



City of Antigo

Finance, Personnel & Legislative Committee Meeting

Council Chambers
City Hall, 700 Edison Street

Wednesday, April 15, 2026
6:00 PM

Call to Order

Approval of Minutes

1. Approve Minutes from the March 18, 2026 Meeting (Contingent upon Completion)

Discussion and Action May Occur on Any of the Following Agenda Items

2. Police Department Request Approval for the Purchase of Two Squad Cars, with Funding coming from Capital Improvement Funds
3. Offer to Purchase the City-owned Property Located at 1035 8th Avenue
4. Carol Caffero, Banquet on a Bun, Correspondence Regarding a Charge for a Frozen and Broken Water Meter
5. Increase the Number of "Class A" Fermented Malt Beverage and Intoxicating Liquor Licenses to Eleven (11) to Allow Dollar General Corporation to Apply for a License and Correct Ordinance 18-87(e) to the Correct Number (contingent on City Plan Commission approval allowing this location to hold a license).

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Clerk-Treasurer's office, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

Date Mailed: April 10, 2026

Thomas C. Bauknecht



Police Department
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: April 15, 2026
To: Finance, Personnel & Legislative Committee
From: Dan Duley, Police Chief
Subject: Police Department Request Approval for the Purchase of Two Squad Cars, with Funding coming from Capital Improvement Funds

I am looking to purchase two 2026 squad cars to replace two vehicles in our current fleet.

One of the vehicles being replaced is a Ford Explorer, a marked squad car, and the second one being replaced will be an unmarked squad car. The unmarked vehicle will be replacing an older model Ford Taurus.

The marked squad car would be purchased through Langlade Ford, which has quoted the price of \$44,500.00 for a Ford Explorer. The cost to change over equipment from the current squad and purchase any new necessary police equipment as quoted by Belco Emergency Solutions is approximately \$7,749.94.

The unmarked squad car would be purchased through Ewald Automotive Group, and they have quoted a price of \$43,332 for a Dodge Durango. The cost to change over equipment from the current squad and purchase any new necessary police equipment, as quoted by Belco Emergency Solutions, is approximately \$7,256.66 for the Dodge Durango.

Both quotes would match the state bid pricing.

I am looking for approval to purchase one 2026 Ford Explorer and one 2026 Dodge Durango with the cost including the price of the vehicles, tax, title, license, any dealer fees and for the squad to be equipped with the necessary police equipment. Ewald Automotive Group also included the price of delivery from Oconomowoc, WI. The cost of the purchases will come from Capital Improvement Funds.

I further request to sell the Ford Taurus that will be taken out of service by using North Central Sales Auctions LLC, if no other city department is interested in the vehicle. The current unmarked squad truck, which is used by the detective sergeant, will be the police department's unmarked training squad.

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

Respectfully submitted,

Daniel J. Duley
Chief of Police

Fiscal Impact:

Recommendation:

Attachments:

1. 6763 Antigo PD.pdf Belco FINAL
2. 6771 Antigo PD Durango Belco
3. Ewald Quote
4. Langlade Ford Quote

Belco Vehicle Solutions, LLC
 1911 Kutzke Road
 Portage, WI 53901 US
 +16086350519
 belcovs@gmail.com
 belcovehiclesolutions.com



Estimate

ADDRESS

Antigo Police Department
 840 Clermont St
 Antigo, WI 534409

ESTIMATE # 6763

DATE 03/09/2026

ACTIVITY	QTY	COST	AMOUNT
Changeover Installation of new and existing equipment, if applicable. -2026 Utility	1	3,500.00	3,500.00
Removal Removal of equipment from existing vehicle. -Transferring all transferable equipment All work to be performed at Belco Vehicle Solutions.	1	650.00	650.00
Vinyl Graphics New Design Avery Printed & Laminated 80/20 Window Perf/Printed 680Cr White Reflective/Printed Chevron and lettering for hatch of vehicle *Price Includes Installation	1	630.00	630.00
Vinyl Graphics - HOOD WRAP Vinyl wrap carbon fiber wrap.	1	200.00	200.00
Vinyl Graphics - REMOVAL Removal of vinyl graphics	1	150.00	150.00
1/4 Wave 1/4 Wave Antenna Mast and Base	1	18.99	18.99
17Antennamini 17' Antenna Cable With Brass Base, Mini UHF Connector	1	35.45	35.45
WIRHUTILITY Belco custom wire harness. Includes 10' 4ga battery cable/ground cable.	1	225.00	225.00
Cradle5G M970 Low Profile 7 Lead 2X Cellular 4G/5G, Black	1	299.00	299.00

ACTIVITY	QTY	COST	AMOUNT
100ampcir Install bay 100 amp circuit breaker	1	42.50	42.50
Covertbar Code 3 Covert Series Lightbar, Dual Color, Red/Blue White To Front, Red/Blue Amber To Rear. 52"	1	1,999.00	1,999.00

Thank you for your business

TOTAL

\$7,749.94

Accepted By

Accepted Date

Belco Vehicle Solutions, LLC
 1911 Kutzke Road
 Portage, WI 53901 US
 +16086350519
 belcovs@gmail.com
 belcovehiclesolutions.com



Estimate

ADDRESS

Antigo Police Department
 840 Clermont St
 Antigo, WI 534409

ESTIMATE # 6771

DATE 03/11/2026

ACTIVITY	QTY	COST	AMOUNT
Changeover admin/det. Installation of all new and used equipment into new vehicle. Dodge Durango	1	2,880.00	2,880.00
Removal - Admin/Detective Unit Removal of equipment from existing vehicle. Ford Taurus -Re using any re usable items All work to be performed at Belco Vehicle Solutions.	1	325.00	325.00
WIRHUTILITY Belco custom wire harness. Includes 10' 4ga battery cable/ground cable.	1	225.00	225.00
100ampcir Install bay 100 amp circuit breaker	1	42.50	42.50
1/4 Wave 1/4 Wave Antenna Mast and Base	1	18.99	18.99
17Antennamini 17' Antenna Cable With Brass Base, Mini UHF Connector	1	35.45	35.45
CD3794RW Code 3 MegaFlex, Dual Color, Red/White (Front grille light)	1	129.00	129.00
CD3794BW Code 3 MegaFlex, Dual Color, Blue/White (Front grille light)	1	129.00	129.00
CODE 3:XTP4RR XTP4RR Code 3, XT4, four LED lighthouse Red/Red (Rear side window light)	1	82.88	82.88
CODE 3:XTP4BB	1	82.88	82.88

ACTIVITY	QTY	COST	AMOUNT
XTP4BB Code 3, XT4, four LED lighthouse Blue/Blue (Rear side window light)			
C3-XT4LBKT Code 3, XT4 90 degree bracket	4	8.50	34.00
EMPS2STS4D Sound Off MPower 4" With Stud Mount, Red/White (Front windshield light)	1	139.00	139.00
EMPS2STS4E Sound Off MPower 4" With Stud Mount, Blue/White (Front windshield light)	1	139.00	139.00
PMP2WSSSB Sound Off MPower 4" Windshield Shroud	1	19.00	19.00
MTS626MC-RABA Code 3 Mega Thin Stick 6 Head RA/BA (Rear Window light)	1	559.00	559.00
Z3SP-1 Code3, Z3 siren controller smart siren.	1	899.26	899.26
Octply Black electronics mounting base.	1	56.00	56.00
C3-100U Code 3, 100 Watt Siren speaker with universal bracket	1	209.00	209.00
12gang 12 Barrier Strip	1	22.97	22.97
Fuse14 14 Gauge Covered Fuse Holder #ATFH14C	2	1.99	3.98
8026B RT Fuse Block, 12 Circuit With Ground, With Cover And Failed Fuse LED Indicator	1	57.70	57.70
COPEtophatSS Copeland Engineering 6301 Top H.A.T SS Power Distribution Timer	1	165.29	165.29
7170-0884-01 Gamber Johnson Kit, 2021+ Dodge Durango Standard Console with Cup Holder and Rear Armrest	1	672.00	672.00
Shipping - Gamber-Johnson Shipping - Gamber-Johnson products	1	15.00	15.00
SET-gunstand Setina Free standing mount, (vehicle specific)	1	284.76	284.76
SETINA:Shipping Freight from Setina	1	30.00	30.00

Thank you for your business

TOTAL

\$7,256.66

Accepted By

Accepted Date



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Antigo Police Department

Prepared For: Joe Husnick

jhusnick@antigo-city.org

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD





Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

Quote Worksheet

	MSRP
Base Price	\$44,879.00
Dest Charge	\$1,995.00
Total Options	\$4,955.00
Subtotal	\$51,829.00
Subtotal Pre-Tax Adjustments	\$0.00
Less Customer Discount	(\$8,497.00)
Subtotal Discount	(\$8,497.00)
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$43,332.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$43,332.00

Comments:

2026 Dodge Durango Pursuit Awd V8 revised to your specs as detailed. Registration fees are NOT included. Delivery cannot be anticipated dues to current market conditions.

Dealer Signature / Date

Customer Signature / Date

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Data Version: 27940. Data Updated: Mar 9, 2026 1:48:00 AM UTC.



Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

Standard Equipment

Mechanical

- Engine: 3.6L V6 24V VVT UPG I w/ESS (STD)
- Transmission: 8-Speed Automatic (850RE) (STD)
- 3.45 Rear Axle Ratio (STD)
- GVWR: 6,500 lbs (STD)
- 50 State Emissions
- Transmission w/Sequential Shift Control
- Full-Time All-Wheel
- Engine Oil Cooler
- 650CCA Maintenance-Free Battery w/Run Down Protection
- 220 Amp Alternator
- Class IV Towing Equipment -inc: Hitch and Trailer Sway Control
- Trailer Wiring Harness
- Police/Fire
- 1250# Maximum Payload
- Front And Rear Anti-Roll Bars
- Gas-Pressurized Front Shock Absorbers and Nivomat Brand Name Rear Shock Absorbers
- Nivomat Suspension
- HD Suspension
- Electric Power-Assist Speed-Sensing Steering
- 24.6 Gal. Fuel Tank
- Single Stainless Steel Exhaust
- Permanent Locking Hubs
- Short And Long Arm Front Suspension w/Coil Springs
- Multi-Link Rear Suspension w/Coil Springs
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
- Upfitter Switches

Exterior

- Wheels: 18" x 8" Black Steel (STD)
- Tires: 255/60R18 BSW On/Off Road

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (✔ Complete)

Exterior

- Wheels w/Chrome Hub Covers
- Steel Spare Wheel
- Compact Spare Tire Stored Underbody w/Crankdown
- Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent
- Body-Colored Rear Step Bumper w/Black Rub Strip/Fascia Accent
- Black Side Windows Trim
- Body-Colored Door Handles
- Chrome Bodyside Insert and Black Wheel Well Trim
- Black Power Heated Side Mirrors w/Manual Folding
- Fixed Rear Window w/Wiper and Defroster
- Deep Tinted Glass
- Speed Sensitive Variable Intermittent Wipers
- Galvanized Steel/Aluminum Panels
- Lip Spoiler
- Black Grille
- Liftgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks
- Auto On/Off Projector Beam Led Low/High Beam Daytime Running Headlamps w/Delay-Off
- Perimeter/Approach Lights
- LED Brakelights
- Laminated Glass

Entertainment

- Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls, Voice Activation and Radio Data System
- Radio: Uconnect 5 Nav w/10.1" Display
- 6 Speakers
- Streaming Audio
- Integrated Roof Antenna
- Wireless Phone Connectivity
- 2 LCD Monitors In The Front
- Connected Travel & Traffic Services Real-Time Traffic Display

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

Interior

Front Seats w/Power 4-Way Driver Lumbar

12-Way Power Driver Seat -inc: Power Recline, Height Adjustment, Fore/Aft Movement, Cushion Tilt and Power 4-Way Lumbar Support

4-Way Passenger Seat -inc: Manual Recline, Fore/Aft Movement and Fold Flat

60-40 Folding Split-Bench Front Facing Fold Forward Seatback Cloth Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Tachometer, Oil Temperature, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

4G LTE Wi-Fi Hot Spot (3-month or 3 GB trial included) Mobile Hotspot Internet Access

Leather Steering Wheel

Front Cupholder

Rear Cupholder

Compass

Proximity Key For Doors And Push Button Start

Valet Function

Remote Keyless Entry w/Integrated Key Transmitter, 2 Door Curb/Courtesy, Illuminated Entry and Panic Button

Cruise Control w/Steering Wheel Controls

Voice Activated Dual Zone Front Automatic Air Conditioning

Rear HVAC w/Separate Controls

HVAC -inc: Auxiliary Rear Heater, Headliner/Pillar Ducts and Console Ducts

Illuminated Locking Glove Box

Driver Foot Rest

Full Cloth Headliner

Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Chrome Interior Accents

Cloth Bucket Seats w/Shift Insert -inc: cloth rear seat

Day-Night Auto-Dimming Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

Partial Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets

Front And Rear Map Lights

Fade-To-Off Interior Lighting

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Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (✔ Complete)

Interior

- Carpet Floor Trim
- Full Vinyl/Rubber Floor Covering
- Cargo Area Concealed Storage
- Cargo Space Lights
- Integrated Navigation System w/Voice Activation
- Smart Device Integration
- FOB Controls -inc: Keyfob Cargo Access and Keyfob Window Activation
- Driver / Passenger And Rear Door Bins
- Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
- Delayed Accessory Power
- Power Door Locks w/Autolock Feature
- Driver Information Center
- Redundant Digital Speedometer
- Trip Computer
- Outside Temp Gauge
- Digital/Analog Appearance
- Manual w/Tilt Front Head Restraints and Fixed Rear Head Restraints
- Front Center Armrest w/Storage and Rear Center Armrest
- #7 Seat Foam Cushion
- Sentry Key Immobilizer
- 3 12V DC Power Outlets
- Air Filtration

Safety-Mechanical

- Electronic Stability Control (ESC) And Roll Stability Control (RSC)
- ABS And Driveline Traction Control

Safety-Exterior

- Side Impact Beams

Safety-Interior

- Dual Stage Driver And Passenger Seat-Mounted Side Airbags
- Dodge Connect Emergency Sos Capability
- ParkSense with Stop Rear Parking Sensors

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Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

Safety-Interior

- Rear Cross Path Detection
- Blind Spot w/Trailer Detection Blind Spot
- Tire Specific Low Tire Pressure Warning
- Dual Stage Driver And Passenger Front Airbags
- Curtain 1st, 2nd And 3rd Row Airbags
- Airbag Occupancy Sensor
- Driver Knee Airbag
- Rear Child Safety Locks
- Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
- ParkView Back-Up Camera

WARRANTY

- Basic Years: 3
- Basic Miles/km: 36,000
- Drivetrain Years: 5
- Drivetrain Miles/km: 100,000
- Corrosion Years: 5
- Corrosion Miles/km: Unlimited
- Roadside Assistance Years: 5
- Roadside Assistance Miles/km: 60,000

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (✔ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
WDEE75	2026 Dodge Durango Pursuit AWD	\$44,879.00

COLORS

CODE	DESCRIPTION
PDN	Destroyer Gray Clearcoat

ENGINE

CODE	DESCRIPTION	MSRP
EZH	Engine: 5.7L V8 HEMI MDS VVT -inc: 160 mph Primary Certified Speedometer, 3.09 Rear Axle Ratio, Dual Rear Exhaust w/Bright Tips, 230MM Rear Axle, 800 Amp Maintenance Free Battery, 2 Speed On Demand Transfer Case, GVWR: 7,100 lbs	Inc.

TRANSMISSION

CODE	DESCRIPTION	MSRP
DFD	Transmission: 8-Speed Automatic (8HP70)	Inc.

CPOS PKG

CODE	DESCRIPTION	MSRP
22Z	Quick Order Package 22Z -inc: Engine: 5.7L V8 HEMI MDS VVT, Transmission: 8-Speed Automatic (8HP70), current maximum speed of 130mph, For maximum speed of 145mph, select optional (JJ6) 145mph speed calibration and (JCJ) 160mph certified speedometer, Units will be held in BE until configuration is available	\$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
DPM	3.09 Rear Axle Ratio	Inc.

WHEELS

CODE	DESCRIPTION	MSRP
WBN	Wheels: 18" x 8" Black Steel (STD)	\$0.00

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
PDN	Destroyer Gray Clearcoat	\$595.00

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
A7X9	Black, Cloth Bucket Seats w/Rear Vinyl -inc: Vinyl 2nd Row Seat	\$160.00

GVWR

CODE	DESCRIPTION	MSRP
Z6J	GVWR: 7,100 lbs	Inc.

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	MSRP
ADL	Skid Plate Group -inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate	\$370.00
CUF	Full Length Floor Console -inc: 115V Auxiliary Power Outlet, Illuminated Cupholders	\$370.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
JCJ	160 mph Primary Certified Speedometer	Inc.

CUSTOM EQUIPMENT

CODE	DESCRIPTION	MSRP
Delivery	Delivery from Oconomowoc to Antigo	\$220.00
Options Total		\$4,955.00

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Ewald Automotive Group

Scott Kussow | 262-567-5555 | skfleet@ewaldauto.com

Vehicle: [Fleet] 2026 Dodge Durango (WDEE75) Pursuit AWD (Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$44,879.00
Total Options	\$4,955.00
Vehicle Subtotal	\$49,834.00
Destination Charge	\$1,995.00
Grand Total	\$51,829.00

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Preview Order 3333 - K8A - Police Inter Utility AWD: Order Summary Time of Preview: 03/09/2026 09:46:38 Receipt: 3/3/2026

Dealership Name: Langlade Ford

Sales Code : F41195

Dealer Rep. Eric Behrens	Type Fleet	Vehicle Line Explorer	Order Code 3333
Customer Name Antigo PD	Priority Code E4	Model Year 2026	Price Level 620

DESCRIPTION	MSRP	DESCRIPTION	MSRP
K8A0 POLICE INTER UTILITY AWD	\$48550	GLOBAL LOCK/UNLOCK	\$0
.119 INCH WHEELBASE	\$0	50 STATE EMISSIONS	\$0
TOTAL BASE VEHICLE	\$48550	DRIVER SIDE LED SPOT LAMP	\$400
AGATE BLACK METALLIC	\$0	KEYED ALIKE -KEY CODE E	\$50
CLOTH BUCKETS/VINYL REAR SEATS	\$0	NOISE SUPPRESSION BOND STRAPS	\$100
ONYX INTERIOR	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
EQUIPMENT GROUP 500A	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
.FM STEREO	\$0	FUEL CHARGE	\$0
3.3L TI-VCT V6 ENGINE	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
10-SPEED AUTO TRANSMISSION	\$0	PRICED DORA	\$0
JOB #2 ORDER	\$0	ADVERTISING ASSESSMENT	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	DESTINATION & DELIVERY	\$1795
TOTAL BASE AND OPTIONS			MSRP \$50895
DISCOUNTS			NA
TOTAL			\$50895

ORDERING FIN: QM972 END USER FIN: QM972 PO NUMBER: 030226

\$44,500 per unit

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature _____ Date _____

This order has not been submitted to the order bank.

This is not an invoice.



Building Inspection-Zoning Administrator
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: April 15, 2026
To: Finance, Personnel & Legislative Committee
From: Elizabeth McCarthy, Building Inspector/Zoning Administrator
Subject: Offer to Purchase the City-owned Property Located at 1035 8th Avenue

Below is an email from Josiah Johnson, owner of JBC, detailing his intent with the property:

The intent is to build a modern contemporary-style two-bedroom, one bathroom, and single-stall garage home. The architect has not finished with our plan yet. This has all been coming together quite quickly.

The intent would be to build the home for sale.

The asking price would be between \$250,000 and \$300,000.

It is meant to be a small starter home.

The square footage is estimated to be between 900 sq ft and 1,000 sq ft but will only be known once the plans are completed.

We intend to start construction in the spring or summer of 2027.

Thank you,
Josiah Johnson
JBC

Fiscal Impact: \$1,500 and future property taxes.

Recommendation: My recommendation is to accept JBC's offer to purchase the property located at 1035 8th Avenue for \$1,500 with contingencies including the construction of a single family home, no smaller than 900 sq ft, must begin within 24 months of closing or the property will revert back to the City of Antigo.

Attachments:

1. 1035 8th Ave Offer to Purchase

JBC Custom Homebuilders Inc.
173800 Josiah Lane
Aniwa, WI 54408

JBC would like to offer to purchase the lot the city has for sale at 1035 8th avenue.

JBC will be building a single family home there.

JBC is offering \$1500 for the purchase of this lot.

JBC would also like a 24 month time frame to develop the lot.

JBC would be able to close at your earliest convenience.

I do appreciate this opportunity.

Thank you,



3-27-26

Josiah Johnson
JBC Custom Home Builders Inc



Clerk-Treasurer
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: April 15, 2026
To: Finance, Personnel & Legislative Committee
From: Kaye Matucheski, Clerk-Treasurer/Finance Director
Subject: Carol Caffero, Banquet on a Bun, Correspondence Regarding a Charge for a Frozen and Broken Water Meter

Included with my memo is an email that was received from Carol Caffero, Banquet on a Bun, regarding a charge of \$315.84 for a frozen and broken water meter. She is asking for this charge to be removed. After originally speaking with Carol, I gave her the Public Service Commission (PSC) complaint line to use as she did not agree that she was responsible for this meter. She did file a complaint and we went through the process with PSC (information is also attached). PSC did rule that she is responsible for this charge according to the City's tariff. I did explain to Carol that we will deduct for depreciation on our meter. However, because the Water Utility is governed by the PSC, the City Council cannot remove this charge from her account as we have to comply with our tariff.

This is on the agenda to make you aware of the situation and to advise that it is not within Council's authority to act on this charge.

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

Fiscal Impact: None

Recommendation: Information Only as PSC has ruled

Attachments:

1. C Caffero Request for Broken Meter Charge
2. PSC Answer to C Caffero Complaint 3-30-26

From: carol cafferro <owlskid1@hotmail.com>
Sent: Thursday, April 2, 2026 2:23 PM
To: Info <info@antigo-city.org>
Subject: Fw: [External] Dispute of Water Meter Replacement Charge

From: carol cafferro <owlskid1@hotmail.com>
Sent: Thursday, April 2, 2026 7:18 PM
To: Karin Derauf <kderauf@antigo-city.org>
Cc: WARD5@ANTIGO-CITY.ORG <WARD5@ANTIGO-CITY.ORG>
Subject: Dispute of Water Meter Replacement Charge

To Whom It May Concern,

My name is Carol Cafferro, and I am the owner of Banquet on a Bun located at 831 Fifth Avenue in Antigo.

On January 23, 2026, at approximately 5:00 p.m., our water service suddenly stopped working. The pipes had not frozen; the water simply stopped running. On Monday, January 26, we contacted the water department, and a crew was sent out. They were courteous and promptly restored our water service.

At that time, I was informed that the water meter had frozen and/or broken and would need to be replaced. I do not understand how the meter could have frozen, as our business was open and actively using water when the issue occurred. The meter is located in a dirt basement that is heated, and the pipes are equipped with heat wraps. There were no signs of freezing in the system.

I believed the matter had been resolved until I received a letter stating that I owed \$315.00 for the replacement of the meter. When I contacted the water department, I initially spoke with Jamie Horswell, who disconnected the call while I was speaking. I later received a return call from Kay, during which Jamie was also present. Jamie said she thought we were done when she hung up while I was mid-sentence.

Kay informed me that I am responsible for the cost of the new meter due to alleged lack of maintenance, resulting in it freezing and breaking. I respectfully disagree with this assessment. I have owned this building for approximately 13 years and have never experienced this issue. Given the conditions in the basement and the absence of any freezing in the pipes, I do not believe negligence or lack of maintenance on my part caused this failure.

Kay also suggested that I contact the Public Service Commission, which I have done. On March 25, Kay informed me that they had been notified of my complaint and offered to reduce the charge by \$50.00, leaving a balance of \$265.00.

I do not believe it is my responsibility to pay for the replacement of equipment that belongs to and is maintained by the water department, especially under circumstances where there is no clear evidence that the failure was due to my actions or neglect.

I respectfully request that this charge be reconsidered and removed.

Sincerely,
Carol Cafferro
Banquet on a Bun



Public Service Commission of Wisconsin

Summer Strand, Chairperson
Kristy Nieto, Commissioner
Marcus Hawkins, Commissioner

4822 Madison Yards Way
P.O. Box 7854
Madison, WI 53707-7854

March 30, 2026

Mrs. Carol S. Caffero
Banquet On A Bun LLC
831 5th Avenue
Antigo, WI 54409-1938

Re: File 180-253549

Dear Mrs. Caffero:

This letter is in response to the complaint you filed with the Public Service Commission of Wisconsin (Commission) regarding Antigo Utilities (Antigo). You were concerned about a bill you received for a frozen water meter.

I contacted Antigo concerning this matter and received a response from Ms. Kaye Matucheski. Ms. Matucheski provided a copy of the bill you were issued on March 24, 2026, which included a charge for \$315.84 to replace your meter, and a statement from the Antigo staff who replaced your meter.

Antigo records show staff visited the property on January 26, 2026, after you alerted the utility that your water was not running. Antigo staff noted that the water meter was located in an unheated crawl space and found frozen with ice having formed in the meter coupling. A new meter was purchased to replace this frozen, broken meter for \$279.10. You were also charged \$36.74 for labor and equipment for replacing this meter.

Wisconsin Stat. § 196.22 requires all public utilities to charge customers at the rates in their approved rate schedule or tariff. Antigo's tariff, Schedule X-1, states:

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or owner of the premises.

Under this clause, Antigo is required to bill you for the cost of repairing or replacing the meter, including the cost of a new meter, labor, and any equipment used.

If you are not the owner of this property, you may wish to speak with the property owner to discuss ways to appropriately heat the area around the meter to prevent this from happening in

Telephone: (608) 266-5481
Home Page: <https://psc.wi.gov>

Fax: (608) 266-3957
E-mail: pscsecs@wisconsin.gov

the future. While I understand that you stated you run a heater in the basement, this was not sufficient to heat the crawl space where the meter is located in.

Additionally, Ms. Matucheski advised the bill you were issued on March 24, 2026, incorrectly stated that the total amount of the bill was past due. This is an issue with Antigo's billing system which will be fixed when the utility upgrades its software this year. You will not be charged a late payment fee for this bill unless it is not paid by April 17, 2026.

Based on this information, I have determined your complaint has been appropriately resolved in compliance with Commission rules.

Thank you for contacting the Commission. If you have further questions or concerns, please do not hesitate to contact me either by letter or by telephone at (800) 225-7729.

Sincerely,



Kayleigh Chiono
Consumer Analyst
Division of Digital Access, Consumer and Environmental Affairs

KC:bs



Clerk-Treasurer
City of Antigo
700 Edison St.
Antigo, WI 54409

Date: April 15, 2026

To: Finance, Personnel & Legislative Committee

From: Kaye Matucheski, Clerk-Treasurer/Finance Director

Subject: Increase the Number of "Class A" Fermented Malt Beverage and Intoxicating Liquor Licenses to Eleven (11) to Allow Dollar General Corporation to Apply for a License and Correct Ordinance 18-87(e) to the Correct Number (contingent on City Plan Commission approval allowing this location to hold a license).

There is currently a Dollar General store being built at 332 Superior Street and they have requested a "Class A" Fermented Malt Beverage and Intoxicating Liquor license to allow for the sale of alcohol. A copy of the letter is attached. As per City policy, this request will be considered by the City Plan Commission as it is a location that has not previously held a license. In addition, the City has a quota of ten (10) licenses and they have all been issued. In order to consider an application, the City would have to increase the quota to eleven (11) licenses. This is action that the City Council can take as it is regulated locally.

The City has increased this quota for others but the ordinance was not updated so there will need to be a correction of Ordinance Number 18-87(e) to eleven if this request is approved or ten if it is not.

Should you have any questions, please let me know.

Fiscal Impact: None

Recommendation: Increase Quota

Attachments:

1. Dollar General Request Class A Quota

April 9, 2026

VIA EMAIL ONLY TO: ssmith@antigo-city.org

Common Council
City of Antigo
700 Edison Street
Antigo, WI 54409-1955

RE: Request to Increase “Class A” License Quota – Dollar General

Dear Shannon,

As you know, we represent Dollar General Corporation (“Dollar General”) which is planning to open a new storefront location at 332 Superior Street. As the new storefront intends to sell fermented malt beverages and intoxicating liquor for off-premise consumption, Dollar General is seeking a “Class A” retail license.

A “Class A” license is important to Dollar General’s standard business model, as it allows the store to offer a broader range of everyday convenience items that customers expect in a single trip. The availability of these products supports the overall viability of the location. Further, the license ensures that the store can meet local demand in a competitive retail environment while also providing variety to local consumers by offering a variety of brands that other retail licensees may not offer.

Based on our prior correspondence, we understand the City of Antigo currently has a quota of 10 “Class A” licenses, all of which have been issued. Accordingly, on behalf of Dollar General, we respectfully request that the City increase the quota to allow Dollar General to apply for a “Class A” license.

Please let us know if you have any questions or would like to discuss further. Parker Conover can be reached at (608) 284-2624 or pconover@gklaw.com, and Derek PUNCHES can be reached at (608) 284-2287 or dpunches@gklaw.com.

GODFREY & KAHN, S.C.



M. Parker Conover
Derek PUNCHES