 3 of this Agreement, the COMPANY shall then forthwith take all steps necessary to relinquish all assets of the COMPANY (regardless of whether the assets are listed on Exhibit "A", subsequently acquired, or improved) to the CITY at no cost to the CITY.

If the CITY terminates its relationship with the COMPANY pursuant to this subsection of this Agreement, by written notice to the COMPANY, for any other reason, then the provisions of this section shall apply. (a) The CITY shall pay the appraised value at that time for the assets still owned by the COMPANY listed on Exhibit "A" attached hereto, except as described in (d) below, less any debt still outstanding on said assets, any such debt being assumed by the CITY. (b) Any assets acquired by the COMPANY not listed on Exhibit "A" shall, in any event, be relinquished by the COMPANY to the CITY at no cost to the CITY and the COMPANY agrees to take any steps necessary to accomplish the same except as described in (c) below. (c) If the COMPANY acquires assets not listed on Exhibit "A" with funds donated to the COMPANY or with funds donated to the COMPANY and

funds received from the CITY, prior to the purchase of such an asset the COMPANY shall notify the CITY of the purchase price and the percentage of said price to be paid with donated funds ("Percent Donated"); if the COMPANY's relationship with the CITY is terminated under this section at a later time, the CITY shall pay to the COMPANY the Percent Donated of the appraised value at the time the COMPANY's relationship with the CITY is terminated, less any debts still outstanding on said asset, any such debt being assumed by the CITY, and less the cost of any improvements made to said asset after it was acquired by the COMPANY; said amount to be calculated by multiplying the percentage, and then reducing the resulting amount by said outstanding debts and costs of improvements ([Appraised value X Percent Donated] - [debts owing + cost of improvements]). (d) If the COMPANY makes any improvements to assets listed on Exhibit "A", specifically including any fire station property, and the COMPANY's relationship with the CITY is terminated under this section at a later time, the CITY shall pay to the COMPANY the appraised value of such assets at the time of termination less any debt still outstanding on said asset, any such debt being assumed by the CITY, and less the cost of any improvements made to said asset. (e) Immediately upon the CITY satisfying its obligations under this section, the COMPANY shall then forthwith take all steps necessary to relinquish all assets of the COMPANY to the CITY, without any further cost to the CITY.

In any event, the CITY may decline to accept any one or more of COMPANY's assets, in writing, in the CITY's sole discretion, in which event the COMPANY shall at all times thereafter be solely responsible for any benefit or liability of any such asset(s) that are not accepted by the CITY.

If appraisals are required pursuant to this Agreement and if the COMPANY and the CITY are unable to agree as to valuation, the CITY shall select one appraiser and the COMPANY shall select another appraiser and said appraisers shall determine the value of said assets. If said appraisers cannot

agree on the value of said assets, they shall select a third appraiser who shall appraise said assets and his determination of value shall be final. All persons selected as appraisers shall use generally accepted appraisal methods in determining said values. Each party shall pay the cost of their appraiser and the parties shall each pay one-half (½) of the cost of the third appraiser.

If the COMPANY's relationship with the CITY is terminated pursuant to this section, the scholarship commences being awarded as stated in Section Number 1.

7. **NAME.** In the event the CITY establishes a municipal department which takes over the functions previously performed by the COMPANY, said department would be known as the MUSKEGO/TESS CORNERS FIRE DEPARTMENT.

8. **LEGAL COMPLIANCE REQUIRED.** The COMPANY and its members agree to comply with all State of Wisconsin and Federal Fair Labor Law requirements, Wisconsin Open Records Law requirements and Wisconsin Open Meeting Law requirements as if they were a municipal fire department.

9. **PERPETUAL DURATION.** The parties expressly intend that this Agreement will continue forever, in perpetuity, without any opportunity for termination, except that Sections Numbered 2, 3, 4, 7 and 8 shall terminate upon: Mutual written agreement of the parties to terminate the Agreement; the CITY making other arrangements for fire protection and thereafter providing written notice of termination to the COMPANY; or the CITY terminating its relationship with the COMPANY or the COMPANY otherwise ceasing to function. Sections Numbered 1, 5, 6 and 9 of this Agreement, moreover, shall survive any such termination, and shall only terminate as follows: Section Number 1 shall continue until all funds in the scholarship fund are depleted as described in Section Number 1 and/or Section Number 2; Sections Numbered 5 and 6 shall continue until all assets of the COMPANY are disbursed to the CITY, or acceptance is declined in writing, as described therein, or an agreement is not reached on the budget as

described in Section Number 2; Section Number 9 shall continue until all other sections of this Agreement have terminated as described herein.

TESS CORNERS FIRE COMPANY

By: _____

By: _____

Subscribed & sworn to before me
this 9th day of March, 1999.

_____
NOTARY PUBLIC, STATE OF WI
My commission expires: 7/22/99

CITY OF MUSKEGO

By: _____
David L. De Angelis, Mayor

By: _____
Jean K. Marenda, Clerk

Subscribed & sworn to before me
this 10th day of Mar., 1999.

_____
NOTARY PUBLIC, STATE OF WI
My commission expires: 9-17-2000

JILL BLENSKI NOTARY PUBLIC STATE OF WISCONSIN

ATTACHMENT :A

REAL ESTATE

Station 1 W144 S6731 Tess Corners Drive - Tax Key 2168.982 & 2168.998
Situated on approximately 2.85 Acres
Improvements totaling 15,180 sq. ft. (55'10 x 83'10 = 4,620 and 88' x 120' = 20,560)

Station 2 S100 W13444 Loomis Drive - Tax Key 2259.979
Situated on approximately 1.46 Acres
Improvements totaling 3, 762 sq. ft. (50x 75.25 = 3,762)

VEHICLES:

1962 Mack pumper
1968 Mack pumper
1980 Ford pumper
1996 Pierce pumper
1971 GMC grass rig
1979 Ford equipment truck
1985 GMC tanker
1964 Ford tanker

PERSONAL PROPERTY

1 - Paper shredder
1 - copier
4 - computer systems with printers
1 - computer scanner
2 - blue print cabinets
9 - file cabinets
3 - hose racks
2 - hose washers
2 - hose dryers
2 - 100 amp battery chargers
4 - telewriter printers
3 - complete sets of hand tools
2 - base radios
25 - mobile radios
30 - hand held radios
60 - pagers, chargers and cases
4 - refrigerators
1 - electric range
2 - microwave ovens



1 – pizza oven
4 – televisions
3 – VCRs
1 – VCR camera
2 – stereo systems
3 - scanners
20 – desk chairs
20 – folding tables
100 – folding chairs
10 – desks
2 – conference tables
2 – book shelves
10 – clocks
1 – overhead projector
2 – projection screens
65 set of turnout gear (including flashlights, gloves, nomex hoods, ect.)
65 dress uniforms
12 – fire extinguishers
12 – turnout gear racks
60 – air bottles
30 – complete MSA masks
30 – MSA face pieces
30 – pass alarms
207 – 50' lengths of 11/2"/13/4" hose
175 – 50' lengths of 21/2"/ 3" hose
1000' – 5" hose
2 – smoke generators
2 – air compressors
1 – cascade air system
11 – locking storage cabinets
6 – open storage cabinets
1 – float pump
2 – standby generators
2 – black boards
1 – small floor scrubber
1 – large floor scrubber
1 – tall TV cart
1 – hose tester

1996 Pierce Pumper

ENGINE 1463 MONTHLY APPARATUS CHECKOUT

	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
DATE												
INITIALS												
Engine / Mechanical												
Mileage (write in)												
Hours (write in)												
Check all engine fluid levels, belts, hoses												
Battery Levels and cables												
Tire Pressure & wear F psi R psi												
CAB												
Fuel level												
Check all lights												
Siren / horn												
Check all Radios / Cellular phone												
Report Book, fire forms, EMS forms, releases, pens												
DOT Hazmat book												
Map Book												
Information Book												
Binoculars												
Camera												
Spot Light												
Flashlights (4)												
AIM Quad-gas meter (charge)												
EMS gloves (2 boxes)												
Knox Box key												
Check all SCBA's (5) (pressure above 2000, harness,low air alarm, operation, PASS, facepiece, all hoses, gaskets)												
Personal Flotation Devices (PFD) (2)												
Front Bumper												
(1) 50' section soft suction 5"												
100' Trash line / fog nozzle												
(1) hydrant wrench												
(2) spanner wrenches												
Left Front compartment MPO Cabinet												
(1) reducer 2 ½" to 1 ½"												
(1) double male 2 ½"												
(1) double female 2 ½"												
(6) flares												
(1 set) stacked tips for deluge gun												
(1) hydrant adapter 6" female to 4 ½" female												

	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
Left Front compartment MPO Cabinet (Cont'd)												
(1) elbow adapter 6" female to 5" storz												
(1) hydrant adapter 4 ½" female to 5" storz												
(1) reducer 5" storz to 2½" male												
(1) rubber mallet												
(1) Span-hammer												
(2) spanner wrenches												
(4) storz spanner wrenches												
(1) portable base for deluge gun												
(1) Hotel Pack -150' 1 ¾" pack-lite hose, fog nozzle, gated wye, 3" hose pigtail.												
(1) TFT foam tube for top speedlay (foam line)												
(1) hydrant bag containing 2 ½" gated wye, hydrant wrench, 2 spanner wrenches, 2 storz spanner wrenches, 1 double male, 1 double female.												
Left Center Compartment												
(2) Halligan tools												
(1) Flathead axe												
(1) Pickhead axe												
(1) Sledgehammer												
(1) Closet hook												
(1) Drywall hook												
(2) Barricade Tape												
(2) spare SCBA bottles over rear wheel-well												
Left Rear Compartment												
Tool Box												
Center punch												
Battery cable wrenches												
(1) Salvage cover												
cribbing												
(2)30' AMKUS hydraulic hoses- red/blue												
(2) chains for spreader												
(2) push brooms												
(4) fire brooms												
(1) scoop shovel												
Rear Hosebed												
600' of 2 ½" with nozzle												
500' of 5" with storz to hydrant adapter attached												
800' of 3" with skid load of 150' 1 ¾" and fog nozzle												
10' hard suction with low level strainer attached												
(2) spanner wrenches												
(4) Storz spanner wrenches												

	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
Rear Hosebed (cont'd)												
(2) pike poles												
(1) folding ladder 10'												
Crosslay Hosebeds												
(3) 250' of 1 ¾" w/ Fog nozzles												
Foam Line (red) has TFT nozzle for use w/ foam tube												
Rear Extrication Tool Compartment												
Amkus Tool power unit- run and work all tools, check all fluid levels												
Amkus Spreader												
Amkus Cutter												
(2) Amkus Rams												
(2) ram extensions												
Right Rear Compartment												
(1) CO2 extinguisher												
(1) Pressurized water ext.												
(1) Dry Chemical ext.												
(1) Utility rope bag												
(1) Chimney chain												
PPV fan- run and check all fluid levels												
Right Center Compartment												
(2 bags) Dry Sorb												
Right Center Compartment												
(1) EMS Bag- check supplies for out dates and O2 level.												
(2) Rescue Rope bags												
(2) PFD's												
Right Front Compartment												
(1) Chain saw- run and check all fluid levels												
(1) K-12 saw- run and check all fluid levels												
(1) spare mixed gasoline												
(1) spare regular gasoline												
(2) spanner wrenches												
(4) storz spanner wrenches												
(2) portable lights												
Pigtail adapters												
(2) extension cords												
(1) elbow adapter 6" female to 5" storz for side suctions												
Fire Pump												
Visually check water tank level through fill tower												
Visually check foam tank levels through fill towers												
Work all valves and lubricate as necessary (include side and rear suctions)												

	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
Fire Pump (cont'd)												
Work deluge gun gears / locks, lubricate if necessary												
Engage pump												
Primer Pump operation												
Re-circulate to tank												
Pressure governor operation												
Check primer oil tank level												
Generator												
Run generator- check all fluid levels.												
Quartz Lights												
Cord reel and junction box												

PREVENTATIVE MAINTENANCE AND REPAIRS

DATE	REPAIR DESCRIPTION / PERFORMED BY

Unit 1495

YEAR 1999

APPARATUS MONTHLY CHECK OFF SHEET

ITEMS TO BE CHECKED	INITIALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	DATE	1/11	2/1										
	INITIALS	J.Z.	B.L. K.L.										
REPORT BOOK WITH FIRE REPORTS & PEN		X	✓										
TIRE PRESSURE & WEAR		X	✓										
ALL ENGINE FLUID LEVELS		X	✓										
BATTERY CORROSION		X	✓										
BELTS & HOSES		X	✓										
LIGHTS		X	✓										
HANDY TALKIE & CHARGER		X	✓										
HAND LANTERNS (1)		X	✓										
ADAPTORS- 2 1/2" FEMALE-2 2 1/2" MALE-2		X	✓										
MOUNTED & PORTABLE PUMP CHECK OIL & GAS RUN		X	Checked both Suction & Run ✓										
HARD SUCTION 10' 2 1/2"-4		X	✓										
AXES-1 PIKE POLES 10'-1		X	✓										
EXTINGUISHERS DRY CHEM-1		X	✓										
HAZ MAT BOOK		X	✓										
FOLDER WITH MAPS AND STREET INDEX		X	✓										
2½" gated wye			✓										

ITEMS TO BE CHECKED	DATE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
HARD SUCTION 10',5"-2	1/11	X	✓										
RED RUBBER 2 1/2"-5		X	✓										
ICE AUGER MANUAL		X	✓										
SOFT SUCTION 50', 5"-1		X	✓										
FLARES-5		X	✓										

UNIT #_____ 659 **APPARATUS CHECKOUT** **YEAR**_____

	MONT	JAN	FEB.	MAR	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC
	DATE												
ITEMS TO BE CHECKED	**INIT**												
CHECK ALL ENGINE FLUID LEVELS, BELTS, HOSES.													
CETANE ADDED TO FUEL 1/2 PINT													
BATTERY LEVELS, CABLES													
TIRE PRES./WEAR PSI F( ) R( )													
BLEED AIR BREAKS													
PRIMER PUMP OIL LEVEL													
PUMP OIL CHANGE													
CHECK ALL LIGHTS													
CHECK SIREN/HORN													
FIRE REPORTS / PEN													
MAP BOOKS													
D.O.T. BOOK													
BINOCULARS (FRON CAB)													
CHECK ALL RADIOS													
CHECK ALL FLASHLIGHTS													
CHECK ALL FIRE EXTINGUISHERS													
GENERATOR OIL/GAS/ RUN													
K-12 GAS MIX / RUN SAW													
PORTABLE EQUIP. (new spark plug, air filter, oil change.)													
SPARE GAS CAN													
SPAGE SORB I BAG													
GENERAL CONDITION OF ALL CABINETS,HOSEBEDS, REEL COMP,and CAB.													

UNIT #___ APPARATUS CHECKOUT YEAR _____.

ITEMS TO BE CHECKED	MONTH	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	DATE												
	INIT.												
SOFT HYDRANT LAY 50' (FRONT BUMPER)													
DOUBLE- FEMALE FITTINGS #(2) 2 1/2", #(1) FEMALE 5"													
DOUBLE-MALE FITTINGS #(2) 2 1/2"													
GATED WYE #(1) 2 1/2, #(1) 1 1/2, (5" GATE VALVE)													
BOTTOM SUCTION #(1) 2 1/2 - IN TOP STORAGE AREA													
BOTTOM SUCTION #(1) 5"- IN TOP STORAGE AREA													
DRAFTING STRAINER #(1) 2 1/2													
90 DEGREE ELBOW (#1) 5"													
BROOMS #(4)													
SHOVEL #(1)													
(NOZZLES) FOG #(1) 2 1/2, STRAIGHT STREAM #(1) 2 1/2 FOG #(3) 1 1/2													
HYDRANT HAMMER#(1)													
HALLIGAN TOOL #(1)													
BOLT CUTTERS #(1)													
HYDRANT WRENCH #(___)													
SPANNER WRENCHES #(4) SETS													
CHECK ALL MSA MASKS FOR (air pressue, low air alarm, pass alarm, all straps, all hoses, gaskets,and valves, Check face piece for dry rot, cracks, seal, and straps													
EXHAUST FAN #(1)													
DOOR HANGER FOR FAN													
WHEEL CHOCKS													
PORTABLE LIGHTS + PLUG ADAPTERS (in rear compartment)													
HARD SUCTION #(2)- 5" #(2)- 2 1/2													
PIKE POOLS #(2)--10'													
ATTIC LADDER #(1)													
EXTENSION LADDER 35' #(1)													
ROOF LADDER 14' #(1)													
AXE #(1) FLAT HEAD AXE #(1) PICK HEAD													

UNIT # 659 APPARATUS CHECKOUT YEAR _____

	MONT	JAN.	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
	DATE												
ITEMS TO BE CHECKED	INIT.												
25' AIR HOSE													
TOOL BOX /TOOLS/ NAILS/													
BUNGIE CORDS (4)													
HARD SUCTION HOSE CARRIER # (1)													
FOAM # 3--FIVE GALLON CONTAINERS													
SALVAGE COVERS													
PRY BAR (UNDER JUMP SEAT)													
HYDRAULIC JACK (ONE TO RAISE CAB)													
FOAM EQUIP. (UNDER SEAT)													

UNIT # 652 SH. 1 APPARATUS CHECKOUT YEAR

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE												
	YOUR INITIALS												
TIRES-AIR PRESSURE & WEAR													
CHECK ALL ENGINE FLUID LEVELS													
BATTERY LEVELS													
ALL LIGHTS													
HAND LANTERNS (2) FLOOD LIGHTS (2)													
WALKIE TALKIE & CHARGER													
HOSE LAYS - 2½" & 1½" PRECONNECT													
MSA BREATHING MASKS (5) SPARE BOTTLES (8)													
BAG ROPE (2)													
GENERATOR RUN & CHECK OIL													
CORD REEL & EXTENSION CORDS													
CHIMNEY CHAIN													
SALVAGE COVERS (4)													
FITTINGS - FEMALE 2½" (3) MALE 2½" (3) FEMALE 5" (1)													
MALE 5" (1) 5" TO 2½" (1)													
NOZZLES - FOG 2½" (1) S.STREAM 2½" (1) FOG 1½"(3)													

UNIT # 652 SH. 2 APPARATUS CHECKOUT YEAR

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE												
	YOUR INITIALS												
GATED WYE: 2½" (1) 1½" (1)													
FOAM PROPORTIONER (1) FOAM NOZZLE (1)													
HALLIGAN TOOL (1) BOLT CUTTERS (2)													
5" DRAFTING STRAINER (1) 2½" DRAFTING STRAINER (2)													
HARD SUCTION - 5" (2) 2½" (2)													
FOAM: 20 GALLON													
BROOMS (4) SHOVEL (1)													
AXES (2) PIKE POLES: 6'(1) 10'(1)													
LADDERS SCUTTLE (1) EXTENSION 30' (1) ROOF 14' (1)													
COME ALONG (1)													
CUTTING CHISELS (1) & REGULATOR													
PARTA POWER SPREADERS (2)													
ICE AUGER (1)													
FIRE BLANKET & GLOVES													
TOOL BOX													
EXTINGUISHERS: DRY CHEM(2) WATER (1)													

UNIT #656 SH 1 APPARATUS CHECKOUT YEAR

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE												
	YOUR INITIALS												
IRES-AIR PRESSURE & WEAR													
HECK ALL ENGINE FLUID EVELS													
TTERY LEVELS													
L LIGHTS													
ND LANTERNS (1) OOD LIGHTS (2)													
LKIE TALKIE & CHARGER													
OAT DOCK (1)													
DIAN TANK (4)													
G ROPE (1)													
RTABLE PUMP (1)													
LLIGAN TOOL (2)													
RD SUCTION 21/2" (2)													
OOMS (6) OVEL (1)													

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE												
	YOUR INITIALS												
REPORT BOOK WITH FIRE REPORT FORMS & PEN													
HAZARD MATERIALS HANDBOOK													
FOLDER WITH MAPS AND STREET INDEX													
TOOL BOX													
.EXTINGUISHERS·DRY CHEM (1)													

UNIT # 653 APPARATUS CHECKOUT YEAR 99

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE	1/11	2/1										
	YOUR INITIALS	TZ	[illegible]										
EXHAUST FAN & DOOR JAM JAR		✓	✓										
WHEEL CHOCKS													
~~CHAIN SAW & MIX GAS CAN~~													
~~BLUE INDIAN TANKS (2)~~													
SPANNER WRENCHS (4 SETS)		✓	✓										
HYDRANT WRENCHS (3)		✓	✓										
25' AIR HOSE		✓	✓										
~~HYDRAULIC JACK (1)~~													
~~CROW BAR (1)~~ Have		✓	✓										
~~NAILS & CHIMNEY CHEMICALS~~ Have		✓	✓										
Float Pump - 2 pieces		✓	✓										
5" Elbow		✓	✓										
Meter Covers (3)		✓	✓										
First Aid Box		✓	✓										

UNIT # 653 APPARATUS CHECKOUT YEAR 99

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE	1/11	2/1										
	YOUR INITIALS	TL	PS SC										
~~2½ BOTTOM SUCTION (1)~~													
5 BOTTOM SUCTION (1)		✓	✓										
GATED WYE: ~~2½" (1)~~ Have 1½" (1)			✓										
HALLIGAN TOOL (2) ~~BOLT CUTTERS (1)~~ PEY BAR (1)		✓	✓										
5" DRAFTING STRAINER (1) ~~2½" DRAFTING STRAINER (1)~~		✓	✓										
HARD SUCTION - 5" (2) 2½" (2)		✓	✓										
~~FOAM: 5 GALLONS~~													
BROOMS (3) SHOVEL (1)		✓	✓										
AXES (2) PIKE POLES: 6'(1) 10'(1)		✓	✓										
LADDERS SCUTTLE (1) EXTENSION 30' (1) ROOF 14' (1)		✓	✓										
TOOL BOX		✓	✓										
EXTINGUISHERS: DRY CHEM WATER (1)(1) CO (1)		✓	✓										
REPORT BOOK WITH FIRE REPORT FORMS & PEN		✓	✓										
HAZARD MATERIALS HANDBOOK		✓	✓										
FOLDER WITH MAPS AND STREET INDEX		✓	✓										
~~BLOW HORN (1)~~													

UNIT # 653 APPARATUS CHECKOUT YEAR 99

ITEM TO BE CHECKED	MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
	DATE	1/11	2/1										
	YOUR INITIALS	TZ	PS SC										
TIRES-AIR PRESSURE & WEAR		✓	✓										
CHECK ALL ENGINE FLUID LEVELS		✓	✓										
BATTERY LEVELS		✓	✓										
ALL LIGHTS		✓	✓										
HAND LANTERNS (3) ~~FLOOD LIGHTS (2)~~		✓	✓										
WALKIE TALKIE & CHARGER		✓	✓										
HOSE LAYS - 2½" X 1½" PRECONNECT		✓	✓										
MSA BREATHING MASKS (3) SPARE BOTTLES (4)		✓	✓										
BAG ROPE (1)		✓	✓										
~~GENERATOR RUN & CHECK OIL~~													
~~EXTENSION CORDS 3-50'~~													
~~CHIMNEY CHAIN~~													
SALVAGE COVERS (1)		✓	✓										
FITTINGS - FEMALE 2½" (2) MALE 2½" (2) ~~FEMALE 5" (1)~~		✓	✓										
5" TO 4" (1)		✓	✓										
NOZZLES - ~~FOG 2½" (1)~~ S.STREAM 2½" (1) FOG 1½"(3)		✓	✓										

EXHIBIT "B"

Tess Corners Volunteer Fire Department
Scholarship Award

TO BE ELIGIBLE:

- Current resident of the City of Muskego for two (2) years or more
- Course of study in Fire or Police Science or related fields Fire Science **has first preference.**
- Includes all high school seniors or adults returning to school. High school graduates will have first preference.

SCHOLARSHIPS OFFERED

- Two (2) new scholarships per year renewable up to four (4) years (maximum of six at any one time). If both are not given in one year, none will be carried over to the following year. Scholarship renewal requires a grade point average of 2.5 or better the first year (3.0 during years 2-4) and the correct course of study.
- Each scholarship will cover tuition, lab fees, and books. The value of the scholarship will be $1,500 as of 1999 and increase by 3% each year after that point. The amount paid to the will not exceed the students tuition, lab fees, and books.

SCHOLARSHIP COMMITTEE

Muskego Fire and Police Commission

COMMITTEE DUTIES

Actively promote the scholarship program to all local high schools public and private, City library, and local newspapers.

SUGGESTED SELECTION CRITERIA

- Oral interview - Required
- Academic achievement *
- School and community involvement *
- Financial need *
- SAT scores *
- Letter of recommendation *

* Final decision will be made by the committee

AWARD WINNERS

The committee will generate a news release for publication in local newspapers and City newsletter. This news release will include the name of the award, winners name, school they will attend, and their course of study.

COMMON COUNCIL - CITY OF MUSKEGO
ORDINANCE #1507

AN ORDINANCE TO AMEND THE ZONING MAP AND 2020/2035 COMPREHENSIVE PLAN OF THE CITY OF MUSKEGO

(RSE to RS-2 / Ryan Dr. - Golf View Estates)

THE COMMON COUNCIL OF THE CITY OF MUSKEGO, WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from RSE – Suburban Estate District to RS-2 – Suburban Residence District:

Tax Key No. 2255.979.002 / Ryan Drive (Vacant)

SECTION 2: The rezoning is being requested to allow the potential development of a 19-lot single-family subdivision.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections, or portion thereof of the ordinance which shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: The Common Council does hereby amend the 2020/2035 Comprehensive Plan to reflect a change from Low Density Residential Land Use to Medium Density Residential Land Use.

SECTION 5: This ordinance is in full force and effect from and after passage and publication subject to the recording of a Developers Agreement and the recording of the Final Plat.

PASSED AND APPROVED THIS _____ DAY OF MARCH 2026.

CITY OF MUSKEGO

_____
Rick Petfalski, Mayor

First Reading: February 24, 2026

ATTEST:

_____
City Clerk

Notice of Ordinance Published: _____

CITY OF MUSKEGO
Staff Report to Common Council
February 24, 2026 Meeting

To: Common Council

From: Adam Trzebiatowski, AICP

Subject: Golf View Estates Rezoning (RSE to RS-2) & Comprehensive Plan Amendment

Date: February 20, 2026

Background Information:

The petitioners, Brian Schoenleber and Dan Rickert of Autumn Penn, LLC, are applying to rezone their lot located on the north side of Ryan Drive (Tax Key No. 2255.979.002). This land has been previously approved for subdivision development. There have been a few different proposals by these developers relating to this land dating back to 2006. The past proposed lot counts varied between 15 to 19 lots. Within the last year or two, the developer has picked this project back up and has looked at other ways to develop this property. The most recent approvals for this development were for a rezoning to a Conservation Planned Development District (CPD) that would allowed a 19-lot conservation subdivision. That approval is still out there and valid, but in order for it to be allowed there are certain conservation subdivision principles that they would need to be implemented. As the developer has put their construction plans together and have received construction estimates, they have realized that some of the required conservation features may not be practical. As such, the developers have re-examined their plans and have decided that they want to head in a different direction. Their new proposed rezoning request is from RSE – Suburban Estate District to RS-2 – Suburban Residence District. The newly proposed plan would be for a 19-lot single-family subdivision with minimum allowed lot sizes of 20,000 SF (with City sanitary sewer) with an allowed minimum average width of 110 feet. The north side of Ryan Drive in this area is predominantly currently zoned RSE and the south side of Ryan Drive currently contains RS-2, RS-3 and PD zoning districts (for single-family and two-family uses).

As part of this request, the applicant is also requesting an amendment to the 2020/2035 Comprehensive Plan. The Comprehensive Plan currently identifies this area for Low Density Residential Land Use and the proposal includes a request to change this designation to Medium Density Residential Land Use. The north side of Ryan Drive is mostly designated as Low Density Residential and the south side of Ryan Drive is mostly designated as Medium Density Residential.

SCALE: 1" = 60'

ST. ANDREWS CONDOMINIUM ADDITION #1
TAX # MSKC225899-4032 TO 4039
PD-44

LOT 2 CSM#12240
TAX # MSKC2255980004
RSE

LOT 1 CSM#12240
TAX # MSKC2255980003
RSE

LANDS UNPLATTED SCHURE REVOCABLE TRUST THE ALLEN SCHURE AND SARA ANN
TAX # MSKC2255997
RC-3

EXISTING HIGH TENSION TOWERS

N01°29'25"W 1334.67'

N87°33'08"E 0.47'

100 YR. FLOODPLAIN EL=774.6

100 yr. Floodplain Zone AE

AMERICAN TRANSMISSION CO.
UNPLATTED LANDS
TAX # MSKC2258995
I-1

OUTLOT 1
34,865 SF

ACT EASEMENT

SOIL BORING WITH SEASONAL HIGH WATER ELEVATION

B1 EL 771.0

RC-3

UNPLATTED LANDS
TAX # MSKC2255998-001

1
27,471 SF

2
26,554 SF

3
26,649 SF

B15 EL 779.08
4
34,325 SF

5
42,046 SF

6
41,780 SF

7
46,907 SF

8
34,915 SF

B13 EL 783.0

EL 784.0 B14

148'

110'

40' SETBACK

110'

90'

117'

110'

124'

B2 EL 773.0

60'

GOLF VIEW DRIVE

PUBLIC ROAD

MUSKEGO GOLF LLC

PAR. 1 & 3 CSM#8703
TAX # MSKC2258994056

I-1

RSE

PROPOSED ZONING RS-2

RYAN ROAD - S87°33'42"W 602.14'

S87°33'42"W 602.07'

OUTLOT 2
274,691 SF

PROPOSED STORM WATER DETENTION POND

B3 EL 771.0

B4 EL 767.0

B5 EL 773.5

19
24,826 SF

18
28,813 SF

17
30,279 SF

16
26,029 SF

15
24,319 SF

14
20,143 SF

125'

110'

131'

140'

110'

170'

175'

EL 782.0 B6

EL 782.0 B12

30" CURB & GUTTER

R48'

167'

B11 EL 782.0

40' SETBACK

135'

9
24,343 SF

25' Road Ease.

N87°33'08"E 841.87'

EXISTING SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC ARE LOCATED WITHIN RYAN ROAD

WETLANDS

PD-44

ST. ANDREWS CONDOMINIUM
TAX # MSKC225899-4032 TO 4039

S01°23'38"E 549.08'

WETLANDS

15' WETLAND SETBACK

S87°33'42"W 238.00'

PROPOSED STORM WATER DETENTION POND

B7 EL 772.0

13

119'

HILL TOP ROAD

115'

10
23,395 SF

B10 EL 781.0

B8 EL 772.0

B9 EL 779.0

12
21,805 SF

110'

25'

25' TEMP. ROADWAY EASEMENT

115'

11
23,597 SF

R48'

S01°27'40"E 785.75'

TEMP. CUL-DE-SAC DETAIL

RC-3 PARCEL 1 CSM#2866
TAX # MSKC2255979001

THOMAS A. DAHLMAN REVOCABLE TRUST AGREEMENT
UNPLATTED LANDS
TAX # MSKC2255999002

RC-3 PARCEL C CSM#80
TAX # MSKC2255977

SITE CALCULATIONS:

Proposed Subdivision Development = 22.76 Ac. Gr.
Proposed Lots = 19 = 1.20 units per acre

Total net acreage is 22.21 acres net / 100%
Proposed Impervious Surface = 1.44 acres / 7%
Single Family Lots = 13.70 acres / 61%
Outlots/Open Space = 7.07 acres / 32%

NOTES

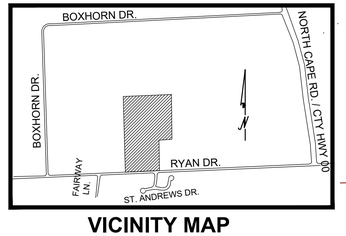
1. BOUNDARY SURVEYED BY ENDPOINT SOLUTIONS, 2023.

2. WETLANDS DELINEATED BY HARTLAND ECOLOGICAL GROUP, 6/2/23.

3. CITY OF MUSKEGO TO PROVIDE PUBLIC WATER AND SANITARY SEWER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM OWNED BY THE CITY OF MUSKEGO SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND AT NO COST TO THE CITY.

5. IF EXISTING DRAIN TILE IS ENCOUNTERED AND DAMAGED AS PART OF CONSTRUCTION, CONTRACTOR SHALL RECONNECT DRAIN TILE IN KIND.



VICINITY MAP
SCALE: 1" = 1/4 MILE

LEGEND

- Existing Treeline
- B7 Existing Soil Boring
- RC-3 Existing Zoning
- Wetlands

WERNER P. RAML
UNPLATTED LANDS
TAX # MSKC2258997
RS-3

NO.	REVISIONS	BY	DATE
1	XX	jrm	XX

GOLF VIEW ESTATES
CONCEPT PLAN

CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN

	INITIALS	DATE
DESIGNED	JRM	01/10/26
DRAWN	JAB	01/10/26
CHECKED	JRM	01/10/26

0 60'
SCALE

PROJECT NO.
26-002

SHEET NO.
1 OF 1

Golf View Estates

Golf View Estates is a proposed subdivision that will consist of sewer and water along with curb and gutter streets meeting the requirements of the city. The site contains wetlands and trees that add to the uniqueness of the property and acts as a buffer to Ryan Drive and lands to the south.

Under the current zoning, RSE, 15 lots could be created. Each lot would be a minimum of 40,000 square feet with the possibility of roadside ditches and culverts that was originally approved by the Public Works and Safety Committee. Under the proposed requested zoning, RS-2, 19 lots could be created at a minimum of 20,000 square feet in size.

The 2020 Land Use Plan indicates that the land use for the property is low density residential. However, the land on the opposite side of Ryan Road from this development, lands extending west that include the Muskego Lakes Subdivision and east to include Champions Village, is labeled as medium residential.

We feel that based on very similar developments near Golf View Estates, the medium density residential land use and the RS-2 zoning would be more appropriate and applicable to this property.

Some benefits for the City include additional lots to increase the tax base, additional right of way dedicated to the city, and road connections to the adjacent lands to the north and east.

From:	David Van Zeeland
To:	Jenny Mustapich; David Van Zeeland
Subject:	Tess Corners 4th Quarter
Date:	Thursday, February 12, 2026 9:02:55 AM
Attachments:	oct-dec 2025.pdf TCFD 2025 Y2D Comparison.xlsx

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jenny --

Per the Tess Corners Volunteer Fire Department's contract with the City of Muskego, please find attached to this email the detailed transactions for the 4th quarter for fiscal year 2025. I have also attached a spreadsheet that shows the comparison by quarter from the current fiscal year to the previous fiscal year.

The 4th quarter had income of $180,649 and expenses of $172,927 resulting in a net profit of $7,722. Fourth quarter income was made up from: City of Muskego contract ($170k), Taxable Tower Rental ($10k), Donations ($150), Other Income ($10), and Interest / Investments of ($336).

Overall for fiscal year 2025, the department had income of $704,077 and expenses of $549,109, resulting in a 2025 overall net profit of $154,967. For 2025, income was made from: City of Muskego contract ($664k), Taxable Tower Rental ($36k), Donations ($2k), Other Income ($35), and Interest / Investments ($1,386).

The department experienced far less expenditures in 2025 than has historically happened over the last several years. Despite the continued inflationary pressures and staffing, the department managed through in 2025 and is off to an excellent start in 2026. We believe that overall in 2026, we will have closer to a breakeven budget.

I am asking you to please get our 1st quarter draw for our contract to the Finance Committee at their next meeting.

If you have any questions, please feel free to contact me.

Thank you,

Dave

Dave Van Zeeland
Treasurer
Tess Corners Volunteer Fire Department

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
1560-RADIO EQUIPMENT				
1560-01-FIRE RADIO EQUIPMENT				
10/09/20	9079	COMMUNICATIONS EXPRESS	PAGERS AND BATTERIES (10)	6,158.00
Total 1560-01-FIRE RADIO EQUIPMENT				6,158.00
Total 1560-RADIO EQUIPMENT				6,158.00
4110-INCOME-CITYOF MUSKEGO FIRE				
10/29/20			CITY OF MUSKEGO	-170,390.65
Total 4110-INCOME-CITYOF MUSKEGO FIRE				-170,390.65
4132-INCOME-INTEREST-DONATION				
10/06/20			Interest	-116.02
11/06/20			Interest	-113.30
12/06/20			Interest	-106.50
Total 4132-INCOME-INTEREST-DONATION				-335.82
4150-RENTAL INCOME FIRE				
10/14/20			US CELL & T-MOBILE RENTAL	-3,251.38
11/03/20			US CELLULAR TOWER RENTAL	-2,055.03
11/05/20			T MOBILE TOWER RENTAL	-1,209.70
12/01/20			T MOBILE AND US CELLULAR TOWER RENTAL	-3,246.73
Total 4150-RENTAL INCOME FIRE				-9,762.84
4190-OTHER INCOME FIRE				
10/24/20			FIRE REPORT	-10.00
Total 4190-OTHER INCOME FIRE				-10.00
9000-DONATION INCOME				
10/30/20			BALL DROP	-150.00
Total 9000-DONATION INCOME				-150.00
5000-AUTO ALLOWANCE-FIRE				
10/15/20			5000-AUTO ALLOWANCE-FIRE	3,498.50
11/17/20			5000-AUTO ALLOWANCE-FIRE	3,781.50
12/15/20			5000-AUTO ALLOWANCE-FIRE	4,907.00
Total 5000-AUTO ALLOWANCE-FIRE				12,187.00
5060-BUILDING MAINTENANCE				
5061-BUILDING MAINT. EXPENSES				
10/05/20	9068	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
10/08/20	9077	US BANK	VARIOUS	2,470.42
10/19/20	9091	MUSKEGO FEED & SEED, L...	SALT	352.71
10/19/20	9103	ELLIOTT'S ACE HARDWARE	BUILDING SUPPLIES	52.09
10/23/20	9105	DC MOTORS PLUS, INC.	INV. #83062	45.00
10/23/20	9109	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #23861-H3X9, 23731-Q9G5	660.00
10/27/20	9111	DIBB, PHILLIP	REPAIR WORK	650.00
10/27/20	9112	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
11/04/20	9118	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #34908-L7K3	330.00
11/04/20	9119	WISCONSIN ELEVATOR INS...	INV. #21548	125.00
11/04/20	9121	MUSKEGO FEED & SEED, L...	SALT	352.71
11/07/20	9130	BLAIR FIRE PROTECTION	ANNUAL SPRINKLER SYSTEM	2,997.69
11/12/20	9133	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #36087-D2V4	650.00
11/12/20	9134	US BANK	VARIOUS	2,209.68
11/14/20	9140	MILWAUKEE LIGHT BULB D...	INV. #0270612-IN	385.69
11/21/20	9145	DIBB, PHILLIP	REPAIR WORK	750.00
11/26/20	8784	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
12/10/20	8799	US BANK	VARIOUS	928.56
12/10/20	8809	PROFESSIONAL CONSTRU...	PAINTING OF STATION #3	14,400.00
12/18/20	8820	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
Total 5061-BUILDING MAINT. EXPENSES				28,959.55

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5480-JANITORIAL SUPPLIES				
12/03/20	8793	1ST AYD CORPORATION	CLEANER, TOWELS	2,052.27
Total 5480-JANITORIAL SUPPLIES				2,052.27
Total 5060-BUILDING MAINTENANCE				31,011.82
5100-CLOTHING-FIRE				
10/23/20	9110	CONWAY SHIELD	INV. #540606	171.00
11/28/20	8788	CONWAY SHIELD	INV. #545322	411.90
Total 5100-CLOTHING-FIRE				582.90
5220-UTILITIES				
5221-ELECTRICITY				
10/05/20	9072	WE ENERGIES	STATION #4	240.54
10/05/20	9072	WE ENERGIES	STATION #2	254.18
10/05/20	9072	WE ENERGIES	STATION #1	284.56
10/05/20	9072	WE ENERGIES	STATION #3	379.21
10/05/20	9072	WE ENERGIES	STATION #1	112.22
10/31/20	9113	WE ENERGIES	STATION #4	216.98
10/31/20	9113	WE ENERGIES	STATION #2	275.69
10/31/20	9113	WE ENERGIES	STATION #1	547.90
10/31/20	9113	WE ENERGIES	STATION #3	405.01
10/31/20	9113	WE ENERGIES	STATION #1	71.65
12/04/20	8796	WE ENERGIES	STATION #4	264.08
12/04/20	8796	WE ENERGIES	STATION #2	681.43
12/04/20	8796	WE ENERGIES	STATION #1	841.84
12/04/20	8796	WE ENERGIES	STATION #3	454.19
12/04/20	8796	WE ENERGIES	STATION #1	44.30
Total 5221-ELECTRICITY				5,073.78
5230-HEAT				
10/05/20	9072	WE ENERGIES	STATION #4	24.65
10/05/20	9072	WE ENERGIES	STATION #3	35.68
10/05/20	9072	WE ENERGIES	STATION #2	50.87
10/05/20	9072	WE ENERGIES	STATION #1	24.65
10/31/20	9113	WE ENERGIES	STATION #4	24.65
10/31/20	9113	WE ENERGIES	STATION #3	36.18
10/31/20	9113	WE ENERGIES	STATION #2	50.38
10/31/20	9113	WE ENERGIES	STATION #1	27.87
12/04/20	8796	WE ENERGIES	STATION #4	173.16
12/04/20	8796	WE ENERGIES	STATION #3	191.36
12/04/20	8796	WE ENERGIES	STATION #2	409.47
12/04/20	8796	WE ENERGIES	STATION #1	177.53
Total 5230-HEAT				1,226.45
5235-INTERNET				
10/19/20	9101	SPECTRUM	TV SERVICES	48.18
10/31/20	9114	SPECTRUM	TV SERVICES	48.18
12/03/20	8792	SPECTRUM	TV SERVICES	48.18
Total 5235-INTERNET				144.54
5800-SEWER/WATER SERVICE				
10/19/20	9104	CITY OF MUSKEGO	ACCT. #2259.979.001, 2168.982.000, 2196.999.000	745.48
Total 5800-SEWER/WATER SERVICE				745.48
5880-TELEPHONE				
10/19/20	9099	VERIZON WIRELESS	ACCT. #985477879-00001	484.83
11/07/20	9128	VERIZON WIRELESS	ACCT. #985477879-00001	484.66
12/10/20	8804	VERIZON WIRELESS	ACCT. #985477879-00001	487.15
Total 5880-TELEPHONE				1,456.64
Total 5220-UTILITIES				8,646.89

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5400-INSURANCE				
5440-INSURANCE-FIRE GENERAL 70%				
10/19/20	9098	SELECTIVE INSURANCE	ACCT. #305-908-390	21,773.50
Total 5440-INSURANCE-FIRE GENERAL 70%				21,773.50
Total 5400-INSURANCE				21,773.50
5560-GROUNDS MAINTENANCE				
5561-GROUNDS MAINT. EXPENSES				
12/29/20	8823	LA LANDSCAPING	FLOWER BEDS, TRIMMING, PAINTING FENCE, E...	10,985.00
Total 5561-GROUNDS MAINT. EXPENSES				10,985.00
5562-GRASS CUTTING				
12/29/20	8823	LA LANDSCAPING	PER 2025 CONTRACT ALL 4 STATIONS	6,375.00
Total 5562-GRASS CUTTING				6,375.00
5563-SNOW PLOWING				
11/18/20	9144	DC MOTORS PLUS, INC.	INV. #83114	7,623.00
12/18/20	8819	DC MOTORS PLUS, INC.	SNOW PLOWING	7,623.00
Total 5563-SNOW PLOWING				15,246.00
Total 5560-GROUNDS MAINTENANCE				32,606.00
5600-VEHICLE MAINTENANCE - FIRE				
5260-GAS & OIL-FIRE				
10/19/20	9092	WEX BANK	ACCT. #0460-00-280419-3	317.87
10/19/20	9094	WEX BANK	ACCT. #0496-00-878957-0	73.93
11/07/20	9127	WEX BANK	ACCT. #0460-00-280419-3	699.02
11/18/20	9141	KASIAN, THOMAS	ANTI FREEZE REIMBURSEMENT	17.92
11/18/20	9143	WEX BANK	ACCT. #0496-00-878957-0	16.00
12/18/20	8818	WEX BANK	ACCT. #0496-00-878957-0	16.00
Total 5260-GAS & OIL-FIRE				1,140.74
5601-VEHICLE MAINT. EXPENSES				
10/19/20	9089	DC MOTORS PLUS, INC.	UNIT 1492	1,045.16
11/14/20	9138	DC MOTORS PLUS, INC.	UNIT 1459	80.00
11/26/20	8783	DC MOTORS PLUS, INC.	UNIT 1450	5,738.52
12/10/20	8802	POMP'S TIRE	ACCT. #4229733 / WO#60384377	3,672.48
12/15/20	8812	DC MOTORS PLUS, INC.	DEF FLUID	76.50
12/29/20	8822	POMP'S TIRE	ACCT. #4229733 / INV. #60384380	1,085.28
Total 5601-VEHICLE MAINT. EXPENSES				11,697.94
5602-PUMP TESTING				
10/08/20	9075	SIREN SERVICES	UNIT 1494 / SERV #6253	1,648.75
10/08/20	9075	SIREN SERVICES	UNIT 1491 / SERV #6252	2,120.56
10/08/20	9075	SIREN SERVICES	UNIT 1476 / SERV #6251	1,367.92
10/08/20	9075	SIREN SERVICES	UNIT 1473 / SERV #6250	2,657.81
10/08/20	9075	SIREN SERVICES	UNIT 1461 / SERV #6249	1,033.03
10/08/20	9075	SIREN SERVICES	UNIT 1471 / SERV #6248	2,323.41
10/08/20	9075	SIREN SERVICES	UNIT 1464 / SERV #6247	2,161.46
10/08/20	9075	SIREN SERVICES	UNIT 1462 / SERV #6245	2,026.61
10/08/20	9075	SIREN SERVICES	UNIT 1463 / SERV #6246	2,389.26
Total 5602-PUMP TESTING				17,728.81
Total 5600-VEHICLE MAINTENANCE - FIRE				30,567.49
5630-FIRE EQUIPMENT MAINTENANCE				
10/05/20	9070	AIR ONE EQUIPMENT	INV. #226970 / HYDROTEST	1,381.50
10/19/20	9086	AIR ONE EQUIPMENT	INV. #227305	650.53
10/23/20	9108	AIR ONE EQUIPMENT	INV. #227647	1,408.00
11/07/20	9125	BELLE CITY FIRE AND SAF...	INV. #90188, 90189, 90190, 90191	3,028.85
Total 5630-FIRE EQUIPMENT MAINTENANCE				6,468.88

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5650-OFFICE SUPPLIES - FIRE				
5652-COMPUTER SOFTWARE MAINT				
10/08/20	9076	CITI CARDS	MALWAREBYTES	236.71
10/19/20	9095	IMAGETREND	NFPA 1	92.00
12/10/20	8807	IMAGETREND	MOBILE FIRE SAAS	1,738.91
Total 5652-COMPUTER SOFTWARE MAINT				2,067.62
5655-OFFICE EQUIP. MAINTENANCE				
10/19/20	9102	RICOH	RICOH COPIER	18.61
11/14/20	9139	RICOH	RICOH COPIER	14.47
Total 5655-OFFICE EQUIP. MAINTENANCE				33.08
Total 5650-OFFICE SUPPLIES - FIRE				2,100.70
5680-PLANS REVIEW EXPENSE				
10/23/20	9107	DIBB SOLUTIONS, LLC	PLANS REVIEW	240.00
Total 5680-PLANS REVIEW EXPENSE				240.00
5690-PROFESSIONAL SERVICES				
5050-BANK CHARGES - FIRE				
10/27/20			POSITIVE PAY FEE	40.00
11/26/20			POSITIVE PAY FEE	40.00
12/26/20			POSITIVE PAY FEE	40.00
Total 5050-BANK CHARGES - FIRE				120.00
Total 5690-PROFESSIONAL SERVICES				120.00
5760-SEMINARS/TRAINING - FIRE				
5761-SEMINARS/TRAINING EXPENSES				
12/18/20	8817	KOCHIS, WILLIAM	FF1 EXAM	80.00
Total 5761-SEMINARS/TRAINING EXPENSES				80.00
Total 5760-SEMINARS/TRAINING - FIRE				80.00
5820-SUPPLIES-FIRE				
10/05/20	9071	QUALITY AWARDS	CELEBRATION BANNER	390.00
10/31/20	9116	POMASL FIRE EQUIPMENT	STRAPS, WATER EXT.	436.26
12/03/20	8791	MACK, ANDREW	REIMBURSEMENT	51.42
12/15/20	8813	POMASL FIRE EQUIPMENT	SENSIT 906	560.52
Total 5820-SUPPLIES-FIRE				1,438.20
9001-DONATION EXPENSES				
10/08/20	1519	US BANK	VARIOUS	2,486.99
10/19/20	1520	SCHABER, KATHY	MONTHLY DINNER	83.44
10/19/20	1521	ROUNDYS, INC.	CUST #MI0322	1,127.02
10/19/20	1522	SAM'S CLUB	ACCT. #5560 5311 0029 0068	52.22
11/07/20	1523	SAM'S CLUB	ACCT. #5560 5311 0029 0068	266.26
11/12/20	1524	ROUNDYS, INC.	CUST #MI0322	1,884.00
12/10/20	1525	SAM'S CLUB	ACCT. #5560 5311 0029 0068	165.05
12/10/20	1526	ROUNDYS, INC.	CUST #MI0322	908.54
Total 9001-DONATION EXPENSES				6,973.52
TOTAL				**-19,694.41**

Quarter One Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$168,818	$137,013
Tower Rental	$5,285	$11,608
Donation	$0	$0
Other	$0	$0
Plans Review	$0	$0
Interest	$329	$195
Total Income	$174,432	$148,816
Expenses	$150,963	$146,880
Net Gain/(Loss)	$23,469	$1,936

Quarter Two Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$162,500	$154,979
Tower Rental	$10,829	$7,480
Donation	$1,200	$300
Other	$15	$0
Plans Review	$0	$0
Interest	$387	$166
Total Income	$174,931	$162,925
Expenses	$133,836	$137,976
Net Gain/(Loss)	$41,095	$24,949

Quarter Three Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$162,500	$162,925
Tower Rental	$10,570	$11,608
Donation	$650	$738
Other	$10	$0
Plans Review	$0	$0
Interest	$334	$172
Total Income	$174,064	$175,443
Expenses	$91,383	$131,813
Net Gain/(Loss)	$82,681	$43,630

Quarter Four Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$170,391	$162,500
Tower Rental	$9,763	$7,551
Donation	$150	$468
Other	$10	$0
Plans Review	$0	$0
Interest	$336	$263
Total Income	$180,649	$170,782
Expenses	$172,927	$96,503
Net Gain/(Loss)	$7,722	$74,278

Year to Date Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$664,209	$617,417
Tower Rental	$36,447	$38,247
Donation	$2,000	$1,506
Other	$35	$0
Plans Review	$0	$0
Interest	$1,386	$796
Total Income	$704,077	$657,965
Expenses	$549,109	$513,172
Net Gain/(Loss)	$154,967	$144,793

Last Updated 2/12/26

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
1560-RADIO EQUIPMENT				
1560-01-FIRE RADIO EQUIPMENT				
10/09/20	9079	COMMUNICATIONS EXPRESS	PAGERS AND BATTERIES (10)	6,158.00
Total 1560-01-FIRE RADIO EQUIPMENT				6,158.00
Total 1560-RADIO EQUIPMENT				6,158.00
4110-INCOME-CITYOF MUSKEGO FIRE				
10/29/20			CITY OF MUSKEGO	-170,390.65
Total 4110-INCOME-CITYOF MUSKEGO FIRE				-170,390.65
4132-INCOME-INTEREST-DONATION				
10/06/20			Interest	-116.02
11/06/20			Interest	-113.30
12/06/20			Interest	-106.50
Total 4132-INCOME-INTEREST-DONATION				-335.82
4150-RENTAL INCOME FIRE				
10/14/20			US CELL & T-MOBILE RENTAL	-3,251.38
11/03/20			US CELLULAR TOWER RENTAL	-2,055.03
11/05/20			T MOBILE TOWER RENTAL	-1,209.70
12/01/20			T MOBILE AND US CELLULAR TOWER RENTAL	-3,246.73
Total 4150-RENTAL INCOME FIRE				-9,762.84
4190-OTHER INCOME FIRE				
10/24/20			FIRE REPORT	-10.00
Total 4190-OTHER INCOME FIRE				-10.00
9000-DONATION INCOME				
10/30/20			BALL DROP	-150.00
Total 9000-DONATION INCOME				-150.00
5000-AUTO ALLOWANCE-FIRE				
10/15/20			5000-AUTO ALLOWANCE-FIRE	3,498.50
11/17/20			5000-AUTO ALLOWANCE-FIRE	3,781.50
12/15/20			5000-AUTO ALLOWANCE-FIRE	4,907.00
Total 5000-AUTO ALLOWANCE-FIRE				12,187.00
5060-BUILDING MAINTENANCE				
5061-BUILDING MAINT. EXPENSES				
10/05/20	9068	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
10/08/20	9077	US BANK	VARIOUS	2,470.42
10/19/20	9091	MUSKEGO FEED & SEED, L...	SALT	352.71
10/19/20	9103	ELLIOTT'S ACE HARDWARE	BUILDING SUPPLIES	52.09
10/23/20	9105	DC MOTORS PLUS, INC.	INV. #83062	45.00
10/23/20	9109	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #23861-H3X9, 23731-Q9G5	660.00
10/27/20	9111	DIBB, PHILLIP	REPAIR WORK	650.00
10/27/20	9112	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
11/04/20	9118	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #34908-L7K3	330.00
11/04/20	9119	WISCONSIN ELEVATOR INS...	INV. #21548	125.00
11/04/20	9121	MUSKEGO FEED & SEED, L...	SALT	352.71
11/07/20	9130	BLAIR FIRE PROTECTION	ANNUAL SPRINKLER SYSTEM	2,997.69
11/12/20	9133	EXPRESS ELEVATOR, LLC	CUST. #4575 / INV. #36087-D2V4	650.00
11/12/20	9134	US BANK	VARIOUS	2,209.68
11/14/20	9140	MILWAUKEE LIGHT BULB D...	INV. #0270612-IN	385.69
11/21/20	9145	DIBB, PHILLIP	REPAIR WORK	750.00
11/26/20	8784	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
12/10/20	8799	US BANK	VARIOUS	928.56
12/10/20	8809	PROFESSIONAL CONSTRU...	PAINTING OF STATION #3	14,400.00
12/18/20	8820	SONS OF TUN PEST CONT...	PEST CONTROL	400.00
Total 5061-BUILDING MAINT. EXPENSES				28,959.55

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5480-JANITORIAL SUPPLIES				
12/03/20	8793	1ST AYD CORPORATION	CLEANER, TOWELS	2,052.27
Total 5480-JANITORIAL SUPPLIES				2,052.27
Total 5060-BUILDING MAINTENANCE				31,011.82
5100-CLOTHING-FIRE				
10/23/20	9110	CONWAY SHIELD	INV. #540606	171.00
11/28/20	8788	CONWAY SHIELD	INV. #545322	411.90
Total 5100-CLOTHING-FIRE				582.90
5220-UTILITIES				
5221-ELECTRICITY				
10/05/20	9072	WE ENERGIES	STATION #4	240.54
10/05/20	9072	WE ENERGIES	STATION #2	254.18
10/05/20	9072	WE ENERGIES	STATION #1	284.56
10/05/20	9072	WE ENERGIES	STATION #3	379.21
10/05/20	9072	WE ENERGIES	STATION #1	112.22
10/31/20	9113	WE ENERGIES	STATION #4	216.98
10/31/20	9113	WE ENERGIES	STATION #2	275.69
10/31/20	9113	WE ENERGIES	STATION #1	547.90
10/31/20	9113	WE ENERGIES	STATION #3	405.01
10/31/20	9113	WE ENERGIES	STATION #1	71.65
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12/04/20	8796	WE ENERGIES	STATION #3	454.19
12/04/20	8796	WE ENERGIES	STATION #1	44.30
Total 5221-ELECTRICITY				5,073.78
5230-HEAT				
10/05/20	9072	WE ENERGIES	STATION #4	24.65
10/05/20	9072	WE ENERGIES	STATION #3	35.68
10/05/20	9072	WE ENERGIES	STATION #2	50.87
10/05/20	9072	WE ENERGIES	STATION #1	24.65
10/31/20	9113	WE ENERGIES	STATION #4	24.65
10/31/20	9113	WE ENERGIES	STATION #3	36.18
10/31/20	9113	WE ENERGIES	STATION #2	50.38
10/31/20	9113	WE ENERGIES	STATION #1	27.87
12/04/20	8796	WE ENERGIES	STATION #4	173.16
12/04/20	8796	WE ENERGIES	STATION #3	191.36
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12/04/20	8796	WE ENERGIES	STATION #1	177.53
Total 5230-HEAT				1,226.45
5235-INTERNET				
10/19/20	9101	SPECTRUM	TV SERVICES	48.18
10/31/20	9114	SPECTRUM	TV SERVICES	48.18
12/03/20	8792	SPECTRUM	TV SERVICES	48.18
Total 5235-INTERNET				144.54
5800-SEWER/WATER SERVICE				
10/19/20	9104	CITY OF MUSKEGO	ACCT. #2259.979.001, 2168.982.000, 2196.999.000	745.48
Total 5800-SEWER/WATER SERVICE				745.48
5880-TELEPHONE				
10/19/20	9099	VERIZON WIRELESS	ACCT. #985477879-00001	484.83
11/07/20	9128	VERIZON WIRELESS	ACCT. #985477879-00001	484.66
12/10/20	8804	VERIZON WIRELESS	ACCT. #985477879-00001	487.15
Total 5880-TELEPHONE				1,456.64
Total 5220-UTILITIES				8,646.89

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5400-INSURANCE				
5440-INSURANCE-FIRE GENERAL 70%				
10/19/20	9098	SELECTIVE INSURANCE	ACCT. #305-908-390	21,773.50
Total 5440-INSURANCE-FIRE GENERAL 70%				21,773.50
Total 5400-INSURANCE				21,773.50
5560-GROUNDS MAINTENANCE				
5561-GROUNDS MAINT. EXPENSES				
12/29/20	8823	LA LANDSCAPING	FLOWER BEDS, TRIMMING, PAINTING FENCE, E...	10,985.00
Total 5561-GROUNDS MAINT. EXPENSES				10,985.00
5562-GRASS CUTTING				
12/29/20	8823	LA LANDSCAPING	PER 2025 CONTRACT ALL 4 STATIONS	6,375.00
Total 5562-GRASS CUTTING				6,375.00
5563-SNOW PLOWING				
11/18/20	9144	DC MOTORS PLUS, INC.	INV. #83114	7,623.00
12/18/20	8819	DC MOTORS PLUS, INC.	SNOW PLOWING	7,623.00
Total 5563-SNOW PLOWING				15,246.00
Total 5560-GROUNDS MAINTENANCE				32,606.00
5600-VEHICLE MAINTENANCE - FIRE				
5260-GAS & OIL-FIRE				
10/19/20	9092	WEX BANK	ACCT. #0460-00-280419-3	317.87
10/19/20	9094	WEX BANK	ACCT. #0496-00-878957-0	73.93
11/07/20	9127	WEX BANK	ACCT. #0460-00-280419-3	699.02
11/18/20	9141	KASIAN, THOMAS	ANTI FREEZE REIMBURSEMENT	17.92
11/18/20	9143	WEX BANK	ACCT. #0496-00-878957-0	16.00
12/18/20	8818	WEX BANK	ACCT. #0496-00-878957-0	16.00
Total 5260-GAS & OIL-FIRE				1,140.74
5601-VEHICLE MAINT. EXPENSES				
10/19/20	9089	DC MOTORS PLUS, INC.	UNIT 1492	1,045.16
11/14/20	9138	DC MOTORS PLUS, INC.	UNIT 1459	80.00
11/26/20	8783	DC MOTORS PLUS, INC.	UNIT 1450	5,738.52
12/10/20	8802	POMP'S TIRE	ACCT. #4229733 / WO#60384377	3,672.48
12/15/20	8812	DC MOTORS PLUS, INC.	DEF FLUID	76.50
12/29/20	8822	POMP'S TIRE	ACCT. #4229733 / INV. #60384380	1,085.28
Total 5601-VEHICLE MAINT. EXPENSES				11,697.94
5602-PUMP TESTING				
10/08/20	9075	SIREN SERVICES	UNIT 1494 / SERV #6253	1,648.75
10/08/20	9075	SIREN SERVICES	UNIT 1491 / SERV #6252	2,120.56
10/08/20	9075	SIREN SERVICES	UNIT 1476 / SERV #6251	1,367.92
10/08/20	9075	SIREN SERVICES	UNIT 1473 / SERV #6250	2,657.81
10/08/20	9075	SIREN SERVICES	UNIT 1461 / SERV #6249	1,033.03
10/08/20	9075	SIREN SERVICES	UNIT 1471 / SERV #6248	2,323.41
10/08/20	9075	SIREN SERVICES	UNIT 1464 / SERV #6247	2,161.46
10/08/20	9075	SIREN SERVICES	UNIT 1462 / SERV #6245	2,026.61
10/08/20	9075	SIREN SERVICES	UNIT 1463 / SERV #6246	2,389.26
Total 5602-PUMP TESTING				17,728.81
Total 5600-VEHICLE MAINTENANCE - FIRE				30,567.49
5630-FIRE EQUIPMENT MAINTENANCE				
10/05/20	9070	AIR ONE EQUIPMENT	INV. #226970 / HYDROTEST	1,381.50
10/19/20	9086	AIR ONE EQUIPMENT	INV. #227305	650.53
10/23/20	9108	AIR ONE EQUIPMENT	INV. #227647	1,408.00
11/07/20	9125	BELLE CITY FIRE AND SAF...	INV. #90188, 90189, 90190, 90191	3,028.85
Total 5630-FIRE EQUIPMENT MAINTENANCE				6,468.88

TESS CORNERS VOLUNTEER FIRE DEPARTMENT
Transaction Detail by Account
October through December 2025

Date	Num	Name	Memo	Amount
5650-OFFICE SUPPLIES - FIRE				
5652-COMPUTER SOFTWARE MAINT				
10/08/20	9076	CITI CARDS	MALWAREBYTES	236.71
10/19/20	9095	IMAGETREND	NFPA 1	92.00
12/10/20	8807	IMAGETREND	MOBILE FIRE SAAS	1,738.91
Total 5652-COMPUTER SOFTWARE MAINT				2,067.62
5655-OFFICE EQUIP. MAINTENANCE				
10/19/20	9102	RICOH	RICOH COPIER	18.61
11/14/20	9139	RICOH	RICOH COPIER	14.47
Total 5655-OFFICE EQUIP. MAINTENANCE				33.08
Total 5650-OFFICE SUPPLIES - FIRE				2,100.70
5680-PLANS REVIEW EXPENSE				
10/23/20	9107	DIBB SOLUTIONS, LLC	PLANS REVIEW	240.00
Total 5680-PLANS REVIEW EXPENSE				240.00
5690-PROFESSIONAL SERVICES				
5050-BANK CHARGES - FIRE				
10/27/20			POSITIVE PAY FEE	40.00
11/26/20			POSITIVE PAY FEE	40.00
12/26/20			POSITIVE PAY FEE	40.00
Total 5050-BANK CHARGES - FIRE				120.00
Total 5690-PROFESSIONAL SERVICES				120.00
5760-SEMINARS/TRAINING - FIRE				
5761-SEMINARS/TRAINING EXPENSES				
12/18/20	8817	KOCHIS, WILLIAM	FF1 EXAM	80.00
Total 5761-SEMINARS/TRAINING EXPENSES				80.00
Total 5760-SEMINARS/TRAINING - FIRE				80.00
5820-SUPPLIES-FIRE				
10/05/20	9071	QUALITY AWARDS	CELEBRATION BANNER	390.00
10/31/20	9116	POMASL FIRE EQUIPMENT	STRAPS, WATER EXT.	436.26
12/03/20	8791	MACK, ANDREW	REIMBURSEMENT	51.42
12/15/20	8813	POMASL FIRE EQUIPMENT	SENSIT 906	560.52
Total 5820-SUPPLIES-FIRE				1,438.20
9001-DONATION EXPENSES				
10/08/20	1519	US BANK	VARIOUS	2,486.99
10/19/20	1520	SCHABER, KATHY	MONTHLY DINNER	83.44
10/19/20	1521	ROUNDYS, INC.	CUST #MI0322	1,127.02
10/19/20	1522	SAM'S CLUB	ACCT. #5560 5311 0029 0068	52.22
11/07/20	1523	SAM'S CLUB	ACCT. #5560 5311 0029 0068	266.26
11/12/20	1524	ROUNDYS, INC.	CUST #MI0322	1,884.00
12/10/20	1525	SAM'S CLUB	ACCT. #5560 5311 0029 0068	165.05
12/10/20	1526	ROUNDYS, INC.	CUST #MI0322	908.54
Total 9001-DONATION EXPENSES				6,973.52
TOTAL				**-19,694.41**

Quarter One Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$168,818	$137,013
Tower Rental	$5,285	$11,608
Donation	$0	$0
Other	$0	$0
Plans Review	$0	$0
Interest	$329	$195
Total Income	$174,432	$148,816
Expenses	$150,963	$146,880
Net Gain/(Loss)	$23,469	$1,936

Quarter Two Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$162,500	$154,979
Tower Rental	$10,829	$7,480
Donation	$1,200	$300
Other	$15	$0
Plans Review	$0	$0
Interest	$387	$166
Total Income	$174,931	$162,925
Expenses	$133,836	$137,976
Net Gain/(Loss)	$41,095	$24,949

Quarter Three Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$162,500	$162,925
Tower Rental	$10,570	$11,608
Donation	$650	$738
Other	$10	$0
Plans Review	$0	$0
Interest	$334	$172
Total Income	$174,064	$175,443
Expenses	$91,383	$131,813
Net Gain/(Loss)	$82,681	$43,630

Quarter Four Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$170,391	$162,500
Tower Rental	$9,763	$7,551
Donation	$150	$468
Other	$10	$0
Plans Review	$0	$0
Interest	$336	$263
Total Income	$180,649	$170,782
Expenses	$172,927	$96,503
Net Gain/(Loss)	$7,722	$74,278

Year to Date Year over Year Comparison		
Income	**2025**	**2024**
City of Muskego	$664,209	$617,417
Tower Rental	$36,447	$38,247
Donation	$2,000	$1,506
Other	$35	$0
Plans Review	$0	$0
Interest	$1,386	$796
Total Income	$704,077	$657,965
Expenses	$549,109	$513,172
Net Gain/(Loss)	$154,967	$144,793

Last Updated 2/12/26