



REPORT TO APC & VILLAGE BOARD

AGENDA ITEM: **Budget Amendment #3** – Financing for Additional Bathroom Cost added to Municipal Center Garage Project: Adjustment to Capital Projects Fund (Fund #410)

MEMO DATE: July 15, 2026

PRESENTING COMMITTEES: APC & Village Board

COMMITTEE CONTACT:

STAFF CONTACT: Finance Director-John Jacobs

REPORT PREPARED BY: Finance Director-John Jacobs

AGENDA ITEM: Budget Amendment #3 – Financing for Additional Bathroom Cost added to Municipal Center Garage Project: Adjustment to Capital Projects Fund (Fund #410)

OBJECTIVES: Provide additional funding for addition of bathroom cost to Police side of Municipal Center Garage Project in 2026.

ISSUE BACKGROUND/PREVIOUS ACTIONS:

- The Village Staff has recommended to add a bathroom area (consisting of a toilet, sink, and mop sink) on the Police-side of the new Municipal Center Garage project. The benefits would be for the officers not need to walk around the outside of the building to come into the Public Works-side of the garage, as we will have a fire wall separating the two areas (Public Works/Parks/Utilities and Police Department) within the building.
- The building is suited for additions in the future, if additional staff and vehicles are needed, and we would be setup right now with a bathroom already installed without having to do a remodel project to add a bathroom in the future at a much higher cost.
- See Public Works Director Ulman's memo and documents attached here for further information.

PROPOSAL: Add the additional bathroom with fixtures, piping, and construction materials for an additional \$14,815 to the project cost. Therefore, the total proposed amended project cost would increase from \$800,000 to \$814,815 for this Municipal Center Garage project. There is additional funding in the Capital Projects Fund (Fund #410) that would be available to finance this additional project cost. No additional funding would come from the Sewer Utility Fund, since this additional bathroom would be located on the Police-side of the building.

The Village Board approved the addition of the bathroom to the Municipal Center Garage project at their 7/13/2026 most recent meeting. However, I would recommend that a 2026 budget amendment of \$14,815 should be recommended by APC, and approved by the Village Board, to increase the total project cost from \$800,000 to \$814,815.

RECOMMENDED ACTION: Recommend the following 2026 budget amendment as follows:

- **CAPITAL PROJECTS FUND (Fund #410):**
 - **Account #410-57327-822-000: Capital Improvements: Building Improvements**
 - Original 2026 Budget = \$533,334.00
 - **Plus: 2026 Budget Amendment = \$14,815.00**
 - Amended 2026 Budget = \$548,149.00

- **SEWER UTILITY FUND (Fund #650):**
 - **Sewer Utility Buildings**
 - Original 2026 Budget = \$266,666.00
 - **Plus: 2026 Budget Amendment = \$0.00**
 - Amended 2026 Budget = \$266,666.00

- **COMBINED COST:**
 - **Municipal Center Garage Project**
 - Original 2026 Budget = \$800,000.00
 - **Plus: 2026 Budget Amendment = \$14,815.00**
 - Amended 2026 Budget = \$814,815.00

OTHER OPTIONS CONSIDERED: N/A

TIMING REQUIREMENTS/CONSTRAINTS: Present this 2026 budget amendment to APC and the Village Board for consideration as soon as possible for providing the additional financing needed, in order to provide full funding for this capital project to be started and completed during 2026.

ATTACHMENTS (describe briefly): Spreadsheet -> Estimated Balances in Capital Projects Fund (Fund #410) & Capital Equipment Replacement Fund (Fund #750) – Estimated as of 7/15/2026

VILLAGE OF KRONENWETTER
Estimated Balances in Capital Projects Fund (Fund #410) &
Capital Equipment Replacement Fund (Fund #750)
Estimated as of 7/15/2026

	Capital Projects Fund Fund #410	Capital Equipment Replacement Fund Fund #750
Estimated Balance at 12/31/2026 per 2026 Budget Book pages 161 & 162	\$ 122,972	\$ 5,719
<i>Adjustments:</i>		
1) PLUS: Net 2026 Budget Savings - Estimated 6/08/2026 (from Police Squad Cars)	\$ -	\$ 10,000
2) MINUS: Change Orders for Kronenwetter Drive North Project (non-TID area)	\$ (15,000)	\$ -
3) TRANSFER: Transfer funds for DPW Truck from Cap. Proj. Fund to Cap. Equip. Fund	\$ (35,000)	\$ 35,000
4) MINUS: Purchase DPW Truck - 2026 GMC Sierra	\$ -	\$ (49,559)
Subtotal	<u>\$ 72,972</u>	<u>\$ 1,160</u>
5) MINUS: Additional funding for Added Bathroom to Municipal Center Garage project	\$ (14,815)	\$ -
Revised Estimated Balance as of 7/15/2026	<u>\$ 58,157</u>	<u>\$ 1,160</u>

Finance
7/15/2026



Report to Village Board

Agenda Item: Municipal Center Garage

Meeting Date: July 13, 2026

Referring Body: Village Board

Committee Contact:

Staff Contact: Greg Ulman

Report Prepared by: Greg Ulman

AGENDA ITEM: Muinicipal Center Garage

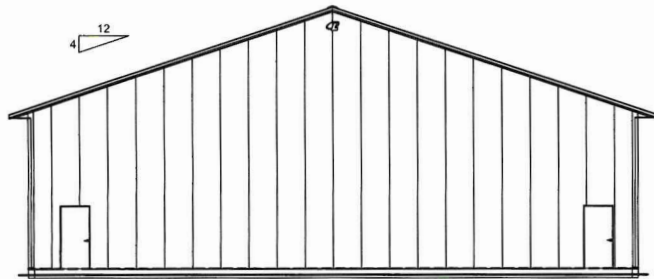
OBJECTIVE(S): To approve a bathroom on the Police side of the garage.

HISTORY/BACKGROUND: The selected contractor S.D. Ellenbecker for the building of a 6-bay garage for \$800,000 proposed the question of adding a bathroom which consists of a toilet, sink, and mop sink on the police side of the garage. After discussing as staff, we would like to see that installed. The benefits would be the officers wouldn't need to walk outside the building to come into the public works side of the garage, as we will have a fire wall separating the two areas. The building is suited for additions in the future if additional staff and vehicles are needed and we would be set up with a bathroom already installed without having to do a remodel to add a bathroom.

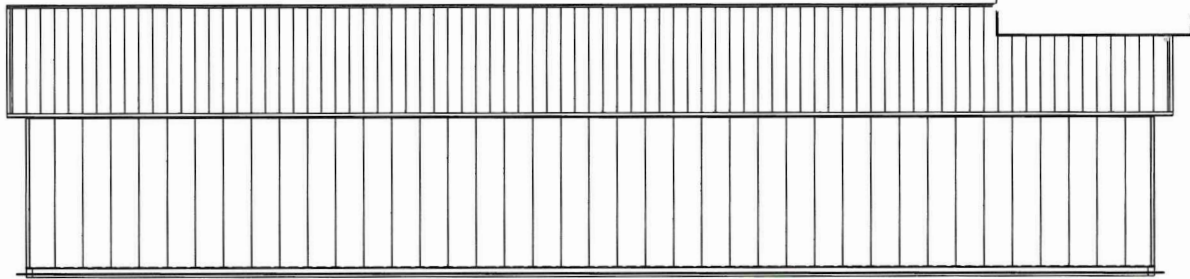
Adding the additional bathroom with fixtures, piping, and construction materials would be an additional \$14,815 to the project cost.

The total price of the building would now sit at \$814,815. With approval we can sign the contract and S.D. Ellenbecker can start the project in August, depending on state approval turnaround.

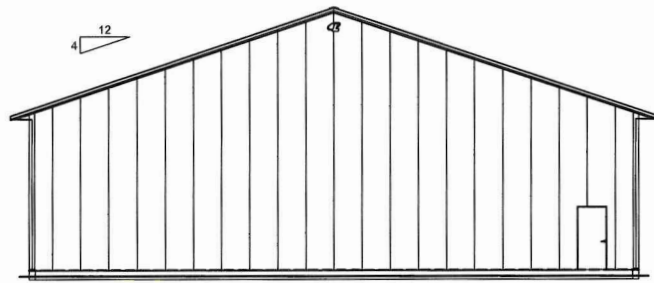
RECOMMENDED ACTION: To approve S.D. Ellenbecker to build the 6-Bay Equipment Garage for \$814,815.



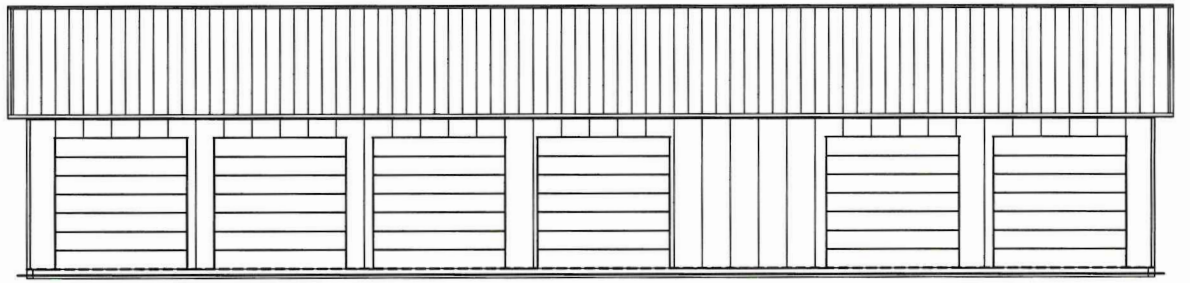
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

BUILDING COLORS

ROOF METAL	EVERGREEN	SLDG DR PANEL	---
SIDEWALL	PEWTER GRAY	SLDG DR JAMB TR	---
ENDWALL	PEWTER GRAY	SLDG DR TRACK	---
GABLES	---	SLDG DR VERTS	---
BASE	EVERGREEN	SLDG DR BTM GIRT	---
CORNER	EVERGREEN	OVHD DR PANEL	---
EAVE/FASCIA	EVERGREEN	OVHD DR TRIM	EVERGREEN
GABLE/RAKE	EVERGREEN	WALK DR	---
SOFFIT	EVERGREEN	WALK DR TRIM	VARIES
WAINSCOT	---	WINDOW	---
ACCENT PANEL	---	WINDOW TRIM	---
GABLE LOUVER	---	SHUTTERS	---
INSUL WL BATTEN	---	SIG DR FIELD	---
RIDGE CAP	EVERGREEN	SIG DR TRIM	---
RIDGE VENT	---	SIG DR JAMB TR	---
CUPOLA ROOF	---	SIG DR WINDOW	---
CUPOLA BODY	---	SIG DR TRACK	---
CUPOLA BASE	---	LARGE DOOR	---
GUTTER	---	LARGE DOOR TRIM	---
DOWNSPOUT	---	DUTCH DR FRAME	---
LEAN-TO ROOF	---	DUTCH DR INSERT	---
LEAN-TO CRWN/VBLK	---	DUTCH DR TRIM	---
LEAN-TO SOFT/CLG	---	SHINGLES	---
CLEAR OPNG COL CVR	---	MANSARD ROOF	---
CLEAR OPNG TR	---	MANSARD EAVE	---
CURTAIN OPNG TR	---	MANSARD SOFFIT	---
BOX STALL GRILLS	---	MODERRA	---



DEALER INFO.

S. D. Ellenbecker Inc
1222 Mount View Lane
Athens, WI 54411

CUSTOMER INFO.

village of kronenwetter municipal building
I-39 frontage rd
Mosinee, WI 54455

BUILDING DESCRIPTION

65'-0" x 120'-1" x 16'-0"
Uni-Frame Not Embedded
QP052826

Customer Approval

(Initials)

DATE:

Bldg Direction



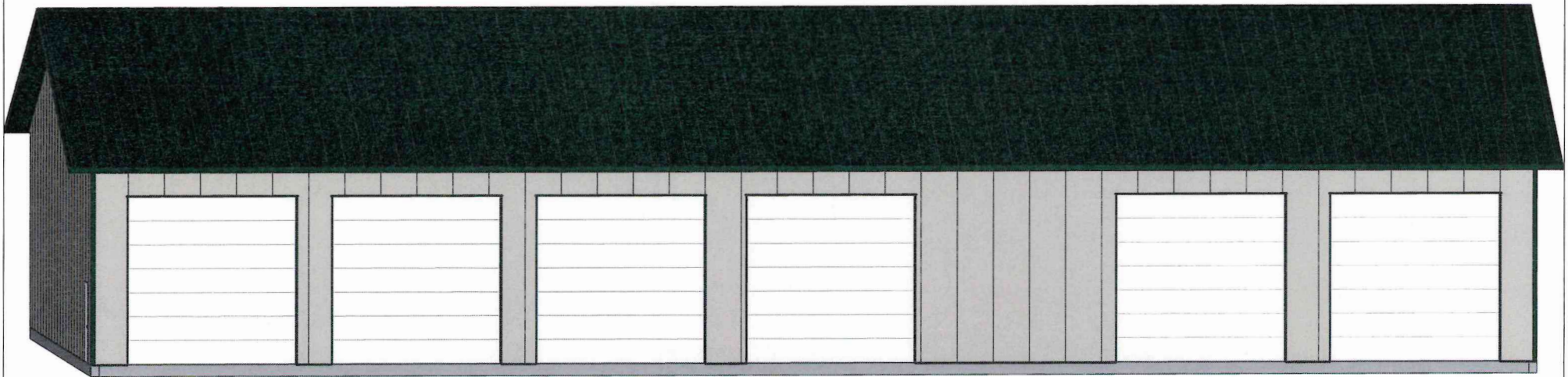
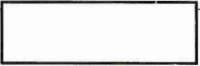
(Mark North)

PROJ: R13A-15743-01-02
PROPOSAL DRAWINGS ONLY

Not Intended for Construction Purposes

The information presented in this drawing is based on a preliminary design using the input design is subject to Lester Eng

* NOT TO SCALE

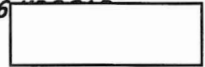


	DEALER INFO.	CUSTOMER INFO.	BUILDING DESCRIPTION	Customer Approval _____ (Initials) DATE:	PROJ: R13A-15743-01-02 PROPOSAL DRAWINGS ONLY Not Intended for Construction Purposes The information presented in this drawing is based on a preliminary design using the input provided. Final design is subject to Lester Engineering, Inc. approval. * NOT TO SCALE *
	S. D. Ellenbecker Inc 1222 Mount View Lane Athens, WI 54411	village of kronenwetter municipal building I-39 frontage rd Mosinee, WI 54455	65'-0" x 120'-1" x 16'-0" Uni-Frame Not Embedded QP052826		



S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
ATHENS, WISCONSIN

Proposal/Work Order: 26
Date: 7/8/26



Proposal Submitted To: Village of Kronenwetter

Project to be completed at: Municipal Center Location - 1582 Kronenwetter drive Kronenwetter, WI 54455

We offer to provide all necessary labor and materials for the successful completion of: **65' x 120' x 16' tall new equipment garage.**

- Includes a state submitted Lester Building package.
- Includes concrete slab for building with a thickened grade beam around perimeter and required reinforcing. Includes 60' of trench drain inside building with 1 catch basin that ties into existing sewer system.
- Includes 3 hour drywall fire rated separation wall between the police bays and municipal bays.
- Includes 6 overhead doors and 3 exterior walk doors.
- Includes a liner panel finish in the interior of the building.
- Includes 2 ADA bathrooms with 1 toilet and 1 sink per bathroom.
- Includes 1 hot water heater, 2 hose bibs and 2 mop sinks.
- Includes all necessary electrical work including lights, power for OH doors, necessary outlets and a 200 amp service.
- Includes (2) gas powered unit heaters and necessary HVAC equipment per state code.
- Includes 6" gutters on overhead door side only.

- Excludes building excavation and any final restoration needed (by owner)

Total Estimated Cost: \$814,815.00

Notes:

- This quote does not provide for additional costs involved with heated concrete, cold weather protection for concrete or any other material involved with any cold weather protection. Any weather-related costs, variations to the work or changes in the Total Estimated Cost will be reflected in written change orders.
- Excludes supply and installation of anchor bolts that will be set into concrete foundation per plans (if applicable).
- Due to the volatility of the current economy and market, the prices provided in this proposal will only be valid for 15 days. If this proposal is not accepted and returned within 15 days from the date of this proposal or if the work is not completed by (2023), SDE Inc. Reserves the right to withdraw the proposal or modify the terms of the proposal/contract.
- SDE Inc. will not be held liable for any project delays due to Covid-19 or any other epidemics or pandemics.
- SDE will be closed from June 29th to July 5th, 2026. No work will be performed during this time.

PAYMENT TERMS: NET 15 DAYS / FINANCE CHARGE OF 1 ½% PER MONTH ON PAST DUE ACCOUNTS

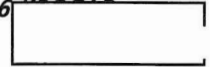
All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. **Any alteration or deviation from above specifications involving extra costs will be executed upon written or verbal orders and will become an extra charge over and above the estimate.** All agreements are contingent upon strikes, accidents or delays beyond our control. **Owners to carry fire, tornado and other necessary insurance for Project.** Public Liability Insurance and Worker's Compensation Insurance on the above work to be is taken out by S.D. Ellenbecker Inc.





S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
ATHENS, WISCONSIN

Proposal/Work Order: 26
Date: 7/8/26



Dear Contractor/Owner,

Effective immediately, as a result of dubious warranty claims, S.D. Ellenbecker will no longer warranty any concrete beyond Sixty (60) days from the date the concrete is placed. The Sixty (60) day warranty is void, if any traffic (human, machine, or any other form of traffic), crosses the concrete or affects the concrete in any way, prior to its designed cure time. Surface blemishes or structural failures caused by concrete mix designs, poor compaction, weather conditions, other contractors, homeowners, municipalities, or any exterior factors will not be replaced by S.D. Ellenbecker under warranty. The Sixty (60) day warranty is only applicable for concrete placed by S.D. Ellenbecker between the dates of May 1st to October 15th in any given year. All exterior concrete placed between October 16th to April 30th in any given year is not warranted. S.D. Ellenbecker excludes any and all other express or implied warranty for fitness of purpose and all other warranties not set forth herein except as set forth above.

S.D. Ellenbecker, in recent history, has been asked to replace concrete damaged by plow trucks, paving companies, salt placement before adequate cure time, owner damages, etc.... S.D. Ellenbecker will no longer warranty defects not proven to be caused by poor workmanship by S.D. Ellenbecker. S.D. Ellenbecker only warranties work performed by S.D. Ellenbecker and its employees to the extent set forth above.

S.D. Ellenbecker understands that different municipalities and owners may require longer warranties. However, all future bids will not include any warranties other than these described in this letter. S.D. Ellenbecker will record their work at the end of each workday and keep a record of the conditions of pours. It is unfortunate that warranty claims have come to this, however S.D. Ellenbecker wants to ensure our warranties cover our flaws and workmanship, not that of others or unscrupulous claims.

If concrete is to be repaired within the 60-day warranty period, all restoration beyond the concrete work shall be completed by other persons/entities.

Thank you,

Dean Ellenbecker
President of SD Ellenbecker





S.D. Ellenbecker Inc.
GENERAL CONTRACTOR
ATHENS, WISCONSIN

Proposal/Work Order: 26
Date: 7/8/26

Respectfully submitted by Contractor:
S.D. Ellenbecker, Inc.
1222 Mount View Lane
Athens, WI 54411

By: Jared Diers

Dated: 7/8/26

Note: This Proposal may be withdrawn by us if not accepted as a Contract by Owner within 15 days of the date signed above.

Note: The parties hereby acknowledge that there is a page 2 of this Proposal/Contract, the terms and provisions of which are agreed upon.

ACCEPTANCE OF PROPOSAL AS CONTRACT: As consideration for the above prices, specifications and conditions, including any attachments or other related documents, provided by Contractor above, Owner hereby accepts this Proposal as a written Contract for the work to be performed. Contractor is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: _____ SIGNATURE: _____

COMPANY NAME: _____ ADDRESS: _____

DATE: _____ PRINT NAME & TITLE: _____

**** PLEASE SIGN AND RETURN A COPY OF THIS PROPOSAL IF IT IS ACCEPTED AS A CONTRACT TO PERFORM THE WORK SPECIFIED****

**** NO WORK WILL BE STARTED UNTIL THIS ACCEPTED PROPOSAL IS SIGNED AND RECEIVED****

****A "LETTER OF COMMITMENT" FROM YOUR BANKING FACILITY MAY ALSO BE REQUESTED AT THE DISCRETION OF CONTRACTOR BEFORE WE CAN BEGIN ANY WORK ON THIS PROJECT****

LIEN LAWS: As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

MISCELLANEOUS:

Neither this Proposal/Contract nor any right, benefit or obligation of Owner arising hereunder for this work may be voluntarily or involuntarily sold, transferred or assigned. The Contractor may assign its rights and obligations under this Agreement without the consent of Owner.

All notices and other communications provided for in this Proposal/Contract shall be given in writing by registered or certified mail and shall be addressed to the Owner and Contractor at their respective addresses listed in this Proposal/Contract. Any notice given pursuant to this paragraph shall be deemed given as of three (3) business days after the date of mailing.

Contractor shall not have any liability to Owner whatsoever for any consequential, incidental, liquidated or special damages under or in connection with this Contract.

If Contractor deems it necessary to initiate legal means to collect sums owed by Owner arising out of or connected to this Proposal/Contract, Owner agrees to pay all costs of collection (including court costs) and reasonable attorney's fees thereby incurred by Contractor with respect to any collection or legal action initiated.

Page 2 approval of terms: _____ (Owner initials)

JD (Contractor initials)