

VILLAGE OF VERNON

Village Board Meeting

Vernon Village Hall located at W249S8910 Center Drive, Vernon, WI 53103

Thursday January 15, 2026, at 6:00 pm

AGENDA

1. **CALL VILLAGE BOARD TO ORDER**
2. **PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**
3. **ROLL CALL & OPEN MEETING LAW COMPLIANCE CHECK** See note (b) below.
4. **PUBLIC COMMENTS:** See note (a) below.
5. **MISCELLANEOUS MATTERS-**The following matters will be discussed, and action taken by the Village Board unless otherwise noted:
 - a. New Fire Engine for Vernon Fire Department
 - b. Instruct Administrator Clerk to develop a Request for Proposal for Police Services for the Village of Vernon
 - c. Village of Big Bend Public Hearings on January 29, 2026, at 6:30 pm and Village of Vernon Board attending
 - d. Reimbursement for Tax Refunds
 - e. Request to change the beginning time for the Village Board and Finance Meeting on January 22, 2026
6. **CORRESPONDENCE, ANNOUNCEMENTS AND REPORTS-** The Village Board members, DPW Director, Waukesha County Sheriff and the Administrator Clerk will be given the opportunity to make announcements at the meeting regarding activities they have undertaken since the last meeting on behalf of the Village, future activities, and citizen contacts. It is not contemplated that these matters will be discussed or acted on; however, referrals to the appropriate committees and/or individuals will be made if necessary.
 - a. Village Board President
 - b. Village Trustees
 - c. Treasurer's December 2025 Report
 - d. Sheriff 2025 December Monthly Report
 - e. Vernon Fire Department December 2025 Report
 - f. Administrator Clerk Report- Vernon will have an election for the 24th County Supervisor position on February 17, 2026, at the Village Hall. April 7, 2026, the Village of Vernon Spring Election Trustee #1, we have two candidates: Jay Pecha and Tina Doggett and Trustee #3, Dylan Neumann is unopposed. All elections will be held at the Village Hall.
7. **FINANCES** The following matters will be discussed, and action taken by the Village Board unless otherwise noted:
 - a. Accounts Payable for January 6, 2026, Batch # 20251230
 - b. Manual Checks Settlement checks
 - Waukesha County levy- \$1,040,180.05
 - Waukesha County Technical College levy-\$174,217.02
 - Mukwonago School District levy- \$4,101,302.41
 - Washington Caldwell School District levy- \$4,043.66
 - Waterford Union School District levy- \$3,095.39
 - Norris School District levy-\$2,231.15
 - Manual check for \$2,250.00 to Bronson Huntington for snowplow blade
 - c. Citizens Bank 4th Quarter Pledge Securities Statement
8. **VILLAGE BOARD MINUTES**
 - a. December 30, 2025, Village Board Minutes
9. **ANNOUNCEMENT OF NEXT VILLAGE MEETING DATES** at the Vernon Village Hall or via Zoom-All meetings

subject to cancellation or rescheduling. Please see the Village of Vernon website:

- a. January 22, 2026, at 6:00 pm for Village Board and Finance meeting **This start may change based*
- b. January 29, 2026, at 6:30 pm Village Board attending Village of Big Bend Public Hearing
- c. February 5, 2026, and February 19, 2026, at 6 p.m., Village Board Meetings
- d. February 11, 2026, Village Board and Plan Commission Meeting

10. ADJOURNMENT

APPROVED:

Jeff Millies

President, Village of Vernon

Notes:

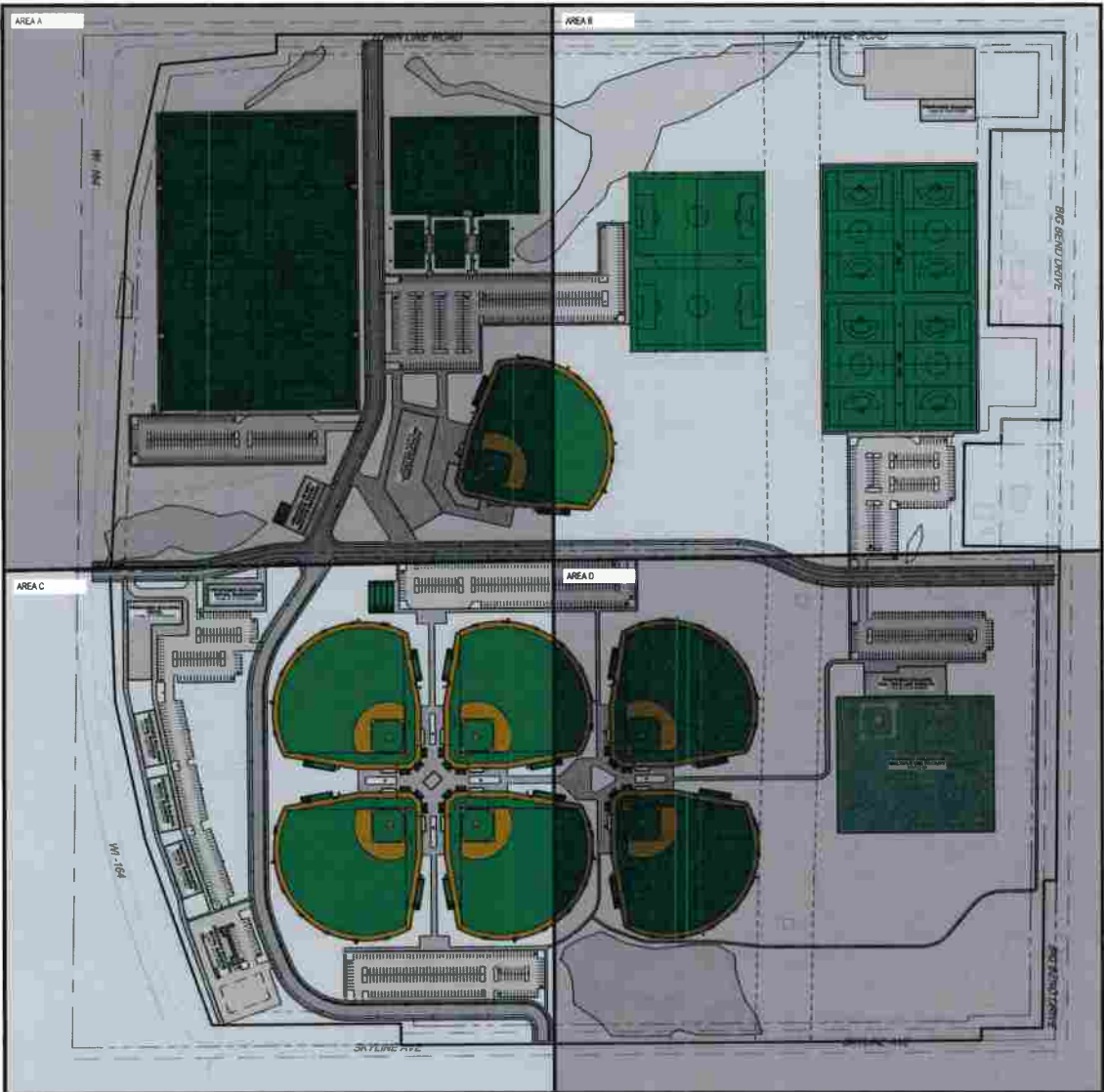
- a. President Jeff Millies, advised per Sections 19.83(2) and 19.84(2) of the Wisconsin Statutes, the Village Board will receive information from the public for a three-minute time period, with time extensions per the President's discretion, per person; be further advised that after the public comments are completed, the Village Board may have limited discussion on the information received; however, no action will be taken under public comments. President Jeff Millies stated that public comments should be addressed to the Village Board as a body, any questions or comments directed to an individual Trustee or staff person will be deemed out of order by the Village President. The answer to a question will be determined by the Village President if addressed to the body or if addressed to an individual, by that individual. No response will be made until that individual has finished his/her comments and returned to his/her seat and the public comment period has been closed. All comments, questions, and concerns should be presented in a respectful, professional manner.
- b. Agenda was posted & emailed January 9, 2026; on Vernon Village Hall (Inside and outside), emailed to local newspapers and businesses, and posted on the Village of Vernon Website at www.villageofvernonwi.org.

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Village Clerk Administrator at 662-2039. For TTY service, call 662-2039.

It is possible that members of and a quorum of members of other governmental bodies of the municipality may attend the above-mentioned meeting to gather information; no action will be taken by any other governmental body except the Village Board of Trustees.



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	PERMEABLE PAVEMENT - PARKING SECTION
	PERMEABLE PAVEMENT - ROADWAY SECTION

	PERMEABLE PAVEMENT - STANDARD SECTION
	ARTIFICIAL TURF

PARKING REQUIREMENTS		
USE TYPE	REQUIRED/RECOMMENDED	PROVIDED
MULTIPLE USE FACILITY: OUTDOOR RECREATION	CODE STATES SHALL BE DETERMINED BY PLAN COMMISSION: RECOMMENDED 1 STALL/3 OCCUPANTS AT MAXIMUM CAPACITY	
SOCCER FIELDS - STAGE 1	1 STALL/3 OCCUPANTS - ASSUMED OCCUPANCY/FIELD: 44 PLAYERS AND COACHES: 80 SPECTATORS = 124 PERSONS/FIELD/3 = 42 STALLS/FIELD	4 TOTAL FIELDS STALLS REQUIRED: 168 STALL PROVIDED: 180
BASEBALL FIELDS - STAGE 4	1 STALL/3 OCCUPANTS - ASSUMED OCCUPANCY/FIELD: 40 PLAYERS AND COACHES: 90 SPECTATORS = 130 PERSONS/FIELD/3 = 44 STALLS/FIELD	6 TOTAL FIELDS STALLS REQUIRED: 264 STALL PROVIDED: 454
LACROSSE FIELDS - STAGE 3	1 STALL/3 OCCUPANTS - ASSUMED OCCUPANCY/LARGE FIELD: 44 PLAYERS AND COACHES: 80 SPECTATORS = 124 PERSONS/FIELD/3 = 42 STALLS/FIELD	4 TOTAL FIELDS STALLS REQUIRED: 168 STALL PROVIDED: 180
SOCCER FIELDS - STAGE 6	1 STALL/3 OCCUPANTS - ASSUMED OCCUPANCY LARGE FIELD: 44 PLAYERS AND COACHES: 80 SPECTATORS = 124 PERSONS/FIELD/3 = 42 STALLS/LARGE FIELD ASSUMED OCCUPANCY SMALL FIELD: 24 PLAYERS AND COACHES: 30 SPECTATORS = 54 PERSONS/FIELD/3 = 18 STALLS/SMALL FIELD	6 TOTAL FIELDS 3 LARGE = 42/FIELD 3 SMALL = 18/FIELD STALLS REQUIRED: 180 STALL PROVIDED: 350
CHAMPIONSHIP FIELD AND BUILDING - STAGE 7	1 STALL/3 OCCUPANTS - ASSUMED OCCUPANCY/LARGE FIELD: 44 PLAYERS AND COACHES: 2500 SPECTATORS = 2544 PERSONS/FIELD/3 = 848 STALLS	SINGLE FIELD AND BUILDING STALLS REQUIRED: 848 STALL PROVIDED: WOULD UTILIZE MULTIPLE PARKING LOTS ACROSS SITE: 939 STALLS ACROSS 4 LOTS
MULTIPLE USE FACILITY: INDOOR RECREATION	CODE STATES SHALL BE DETERMINED BY PLAN COMMISSION: RECOMMENDED 1 STALL/3 OCCUPANTS AT MAXIMUM CAPACITY	
INDOOR TRAINING STAGE 5	1 STALL/3 OCCUPANTS - ASSUMED MAX OCCUPANCY: 250 USERS/3 = 84 STALLS	STALLS REQUIRED: 84 STALL PROVIDED: 150
HOTEL: STAGE 8	CODE STATES ONE SPACE PER GUEST ROOM PLUS 1 PER EVERY 2 EMPLOYEES ASSUMES 60 ROOM HOTEL WITH 15 EMPLOYEES: 68 STALLS	STALLS REQUIRED: 68 STALL PROVIDED: 70
RETAIL BUILDINGS STAGE B	CODE STATES 7 STALLS FOR FIRST 1,000 SF THEN 5.5 PER/ADDITIONAL SF OF RETAIL FLOOR AREA: ASSUMES 9,000 SF FOOTPRINT: 6,000 RETAIL SF = 35 STALLS/RETAIL BUILDING	STALLS REQUIRED: 140 STALL PROVIDED: 147
RETAIL GAS STATION: STAGE 8	CODE STATES 7 STALLS FOR FIRST 1,000 SF THEN 5.5 PER/ADDITIONAL SF OF RETAIL FLOOR AREA: ASSUMES 5,500 SF FOOTPRINT: 5,000 RETAIL SF = 29 STALLS	STALLS REQUIRED: 29 STALL PROVIDED: 30
		TOTAL STALLS REQUIRED ON SITE: 1,101 STALLS PROPOSED: 1,561

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PROJECT
BRECK ATHLETIC COMPLEX
VILLAGE OF BIG WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO: 25-33489
FILE NAME: 33489 CS-31E
DRAWN BY: ---
DESIGNED BY: ---
REVIEWED BY: ---
ORIGINAL ISSUE DATE: ---
CLIENT PROJECT NO: ---

TITLE
OVERALL SITE PLAN

SHEET
C3-11

0 150 300
SCALE IN FEET

December 23, 2025

Ben Greenberg, AICP
Senior Planner
Cedar Corp (Village of Big Bend)
W61N497 Washington Avenue
Cedarburg, WI 53012
ben.greenberg@cedarcorp.com



**RE: Planned Unit Development District Overlay Narrative
Breck Athletic Complex – BBV 2022999002**

Ben,

Thank you for reviewing the following Planned Unit Development (PUD) Overlay District Narrative, along with subsequent supporting applications and materials for the Breck Athletic Complex. Ensuing is a description of the proposed project, along with a description of the proposed PUD in accordance with Municipal Code Chapter 16.45.5 F. 1) b).

PROJECT DESCRIPTION

The Breck Athletic Complex is a proposed new athletic facility to be located within the Village of Big Bend. The intent of the project is to develop a PUD overlay district to support a coordinated, mixed-use development that centers on recreation and hospitality.

The development is to be located at the tax key BBV 2022999002, on the far north side of the Village of Big Bend. Immediately north of the site are residential and agricultural/open space land uses (located within the village of Waukesha), to the east are residential uses (located within the Village of Vernon), to the south are residential uses (located within the Village of Vernon), and to the west is the agricultural/open space uses (located within Village (north) of Big Bend and the Village of Vernon (south)).

PUD NARRATIVE

In accordance with Municipal Code Chapter 16.45.5 F. 1) b), ensuing is a narrative describing the proposed PUD.

- 1. A statement which sets forth the relationship of the proposed PUD district to the village's adopted comprehensive plan or any adopted component thereof and the general character of and the uses to be included in the proposed planned unit development overlay district, including the following information:**

General Description

The proposed Breck Athletic Complex Planned Unit Development (PUD) Overlay District is consistent with the Village of Big Bend's adopted comprehensive plan objectives for promoting recreational opportunities, economic development, and efficient land use. The comprehensive plan emphasizes creating community amenities that enhance quality of life and attract regional investment. This project directly supports those goals by providing premier athletic facilities designed to serve local residents and regional users, fostering tourism and economic vitality through tournaments and events.

The general character of the proposed PUD district is a coordinated, mixed-use development centered on recreation, hospitality, and sound design. The development will include six turf baseball fields, a championship baseball field with plaza and seating, seven full-size soccer fields, three futsal fields, four lacrosse fields, and an indoor turf facility totaling approximately 155,000 square feet for year-round baseball, soccer, and lacrosse training. Supporting amenities include concessions, restrooms, playgrounds, fitness trails, and landscaped plazas. Complementary uses such as a craft bar/restaurant, banquet hall, hotel, gas station, and future retail spaces will provide services for visitors and residents, creating a vibrant destination. The project will be developed in a series of 8 stages (see item number 5 for a staging description or attached staging plan). The layout incorporates safe vehicular and pedestrian circulation, ample parking, and

buffering to ensure compatibility with adjacent residential and agricultural areas. This unified design reflects the intent of the PUD overlay district by integrating recreation, hospitality, and open space in a manner that benefits both the developer and the community.

DEVELOPMENT GOALS

The Breck Athletic Complex shall incorporate building design, site planning, and amenities that establish a distinct sense of character while prioritizing functionality and sustainability through a cohesive and intentional approach. Through the creative use of design, materials, and detailing, the architecture shall reflect “Colorado Mountain Town” influences throughout the development. Designed to be more than a traditional sports complex, the Breck Athletic Complex is envisioned as a destination where local residents, tenants, customers, and the general public are drawn to experience all that it offers. Whether visitors are walking the sidewalks, paths, or trails while enjoying a cup of coffee as their child plays baseball, or dining at a restaurant designed to overlook the fields, the Breck Athletic Complex is intended to meet community needs and deliver a memorable, engaging experience.

Architectural lighting and sustainable landscaping are encouraged and shall be thoughtfully integrated into the overall design composition. While each building may express its own identity, all structures shall remain consistent with the unified design, vision, and standards established for the project.

SUSTAINABILITY

Sustainability is a key component of the Breck Athletic Complex. Building materials shall prioritize durability, resilience, and long-term sustainability. Preferred materials include thin brick, stone veneer, glass, metal trim, metal panel systems, engineered trim, engineered planks, engineered paneling, and architectural concrete masonry units (CMU).

Additional local building techniques and materials may be utilized, with a preference for natural or natural-appearing (faux) materials that support the overall architectural character of the development.

Permeable pavers will be used throughout the development’s hardscapes for parking areas, roadways, and pedestrian trails and plazas to catch and store stormwater in lieu of stormwater ponds and stormwater utilities. This offers benefits through the reduction of runoff, ultimately saving functional space while creating a greener and more resilient landscape.

LANDSCAPING + SCREENING

The proposed landscape design will use native and regionally appropriate plantings that are well suited to Wisconsin’s climate, helping ensure long-term health, seasonal interest, and lower maintenance needs. The landscape will include a mix of native trees, shrubs, grasses, and wildflowers, with large areas of native prairie seeding to create a natural, open feel. The design is intended to reflect the character of a mountain town like Breckenridge by using natural elements such as boulders, gentle changes in grade, and informal groupings of plants rather than formal layouts. Along areas of the site that are next to residential properties, additional landscaping will be provided to help screen and soften views. This screening will include layers of native trees and evergreens to provide privacy while blending in with the overall natural look of the development.

ROADWAY AND PARKING DESIGN

The internal roadway network for the Breck Athletic Complex is designed to establish a clear and efficient circulation system anchored by two primary connections. A single primary east-west roadway will provide access from Highway 164 and



extend through the site to its terminus at Big Bend Drive. A single north-south roadway connection will link Skyline Avenue to Town Line Road. The final design, alignment, and control elements for all roadways will be further evaluated through a future traffic study to inform detailed engineering, ensure safe operations, and accommodate anticipated traffic volumes. All roadways within the development will be private and privately maintained.

Parking areas will be located adjacent to their associated uses and designed to accommodate peak demand. Parking for the championship field will be distributed across multiple parking lots throughout the site to support full-capacity events and manage traffic and pedestrian flow efficiently.

PEDESTRIAN ACTIVITY AND ENGAGEMENT

Pedestrian activity will be encouraged throughout the development through strong connections to sidewalks, internal pathways, and trails that promote safe and convenient circulation. Outdoor spaces will be designed to support gathering, social interaction, and viewing opportunities where appropriate.

The placement of landscaping, lighting, signage, and architectural elements will enhance the pedestrian experience and create a cohesive and welcoming environment. Service access, including drive-up, pick-up, and service doors, will be thoughtfully integrated into building and site design to maintain functionality while remaining consistent with the overall character and goals of the development.

SIGNAGE PLAN

The Breck Athletic Complex shall embrace a unified signage, image, and marketing program that incorporates common themes—such as colors, fonts, and graphic elements—across all visual components. This program shall include digital gateway and entrance signage off Highway 164 (development identity, monumentation, and entry features), a Master Sign Program for commercial and retail tenants, enhanced public wayfinding that includes athletic field numbers and names, as well as integrated public art elements located within public spaces. All buildings and site elements, regardless of phase of development, shall be designed and constructed in compliance with these standards to ensure long-term consistency and cohesiveness.

ATHLETIC FIELD LIGHTING

Athletic field lighting is proposed throughout the Breck Athletic Complex to support use of all outdoor athletic fields, including lacrosse, baseball, and soccer. Lighting will be designed to provide safe and functional illumination for practices and games while minimizing impacts to surrounding properties.

The lighting design will respect adjacent land uses, including nearby residential areas. Where appropriate fixtures will utilize dark sky-compliant standards, directional optics, and shielding as needed to limit glare, light spill, and sky glow onto adjacent properties. Lighting placement, orientation, and performance will be evaluated to ensure compatibility with surrounding uses and compliance with applicable regulations. A preliminary field lighting plan and photometric package is included in submittal documents.

ARCHITECTURAL RECOMMENDATIONS



Architecture shall be a prominent component of the development. Both visually and functionally, it will play a key role in defining the overall character of the project and supporting the intended mix of uses.

Building design shall incorporate four-sided architecture. All street-facing façades, regardless of whether they serve as primary building entrances, shall be articulated and treated in a visually pleasing manner. Primary building entrances shall be clearly identifiable and emphasized through the use of timeless architectural materials, massing, features, and forms.

Building structures shall be articulated through varied massing, including deliberate undulations and transitions, to reduce perceived scale and enhance visual interest. When thoughtfully executed, each building will integrate seamlessly with adjacent development areas and contribute to a cohesive overall environment.

The design of retail buildings shall incorporate the following elements:

FORM & MASSING

ARCHITECTURAL ELEMENTS

- Building façades with vertical expression shall be articulated with a clear base, middle, and top.
- Building massing shall emphasize a horizontal orientation.
- Mechanical equipment shall be screened and architecturally integrated into the building design.
- Roof forms may include flat roofs or low- to high-pitched roofs.

FAÇADE AND ROOF ARTICULATION

- No building façade shall extend more than 30 feet without variation or relief in the wall plane.
- No continuous roof mass shall extend more than 75 feet without variation or relief in roof planes.
- Vertical emphasis shall be provided at building corners and primary entrances.

ROOF DESIGN

- A mix of materials, including engineered siding, is encouraged.
- Flat roofs should incorporate variation and relief within the parapet design.
- Low- to moderate-pitched front-gabled roofs shall include a minimum 24-inch eave depth along the primary elevation.
- Decorative architectural elements may be incorporated along eaves to enhance visual interest.

WALLS & WINDOW DESIGN

- Primary building elevations may incorporate use of glazing, including transom windows where appropriate, to enhance transparency and visual interest.
- Windows may incorporate sunshades, awnings, or similar architectural shading devices, as appropriate to the building orientation and use.
- Glass accent elements are encouraged to highlight key façades and entries.

MATERIALS & COLORS

- A varied mix of high-quality, sustainable materials shall be utilized, including wood-like engineered clapboard or vertical siding, stone, and/or brick along primary elevations.
- Engineered trim materials shall be used at windows, doors, and other architectural features to provide durability and consistent detailing.
- Building materials shall be finished in multiple dark, neutral, or earth-toned colors.



- Corner boards and accent trim may be highlighted in white or other complementary lighter colors to provide contrast and articulation.

ARCHITECTURAL LIGHTING

- Architectural lighting shall be integrated into the building design and may include wall-mounted sconces, recessed downlights (cans), and ground-mounted landscape lighting.
- Lighting shall enhance building character, improve pedestrian safety, and minimize glare and light spill onto adjacent properties.

GARBAGE / DUMPSTER ENCLOSURES

- All garbage and recycling dumpsters shall be located within fully enclosed structures constructed of the same or compatible architectural materials as the primary building.
- Dumpster enclosures shall be visually integrated into the overall site and building design to minimize their visual impact.

FAÇADE DESIGN

Façades are encouraged to express a contemporary and modern aesthetic. Building façades may highlight cultural influences, incorporate texture, include movable or dynamic elements, and create visual interest. Each façade shall incorporate a minimum of three complementary, sustainable materials selected for durability and long-term performance.

For multi-tenant buildings, façade design shall include pedestrian canopies for weather protection, a thoughtful mix of materials, and integrated architectural lighting to enhance the pedestrian experience and reinforce building identity.

Canopies, architectural lighting, and material variation shall be used consistently to activate street-facing elevations and strengthen the overall architectural composition.

MECHANICAL AND SERVICE EQUIPMENT SCREENING

Architectural design shall minimize the visual impact of mechanical and service equipment as viewed from ground level and public areas. Mechanical equipment located on rooftops or around the perimeter of a structure shall be screened through the use of raised parapets, compatible exterior building materials, or finishes painted to complement the primary building materials. Incidental rooftop equipment determined not to require screening shall be finished in colors that match the roof or blend with the sky.

Mechanical systems, processing equipment, bulk storage tanks, and equipment used for noise, odor, or vibration control that project from building façades or are located at grade adjacent to buildings shall be screened from public view using materials consistent with the building design. Where full screening with building materials is not feasible, landscaping may be used as supplemental screening to reduce visual impacts.

ATHLETIC BUILDING CONCEPTUAL EXAMPLES



COMMERCIAL RETAIL BUILDING CONCEPTUAL EXAMPLES





PARKING REQUIREMENTS

Indoor and Outdoor Recreation Facilities

The following parking requirements are proposed for the Breck Athletic Complex. As the City zoning code does not specify parking requirements for indoor or outdoor recreation facilities, these standards have been proposed based on research of comparable facilities throughout the Midwest. Research regarding each facility, including its location, field quantities, number of parking stalls, stall to field ratios, and links to applicable City codes for reference have been shared in the attachment. The design team has concluded that the proposed requirement of one (1) stall per three (3) patrons based on facility maximum capacity are adequate while maintaining higher stall counts than those observed in the researched examples. They also maintain consistency with the village parking requirements as noted in Village code for 'Auditoriums, Churches, Theaters, Community Centers, and Other Places of Public Assembly', which require one (1) space for each three (3) seats provided.

Indoor Recreation Facility

- One (1) stall per three (3) patrons based on maximum capacity

Outdoor Recreation Facility

- One (1) stall per three (3) patrons based on maximum capacity

Other uses shall adhere to City ordinance requirements, including:

Retail Business Establishments:

- Seven (7) parking spaces for the first 1,000 square feet of gross floor area devoted to the principal use.
 - An additional 5.5 spaces per 1,000 square feet for floor area exceeding the first 1,000 square feet.
- *Areas used exclusively for storage are not included in this calculation and do not require additional parking.

Restaurants, Taverns, Clubs, and Similar Uses:

- Seven (7) parking spaces per 1,000 square feet of gross seating area.
 - One (1) additional space for every two (2) employees.
- *Areas used exclusively for storage are not included in this calculation.

Wholesale and General Business Establishments:

- One (1) parking space for every two (2) employees during the peak 12-hour shift.



- One (1) parking space per 300 square feet of office floor area.

Hotels and Motels:

- One (1) parking space per guest room.
- One (1) additional parking space for every two (2) employees.

Parking Summary Table (Further Breakdown Can Be Found Within Plan Sheets)

Use	Method	Required	Provided
Indoor Recreation Facility	One (1) stall per three (3) patrons based on maximum capacity	84	150
Outdoor Recreation Facility	One (1) stall per three (3) patrons based on maximum capacity	780	1,164
Retail Business Establishments	Seven (7) parking spaces for the first 1,000 square feet of gross floor area devoted to the principal use. An additional 5.5 spaces per 1,000 square feet for floor area exceeding the first 1,000 square feet.	169	177
Hotels and Motels	One (1) parking space per guest room. One (1) additional parking space for every two (2) employees.	68	70
Total		1,101	1,561

2. **Total area to be included in the PUD district, area of open space, residential density computations, proposed number of dwelling units, population analysis, availability of or requirements for municipal services and any other similar data pertinent to a comprehensive evaluation of the proposed development.**

Size + Open Space

The parcel is approximately 150 acres in size. A minimum of 40% of the size will be green and open space, which includes the sporting fields.

Density

There are no proposed dwelling units. Thus, provision of residential density computations and a population analysis are not applicable.



Municipal Utilities + Services

It is anticipated that a mix of public and private utility services will be needed for the development based on respective needs by phase:

- Stage 1: Public + Private Utilities Required
- Stage 2: Public + Private Utilities Required
- Stage 3: Public + Private Utilities Required
- Stage 4: Public + Private Utilities Required
- Stage 5: Public + Private Utilities Required
- Stage 6: Public + Private Utilities Required
- Stage 7: Public + Private Utilities Required
- Stage 8: Public + Private Utilities Required

3. **A general summary of the estimated value of structures and site improvement costs, including landscaping and special features. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services.**

Summary of Estimated Value and Improvement Costs

Based on a cost estimate prepared by Kraus Anderson, the project's Construction Manager, on December 22, 2025, the total construction improvement cost for the full development is projected to range between \$175 million and \$225 million. This estimate relies on numerous assumptions and will likely change as the design advances. Two major factors expected to influence the final construction cost are the proposed retail area and anticipated upgrades to State Highway 164, both of which remain largely undefined at this time.

Organization of Ownership

The project is being developed by Corsair Logistics. Prior to the commencement of construction, a separate entity, Breck Athletic Complex LLC (BAC) will be established for the purposes of constructing, managing and leasing space at the complex.

There will be four (4) main lessees that BAC will enter into long term lease agreements with (each approximately 25 years in length) to lease and operate the various sport fields and facilities. This includes the indoor training facility, along with the soccer, baseball, and lacrosse fields. Additionally, the commercial uses on the southwest side of the site will be leased out to various hospitality, food service and retail organizations to operate on the complex. Each individual lessee will maintain their respective areas, with maintenance of the common grounds to be under the responsibility of the BAC. Landscape will have a permanent presence on site to monitor and maintain the overall park.

4. **Any proposed departures from the standards of development as set forth in the village zoning regulations, land division ordinance, sign ordinance, other village regulations or administrative rules or other universal guidelines.**

The following departures are anticipated from Chapter 16.41, B-4 Highway Business/Industrial Flex district of the village zoning ordinance for the proposed PUD. It is important to note that at this time many assumptions have been made regarding the location, height, and design of various site elements and buildings. As design for the site progresses on a phase-by-phase basis, the need for departures from the ordinance or other standards may change.

Ordinance 16.41.E. 5) a) notes that the maximum height for a building shall be 45 feet. It is anticipated that the proposed indoor turf facility will be approximately 155,000 square feet in size and could be up to 70 feet tall in order to



accommodate all necessary athletic programming. In addition, the proposed hotel is anticipated to be 3 – 5 stories in height in order to accommodate 60 patrons, which will exceed the current limitation of 45 feet.

The proposed athletic light poles for soccer, baseball, and the championship field are anticipated to exceed the allowable height of 45 feet, estimated at a height of up to 85 feet. This size light pole is necessary to allow for adequate and safe lighting of the regulation fields during evening play. The lighting will only be utilized for field use.

The proposed landscape plan requests deviations from code requirements related to tree quantity and placement due to full site development. Street trees along private internal roadways are proposed at approximately 60-foot spacing, in lieu of the 40-foot spacing required for public streets.

Given the scale of the development, the applicant will work with the Planning Commission to seek relief from open space landscaping requirements. A tree survey has not yet been completed, and final tree replacement requirements are unknown. The applicant anticipates coordinating with the Planning Commission on alternative tree mitigation approaches.

5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

Below is the anticipated construction and staging plan for the development. This is still a draft staging schedule and is subject to change. See staging plan in the submittal attachments for further details.

Stage 1

- Phase 1 will include four (4) full-size, synthetic turf soccer fields, an entrance off Highway 164 with a roadway through the northwest portion of the site connecting to Town Line Road, a parking lot, site lighting, and two (2) temporary shipping storage containers
- Est. Timing: 2026
- Utilities Required: Public + Private

Stage 2

- Maintenance Facility + Breckenridge Shop
- Est. Timing: 2026-2027
- Utilities Required: Public + Private

Stage 3

- Lacrosse Fields
- Est. Timing: 2026-2027
- Utilities Required: Public + Private

Stage 4*

- Highway 164 Improvements
- Est. Timing: 2027-2028
- Utilities Required: Public + Private



*Hwy 164 improvements to be determined by outcome of 2026 traffic study and coordination with WisDOT

Stage 5*

- Indoor Turf Training Facility
- Est. Timing: 2028-2029
- Utilities Required: Public + Private

*Development of this area is contingent on the extension of public water/sewer to the site

Stage 6

- Outdoor Soccer Field
- Est. Timing: 2027-2029
- Utilities Required: Public + Private

Stage 7*

- Championship Field + Craft Bar/Restaurant/Banquet Hall
- Est. Timing: 2028-2030
- Utilities Required: Public + Private

*Development of this area is contingent on the extension of public water/sewer to the site

Stage 8*

- Hotel, Commercial, and Gas Station
- Est. Timing: 2027-2030
- Utilities Required: Public + Private

*Development of this area is contingent on the extension of public water/sewer to the site

Please contact me at 507.387.6651 or via email at Claire.Roth@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Claire Roth, AICP Candidate

Planner

Claire.Roth@ISGInc.com

**Village of Vernon Treasurer's Report
Month of December 2025**

Main Account-Citizens Bank-Now Closed		
December 1 Beginning Balance		\$0.00
Deposits/Credits		\$0.00
Transfer from ADM		\$0.00
Interest		\$0.00
Total Additions		\$0.00
Checks/Debits		\$0.00
Transfer to ADM-CD Investments		\$0.00
Total Disbursements		\$0.00
December 31 Ending Balance		\$0.00
General Checking Account-Citizens Bank		
December 1 Beginning Balance		\$1,337,149.70
Deposits/Credits		\$1,956,319.31
Interest		\$6,434.60
Total Additions		\$1,962,753.91
Checks/Debits		\$629,907.46
Service Charge		\$0.00
Checks/Debits		\$629,907.46
December 31 Ending Balance		\$2,669,996.15
LifeQuest Account-Citizens Bank		
December 1 Beginning Balance		\$1,004.91
Deposits/Credits		\$16,389.59
Interest		\$8.77
Total Additions		\$16,398.36
Checks/Debits		\$16,394.50
December 31 Ending Balance		\$1,008.77
Tax Collection Account-Cit. Bank		
December 1 Beginning Balance		\$4,073.42
Deposits/Credits		\$6,581,521.11
Interest		\$5,082.02
Total Additions		\$6,586,603.13
Checks/Debits		\$6,990.24
December 31 Ending Balance		\$6,583,686.31
Park Impact Account-Citizens Bank		
December 1 Beginning Balance		\$27,593.78
Deposits/Credits		\$1,220.00
Interest		\$23.88
Total Additions		\$1,243.88

Checks/Debits		\$0.00
December 31 Ending Balance		\$28,837.66
US Cellular Account-Citizens Bank		
December 1 Beginning Balance		\$12,295.18
Deposits/Credits		\$0.00
Interest		\$10.45
Total Additions		\$10.45
Checks/Debits		\$0.00
December 31 Ending Balance		\$12,305.63
Cricket Account-Citizens Bank		
December 1 Beginning Balance		\$10,882.40
Deposits/Credits		\$0.00
Interest		\$9.24
Total Additions		\$9.24
Checks/Debits		\$0.00
December 31 Ending Balance		\$10,891.64
Total Cit Bank Acct Balances as of December 31 2025		\$9,306,726.16
ADM Money Market Account		
December 1 Beginning Balance		\$0.00
Transfer to Citizens Bank		\$0.00
Accrued interest earned		\$0.00
December 31 Ending Balance		\$0.00
Total Investments as of December 31 2025		\$9,306,726.16

Notes Issued 5/3/2021	\$1,765,000.00
2022 Payment P & I	(267,881.00)
2023 Payment P & I	(244,555.00)
2024 Payment P & I	(247,230.00)
2025 Payment P & I	(244,880.00)
2026 Payment P & I	(247,505.00)
2027 Payment P & I	(250,080.00)
2028 Payment P & I	(167,948.00)
2029 Payment P & I	(171,020.00)
Total Notes Payments - Net Interest	(\$76,099.00)
Bonds Issued 5/3/2021	\$1,270,000.00
2022 Interest	(\$32,580.00)
2023 Interest	(\$24,538.00)
2024 Interest	(\$24,538.00)
2025 Interest	(\$24,538.00)
2026 Interest	(\$24,538.00)

2027 Interest	(\$24,538.00)
2028 Interest	(\$24,538.00)
2029 Interest	(\$24,538.00)
2030 P & I	(\$193,050.00)
2031 P & I	(\$195,031.00)
2032 P & I	(\$191,750.00)
2033 P & I	(\$193,200.00)
2034 P & I	(\$194,550.00)
2035 P & I	(\$195,800.00)
2036 P & I	(\$196,950.00)
Total Bond Payments - Net Interest	(\$294,677.00)



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 open to your banker for advice. The key to avoiding fraud is awareness!

CHECKING ACCOUNTS

Muni Adv Plus Ckg		Statement Dates	12/01/25 thru 12/31/25
Account Number	- - -	Days in the statement period	31
Previous Balance	1,337,149.70	Average Ledger	1,833,224.37
14 Deposits/Credits	1,956,319.31	Average Collected	1,830,701.19
101 Checks/Debits	629,907.46	Interest Earned	6,434.60
Service Charge	.00	Annual Percentage Yield Earned	4.22%
Interest Paid	6,434.60	2025 Interest Paid	19,942.43
Ending Balance	2,669,996.15		

DEPOSITS/CREDITS

Date	Description	Amount
12/03	112925SETT PNP BILLPAYMENT 3333308324 25/12/03 ID #-8104	44.40
12/05	TRACE #-071000286313454 120225SETT PNP BILLPAYMENT 3333308324 25/12/05 ID #-8104	150.00
12/11	TRACE #-071000284587061 WI PS ACH State of Wisconsin 6396028867 25/12/11 ID #-0001334178	32,929.46
12/12	TRACE #-042000014931880 DDA Regular Deposit	31,024.39
12/15	121025SETT PNP BILLPAYMENT 3333308324 25/12/15 ID #-8104	65.00
12/18	TRACE #-071000287579059 MISC PAY 36 TREAS 310 9101036151 25/12/17	1,859.20



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DEPOSITS/CREDITS

Date	Description	Amount
	ID #-396006151360012	
	TRACE #-101036153242884	
12/19	DDA Regular Deposit	4,563.00
12/19	BAE - Loan Disbursement	1,838,630.00
	Village of Vernon -- TT8155	
12/23	121825SETT PNP BILLPAYMENT	130.00
	3333308324 25/12/23	
	ID #-8104	
	TRACE #-071000280493784	
12/23	HCCLAIMPMT HNB - ECHO	349.60
	1341858386 25/12/22	
	ID #-396006151	
	TRACE #-044000029931277	
12/23	DDA Regular Deposit	28,660.76
12/29	122325SETT PNP BILLPAYMENT	757.00
	3333308324 25/12/29	
	ID #-8104	
	TRACE #-071000282314931	
12/30	DDA Regular Deposit	762.00
12/31	Transfer from LIFEQUEST to	16,394.50
	GENERAL CHECKING	
12/31	Interest Deposit	6,434.60

WITHDRAWALS/DEBITS

Date	Description	Amount
12/02	Int Bnking ACH items	3.42-
12/03	SPECTRUM SPECTRUM	45.92-
	0000358635 25/12/03	
	ID #-0690539	
	TRACE #-021000022081388	
12/03	SPECTRUM SPECTRUM	57.14-
	0000358635 25/12/03	
	ID #-0690893	
	TRACE #-021000022084107	
12/03	SPECTRUM SPECTRUM	329.93-
	0000358635 25/12/03	
	ID #-0690199	
	TRACE #-021000022078770	
12/03	SPECTRUM SPECTRUM	569.00-
	0000358635 25/12/03	
	ID #-0690200	
	TRACE #-021000022078782	
12/03	TAXPAYMNT WI DEPT REVENUE	2,508.23-
	X000001100 25/12/03	
	ID #-959400480	
	TRACE #-042000016492892	



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WITHDRAWALS/DEBITS		
Date	Description	Amount
12/04	USATAXPYMT IRS 3387702000 25/12/04 ID #-270573844581528 TRACE #-061036010023463	15,027.44-
12/04	PAYCHECK VILLAGE OF VERNO 1396006151 25/12/04 TRACE #-075906170000057	50,387.49-
12/05	EMPOWER EMPOWER 5800180000 25/12/05 ID #-707730570378 TRACE #-042000014594260	25.00-
12/05	EMPOWER EMPOWER 5800180000 25/12/05 ID #-707730570377 TRACE #-042000014594254	215.00-
12/05	ETFPay Group Insurance G369006449 25/12/05 ID #-WS2GPC013050594 TRACE #-042000016702107	1,108.14-
12/10	15606_1 LEASEDIRECT 138190450 25/12/10 ID #-1422435 TRACE #-043000098558413	700.51-
12/16	Int Bnking ACH items	3.96-
12/16	WEB PYMNT swidwduitax P396006446 25/12/16 ID #-889656593 TRACE #-042000017682260	50.00-
12/17	TAXPAYMNT WI DEPT REVENUE X000001100 25/12/17 ID #-1766238752 TRACE #-042000015122068	2,992.41-
12/18	USATAXPYMT IRS 3387702000 25/12/18 ID #-270575234452814 TRACE #-061036010026856	18,753.49-
12/18	PAYCHECK VILLAGE OF VERNO 1396006151 25/12/18 TRACE #-075906170000066	60,230.95-
12/19	EMPOWER EMPOWER 5800180000 25/12/19 ID #-703994011419 TRACE #-042000011415559	25.00-
12/19	EMPOWER EMPOWER 5800180000 25/12/19	215.00-



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WITHDRAWALS/DEBITS

Date	Description	Amount
	ID #-703994011418	
12/23	TRACE #-042000011415553 PAYMENT WE ENERGIES 13904762WE 25/12/23	3,332.10-
	ID #-070468722600001	
12/23	TRACE #-042000012540756 PAYMENT WASTE MANAGEMENT 9580653001 25/12/23	42,357.14-
	ID #-000072745212379	
12/26	TRACE #-021000021225012 WRS REMIT EMPLOYE TRUST FU 2391555732 25/12/26	13,016.22-
	ID #-3911000	
12/26	TRACE #-042000010863445 Withdrawal	5.18-
12/30	Int Bnking ACH items	3.18-
12/30	PAYMENT WASTE MANAGEMENT 9580653001 25/12/30	200.00-
	ID #-000243028463001	
12/30	TRACE #-021000026608767 Stmt and Check Image File Fee	45.00-
12/31	Int Bnking Service Charge	17.00-

CHECKS IN SERIAL NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
12/30	10116	228.87	12/12	10300*	42.34	12/22	10324	11,410.99
12/29	10137*	235.00	12/15	10301	49.60	12/09	10325	163,603.96
12/09	10226*	83.40	12/15	10302	464.05	12/18	10326	8,706.36
12/09	10237*	55.61	12/09	10303	132.89	12/26	10327	275.00
12/02	10257*	11,303.64	12/10	10304	300.31	12/26	10329*	500.00
12/02	10261*	172.25	12/10	10305	254.90	12/26	10330	500.00
12/01	10263*	1,853.95	12/09	10307*	435.17	12/24	10331	38.97
12/02	10273*	25.00	12/10	10308	3,391.00	12/23	10332	3,421.00
12/03	10274	2,553.60	12/17	10309	303.45	12/26	10333	26.95
12/16	10276*	75.00	12/15	10311*	670.00	12/24	10334	1,193.34
12/01	10282*	155.97	12/16	10312	256.48	12/31	10335	1,132.44
12/02	10289*	200.00	12/08	10313	6,636.41	12/24	10336	1,000.00
12/19	10290	169.00	12/10	10315*	927.84	12/29	10337	2,920.00
12/22	10291	326.25	12/18	10316	97.57	12/23	10339*	194.38
12/11	10292	100.00	12/11	10317	38.45	12/23	10340	2,617.16
12/10	10293	116.91	12/11	10318	136.64	12/24	10341	427.77
12/09	10294	82.60	12/12	10319	175.00	12/31	10342	1,340.81
12/10	10295	1,152.05	12/16	10320	548.28	12/30	10343	125.00
12/10	10296	320.16	12/11	10321	899.99	12/30	10344	3,317.10
12/09	10297	43.86	12/09	10322	1,932.77	12/24	10346*	2,015.86
12/17	10298	124.95	12/10	10323	250.56	12/31	10348*	325.00

* Denotes missing check numbers



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CHECKS IN SERIAL NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
12/30	10349	225.00	12/30	10353	35.67	12/24	10357	17,581.55
12/29	10350	38.45	12/29	10354	681.00	12/31	10359*	2,665.00
12/24	10351	121.03	12/24	10355	500.00	12/23	10360	152,397.37
12/29	10352	500.00	12/24	10356	524.68			

* Denotes missing check numbers

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
12/01	1,335,139.78	12/11	1,102,136.45	12/23	2,697,409.12
12/02	1,323,435.47	12/12	1,132,943.50	12/24	2,674,005.92
12/03	1,317,416.05	12/15	1,131,824.85	12/26	2,659,682.57
12/04	1,252,001.12	12/16	1,130,891.13	12/29	2,656,065.12
12/05	1,250,802.98	12/17	1,127,470.32	12/30	2,652,647.30
12/08	1,244,166.57	12/18	1,041,541.15	12/31	2,669,996.15
12/09	1,077,796.31	12/19	2,884,325.15		
12/10	1,070,382.07	12/22	2,872,587.91		

*** END OF STATEMENT ***



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 turn to your banker for advice. The key to avoiding fraud is awareness!

CHECKING ACCOUNTS

Classic Muni MM		Statement Dates 12/01/25 thru 12/31/25	
Account Number	0001	Days in the statement period	31
Previous Balance	4,073.42	Average Ledger	1,683,574.56
98 Deposits/Credits	6,581,521.11	Average Collected	1,463,566.33
2 Checks/Debits	6,990.24	Interest Earned	5,082.02
Service Charge	.00	Annual Percentage Yield Earned	4.17%
Interest Paid	5,082.02	2025 Interest Paid	30,167.05
Ending Balance	6,583,686.31		

DEPOSITS/CREDITS

Date	Description	Amount
12/12	DDA Regular Deposit	6,467.42
12/12	DDA Regular Deposit	7,654.59
12/15	DDA Regular Deposit	3,400.87
12/15	DDA Regular Deposit	64,092.16
12/16	DDA Regular Deposit	56,679.86
12/17	121425SETT PNP BILLPAYMENT 3333308324 25/12/17 ID #-6809 TRACE #-071000285188933	2,264.03
12/17	121325SETT PNP BILLPAYMENT 3333308324 25/12/17 ID #-6809 TRACE #-071000285190094	13,186.24
12/17	121225SETT PNP BILLPAYMENT 3333308324 25/12/17 ID #-6809 TRACE #-071000285186596	29,293.74
12/17	DDA Regular Deposit	3,761.58
12/17	DDA Regular Deposit	113,397.54
12/17	DDA Regular Deposit	144,420.54



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Classic Muni MM (Continued)

DEPOSITS/CREDITS		
Date	Description	Amount
12/18	121525SETT PNP BILLPAYMENT 3333308324 25/12/18 ID #-6809 TRACE #-071000289702466	14,412.72
12/18	DDA Regular Deposit	3,768.64
12/18	DDA Regular Deposit	73,521.01
12/18	DDA Regular Deposit	122,479.66
12/18	DDA Regular Deposit	123,581.67
12/18	DDA Regular Deposit	125,386.88
12/18	DDA Regular Deposit	130,773.81
12/18	DDA Regular Deposit	144,262.76
12/19	121625SETT PNP BILLPAYMENT 3333308324 25/12/19 ID #-6809 TRACE #-071000282169079	4,480.38
12/19	DDA Regular Deposit	3,631.94
12/19	DDA Regular Deposit	100,478.73
12/19	DDA Regular Deposit	115,306.08
12/19	DDA Regular Deposit	124,476.14
12/19	DDA Regular Deposit	131,124.53
12/19	DDA Regular Deposit	132,223.69
12/22	121725SETT PNP BILLPAYMENT 3333308324 25/12/22 ID #-6809 TRACE #-071000285904371	22,035.61
12/22	DDA Regular Deposit	496.16
12/22	DDA Regular Deposit	2,908.75
12/22	DDA Regular Deposit	4,055.27
12/22	DDA Regular Deposit	4,203.44
12/22	DDA Regular Deposit	4,470.67
12/22	DDA Regular Deposit	22,594.98
12/22	DDA Regular Deposit	48,910.82
12/22	DDA Regular Deposit	110,912.06
12/22	DDA Regular Deposit	118,268.90
12/22	DDA Regular Deposit	125,536.52
12/22	DDA Regular Deposit	136,433.06
12/22	DDA Regular Deposit	147,171.62
12/22	DDA Regular Deposit	156,409.82
12/23	121825SETT PNP BILLPAYMENT 3333308324 25/12/23 ID #-6809 TRACE #-071000280492976	50,208.45
12/23	DDA Regular Deposit	1,673.14
12/23	DDA Regular Deposit	4,141.71
12/23	DDA Regular Deposit	31,532.46
12/23	DDA Regular Deposit	45,586.99
12/23	DDA Regular Deposit	109,791.14



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Classic Muni MM

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DEPOSITS/CREDITS		
Date	Description	Amount
12/23	DDA Regular Deposit	119,672.75
12/23	DDA Regular Deposit	149,828.52
12/23	DDA Regular Deposit	339,956.91
12/24	122025SETT PNP BILLPAYMENT 3333308324 25/12/24 ID #-6809 TRACE #-071000285848396	3,210.37
12/24	121925SETT PNP BILLPAYMENT 3333308324 25/12/24 ID #-6809 TRACE #-071000285844902	25,067.55
12/24	DDA Regular Deposit	29,967.03
12/24	DDA Regular Deposit	52,450.36
12/26	122225SETT PNP BILLPAYMENT 3333308324 25/12/26 ID #-6809 TRACE #-071000288658837	3,625.77
12/26	DDA Regular Deposit	4,636.48
12/26	DDA Regular Deposit	55,783.93
12/26	DDA Regular Deposit	96,677.36
12/26	DDA Regular Deposit	122,551.48
12/26	DDA Regular Deposit	123,489.70
12/26	DDA Regular Deposit	138,974.08
12/26	DDA Regular Deposit	141,434.60
12/29	122325SETT PNP BILLPAYMENT 3333308324 25/12/29 ID #-6809 TRACE #-071000282314143	11,283.39
12/29	DDA Regular Deposit	2,414.84
12/29	DDA Regular Deposit	2,829.92
12/29	DDA Regular Deposit	3,982.07
12/29	DDA Regular Deposit	14,092.49
12/29	DDA Regular Deposit	65,851.14
12/29	DDA Regular Deposit	131,585.76
12/29	DDA Regular Deposit	132,234.10
12/29	DDA Regular Deposit	140,283.99
12/29	DDA Regular Deposit	141,075.09
12/29	DDA Regular Deposit	149,464.66
12/29	DDA Regular Deposit	173,363.13
12/30	122525SETT PNP BILLPAYMENT 3333308324 25/12/30 ID #-6809 TRACE #-071000287172435	3,924.75
12/30	DDA Regular Deposit	3,209.48
12/30	DDA Regular Deposit	3,210.78
12/30	DDA Regular Deposit	3,243.89
12/30	DDA Regular Deposit	3,614.72



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Classic Muni MM (Continued)

DEPOSITS/CREDITS		
Date	Description	Amount
12/30	DDA Regular Deposit	3,752.76
12/30	DDA Regular Deposit	3,880.65
12/30	DDA Regular Deposit	4,047.33
12/30	DDA Regular Deposit	67,356.93
12/30	DDA Regular Deposit	81,990.00
12/30	DDA Regular Deposit	90,817.28
12/30	DDA Regular Deposit	139,692.55
12/30	DDA Regular Deposit	141,631.64
12/30	DDA Regular Deposit	150,521.98
12/30	DDA Regular Deposit	272,602.58
12/31	122725SETT PNP BILLPAYMENT 3333308324 25/12/31 ID #-6809 TRACE #-071000282230617	11,984.15
12/31	122825SETT PNP BILLPAYMENT 3333308324 25/12/31 ID #-6809 TRACE #-071000282231824	13,580.16
12/31	122625SETT PNP BILLPAYMENT 3333308324 25/12/31 ID #-6809 TRACE #-071000282228687	23,736.27
12/31	DDA Regular Deposit	.31
12/31	DDA Regular Deposit	112.01
12/31	DDA Regular Deposit	1,874.32
12/31	DDA Regular Deposit	3,372.64
12/31	DDA Regular Deposit	3,417.62
12/31	DDA Regular Deposit	111,096.60
12/31	DDA Regular Deposit	121,193.46
12/31	Interest Deposit	5,082.02

WITHDRAWALS/DEBITS		
Date	Description	Amount
12/29	Item (CK) Returned Unpaid Fee	28.00-
12/29	Item (CK) Returned Unpaid	6,962.24-

DAILY BALANCE					
Date	Balance	Date	Balance	Date	Balance
12/01	4,073.42	12/18	1,186,879.14	12/26	4,353,269.09
12/12	18,195.43	12/19	1,798,600.63	12/29	5,314,739.43
12/15	85,688.46	12/22	2,703,008.31	12/30	6,288,236.75
12/16	142,368.32	12/23	3,555,400.38	12/31	6,583,686.31
12/17	448,691.99	12/24	3,666,095.69		

*** END OF STATEMENT ***



301 N. Rochester St.
 PO Box 223
 Mukwonago, WI 53149-0223

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Date 12/31/25 Page 1
 Primary Account
 Short Name VILLAGE OF VERNON

VILLAGE OF VERNON
 LIFEQUEST ACCOUNT
 W249S8910 CENTER DR
 BIG BEND WI 53103-8900

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 Find news and tips on our website [CitizensBankWI.bank](#) and know you can always
 turn to your banker for advice. The key to avoiding fraud is awareness!

CHECKING ACCOUNTS

Classic Muni MM			Statement Dates	12/01/25 thru 12/31/25
Account Number	--	5	Days in the statement period	31
Previous Balance		1,004.91	Average Ledger	10,323.66
14 Deposits/Credits		16,389.59	Average Collected	10,323.66
1 Checks/Debits		16,394.50	Interest Earned	8.77
Service Charge		.00	Annual Percentage Yield Earned	1.00%
Interest Paid		8.77	2025 Interest Paid	100.50
Ending Balance		1,008.77		

DEPOSITS/CREDITS

Date	Description	Amount
12/02	HCCLAIMPMT AETNA AS01 3066033492 25/12/02 ID #-1932404654	234.09
12/02	TRACE #-051000019059379 HCCLAIMPMT COMPCARE WI5C 1391462554 25/12/02 ID #-3488685316	301.44
12/04	TRACE #-111000022154203 5038425 iStream 0005038425 25/12/04 ID #-	5,937.66
12/05	TRACE #-091408598418533 HCCLAIMPMT AETNA AS01 3066033492 25/12/05 ID #-1932404654	158.36
12/08	TRACE #-051000014353861 HCCLAIMPMT NGS, INC. Q351840597 25/12/08 ID #-1932404654 TRACE #-042000019982807	540.24



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Date 12/31/25 Page 2
 Primary Account
 Short Name VILLAGE OF VERNON

Classic Muni MM

(Continued)

DEPOSITS/CREDITS		
Date	Description	Amount
12/11	5038425 iStream 0005038425 25/12/11 ID #-	139.65
12/11	TRACE #-091408598479155 HCCLAIMPMT NGS, INC. Q351840597 25/12/11 ID #-1932404654	1,342.76
12/18	TRACE #-042000012947852 5038425 iStream 0005038425 25/12/18 ID #-	4,176.25
12/24	TRACE #-091408598905538 HCCLAIMPMT NGS, INC. Q351840597 25/12/24 ID #-1932404654	54.69
12/24	TRACE #-042000015373734 HCCLAIMPMT QUARTZ HEALTH PL 1391807071 25/12/24 ID #-20944	318.23
12/26	TRACE #-042000019408196 5038425 iStream 0005038425 25/12/26 ID #-	1,968.31
12/30	TRACE #-091408599972083 HCCLAIMPMT WPS-TMEP CONTRAC 0718657276 25/12/30 ID #-2519865351	104.79
12/31	TRACE #-021000026549876 HCCLAIMPMT QUARTZ HEALTH PL 1391807071 25/12/31 ID #-20944	242.46
12/31	TRACE #-042000010084304 HCCLAIMPMT NGS, INC. Q351840597 25/12/31 ID #-1932404654	870.66
12/31	TRACE #-042000015494441 Interest Deposit	8.77

WITHDRAWALS/DEBITS		
Date	Description	Amount
12/31	Transfer from LIFEQUEST to GENERAL CHECKING	16,394.50-

DAILY BALANCE					
Date	Balance	Date	Balance	Date	Balance
12/01	1,004.91	12/04	7,478.10	12/08	8,176.70
12/02	1,540.44	12/05	7,636.46	12/11	9,659.11



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Date 12/31/25 Page 3
Primary Account
Short Name VILLAGE OF VERNON

Classic Muni MM

(Continued)

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance
12/18	13,835.36	12/26	16,176.59	12/31	1,008.77
12/24	14,208.28	12/30	16,281.38		

*** END OF STATEMENT ***



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Date 12/31/25 Page 1
 Primary Account
 Short Name VILLAGE OF VERNON

VILLAGE OF VERNON
 PARK IMPACT FUND
 W249S8910 CENTER DR
 BIG BEND WI 53103-8900

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 Find news and tips on our website CitizensBankWI.bank and know you can always
 turn to your banker for advice. The key to avoiding fraud is awareness!

CHECKING ACCOUNTS

Classic Muni MM		Statement Dates 12/01/25 thru 12/31/25	
Account Number		Days in the statement period 31	
Previous Balance	27,593.78	Average Ledger	28,164.42
2 Deposits/Credits	1,220.00	Average Collected	28,114.74
Checks/Debits	.00	Interest Earned	23.88
Service Charge	.00	Annual Percentage Yield Earned	1.00%
Interest Paid	23.88	2025 Interest Paid	243.72
Ending Balance	28,837.66		

DEPOSITS/CREDITS

Date	Description	Amount
12/12	DDA Regular Deposit	610.00
12/23	DDA Regular Deposit	610.00
12/31	Interest Deposit	23.88

DAILY BALANCE

Date	Balance	Date	Balance
12/01	27,593.78	12/23	28,813.78
12/12	28,203.78	12/31	28,837.66

*** END OF STATEMENT ***



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Date 12/31/25 Page 1 of 1
 Primary Account
 Short Name VILLAGE OF VERNON

VILLAGE OF VERNON
 CRICKET
 W249S8910 CENTER DR
 BIG BEND WI 53103-8900

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CHECKING ACCOUNTS

Classic Muni MM		Statement Dates 12/01/25 thru 12/31/25	
Account Number		Days in the statement period 31	
Previous Balance	10,882.40	Average Ledger	10,882.40
Deposits/Credits	.00	Average Collected	10,882.40
Checks/Debits	.00	Interest Earned	9.24
Service Charge	.00	Annual Percentage Yield Earned	1.00%
Interest Paid	9.24	2025 Interest Paid	108.33
Ending Balance	10,891.64		

DEPOSITS/CREDITS

Date	Description	Amount
12/31	Interest Deposit	9.24

DAILY BALANCE

Date	Balance	Date	Balance
12/01	10,882.40	12/31	10,891.64

*** END OF STATEMENT ***



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Date 12/31/25 Page 1
 Primary Account
 Short Name VILLAGE OF VERNON

VILLAGE OF VERNON
 US CELLULAR
 W249S8910 CENTER DR
 BIG BEND WI 53103-8900

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 Find news and tips on our website CitizensBankWI.bank and know you can always
 turn to your banker for advice. The key to building financial wellness!

CHECKING ACCOUNTS

Classic Muni MM		Statement Dates 12/01/25 thru 12/31/25	
Account Number		Days in the statement period 31	
Previous Balance	12,295.18	Average Ledger	12,295.18
Deposits/Credits	.00	Average Collected	12,295.18
Checks/Debits	.00	Interest Earned	10.45
Service Charge	.00	Annual Percentage Yield Earned	1.01%
Interest Paid	10.45	2025 Interest Paid	122.40
Ending Balance	12,305.63		

DEPOSITS/CREDITS

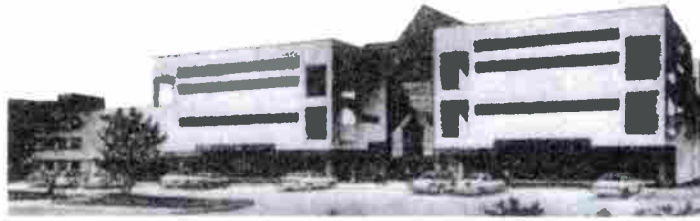
Date	Description	Amount
12/31	Interest Deposit	10.45

DAILY BALANCE

Date	Balance	Date	Balance
12/01	12,295.18	12/31	12,305.63

*** END OF STATEMENT ***

OFFICE OF THE SHERIFF



515 W. Moreland Blvd.
Box 1488
Waukesha, WI 53187

Waukesha County Jail
Box 0217
Waukesha, WI 53187

Waukesha County Huber
1400 Northview Road
Waukesha, WI 53188

ERIC SEVERSON, *Sheriff*

VILLAGE OF VERNON - DECEMBER 2025 STATS

ADMINISTRATIVE	Amount
TOTAL CALLS FOR SERVICE	53
MILEAGE	1375.6
GAS GALLONS	132.7
COMMUNITY PROGRAM CONTACTS	30
INCIDENT REPORTS	6
ASSIST NON-WSD	6
ASSIST WSD	12
PROCESS SERVICE/ATTEMPTED	0
WARRANTS ATTEMPTED	1
WARRANTS SERVED	0

TRAFFIC	Amount
TRAFFIC STOPS	12
CITATIONS	8
WRITTEN WARNINGS	0
VERBAL WARNING	9
HIT & RUN	1
OWI	1
PDO	2
PERSONAL INJURY	2
FATAL	0
CAR VS ANIMAL	1
RECKLESS	5
VEHICLE LOCKOUT	0
DISABLED VEHICLE	0
OTHER TRAFFIC OFFENSES	2

COMMUNITY ENFORCEMENT	Amount
ASSIST FIRE/EMS	6
BUILDING CHECK	11
CITIZEN SERVICE/WALK IN	0
EXTRA PATROL	37
FOOT PATROL	0
ORDINANCE CITATION	0
PARKING CITATION	0
SCHOOL CHECK	0
TAVERN CITATION	0

DRUGS	Amount
DRUG ENFORCEMENT	0
OVERDOSE	0
NARCAN USE	0
CONTROLLED SUBSTANCE - OTHER	1

CALLS FOR SERVICE	Amount
911 HANG UP	5
ALARMS	1
ANIMAL CASES	2
BATTERY	1
BURGLARY	0
CDTP	0
CHILD ABUSE/NEGLECT	0
CHILD CUSTODY	0
CIVIL MATTER	1
CRISIS EVALUATION	1
EMERGENCY DETENTION	0
TRAFFIC HAZARD	1
DISORDERLY CONDUCT	4
DISPUTE	1
DOMESTIC	0
DEATH INVESTIGATION	0
ENTRY TO AUTO	0
FOLLOW UP INVESTIGATION	2
FRAUD	0
GAS SKIP	0
HARRASSMENT	0
INDUSTRIAL ACCIDENT	0
JUVENILE PROBLEM	3
LIQUOR LAW/UAD	0
MAINTAIN THE PEACE	0
MISSING PERSON / RUNAWAY	0
MOTOR VEHICLE THEFT	0
NEIGHBOR DISPUTE	0
NOISE COMPLAINT	0
OBSTRUCTING / RESISTING	0
RAILROAD COMPLAINT	0
FOUND PROPERTY	0
ROBBERY/ATTEMPT	0
SEXUAL ASSAULT	0
SUICIDE/ATTEMPT	0
SUSPICIOUS MATTER	1
THEFT/RETAIL THEFT	0
THREATS	0
TRESPASS	0
VIOLATION OF COURT ORDER	0
WELL BEING CHECK	1
ALL OTHER OFFENSES	1

*Respectfully,
Lieutenant Kyle Strandberg*

An Accredited Law Enforcement Agency



Fire Department Monthly Report For December 2025

Incidents

	YTD	This Month
EMS Calls:	476	51
Service/ Other Calls	48	2
Fire Calls:	156	7
Intercepts	137	13
Motor Vehicle Crash:	81	9
Total Calls	898	82
Mutual Aid Received:	33	6
Mutual Aid Given Non-Intercept	207	11

Members Status

Position	Authorized	Actual	LOA	Resignation	Appointments
Command Staff	4	4	0	0	0
Company Officer	6	6	0	0	0
Firefighter-EMT	Varies	22	5	0	0
Firefighter-Paramedic	Varies	13	3	0	0
Firefighter or EMS	Varies	1	0	0	0
Recruit No Skills	Varies	0	0	0	0
Total Members	75	56	8	0	0

Building/Grounds/Maintenance

Station Maintenance:

- None

Apparatus

Apparatus Updates:

- Eng 17 has been removed from service pending a decision on repair or replacement. We are currently utilizing Eng 218 in its place until we decide what action we take.
- We have completed renumbering of our apparatus, this renumbering will eliminate confusion of apparatus on the scene of an incident.

Significant Calls of Interest

- 12/04/2025 - #25-0827 – Residential Structure Fire – Mukwonago – Vernon was dispatched automatic aid to Mukwonago for a chief and engine to responded to the scene of a structure fire. Engine 17 and Chief 217 responded. Chief 217 assisted with command operations. Engine 17 assisted with overhaul of an adjacent structure.

- 12/15/2025- #25-0846 – Commercial Structure Fire- Muskego (Tess Corners Fire)- Vernon was requested mutual aid for well involved structure fire, we assisted with an engine and chief for operations and suppression.
- 12/15/2025- 25-0847- EMS response- Big Bend- While crews were assisting with a MABAS event our crews responded to the Village of Big Bend for a reported PNB. The BBFD failed to respond to the call, we were sent automatic mutual aid per WCC protocol for no response from a department. VFD staff transported the patient to the hospital for care.
- This month the Vernon Fire Department had 10 instances where simultaneous calls occurred, involving a total of 23 calls for service.

Average First Apparatus Travel Time

Time of dispatch to arrival on scene -

total incidents are less due to calls that were dispatched and were cancelled prior to arrival on scene.

07:16

MM:SS
Average First Apparatus Travel Time

12:16

MM:SS
Average First Apparatus Turnout Time

31

DAYS
Incidents Per Day

73

INCIDENTS
Total Incidents



Average First apparatus Turnout Time

Time of dispatch to apparatus enroute.

01:25

MM:SS
Average First Apparatus Turnout Time

03:09

MM:SS
Average First Apparatus Turnout Time

31

DAYS
Incidents Per Day

80

INCIDENTS
Total Incidents



JANUARY SETTLEMENT, 2025 TAX ROLL
GENERAL PROPERTY TAXES ONLY (REAL AND PERSONAL)

TAX DISTRICT: VILLAGE OF VERNON

COUNTY: WAUKESHA

COLUMN CODE: 67186

PART I	COLUMN 1	COLUMN 2 TAXES LEVIED	COLUMN 3 PCT	COLUMN 4 PROP SHARE
A.	1. STATE TAXES	0.00	0.446230	0.00
B.	1. Portion of State Special Charges Upon County	(251.41)		
	2. Portion of County Tax Levied Over Entire District	2,331,291.60		
	3. Special Purpose			
	4. Special Purpose			
	5. Special Purpose			
	6. TOTAL COUNTY TAXES (Sum of B1 - B5)	2,331,040.19	0.446230	1,040,180.05
C.	SPECIAL DISTRICT CODES & NAMES			
	1.			
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			
D.	1. Other Special Purpose District Taxes			
	2. Tax Incremental District			
	3. Other State Special Charges			
	4. County Special Charge			
	5. All Other Town, Village or City Taxes	1,989,589.00	0.446230	887,814.28
	6. Surplus Funds Applied to Tax Roll			
	7. Overrun - Underrun	0.08	0.446230	0.04
	TOTAL TAX DISTRICT (Sum of D1 - D7)	1,989,589.08		887,814.32
E.	SCHOOL DISTRICT CODES & NAMES			
	1. 3822 SCH D OF MUKWONAGO	9,191,005.73	0.446230	4,101,302.41
	2. 3976 SCH D OF NORRIS	5,000.00	0.446230	2,231.15
	3. 6083 SCH D OF WATERFORD	6,936.76	0.446230	3,095.39
	4. 6104 SCH D OF WASHINGTON-CALDWELL	9,061.82	0.446230	4,043.66
	5.			
	6.			
	7.			
	8.			
	9.			
F.	TECHNICAL COLLEGE DISTRICT CODES & NAMES			
	1. 0800 WAUKESHA COUNTY TECHNICAL COLLEGE	390,419.80	0.446230	174,217.02
	2.			
G.	TOTAL GENERAL PROPERTY TAXES (REAL AND PERSONAL)	13,923,053.38		6,212,884.00

PART II

Total Collections on hand 12-31-25 (Real and Personal)	6,561,920.15	(1)	
Less: Collections of special charges	348,129.47	(2)	
Collections of special assessments	0.00	(3)	
Collections of special taxes	906.68	(4)	
Collections of general property taxes (Line 1 - Lines 2, 3, 4)	6,212,884.00	(5)	
Percentage (Line 5 divided by Line 6)	=		0.446229992
Total general property taxes levied (Line G from Part I)	13,923,053.38	(6)	(7)



TREASURER'S OFFICE

WAUKESHA COUNTY

JENNIFER GRANT
County Treasurer

515 W. Moreland Blvd., Room 148
Waukesha, WI 53188

THERESA M. SCHULTZ
Deputy Treasurer

Phone: (262) 548-7029
Fax: (262) 896-8037

January 8, 2026

Village of Vernon

Attn: Karen Schuh / Terry Winarski

Please find attached the January Settlement report the county has compiled based on payment files we have received.

The settlement report should match up with the totals Village of Vernon has come up with for January Settlement figures which are due and payable on or before January 15, 2026.

Any discrepancies or modifications that you feel should be made, please feel free to call or e-mail me anytime.

If the report is accurate and matches with your figures, please sign, and date this document and send it back to me by faxing it to 262-896-8037 or email it to tmschultz@waukeshacounty.gov.

Signature Terry Winarski
Date 1-9-2026

Thank you

Theresa (Terry) Schultz
Waukesha County Deputy Treasurer
Phone: 262-548-7032
Fax: 262-896-8037
E-mail: tmschultz@waukeshacounty.gov

PROPERTY TAX PAYMENTS BATCH SUMMARY 2025

Settlement Period(s): 1
VILLAGE OF VERNON

BATCH	TRANS COUNT	AMOUNT
VNT_1	171	668,442.71
VNT_2	200	709,124.55
VNT_3	167	623,241.45
VNT_4	194	702,344.76
VNT_5	197	711,822.26
VNT_6	288	936,483.52
VNT_7	180	722,190.79
VNT_8	198	718,307.24
VNT_9	213	769,962.87
	<hr/> 1,808 <hr/>	<hr/> 6,561,920.15 <hr/>

Waukesha County Tax System

Report Header Page

Report Parameters

6138f8.rpt

Run Date and Time

01/07/2026 4:03:09PM

Print Header Page

Y

Tax Year

2025

Municipalities

VNT

Settlement Period

1

Display Uncollected

FALSE

Personal Property



SETTLEMENT SUMMARY, 2025 TAX ROLL
SETTLEMENT PERIOD 01
VILLAGE OF VERNON

PART I		CERTIFIED LEVIES	PCT	PROP SHARE
STATE OF WISCONSIN		0.00	0.446229992	0.00
COUNTY OF WAUKESHA		2,331,040.19	0.446229992	1,040,180.05
WAUKESHA TECH COLLEGE		390,419.80	0.446229992	174,217.02
MUKWONAGO SCHOOL 3822		9,191,005.73	0.446229992	4,101,302.41
NORRIS SCHOOL 3976		5,000.00	0.446229992	2,231.15
WASHINGTON CALDW 6104		9,061.82	0.446229992	4,043.66
WATERFORD UHS 6083		6,936.76	0.446229992	3,095.39
VILLAGE OF VERNON		1,989,589.00	0.446229992	887,814.28
TIF ASSESSMENT		0.00	0.446229992	0.00
Over/Under		0.08	0.446229992	0.04
TOTAL GENERAL PROPERTY TAXES		----- 13,923,053.38	----- 0.446229992	----- 6,212,884.00
PART II				
PAYMENTS MADE BY TAX KEYS	1,808	6,561,920.15		
BONDED SPECIALS		0.00		
SPECIAL CHARGES		348,129.47		
LESS DELQ UTILITY CHARGES		0.00		
SPECIAL TAXES		906.68		
OCCUPATIONAL TAX		0.00		
PLUS UNCOLLECTED PER PROP		0.00		
GENERAL PROPERTY TAXES		6,212,884.00		
PERCENTAGE			.446229992	
TOTAL GENERAL PROPERTY TAXES LEVIED		13,923,053.38		
2,676 LOTTERY CREDITS TAKEN TO DATE		418,949.73		

* NOTE - ANY ADJUSTMENTS FOR TIF DISTRICTS WERE NOT CALCULATED.

SETTLEMENT SUMMARY, 2025 TAX ROLL
SETTLEMENT PERIOD 01
VILLAGE OF VERNON

OTHER ASSESSMENTS

ASSESSMENT TYPE	DISTRICT	AMOUNT
2 - SPEC CHARGES	STORM WATER	47,909.69
2 - SPEC CHARGES	GARBAGE / RECYCLING	299,736.00
2 - SPEC CHARGES	DELINQ INVOICE	483.78
4 - SPECIAL TAX	MFL - BEFORE 2005 CLOSED	33.60
4 - SPECIAL TAX	MFL CLOSED AFTER 2004	873.08
	TOTAL OTHER ASSESSMENTS:	349,036.15

Waukesha County Tax System

Report Header Page

Report Parameters

<u>Run Date and Time</u>	cc9eea.rpt	01/08/2026	10:58:47AM
<u>Print Header Page:</u>	Y		
<u>Tax Year:</u>	2025		
<u>Settlement Period:</u>	01		
<u>Jurisdiction:</u>	VNT		



cc9eea

VILLAGE OF VERNON

FINAL TOTALS - PERSONAL PROPERTY	Assessed Value	EFMV			
Total Assessment Value					
Total Number of Tax Keys					
CALCULATED TAX LEVIES					
GROSS GENERAL TAX					
STATE SCHOOL TAX CREDIT					
LOTTERY CREDIT	0.00				
** NET GEN TAX W/LOTTERY	0.00				
CERTIFIED TAX LEVIES		Billed	Collected	Delinquent	Postponed
STATE OF WISCONSIN		0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA		0.00	0.00	0.00	0.00
WAUKESHA TECH COLLEGE		0.00	0.00	0.00	0.00
MUKWONAGO SCHOOL 3822		0.00	0.00	0.00	0.00
NORRIS SCHOOL 3976		0.00	0.00	0.00	0.00
WASHINGTON CALDW 6104		0.00	0.00	0.00	0.00
WATERFORD UHS 6083		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
VILLAGE OF VERNON	0.00		0.00	0.00	0.00
Tax Incremental	0.00		0.00	0.00	0.00
Over/Under	0.00		0.00	0.00	0.00
GROSS GENERAL TAXES		0.00	0.00	0.00	0.00
CREDITS					
SCHOOL TAX CREDIT	0.00				0.00
FIRST DOLLAR CREDIT	0.00				0.00
LOTTERY CREDIT	0.00				0.00
TOTAL Credits		0.00			
** NET GENERAL TAX		0.00	0.00	0.00	0.00
OTHER ASSESSMENTS					
TOTAL OTHER ASSESSMENTS					
** TOTAL PERSONAL PROPERTY TAX ROLL		0.00	0.00	0.00	0.00
		0		0	0

cc9eea

VILLAGE OF VERNON

FINAL TOTALS - REAL PROPERTY		Assessed Value	EFMV			
Total Land Value		378,151,200	439,457,200			
Total Improvement Value		992,008,300	1,148,040,900			
Total Land & Improvement Value		1,370,159,500	1,587,498,100			
Total Number of Tax Keys		3,421				
CALCULATED TAX LEVIES						
WM	STATE OF WISCONSIN	0.00				
67	COUNTY OF WAUKESHA	2,331,040.25				
08	WAUKESHA TECH COLLEGE	390,419.70				
186	VILLAGE OF VERNON	1,989,589.17				
3822	MUKWONAGO SCHOOL 3822	9,191,005.68				
3976	NORRIS SCHOOL 3976	5,000.00				
6104	WASHINGTON CALDW 6104	9,061.82				
6083	WATERFORD UHS 6083	6,936.76				
GROSS GENERAL TAX		13,923,053.38				
STATE SCHOOL TAX CREDIT		-1,833,312.58				
	FIRST DOLLAR CREDIT	2,991 Pcls				
	LOTTERY CREDIT	2,676 Pcls				
* * NET GEN TAX W/LOTTERY		11,514,651.82				
CERTIFIED TAX LEVIES						
		Billed	Collected	Delinquent	Postponed	Due
STATE OF WISCONSIN		0.00	0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA		2,331,040.19	1,040,180.05	0.00	1,290,860.14	1,290,860.14
WAUKESHA TECH COLLEGE		390,419.80	174,217.02	0.00	216,202.78	216,202.78
	MUKWONAGO SCHOOL 3822	2,675 9,191,005.73	4,101,302.41	0.00	5,089,703.32	5,089,703.32
	NORRIS SCHOOL 3976	5,000.00	2,231.15	0.00	2,768.85	2,768.85
	WASHINGTON CALDW 6104	1 9,061.82	4,043.66	0.00	5,018.16	5,018.16
	WATERFORD UHS 6083	6,936.76	3,095.39	0.00	3,841.37	3,841.37
	VILLAGE OF VERNON	1,989,589.00	887,814.28	0.00	1,101,774.72	1,101,774.72
	Tax Incremental	0.00	0.00	0.00	0.00	0.00
	Over/Under	0.08	0.04	0.00	0.04	0.04
GROSS GENERAL TAXES		13,923,053.38	6,212,884.00	0.00	7,710,169.38	7,710,169.38
CREDITS						
SCHOOL TAX CREDIT		-1,833,312.58				-1,833,312.58
FIRST DOLLAR CREDIT		-156,139.25				-156,139.25
LOTTERY CREDIT		-418,949.73				-418,949.73
TOTAL Credits		-2,408,401.56				
* * NET GENERAL TAX		11,514,651.82	6,212,884.00	0.00	5,301,767.82	5,301,767.82
OTHER ASSESSMENTS						
		Billed	Collected	Delinquent	Postponed	Due
Type 2 Special Charges						
	DELINQ INVOICE	3,268.86	483.78	0.00	2,785.08	2,785.08
	GARBAGE / RECYCLING	545,744.00	299,736.00	0.00	246,008.00	246,008.00
	LOTTERY CREDIT AUDIT	197.64	0.00	0.00	197.64	197.64
	STORM WATER	91,670.66	47,909.69	0.00	43,760.97	43,760.97
TOTAL Type 2 Special Charges		640,881.16	348,129.47	0.00	292,751.69	292,751.69
Type 4 Special Taxes						
	MFL - BEFORE 2005 CLOSED	33.60	33.60	0.00	0.00	0.00
	MFL CLOSED AFTER 2004	1,423.50	873.08	0.00	550.42	550.42
TOTAL Type 4 Special Taxes		1,457.10	906.68	0.00	550.42	550.42
TOTAL OTHER ASSESSMENTS		642,338.26	349,036.15	0.00	293,302.11	293,302.11
* * TOTAL REAL PROPERTY TAX ROLL		12,156,990.08	6,561,920.15	0.00	5,595,069.93	5,595,069.93
		3,365		0	1,567	

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VILLAGE OF VERNON

FINAL TOTALS - REAL & PERSONAL PROPERTY		Assessed Value	EFMV
Total Land Value		378,151,200	439,457,200
Total Improvement Value		992,008,300	1,148,040,900
Total Personal Property Value		0	0
Total Land, Improvements & Personal Property Value		1,370,159,500	1,587,498,100
Total Number of Tax Keys		3,421	
CALCULATED TAX LEVIES			
WI	STATE OF WISCONSIN	0.00	
67	COUNTY OF WAUKESHA	2,331,040.25	
08	WAUKESHA TECH COLLEGE	390,419.70	
186	VILLAGE OF VERNON	1,989,589.17	
3822	MUKWONAGO SCHOOL 3822	9,191,005.68	
3976	NORRIS SCHOOL 3976	5,000.00	
6104	WASHINGTON CALDW 6104	9,061.82	
6083	WATERFORD UHS 6083	6,936.76	
GROSS GENERAL TAX		13,923,053.38	
STATE SCHOOL TAX CREDIT		-1,833,312.58	
FIRST DOLLAR CREDIT		2,991 Pcls	-156,139.25
LOTTERY CREDIT		2,676 Pcls	-418,949.73
* * NET GEN TAX W/LOTTERY			11,514,651.82

CERTIFIED TAX LEVIES		Billed	Collected	Delinquent	Postponed	Due
STATE OF WISCONSIN		0.00	0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA		2,331,040.19	1,040,180.05	0.00	1,290,860.14	1,290,860.14
WAUKESHA TECH COLLEGE		390,419.80	174,217.02	0.00	216,202.78	216,202.78
MUKWONAGO SCHOOL 3822	2,675	9,191,005.73	4,101,302.41	0.00	5,089,703.32	5,089,703.32
NORRIS SCHOOL 3976		5,000.00	2,231.15	0.00	2,768.85	2,768.85
WASHINGTON CALDW 6104	1	9,061.82	4,043.66	0.00	5,018.16	5,018.16
WATERFORD UHS 6083		6,936.76	3,095.39	0.00	3,841.37	3,841.37
VILLAGE OF VERNON	1,989,589.00		887,814.28	0.00	1,101,774.72	1,101,774.72
Tax Incremental	0.00		0.00	0.00	0.00	0.00
Over/Under	0.08		0.04	0.00	0.04	0.04
Total VILLAGE OF VERNON		1,989,589.08				
GROSS GENERAL TAXES		13,923,053.38	6,212,884.00	0.00	7,710,169.38	7,710,169.38
CREDITS						
SCHOOL TAX CREDIT		-1,833,312.58				-1,833,312.58
FIRST DOLLAR CREDIT		-156,139.25				-156,139.25
LOTTERY CREDIT		-418,949.73				-418,949.73
TOTAL Credits		-2,408,401.56				
* * NET GENERAL TAX		11,514,651.82	6,212,884.00	0.00	5,301,767.82	5,301,767.82
OTHER ASSESSMENTS		Billed	Collected	Delinquent	Postponed	Due
Type 2 Special Charges						
DELINQ INVOICE		3,268.86	483.78	0.00	2,785.08	2,785.08
GARBAGE / RECYCLING		545,744.00	299,736.00	0.00	246,008.00	246,008.00
LOTTERY CREDIT AUDIT		197.64	0.00	0.00	197.64	197.64
STORM WATER		91,670.66	47,909.69	0.00	43,760.97	43,760.97
TOTAL Type 2 Special Charges		640,881.16	348,129.47	0.00	292,751.69	292,751.69
Type 4 Special Taxes						
MFL - BEFORE 2005 CLOSED		33.60	33.60	0.00	0.00	0.00
MFL CLOSED AFTER 2004		1,423.50	873.08	0.00	550.42	550.42
TOTAL Type 4 Special Taxes		1,457.10	906.68	0.00	550.42	550.42
TOTAL OTHER ASSESSMENTS		642,338.26	349,036.15	0.00	293,302.11	293,302.11
TOTAL GENERAL TAX		12,178,315.64	6,561,920.15	0.00	7,999,471.49	7,999,471.49

Yellow = Underlayed 642,338.26 349,036.15 0.00 293,302.11 293,302.11

2025 TAX ROLL
SETTLEMENT PERIOD 01
VILLAGE OF VERNON

** TOTAL TAX ROLL	12,156,990.08	6,561,920.15	0.00	5,595,069.93	5,595,069.93
	3,365		0	1,567	

Waukesha County Tax System

Report Header Page

Report Parameters

Run Date and Time

cc9eea.rpt
01/08/2026 10:58:47AM

Print Header Page:

Y

Tax Year:

2025

Settlement Period:

01

Jurisdiction:

VNT



FINAL TOTALS - PERSONAL PROPERTY	Assessed Value	EFMV			
Total Assessment Value					
Total Number of Tax Keys					
CALCULATED TAX LEVIES					
GROSS GENERAL TAX					
STATE SCHOOL TAX CREDIT					
LOTTERY CREDIT	0.00				
** NET GEN TAX W/LOTTERY	0.00				
CERTIFIED TAX LEVIES					
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA	0.00	0.00	0.00	0.00	0.00
WAUKESHA TECH COLLEGE	0.00	0.00	0.00	0.00	0.00
MUKWONAGO SCHOOL 3822	0.00	0.00	0.00	0.00	0.00
NORRIS SCHOOL 3976	0.00	0.00	0.00	0.00	0.00
WASHINGTON CALDW 6104	0.00	0.00	0.00	0.00	0.00
WATERFORD UHS 6083	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
VILLAGE OF VERNON	0.00	0.00	0.00	0.00	0.00
Tax Incremental	0.00	0.00	0.00	0.00	0.00
Over/Under	0.00	0.00	0.00	0.00	0.00
GROSS GENERAL TAXES	0.00	0.00	0.00	0.00	0.00
CREDITS					
SCHOOL TAX CREDIT	0.00				0.00
FIRST DOLLAR CREDIT	0.00				0.00
LOTTERY CREDIT	0.00				0.00
TOTAL Credits	0.00				0.00
** NET GENERAL TAX	0.00	0.00	0.00	0.00	0.00
OTHER ASSESSMENTS					
TOTAL OTHER ASSESSMENTS					
** TOTAL PERSONAL PROPERTY TAX ROLL	0.00	0.00	0.00	0.00	0.00
	0		0		0

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VILLAGE OF VERNON

FINAL TOTALS - REAL PROPERTY		Assessed Value	EFMV			
Total Land Value		378,151,200		439,457,200		
Total Improvement Value		992,008,300		1,148,040,900		
Total Land & Improvement Value		1,370,159,500		1,587,498,100		
Total Number of Tax Keys		3,421				
CALCULATED TAX LEVIES						
VI STATE OF WISCONSIN		0.00				
67 COUNTY OF WAUKESHA		2,331,040.25				
08 WAUKESHA TECH COLLEGE		390,419.70				
186 VILLAGE OF VERNON		1,989,589.17				
3822 MUKWONAGO SCHOOL 3822		9,191,005.68				
3976 NORRIS SCHOOL 3976		5,000.00				
6104 WASHINGTON CALDW 6104		9,061.82				
6083 WATERFORD UHS 6083		6,936.76				
GROSS GENERAL TAX		13,923,053.38				
STATE SCHOOL TAX CREDIT		-1,833,312.58				
FIRST DOLLAR CREDIT	2,991 Pcls	-156,139.25				
LOTTERY CREDIT	2,676 Pcls	-418,949.73				
** NET GEN TAX W/LOTTERY		11,514,651.82				
CERTIFIED TAX LEVIES						
		Billed	Collected	Delinquent	Postponed	Due
STATE OF WISCONSIN		0.00	0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA		2,331,040.19	1,040,180.05	0.00	1,290,860.14	1,290,860.14
WAUKESHA TECH COLLEGE		390,419.80	174,217.02	0.00	216,202.78	216,202.78
MUKWONAGO SCHOOL 3822	2,675	9,191,005.73	4,101,302.41	0.00	5,089,703.32	5,089,703.32
NORRIS SCHOOL 3976		5,000.00	2,231.15	0.00	2,768.85	2,768.85
WASHINGTON CALDW 6104	1	9,061.82	4,043.66	0.00	5,018.16	5,018.16
WATERFORD UHS 6083		6,936.76	3,095.39	0.00	3,841.37	3,841.37
VILLAGE OF VERNON	1,989,589.00		887,814.28	0.00	1,101,774.72	1,101,774.72
Tax Incremental	0.00		0.00	0.00	0.00	0.00
Over/Under	0.08		0.04	0.00	0.04	0.04
GROSS GENERAL TAXES		13,923,053.38	6,212,884.00	0.00	7,710,169.38	7,710,169.38
CREDITS						
SCHOOL TAX CREDIT	-1,833,312.58					-1,833,312.58
FIRST DOLLAR CREDIT	-156,139.25					-156,139.25
LOTTERY CREDIT	-418,949.73					-418,949.73
TOTAL Credits		-2,408,401.56				
** NET GENERAL TAX		11,514,651.82	6,212,884.00	0.00	5,301,767.82	5,301,767.82
OTHER ASSESSMENTS						
		Billed	Collected	Delinquent	Postponed	Due
Type 2 Special Charges						
DELINQ INVOICE	3,268.86		483.78	0.00	2,785.08	2,785.08
GARBAGE / RECYCLING	545,744.00		299,736.00	0.00	246,008.00	246,008.00
LOTTERY CREDIT AUDIT	197.64		0.00	0.00	197.64	197.64
STORM WATER	91,670.66		47,909.69	0.00	43,760.97	43,760.97
TOTAL Type 2 Special Charges		640,881.16	348,129.47	0.00	292,751.69	292,751.69
Type 4 Special Taxes						
MFL - BEFORE 2005 CLOSED	33.60		33.60	0.00	0.00	0.00
MFL CLOSED AFTER 2004	1,423.50		873.08	0.00	550.42	550.42
TOTAL Type 4 Special Taxes		1,457.10	906.68	0.00	550.42	550.42
TOTAL OTHER ASSESSMENTS		642,338.26	349,036.15	0.00	293,302.11	293,302.11
** TOTAL REAL PROPERTY TAX ROLL		12,156,990.08	6,561,920.15	0.00	5,595,069.93	5,595,069.93
		3,365		0	1,567	

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VILLAGE OF VERNON

FINAL TOTALS - REAL & PERSONAL PROPERTY		Assessed Value	EFMV			
Total Land Value		378,151,200	439,457,200			
Total Improvement Value		992,008,300	1,148,040,900			
Total Personal Property Value		0	0			
Total Land, Improvements & Personal Property Value		1,370,159,500	1,587,498,100			
Total Number of Tax Keys		3,421				
CALCULATED TAX LEVIES						
WI	STATE OF WISCONSIN	0.00				
67	COUNTY OF WAUKESHA	2,331,040.25				
08	WAUKESHA TECH COLLEGE	390,419.70				
186	VILLAGE OF VERNON	1,989,589.17				
3822	MUKWONAGO SCHOOL 3822	9,191,005.68				
3976	NORRIS SCHOOL 3976	5,000.00				
6104	WASHINGTON CALDW 6104	9,061.82				
6083	WATERFORD UHS 6083	6,936.76				
GROSS GENERAL TAX		13,923,053.38				
STATE SCHOOL TAX CREDIT		-1,833,312.58				
FIRST DOLLAR CREDIT		2,991 Pcls	-156,139.25			
LOTTERY CREDIT		2,676 Pcls	-418,949.73			
** NET GEN TAX W/LOTTERY			11,514,651.82			
CERTIFIED TAX LEVIES						
		Billed	Collected	Delinquent	Postponed	Due
STATE OF WISCONSIN		0.00	0.00	0.00	0.00	0.00
COUNTY OF WAUKESHA		2,331,040.19	1,040,180.05	0.00	1,290,860.14	1,290,860.14
WAUKESHA TECH COLLEGE		390,419.80	174,217.02	0.00	216,202.78	216,202.78
MUKWONAGO SCHOOL 3822		9,191,005.73	4,101,302.41	0.00	5,089,703.32	5,089,703.32
NORRIS SCHOOL 3976		5,000.00	2,231.15	0.00	2,768.85	2,768.85
WASHINGTON CALDW 6104		9,061.82	4,043.66	0.00	5,018.16	5,018.16
WATERFORD UHS 6083		6,936.76	3,095.39	0.00	3,841.37	3,841.37
VILLAGE OF VERNON		1,989,589.00	887,814.28	0.00	1,101,774.72	1,101,774.72
Tax Incremental		0.00	0.00	0.00	0.00	0.00
Over/Under		0.08	0.04	0.00	0.04	0.04
Total VILLAGE OF VERNON		1,989,589.08				
GROSS GENERAL TAXES		13,923,053.38	6,212,884.00	0.00	7,710,169.38	7,710,169.38
CREDITS						
SCHOOL TAX CREDIT						-1,833,312.58
FIRST DOLLAR CREDIT						-156,139.25
LOTTERY CREDIT						-418,949.73
TOTAL Credits						-2,408,401.56
** NET GENERAL TAX			6,212,884.00	0.00	5,301,767.82	5,301,767.82
OTHER ASSESSMENTS						
		Billed	Collected	Delinquent	Postponed	Due
Type 2 Special Charges						
DELINQ INVOICE		3,268.86	483.78	0.00	2,785.08	2,785.08
GARBAGE / RECYCLING		545,744.00	299,736.00	0.00	246,008.00	246,008.00
LOTTERY CREDIT AUDIT		197.64	0.00	0.00	197.64	197.64
STORM WATER		91,670.66	47,909.69	0.00	43,760.97	43,760.97
TOTAL Type 2 Special Charges		642,881.16	348,129.47	0.00	292,751.69	292,751.69
Type 4 Special Taxes						
MFL - BEFORE 2005 CLOSED		33.60	33.60	0.00	0.00	0.00
MFL CLOSED AFTER 2004		1,423.50	873.08	0.00	550.42	550.42
TOTAL Type 4 Special Taxes		1,457.10	906.68	0.00	550.42	550.42
TOTAL OTHER ASSESSMENTS		642,338.26	349,036.15	0.00	293,302.11	293,302.11
Yellow = Underlayed		642,338.26	349,036.15	0.00	293,302.11	293,302.11

2025 TAX ROLL
SETTLEMENT PERIOD 01
VILLAGE OF VERNON

** TOTAL TAX ROLL	12,156,990.08	6,561,920.15	0.00	5,595,069.93	5,595,069.93
	3,365		0	1,567	



301 N. Rochester St.
PO Box 223
Mukwonago, WI 53149-0223
262-363-6500
CitizensBankWI.bank
Citizens Bank - WI on social media
Member FDIC | Equal Housing Lender

December 31, 2025

Clerk/Administrator
Village of Vernon
W249 S8910 Center Drive
Big Bend WI 53103

Dear Clerk/Administrator:

I would like to provide an update on the securities which we have pledged for the deposits of the Village of Vernon. We have set aside in a separate safekeeping account \$8,674,527.53 (market value as of 12/31/25) in securities through our subsidiary. I have attached a safekeeping report as of December 31, 2025, which reflects those securities that have been segregated.

Let me know if you have any questions. Thank you again for your business!

Sincerely,

A handwritten signature in black ink, appearing to be 'S' followed by a long horizontal stroke.

Susan van Helden
AVP-Controller

RECEIVED
JAN 05 2025
VILLAGE OF VERNON

Investment Portfolio Pledged Securities
 CONSOLIDATED-MUKWONAGO WI

InTrader (pledged)
 Last : 11/30/2025
 As-of: 12/31/2025
 915

Sec ID Loc	Ticket	Security Description Line 1 Security Description Line 2	Safekeeping Agent Rate	Maturity	Grp	Original Face S & P Par/Curr Face Moody	Priced Pledged	Book Value Market Value
PLEGDED TO: 1323 *VILLAGE OF VERNON								
3132XFHD3		FREDDIE MAC POOL #WN1127 5282	BANKERS' BANK			1,000,000.00	12/30/2025	995,521.22
BBW	234000075		1.85	10/01/2031	200	1,000,000.00	03/24/2022	873,262.44
3133GAZ90		FREDDIE MAC POOL #QN4368 5282	BANKERS' BANK			1,000,000.00	12/30/2025	511,055.87
BBW	221016471		1.5	11/01/2035	200	506,756.19	01/20/2023	461,847.90
3140LEFA0		FANNIE MAE POOL #BS3760 5282	BANKERS' BANK			1,000,000.00	12/30/2025	1,003,403.91
BBW	221020360		1.97	11/01/2031	200	998,439.93	03/24/2022	886,861.06
31418D6F4		FANNIE MAE POOL #MA4469 5282	BANKERS' BANK			1,000,000.00	12/30/2025	648,028.61
BBW	221020002		1.5	11/01/2036	200	645,576.08	02/09/2023	585,368.14
31418DYG1		FANNIE MAE POOL #MA4310 5282	BANKERS' BANK			1,000,000.00	12/30/2025	676,157.25
BBW	221011160		1.5	04/01/2041	200	676,157.25	03/27/2023	577,644.69
3136BCMY3		FANNIE MAE CMO SERIES 20-85282	BANKERS' BANK			1,000,000.00	12/30/2025	667,888.70
BBW	221008365	CLASS DC	1	11/01/2050	220	669,732.10	03/21/2024	510,334.99
38384HUG1		GINNIE MAE CMO SERIES 24-85282	BANKERS' BANK			1,000,000.00	12/30/2025	692,183.73
BBW	245013476	CLASS HA	5.5	03/01/2053	220	693,039.22	03/24/2025	705,564.93
3133EMU59		FEDERAL FARM CREDIT BANK 5282	BANKERS' BANK			500,000.00 AA+	12/30/2025	500,000.00
BBW	224009481		1.22	07/21/2028	230	500,000.00 Aa1	09/22/2021	471,534.34
075147EP9		BEAVER DAM WISCONSIN 5282	BANKERS' BANK			100,000.00 NR	12/30/2025	105,937.99
BBW	198062204	GENERAL OBLIGATION UNIFIED	4	04/01/2032	300	100,000.00 A1	06/24/2020	103,072.00
206400SJ3		CONCORD NEW HAMPSHIRE 5282	BANKERS' BANK			250,000.00 AA+	12/30/2025	252,758.72
BBW	221021771	GENERAL OBLIGATION NON BQ	2	01/15/2034	300	250,000.00 NR	06/22/2022	222,342.50
347244AN5		FORT DODGE IOWA COMMUNITY 5282	BANKERS' BANK			225,000.00 AA	12/30/2025	224,239.66
BBW	203006972	SCHOOL DISTRICT GENERAL	2.5	05/01/2028	300	225,000.00 NR	09/25/2017	220,875.75
37353PPF0		GEORGIA STATE HOUSING FINA5282	BANKERS' BANK			250,000.00 AAA	12/30/2025	250,000.00
BBW	245019881	AUTHORITY REVENUE NON BQ	4	12/01/2039	300	250,000.00 NR	03/24/2025	248,820.00
378334NY8		GLENDALE ARIZONA 5282	BANKERS' BANK			425,000.00 AA	12/30/2025	454,174.05
BBW	221023727	GENERAL OBLIGATION NON BQ	4	07/01/2033	300	425,000.00 NR	06/22/2022	449,280.25
625064UZ1		MUKWONAGO WISCONSIN 5282	BANKERS' BANK			275,000.00 AA	12/30/2025	267,808.70
BBW	246000045	GENRAL OBLIAGATION NON BQ	4.25	04/01/2040	300	275,000.00 NR	09/23/2025	282,419.50
6400826Q1		NEENAH WISCONSIN 5282	BANKERS' BANK			350,000.00 AA	12/30/2025	350,000.00
BBW	210001169	GENERAL OBLIGATION	2.65	03/01/2027	300	350,000.00 NR	03/26/2018	348,197.50
924741AG6		VILLAGE OF VERNON WISCONSI5282	BANKERS' BANK			165,000.00 NR	12/30/2025	165,000.00
BBW	189011812	GENERAL OBLIGATION PROMISSORY	1.1	03/01/2028	300	165,000.00 NR	12/29/2021	154,537.35
3132YATT5		FREDDIE MAC POOL #WE5062 5282	BANKERS' BANK			1,000,000.00	12/30/2025	932,161.30
BBW	221032619		3.54	06/01/2038	304	993,335.67	03/24/2025	926,925.54
6582075D3		NORTH CAROLINA STATE HOUSI5282	BANKERS' BANK			290,000.00 AA+	12/30/2025	290,000.00
BBW	245012819	FINANCE AGENCY TAXABLE SINGLE	5.488	01/01/2035	320	290,000.00 Aa1	08/09/2024	299,137.90
88271HKE8		TEXAS AFFORDABLE HOUSING 5282	BANKERS' BANK			345,000.00 NR	12/30/2025	346,799.40
BBW	245013571	CORPORATION TAXABLE REVENUE	5.47	03/01/2039	320	345,000.00 Aa1	08/09/2024	346,500.75
TOTAL FOR PLEDGE ID 1323								
		Pledged: 19	Orig Face: 11,175,000.00			Current Face: 9,358,036.44	Market: 8,674,527.53	Book: 9,333,119.11

**UNAPPROVED PROCEEDINGS OF THE VILLAGE OF VERNON BOARD MEETING
TUESDAY, DECEMBER 30, 2025, at 6:00 p.m.**

1-3. CALL VILLAGE BOARD TO ORDER, PLEDGE OF ALLEGIANCE TO THE FLAG, MOMENT OF SILENCE, ROLL CALL, AND OPEN MEETING LAW COMPLIANCE

President Jeff Millies called the Vernon Village Board to order at 6:00 pm with the Pledge of Allegiance and a moment of silence. Present at the Village Board meeting were President Jeff Millies, Trustees Jay Pecha, Gary Finch, Jim Hirth, Dylan Neumann, Vernon Fire Chief Alex Felde, Assistant Chief Patrick Hays and Administrator/Clerk, Karen Schuh. President Jeff Millies asked Administrator/Clerk Karen Schuh to verify the meeting notices were properly noticed and posted. Administrator/Clerk Schuh verified that the meeting is in full compliance with the Open Meetings Law requirement.

4. PUBLIC COMMENTS

Dan Freschi, of the Fox River Bandits, baseball organization, 1235 Woodview Dr. Waukesha, WI. He came to the meeting to thank the Village Board and the community for the warm welcome for utilizing the Vernon baseball diamonds. The Fox River Bandits are merging with another select baseball program. He presented thank you plaques to the Village of Vernon, Brett Bartells, Vernon DPW Director, Karen Schuh, Vernon Administrator Clerk and Dave Adams, Mukwonago Recreation Director.

Jason Daering, W237S6735 Fernwood Drive, expressed his deep concerns regarding the Public Hearing the Village of Big Bend which will be hosting on January 29, for a proposal for indoor and outdoor sporting events, a sports complex, retail development, and a hotel. He is requesting the Village Board come to the Public Hearing.

Ryan and Michelle Ristow, W237S6830 Fernwood Drive, stated the same concerns the Mr. Daering addressed and stated many neighbors are opposed to the increased traffic on local roads, the noise and lighting. Asked the Village Board to attend the Public Hearing.

5. MISCELLANEOUS MATTERS-

a. Dakota Vincent- Application for a Bartender License

The Village Board discussed the application.

MOTION: Trustee Hirth moved to approve the bartender License for Dakota Vincent. Second by Trustee Finch. Motion carried unanimously by voice vote.

b. Joint Powers Agreement with Waukesha County and Authorized Village President to Sign the Contract

The Village Board discussed Joint Powers Agreement with Waukesha County and authorizing the Village President to sign the contract.

MOTION: Trustee Neumann moved to approve the Joint Powers Agreement with Waukesha County and authorized Village President to sign the Contract. Second by Trustee Hirth. Motion carried unanimously by voice vote.

c. Confirm President Millies Appointment of Lynn Gunn to the Finance Committee for a term ending 4-15-2027.

The Village Board discussed the appointment of Lynn Gunn to the Finance Committee for a term ending 4-15-2027.

MOTION: Trustee Finch moved to approve the appointment of Lynn Gunn to the Finance Committee for a term ending 4-15-2027. Second by Trustee Neumann. Motion carried unanimously by voice vote.

6. CORRESPONDENCE, ANNOUNCEMENTS AND REPORTS

a. **Village Board President-President Millies** wished everyone a safe and Happy New Year holiday season.

b. **Village Trustees**

Trustee Pecha- Wished everyone a Happy New Year

Trustee Finch- Wished everyone a Happy New Year

Trustee Neumann- Wished everyone a Happy New Year

Trustee Hirth- Wished everyone a Happy New Year

- c. **EMC-Fire Department November 2025 Report-was in the packet.**
- d. **Administrator's Clerk Report**-paperwork for all local candidates that are running for Vernon Trustee positions are due January 5, 2026, at 5 pm. The Village Administrator Clerk asked for a date in January to meet with the Village Finance Committee. The Village Board agreed on Thursday January 22, 2026, at 6 pm.

7. FINANCES:

- a. **Rescind the motion of approval for the December 18, 2025, Accounts Payable**
The Administrator Clerk stated there were two errors in the approval and the motion needed to be rescinded and a new motion to approve the correct amount is needed.
MOTION: Trustee Neumann moved to rescind the motion of approval for the accounts payable for batch number 20251218 in the amount of \$252,260.80. Second by Trustee Hirth. Motion carried unanimously by voice vote.
- b. **Motion to approve the correct amount for December 18, 2025, Accounts Payable to \$245,520.80.**
MOTION: Trustee Neumann moved to rescind the motion of approval for the accounts payable for batch number 20251218 in the amount of \$252,260.80. Second by Trustee Hirth. Motion carried unanimously by voice vote.
- c. **Accounts Payable amount for 12-30-2025 payable for December 30, 2025, Batch #20251230 in the amount of \$23,644.11 and Batch 20260102, \$76,781.90.**
MOTION: Trustee Hirth moved to approve the accounts payable for December 30, 2025, Batch # 20251230 in the amount of \$ 23,644.11 and Batch 20260102, in the amount of \$76,781.90.
Second by Trustee Pecha. Motion carried unanimously by voice vote.
- d. **Manual Checks-** There were no manual checks.

8. VILLAGE BOARD MINUTES:

- a. **December 18, 2025, Village Board Minutes**
The Village Board discussed December 18, 2025, Village Board Minutes.
MOTION: President Millies moved to approve December 18, 2025, Village Board Minutes. Second by Trustee Finch. Motion carried unanimously by voice vote.

- 9. ANNOUNCEMENT OF NEXT VILLAGE MEETING DATES** at the Vernon Village Hall or via Zoom.
All meetings are subject to cancellation or rescheduling. Please see the Village of Vernon website: January 15, 2026, at 6 p.m., is the next Village Board Meeting. January 14, 2026, at 6 p.m., is the Village Board and Plan Commission Meeting. The DPW office and Administration offices will be closed December 31, and January 1, 2026, in observance of the New Year.

10. ADJOURNMENT

- MOTION: Trustee Neumann moved to adjourn at 7:05 pm. Second by Trustee Hirth. Motion carried unanimously by voice vote.**

Respectfully Submitted by,

Karen L. Schuh

Karen L. Schuh, Village Administrator Clerk

Jeff Millies

Village of Vernon President

APPROVED BY THE VILLAGE BOARD ON