



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

MONDAY, SEPTEMBER 15, 2025 AT 6:45 PM

Village Hall Council Room
250 Williams Street
Williams Bay, WI 53191

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

I. Village Board Committee of the Whole

- a. Call to Order
- b. Roll Call
- c. Joint Village Board Committee of the Whole & Committees Meeting Minutes of September 2, 2025
- d. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

II. Ad-hoc Tree Enhancement Committee Report - Umans, Russell

- a. Report of the September 11, 2025 Meeting

III. Parks & Lakefront Committee – Russell, Wright, Franzen

- a. Call to Order
- b. Roll Call
- c. Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025
- d. Discussion and Possible Action on Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025
- e. Discussion and Possible Action on Releasing a Request for Proposal (RFP) for Bids on a Three (3) Year Contract for Annual Pier Installation and Removal
- f. Adjourn

IV. Building, Zoning & Ordinance Committee – Franzen, Vlach, Russell

- a. Call to Order
- b. Roll Call

- c. Discussion and Possible Action on An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. *Establishing standards for renewal of unused liquor licenses*
- d. Discussion on Amending Ordinances 390-0310 M. Tourist Rooming House and Code 205, Article III, Short-Term Rental of Residential Dwellings, Including Fees, Enforcement and Penalties
- e. Adjourn

V. Protective Services Committee – Vlach, Umans, Franzen

- a. Call to Order
- b. Roll Call
- c. Discussion and Possible Action on an Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025
- d. WE Energies Grant Request
- e. Discussion and Possible Action on Proposed Addition to The Existing Williams Bay Fire/EMS Station Located at 5 East Geneva Street (WOP 00086) and Other Possible Options
- f. Adjourn

VI. Water & Sewer Committee – Umans, Russell, Bartholomew

- a. Call to Order
- b. Roll Call
- c. Discussion and Possible Action on Fully Paying Off Existing Water Loan
- d. Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00
- e. Village Engineers Report
- f. Adjourn

VII. Finance & Personnel Committee – Wright, Umans, Bartholomew

- a. Call to Order
- b. Roll Call
- c. WE Energies Grant Request
- d. Discussion and Possible Action on Fully Paying Off Existing Water Loan
- e. Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00
- f. Discussion and Possible Action on A Proposal For Community Connect Payment System
- g. Adjourn

VIII. Village Board Committee of the Whole

- a. Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)
- 1. Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025
- 2. Discussion and Possible Action on an Application for a Temporary Class "B"/"Class B" Retailers License for Williams Bay Lions Club for the Williams Bay Lions Club Nick Caselli Rocking Car Show on October 11, 2025
- 3. Discussion and Possible Action on Phase 3 Tree Planting at the Triangle Park Location on October 4, 2025

- 4.** Discussion and Possible Action on Change Order #2 From August Winter & Sons, Inc. For The Water Treatment Facility in the Amount of \$99,945.00
- b.** Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 09/12/2025 5:00 PM



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UNOFFICIAL MINUTES JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

TUESDAY, SEPTEMBER 2, 2025 AT 6:45 PM
WILLIAMS BAY SCHOOL DISTRICT
250 THEATRE ROAD
WILLIAMS BAY, WI 53191

THIS MEETING WILL BE LIVE-STREAMED ON THE WILLIAMS BAY SCHOOL DISTRICT'S YOUTUBE PAGE. PLEASE SEE THE FOLLOWING LINK:

<https://youtube.com/live/iJdT6C34R7E?feature=share>

I. Village Board Committee of the Whole

a. Call to Order

President Jaramillo called the meeting to order at 09:20pm.

b. Roll Call

Present: President Adam Jaramillo, Trustees George Vlach, Robert Umans, Steven Russell, Mary Bartholomew, Susan Franzen, and Lowell Wright

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Police Lieutenant Will Kostock, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Recreation Director Ryan Knop, Treasurer Jennifer Wiese, Clerk Tina Kolls

- c.** Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

d. Joint Village Board Committee of the Whole & Committees Meeting Minutes of August 4, 2025

The motion to approve the Joint Village Board Committee of the Whole & Committees Meeting Minutes of August 4, 2025 was initiated by Trustee Umans and seconded by Trustee Bartholomew. Unanimously carried.

II. Parks & Lakefront Committee – Russell, Wright, Franzen

a. Call to Order

Chairman Trustee Russell called the meeting to order at 09:21pm.

b. Roll Call

Present: Trustees Russell, Wright and Franzen

Also Present: President Jaramillo, Trustees Bartholomew, Umans, and Vlach, Administrator David Lothspeich, Police

Chief Justin Timm, Police Lieutenant Will Kostock, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Recreation Director Ryan Knop, Treasurer Jennifer Wiese, Clerk Tina Kolls

- c. Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025

The motion to recommend Village Board approval of the Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025 was initiated by Trustee Russell and seconded by Trustee Franzen. Trustees Russell, Wright and Franzen all No. Motion Fails.

- d. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Franzen at 09:22pm. Unanimously carried.

III. Building, Zoning & Ordinance Committee – Franzen, Vlach, Russell

- a. Call to Order

Trustee Franzen called the meeting to order at 09:22pm.

- b. Roll Call

Present: Trustees Franzen, Vlach, and Russell

Also Present: President Jaramillo, Trustees Bartholomew, Umans, and Wright, Administrator David Lothspeich, Police Chief Justin Timm, Police Lieutenant Will Kostock, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Recreation Director Ryan Knop, Treasurer Jennifer Wiese, Clerk Tina Kolls

- c. Discussion and Possible Action on An Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. *Establishing standards for renewal of unused liquor licenses*

The motion to table Ordinance Renumbering Sections 128-8 and Creating Section 128-8 of the Code of Ordinances Regulating Licenses for the Sale of Alcohol Beverages. *Establishing standards for renewal of unused liquor licenses* was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

- d. Discussion and Possible Action on Amending Ordinances 390-0310 M. Tourist Rooming House and Code 205, Article III, Short-Term Rental of Residential Dwellings, Including Fees, Enforcement and Penalties

The motion to table Ordinances 390-0310 M. Tourist Rooming House and Code 205, Article III, Short-Term Rental of Residential Dwellings, Including Fees, Enforcement and Penalties was initiated by Trustee Franzen and seconded by Trustee Russell. Unanimously carried.

- e. Adjourn

The motion to adjourn was initiated by Trustee Russell and seconded by Trustee Vlach at 09:23pm. Unanimously carried.

IV. Protective Services Committee – Vlach, Umans, Franzen

- a. Call to Order

Chairman Trustee Vlach called the meeting to order at 09:23pm.

- b. Roll Call

Present: Trustees Vlach, Umans and Franzen

Also Present: President Jaramillo, Trustees Bartholomew, Wright, and Russell, Administrator David Lothspeich, Police Chief Justin Timm, Police Lieutenant Will Kostock, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Recreation Director Ryan Knop, Treasurer Jennifer Wiese, Clerk Tina Kolls

- c. Discussion and Possible Action on an Application for Temporary "Class B" Retailers License for Friends of Kishwauketoe NPO for the KNC Wine Walk from 2:00pm to 5:00pm on September 27, 2025

The motion to recommend Village Board approval of the Temporary "Class B" Retailers License for Friends of

Kishwauketoe NPO for the KNC Wine Walk from 2:00pm to 5:00pm on September 27, 2025 was initiated by Trustee Vlach and seconded by Trustee Umans. Trustee Franzen abstained. Motion carries.

- d.** Discussion and Possible Action on an Application for a Temporary Class "B"/"Class B" Retailers License for Mack Glass Community DBA World's Tallest Glass Tree for the World's Tallest Glass Tree Event on December 5, 6, 7, 12, 13, 14, and 15 2025

The motion to recommend Village Board approval of the Temporary Class "B"/"Class B" Retailers License for Mack Glass Community DBA World's Tallest Glass Tree for the World's Tallest Glass Tree Event on December 5, 6, 7, 12, 13, 14, and 15 2025 was initiated by Trustee Vlach and seconded by Trustee Umans. Unanimously carried.

- e.** Conditional Offer for Police Officer Position

The motion to recommend Village Board approval of the Conditional Offer for Police Officer Position was initiated by Trustee Vlach and seconded by Trustee Umans. Unanimously carried.

- f.** Adjourn

The motion to adjourn was initiated by Trustee Vlach and seconded by Trustee Umans at 09:30pm. Unanimously carried.

V. Village Board Committee of the Whole

- a.** Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)

- 1.** Discussion and Possible Action on an Edgewater Park Use and Policy Contract for American Legion Post 102 for Veterans Suicide Prevention 5K Walk/Run on September 20, 2025

No action was taken. This item was not recommended by the Committee.

- 2.** Discussion and Possible Action on an Application for Temporary "Class B" Retailers License for Friends of Kishwauketoe NPO for the KNC Wine Walk from 2:00pm to 5:00pm on September 27, 2025

The motion to approve the Temporary "Class B" Retailers License for Friends of Kishwauketoe NPO for the KNC Wine Walk from 2:00pm to 5:00pm on September 27, 2025 was made by Committee, no second required. Unanimously carried.

- 3.** Conditional Offer for Police Officer Position

The motion to approve the Conditional Offer for Police Officer Position was made by Committee, no second required. Unanimously carried.

- b.** Adjournment

The motion to adjourn was initiated by Trustee Umans and seconded by Trustee Wright at 09:32pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Page 3 EDGEWATER PARK USE AND POLICY CONTRACT



EDGEWATER PARK USE AND POLICY CONTRACT

The Village of Williams Bay will allow use of the park, shelter building, some park equipment, electricity, water and sewer, natural gas and waiver of alcoholic beverage license fees.

IN RETURN THE UNDERSIGNED AGREES TO THE FOLLOWING:

- 1) You must specify, in writing, your purpose for using the park with date and time requested and documentation for the event a minimum of four (4) weeks prior to the event.
- 2) Organizations requesting the park must be non-profit, civic-minded Williams Bay based groups or have a constituency composed primarily of Williams Bay residents. Organization must also possess liability and worker's compensation insurance as required by the Village Board for your particular event.
- 3) A Five Hundred Dollar (\$500.00) refundable deposit shall accompany this signed contract to assure compliance with the following rules governing use of the park.
- 4) Organization using the Park agrees to repair or replace any items broken, stolen or lost, such as mops, brooms or cleaning equipment; lights or bathroom fixtures, lawn turf, etc., during the time the Park is used.
- 5) Organization using the Park must keep the park clean and orderly during your event, including allowing others to freely access the park and the bathrooms. Also, agrees to pick up litter as it accumulates and clean rest rooms during the time of your event. All clean up must be performed by 10:00 AM of the day following the event unless specifically changed by the Village Administrator.
- 7) Organization must supply chairs, garbage receptacles and dumpster and must be responsible for removing trash and garbage at close of event and to leave that portion of the park in a clean manner. All park tables shall be returned to their original placement in the park.
- 8) These rules apply to beer and/or wine sales. Beer and/or Wine requests must be submitted to the Village Clerk a minimum of four (4) weeks prior to the event.
 - a) Use of alcoholic beverages on village property is prohibited. However, when fermented malt beverages and/or wine are to be sold and/or served at any event authorized by the village board, a valid license shall be obtained and the provisions of village ordinance Chapter 8.01 shall be in full compliance. The license must be held by the person who filed the original application and shall be presented to any law enforcement officer upon request. Prior to the issuance of a license, the applicant must attend a pre event informational meeting to be held prior to the Village Board meeting preceding this event with the Chief of Police and the Director of Public Works. This meeting is required as specific requirements are to be met for license approval that will be outlined and reviewed.
 - b) It is expected that an organization issued such a license will post in one or more conspicuous locations, including sales outlet, signs disclosing that no fermented malt beverages or wine will be served to any underage person or any person without adequate age identification.
 - c) A fence is to be installed around the licensed premises to control ingress and egress with designated personnel posted at the entrance for the purpose of checking age identification.
 - d) No underage person is allowed to assist in the sale of beer and/or wine, nor are they allowed to loiter in the area of beer/wine sales.
 - e) There shall be one point of sale only. Licensee shall comply with regulations specified in Wisconsin Statutes for Class "B" licenses.
 - f) A list of those serving alcoholic beverages at this event must accompany this contract.
- 9) All group members must be informed and agree to abide by these rules prior to the occurrence of the event.
- 10) Any organization requesting use of the kitchen must contact the Lions Club at nelsonbruce@aol.com to arrange for inspection of equipment available for use.

After approval of a park request has been granted, the Village Board, Village Administrator, Chief of Police, or Public Works Director may revoke same if it is deemed that such action is justified by an actual or potential emergency due to weather, fire, riot, administrative or clerical error or likelihood of a breach of the peace.

premises. The applicant agrees not to use the premises for any unlawful activity including those posted in the parks, and also agrees to abide by park rules, regulations and ordinances of the Village of Williams Bay.

The applicant agrees to indemnify the Village and hold it harmless for all expenses, liability and claims of any kind arising out of harm to or activities of attendees to the event. For certain events, the Village may require the applicant to file evidence of insurance in force or other evidence of adequate financial responsibility. The Village may also require the applicant to provide trained security personnel at the event.

Indemnification:

Prior to approving any application for reserved use of any village facility, the village may require the applicant to file evidence of good and sufficient sureties, insurance in force or other evidence of adequate financial responsibility, protecting third parties as may be injured or damaged and naming the Village of Williams Bay as an additional insured, in any amount depending upon the likelihood of injury or damage as a direct and proximate result of the reserved use sufficient to indemnify the Village and such third parties as may be injured or damaged thereby, caused by the applicant, its agents or participants.

General Information

Name: Nathan Bond Organization: American Legion Post 102

Address: PO Box

Phone: Veterans Email: nmorganbond@gmail.com / 262.215.3481
Suicide Prevention 5K Walk/Run

Title of Event: _____

Date(s) requested: 9/20/25 Is event open to public? (circle one) YES NO

Summary of Event including the approximate number of attendees:

Goal is 100 guests. This is an event to
raise awareness on Veterans suicide prevention.

Contact Information (if different than above)

Name: Amanda Lisenby Organization: Same - Auxiliary President

Address: 11014 Bonner Dr., Walworth WI 53184

Phone: 815.354.2691 Email: amandalisenby@gmail.com

STATEMENT CONCERNING LIABILITY AND WORKER'S COMPENSATION INSURANCE FOR USE OF EDGEWATER PARK

We hereby acknowledge and confirm that the undersigned non-profit group or organization, together with all of its members, are not acting or serving in the service of the Village of Williams Bay in any respect in connection with the use we are about to make of or event we are about to hold in Edgewater Park. Our organization, including all members thereof, is not acting under any contract of hire, express or implied with the Village of Williams Bay nor is our organization, or any members thereof serving the Village of Williams Bay as an independent contractor. Our organization, including all members thereof, will not employ any other persons or firms in connection with the use we are about to make of or event we are about to hold in Edgewater Park as our use or event will be run using our membership or immediate family members of our membership only. This statement is made to clarify and confirm that our organization, including all members thereof, is not subject to Worker's Compensation coverage of the Village of Williams Bay.

We further acknowledge and confirm that the undersigned non-profit group or organization has liability insurance coverage of at least \$1,000,000 (one million dollars) and liquor liability insurance coverage (if applicable) in the same amount of coverage provided to it by its parent organization as set forth below that does provide liability insurance coverage to our local group or organization for the use or event about to take place under our exclusive control in Edgewater Park. We acknowledge that we are responsible, and all of our members and our member's immediate family who may also be participating in our event, for the safe and careful conduct of our event. As an express condition of our event therein under our exclusive use and control we do hereby agree to indemnify the Village of Williams Bay and all of its officials, agents and employees against all liability or loss that the Village of Williams Bay may sustain as a result of claims, demands, costs or judgments arising from the use or event we are about to hold in Edgewater Park.

DATED this 5TH day of August, 2025

Group or organization American Legion Post 102

Our liability insurance provided by: West Bend Mutual Insurance Company / TABER LLC 608-723-6441
(a certificate of insurance is attached hereto naming the Village of Williams Bay as an additional named insured)

Policy # B68169400

Signed by: Nathan M. Bond
President or other authorized signatory

Nathan M. Bond
17 Stem St. (PO Box 43)
Williams Bay, WI 53191

VILLAGE USE ONLY

Date application received: _____ Received by: _____

All documentation attached? yes/no

Date and time of pre-event informational meeting: _____

Committee approval? yes/no Date: _____

Village Board approval? yes/no Date: _____

Comments:

Revised 11/21/2022 Applicant initials _____

Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay WI 53191

(262) 245-2700

Receipt No: 20.001863

Aug 5, 2025

REC DEPARTMENT - FACILITY RENTAL REVENUE - Edgewater Park 100-44107 FACILITY RENTAL REVENUE	500.00
Total:	500.00
CHECKS Check No: 305 Payor: NATHAN BOND	500.00
Total Applied:	500.00
Change Tendered:	.00

08/05/2025 12:47 PM



Outlook

Veterans Suicide walk

From amandalisenby@gmail.com <amandalisenby@gmail.com>

Date Mon 9/8/2025 11:00 AM

To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hello,

Thank you for the call this morning. In regards to our upcoming walk.

-The route starts at the entrance of the lake path going south west towards Fontana. Turning right up the hill at the original GWC band shelter walking to Constance turning right to turn on to 67 returning back to Edgewater Park Pavilion.

-No streets will be closed for this event.

-Currently we have 28 participants signed up.

-We are in contact with Topography regarding participants walking on the property.

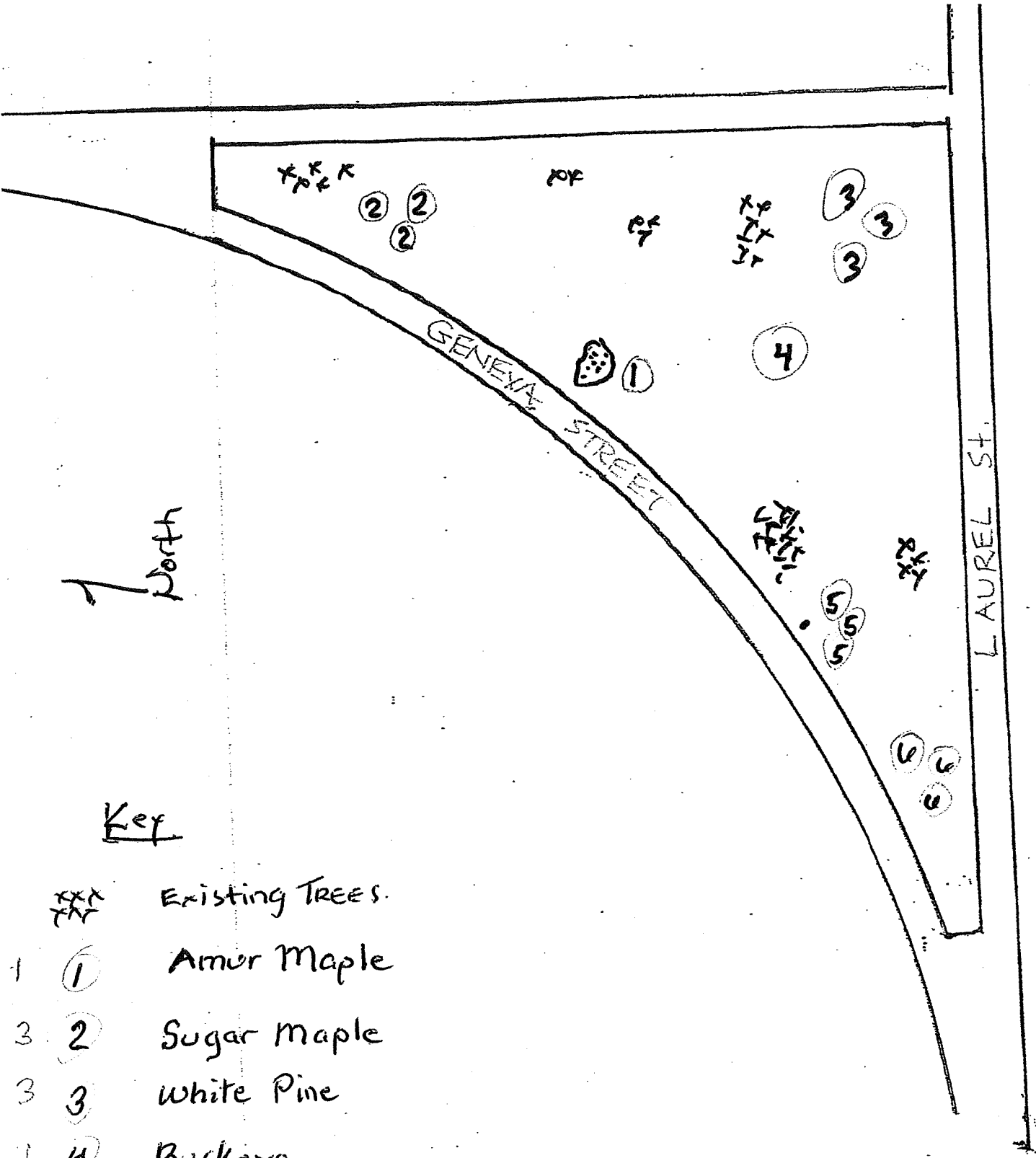
Please let me know what other details I can get to you to move forward.

Thank you,

Amanda Lisenby

Moonlight Masonry of Lake Geneva, Inc.

815-354-2691



Key

- xxx
xxx Existing Trees.
- 1 (1) Amur Maple
- 3 (2) Sugar Maple
- 3 (3) White Pine
- 1 (4) Buckeye
- 3 (5) Flowering Crab
- 3 (6) Dawn REDWOOD

Total - 14 trees

ORDINANCE #2025-_____
AN ORDINANCE RENUMBERING SECTION 128-8 AND
CREATING SECTION 128-8 OF THE CODE OF ORDINANCES
REGULATING LICENSES FOR THE SALE OF ALCOHOL BEVERAGES

WHEREAS, the issuance of a license to sell alcohol beverages in the Village of Williams Bay (Village) is a valuable commodity; and

WHEREAS, the ability of a business to sell alcohol beverages provides an economic benefit to the business and a service to the residents of and visitors to the Village; and

WHEREAS, the Village has an interest in ensuring that any licenses issued to sell alcohol beverages are being fully utilized, so that businesses serving the public and wishing to serve alcohol beverages have such licenses available, within the limits imposed by state statute; and

WHEREAS, the holding of a license to sell alcohol beverages by a business which is not operating is of no benefit to the Village, its residents or visitors; and

WHEREAS, the Building, Zoning and Ordinance Committee has recommended to the Village Board the enactment of an ordinance providing for the nonrenewal of a license to sell alcohol beverages in the event of abandonment of a licensed premises; and

WHEREAS, the Village Board of the Village of Williams Bay having determined that it is the best interests of the Village, its residents, businesses and visitors to follow the recommendation of the Building, Zoning and Ordinance Committee.

NOW, THEREFORE, the Village Board of the Village of Williams Bay hereby ordains as follows:

Section I. §128-8 of the Code of Ordinances of the Village of Williams Bay is hereby renumbered §128-9 the Code of Ordinances of the Village of Williams Bay.

Section II. §128-8 of the Code of Ordinances of the Village of Williams Bay is hereby created to read as follows:

§128-8 Abandonment of premises.

Any licensee holding a license to sell alcohol beverages who has operated and subsequently abandons such business forfeits any right or preference they may have to the renewal of such license. Abandonment shall be grounds for nonrenewal of an alcohol license. The closing of a previously operated licensed premises for at least [120] days in a license year shall be prima facia evidence of an abandonment. When filing a request for license renewal, the licensee shall include a copy of the sales tax reports for the previous license year filed with the State of Wisconsin Department of Revenue, as proof of having been in operation as a licensed premises for not less than 120 days in a license year.

Section III. This ordinance shall take effect upon passage and publication as provided by law.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2025.

VILLAGE OF WILLIAMS BAY

By: _____
Adam Jaramillo, President

Attest: _____
Tina Kolls, Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____

Short-Term Rental / Tourist Rooming House Ordinance Comparison Matrix

Category	Williams Bay (Ch. 205 & 390-0310M)	Baileys Harbor	Clay Banks	Lake Geneva	Town of Holland	Madison
Definition	TRH: 1–6 days (max 15 licenses). STR: 7–28 days.	STR: <30 days.	STR: <29 days.	STR: 7–28 days (≥29 = long-term).	STR: <30 days.	TRH: <29 days, primary residence only.
License Required	Yes, >10 nights/year.	Yes, >10 nights/year.	Yes, >10 nights/year.	Annual city license.	Yes, >10 nights/year.	Yes, Zoning TRH Permit.
Primary Residence Requirement	No.	Yes, for <7-day rentals.	No, but owner/agent rules.	No.	No.	Yes, TRH must be operator's primary residence (≥183 days).
Local Agent Requirement	None.	Yes, within 25 miles.	Yes, within Door County or ≤10 miles.	Yes, operator or manager within 25 miles.	Yes, owner within 35 miles or designate local manager.	Not specified (operator = resident).
Occupancy	TRH: 2/bedroom +2, max 8. STR: State TRH license limits only.	State + POWTS + cubic footage.	POWTS design capacity.	400 cu ft/person, state limits.	POWTS + state TRH limits.	Max 2× bedrooms or 12.
Parking	TRH: 1/bedroom up to 4. STR: 2 spaces, no street parking.	Must comply w/ zoning.	Off-street required.	2 spaces + 1 per bedroom >2.	Off-street required.	Not specified in detail.
Solid Waste	Weekly removal, container size limits.	Garbage service required.	Contract for refuse required.	Weekly removal, rules posted.	Weekly removal.	No specific solid waste rules in ZTRHP.
Guest Registry	STR: only responsible party. TRH: none specified.	Yes, kept by owner/agent.	Yes, all guests, inspectable.	Yes, all guests, 1-year retention.	Yes, all guests, inspectable.	Yes, all guests, 2-year retention.
Advertising	No requirements.	Not specified.	Owner/agent info in listings.	License # + occupancy must appear in all ads.	Not specified.	License # required in all ads.

Minimum Stay / Spacing	None.	<7-day rentals require owner occupancy & 6-day spacing.	<7-day rentals require 6-day spacing.	7-day minimum during season, 29-day min in off-season.	None.	If off-site operator, max 30 days/year.
Event/Party Restrictions	None.	Max 4 outdoor events/year.	Outdoor events by permission only.	No events beyond normal occupancy.	None.	Not specified.
Neighbor Notification	None.	None.	Yes, property rules/contact to all within 400 ft.	Not specified.	None.	None.
Complaint Response Time	None.	Contact info must be available.	Call within 30 min, resolve in 45 min.	Operator must respond promptly, within 25 miles.	Owner/manager must be available 8 am–11 pm.	Not specified, but reporting/inspection strict.
Insurance Requirement	None.	Proof required.	Proof required.	Proof required.	Proof required.	Not specified in zoning, but implied by primary residence.
Inspections	Not routine.	Initial license review, ongoing enforcement.	Application includes state inspection report.	Annual inspection required.	Provisional license pending state inspection.	Mandatory inspection before permit.
Enforcement	Revocation possible but limited process.	“Three-strikes” revocation rule.	Revocation for habitual violations/unpaid taxes.	Escalating fines + suspension/revocation + permanent ban.	Revocation via due process hearing.	\$500–\$1000/day fines, doubled for repeat; automatic revocation for missed reports.
Reporting	None.	None.	None.	Monthly reporting of rentals.	None.	Quarterly reporting required.
License Caps	TRH capped at 15. STR uncapped.	Not capped, but strict controls.	Not capped.	Not capped, but 180-day max.	Not capped.	Not capped, but primary residence limits stock.
Fees	Set by Village Board resolution.	\$500 initial, \$250 renewal.	Set by Board fee schedule.	Admin fee set by resolution.	Set by resolution.	

Summary Observations

- **Williams Bay is weaker** on: primary residence, local agent, insurance, guest registry, advertising transparency, event/party limits, spacing/min stay rules, reporting, and structured enforcement.
- **Baileys Harbor & Clay Banks:** strong on spacing, owner/agent presence, neighbor notice, insurance, complaint response.
- **Lake Geneva:** strongest on **seasonal limits, minimum stays, advertising rules, and penalties.**
- **Town of Holland:** strong on **insurance, inspection, nuisance enforcement.**
- **Madison:** strictest on **primary residence, reporting, and fines.**

See 2025_915 CoW_STR and TRH Handout for additional details.

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

Challenges

- STRs regulated by the State. Municipalities cannot prohibit STRs for 7 consecutive days or longer (prohibition provision).
- Addressing STRs outside the business district (or not dually licensed) operating illegally as Tourist Rooming Houses, e.g. “rentals” for 7 nights with “actual” stays of fewer nights (typically weekends).
- Monitoring and enforcement resources and stepped progression of penalties for violations need improvement.

Key Gaps in Williams Bay

1. **No primary residence requirement** (Madison model).
2. **No local agent requirement** (Baileys Harbor, Clay Banks, Lake Geneva, Holland).
3. **No insurance requirement** (Baileys Harbor, Clay Banks, Holland require proof).
4. **No event/party restrictions** (Baileys Harbor bans large gatherings).
5. **No minimum stay or spacing rules** (Lake Geneva, Baileys Harbor).
6. **Weaker enforcement:** lacks “three-strikes” and escalating penalties.
7. **No neighbor notification** (Clay Banks mandates it).
8. **Occupancy standard weaker** (only state license: others tie to POWTS or cubic footage).
9. **Guest registry weaker** (Williams Bay requires only responsible party; others require all guests).
10. **No reporting requirements** (Madison requires quarterly reports).
11. **No advertising transparency** (Lake Geneva & Madison require license number in ads).
12. **Parking** (Williams Bay TRH lists maximum number of vehicles).

Options for the Village of Williams Bay Code Tightening

1. **Add primary residence requirement** (like Madison) OR at least require proof of residency (1-6 day stays only).
2. **Require a local agent** within 25–35 miles, available 24/7, response within 30–45 min.
3. **Require a general business license.** (Lake Geneva)
4. **Impose safety inspections.**
5. **Mandate liability insurance** with proof at license issuance and renewal.
6. **Adopt minimum stays/spacing rules:** e.g., 7-day minimum rental booking in season, with guests not able to arrive within 7 days of the prior guests and a two-

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

night minimum stay (Lake Geneva). During off season a 29-day minimum rental booking period with guests not able to arrive within 29 days of the prior guests. There is a challenge monitoring “rental period” versus # of night “stays”

7. **Define rental season:** 180 consecutive days in any year
8. **Add event restrictions.**
9. **Enforce occupancy restrictions:** tie to cubic footage or number of bedrooms. (STR limits are set by the State).
10. **Require guest register** for all guests (not just responsible party) and allow inspection.
11. **Institute quarterly reporting** (like Madison) for transparency on usage.
12. **Require license number in all ads** and prohibit misleading capacity claims.
13. **Increase fees** starting in 2026 with an incremental fee structure for each budget year (last increase in 2023).
14. **Escalating penalties:** 1st violation warning/fine; 2nd higher fine; 3rd suspension; 4th revocation. Include penalty for STR operating as TRH outside the business district and without a Conditional Use Permit.
15. **Enforcement:**
 - a. With increased fees, consider hiring a part-time Community Service Officer to spot check for compliance versus relying solely on digital monitoring.
 - a. Improve ease of resident / neighbor reporting.
16. **Neighbor protections:** written notice of license + contact info to neighbors within 150–400 feet.
17. **For TRHs in the business district** - STRs operating for stays of 1 to 6 nights must be the operator’s primary residence. If the operator is present, there is no limit on the number of days of operation. If the operator is not, present then stays are limited to 30 days per year. (Madison)
18. **Remove STR Article III, 205-27 applicability for full month rental in February** unless reasonable explanation for keeping it.
19. **Revise to STR 205, Article III, 205-30 Solid Waste Disposal** to align with current waste hauler agreement related to container size and aligning placement requirements with 308-22C – no sooner than 24 hours prior to collection or stay at the curb more than 12 hours thereafter.

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

Comparisons - Baileys Harbor, Clay Banks, Lake Geneva, Town of Holland, Madison, and Williams Bay – see separate matrix document

Strengths in Other Communities' Ordinances

Baileys Harbor

- **Owner-occupied requirement** for <7-day rentals.
- **Spacing rule:** 6 days between rentals shorter than 7 days.
- **Local agent required** within 25 miles.
- **Mandatory liability insurance.**
- **Event restrictions:** only 4 outdoor events/year.
- **“Three-strikes” rule:** violations lead to revocation.
- **Occupancy** tied to POWTS (if septic system) or cubic footage.

Clay Banks

- **Resident agent** must live in Door County or within 10 miles.
- **Neighbor notification:** property rules/contact info must be shared with neighbors within 400 feet.
- **Strict complaint response:** must call guests within 30 minutes, resolve within 45 minutes.
- **Pets regulated:** leash/noise rules, impoundment allowed.
- **Quiet hours codified** (10 pm–7 am).
- **Guest register required** for all occupants.
- **Revocation:** for habitual violations or unpaid taxes.

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

Lake Geneva

- **180-day max, consecutive** — owner must declare rental “season.”
- **Minimum stay requirements:** 7 days during season, 29 days in off-season.
- **Professional operator required** within 25 miles.
- **Strict occupancy standards** (cubic footage per person).
- **Parking standards:** 2 spaces + 1 per bedroom if more than two bedrooms.
- **License number must appear in all ads.**
- **Escalating penalties:** fines \$250 → \$1000; license suspension/revocation.
- **Permanent revocation** after 4 major violations.

Town of Holland

- **License required after 10 nights/year.**
- **Proof of insurance required.**
- **Guest register required** (inspectable by officials).
- **Local contact required** within 35 miles.
- **Nuisance controls:** bans on trespass, noise, dogs at large.
- **Special inspection warrant** procedure built in.
- **Occupancy:** tied to POWTS/state TRH limits.
- **Revocation:** via due process hearing.

Madison

- **Primary residence requirement:** operator must live there ≥183 days/year.
- **Day limits:**
 - If operator on-site → unlimited days.
 - If not on-site → max 30 days/year.
- **Permit number must appear in all ads.**
- **Mandatory inspections** before licensing.
- **Occupancy cap:** lesser of 2x bedrooms or 12 guests.
- **Guest register required** (kept for 2 years).
- **Quarterly reporting** required (guest names, ads, stays).
- **Penalties:** \$500–\$1000/day, doubled for repeat offenses.
- **Automatic revocation** for repeated reporting failures.
- **Fees:** \$100 app + \$100 annual permit.

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

Williams Bay (Current Code)

- **Short-Term Rentals (Chapter 205, Article III)**
 - **Definition:** 7–28 consecutive days.
 - **License required:** >10 nights/year.
 - **Occupancy:** tied to state TRH license.
 - **Parking:** 2 off-street spaces, no on-street.
 - **Solid waste:** weekly removal, limits on container size.
 - **Guest registry:** required, but only for responsible party.
 - **Property rules:** must be posted (occupancy, operator contact, quiet hours 10 pm–7 am, pets ≤3, outdoor burning, garbage, boating regs if shoreline).
 - **Revocation:** possible, but process limited.
- **Tourist Rooming Houses (Code 390-0310M)**
 - **Definition:** 1–6 days.
 - **Occupancy:** max 2 persons/bedroom + 2, capped at 8 total.
 - **Stay length:** max 6 days.
 - **Parking:** 1 off-street space per bedroom.
 - **Cap:** no more than 15 licenses in Village.
 - **Other restrictions:** must maintain residential character (no signs, RVs, tents), must be licensed by State of WI.

Background for Williams Bay:

Short-Term Rental (STR) – Chapter 205, Article III - refers to rentals of 6 to 29 consecutive days which are allowed by the State of Wisconsin (§66.1014(2)). Occupancy is limited to the number of occupants authorized by the state issued tourist rooming house license. A minimum of two parking spaces is required and no off-street parking for renters is allowed.

STR Rental Permit fee is \$980.00 which includes \$950.00 for the STR permit, \$25 for the Room Tax permit, and \$5 for ACH processing.

- Chapter 205, Article III does not have a specific penalty provision so the Village attorney would need to advise what to cite under.
- 205-36 describes the revocation process – 24 hours to correct, Village Board approval to revoke if not corrected, notification of property owners within 150 feet two weeks prior to public hearing. If revoked, owner may apply for a new license after 1 year.

Tourist Rooming House & Short-Term Rental Handout

September 15, 2025 CoW Meeting – Building, Zoning and Ordinance Committee

- Zoning Administrator/Code Enforcement Officer suggests a specific penalty provision outlining specific fees for failure to register properties or violating ordinance.

Tourist Rooming Houses (TRH) – Code 390-0310M - are governed by the Village for rentals of 1- to 6-consecutive days and requires a Conditional Use Permit from the Village. They may or may not be owner-occupied for parts of the year. Occupancy is limited to two persons per bedroom plus an additional two persons up to a maximum of 8, regardless of the number of bedrooms. There is **no minimum stay requirement** in this code. The number of guest **vehicles allowed on site is limited to the number of bedrooms** in the unit and on-street parking is prohibited. The maximum number of tourist rooming houses permitted in the Village is 15. We are currently at capacity.

TRH Rental Permit fee is \$475 which includes \$450 for the Tourist Rooming House Fee and \$25 for the Room Tax permit.

- Ordinance 390-0310M is the zoning code that pertains to tourist rooming houses. There are no specific penalty provisions so if a citation needed to be issued the general zoning penalty ordinance, 390-1718 would be used which provides for:
 - Remedial action within 30 days.
 - Penalties include a fine of \$10-\$200 and costs of prosecution of each violation. Each day a violation exists or continues constitutes a separate offense.
- Because of the Conditional Use Permit, violations could constitute grounds for revoking that permit.

Q&A

TOURIST ROOMING HOUSES (TRHs) IN THE CITY OF MADISON

City of Madison
Building Inspection Division: Zoning Dept.
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, WI 53701-2984
phone: (608) 266-4551
web: cityofmadison.com/trh
email: zoningTRH@cityofmadison.com



What is the Zoning Tourist Rooming House Permit?

The ZTRHP1 Permit allows the operation of a TRH for stays of one night or more. If host is present when guests stay, there is no limit to the number of rental nights; if host is not present there is a 30-night maximum that the TRH may operate. This must be host's primary residence.*

Who can operate a TRH?

TRHs can be operated by home owners, or by tenants if explicitly allowed in the lease.

Can I operate a Tourist Rooming House in my apartment?

Tourist Rooming Houses are allowable in all residential dwelling units within the City of Madison provided all regulations are followed.

Do I need any special approvals or permits to rent out my home as a TRH?

You will need a valid [Zoning Tourist Rooming House Permit \(ZTRHP\)](#) from the City of Madison Zoning Department. To apply for the ZTRHP permit, you will first need to obtain a [Tourist Rooming House License](#) from Public Health Madison and Dane County, and a [Transient Room Tax Permit](#) from the City Treasurer's Office.

Where can I find information about the rules and regulations about a Tourist Rooming House?

Go to cityofmadison.com/TRH

I already have a TRH license from Public Health. Do I need a ZTRHP permit too?

Yes.

What fees are involved for obtaining all proper permits and licenses?

There is a one-time, non-refundable \$100 ZTRHP application fee, plus the ZTRHP annual fee of \$100. You will need a TRH license from Public Health in order to obtain the ZTRHP permit. Check their

CITY OF MADISON COMMON COUNCIL

Why have regulations?

Websites such as Airbnb and VRBO connect homeowners and renters with people who need a place to stay when they're traveling. Though many homeowners and renters use these platforms to host intermittent on-the-side rentals, some hosts have gone far beyond this modest ideal. In some parts of the country, property owners are using these web platforms to operate de facto hotels, and people are buying property with the sole purpose of using it as a short-term rental. Taken to these more extensive lengths, short-term rentals have a substantial effect on neighboring properties, changing the character of a neighborhood, and limiting the stock of affordable housing.

Madison has enacted ordinances that seek to strike a balance between the competing rights of property owners. Under city ordinance, homeowners or renters can earn some extra money renting out space in the dwelling they occupy, but reasonable restrictions ensure that neighbors retain the right to control the type of neighborhood they are living in.

TRH DEFINITION

What is a Tourist Rooming House?



In Wisconsin law, rental for less than 30 nights of any partial or whole structure for sleeping accommodations is called a Tourist Rooming House (TRH). Airbnb, Fairbnb.coop, and VRBO are a few online businesses that offer to connect hosts and travellers.

A Zoning Tourist Rooming House (ZTRHP) Permit is required before advertising or renting this type of space online or elsewhere.

Q&A: (CONTINUED)

website for fee information about their license and other costs that may possibly be involved:

publichealthmdc.com/str

What does the zoning home visit involve?

This is a walk-through of the unit in order to verify application information, especially submitted floor plans and bedroom counts. This is also an opportunity to go over the regulations and what's expected of hosts and to answer any questions hosts may have.

What's the difference between the TRH operator and the person listed as host in website postings and advertisements for the TRH?

They are the same. An operator is the owner or lessee of the TRH dwelling and who runs the TRH by being the person identified in TRH postings and advertisements as the TRH host and who interacts with guests, both digitally and in person.

What does it mean to be "on site" during a rental?

Being on site means the operator remains at the TRH through the night and does not reside elsewhere when guests have reserved the TRH.

Can I rent out several rooms separately to different reservation parties?

Only if the operator stays on site through the night of each rental night while multiple reservation parties are present.*

Can I rent out my whole home and be gone during the rental time?

The TRH may only operate a maximum of 30 different nights throughout the licensing year when the operator is not on site during the overnights of guest stays. If the operator is on site during guest stays there is no limit to the number of nights the TRH may operate.*

I own a two-flat apartment building and live in the first floor unit. Can I rent the upstairs apartment as a TRH?

No. The TRH must be the operator's primary residence. An operator can only have one primary residence.*

Can my sister, who lives in an apartment above my TRH, be a cohost?

No. The TRH must be the primary residence of all hosts and cohosts listed in any ad postings. All hosts and cohosts

PRIMARY RESIDENCE DEFINITION:

A dwelling unit that serves as an individual's true, fixed and permanent home for at least 183 days in a calendar year and to which, whenever absent therefrom, that individual intends to return. Additional characteristics of a primary residence include, but are not limited to, where an individual receives mail, claims residence for purposes of voter registration, pays for utilities, and lists as their address on state issued identification cards. An individual can have only one primary residence.

must each submit a separate residence affidavit.*

My daughter is a college student who rents an apartment from a property owner with a year long lease.

Can I rent out her apartment as a TRH during the summer when she's not living in Madison?

No. TRHs can only be operated in the primary residence of a home owner, or a tenant if explicitly allowed in the lease.*

Can I rent out my Accessory Dwelling Unit (ADU) as a TRH?

The TRH must be the operator's primary residence. If the operator lives in the main house, they cannot rent out the ADU as a TRH. If the operator lives in the ADU, they can

rent out the ADU as a TRH but cannot rent out the main house as a TRH. An operator can only have one primary residence.

Is there a limit on how many guests I can host in my TRH?

Yes. The limit depends on how many legal bedrooms the unit contains. The maximum number of guests is twice the number of legal bedrooms, up to a maximum of twelve guests. Do not count children under the age of 12 towards the maximum number of guests.

What is the definition of a legal bedroom?

Any habitable space in a Dwelling Unit other than a kitchen or living room that is intended for or capable of being used for sleeping with a door that closes the room off from other common space such as living and kitchen areas, is within the dwelling unit thermal envelope, that is at least seventy (70) square feet in area, exclusive of closets and other appurtenant space, and meets Building Code standards for egress, light and ventilation according to the Uniform Dwelling Code, Wis. Admin. Code chs. SPS 320-325, or the Uniform Multifamily Dwelling Code, Wis. Admin. Code ch. SPS 366. A room identified as a den, library, study, office, dining room, or other extra room that satisfies this definition will be considered a bedroom.

Do I need my Home Owner's Association (HOA) permission to operate a TRH?

The City of Madison is not a party to and does not enforce any private homeowners' association regulations. Property owners should review private regulations that apply to the

Q&A: (CONTINUED)

property they or their tenants wish to use as a TRH since these regulations may restrict an owner from allowing the dwelling to be used as a TRH.

How do I keep the required registry? Do I ask guests to sign themselves into a registry book?

The registry is a paper or digital record available for on-site inspection, indicating the true name of the individual making the TRH reservation, their contact information, dates of stay, and whether the operator was present or absent during the stay. The registry shall include all information from the current and prior registry year.

What reports do I need to submit each quarter year?

All ZTRHP operators must create an online account and upload their [ZTRHP-QR](#) Quarterly Report forms to their ZTRHP record in that the portal. Quarterly Reports must include all advertising locations and registry information for the previous quarter year even if no hosted stays have occurred. QR templates are available at [ZTRHP-QR](#).

How does my permit get renewed, and do I need to pay the application fee again each year?

Operators do not need to reapply each year or pay the \$100 application fee again when renewing their permit; however the \$100 annual permit fee must be paid online each year. A renewal payment notice will be sent by email for the annual permit fee of \$100. Adjustments to the TRH must be reported before renewing, such as changes to the floor plan, bedroom counts, operator contact information, etc. Renewal permit will be issued after changes are approved and payment is received. If renewal permit is not issued by the end of the licensing year on June 30, the permit is no longer valid and all advertisings and reservations must cease as of that date.

Can I rent out the RV in my driveway, or the tent in my backyard, or my garage as a TRH?

No, this is not allowable. Only habitable space within a home may be rented out as a TRH.

What if my TRH guest ends up staying longer than 30 consecutive nights?

TRH regulations only apply to stays of less than 30 nights.

How do I share concerns or complaints about a TRH with the city?

Go to <https://www.cityofmadison.com/reportaproblem/> or call 608-266-4551. In the case of a life threatening emergency, dial 911.

* Certain provisions allow this if TRH only operates with night stays between seven (7) and 29 consecutive nights. If host will never advertise or accept any reservation for less than seven consecutive nights, inquire at zoning about all regulations that must be followed for this option.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 09/05/2025
County of Walworth

☐ Town ☒ Village ☐ City of Williams Bay

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 10/11/2025 and ending 10/11/2025 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Williams Bay Lions Club

(b) Address _____
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 1946

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Dan Anderson 12402 Elgin Club RD, Lake Geneva, WI 53147

Vice President Tom Lothian 539 Park Ridge RD, Williams Bay, WI 53191

Secretary Jack Lothian 556 Park Ridge RD, Williams Bay, WI 53191

Treasurer Bruce Nelson 5031 Bailey RD, Delavan, WI 53115

(g) Name and address of manager or person in charge of affair: Colin Doerge
61 Hill ST Williams Bay, WI 53191

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Edgewater Park (Pavilion Area)

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Pavilion Area

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Williams Bay Lions Club Nick Caselli Rocking Car Show

(b) Dates of event October 11, 2025

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Dan Anderson
(Signature / Date)

Williams Bay Lions Club
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____



Village of Williams Bay Police Department

PO Box 580
250 Williams Street
Williams Bay, WI 53191



Phone: 262.245.2710

Chief Justin P Timm

Fax: 262.245.2711

To: Protective Services and Finance and Personnel Committee
From: Justin P Timm; Chief of Police

REF: WE Energies Grant

Trustee Vlach, Trustee Wright and Committee members,

On August 08 2025 we were awarded a \$2000.00 grant from WE Energies. This grant was awarded to first responders in support of community focused initiatives.

I am respectfully requesting to re-establish a Bike Unit for the Williams Bay Police Department with these funds. This initiative is aimed to enhance community engagement, increase patrol flexibility, and improve the response times in areas less accessible by traditional patrol vehicles.

Prior to my arrival to Williams Bay, we did have a bike patrol program. On multiple occasions this has been brought to my attention from community members, and the communities desire to have a bike patrol back. We currently have an officer who has shown great interest to starting this program, and with our current patrol operations, we would be able to staff the bike at least three (3) days a week, weather dependent.

I am proposing utilizing the \$2000.00 grant, and the funds acquired from the sale of our Ford Explorer to implement this program.

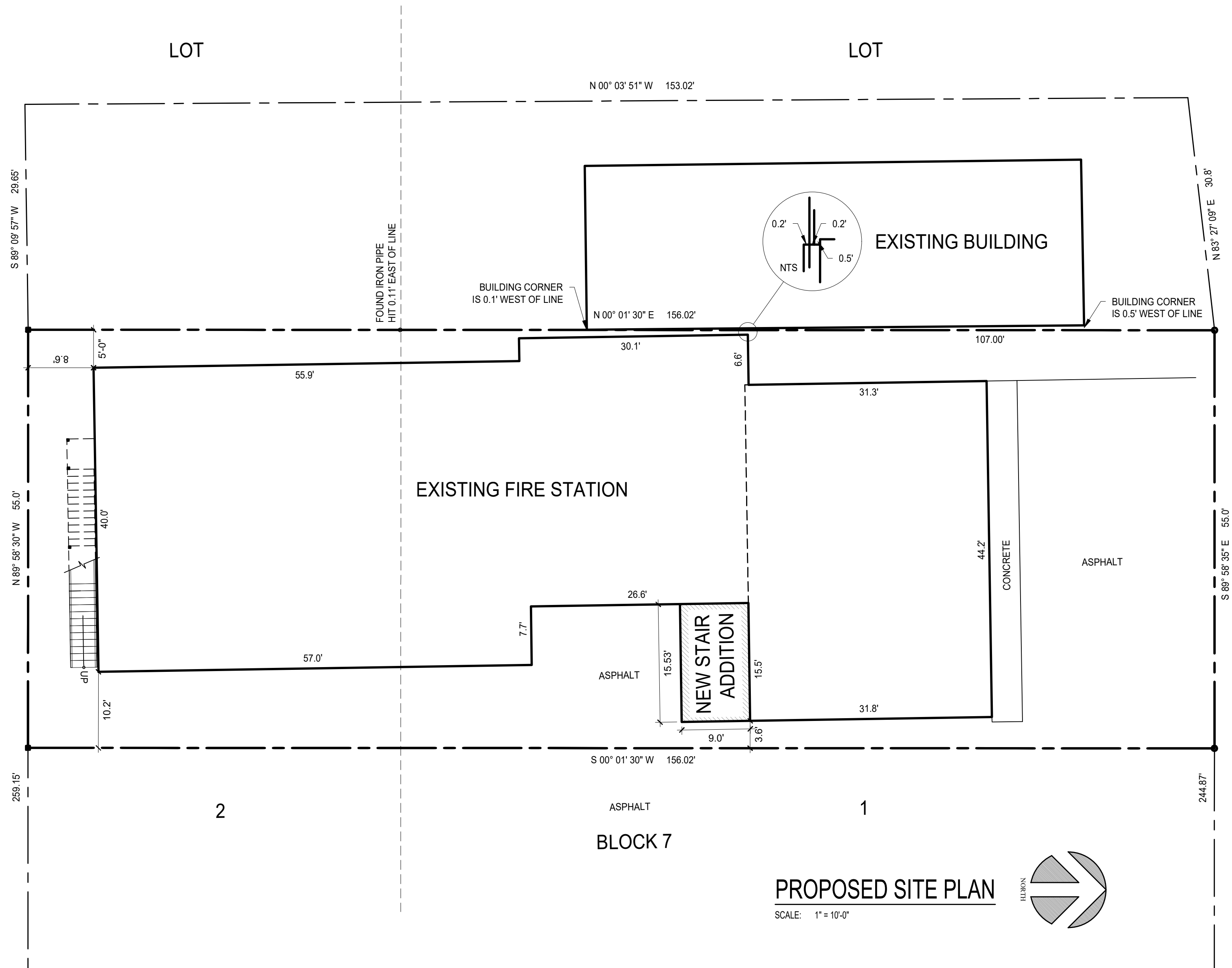
The estimated amount for the start of the program is approximately \$5000.00. This covers the acquisition of a patrol grade bicycle and the necessary equipment. It would also cover the uniforms and safety gear for the designated officer as well as their specialized training and certification for the bike patrol operations. We would also be funding the maintenance and storage for this program through the above funding.

This program aligns with our departments continuing goal of proactive, community driven policing. We are confident this program will make a measurable difference in community trust and public safety.

Please let me know if you have any questions.

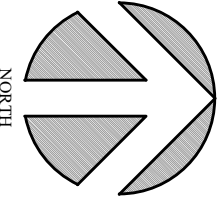
Sincerely,

Justin P Timm
Chief of Police
Village of Williams Bay Police Department



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



FLOOR AREA CALCULATIONS
OVERALL EXISTING FOOTPRINT = 4,703 SF
ORIGINAL EXISTING FIRST FLOOR (OVERALL) = 1,405 SF
APPARATUS BAY ADDITION EXISTING FIRST FLOOR = 3,298 SF

INTERIOR FINISHED (GROSS) = 1,732 SF
ORIGINAL EXISTING FIRST FLOOR CONDITIONED SPACE = 327 SF
ORIGINAL EXISTING SECOND FLOOR CONDITIONED SPACE = 1,405 SF

PROPOSED 1ST FLOOR ADDITION = 150 SF = 4,853 SF OVERALL NEW
PROPOSED 2ND FLOOR ADDITION = 2,885 SF = 4,290 SF OVERALL NEW
TOTAL PROPOSED = 2,974 SF

TOTAL ORIGINAL AND PROPOSED OVERALL SF = 9,143 SF

SHEET INDEX

AS1.0	EXISTING SITE PLAN
D1.1	EXISTING / DEMO FIRST FLOOR PLAN
D1.2	EXISTING / DEMO SECOND FLOOR PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS
A2.3	PROPSD BUILDING SECTIONS

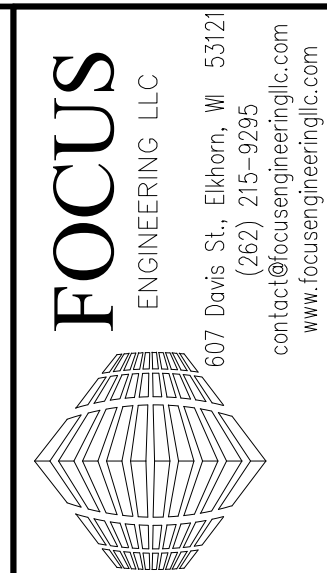
PRELIMINARY - NOT FOR CONSTRUCTION

WILLIAMS BAY RESCUE SQUAD

5 E GENEVA STREET, WILLIAMS BAY WI ZIP



REVISIONS		DATE
NUMBER	DESCRIPTION	
Date:		08-19-2024
Project:		2024-08.001
Drawn by:		KRG
Checked by:		MAP
SHEET NUMBER		AS1.0



PRELIMINARY - NOT FOR CONSTRUCTION

WILLIAMS BAY RESCUE SQUAD

5 E GENEVA STREET, WILLIAMS BAY W1 ZIP

REVISIONS		
NUMBER	DESCRIPTION	DATE

Date: 08-19-2024
 Project: 2024-08.00
 Drawn by: KRO
 Checked by: MAM

SHEET NUMBER

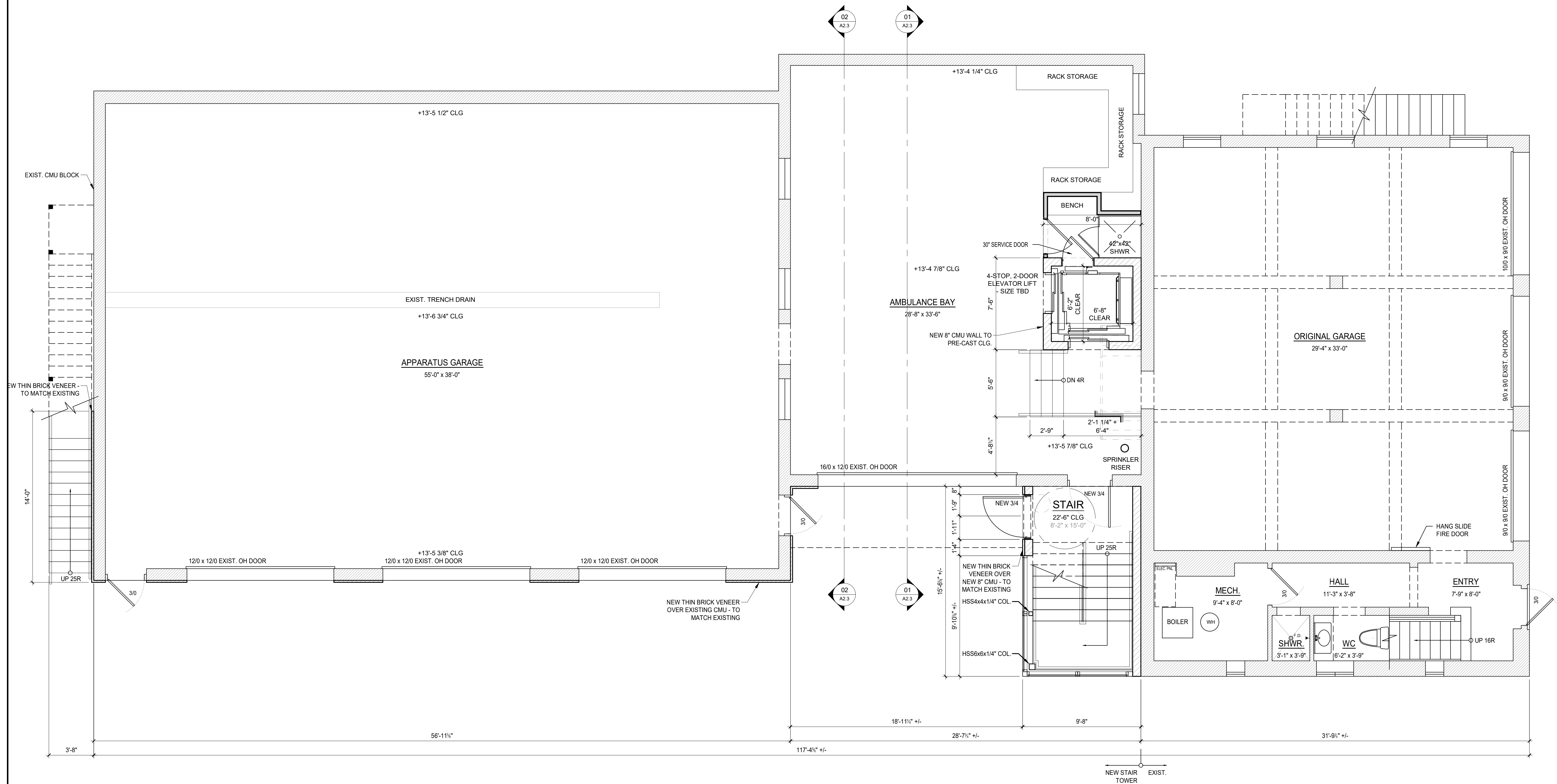
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PRELIMINARY - NOT FOR CONSTRUCTION

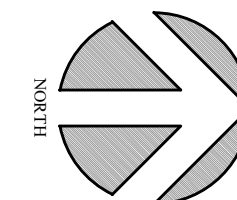
WILLIAMS BAY RESCUE SQUAD

5 E GENEVA STREET, WILLIAMS BAY WI ZIP



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

[illegible]

Date: 08-19-202

Project:	2024-08.00
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Drawn by: KRC

Checked by:	MA
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SHEET NUMBER

A1.1



5 E GENEVA STREET, WILLIAMS BAY WI ZIP

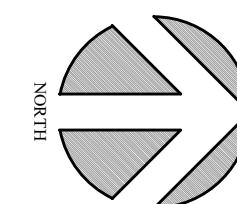
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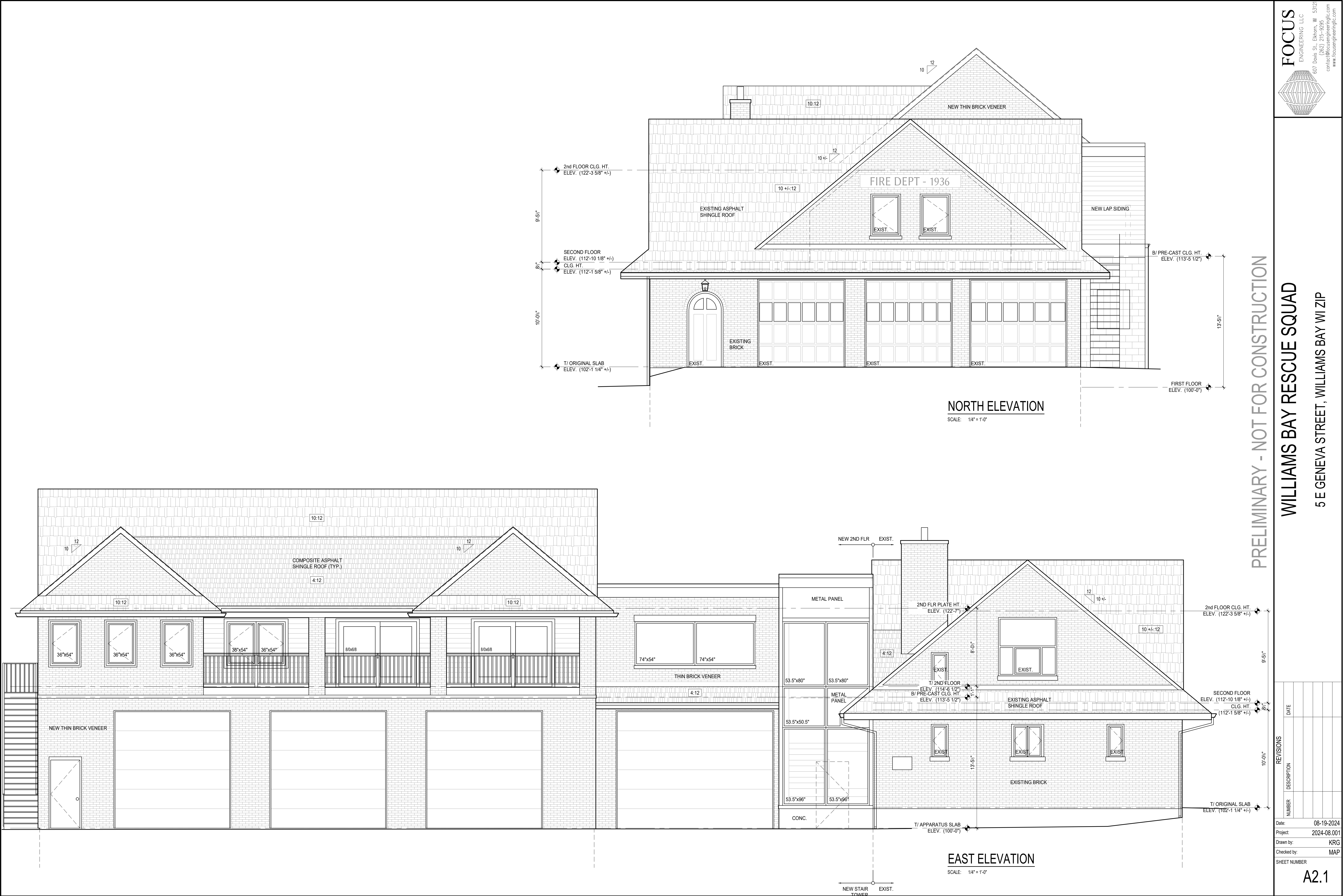
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Project:	2024-08.00
Drawn by:	KRC
Checked by:	MA
SHEET NUMBER	

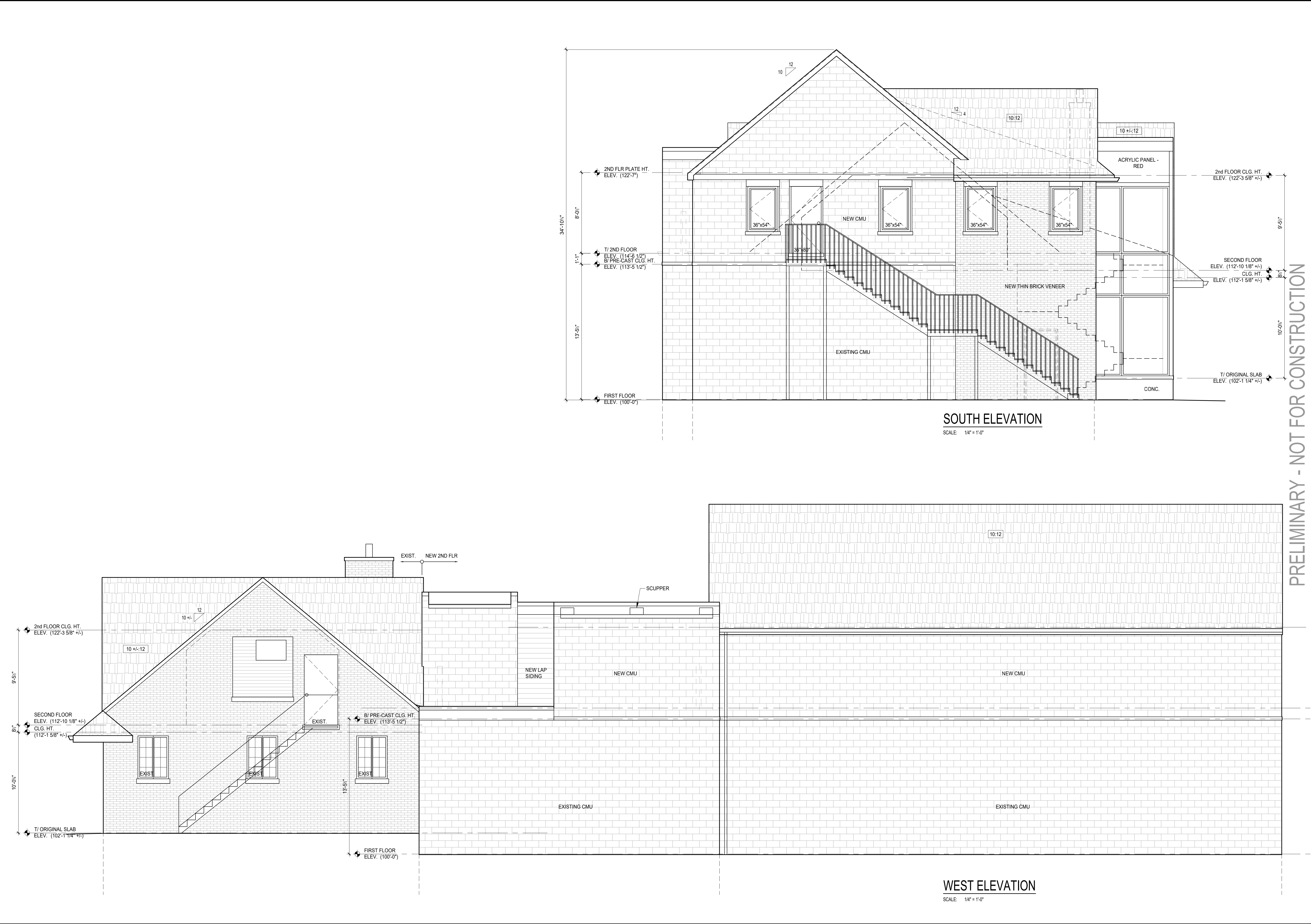
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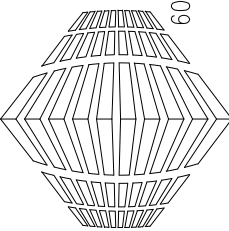
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PRELIMINARY - NOT FOR CONSTRUCTION



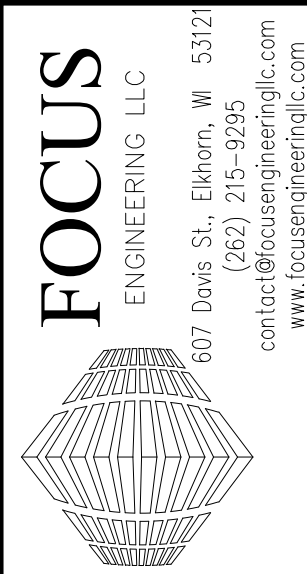
FOCUS
ENGINEERING LLC
607 Davis St., Elkhorn, WI 53122
(262) 215-9295
contact@focusengineeringllc.com
www.focusengineeringllc.com

WILLIAMS BAY RESCUE SQUAD
5 E GENEVA STREET, WILLIAMS BAY WI ZIP

REVISIONS	
NUMBER	DESCRIPTION

Date: 08-19-2024
Project: 2024-08.001
Drawn by: KRG
Checked by: MAP
SHEET NUMBER

A2.2



PRELIMINARY - NOT FOR CONSTRUCTION

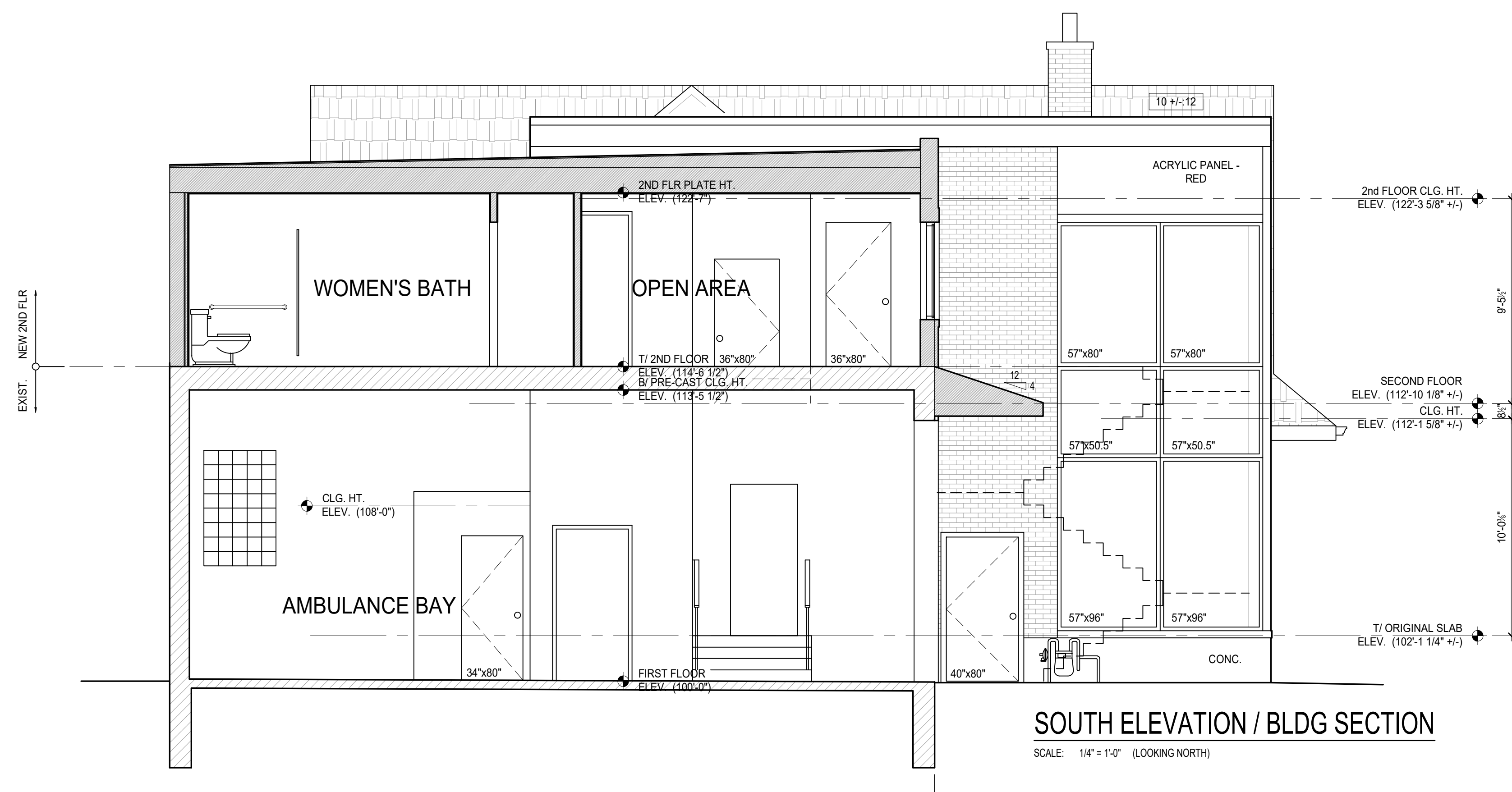
WILLIAMS BAY RESCUE SQUAD

5 E GENEVA STREET, WILLIAMS BAY WI ZIP



SOUTH ELEVATION / BLDG SECTION

SCALE: 1/4" = 1'-0" (LOOKING SOUTH)



SOUTH ELEVATION / BLDG SECTION

SCALE: 1/4" = 1'-0" (LOOKING NORTH)

REVISIONS		
NUMBER	DESCRIPTION	DATE

Date: 08-19-202

Project: 2024-08.00

Drawn by: KR

Checked by:	MA
-------------	----

SHEET NUMBER

A2.3

VILLAGE OF WILLIAMS BAY
Engineer's Report
August 1, 2024

STH 67 Reconstruction: East – West Section – Project No. 230260

- See the separate engineer's report dated August 1, 2024.
- The State Municipal Agreement and associated Maintenance Agreement are available for signature.

Women's Leadership Center – Project Number 222626

- The water main is installed and operational.
- We will issue a punch list just before the installation of the asphalt pavement. The design engineer has the inspection notes and will provide the record drawing information. Once we receive this, we will update the Village records.

Corrosion Control Study – Improvements to Water Plant —Project No. 211778

- The Contractor is August Winter and Sons.
- Submittals continue; they don't plan to begin onsite work until after Labor Day.

Harris Road Lift Station (LS 3) Replacement – Project No. 211304

- The Contractor is Staab Construction Company.
- Submittals continue; we are waiting for a formal proposal for the cost reduction for siding matching the beach house. In addition, there was a small asbestos detected in the windows; the abatement is less than \$1500; a formal change for these two items will be available for the September meetings.
- They don't plan to begin onsite work until after Labor Day.

Lime Reactor Cleaning – Project No. 222278

- The Contractor is TMI Coatings.
- The final payment should be available the second meeting in August.

Willabay Meadows Development – Project Number 230260

- The Developer is Land and Lakes; their engineer is Farris-Hansen.
- The Developer is planning on an appearance at the August PC Meeting.

Antenna Structure on Parcel WWUP 00021A -- West of Village Hall – Project No. 2326270

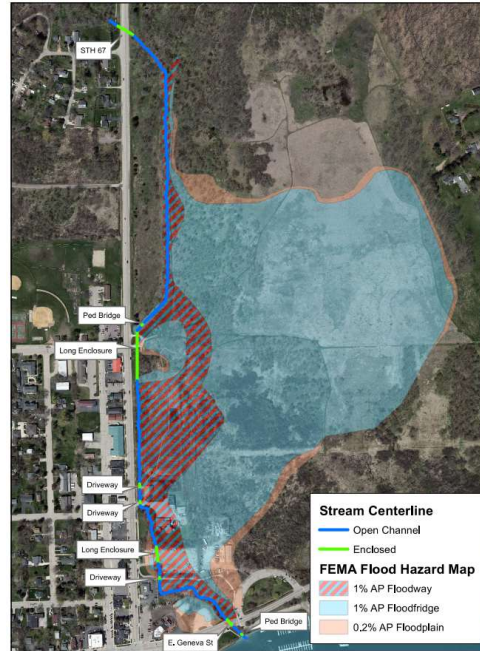
- The goal is to relocate the wireless companies off the Olive Street and Potawatomi Drive water towers before they are repainted or removed from service and before Year 2029.
- We are performing the ALTA Survey for the property and will review the site plan.

VILLAGE OF WILLIAMS BAY
Engineer's Report
August 1, 2024

Water Plant Letter Flood Map Revision (LOMR) Assistance—Project No. 2325347



Proposed Floodway and Floodplain



Existing Floodway and Floodplain

- WDNR is still reviewing the SEWRPC calculations; we are waiting for the LOMR information from SEWRPC. We continue to contact both SEWRPC and the WDNR.

Well 2 Pump Replacement – Project No. 221236

- The Contractor is Water Well Solutions, Inc.
- Work includes replacement of the well pumping equipment, the electric components within the building, and the electric service to the building. The well is 293 feet deep with the lower 25 feet screened. The well was televised on July 16, 2024; we will likely need to insert and grout new steel casing from the surface to the top of the screen. We are waiting for a proposal from the Contractor.
- The notice to proceed (NTP) was issued on June 7, 2024; they have 120 days after the NTP to complete the work; we will need to extend this for the well repair.
- We plan to permit the well structure modifications in August and provide a detailed breakdown of the additional cost for the September meetings, including our efforts.

Tennis and Basketball at Theatre Road Park – Project Number 230496

- DK Contractors is performed the sitework. WIL-Surge Electric, Inc. installed the pole bases and the electric conduit for future lighting.
- The work is complete; the courts are ready for use.
- We are waiting for the final payment application from DK Contractors.

VILLAGE OF WILLIAMS BAY
Engineer's Report
August 1, 2024

Geneva Lake Dredging at Southwick Creek – Project No. 222379

- The Contractor is RLP Diversified, Inc. Odling Construction will load, haul, and dispose of the dewatered dredge material. The contract completion date is April 15, 2024.
- This project will wait until after Labor Day of 2024 due to the WDNR not allowing work to occur between March 15th and June 15th due to spawning. The Contractor did not realize this until they coordinated with a subcontractor to start the work.
- We do not plan to extend the completion date; the \$1200 per day liquidated damage for substantial completion will accrue until the work is complete. The Village can choose to waive the damages that are more than actual damages after successful completion.
- We call the Contractor monthly; they continue to provide confirmation they will begin immediately after Labor Day.

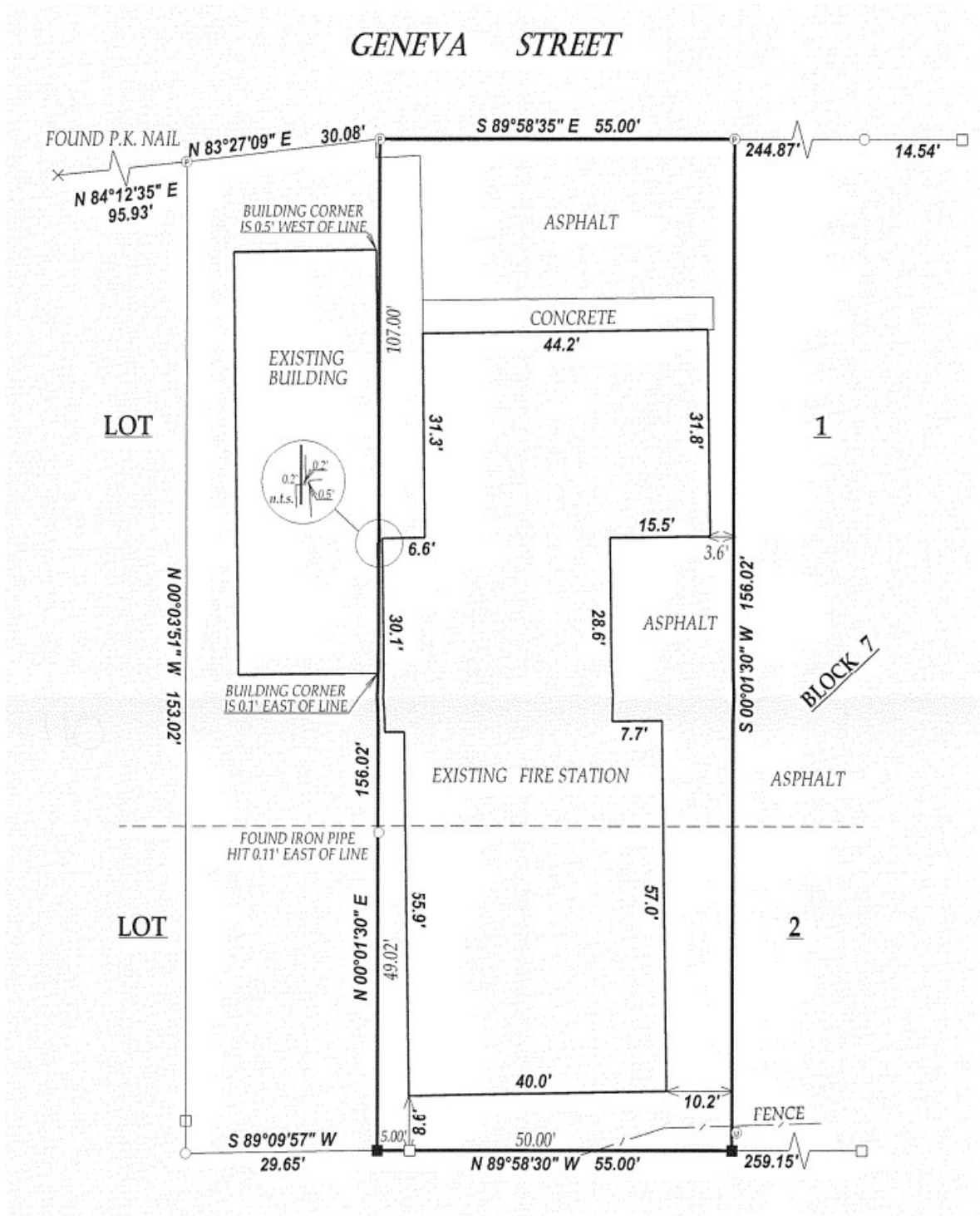
Theatre Road Restroom Remodel – Project No. 2401158

- As requested at the June meeting, we will prepare bid documents for the remodel of the existing restroom building; the source of funds will be ARPA.
- We plan to open bids on August 29, 2024 for award at the September meetings.

Fire Station Remodel Feasibility Study – Project No. 2401159

- In June of 2024 we were asked to look at options for providing bunk space for up to 6 persons for a full-time service. Based on a similar project in Waterford, WI, we would expect this sleeping space within the existing building to require fire suppression. The assistant fire chief assisted with the visit. We believe the following options exist:
 - A second-floor addition over a portion of the vehicle storage area with an outside staircase and interior space for showers/bathrooms and sleeping bunks. This would require reinforcement of the existing roof to meet the floor loadings, additional foundations in the vehicle space below, and an outside elevator. The additional living space would be approximately 1500 square feet. We would expect the minimum project cost to be \$1.4M.
 - Remodeling of the vehicle storage area of the original building into bunk space, remodeling of the existing bathrooms and showers, replacement of the garage doors with a wall panel of similar appearance, and installation of an elevator to access the meeting room and kitchen on the second floor. We would expect the minimum project cost to be \$0.9M.
 - Purchasing the adjacent property to the west, creating a single lot, and the remodeling the building into a commercial sleeping area; supposedly the property has no assessed value and the owner pays less than \$2500 per year in property taxes. If available for sale, we would expect this to be the lowest cost alternative. The remodeling portion of the total cost should be less than \$0.4M.
- The assistant chief will measure the building in the next few weeks; below is the plat of survey from the County GIS showing this fire station and the adjacent property.

VILLAGE OF WILLIAMS BAY
Engineer's Report
August 1, 2024



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Village of Williams Bay

Existing General Obligation Debt Service Payments



Levy, Water, & Sewer												Water			
Issue: 3												Issue: 4			
Amount: \$2,270,000												Amount: \$520,000			
Type: G.O. Refunding Bonds (AR)												Type: G.O. Promissory Note			
Dated: May 13, 2020												Dated: December 15, 2020			
Callible: 21 '31 Callable any Date w/ 30 Days Written												Callible: Callable Anytime			
CALENDAR YEAR	Levy			Water Utility			Sewer Utility								
	PRINCIPAL (4/1)	RATE	INTEREST (4/1 & 10/1)	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL (12/15)	RATE	INTEREST (6/15 & 12/15)	TOTAL		
2024	\$215,000	1.650%	\$29,475	\$244,475	\$196,575	\$26,949	\$10,019	\$1,374	\$8,407	\$1,152	\$50,732	1.590%	\$5,923	\$56,655	
2025	\$210,000	1.690%	\$25,927	\$235,927	\$192,003	\$23,705	\$9,786	\$1,208	\$8,211	\$1,014	\$321,787	1.590%	\$5,116	\$326,903	
2026	\$210,000	1.720%	\$22,347	\$232,347	\$192,003	\$20,431	\$9,786	\$1,041	\$8,211	\$874					
2027	\$210,000	1.770%	\$18,682	\$228,682	\$192,003	\$17,081	\$9,786	\$871	\$8,211	\$730					
2028	\$205,000	1.790%	\$14,989	\$219,989	\$187,432	\$13,704	\$9,553	\$698	\$8,016	\$586					
2029	\$225,000	1.850%	\$11,073	\$236,073	\$205,718	\$10,124	\$10,485	\$516	\$8,798	\$433					
2030	\$225,000	1.980%	\$6,764	\$231,764	\$205,718	\$6,184	\$10,485	\$315	\$8,798	\$264					
2031	\$215,000	2.110%	\$2,268	\$217,268	\$196,575	\$2,074	\$10,019	\$106	\$8,407	\$89					
2032															
2033															
2034															
2035															
2036															
2037															
2038															
2039															
2040															
2041															
2042															
TOTAL	\$1,715,000		\$131,525	\$1,846,525	\$1,568,025	\$120,253	\$79,919	\$6,129	\$67,057	\$5,143	\$372,519		\$11,039	\$383,558	
Callible Maturities	\$1,715,000										\$372,519				

Credit: NR
Paying Agent: Associated Trust
Notes: AR of 2012 Bonds
Converted to Tax-Exempt on 1/4/2021

Credit: NR
Paying Agent: Village
Bank Loan: Town Bank, N.A.
Purpose: Repainting/Maintenance of water tower

CHANGE ORDER NO. 2

PROJECT: Improvements to Water Treatment Facility
WDNR Project No. 4938-04

DATE OF ISSUANCE: September 12, 2025

OWNER: Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

ENGINEER: Baxter & Woodman, Inc.
256 South Pine Street
Burlington, WI 53105

CONTRACTOR: August Winter & Sons Inc.
2323 N Roemer Road
Appleton, WI 54912 - 1896

ENGINEER's Project No. 0221778.00

You are directed to make the following changes in the Contract Documents:

See the attached Change Order 2 Summary Sheet and referenced enclosures.

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$3,979,000.00

Previous Change Orders:
No. - to No. 1 \$44,734.00

Current Contract Price: \$4,023,734.00

Net Increase of this Change Order: \$99,945.00

Contract Price with this Change Order: \$4,123,679.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Change from previous Change Orders: None

Current Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Net increase of this Change Order: None

Contract Time with this Change Order:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

By

Douglas R. Snyder, P.E.

Project Manager

APPROVED:

Village of Williams Bay, Wisconsin

By

Adam Jaramillo

Village President

ACCEPTED:

August Winter & Son, Inc.

By

Change Order 2 Summary Sheet

Improvements to Water Treatment Facility
Village of Williams Bay
WDNR Project No. 4938-04

Changes In Work		Contractor Number Attachment	Cost	Reason
	Item			
	Lead Removal From Beam in Pump Room	9	\$2,556.00	Discovered at Construction
	Repair Walls in Filter Room with Drywall	10	\$5,731.00	Existing Walls too Poor to Paint
	Caulk Stone Caps on Filter Building	11	\$4,083.00	Water Leaking thru Joints
	Electric Line for Lime Silo Vent	12	\$3,061.00	None Existing to Reuse
	Replace Roof Drain on Upper Filter Roof	13	\$1,521.00	Too Corroded to Reuse
	Replacement Sand Media	14	\$32,240.00	See Contractor Item 18
	Caulk Building Exterior Mortar Joints	15	\$5,993.00	Prevent Water and Insect Entry
	Repair Roof Damage	16	\$1,766.00	Filter Building - Racoon
	Core Pump Room Basement Floor - Additional Cost	17	\$7,291.00	Pump Cans - Actual Floor 24-Inches
	Replacement Support Gravels - Filters 3 and 4	18	\$35,703.00	Mixed - Unable to Retain Sand Media
Change Order Difference (Work Changes) =			\$99,945.00	



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

May 12, 2025

Baxter and Woodman

9

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Lead Removal from beam in pump room

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,410
Subcontractor Markup.....	\$	121
Total Subcontractor Costs w/overhead.....	\$	2,531
Total AWS/Subcontractor Costs.....	\$	2,531
Profit/Bond.....	\$	25

Change Order Total..... \$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/12/2025

Description: Lead Removal from beam in pump room

Change Order #: 9

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

Subtotal Contractor Costs

\$ -

15.0% \$ -

\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

Subtotal Equipment Costs

15.0% \$ -

\$ -

SUBCONTRACTS

Balestrieri Group	.....	\$ 2,410.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

Subcontractor Overhead

Subtotal Subcontractors Costs

\$ 2,410

5.0% \$ 121

\$ 2,531

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

Profit

Bond

Total Amount Of Change

\$ 2,531

0.0% \$ -

1.0% \$ 25

\$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

NOTE: This change order does not address impact costs on base contract.



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F: (715) 355-9048

May 23, 2025

Baxter and Woodman

CO-010

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Add Drywall around door 105.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	5,404
Subcontractor Markup.....	\$	270
Total Subcontractor Costs w/overhead.....	\$	5,674

Total AWS/Subcontractor Costs.....	\$	5,674
Profit/Bond.....	\$	57

Change Order Total..... \$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Add Drywall around door 105.

Date: 5/23/2025

Change Order #: CO-010

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 5,404.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 5,404
Subcontractor Overhead	5.0% \$ 270
Subtotal Subcontractors Costs	\$ 5,674

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 5,674
Profit	0.0% \$ -
Bond	1.0% \$ 57
Total Amount Of Change	\$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions:

--

NOTE: This change order does not address impact costs on base contract.



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May 23, 2025

Baxter and Woodman

CO-011

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk the 19 stone caps on pump room roof.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	3,850
Subcontractor Markup.....	\$	193
Total Subcontractor Costs w/overhead.....	\$	4,043

Total AWS/Subcontractor Costs.....	\$	4,043
Profit/Bond.....	\$	40

Change Order Total..... \$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Caulk the 19 stone caps on pump room roof.

Change Order #: CO-011

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 3,850.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 3,850

Subcontractor Overhead

5.0% \$ 193

Subtotal Subcontractors Costs

\$ 4,043

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 4,043

Profit

0.0% \$ -

Bond

1.0% \$ 40

Total Amount Of Change

\$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

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May 23, 2025

Baxter and Woodman

CO-012

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Run a local on/off switch to turn on bin vent while filling and then turn off

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,886
Subcontractor Markup.....	\$	144
Total Subcontractor Costs w/overhead.....	\$	3,031
 Total AWS/Subcontractor Costs.....	\$	3,031
Profit/Bond.....	\$	30

Change Order Total..... \$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING
STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Run a local on/off switch to turn on bin vent while filling
and then turn off

Change Order #: CO-012

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Van Ert	.....	\$ 2,886.32
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 2,886
Subcontractor Overhead	5.0% \$ 144
Subtotal Subcontractors Costs	\$ 3,031

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 3,031
Profit	0.0% \$ -
Bond	1.0% \$ 30
Total Amount Of Change	\$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

--

NOTE: This change order does not address impact costs on base contract.



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May 29, 2025

Baxter and Woodman

CO-013

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Replace roof drain in pictures with PVC and reconnect to good pipe before it leaves wall

Our change order price and breakdown follows:

August Winter

Material.....	\$	33
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	389
Subtotal.....	\$	1,309
Overhead.....	\$	196
Total.....	\$	1,506

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	1,506
Profit/Bond.....	\$	15

Change Order Total..... \$ 1,521

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/29/2025

Description: Replace roof drain in pictures with PVC and reconnect to
good pipe before it leaves wall

Change Order #: CO-013

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 33.00
Sales Tax	0.0%

Material Subtotal \$ 33

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs	\$ 1,309
Overhead	15.0% \$ 196
Subtotal Contractor Costs	\$ 1,506

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs	\$ -
Subcontractor Overhead	5.0% \$ -
Subtotal Subcontractors Costs	\$ -

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 1,506
Profit	0.0% \$ -
Bond	1.0% \$ 15
Total Amount Of Change	\$ 1,521

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-014

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Clean South Filters, Furnish and Install New Media to replace the previously installed media

Our change order price and breakdown follows:

August Winter

Material.....	\$	10,050
Labor**..... 92 hrs	\$	10,574
Direct Costs.....	\$	3,305
Subtotal.....	\$	23,930
Overhead.....	\$	3,589
Total.....	\$	27,519

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	31,921
Profit/Bond.....	\$	319

Change Order Total..... \$ 32,240

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM UC<1.65 Added Material Cost is for testing of existing media.

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Clean South Filters, Furnish and Install New Media to
replace the previously installed media

Change Order #: CO-014

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 10,050.00
Sales Tax	0.0%

Material Subtotal \$ 10,050

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	92.00	@	\$ 114.94	\$ 10,574.48
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 10,574

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 2,855.11
Subsistence		\$ 450.00

Subtotal \$ 3,305

Total Contractor Costs	\$ 23,930
Overhead	15.0% \$ 3,589
Subtotal Contractor Costs	\$ 27,519

Equipment	Skytrack	16.00 Hours @	\$ 94.00	\$ 1,504.00
		0.00 Hours @	\$ -	\$ -
		0.00 Hours @	\$ -	\$ -
		0.00 Hours @	\$ -	\$ -
		0.00 Hours @	\$ -	\$ -
		0.00 Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead	0.0%	\$ -
Subtotal Equipment Costs		\$ 1,504

SUBCONTRACTS

Vaccum Truck	\$ 2,760.00
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs	\$ 2,760
Subcontractor Overhead	5.0% \$ 138
Subtotal Subcontractors Costs	\$ 2,898

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 31,921
Profit	0.0% \$ -
Bond	1.0% \$ 319
Total Amount Of Change	\$ 32,240

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM UC<1.65
Added Material Cost is for testing of existing media.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-015

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk Exterior of building where mortar is severely damaged

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 24 hrs	\$	2,759
Direct Costs.....	\$	1,045
Subtotal.....	\$	3,803
Overhead.....	\$	571
Total.....	\$	4,374

Equipment

Total Equipment Costs.....	\$	1,560
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,560

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	5,934
Profit/Bond.....	\$	59

Change Order Total..... \$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Caulk Exterior of building where mortar is severely damaged

Change Order #: CO-015

MATERIAL

Material Credit w/restocking	0.00
Material ADD	-
Sales Tax	0.0%

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	24.00	@	\$ 114.94	\$ 2,758.56
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 2,759

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 744.81
Subsistence		\$ 300.00

Subtotal \$ 1,045

Total Contractor Costs

\$ 3,803

Overhead

15.0% \$ 571

Subtotal Contractor Costs

\$ 4,374

Equipment	Boom Lift	1.00	Hours @	\$ 1,560.00	\$ 1,560.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,560

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,560

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

5.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 5,934

Profit

0.0% \$ -

Bond

1.0% \$ 59

Total Amount Of Change

\$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within

10 days.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

NOTE: This change order does not address impact costs on base contract.



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July 9, 2025

Baxter and Woodman

CO-016

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Further Raccon Damage to Main building large roof

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,665
Subcontractor Markup.....	\$	83
Total Subcontractor Costs w/overhead.....	\$	1,748

Total AWS/Subcontractor Costs.....	\$	1,748
Profit/Bond.....	\$	17

Change Order Total..... \$ 1,766

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Further Raccon Damage to Main building large roof

Date: 7/9/2025

Change Order #: CO-016

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

JT Rams	.....	\$ 1,665.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 1,665
Subcontractor Overhead	5.0% \$ 83
Subtotal Subcontractors Costs	\$ 1,748

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 1,748
Profit	0.0% \$ -
Bond	1.0% \$ 17
Total Amount Of Change	\$ 1,766

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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September 3, 2025
Baxter and Woodman

CO-017

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Basement floor shown as 12" and it was greater than 24"

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	6,875
Subcontractor Markup.....	\$	344
Total Subcontractor Costs w/overhead.....	\$	7,219

Total AWS/Subcontractor Costs.....	\$	7,219
Profit/Bond.....	\$	72

Change Order Total..... \$ 7,291

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Basement floor shown as 12" and it was greater than 24"

Date: 9/3/2025

Change Order #: CO-017

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hard Rock	.....	\$ 6,875.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 6,875
Subcontractor Overhead	5.0% \$ 344
Subtotal Subcontractors Costs	\$ 7,219

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 7,219
Profit	0.0% \$ -
Bond	1.0% \$ 72
Total Amount Of Change	\$ 7,291

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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September 3, 2025
Baxter and Woodman

CO-018

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove all media from North filters, install new gravel base, then install new top media

Our change order price and breakdown follows:

August Winter

Material.....	\$	5,000
Labor**..... 146 hrs	\$	16,781
Direct Costs.....	\$	5,131
Subtotal.....	\$	26,912
Overhead.....	\$	4,037
Total.....	\$	30,949

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	35,351
Profit/Bond.....	\$	354

Change Order Total..... \$ 35,705

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 9/3/2025

Description: Remove all media from North filters, install new gravel base, then install new top media

Change Order #: CO-018

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 5,000.00
Sales Tax	0.0%

Material Subtotal \$ 5,000

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	146.00	@	\$ 114.94	\$ 16,781.24
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 16,781

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 4,530.93
Subsistence		\$ 600.00

Subtotal \$ 5,131

Total Contractor Costs

Overhead

15.0% \$ 4,037

Subtotal Contractor Costs

\$ 30,949

Equipment	<u>Sky Track</u>	16.00	Hours @	\$ 94.00	\$ 1,504.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,504

SUBCONTRACTS

<u>Vac Truck</u>	\$ 2,760.00
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ 2,760

Subcontractor Overhead

5.0% \$ 138

Subtotal Subcontractors Costs

\$ 2,898

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 35,351

Profit

0.0% \$ -

Bond

1.0% \$ 354

Total Amount Of Change

\$ 35,705

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

NOTE: This change order does not address impact costs on base contract.

Williams Bay - Water Fund Borrowing and Projects Costs status

09/11/25	Year	Borrowed	Costs	Actual	Bid amount	B&W Estimate
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Transfer Water Borrowed Funds to Sewer Fund		-\$1,704,529				
Total		\$3,895,471				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$2,700,597	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Walworth Ave - W.geneva street to Liechty	2027		\$596,500			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$1,144,848	\$1,555,749			
Pending Future Projects						
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$344,848	\$800,000			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
09/11/25 Change order 2			\$99,945			
Optimize Corrosion Control Study B&W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$24,271			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			

VILLAGE OF WILLIAMS BAY
Engineer's Report
September 11, 2025

STH 67 Reconstruction: East – West Section – Project No. 230260

- The WDOT is doing final scoping and is requesting updated estimates for the water distribution and sanitary sewer portion of the project. We will provide the updated estimates in the October report.
- The local officials meeting was held on August 14, 2025. The WDOT reported that they are narrowing the lanes east of Congress Street, replacing the storm sewer, and keeping the roadway centerline where it is west of Congress Street and completely removing the pavement and base to a depth of approximately 20 inches. The Village's utility design is due by June 1, 2026.
- The Village should consider replacing any non-PVC sanitary sewer laterals in the right of way to prevent the vibratory roller from damaging the clay laterals and the homeowner needing to patch the new roadway. This will be one component of the estimate requested in the first bullet item above; the cost of the sewer lateral replacement is typically special assessed against the homeowner. We may need additional televising to determine the ones that are not PVC.

Women's Leadership Center – Project Number 222626

- The water main is installed and operational; we will issue a punch list just before they are ready to pave the parking lot and driveway located over water main, which is planned for later in 2025. We will recommend abandonment of the easement over the former water main following approval of the new water main.
- We returned a submittal without review for the exterior walkway because it does not have a single professional of record. They may be approaching the building inspector for permission not to have a single professional of record.

Corrosion Control Study – Improvements to Water Plant —Project No. 211778

- The Contractor is August Winter and Sons.
- This project continues to make progress; see the schedule below:

ID	Task Name	Duration	Start	Finish	October				November				
					9/28	10/5	10/12	10/19	10/26	11/2	11/9		
1	MCC Fully Powered	1 day	Tue 9/30/25	Tue 9/30/25									
2	Vertical Turbine Booster Pump Startups	4 days	Wed 10/1/25	Mon 10/6/25									
3	Phase 4 Demo	5 days	Mon 10/13/25	Fri 10/17/25									
4	Buildout Chlorine Room Walls	5 days	Mon 10/20/25	Fri 10/24/25									
5	Set Chlorine Equipment & Piping & Electrical	11 days	Mon 10/27/25	Mon 11/10/25									
6	Startup Chlorine Feed Equipment	3 days	Mon 11/10/25	Wed 11/12/25									

- Change Order 2 will be available for the second meeting in September.

Water Plant Letter Flood Map Revision (LOMR) Assistance—Project No. 2325347

- FEMA requested additional information from SEWRPC about a week ago.
- The public hearing and notice to impacted residents will follow initial FEMA review.



VILLAGE OF WILLIAMS BAY
Engineer's Report
September 11, 2025

Street Rehabilitation Program – Project No. 2400607.00

- Rock Road is the Contractor.
- The striping of Cedar Point Drive is planned for next week.
- The final change order and final pay request should be available for October meeting.

Harris Road Lift Station (LS 3) Replacement – Project No. 211304

- The Contractor is Staab Construction Company.
- This project is substantially complete, and the punch list is issued.
- We expect the Contractor to request final payment in October.

Well 2 Pump Replacement /Well 3 Pump Replacement– Project Nos. 201436 / 221236

- The Contractor is Water Well Solutions, Inc.
- This pump is operating; we have the submittal and price for the pump in Well 3. The current cost is \$155,000 for the pump assuming well rehabilitation is not required.
- The Public Works Director is coordinating the replacement of the site valve at Well 2, which is scheduled for after October 17, 2025 Phase 4 demolition at the water plant.

Preserve Development – Former GW College – Project No. 2326581

- We are still waiting for the FDP submittal.
- The water metering station is approved by the WDNR for review. We need a 50-foot free standing antenna to make this building communicate with the existing SCADA.
- The Developer's architect is requesting that the building be dark in appearance to blend with the surrounding trees rather than try to match the appearance of the building at the boat launch.

Park Place CSM – Project No. 2400339

- The developer is Jack Pease/Super-Mix Aggregates
- We issued the necessary Owner approval needed for WDNR approval. The Developer is waiting for WDNR approval and requesting zoning approval for Lot 2; this may need to wait until the Village accepts the water main.

East Geneva Street Canyon Development – Former Levar – Project No. 2326015

- We issued a recommendation of conditional approval this month.
- This is scheduled for possible action in October.

VILLAGE OF WILLIAMS BAY
Engineer's Report
September 11, 2025

Willabay Meadows Subdivision – Final Development Plan – Project No. 0210482

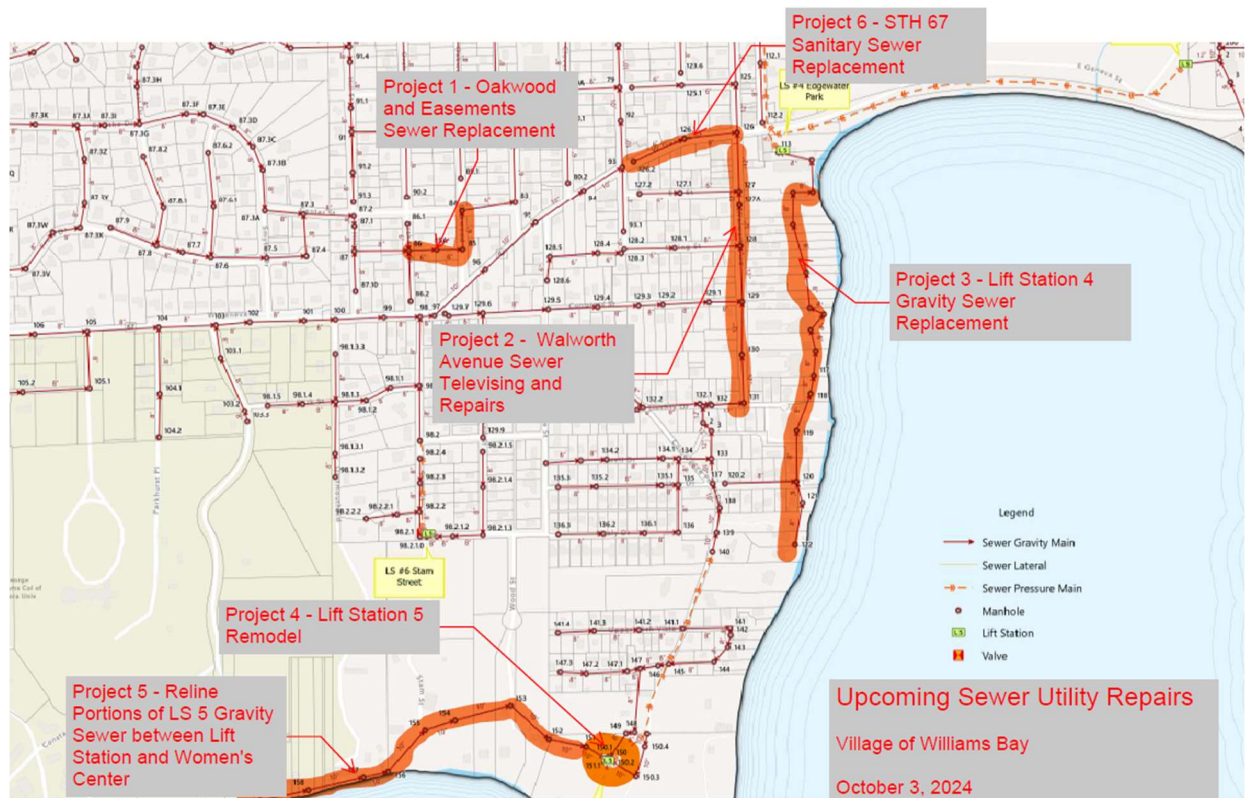
- We met with the Developer on August 27, 2025. We are expecting a revised submittal next week.
- Their goal is to be included in the October meetings.

Theatre Road Tennis and Basketball Court – Warranty Item – Project No. 0230496

- The Contractor is DK Contractors.
- There are cracks in the asphalt; we put them on notice in early August. They have a 3-year warranty and bond starting June 24, 2024. They are putting together a plan and schedule with their paving subcontractor.

Sanitary Sewer Replacement – Project No. 2501134

- The Project includes the replacement of sanitary sewer at two locations: Oakwood Street from Center Street south to mid-block and then west through existing easements to Orchard Street and the Lift Station 4 gravity sewer along the lakefront from just north of Gage Marine to Bay Shore Villas. See Project 1 and Project 3 in the snip below.



- Preliminary survey is planned for September, 2025.

Q:\WLMSPV\Admin\Monthly Reports\2025\09-2025\09-11-25.docx



Village of Williams Bay Police Department

PO Box 580
250 Williams Street
Williams Bay, WI 53191



Phone: 262.245.2710

Chief Justin P Timm

Fax: 262.245.2711

To: Protective Services and Finance and Personnel Committee
From: Justin P Timm; Chief of Police

REF: WE Energies Grant

Trustee Vlach, Trustee Wright and Committee members,

On August 08 2025 we were awarded a \$2000.00 grant from WE Energies. This grant was awarded to first responders in support of community focused initiatives.

I am respectfully requesting to re-establish a Bike Unit for the Williams Bay Police Department with these funds. This initiative is aimed to enhance community engagement, increase patrol flexibility, and improve the response times in areas less accessible by traditional patrol vehicles.

Prior to my arrival to Williams Bay, we did have a bike patrol program. On multiple occasions this has been brought to my attention from community members, and the communities desire to have a bike patrol back. We currently have an officer who has shown great interest to starting this program, and with our current patrol operations, we would be able to staff the bike at least three (3) days a week, weather dependent.

I am proposing utilizing the \$2000.00 grant, and the funds acquired from the sale of our Ford Explorer to implement this program.

The estimated amount for the start of the program is approximately \$5000.00. This covers the acquisition of a patrol grade bicycle and the necessary equipment. It would also cover the uniforms and safety gear for the designated officer as well as their specialized training and certification for the bike patrol operations. We would also be funding the maintenance and storage for this program through the above funding.

This program aligns with our departments continuing goal of proactive, community driven policing. We are confident this program will make a measurable difference in community trust and public safety.

Please let me know if you have any questions.

Sincerely,

Justin P Timm
Chief of Police
Village of Williams Bay Police Department

Village of Williams Bay

Existing General Obligation Debt Service Payments



Levy, Water, & Sewer												Water			
Issue: 3												Issue: 4			
Amount: \$2,270,000												Amount: \$520,000			
Type: G.O. Refunding Bonds (AR)												Type: G.O. Promissory Note			
Dated: May 13, 2020												Dated: December 15, 2020			
Callible: 21 '31 Callable any Date w/ 30 Days Written												Callible: Callable Anytime			
CALENDAR YEAR	Levy			Water Utility			Sewer Utility								
	PRINCIPAL (4/1)	RATE	INTEREST (4/1 & 10/1)	TOTAL	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL (12/15)	RATE	INTEREST (6/15 & 12/15)	TOTAL	
2024	\$215,000	1.650%	\$29,475	\$244,475	\$196,575	\$26,949	\$10,019	\$1,374	\$8,407	\$1,152	\$50,732	1.590%	\$5,923	\$56,655	
2025	\$210,000	1.690%	\$25,927	\$235,927	\$192,003	\$23,705	\$9,786	\$1,208	\$8,211	\$1,014	\$321,787	1.590%	\$5,116	\$326,903	
2026	\$210,000	1.720%	\$22,347	\$232,347	\$192,003	\$20,431	\$9,786	\$1,041	\$8,211	\$874					
2027	\$210,000	1.770%	\$18,682	\$228,682	\$192,003	\$17,081	\$9,786	\$871	\$8,211	\$730					
2028	\$205,000	1.790%	\$14,989	\$219,989	\$187,432	\$13,704	\$9,553	\$698	\$8,016	\$586					
2029	\$225,000	1.850%	\$11,073	\$236,073	\$205,718	\$10,124	\$10,485	\$516	\$8,798	\$433					
2030	\$225,000	1.980%	\$6,764	\$231,764	\$205,718	\$6,184	\$10,485	\$315	\$8,798	\$264					
2031	\$215,000	2.110%	\$2,268	\$217,268	\$196,575	\$2,074	\$10,019	\$106	\$8,407	\$89					
2032															
2033															
2034															
2035															
2036															
2037															
2038															
2039															
2040															
2041															
2042															
TOTAL	\$1,715,000		\$131,525	\$1,846,525	\$1,568,025	\$120,253	\$79,919	\$6,129	\$67,057	\$5,143	\$372,519		\$11,039	\$383,558	
Callible Maturities	\$1,715,000										\$372,519				

Credit: NR
Paying Agent: Associated Trust
Notes: AR of 2012 Bonds
Converted to Tax-Exempt on 1/4/2021

Credit: NR
Paying Agent: Village
Bank Loan: Town Bank, N.A.
Purpose: Repainting/Maintenance of water tower

CHANGE ORDER NO. 2

PROJECT: Improvements to Water Treatment Facility
WDNR Project No. 4938-04

DATE OF ISSUANCE: September 12, 2025

OWNER: Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

ENGINEER: Baxter & Woodman, Inc.
256 South Pine Street
Burlington, WI 53105

CONTRACTOR: August Winter & Sons Inc.
2323 N Roemer Road
Appleton, WI 54912 - 1896

ENGINEER's Project No. 0221778.00

You are directed to make the following changes in the Contract Documents:

See the attached Change Order 2 Summary Sheet and referenced enclosures.

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$3,979,000.00

Previous Change Orders:
No. - to No. 1 \$44,734.00

Current Contract Price: \$4,023,734.00

Net Increase of this Change Order: \$99,945.00

Contract Price with this Change Order: \$4,123,679.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Change from previous Change Orders: None

Current Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Net increase of this Change Order: None

Contract Time with this Change Order:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

By

Douglas R. Snyder, P.E.

Project Manager

APPROVED:

Village of Williams Bay, Wisconsin

By

Adam Jaramillo

Village President

ACCEPTED:

August Winter & Son, Inc.

By

Change Order 2 Summary Sheet

Improvements to Water Treatment Facility
Village of Williams Bay
WDNR Project No. 4938-04

Changes In Work		Contractor Number Attachment	Cost	Reason
	Item			
	Lead Removal From Beam in Pump Room	9	\$2,556.00	Discovered at Construction
	Repair Walls in Filter Room with Drywall	10	\$5,731.00	Existing Walls too Poor to Paint
	Caulk Stone Caps on Filter Building	11	\$4,083.00	Water Leaking thru Joints
	Electric Line for Lime Silo Vent	12	\$3,061.00	None Existing to Reuse
	Replace Roof Drain on Upper Filter Roof	13	\$1,521.00	Too Corroded to Reuse
	Replacement Sand Media	14	\$32,240.00	See Contractor Item 18
	Caulk Building Exterior Mortar Joints	15	\$5,993.00	Prevent Water and Insect Entry
	Repair Roof Damage	16	\$1,766.00	Filter Building - Racoon
	Core Pump Room Basement Floor - Additional Cost	17	\$7,291.00	Pump Cans - Actual Floor 24-Inches
	Replacement Support Gravels - Filters 3 and 4	18	\$35,703.00	Mixed - Unable to Retain Sand Media
Change Order Difference (Work Changes) =			\$99,945.00	



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

May 12, 2025

Baxter and Woodman

9

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Lead Removal from beam in pump room

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,410
Subcontractor Markup.....	\$	121
Total Subcontractor Costs w/overhead.....	\$	2,531
Total AWS/Subcontractor Costs.....	\$	2,531
Profit/Bond.....	\$	25

Change Order Total..... \$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/12/2025

Description: Lead Removal from beam in pump room

Change Order #: 9

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

Subtotal Contractor Costs

\$ -

15.0% \$ -

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

Subtotal Equipment Costs

15.0% \$ -

\$ -

SUBCONTRACTS

Balestrieri Group	.....	\$ 2,410.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

Subcontractor Overhead

Subtotal Subcontractors Costs

\$ 2,410

5.0% \$ 121

\$ 2,531

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

Profit

Bond

Total Amount Of Change

\$ 2,531

0.0% \$ -

1.0% \$ 25

\$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

NOTE: This change order does not address impact costs on base contract.



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Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

May 23, 2025

Baxter and Woodman

CO-010

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Add Drywall around door 105.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	5,404
Subcontractor Markup.....	\$	270
Total Subcontractor Costs w/overhead.....	\$	5,674

Total AWS/Subcontractor Costs.....	\$	5,674
Profit/Bond.....	\$	57

Change Order Total..... \$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Add Drywall around door 105.

Date: 5/23/2025

Change Order #: CO-010

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 5,404.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 5,404
Subcontractor Overhead	5.0% \$ 270
Subtotal Subcontractors Costs	\$ 5,674

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 5,674
Profit	0.0% \$ -
Bond	1.0% \$ 57
Total Amount Of Change	\$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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May 23, 2025

Baxter and Woodman

CO-011

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk the 19 stone caps on pump room roof.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	3,850
Subcontractor Markup.....	\$	193
Total Subcontractor Costs w/overhead.....	\$	4,043

Total AWS/Subcontractor Costs.....	\$	4,043
Profit/Bond.....	\$	40

Change Order Total..... \$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Caulk the 19 stone caps on pump room roof.

Change Order #: CO-011

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 3,850.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 3,850

Subcontractor Overhead

5.0% \$ 193

Subtotal Subcontractors Costs

\$ 4,043

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 4,043

Profit

0.0% \$ -

Bond

1.0% \$ 40

Total Amount Of Change

\$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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May 23, 2025

Baxter and Woodman

CO-012

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Run a local on/off switch to turn on bin vent while filling and then turn off

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,886
Subcontractor Markup.....	\$	144
Total Subcontractor Costs w/overhead.....	\$	3,031

Total AWS/Subcontractor Costs.....	\$	3,031
Profit/Bond.....	\$	30

Change Order Total..... \$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Run a local on/off switch to turn on bin vent while filling
and then turn off

Change Order #: CO-012

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Van Ert	.....	\$ 2,886.32
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 2,886
Subcontractor Overhead	5.0% \$ 144
Subtotal Subcontractors Costs	\$ 3,031

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 3,031
Profit	0.0% \$ -
Bond	1.0% \$ 30
Total Amount Of Change	\$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

--

NOTE: This change order does not address impact costs on base contract.



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May 29, 2025

Baxter and Woodman

CO-013

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Replace roof drain in pictures with PVC and reconnect to good pipe before it leaves wall

Our change order price and breakdown follows:

August Winter

Material.....	\$	33
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	389
Subtotal.....	\$	1,309
Overhead.....	\$	196
Total.....	\$	1,506

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	1,506
Profit/Bond.....	\$	15

Change Order Total..... \$ 1,521

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/29/2025

Description: Replace roof drain in pictures with PVC and reconnect to
good pipe before it leaves wall

Change Order #: CO-013

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 33.00
Sales Tax	0.0%

Material Subtotal \$ 33

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs	\$ 1,309
Overhead	15.0% \$ 196
Subtotal Contractor Costs	\$ 1,506

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs	\$ -
Subcontractor Overhead	5.0% \$ -
Subtotal Subcontractors Costs	\$ -

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 1,506
Profit	0.0% \$ -
Bond	1.0% \$ 15
Total Amount Of Change	\$ 1,521

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-014

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Clean South Filters, Furnish and Install New Media to replace the previously installed media

Our change order price and breakdown follows:

August Winter

Material.....	\$	10,050
Labor**..... 92 hrs	\$	10,574
Direct Costs.....	\$	3,305
Subtotal.....	\$	23,930
Overhead.....	\$	3,589
Total.....	\$	27,519

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	31,921
Profit/Bond.....	\$	319

Change Order Total..... \$ 32,240

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM
UC<1.65 Added Material Cost is for testing of existing media.

Chris Berendt

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Clean South Filters, Furnish and Install New Media to
replace the previously installed media

Change Order #: CO-014

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 10,050.00
Sales Tax	0.0%

Material Subtotal \$ 10,050

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	92.00	@	\$ 114.94	\$ 10,574.48
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 10,574

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 2,855.11
Subsistence		\$ 450.00

Subtotal \$ 3,305

Total Contractor Costs

\$ 23,930

Overhead

15.0% \$ 3,589

Subtotal Contractor Costs

\$ 27,519

Equipment

Skytrack	16.00 Hours @	\$ 94.00	\$ 1,504.00
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,504

SUBCONTRACTS

Vaccum Truck	\$ 2,760.00
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ 2,760

Subcontractor Overhead

5.0% \$ 138

Subtotal Subcontractors Costs

\$ 2,898

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 31,921

Profit

0.0% \$ -

Bond

1.0% \$ 319

Total Amount Of Change

\$ 32,240

Time extension required is 0 days.

This quotation based upon acceptance within

10 days.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM UC<1.65
Added Material Cost is for testing of existing media.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-015

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk Exterior of building where mortar is severely damaged

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 24 hrs	\$	2,759
Direct Costs.....	\$	1,045
Subtotal.....	\$	3,803
Overhead.....	\$	571
Total.....	\$	4,374

Equipment

Total Equipment Costs.....	\$	1,560
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,560

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	5,934
Profit/Bond.....	\$	59

Change Order Total..... \$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Caulk Exterior of building where mortar is severely damaged

Change Order #: CO-015

MATERIAL

Material Credit w/restocking	0.00
Material ADD	-
Sales Tax	0.0%

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	24.00	@	\$ 114.94	\$ 2,758.56
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 2,759

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 744.81
Subsistence		\$ 300.00

Subtotal \$ 1,045

Total Contractor Costs

\$ 3,803

Overhead

15.0% \$ 571

Subtotal Contractor Costs

\$ 4,374

Equipment	Boom Lift	1.00	Hours @	\$ 1,560.00	\$ 1,560.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,560

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,560

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

5.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 5,934

Profit

0.0% \$ -

Bond

1.0% \$ 59

Total Amount Of Change

\$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within

10 days.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

NOTE: This change order does not address impact costs on base contract.



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July 9, 2025

Baxter and Woodman

CO-016

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Further Raccon Damage to Main building large roof

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,665
Subcontractor Markup.....	\$	83
Total Subcontractor Costs w/overhead.....	\$	1,748

Total AWS/Subcontractor Costs.....	\$	1,748
Profit/Bond.....	\$	17

Change Order Total..... \$ 1,766

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/9/2025

Description: Further Raccon Damage to Main building large roof

Change Order #: CO-016

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

JT Rams	.....	\$ 1,665.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 1,665
Subcontractor Overhead	5.0% \$ 83
Subtotal Subcontractors Costs	\$ 1,748

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 1,748
Profit	0.0% \$ -
Bond	1.0% \$ 17
Total Amount Of Change	\$ 1,766

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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September 3, 2025
Baxter and Woodman

CO-017

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Basement floor shown as 12" and it was greater than 24"

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	6,875
Subcontractor Markup.....	\$	344
Total Subcontractor Costs w/overhead.....	\$	7,219
 Total AWS/Subcontractor Costs.....	\$	7,219
Profit/Bond.....	\$	72

Change Order Total..... \$ 7,291

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048
HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL
SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING
STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Basement floor shown as 12" and it was greater than 24"

Date: 9/3/2025

Change Order #: CO-017

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hard Rock	.....	\$ 6,875.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 6,875
Subcontractor Overhead	5.0% \$ 344
Subtotal Subcontractors Costs	\$ 7,219

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 7,219
Profit	0.0% \$ -
Bond	1.0% \$ 72
Total Amount Of Change	\$ 7,291

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

September 3, 2025
Baxter and Woodman

CO-018

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove all media from North filters, install new gravel base, then install new top media

Our change order price and breakdown follows:

August Winter

Material.....	\$	5,000
Labor**..... 146 hrs	\$	16,781
Direct Costs.....	\$	5,131
Subtotal.....	\$	26,912
Overhead.....	\$	4,037
Total.....	\$	30,949

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	35,351
Profit/Bond.....	\$	354

Change Order Total..... \$ 35,705

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048
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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 9/3/2025

Description: Remove all media from North filters, install new gravel base, then install new top media

Change Order #: CO-018

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ 5,000.00
Sales Tax	0.0%	\$ -

Material Subtotal \$ 5,000

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	146.00	@	\$ 114.94	\$ 16,781.24
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 16,781

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 4,530.93
Subsistence		\$ 600.00

Subtotal \$ 5,131

Total Contractor Costs

Overhead

15.0% \$ 4,037

Subtotal Contractor Costs

\$ 30,949

Equipment	<u>Sky Track</u>	16.00	Hours @	\$ 94.00	\$ 1,504.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,504

SUBCONTRACTS

<u>Vac Truck</u>	.....	\$ 2,760.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 2,760

Subcontractor Overhead

5.0% \$ 138

Subtotal Subcontractors Costs

\$ 2,898

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 35,351

Profit

0.0% \$ -

Bond

1.0% \$ 354

Total Amount Of Change

\$ 35,705

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

NOTE: This change order does not address impact costs on base contract.

Williams Bay - Water Fund Borrowing and Projects Costs status

09/11/25	Year	Borrowed	Costs	Actual	Bid amount	B&W Estimate
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Transfer Water Borrowed Funds to Sewer Fund		-\$1,704,529				
Total		\$3,895,471				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$2,700,597	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Walworth Ave - W.geneva street to Liechty	2027		\$596,500			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$1,144,848	\$1,555,749			
Pending Future Projects						
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$344,848	\$800,000			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)						
		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
09/11/25 Change order 2			\$99,945			
Optimize Corrosion Control Study B&W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$24,271			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			

David Lothspeich

To: Williams Bay Treasurer
Subject: RE: Community Connect for Meeting

From: Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>
Sent: Monday, September 8, 2025 11:06 AM
To: David Lothspeich <admin@vi.williamsbay.wi.gov>
Subject: Community Connect for Meeting

Dave,

As you know the auditors have had several concerns with the Village having as many different receipting systems as we do. Whether the payments from these 3rd party providers are imported or journal entried into our current financial system it causes inconsistencies. A second concern is departments being able to choose and enroll in their own receipting program without any approval from a supervisor or the Board. Both of their concerns pose a huge risk to the Village and promote inconsistencies in the general ledger.

I spoke to Caselle, who is our current financial system, regarding these audit concerns and found they have a payment processing system called Community Connect which runs off of miView Point and updates in real time integrating payments into the correct general ledger line. Department Heads already have miView Point installed on their computers since it is used now for some budgeting and for accounts payment look up.

Community Connect does two main things. For the Village it would receipt payments for all departments whether the payment is made by cash, check or credit/debit card thus streamlining the process thus making importing and journal entries (3rd party involvement) for revenues not necessary.

For the utility Community Connect would do everything Xpress does now without 3rd party involvement. Community Connect computes utility bills, posts the bills to customer's portal for those who do not want them mailed, accepts payments through the customer portal for those who like to pay online, accepts one-time payments for those who like to pay online but do not want to create a customer portal, as well as allows us to accept payments at the counter. Payments for utility bills can be made with cash, check or credit/debit card. Community Connect also supports tap to pay.

A customer portal for Village or Utility payments is not a requirement for customers, however if they do sign up for one they would have access to past payments as well as a history of water usage. There is also an alerts and notification area where we could post important information and it would automatically go out to anyone with a portal.

Couple of notes:

Customer Fees: Right now, depending on what receipting system is being used, the Village is paying anywhere between 2.9% - 11% on the customer's behalf for using a credit/debit card or online check.

Xpress: It's been found Xpress, which the Village uses for utility billing and also to process Village credit/debit cards, is depositing several types of Village payments into the water and sewer account. It appears this has been going on for at least 3 years without correction. Xpress has not been really receptive to correcting the issue. For the first 5 months of the year I did over 400 journal entries in order to correct Xpress incorrect posting/importing totaling over \$50,000.

A second note on Xpress is they require \$25,000 to be held in our account with them. Xpress needs to be reconsidered if for nothing else the fact they won't let us have our own money without giving us a monthly service fee.

I am attaching the Community Connect Price Proposal for review and also the two references I checked.

Jennifer Wiese, Treasurer

Village of Williams Bay | [250 Williams Street](#) | PO Box 580 | Williams Bay | WI | 53191 | US

P: 262-245-2700

E: treasurer@vi.williamsbay.wi.gov

Website: [Williams Bay, WI](#)

Elected Officials and Members of Village Committees or Commissions:

To comply with Open Meeting Requirements, please limit your reply to ONLY the sender of this electronic communication. Written communication, emails and faxes are generally considered open public records.



Outlook

RE: [External]Community Connect

From Amanda Carter <acarter@village.kewaskum.wi.us>

Date Wed 7/30/2025 9:59 AM

To Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>

Hi!

We just switched over to Community Connect within the past 7 months. Like any change, there were a few a hiccups – but it really is making things SO much easier!

We utilize Community Connect for a few things:

- Utility payments (water/sewer) - that includes the residents making payments, setting up auto pay, setting up electronic bills.
- Accounts Receivable – allowing our residents that get billed for anything from sidewalk repairs and shoveling to our vendors that pay us for bulk water usage and any other expenses.
- Police Department is set up to receive parking payments online.
- This tax season we utilized it for online tax payments.

Honestly, it all went much easier than I thought. We definitely put in a lot of tickets and sent lots of emails in the beginning to sort out questions we had and hiccups to make it work best for our residents. I have reached out to Zift customer support a few times about rejections we got or voids we needed to do, and their responses were quick.

Let me know if you have any other questions!

Amanda Carter

Treasurer | Village of Kewaskum

204 First St | P.O. Box 38 | Kewaskum WI 53040-0038

acarter@village.kewaskum.wi.us

Phone: 262-626-3624 | Fax: 262-205-4622

From: Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>

Sent: Wednesday, July 30, 2025 9:42 AM

To: Amanda Carter <acarter@village.kewaskum.wi.us>

Subject: [External]Community Connect

Good morning Amanda,

I was given the Village of Kewaskum as someone who uses Caselle's Community Connect. We are considering going with them for our utility billing and also as a way to take credit card payments for all things throughout the Village. Can you tell me what you use Community Connect for? Especially if you use it for credit cards (I believe they use Zift as their processor) I'm curious how it works for you.

Thank you!

Jennifer Wiese

Village of Williams Bay | [250 Williams Street](#) | PO Box 580 | Williams Bay | WI | 53191 | US

P: 262-245-2700

E: treasurer@vi.williamsbay.wi.govWebsite: [Williams Bay, WI](#)

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RE: Community Connect

From Kestra Jost <kjost@villageoffoxpoint.com>
 Date Wed 7/30/2025 11:08 AM
 To Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>
 Cc Sara Bruckman <SBruckman@foxpointwi.gov>

Hi Jennifer,

We use the community connect website for utility bills, licenses & permits (only a few, you can select what permits you want available for the credit cards), penalties & fines, and special charges (special pickup, mail post sales, and rentals), and a few miscellaneous items.

Zift is really responsive and easy to work with. The only difference we noticed with them is that they combine multiple days in a deposit.

If you want to call my direct line below to discuss it further, please do, may be easier.

Thank you,

Kestra Neuenschwander
 Deputy Financial Manager
 Village of Fox Point
 414.351.8900
 Direct 414.247.6627
 Fax 414.351.8909



From: Sara Bruckman <SBruckman@foxpointwi.gov>
 Sent: Wednesday, July 30, 2025 10:49 AM
 To: Kestra Jost <kjost@villageoffoxpoint.com>
 Subject: FW: Community Connect

From: Williams Bay Treasurer <treasurer@vi.williamsbay.wi.gov>
 Sent: Wednesday, July 30, 2025 9:44 AM
 To: Sara Bruckman <SBruckman@foxpointwi.gov>
 Subject: Community Connect

Good morning Sara,

I was given the Village of Fox Point as a municipality who uses Caselle's Community Connect. We are considering going with them for our utility billing and also as a way to take credit card payments for all things throughout the Village. Can you tell me what you use Community Connect for? Especially if you use it for credit cards (I believe they use Zift as their processor) I'm curious how it works for you.

Thank you!

Jennifer Wiese
 Village of Williams Bay | [250 Williams Street](#) | PO Box 580 | Williams Bay | WI | 53191 | US
 P: 262-245-2700
 E: treasurer@vi.williamsbay.wi.gov
 Website: [Williams Bay, WI](#)

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civicsystems

strong software, strong community



COMMUNITY CONNECT

PRICE PROPOSAL FOR Williams Bay
Village of - WI



PRICING & TERMS

Pricing is based on the following information provided by the Williams Bay Village of - WI:

CLIENT OVERVIEW	
Bills/Month (Est.)	1500
Average Payment (Est.)	\$150
Credit Card Transactions (Est.)	N/A
ACH Transactions (Est)	N/A
Pricing Model	Absorbed Fees

PAYMENT FEES	
Credit/Debit Card	2.25% + \$.30
ACH	\$1.10
All fees include recurring, one-time payments, all payment channels, and all card brands (Visa, MasterCard, American Express and Discover).	
OTHER FEES	
Text Notifications – Charged per outbound text notification to each contact	\$10 per outbound (Waived)
Chargeback	\$15 per Chargeback
Unauthorized ACH Return	\$15 per Unauthorized ACH Return
ACH Return	\$2.5 per Return
PCI Compliance Fee	\$8 per month (Waived)

COMMUNITY CONNECT PORTAL FEES			
Base Package – Utility Payments		\$60/mo	
Portal Add-Ons:			
Miscellaneous	\$20/mo	Permits	\$20/mo
Business License	\$/mo	Accounts Receivable	\$20/mo
Business Tax	\$/mo	Custom Forms	\$/mo
Implementation Fee – Includes integration, billing process configuration, portal setup, and staff training		\$ One-time, paid for upfront	
Client Support - Unlimited phone + e-mail inquiries.		Included	

- I. Unless otherwise specified, Implementation Fee includes up to six (6) hours of implementation work by Civic staff. Any required work above six hours will be billed hourly increments at \$200/hour.
- II. All clients will be invoiced in advance of implementation. All invoiced fees are due at receipt and required to begin implementation, unless otherwise specified.
- III. Community Connect Portal application fees will be invoiced with all other Civic applications. For clients billed for support annually, Community Connect Portal application fees will be invoiced initially on a pro rata basis to align with the client's upcoming renewal.
- IV. For clients absorbing the payment processing fees, clients will be charged via direct deposit monthly by our payment processing partner, Zift.

Community Connect

Entity Name	Williams Bay Village of - WI
-------------	------------------------------

Account Type	
Complete a separate Pricing Agreement for each deposit account and/or Account Type that is required.	
General Government	Yes
Utility	Yes
Visa Registered Utility Biller	Yes

Absorb Processing Fees?	
Visa / Mastercard / Amex / Discover	Yes
ACH	Yes

Convenience Fee Rates (Visa / Mastercard / Amex / Discover)					
Rules				Percentage Fee	Per Item Fee
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00

Convenience Fee Rates (ACH)					
Rules				Percentage Fee	Per Item Fee
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00
N/A		-		0.00%	\$0.00

Processing Fees	
Only applicable for accounts absorbing fees.	
Pricing Type	Absorbed Fees
Visa / Mastercard / Discover / Amex Rate	2.25%
Visa / Mastercard / Discover / Amex Per Item	\$.30
ACH Rate	0.00%
ACH Per Item	\$1.10

****NOTICE AND DISCLOSURE OF CARD ASSOCIATION PASS-THROUGH FEES "COST":** Each card organization assess fees to merchants in connection with transactions outside of the bank's control, such as dues and assessments, fixed acquirer network fees, international/cross-border transaction fees, network access and data usage charges. These fees apply to all merchants, regardless of bank, processor or ISO affiliation and are passed through at cost to you, the merchant, and are not marked up. For interchange pass through pricing, by signing this Custom Pricing Quote and Agreement, you accept and agree to these pass-through fees and understand that they may change from time-to-time without notice.

Fixed Fees	
Applicable to all accounts.	
Per Chargeback	\$15.00
Per ACH Return	\$2.50
Per Unauthorized ACH Return	\$15.00
Monthly PCI Validation Fee	\$8.00 (Waived)

Additional Instructions

By proceeding, you agree to the fees outlined in this Civic Proposal and agreement and acknowledge acceptance of the associated Terms and Conditions.

Accepted By: _____ Title: _____

Signature: _____ Date: _____

Page 3 EDGEWATER PARK USE AND POLICY CONTRACT



EDGEWATER PARK USE AND POLICY CONTRACT

The Village of Williams Bay will allow use of the park, shelter building, some park equipment, electricity, water and sewer, natural gas and waiver of alcoholic beverage license fees.

IN RETURN THE UNDERSIGNED AGREES TO THE FOLLOWING:

- 1) You must specify, in writing, your purpose for using the park with date and time requested and documentation for the event a minimum of four (4) weeks prior to the event.
- 2) Organizations requesting the park must be non-profit, civic-minded Williams Bay based groups or have a constituency composed primarily of Williams Bay residents. Organization must also possess liability and worker's compensation insurance as required by the Village Board for your particular event.
- 3) A Five Hundred Dollar (\$500.00) refundable deposit shall accompany this signed contract to assure compliance with the following rules governing use of the park.
- 4) Organization using the Park agrees to repair or replace any items broken, stolen or lost, such as mops, brooms or cleaning equipment; lights or bathroom fixtures, lawn turf, etc., during the time the Park is used.
- 5) Organization using the Park must keep the park clean and orderly during your event, including allowing others to freely access the park and the bathrooms. Also, agrees to pick up litter as it accumulates and clean rest rooms during the time of your event. All clean up must be performed by 10:00 AM of the day following the event unless specifically changed by the Village Administrator.
- 7) Organization must supply chairs, garbage receptacles and dumpster and must be responsible for removing trash and garbage at close of event and to leave that portion of the park in a clean manner. All park tables shall be returned to their original placement in the park.
- 8) These rules apply to beer and/or wine sales. Beer and/or Wine requests must be submitted to the Village Clerk a minimum of four (4) weeks prior to the event.
 - a) Use of alcoholic beverages on village property is prohibited. However, when fermented malt beverages and/or wine are to be sold and/or served at any event authorized by the village board, a valid license shall be obtained and the provisions of village ordinance Chapter 8.01 shall be in full compliance. The license must be held by the person who filed the original application and shall be presented to any law enforcement officer upon request. Prior to the issuance of a license, the applicant must attend a pre event informational meeting to be held prior to the Village Board meeting preceding this event with the Chief of Police and the Director of Public Works. This meeting is required as specific requirements are to be met for license approval that will be outlined and reviewed.
 - b) It is expected that an organization issued such a license will post in one or more conspicuous locations, including sales outlet, signs disclosing that no fermented malt beverages or wine will be served to any underage person or any person without adequate age identification.
 - c) A fence is to be installed around the licensed premises to control ingress and egress with designated personnel posted at the entrance for the purpose of checking age identification.
 - d) No underage person is allowed to assist in the sale of beer and/or wine, nor are they allowed to loiter in the area of beer/wine sales.
 - e) There shall be one point of sale only. Licensee shall comply with regulations specified in Wisconsin Statutes for Class "B" licenses.
 - f) A list of those serving alcoholic beverages at this event must accompany this contract.
- 9) All group members must be informed and agree to abide by these rules prior to the occurrence of the event.
- 10) Any organization requesting use of the kitchen must contact the Lions Club at nelsonbruce@aol.com to arrange for inspection of equipment available for use.

After approval of a park request has been granted, the Village Board, Village Administrator, Chief of Police, or Public Works Director may revoke same if it is deemed that such action is justified by an actual or potential emergency due to weather, fire, riot, administrative or clerical error or likelihood of a breach of the peace.

premises. The applicant agrees not to use the premises for any unlawful activity including those posted in the parks, and also agrees to abide by park rules, regulations and ordinances of the Village of Williams Bay.

The applicant agrees to indemnify the Village and hold it harmless for all expenses, liability and claims of any kind arising out of harm to or activities of attendees to the event. For certain events, the Village may require the applicant to file evidence of insurance in force or other evidence of adequate financial responsibility. The Village may also require the applicant to provide trained security personnel at the event.

Indemnification:

Prior to approving any application for reserved use of any village facility, the village may require the applicant to file evidence of good and sufficient sureties, insurance in force or other evidence of adequate financial responsibility, protecting third parties as may be injured or damaged and naming the Village of Williams Bay as an additional insured, in any amount depending upon the likelihood of injury or damage as a direct and proximate result of the reserved use sufficient to indemnify the Village and such third parties as may be injured or damaged thereby, caused by the applicant, its agents or participants.

General Information

Name: Nathan Bond Organization: American Legion Post 102

Address: PO Box

Phone: Veterans Email: nmorganbond@gmail.com / 262.215.3481
Suicide Prevention 5K Walk/Run

Title of Event: _____

Date(s) requested: 9/20/25 Is event open to public? (circle one) YES NO

Summary of Event including the approximate number of attendees:

Goal is 100 guests. This is an event to
raise awareness on Veterans suicide prevention.

Contact Information (if different than above)

Name: Amanda Lisenby Organization: Same - Auxiliary President

Address: 11014 Bonner Dr., Walworth WI 53184

Phone: 815.354.2691 Email: amandalisenby@gmail.com

STATEMENT CONCERNING LIABILITY AND WORKER'S COMPENSATION INSURANCE FOR USE OF EDGEWATER PARK

We hereby acknowledge and confirm that the undersigned non-profit group or organization, together with all of its members, are not acting or serving in the service of the Village of Williams Bay in any respect in connection with the use we are about to make of or event we are about to hold in Edgewater Park. Our organization, including all members thereof, is not acting under any contract of hire, express or implied with the Village of Williams Bay nor is our organization, or any members thereof serving the Village of Williams Bay as an independent contractor. Our organization, including all members thereof, will not employ any other persons or firms in connection with the use we are about to make of or event we are about to hold in Edgewater Park as our use or event will be run using our membership or immediate family members of our membership only. This statement is made to clarify and confirm that our organization, including all members thereof, is not subject to Worker's Compensation coverage of the Village of Williams Bay.

We further acknowledge and confirm that the undersigned non-profit group or organization has liability insurance coverage of at least \$1,000,000 (one million dollars) and liquor liability insurance coverage (if applicable) in the same amount of coverage provided to it by its parent organization as set forth below that does provide liability insurance coverage to our local group or organization for the use or event about to take place under our exclusive control in Edgewater Park. We acknowledge that we are responsible, and all of our members and our member's immediate family who may also be participating in our event, for the safe and careful conduct of our event. As an express condition of our event therein under our exclusive use and control we do hereby agree to indemnify the Village of Williams Bay and all of its officials, agents and employees against all liability or loss that the Village of Williams Bay may sustain as a result of claims, demands, costs or judgments arising from the use or event we are about to hold in Edgewater Park.

DATED this 5TH day of August, 2025

Group or organization American Legion Post 102

Our liability insurance provided by: West Bend Mutual Insurance Company / TABER LLC 608-723-6441
(a certificate of insurance is attached hereto naming the Village of Williams Bay as an additional named insured) Policy # B68169400

Signed by: Nathan M. Bond Nathan M. Bond
President or other authorized signatory 17 Stem St. (PO Box 43)
Williams Bay, WI 53191

VILLAGE USE ONLY

Date application received: _____ Received by: _____

All documentation attached? yes/no

Date and time of pre-event informational meeting: _____

Committee approval? yes/no Date: _____

Village Board approval? yes/no Date: _____

Comments:

Revised 11/21/2022 Applicant initials _____

Village of Williams Bay
PO Box 580
250 Williams Street
Williams Bay WI 53191

(262) 245-2700

Receipt No: 20.001863

Aug 5, 2025

REC DEPARTMENT - FACILITY RENTAL REVENUE - Edgewater Park 100-44107 FACILITY RENTAL REVENUE	500.00
Total:	500.00
CHECKS Check No: 305	500.00
Payor: NATHAN BOND	
Total Applied:	500.00
Change Tendered:	.00

08/05/2025 12:47 PM



Outlook

Veterans Suicide walk

From amandalisenby@gmail.com <amandalisenby@gmail.com>

Date Mon 9/8/2025 11:00 AM

To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Hello,

Thank you for the call this morning. In regards to our upcoming walk.

-The route starts at the entrance of the lake path going south west towards Fontana. Turning right up the hill at the original GWC band shelter walking to Constance turning right to turn on to 67 returning back to Edgewater Park Pavilion.

-No streets will be closed for this event.

-Currently we have 28 participants signed up.

-We are in contact with Topography regarding participants walking on the property.

Please let me know what other details I can get to you to move forward.

Thank you,

Amanda Lisenby

Moonlight Masonry of Lake Geneva, Inc.

815-354-2691

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 09/05/2025
County of Walworth

☐ Town ☒ Village ☐ City of Williams Bay

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 10/11/2025 and ending 10/11/2025 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Williams Bay Lions Club

(b) Address _____
(Street) ☐ Town ☐ Village ☐ City

(c) Date organized 1946

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Dan Anderson 12402 Elgin Club RD, Lake Geneva, WI 53147

Vice President Tom Lothian 539 Park Ridge RD, Williams Bay, WI 53191

Secretary Jack Lothian 556 Park Ridge RD, Williams Bay, WI 53191

Treasurer Bruce Nelson 5031 Bailey RD, Delavan, WI 53115

(g) Name and address of manager or person in charge of affair: Colin Doerge
61 Hill ST Williams Bay, WI 53191

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Edgewater Park (Pavilion Area)

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Pavilion Area

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Williams Bay Lions Club Nick Caselli Rocking Car Show

(b) Dates of event October 11, 2025

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Dan Anderson
(Signature / Date)

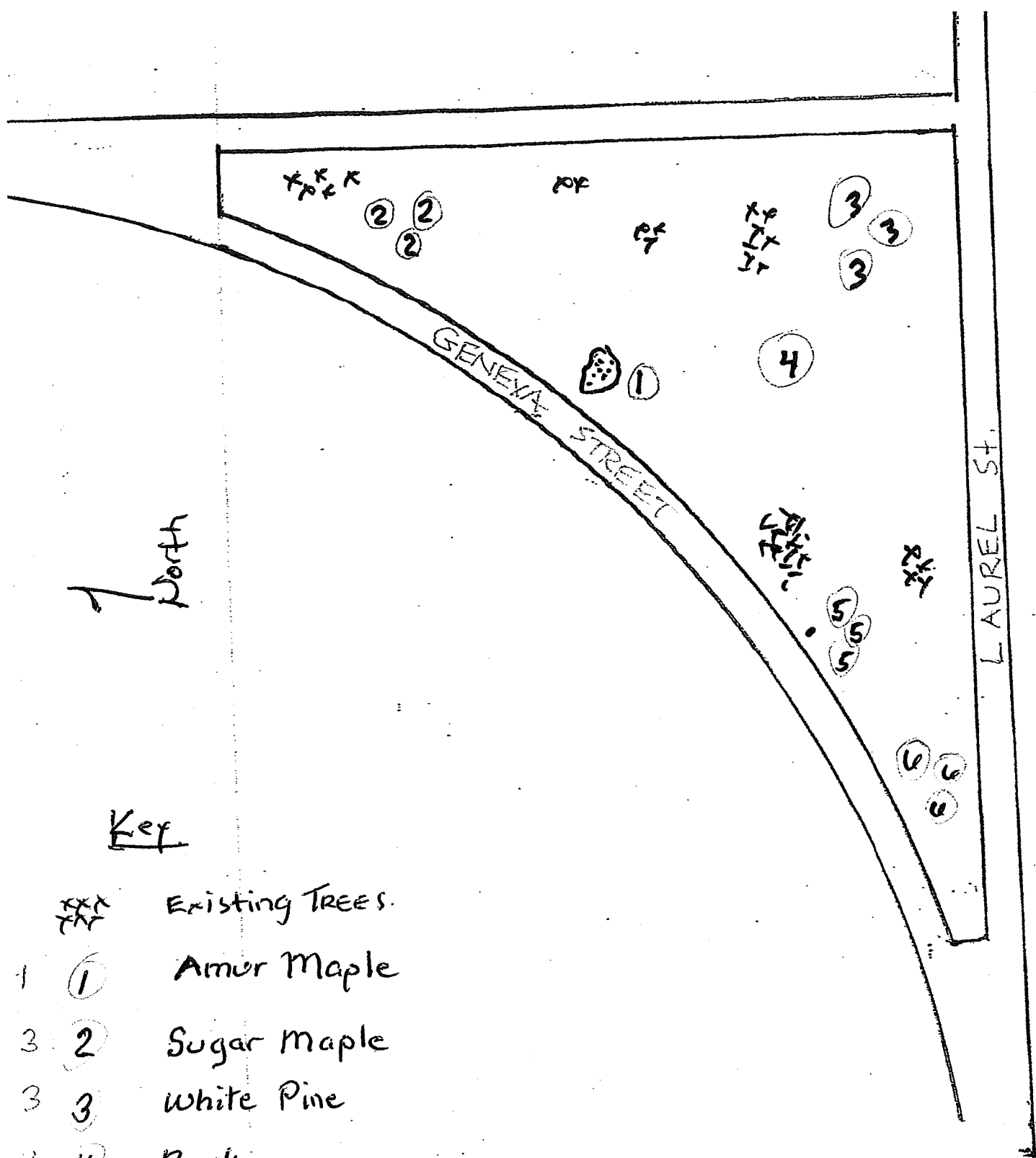
Williams Bay Lions Club
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____



CHANGE ORDER NO. 2

PROJECT: Improvements to Water Treatment Facility
WDNR Project No. 4938-04

DATE OF ISSUANCE: September 12, 2025

OWNER: Village of Williams Bay
250 Williams Street
Williams Bay, WI 53191

ENGINEER: Baxter & Woodman, Inc.
256 South Pine Street
Burlington, WI 53105

CONTRACTOR: August Winter & Sons Inc.
2323 N Roemer Road
Appleton, WI 54912 - 1896

ENGINEER's Project No. 0221778.00

You are directed to make the following changes in the Contract Documents:

See the attached Change Order 2 Summary Sheet and referenced enclosures.

CHANGE IN CONTRACT PRICE:

Original Contract Price: \$3,979,000.00

Previous Change Orders:
No. - to No. 1 \$44,734.00

Current Contract Price: \$4,023,734.00

Net Increase of this Change Order: \$99,945.00

Contract Price with this Change Order: \$4,123,679.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Change from previous Change Orders: None

Current Contract Time:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

Net increase of this Change Order: None

Contract Time with this Change Order:
Substantial Completion: October 31, 2025
Completion: December 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

By

Douglas R. Snyder, P.E.

Project Manager

APPROVED:

Village of Williams Bay, Wisconsin

By

Adam Jaramillo

Village President

ACCEPTED:

August Winter & Son, Inc.

By

Change Order 2 Summary Sheet

Improvements to Water Treatment Facility
Village of Williams Bay
WDNR Project No. 4938-04

Changes In Work	Contractor			Reason
	Item	Number Attachment	Cost	
	Lead Removal From Beam in Pump Room	9	\$2,556.00	Discovered at Construction
	Repair Walls in Filter Room with Drywall	10	\$5,731.00	Existing Walls too Poor to Paint
	Caulk Stone Caps on Filter Building	11	\$4,083.00	Water Leaking thru Joints
	Electric Line for Lime Silo Vent	12	\$3,061.00	None Existing to Reuse
	Replace Roof Drain on Upper Filter Roof	13	\$1,521.00	Too Corroded to Reuse
	Replacement Sand Media	14	\$32,240.00	See Contractor Item 18
	Caulk Building Exterior Mortar Joints	15	\$5,993.00	Prevent Water and Insect Entry
	Repair Roof Damage	16	\$1,766.00	Filter Building - Racoon
	Core Pump Room Basement Floor - Additional Cost	17	\$7,291.00	Pump Cans - Actual Floor 24-Inches
	Replacement Support Gravels - Filters 3 and 4	18	\$35,703.00	Mixed - Unable to Retain Sand Media
Change Order Difference (Work Changes) =			\$99,945.00	



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

May 12, 2025

Baxter and Woodman

9

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Lead Removal from beam in pump room

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,410
Subcontractor Markup.....	\$	121
Total Subcontractor Costs w/overhead.....	\$	2,531
Total AWS/Subcontractor Costs.....	\$	2,531
Profit/Bond.....	\$	25

Change Order Total..... \$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/12/2025

Description: Lead Removal from beam in pump room

Change Order #: 9

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

Subtotal Contractor Costs

\$ -

15.0% \$ -

\$ -

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

Subtotal Equipment Costs

15.0% \$ -

\$ -

SUBCONTRACTS

Balestrieri Group	.....	\$ 2,410.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

Subcontractor Overhead

Subtotal Subcontractors Costs

\$ 2,410

5.0% \$ 121

\$ 2,531

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

Profit

Bond

Total Amount Of Change

\$ 2,531

0.0% \$ -

1.0% \$ 25

\$ 2,556

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions: Further Lead testing or removal of lead paint from any other location. NOTE***** Lead Testing was performed on all piping in pipe galley and no lead was found. A copy of this report will be supplied at the end of the project or earlier upon request.

NOTE: This change order does not address impact costs on base contract.



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5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

May 23, 2025

Baxter and Woodman

CO-010

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Add Drywall around door 105.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	5,404
Subcontractor Markup.....	\$	270
Total Subcontractor Costs w/overhead.....	\$	5,674

Total AWS/Subcontractor Costs.....	\$	5,674
Profit/Bond.....	\$	57

Change Order Total..... \$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Add Drywall around door 105.

Date: 5/23/2025

Change Order #: CO-010

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 5,404.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 5,404
Subcontractor Overhead	5.0% \$ 270
Subtotal Subcontractors Costs	\$ 5,674

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 5,674
Profit	0.0% \$ -
Bond	1.0% \$ 57
Total Amount Of Change	\$ 5,731

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions:

--

NOTE: This change order does not address impact costs on base contract.



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May 23, 2025

Baxter and Woodman

CO-011

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk the 19 stone caps on pump room roof.

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	3,850
Subcontractor Markup.....	\$	193
Total Subcontractor Costs w/overhead.....	\$	4,043

Total AWS/Subcontractor Costs.....	\$	4,043
Profit/Bond.....	\$	40

Change Order Total..... \$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Caulk the 19 stone caps on pump room roof.

Change Order #: CO-011

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 3,850.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 3,850

Subcontractor Overhead

5.0% \$ 193

Subtotal Subcontractors Costs

\$ 4,043

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 4,043

Profit

0.0% \$ -

Bond

1.0% \$ 40

Total Amount Of Change

\$ 4,083

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
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May 23, 2025

Baxter and Woodman

CO-012

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Run a local on/off switch to turn on bin vent while filling and then turn off

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	2,886
Subcontractor Markup.....	\$	144
Total Subcontractor Costs w/overhead.....	\$	3,031

Total AWS/Subcontractor Costs.....	\$	3,031
Profit/Bond.....	\$	30

Change Order Total..... \$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

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PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/23/2025

Description: Run a local on/off switch to turn on bin vent while filling
and then turn off

Change Order #: CO-012

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 110.87	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Van Ert	.....	\$ 2,886.32
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 2,886
Subcontractor Overhead	5.0% \$ 144
Subtotal Subcontractors Costs	\$ 3,031

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 3,031
Profit	0.0% \$ -
Bond	1.0% \$ 30
Total Amount Of Change	\$ 3,061

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

--

NOTE: This change order does not address impact costs on base contract.



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F: (715) 355-9048

May 29, 2025

Baxter and Woodman

CO-013

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Replace roof drain in pictures with PVC and reconnect to good pipe before it leaves wall

Our change order price and breakdown follows:

August Winter

Material.....	\$	33
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	389
Subtotal.....	\$	1,309
Overhead.....	\$	196
Total.....	\$	1,506

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	1,506
Profit/Bond.....	\$	15

Change Order Total..... \$ 1,521

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

Chris Berendt

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 5/29/2025

Description: Replace roof drain in pictures with PVC and reconnect to
good pipe before it leaves wall

Change Order #: CO-013

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 33.00
Sales Tax	0.0%

Material Subtotal \$ 33

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs	\$ 1,309
Overhead	15.0% \$ 196
Subtotal Contractor Costs	\$ 1,506

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs	\$ -
Subcontractor Overhead	5.0% \$ -
Subtotal Subcontractors Costs	\$ -

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ 1,506
Profit	0.0% \$ -
Bond	1.0% \$ 15
Total Amount Of Change	\$ 1,521

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions: Replacing pipe through wall NOTE*** We will replace pipe between Fernco adaptors and use a Fernco adaptor before piping leaves the building. We will replace with PVC Pipe that we already have on site.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-014

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Clean South Filters, Furnish and Install New Media to replace the previously installed media

Our change order price and breakdown follows:

August Winter

Material.....	\$	10,050
Labor**..... 92 hrs	\$	10,574
Direct Costs.....	\$	3,305
Subtotal.....	\$	23,930
Overhead.....	\$	3,589
Total.....	\$	27,519

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	31,921
Profit/Bond.....	\$	319

Change Order Total..... \$ 32,240

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM
UC<1.65 Added Material Cost is for testing of existing media.

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Clean South Filters, Furnish and Install New Media to
replace the previously installed media

Change Order #: CO-014

MATERIAL

Material Credit w/restocking	0.00
Material ADD	\$ 10,050.00
Sales Tax	0.0%

Material Subtotal \$ 10,050

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	92.00	@	\$ 114.94	\$ 10,574.48
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 10,574

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 2,855.11
Subsistence		\$ 450.00

Subtotal \$ 3,305

Total Contractor Costs

\$ 23,930

Overhead

15.0% \$ 3,589

Subtotal Contractor Costs

\$ 27,519

Equipment

Skytrack	16.00	Hours @	\$ 94.00	\$ 1,504.00
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,504

SUBCONTRACTS

Vaccum Truck	\$ 2,760.00
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ 2,760

Subcontractor Overhead

5.0% \$ 138

Subtotal Subcontractors Costs

\$ 2,898

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs

\$ 31,921

Profit

0.0% \$ -

Bond

1.0% \$ 319

Total Amount Of Change

\$ 32,240

Time extension required is 0 days.

This quotation based upon acceptance within

10 days.

Exclusions: Design or determining backwash rates. NOTE: New Media is as specified 0.45-0.55MM UC<1.65
Added Material Cost is for testing of existing media.

NOTE: This change order does not address impact costs on base contract.



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July 3, 2025

Baxter and Woodman

CO-015

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Caulk Exterior of building where mortar is severely damaged

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 24 hrs	\$	2,759
Direct Costs.....	\$	1,045
Subtotal.....	\$	3,803
Overhead.....	\$	571
Total.....	\$	4,374

Equipment

Total Equipment Costs.....	\$	1,560
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,560

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-

Total AWS/Subcontractor Costs.....	\$	5,934
Profit/Bond.....	\$	59

Change Order Total..... \$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

Chris Berendt

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/3/2025

Description: Caulk Exterior of building where mortar is severely damaged

Change Order #: CO-015

MATERIAL

Material Credit w/restocking	0.00
Material ADD	-
Sales Tax	0.0%

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	24.00	@	\$ 114.94	\$ 2,758.56
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 2,759

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 744.81
Subsistence		\$ 300.00

Subtotal \$ 1,045

Total Contractor Costs

\$ 3,803

Overhead

15.0% \$ 571

Subtotal Contractor Costs

\$ 4,374

Equipment	Boom Lift	1.00	Hours @	\$ 1,560.00	\$ 1,560.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,560

Equipment Overhead

0.0% \$ -

Subtotal Equipment Costs

\$ 1,560

SUBCONTRACTS

	\$ -
	\$ -
	\$ -
	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

5.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 5,934

Profit

0.0% \$ -

Bond

1.0% \$ 59

Total Amount Of Change

\$ 5,993

Time extension required is 0 days.

This quotation based upon acceptance within

10 days.

Exclusions: Tuckpointing, brick repair NOTE** Caulk to be Matte in finish and to be a greyish color doing our best to match existing mortar color

NOTE: This change order does not address impact costs on base contract.



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July 9, 2025

Baxter and Woodman

CO-016

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Further Raccon Damage to Main building large roof

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,665
Subcontractor Markup.....	\$	83
Total Subcontractor Costs w/overhead.....	\$	1,748

Total AWS/Subcontractor Costs.....	\$	1,748
Profit/Bond.....	\$	17

Change Order Total..... \$ 1,766

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 7/9/2025

Description: Further Raccon Damage to Main building large roof

Change Order #: CO-016

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

JT Rams	.....	\$ 1,665.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 1,665
Subcontractor Overhead	5.0% \$ 83
Subtotal Subcontractors Costs	\$ 1,748

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 1,748
Profit	0.0% \$ -
Bond	1.0% \$ 17
Total Amount Of Change	\$ 1,766

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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September 3, 2025
Baxter and Woodman

CO-017

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Basement floor shown as 12" and it was greater than 24"

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	6,875
Subcontractor Markup.....	\$	344
Total Subcontractor Costs w/overhead.....	\$	7,219
 Total AWS/Subcontractor Costs.....	\$	7,219
Profit/Bond.....	\$	72

Change Order Total..... \$ 7,291

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924
Description: Basement floor shown as 12" and it was greater than 24"

Date: 9/3/2025

Change Order #: CO-017

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ 114.94	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs	\$ -
Overhead	15.0% \$ -
Subtotal Contractor Costs	\$ -

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	0.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

Hard Rock	.....	\$ 6,875.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 6,875
Subcontractor Overhead	5.0% \$ 344
Subtotal Subcontractors Costs	\$ 7,219

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 7,219
Profit	0.0% \$ -
Bond	1.0% \$ 72
Total Amount Of Change	\$ 7,291

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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September 3, 2025
Baxter and Woodman

CO-018

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove all media from North filters, install new gravel base, then install new top media

Our change order price and breakdown follows:

August Winter

Material.....	\$	5,000
Labor**..... 146 hrs	\$	16,781
Direct Costs.....	\$	5,131
Subtotal.....	\$	26,912
Overhead.....	\$	4,037
Total.....	\$	30,949

Equipment

Total Equipment Costs.....	\$	1,504
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	1,504

Subcontracts

Total Subcontractor Costs.....	\$	2,760
Subcontractor Markup.....	\$	138
Total Subcontractor Costs w/overhead.....	\$	2,898

Total AWS/Subcontractor Costs.....	\$	35,351
Profit/Bond.....	\$	354

Change Order Total..... \$ 35,705

Time extension required is 0 days.

This quotation based upon acceptance within 10 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

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August Winter Sons, Inc.
Change Order/Small Projects Report

Page 1

Project/Job#: Williams Bay WTP 81924

Date: 9/3/2025

Description: Remove all media from North filters, install new gravel base, then install new top media

Change Order #: CO-018

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ 5,000.00
Sales Tax	0.0%	\$ -

Material Subtotal \$ 5,000

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	146.00	@	\$ 114.94	\$ 16,781.24
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 16,781

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0%	of Labor	\$ 4,530.93
Subsistence			\$ 600.00

Subtotal \$ 5,131

Total Contractor Costs	\$ 26,912
Overhead	15.0% \$ 4,037
Subtotal Contractor Costs	\$ 30,949

Equipment	<u>Sky Track</u>	16.00	Hours @	\$ 94.00	\$ 1,504.00
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -
		0.00	Hours @	\$ -	\$ -

Subtotal \$ 1,504

Equipment Overhead	0.0%	\$ -
Subtotal Equipment Costs		\$ 1,504

SUBCONTRACTS

<u>Vac Truck</u>	.....	\$ 2,760.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs	\$ 2,760
Subcontractor Overhead	5.0% \$ 138
Subtotal Subcontractors Costs	\$ 2,898

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 35,351
Profit	0.0% \$ -
Bond	1.0% \$ 354
Total Amount Of Change	\$ 35,705

Time extension required is 0 days. This quotation based upon acceptance within 10 days.

Exclusions: Top Layer of Filter Media, The top fine media that was to be used for the south filter bank will now be used for the north filter bank. NOTE** Gravel base is 4-5 week lead time

NOTE: This change order does not address impact costs on base contract.

Williams Bay - Water Fund Borrowing and Projects Costs status

09/11/25	Year	Borrowed	Costs	Actual	Bid amount	B&W Estimate
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Transfer Water Borrowed Funds to Sewer Fund		-\$1,704,529				
Total		\$3,895,471				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$2,700,597	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump (orig est. \$120,000)	2025		\$175,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (2 homes) public sections	2025		\$18,900			
Walworth Ave - W.geneva street to Liechty	2027		\$596,500			
Theatre Road Water tower - Pay off balloon balance 12/15/2025	2025		\$324,345			
Available Borrowed Funds after Starting Projects		\$1,144,848	\$1,555,749			
Pending Future Projects						
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$344,848	\$800,000			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)						
		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
05/05/25 Change order 1			\$44,734			
09/11/25 Change order 2			\$99,945			
Optimize Corrosion Control Study B\$W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Water plant improvement proj.cst overrun \$198,950 Balance			\$24,271			
Available Borrowed Funds after Starting Projects		\$0	\$4,542,950			