

VILLAGE OF RIDGEWAY

Iowa County, Wisconsin

BOARD OF TRUSTEES MEETING AGENDA

February 08, 2022 at 7:00 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

CONFIRMATION OF OPEN MEETING

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

CORRESPONDENCE, ANNOUNCEMENTS, AND REPORTS

- [1.](#) Correspondence
- [2.](#) Department Reports

PUBLIC COMMENT

CONSENT AGENDA

- [3.](#) Minutes to be Adopted
- [4.](#) General Fund Disbursements and ACH Payments

ITEMS FOR CONSIDERATION AND ACTION

- [5.](#) Nominate a Trustee for 2022 Board of Review Training
- [6.](#) G-Pro Invoice 41732
- [7.](#) 2022 Community Events
- [8.](#) ATV/UTV Purchase up to budgeted amount of \$13,511
- [9.](#) Facilities Maintenance Job Description
- [10.](#) Resolution 2022-02 Authorizing Sale of Fermented Malt Beverages in Village Parks
- [11.](#) Alternate Side Parking
- [12.](#) U-Turn Signage
- [13.](#) Easement Request for Old Adams Road Parcel
Public Service Commission Docket
Information: <https://psc.wi.gov/Pages/MajorCases/CardinalHickoryCreek.aspx>
News Update: <https://www.wpr.org/citizens-utility-board-wants-regulators-stop-utilities-building-bridge-nowhere>

ADJOURNMENT

SETTLEMENT TO
 120429
Village of Ridgeway
 (P)608-669-0977
 (E)ridgewaypwd@mhtc.net1
 208 Jarvis Street
 ridgewaypwd@mhtc.net, Ridgeway , Wisconsin,
 53582, United States

Auction : #21-1418 - State and Municipal Truck Auction - Mount Horeb, Wisconsin
 Settlement# : 20211221-1047371998-1288
 Settlement Date : Dec 21,2021

#21-1418 - State and Municipal Truck Auction - Mount Horeb, Wisconsin

Item	Qty	Bid Amount	Commission	Seller Fee	Total
7522 - 2012 Ford F350SD XL Reg Cab Baby Dump Truck 4WD DRW - w/ Plow - #7522	1	18700.00	0.00	96.00	18604.00

2012 Ford F350SD XL Reg Cab Baby Dump Truck 4WD DRW - w/ Plow - #7522

VEHICLE INFORMATION:

- **Seller:** Village of Ridgeway
- **Vin#** 1FDRF3H66CEA29621
- **Miles:** 59,354
- **Hours:** 4,276
- **Overall Condition:** Fair/Poor (Dump Box Rusty)
- **Transmission:** Ford Automatic
- **Engine:** Ford 6.2L V8
- **Fuel:** Gas
- **Title Brands:** None
- **Click on lot number for full details, conditions & larger pictures.**

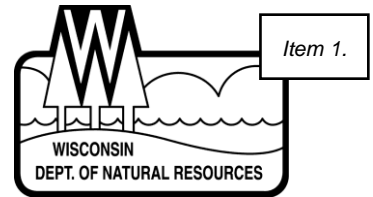
Fee Name	Flat Rate	Percentage %	Total Fee Amount
Seller Fee - Safety Inspection	55.00	0%	55.00
Seller Fee - \$6 Fluids Added	6.00	0%	6.00
Seller Fee - Cleaning - Interior	20.00	0%	20.00
Seller Fee - Basic Car Wash	10.00	0%	10.00
Seller Fee - Supplies	5.00	0%	5.00

Items: 1
 Settlement Total: 18700.00
 Seller Fee: -96.00
 Total Settlement: 18604.00
Balance Owed : 18604.00

Thanks for using Wisconsin Surplus Online Auctions.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 12, 2022

Village of Ridgeway
Hailey Roessler, Village Clerk
208 Jarvis St.
Ridgeway, WI 53582

Subject: Village of Ridgeway- Comprehensive Outdoor Recreation Plan 2022

Dear Ms. Roessler:

Thank you for providing a copy of the Village's updated Comprehensive Outdoor Recreation Plan as adopted December 14, 2021. According to Village Board resolution #2021-18 dated December 14, 2021 the plan was approved and adopted.

You are therefore advised that the Village is extended eligibility to apply for available LAWCON and Stewardship outdoor recreation grants, administered by the Department of Natural Resources, until **December 31, 2026.**

Please note that this eligibility is no assurance of grant funding for any particular project for which you may submit a request for grant assistance, and matching grant assistance will be limited to those recommendations supported in the approved plan. Also, any project sponsors shall be responsible for keeping us advised regarding any formal changes(s) to the approved plan that may result in a grant project application.

The Village of Ridgeway is commended for its continued awareness of the need for regional outdoor recreation planning. Please contact me at Cheryl.Housley@wisconsin.gov, cell 608-516-9560, if you have questions regarding your eligibility status or available grant programs.

Sincerely,

Cheryl Housley

Cheryl Housley
Community Services Specialist
BUREAU OF COMMUNITY AND FINANCIAL ASSISTANCE

cc: Jaelyn Essandoh - SWRPC

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/17/2022

01/10/2022 - 01/16/2022 [7 days]

Report Time: 8:34:46 AM

PD011 [GORHAM, MICHAEL]

Employee ID	PD011	DEPT(G2)	PD	Pay Policy	203
Pay Type	1	Last Name	GORHAM	First Name	MICHAEL

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/10/2022 Mon	205 [POP]	02:00PM*	12:00AM*	10.00	10.0000000	
01/11/2022 Tue	205 [POP]	06:30PM*	10:30PM*	4.00	4.0000000	
01/12/2022 Wed	205 [POP]	01:00PM*	04:00PM*	3.00	3.0000000	
01/13/2022 Thu	201 [POW]	02:41PM	12:02AM	9.25	9.2500000	
01/15/2022 Sat	205 [POP]	05:00PM*	11:00PM*	6.00	6.0000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									110.00
3 [SICK]									120.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	9.25		9.25					
205 [POP]	1[UNUSED]	23.00		23.00					
TOTALS		32.25		32.25					238.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/24/2022

01/17/2022 - 01/23/2022 [7 days]

Report Time: 9:36:10 AM

PD011 [GORHAM, MICHAEL]

Employee ID	PD011	DEPT(G2)	PD	Pay Policy	203
Pay Type	1	Last Name	GORHAM	First Name	MICHAEL

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/17/2022 Mon	205 [POP]	01:00PM*	10:00PM*	9.00	9.0000000	
01/18/2022 Tue	205 [POP]	08:00PM*	12:00AM*	4.00	4.0000000	
01/19/2022 Wed	201 [POW]	03:04PM	11:48PM	8.75	8.7500000	
01/21/2022 Fri	204 [POV]				4.0000000	
	205 [POP]	07:00PM*	02:30AM*	11.50	7.5000000	
01/23/2022 Sun	208 [PADJ]			6.50	6.5000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]					110.00		4.00		106.00
3 [SICK]									120.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	8.75		8.75					
204 [POV]	1[UNUSED]	4.00		4.00					
205 [POP]	1[UNUSED]	20.50		20.50					
208 [PADJ]	1[UNUSED]	6.50		6.50					
TOTALS		39.75		39.75	110.00		4.00		234.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/17/2022

01/10/2022 - 01/16/2022 [7 days]

Report Time: 8:34:46 AM

AD002 [ROESSLER, HAILEY]			
Employee ID	AD002	DEPT(G2)	AD
Pay Type	3	Last Name	ROESSLER
		Pay Policy	500
		First Name	HAILEY

Time Card						
Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/10/2022 Mon	511 [CW]	07:49AM	11:29AM	8.25	3.7500000	
	501 [TRW]	12:03PM	04:30PM*		4.5000000	
01/11/2022 Tue	511 [CW]	08:19AM	01:15PM*	12.25	5.0000000	
	511 [CW]	02:00PM*	04:45PM		2.7500000	
	511 [CW]	05:41PM	10:16PM		4.5000000	
01/12/2022 Wed	511 [CW]	08:00AM*	12:05PM*	7.75	4.0000000	
	501 [TRW]	12:43PM*	04:30PM*		3.7500000	
01/13/2022 Thu	501 [TRW]	08:11AM	12:00PM*	3.75	3.7500000	
01/14/2022 Fri	511 [CW]	08:08AM	11:59AM	7.75	3.7500000	
	501 [TRW]	12:33PM	04:30PM		4.0000000	

Summary - AD002 [ROESSLER, HAILEY]									
Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									125.25
3 [SICK]									73.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	16.00		16.00					
511 [CW]	1[UNUSED]	23.75		23.75					
TOTALS		39.75		39.75					206.50

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Hailey Roessler
Employee Signature

x _____
Supervisor Signature

Checks, Invoices, Accounts Payable, Comm Ctr Bid Docs, EE Review Scheduling
 TRANE Shipment Coordination, Holiday Helper Act, NWTP Security
 Internet Accounts, Frontier Vendor Installation, Municode Meetings
 LRIP, BOT Meeting/Agenda/Minutes, Contract Coordination, 2021
 Audit Prep/Documents/Reports; EE Review; Beacon/Meter
 Upgrade; Summer Programs, Payroll, ARPA
 Treas/Clerk/Gen Admin = 36.00
 Sewer Admin = 3.15

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/24/2022

01/17/2022 - 01/23/2022 [7 days]

Report Time: 9:36:09 AM

AD002 [ROESSLER, HAILEY]

Employee ID	AD002	DEPT(G2)	AD	Pay Policy	500
Pay Type	3	Last Name	ROESSLER	First Name	HAILEY

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/17/2022 Mon	501 [TRW]	08:01AM	12:00PM	8.25	4.0000000	
	511 [CW]	12:30PM*	04:43PM*		4.2500000	
01/18/2022 Tue	501 [TRW]	08:02AM	11:31AM	8.25	3.5000000	
	511 [CW]	12:05PM	04:44PM		4.7500000	
01/19/2022 Wed	501 [TRW]	08:03AM	10:08AM	9.00	2.2500000	
	511 [CW]	12:03PM	06:39PM		6.7500000	
01/20/2022 Thu	501 [TRW]	08:04AM	11:42AM	7.75	3.7500000	
	511 [CW]	12:24PM	04:29PM		4.0000000	
01/21/2022 Fri	501 [TRW]	08:03AM	12:00PM*	8.25	4.0000000	1.5000000
	511 [CW]	12:30PM*	04:42PM*		2.7500000	

Summary - AD002 [ROESSLER, HAILEY]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									125.25
3 [SICK]									73.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	17.50		17.50					
511 [CW]	1[UNUSED]	22.50	1.50	24.00					
TOTALS		40.00	1.50	41.50					206.50

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x *Hailey Roessler*
Employee Signature

x _____
Supervisor Signature

Pre - Audit / Auditors 1/18/22 • Public Works Comm Mtg 1/19/22
 Spec BOT Mtg 1/21/22 • Lift Station Repair • Alt. Side Parking
 Map + Ordinance Drafting, Tax + Utility Payment Processing
 U-Turn Signage Requirement Research • CDBG Documentation
 CBU Policy Research • Easement Research / Meetings • HR/
 Insurance Correspondence • W-2 Filings + Mailings
 Municode Website + Meetings Setup • Utility Direct
 Processing - Office Maint

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/17/2022

01/10/2022 - 01/16/2022 [7 days]

Report Time: 8:34:46 AM

AD003 [JOHNSON, MAGGIE]

Employee ID	AD003	DEPT(G2)	DC	Pay Policy	550
Pay Type	3	Last Name	JOHNSON	First Name	MAGGIE

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/10/2022 Mon	511 [CW]	07:59AM	02:40PM	6.75	6.7500000	
01/11/2022 Tue	511 [CW]	07:59AM	02:31PM	6.50	6.5000000	
01/12/2022 Wed	511 [CW]	08:00AM	02:30PM	6.50	6.5000000	
01/13/2022 Thu	511 [CW]	07:59AM	02:30PM*	6.50	6.5000000	
01/14/2022 Fri	511 [CW]	08:00AM	02:04PM	6.00	6.0000000	

Summary - AD003 [JOHNSON, MAGGIE]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									111.00
3 [SICK]									28.00
6 [FH]									8.00
511 [CW]	1[UNUSED]	32.25		32.25					
TOTALS		32.25		32.25					147.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

Monday: Winter market prep, fuel schedule, municode agenda practice and homework Folder label

Tuesday: main street orientation, took out trash

Wednesday: municode training, 1 day disconnects, tree removal contacts

Thursday: Purchased park bathroom supplies, looked into munards for table and chairs Updated hydrant flushing and water main break protocol documents.

Friday: municode training, farmers market agreement, baseball prep, intern flyer

General: Utility and tax payments

communications: library communications, Home sense solicitation post, sidewalk, main fire hydrant post

VILLAGE OF RIDGEWAY
 Report Date: 01/24/2022
 Report Time: 9:36:10 AM

Employee Timecard - Hourly Distribution Report

01/17/2022 - 01/23/2022 [7 days]

AD003 [JOHNSON, MAGGIE]									
Employee ID	AD003	DEPT(G2)	DC	Pay Policy	550				
Pay Type	3	Last Name	JOHNSON	First Name	MAGGIE				

Time Card						
Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/17/2022 Mon	511 [CW]	08:00AM	02:30PM	6.50	6.500000	
01/18/2022 Tue	511 [CW]	08:01AM	02:30PM	6.50	6.500000	
01/19/2022 Wed	511 [CW]	08:00AM	02:38PM	6.75	6.750000	
01/20/2022 Thu	511 [CW]	08:00AM	02:31PM	6.50	6.500000	
01/21/2022 Fri	605 [WADW]	08:00AM	02:01PM	6.00	6.000000	

Summary - AD003 [JOHNSON, MAGGIE]									
Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									111.00
3 [SICK]									28.00
6 [FH]									8.00
511 [CW]	1[UNUSED]	26.25		26.25					
605 [WADW]	1[UNUSED]	6.00		6.00					
TOTALS		32.25		32.25					147.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x 
 Employee Signature

x _____
 Supervisor Signature

Monday: Trained library volunteers, updated library volunteer binder and contacts, Internship flyer, baseball sign up and social media posts

Tuesday: ordered office supplies, Internship flyer, baseball flyer, Holiday Helper thank you addresses

Wednesday: Holiday helper thank you cards (stuffed, stamped, addressed) internship flyer, baseball flyer

Thursday: Baseball flyers, setup / take down stepping on Booster, internship flyer, park & rec. agenda

Friday: outdoor movie quotes and prices, Park & Rec. library agenda items

General: utility and tax payments

communications: library communications, 2022 event survey, 2022 baseball sign up, tree

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/17/2022

01/10/2022 - 01/16/2022 [7 days]

Report Time: 8:34:46 AM

PW001 [BRINDLEY, JEFFREY D]

Employee ID	PW001	DEPT(G2)	PW	Pay Policy	300
Pay Type	3	Last Name	BRINDLEY	First Name	JEFFREY D

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/10/2022 Mon	301 [SEW]	06:29AM	03:41PM	8.75	8.7500000	
01/11/2022 Tue	601 [WAW]	06:24AM	03:32PM		9.0000000	
	301 [SEW]	06:28PM	09:22PM	11.25	2.2500000	
01/12/2022 Wed	601 [WAW]	09:13AM	03:31PM	5.75	5.7500000	
01/13/2022 Thu	301 [SEW]	06:36AM	03:40PM	8.75	8.7500000	
01/14/2022 Fri	601 [WAW]	06:40AM	02:03PM	6.75	5.5000000	1.2500000
01/15/2022 Sat	301 [SEW]	06:29AM	08:35AM	2.00		2.0000000
01/16/2022 Sun	601 [WAW]	07:07AM	09:07AM*	2.00		2.0000000

Summary - PW001 [BRINDLEY, JEFFREY D]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									192.25
3 [SICK]									235.75
6 [FH]									8.00
301 [SEW]	1[UNUSED]	19.75	2.00	21.75					
601 [WAW]	1[UNUSED]	20.25	3.25	23.50					
TOTALS		40.00	5.25	45.25					436.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Jeff Brindley
Employee Signature

X _____
Supervisor Signature

	Reg.	O.T.	Total
Water -	19.75	1	20.75
Sewer -	20.25	1.25	21.5
Streets -		3	<u>3</u>
			45.25

Delta 3 meeting well house Infrastructure, Board meeting
 Routine water & sewer maint. water pumpage reports
 assist snow plowing, Rec snow removal

VILLAGE OF RIDGEWAY
 Report Date: 01/24/2022
 Report Time: 9:36:10 AM

Employee Timecard - Hourly Distribution Report

01/17/2022 - 01/23/2022 [7 days]

PW001 [BRINDLEY, JEFFREY D]

Employee ID	PW001	DEPT(G2)	PW	Pay Policy	300
Pay Type	3	Last Name	BRINDLEY	First Name	JEFFREY D

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/17/2022 Mon	304 [SEV]				1.2500000	
	301 [SEW]	09:22AM	03:01PM		5.7500000	
	604 [WAV]			8.00	1.0000000	
01/18/2022 Tue	601 [WAW]	07:23AM	03:11PM	7.25	7.2500000	
01/19/2022 Wed	301 [SEW]	07:03AM	06:12PM	10.75	10.7500000	
01/20/2022 Thu	601 [WAW]	06:32AM	03:31PM	8.50	8.5000000	
01/21/2022 Fri	301 [SEW]	07:04AM	03:32PM	8.00	7.7500000	0.2500000
01/22/2022 Sat	601 [WAW]	07:08AM	09:08AM*	2.00		2.0000000
01/23/2022 Sun	301 [SEW]	05:22AM	09:37AM	4.25		4.2500000

Summary - PW001 [BRINDLEY, JEFFREY D]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]					192.25		2.25		190.00
3 [SICK]									235.75
6 [FH]									8.00
301 [SEW]	1[UNUSED]	24.25	4.50	28.75					
304 [SEV]	1[UNUSED]	1.25		1.25					
601 [WAW]	1[UNUSED]	15.75	2.00	17.75					
604 [WAV]	1[UNUSED]	1.00		1.00					
TOTALS		42.25	6.50	48.75	192.25		2.25		433.75

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x *Jeff Brindley*
 Employee Signature

x _____
 Supervisor Signature

	Reg.	Vac	O.T.	Total
Water -	17	1.0		18
Sewer -	23	1.25		24.25
Streets -			6.5	6.5

Snow Removal, Sampling, DNR Land application and disposal reports, remove Christmas lights, DNR reports, water reports

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/17/2022

01/10/2022 - 01/16/2022 [7 days]

Report Time: 8:34:46 AM

SP002 [CULLEN, TANNER]

Employee ID	SP002	DEPT(G2)	ST	Pay Policy	400
Pay Type	3	Last Name	CULLEN	First Name	TANNER

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/10/2022 Mon	401 [STW]	06:58AM	03:44PM	8.25	8.2500000	
01/11/2022 Tue	401 [STW]	06:43AM	03:35PM		8.7500000	
	401 [STW]	07:00PM*	09:30PM*	10.75	2.0000000	
01/12/2022 Wed	401 [STW]	06:51AM	02:25PM	7.00	7.0000000	
01/13/2022 Thu	401 [STW]	06:50AM	03:42PM	8.25	8.2500000	
01/14/2022 Fri	401 [STW]	06:57AM	03:31PM		5.7500000	2.7500000
	401 [STW]	07:07PM	11:13PM	12.25		3.7500000
01/15/2022 Sat	401 [STW]	04:52AM	08:19AM	3.50		3.5000000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									116.00
3 [SICK]									108.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	40.00	10.00	50.00					
TOTALS		40.00	10.00	50.00					232.00

Total 50hrs streets Dept.

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen
Employee Signature

x _____
Supervisor Signature

1/10 Fueled equipment and trucks. Greased skid steel checked fluids etc. (8.25 streets)

1/11 Board meeting. Snow cleanup and removal. (10.75 streets)

1/12 Snow cleanup and removal/ plowed the cemetery. (7 streets)

1/13 spot salted icy streets. picked up Xmas trees. (8.25 streets)

1/14 plowed snow salted streets. (12.25 streets)

1/15 plowed snow spot salted in am. (3.50 streets)

VILLAGE OF RIDGEWAY
 Report Date: 01/24/2022
 Report Time: 9:36:10 AM

Employee Timecard - Hourly Distribution Report

01/17/2022 - 01/23/2022 [7 days]

SP002 [CULLEN, TANNER]

Employee ID	SP002	DEPT(G2)	ST	Pay Policy	400
Pay Type	3	Last Name	CULLEN	First Name	TANNER

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/17/2022 Mon	401 [STW]	07:12AM	03:50PM	8.00	8.0000000	
01/18/2022 Tue	401 [STW]	06:51AM	03:32PM	8.00	8.0000000	
01/19/2022 Wed	401 [STW]	06:31AM	03:30PM		9.0000000	
	401 [STW]	04:30PM*	06:30PM*	11.00	2.0000000	
01/20/2022 Thu	401 [STW]	06:42AM	03:30PM	8.25	8.2500000	
01/21/2022 Fri	401 [STW]	06:48AM	02:59PM	7.50	4.7500000	2.7500000
01/22/2022 Sat	401 [STW]	04:20AM	06:17AM	2.00		2.0000000
01/23/2022 Sun	401 [STW]	02:43AM	11:43AM	8.50		8.5000000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									116.00
3 [SICK]									108.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	40.00	13.25	53.25					
TOTALS		40.00	13.25	53.25					232.00

53.25hrs Streets

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Tanner Cullen
 Employee Signature

X _____
 Supervisor Signature

- 1/17 Snow cleanup/Removal. Fixed strobe light on Peterbilt. 8hrs streets
- 1/18 Snow cleanup/Removal. Fueled equipment/trucks. 8hrs streets
- 1/19 Power washed trucks and equipment. 9hrs streets
- 1/20 Snow cleanup/Removal. Loaded truck with salt. 2hrs streets
8.25hrs streets
- 1/21 cleaned village shop/washed out Shop Floor. 7.50hrs
- 1/22 2hrs salted slick streets/parking lots and sidewalk

1/23 Blowed snow and salted streets/parking lots
and sidewalks. (8.50 hrs streets)

Item 2.

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/03/2022

12/27/2021 - 01/02/2022 [7 days]

Report Time: 8:59:44 AM

PD011 [GORHAM, MICHAEL]

Employee ID	PD011	DEPT(G2)	PD	Pay Policy	203
Pay Type	1	Last Name	GORHAM	First Name	MICHAEL


Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
12/27/2021 Mon	202 [POH]			4.00	4.0000000	
12/28/2021 Tue	205 [POP]	07:00PM*	01:30AM*	6.50	6.5000000	
12/29/2021 Wed	201 [POW]	02:33PM	11:12PM	8.75	8.7500000	
12/30/2021 Thu	201 [POW]	07:14PM	12:19AM	5.00	5.0000000	
12/31/2021 Fri	202 [POH]			8.00	8.0000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									30.00
3 [SICK]									116.00
6 [FH]									
201 [POW]	1[UNUSED]	13.75		13.75					
202 [POH]	1[UNUSED]	12.00		12.00					
205 [POP]	1[UNUSED]	6.50		6.50					
TOTALS		32.25		32.25					146.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

VILLAGE OF RIDGEWAY
 Report Date: 01/10/2022
 Report Time: 8:28:21 AM

Employee Timecard - Hourly Distribution Report

01/03/2022 - 01/09/2022 [7 days]

PD011 [GORHAM, MICHAEL]

Employee ID	PD011	DEPT(G2)	PD	Pay Policy	203
Pay Type	1	Last Name	GORHAM	First Name	MICHAEL

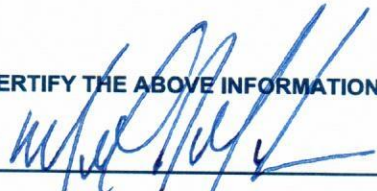
Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/03/2022 Mon	205 [POP]	09:30AM*	10:30PM*	13.00	13.0000000	
01/04/2022 Tue	201 [POW]	03:01PM	11:58PM	9.00	9.0000000	
01/05/2022 Wed	205 [POP]	04:00PM*	12:30AM*	8.50	8.5000000	
01/08/2022 Sat	201 [POW]	05:35PM	12:16AM	6.75	6.7500000	
01/09/2022 Sun	208 [PADJ]			-9.50	-9.5000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									30.00
3 [SICK]									116.00
6 [FH]									
201 [POW]	1[UNUSED]	15.75		15.75					
205 [POP]	1[UNUSED]	21.50		21.50					
208 [PADJ]	1[UNUSED]	-9.50		-9.50					
TOTALS		27.75		27.75					146.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
 Employee Signature

X _____
 Supervisor Signature

VILLAGE OF RIDGEWAY
 Report Date: 01/03/2022
 Report Time: 8:59:43 AM

Employee Timecard - Hourly Distribution Report

12/27/2021 - 01/02/2022 [7 days]

AD002 [ROESSLER, HAILEY]

Employee ID	AD002	DEPT(G2)	AD	Pay Policy	500
Pay Type	3	Last Name	ROESSLER	First Name	HAILEY

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
12/27/2021 Mon	511 [CW]	08:03AM	12:26PM		4.5000000	
	501 [TRW]	01:10PM	04:29PM	7.75	3.2500000	
12/28/2021 Tue	501 [TRW]	07:47AM	12:30PM*		4.7500000	
	501 [TRW]	01:00PM*	04:34PM*	8.25	3.5000000	
12/29/2021 Wed	501 [TRW]	08:03AM	12:57PM		5.0000000	
	511 [CW]	01:45PM*	04:36PM	7.75	2.7500000	
12/30/2021 Thu	504 [TRV]				1.7500000	
	501 [TRW]	08:04AM	12:01PM		4.0000000	
	501 [TRW]	12:40PM	01:25PM		0.7500000	
	501 [TRW]	02:44PM	04:37PM	8.25	1.7500000	
12/31/2021 Fri	502 [TRH]			8.00	8.0000000	

Summary - AD002 [ROESSLER, HAILEY]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]					47.00		1.75		45.25
3 [SICK]									71.25
6 [FH]									
501 [TRW]	1[UNUSED]	23.00		23.00					
502 [TRH]	1[UNUSED]	8.00		8.00					
504 [TRV]	1[UNUSED]	1.75		1.75					
511 [CW]	1[UNUSED]	7.25		7.25					
TOTALS		40.00		40.00	47.00		1.75		116.50

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Hailey Roessler
 Employee Signature

X _____
 Supervisor Signature

End of Year Filing, Reports, Taxes, Payroll; Website + Municode Meetings Project; Holiday Helpers Project; Tax Payments + Reporting; 2022 Audit Prep; Dog Licenses; Commctr Coord.; 2022 Fee Schedule; Pay App 6; Conventional Rate Case Filed

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/10/2022

01/03/2022 - 01/09/2022 [7 days]

Report Time: 8:28:21 AM

AD002 [ROESSLER, HAILEY]					
Employee ID	AD002	DEPT(G2)	AD	Pay Policy	500
Pay Type	3	Last Name	ROESSLER	First Name	HAILEY

Time Card						
Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/03/2022 Mon	501 [TRW]	08:37AM	01:19PM	8.75	4.7500000	
	511 [CW]	01:58PM	06:00PM		4.0000000	
01/04/2022 Tue	501 [TRW]	08:06AM	01:04PM	10.00	5.0000000	
	511 [CW]	01:44PM*	04:40PM*		3.0000000	
01/05/2022 Wed	511 [CW]	06:00PM*	08:00PM*	7.25	2.0000000	
	513 [CS]				2.0000000	
01/06/2022 Thu	501 [TRW]	10:49AM	01:26PM	8.00	2.7500000	
	501 [TRW]	01:58PM	04:34PM		2.5000000	
01/07/2022 Fri	501 [TRW]	08:10AM	12:30PM	8.00	4.2500000	
	511 [CW]	01:00PM*	04:40PM		3.7500000	
01/08/2022 Sat	501 [TRW]	08:15AM	12:17PM	2.50	4.0000000	1.5000000
	501 [TRW]	12:56PM	04:57PM		4.0000000	
	611 [FMW]	01:00PM*	02:00PM*			1.0000000

Summary - AD002 [ROESSLER, HAILEY]									
Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									45.25
3 [SICK]					71.25		2.00		69.25
6 [FH]									
501 [TRW]	1[UNUSED]	27.25	1.50	28.75					
511 [CW]	1[UNUSED]	12.75		12.75					
513 [CS]	1[UNUSED]	2.00		2.00					
611 [FMW]	1[UNUSED]		1.00	1.00					
TOTALS		42.00	2.50	44.50	71.25		2.00		114.50

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Hailey Roessler
Employee Signature

x _____
Supervisor Signature

Year End Reporting, Filing, Payroll Updates, HR, Accounts Payable, Finance Meeting Agenda, BOT Agenda, Fac. Maint Job Description, Conflict Mediation, ATC Easement, Appraisal, 2020 Budget Amend. 2021 Budget / Starting Balances, Cluster Box Policy, Zoom Subscription & Setup, Comm Ctrd Cleaning, Staff Meeting, Holiday Help Act. minicode: Bank Reconciliation, Tax Payments, Bid Docs

VILLAGE OF RIDGEWAY
 Report Date: 01/03/2022
 Report Time: 8:59:44 AM

Employee Timecard - Hourly Distribution Report

12/27/2021 - 01/02/2022 [7 days]

AD003 [JOHNSON, MAGGIE]

Employee ID	AD003	DEPT(G2)	DC	Pay Policy	550
Pay Type	3	Last Name	JOHNSON	First Name	MAGGIE

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
12/27/2021 Mon	511 [CW]	08:02AM	02:34PM	6.50	6.5000000	
12/28/2021 Tue	511 [CW]	07:57AM	02:30PM	6.50	6.5000000	
12/29/2021 Wed	511 [CW]	08:00AM	02:30PM	6.50	6.5000000	
12/30/2021 Thu	511 [CW]	07:59AM	02:30PM	6.50	6.5000000	
12/31/2021 Fri	502 [TRH]			8.00	8.0000000	

Summary - AD003 [JOHNSON, MAGGIE]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									71.00
3 [SICK]									24.00
6 [FH]									
502 [TRH]	1[UNUSED]	8.00		8.00					
511 [CW]	1[UNUSED]	26.00		26.00					
TOTALS		34.00		34.00					95.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x *Maggie Johnson*
 Employee Signature

x *Hailey Bessler*
 Supervisor Signature

Manday: Read center reports, generated utility bills + stuffed and stamped
 Tuesday: ordered gym floor covers, municode meeting, updated Holiday helper list, took out garbage
 Wednesday: Holiday helper cards assembled wellness supplies, utility bills
 Thursday: Posted utility bills, processed disconnect notices, tree removal estimate post, water main break SOP, table and chair pricing
 General: Utility bills and tax payments

Total

Water Adm = 4
 Sewer Adm = 4
 Dep Clerk = 26 (8 Holiday)
34

Employee Timecard - Hourly Distribution Report

Item 2.

Report Date: 01/10/2022

01/03/2022 - 01/09/2022 [7 days]

Report Time: 9:31:16 AM

AD003 [JOHNSON, MAGGIE]

Employee ID	AD003	DEPT(G2)	DC	Pay Policy	550
Pay Type	3	Last Name	JOHNSON	First Name	MAGGIE

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/03/2022 Mon	511 [CW]	08:00AM	02:43PM	6.75	6.7500000	
01/04/2022 Tue	511 [CW]	08:00AM	02:30PM		6.5000000	
	511 [CW]	06:00PM*	08:00PM*	8.50	2.0000000	
01/05/2022 Wed	511 [CW]	08:00AM	10:58AM		3.0000000	
	511 [CW]	11:31AM	02:31PM	6.00	3.0000000	
01/06/2022 Thu	511 [CW]	08:01AM	03:04PM	7.00	7.0000000	
01/07/2022 Fri	511 [CW]	08:00AM	02:01PM	6.00	6.0000000	

Summary - AD003 [JOHNSON, MAGGIE]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									71.00
3 [SICK]									24.00
6 [FH]									
511 [CW]	1[UNUSED]	34.25		34.25					
TOTALS		34.25		34.25					95.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Maggie Johnson
Employee Signature

x Hailey Rossler
Supervisor Signature

Monday : Uploaded agenda and minutes to Municode

Tuesday : Municode agenda training, Park & Rec. meeting Prep, took out trash

Wednesday : Shoveled north and central entryways, Park and Rec. minutes and post meeting work, municode agenda homework, ordered thank you cards, processed make in / move att, open gym meeting

Thursday : Multi-purpose room table and chair pricing, Uline bathroom updates pricing, 2022 event Worksheet and Survey

Friday : Staff meeting, 2022 event Survey post, 2022 event Worksheet

General : Utility and tax payments

DC = ^{REG} 26.25

FM = 6.0

WA = 1

OT = 1

1 24 7.5

VILLAGE OF RIDGEWAY
 Report Date: 01/03/2022
 Report Time: 8:59:44 AM

Employee Timecard - Hourly Distribution Report

12/27/2021 - 01/02/2022 [7 days]

PW001 [BRINDLEY, JEFFREY D]

Employee ID	PW001	DEPT(G2)	PW	Pay Policy	300
Pay Type	3	Last Name	BRINDLEY	First Name	JEFFREY D

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
12/27/2021 Mon	301 [SEW]	06:16AM	03:28PM	8.75	8.7500000	
12/28/2021 Tue	601 [WAW]	06:27AM	02:12PM		7.7500000	
	301 [SEW]	03:06PM	04:58PM	9.75	2.0000000	
12/29/2021 Wed	601 [WAW]	06:02AM	09:46AM		3.7500000	
	301 [SEW]	12:04PM	02:54PM	6.25	2.5000000	
12/30/2021 Thu	301 [SEW]	06:27AM	03:29PM	8.50	8.5000000	
12/31/2021 Fri	302 [SEH]				4.0000000	
	301 [SEW]	06:30AM	08:30AM*		2.0000000	
	602 [WAH]			10.00	4.0000000	
01/01/2022 Sat	301 [SEW]	07:15AM	09:15AM*	2.00	2.0000000	
01/02/2022 Sun	301 [SEW]	06:06AM	10:29AM	4.50	2.7500000	1.7500000

Summary - PW001 [BRINDLEY, JEFFREY D]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									32.25
3 [SICK]									240.00
6 [FH]									
301 [SEW]	1[UNUSED]	28.50	1.75	30.25					
302 [SEH]	1[UNUSED]	4.00		4.00					
601 [WAW]	1[UNUSED]	11.50		11.50					
602 [WAH]	1[UNUSED]	4.00		4.00					
TOTALS		48.00	1.75	49.75					272.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Jeff Brindley
 Employee Signature

X _____
 Supervisor Signature

	Reg.	H	O.T	Total	
Water -	15	4		15	19
Sewer -	18	4	1.75	19.75	23.75
Streets -	7			7	
Holiday -	8			8	
				<u>49.75</u>	

Back →

Water Sampling, disconnects notices, water disconnect
w.w. Sampling & snow plowing, snow removal, lift station
trouble shooting floats.

Item 2.

VILLAGE OF RIDGEWAY
 Report Date: 01/10/2022
 Report Time: 8:28:21 AM

Employee Timecard - Hourly Distribution Report

01/03/2022 - 01/09/2022 [7 days]

PW001 [BRINDLEY, JEFFREY D]

Employee ID	PW001	DEPT(G2)	PW	Pay Policy	300
Pay Type	3	Last Name	BRINDLEY	First Name	JEFFREY D

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/03/2022 Mon	601 [WAW]	06:19AM	03:11PM	8.50	8.5000000	
01/04/2022 Tue	301 [SEW]	06:25AM	03:21PM	8.25	8.2500000	
01/05/2022 Wed	601 [WAW]	06:26AM	03:42PM	8.75	8.7500000	
01/06/2022 Thu	301 [SEW]	06:10AM	03:20PM	8.50	8.5000000	
01/07/2022 Fri	303 [SES]				2.2500000	
	601 [WAW]	08:54AM	12:47PM		3.7500000	
	603 [WAS]			8.00	2.0000000	
01/08/2022 Sat	301 [SEW]	07:09AM	09:09AM*	2.00	2.0000000	
01/09/2022 Sun	301 [SEW]	07:34AM	09:34AM*	2.00	0.2500000	1.7500000

Summary - PW001 [BRINDLEY, JEFFREY D]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									32.25
3 [SICK]					240.00		4.25		235.75
6 [FH]									
301 [SEW]	1[UNUSED]	19.00	1.75	20.75					
303 [SES]	1[UNUSED]	2.25		2.25					
601 [WAW]	1[UNUSED]	21.00		21.00					
603 [WAS]	1[UNUSED]	2.00		2.00					
TOTALS		44.25	1.75	46.00	240.00		4.25		268.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Jeff Brindley
 Employee Signature

X _____
 Supervisor Signature

Reg. OT. Sick total
 Water - 19 2.25 19 21.25
 Sewer - 21 1.75 22.75 24.75
 Sick Time - 4.25 ↑ 46 HRS

final water reads, unload parts rec, w.w reports
 water reports, showing Contractors tree removal

VILLAGE OF RIDGEWAY

Employee Timecard - Hourly Distribution Report

Report Date: 01/03/2022

12/27/2021 - 01/02/2022 [7 days]

Report Time: 8:59:44 AM

SP002 [CULLEN, TANNER]

Employee ID	SP002	DEPT(G2)	ST	Pay Policy	400
Pay Type	3	Last Name	CULLEN	First Name	TANNER

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
12/27/2021 Mon	401 [STW]	02:31AM	11:21AM	8.25	8.2500000	
12/28/2021 Tue	401 [STW]	06:41AM	06:11PM		11.5000000	
	401 [STW]	07:40PM	11:43PM	15.50	4.0000000	
12/29/2021 Wed	401 [STW]	09:57AM	01:54PM	4.00	4.0000000	
12/30/2021 Thu	401 [STW]	07:01AM	03:31PM	8.00	8.0000000	
12/31/2021 Fri	402 [STH]				8.0000000	
	401 [STW]	06:48AM	08:52AM		2.0000000	
	401 [STW]	05:30PM	08:36PM	13.00	2.2500000	0.7500000
01/02/2022 Sun	401 [STW]	02:20AM	09:43AM	7.00		7.0000000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									36.00
3 [SICK]									104.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	40.00	7.75	47.75					
402 [STH]	1[UNUSED]	8.00		8.00					
TOTALS		48.00	7.75	55.75					148.00

55.75 hrs streets Dept.

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen

x _____

Employee Signature

Supervisor Signature

- 27 Plowed snow and salted village streets and parking lots. 8.25 hrs streets
- 28 Plowed snow and salted. Fueled equipment and Trucks. 15.50 hrs streets
- 29 Plowed snow and salted. cleaned and salted village side walks. 4 hrs streets
- 30 Snow cleanup/Removal 8 hrs streets 2.00 hrs salted roads
- 31 pre treated streets before freezing rain. 2.25 hrs 8 hrs sth

1/2 Plowed snow and salted streets and
village parking lots. (7hrs streets)

Item 2.

Employee Timecard - Hourly Distribution Report

Report Date: 01/10/2022

01/03/2022 - 01/09/2022 [7 days]

Report Time: 8:28:21 AM

SP002 [CULLEN, TANNER]

Employee ID	SP002	DEPT(G2)	ST	Pay Policy	400
Pay Type	3	Last Name	CULLEN	First Name	TANNER

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
01/03/2022 Mon	401 [STW]	06:39AM	03:33PM	8.25	8.2500000	
01/04/2022 Tue	401 [STW]	06:47AM	03:30PM	8.00	8.0000000	
01/05/2022 Wed	401 [STW]	06:02AM	03:39PM	9.25	9.2500000	
01/06/2022 Thu	401 [STW]	05:57AM	03:37PM	9.00	9.0000000	
01/07/2022 Fri	401 [STW]	07:23AM	02:06PM	6.00	5.5000000	0.5000000
01/08/2022 Sat	401 [STW]	04:51PM	06:51PM*	2.00		2.0000000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									36.00
3 [SICK]									104.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	40.00	2.50	42.50					
TOTALS		40.00	2.50	42.50					148.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen
Employee Signature

x _____
Supervisor Signature

1/3 8.25 hrs streets

1/4 picked up xmas trees. plowed cemetery. 8 hrs streets

1/5 spot salted streets in am. snow cleanup/removal. 9.25 streets

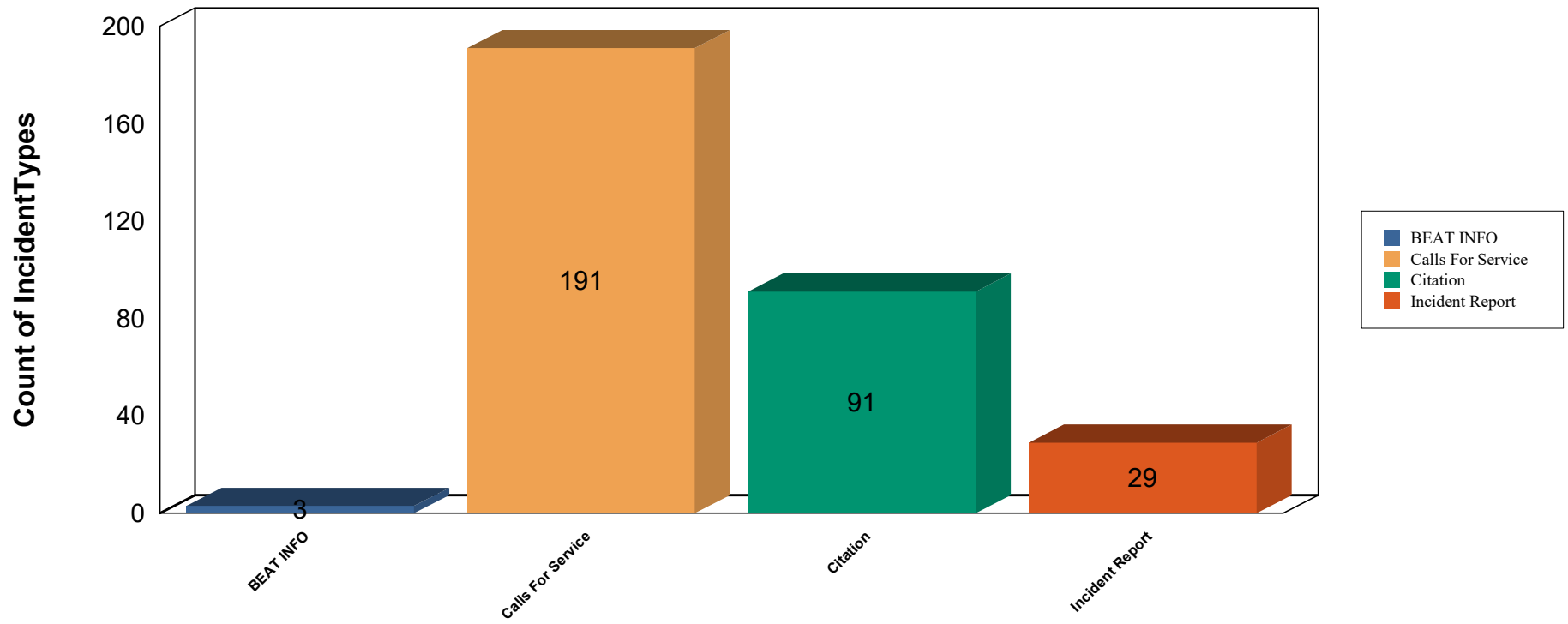
1/6 plowed snow / parking lots and sidewalks. snow cleanup and removal. 9 hrs streets

1/7 snow cleanup and removal. spot salted as needed. 6 hrs streets

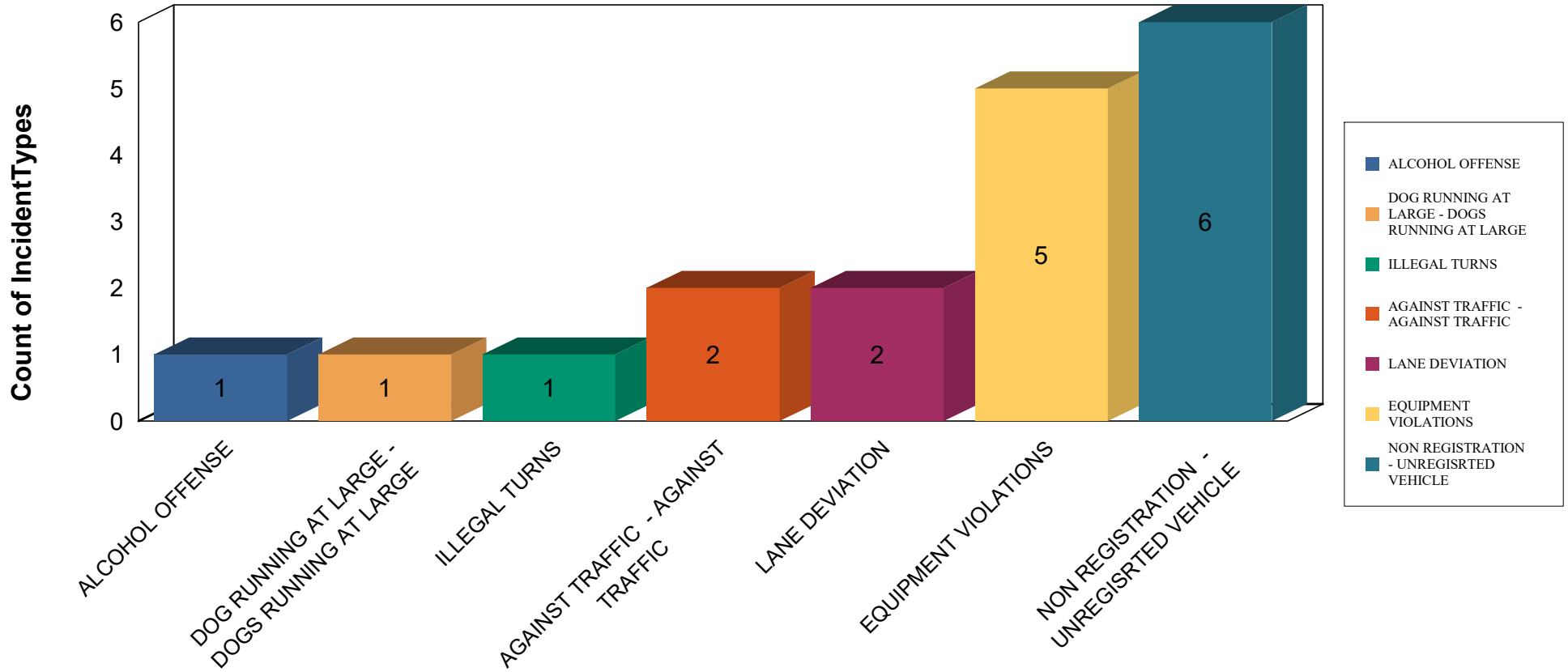
1/8 salted icy roads. 2 hrs streets

2021 YEARLY Statistics from: 1/1/2021 12:00:00AM to 12/31/2021 11:59:00PM

Count of Reports Completed



Count of Incident Types



0.99% # of Reports: 1 Citation ALCOHOL OFFENSE

0.99% # of Reports: 1 Citation DOG RUNNING AT LARGE - DOGS RUNNING AT LARGE

0.99% # of Reports: 1 Citation ILLEGAL TURNS

1.98% # of Reports: **2 Citation** AGAINST TRAFFIC - AGAINST TRAFFIC

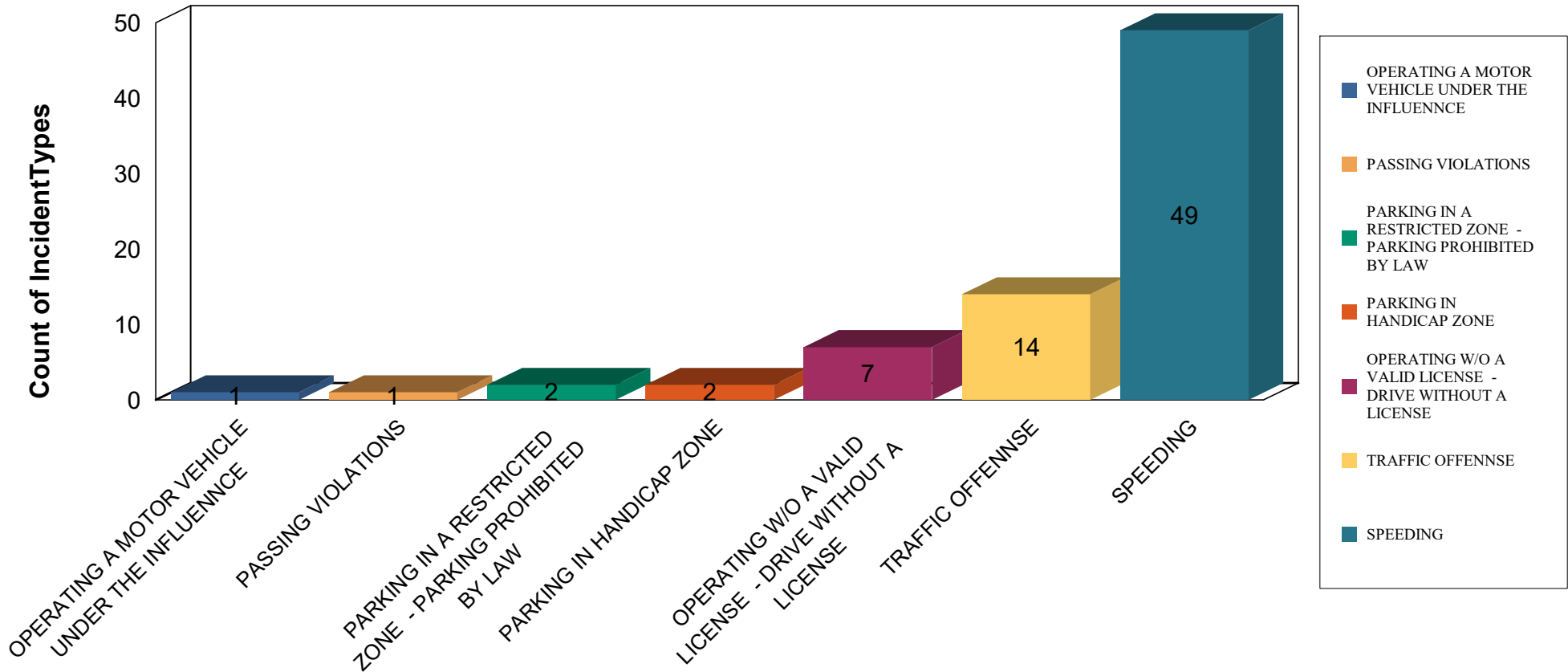
Item 2.

1.98% # of Reports: **2 Citation** LANE DEVIATION

4.95% # of Reports: **5 Citation** EQUIPMENT VIOLATIONS

5.94% # of Reports: **6 Citation** NON REGISTRATION - UNREGISRTEED VEHICLE

Count of Incident Types



0.99% # of Reports: 1 Citation OPERATING A MOTOR VEHICLE UNDER THE INFLUENNCE

0.99% # of Reports: 1 Citation PASSING VIOLATIONS

1.98% # of Reports: 2 Citation PARKING IN A RESTRICTED ZONE - PARKING PROHIBITED BY LAW

1.98% # of Reports: 2 Citation PARKING IN HANDICAP ZONE

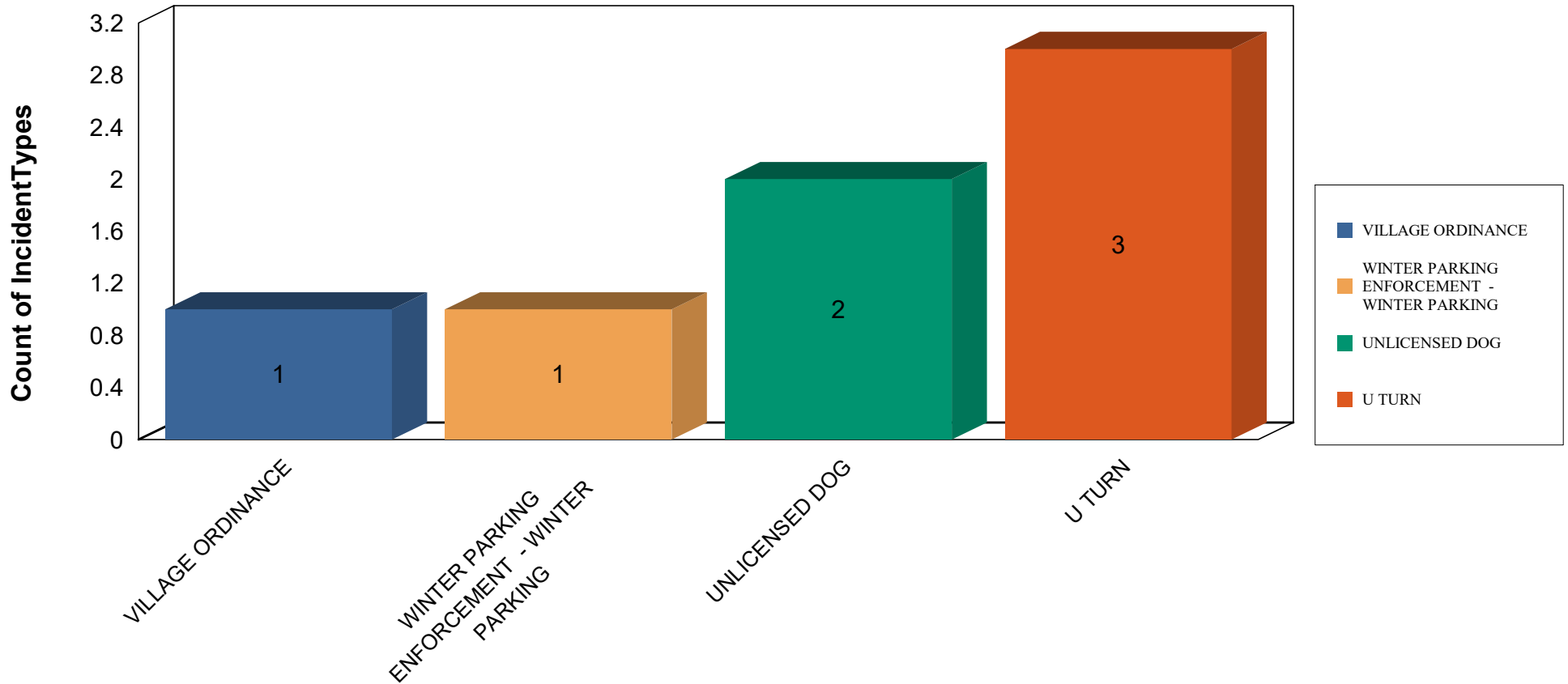
Item 2.

6.93% # of Reports: 7 Citation OPERATING W/O A VALID LICENSE - DRIVE WITHOUT A LICENSE

13.86% # of Reports: 14 Citation TRAFFIC OFFENSE

48.51% # of Reports: 49 Citation SPEEDING

Count of Incident Types



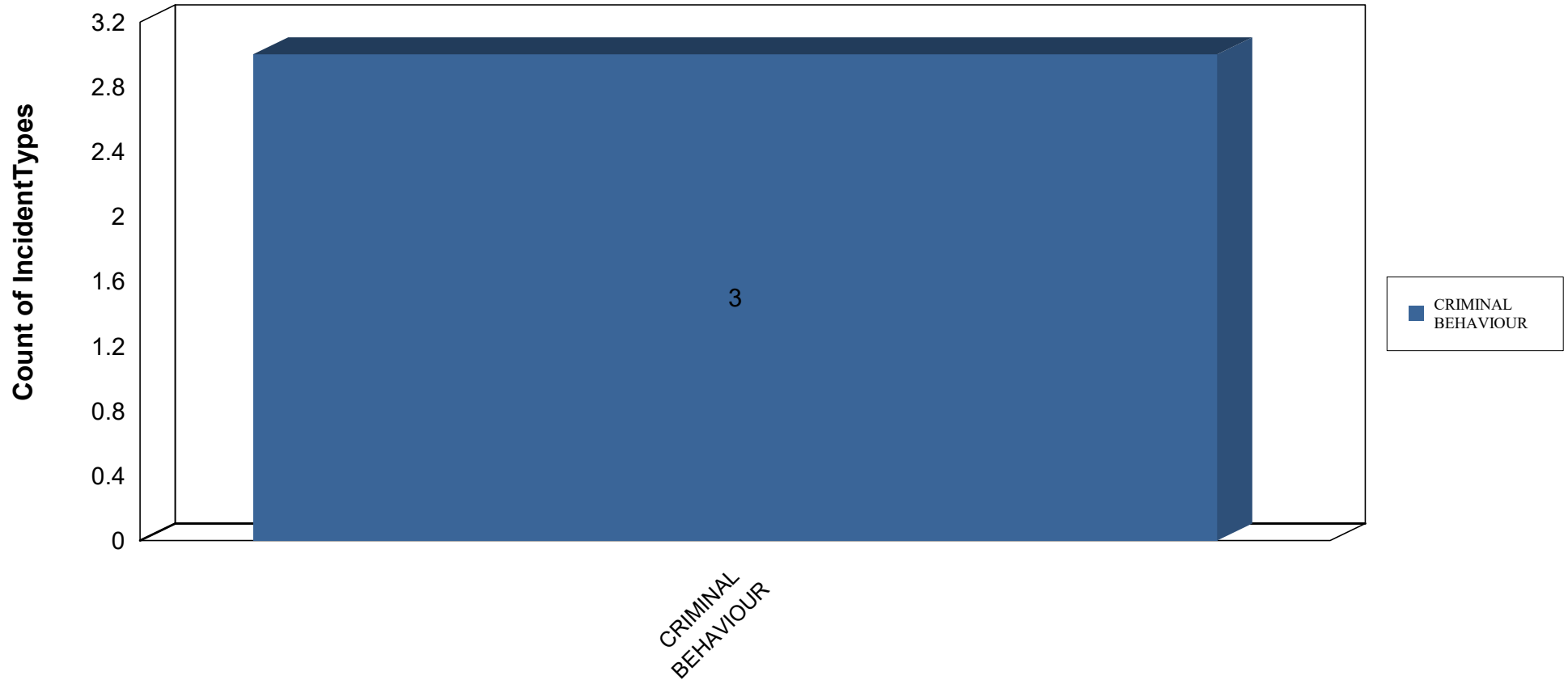
0.99% # of Reports: 1 Citation VILLAGE ORDINANCE

0.99% # of Reports: 1 Citation WINTER PARKING ENFORCEMENT - WINTER PARKING

1.98% # of Reports: 2 Citation UNLICENSED DOG

Grand Total: 100.00% Total # of Incident Types Reported: 101 Total # of Reports: 91

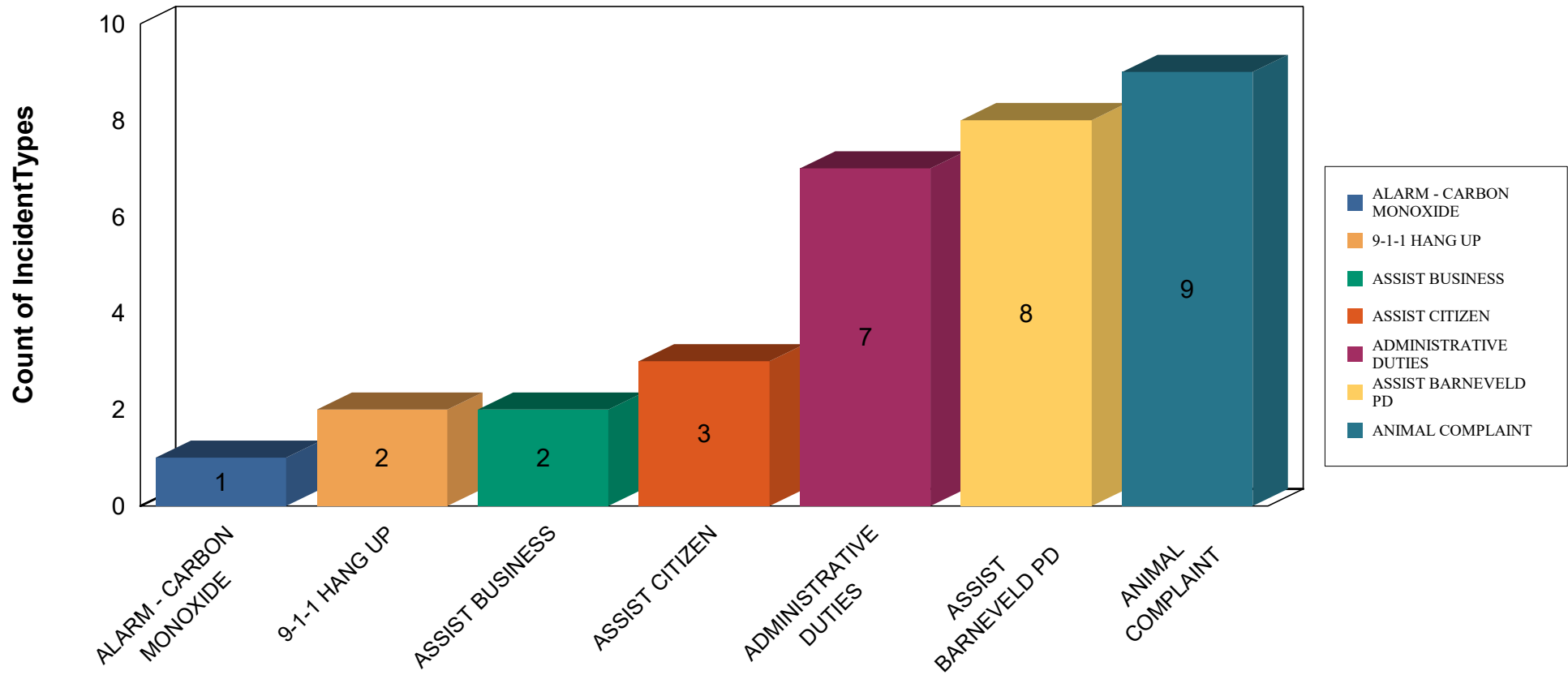
Count of Incident Types



100.00% # of Reports: 3 BEAT INFO CRIMINAL BEHAVIOUR

Grand Total: 100.00% Total # of Incident Types Reported: 3 Total # of Reports: 3

Count of Incident Types



0.52% # of Reports: 1 Calls For Service ALARM - CARBON MONOXIDE

1.05% # of Reports: 2 Calls For Service 9-1-1 HANG UP

1.05% # of Reports: 2 Calls For Service ASSIST BUSINESS

1.57% # of Reports: **3 Calls For Service** ASSIST CITIZEN

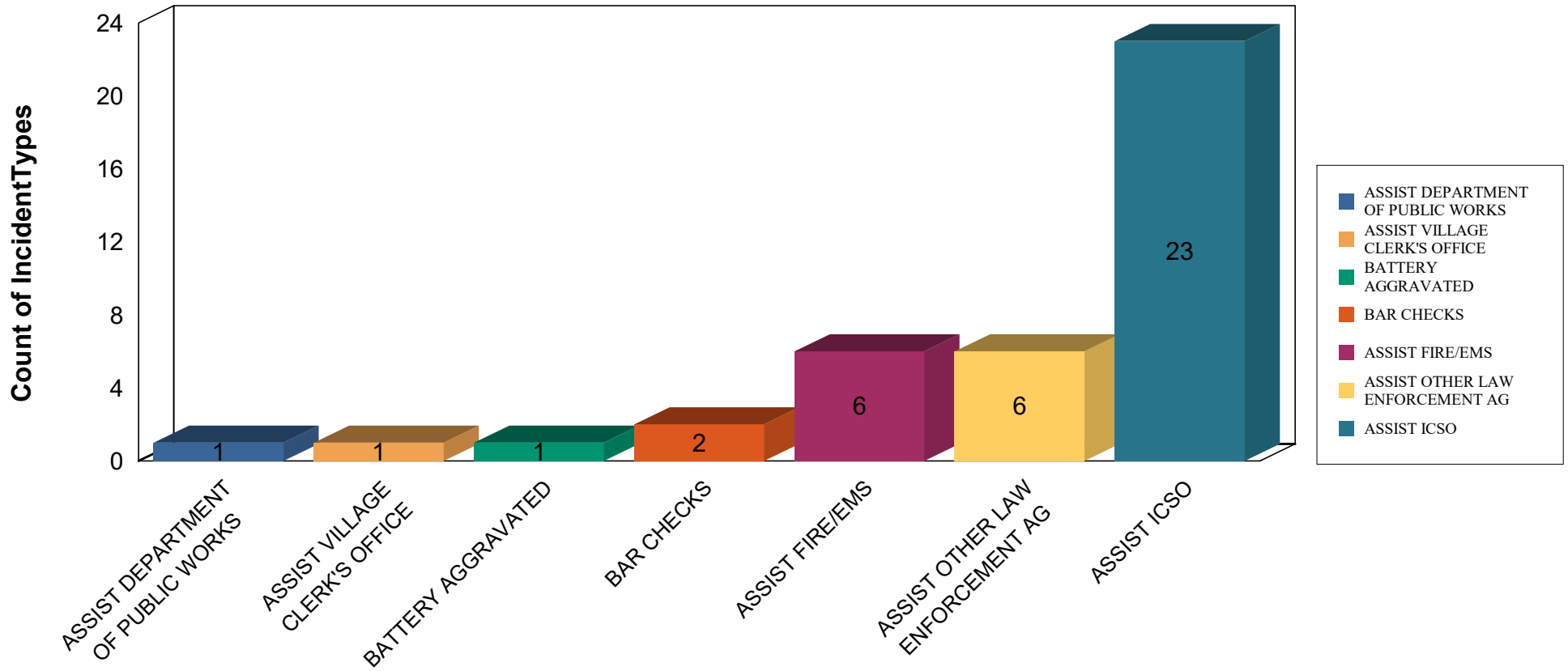
Item 2.

3.66% # of Reports: **7 Calls For Service** ADMINISTRATIVE DUTIES

4.19% # of Reports: **8 Calls For Service** ASSIST BARNEVELD PD

4.71% # of Reports: **9 Calls For Service** ANIMAL COMPLAINT

Count of Incident Types



0.52% # of Reports: 1 Calls For Service ASSIST DEPARTMENT OF PUBLIC WORKS

0.52% # of Reports: 1 Calls For Service ASSIST VILLAGE CLERK'S OFFICE

0.52% # of Reports: 1 Calls For Service BATTERY AGGRAVATED

1.05% # of Reports: 2 Calls For Service BAR CHECKS

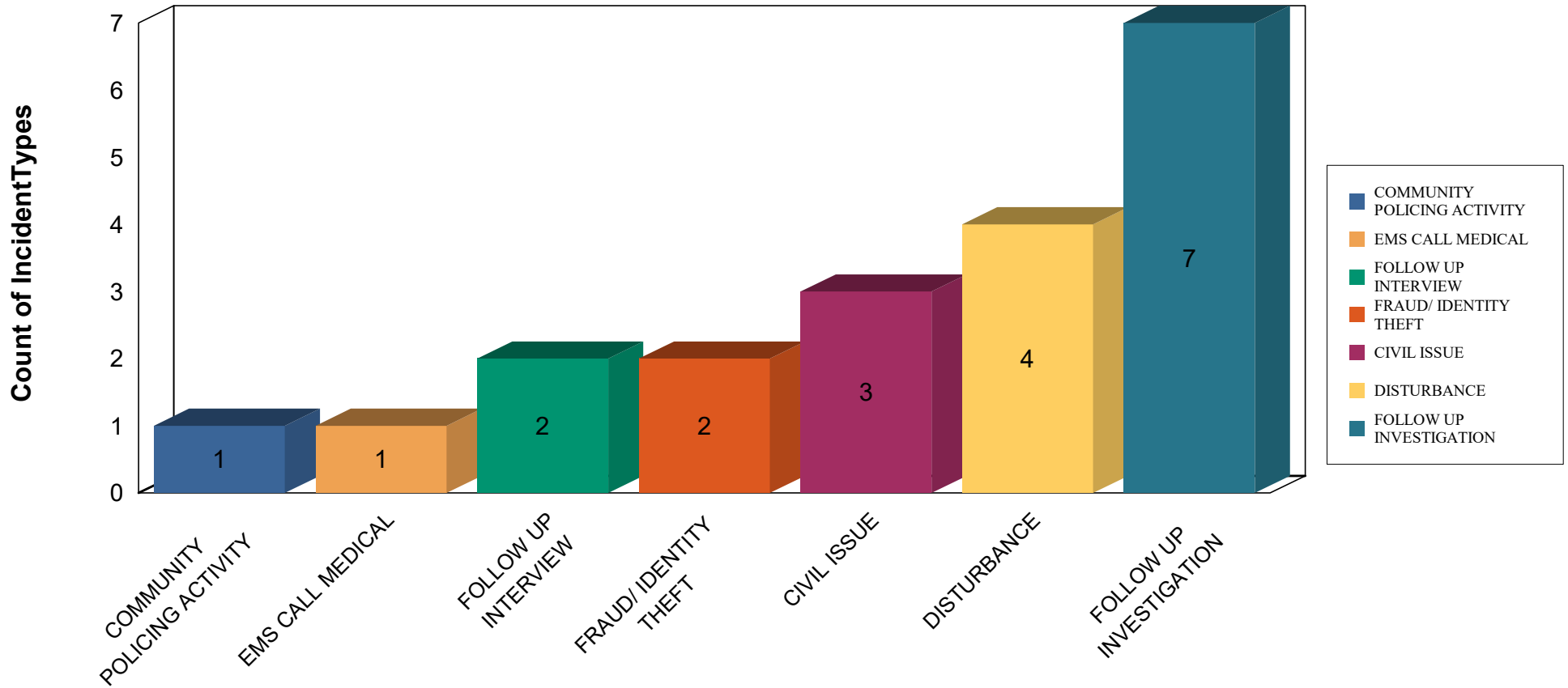
Item 2.

3.14% # of Reports: 6 Calls For Service ASSIST FIRE/EMS

3.14% # of Reports: 6 Calls For Service ASSIST OTHER LAW ENFORCEMENT AG

12.04% # of Reports: 23 Calls For Service ASSIST ICSSO

Count of Incident Types



0.52% # of Reports: 1 Calls For Service COMMUNITY POLICING ACTIVITY

0.52% # of Reports: 1 Calls For Service EMS CALL MEDICAL

1.05% # of Reports: 2 Calls For Service FOLLOW UP INTERVIEW

1.05% # of Reports: 2 Calls For Service FRAUD/ IDENTITY THEFT

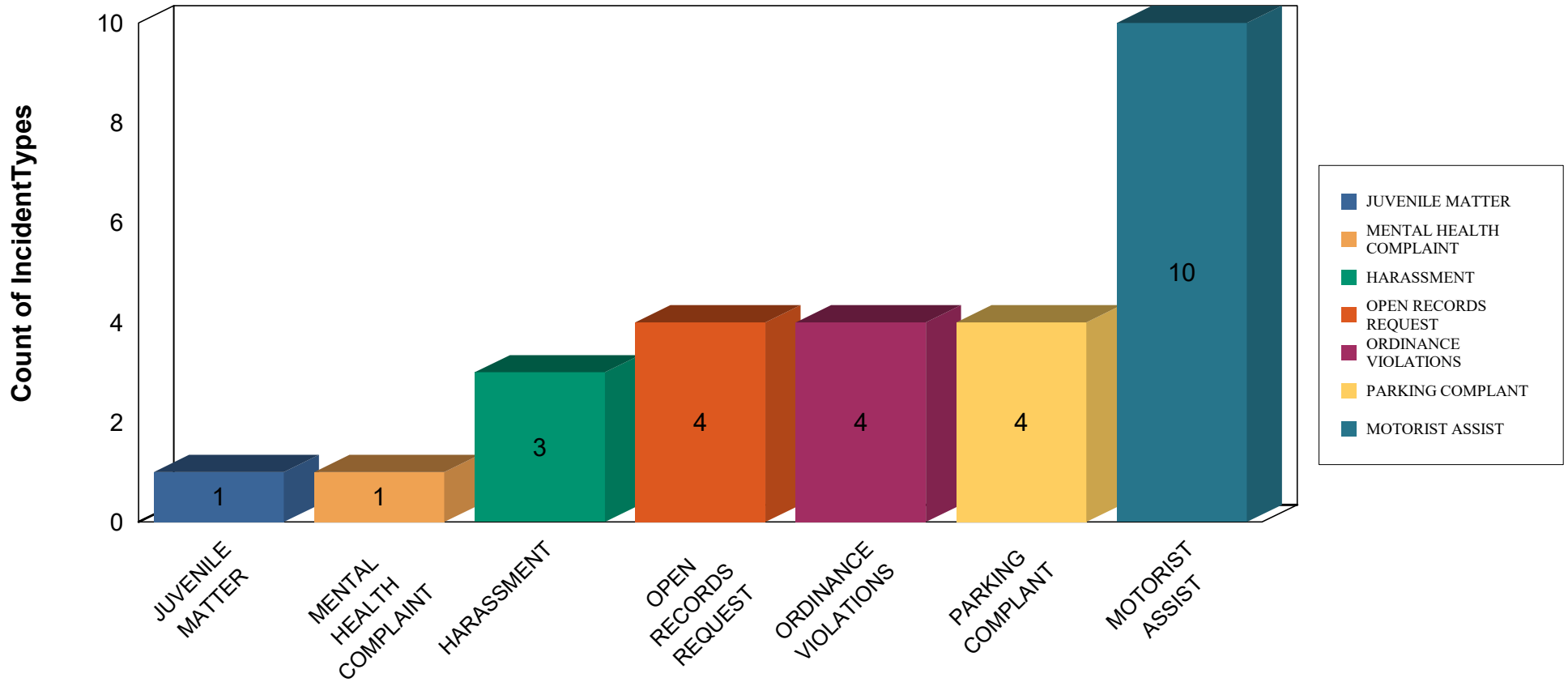
Item 2.

1.57% # of Reports: 3 Calls For Service CIVIL ISSUE

2.09% # of Reports: 4 Calls For Service DISTURBANCE

3.66% # of Reports: 7 Calls For Service FOLLOW UP INVESTIGATION

Count of Incident Types



0.52% # of Reports: 1 Calls For Service JUVENILE MATTER

0.52% # of Reports: 1 Calls For Service MENTAL HEALTH COMPLAINT

1.57% # of Reports: 3 Calls For Service HARASSMENT

2.09% # of Reports: 4 Calls For Service OPEN RECORDS REQUEST

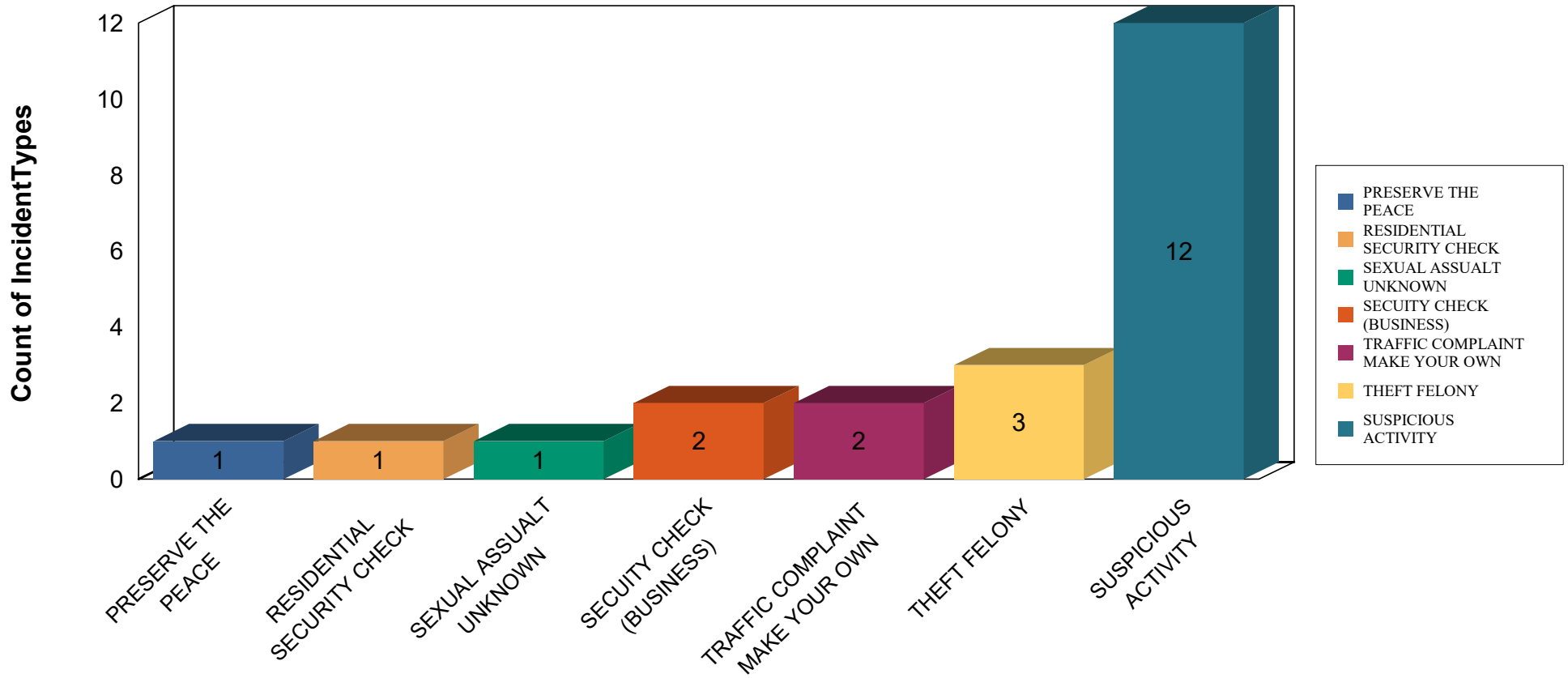
Item 2.

2.09% # of Reports: 4 Calls For Service ORDINANCE VIOLATIONS

2.09% # of Reports: 4 Calls For Service PARKING COMPLANT

5.24% # of Reports: 10 Calls For Service MOTORIST ASSIST

Count of Incident Types



0.52% # of Reports: 1 Calls For Service PRESERVE THE PEACE

0.52% # of Reports: 1 Calls For Service RESIDENTIAL SECURITY CHECK

0.52% # of Reports: 1 Calls For Service SEXUAL ASSUALT UNKNOWN

1.05% # of Reports: 2 Calls For Service SECURITY CHECK (BUSINESS)

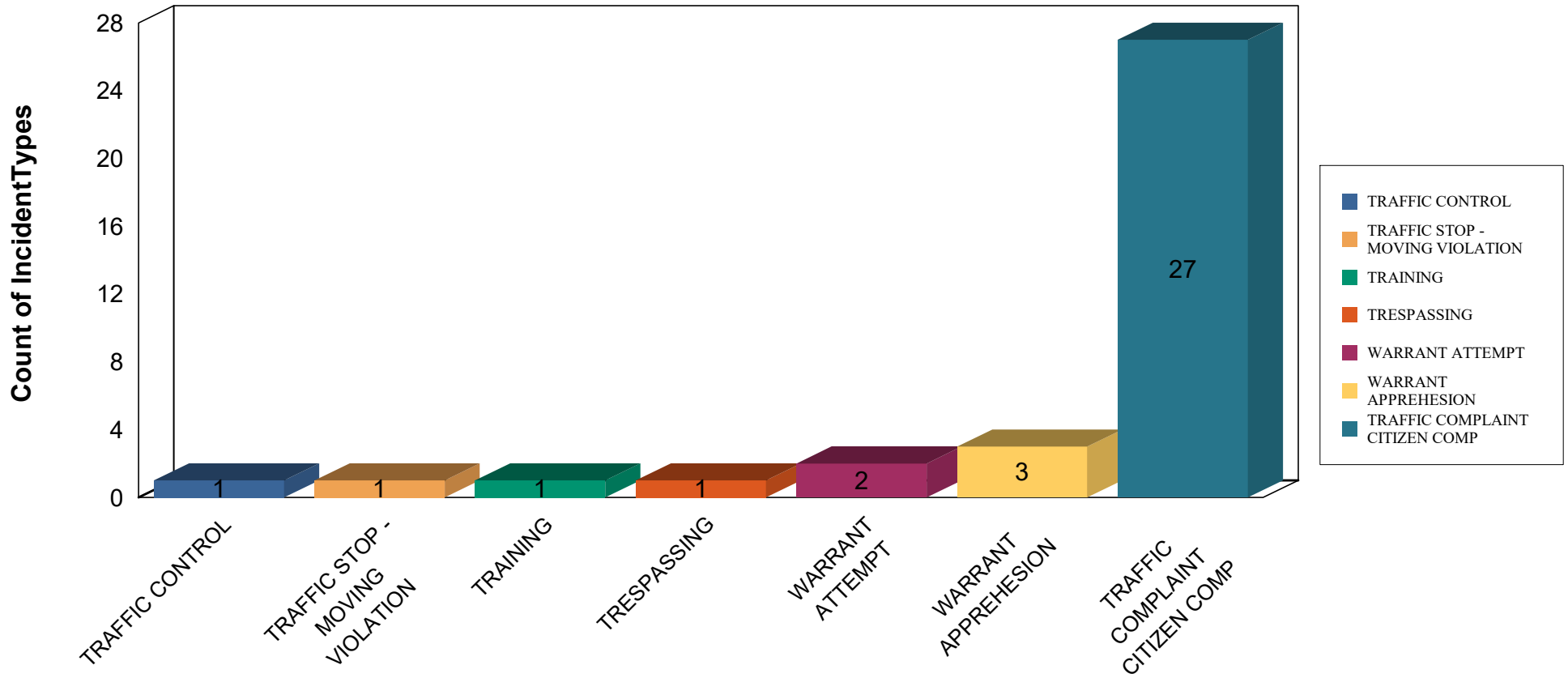
Item 2.

1.05% # of Reports: 2 Calls For Service TRAFFIC COMPLAINT MAKE YOUR OWN

1.57% # of Reports: 3 Calls For Service THEFT FELONY

6.28% # of Reports: 12 Calls For Service SUSPICIOUS ACTIVITY

Count of Incident Types



0.52% # of Reports: 1 Calls For Service TRAFFIC CONTROL

0.52% # of Reports: 1 Calls For Service TRAFFIC STOP - MOVING VIOLATION

0.52% # of Reports: 1 Calls For Service TRAINING

0.52% # of Reports: 1 Calls For Service TRESPASSING

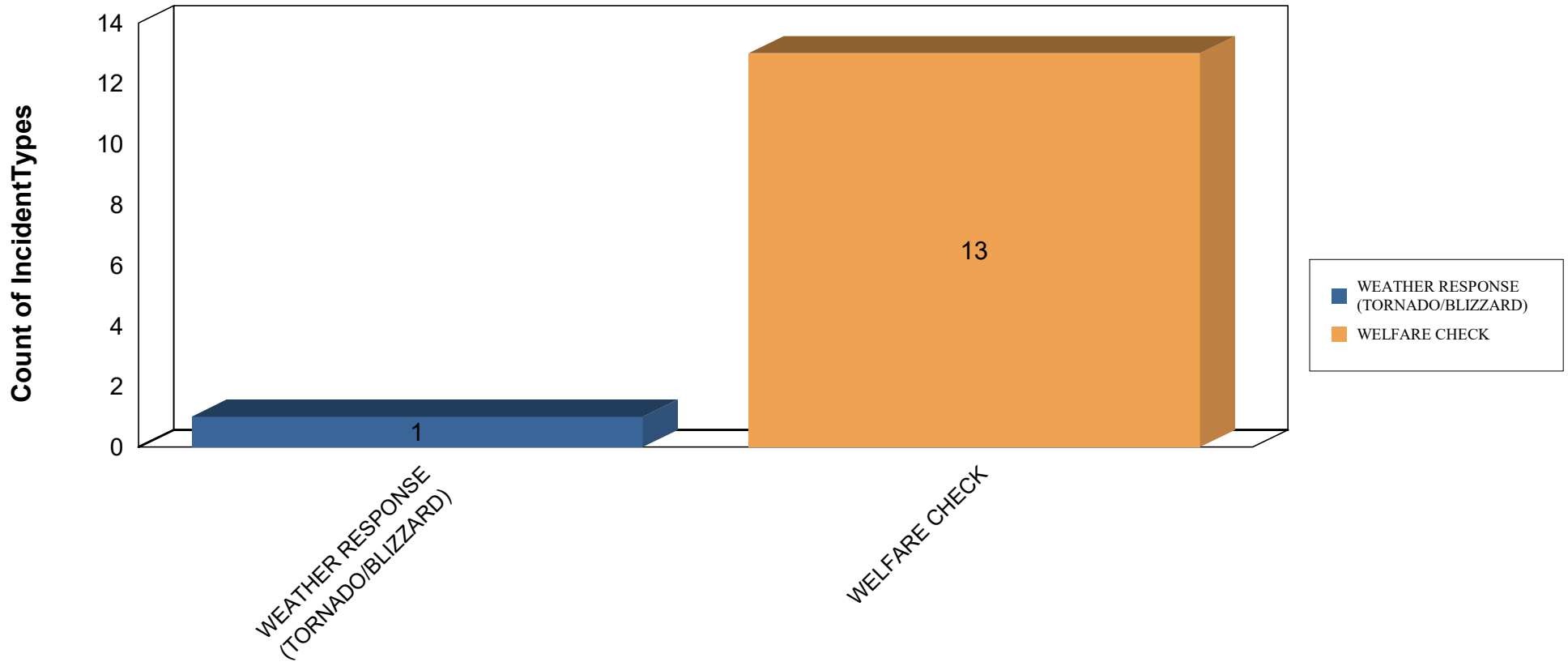
Item 2.

1.05% # of Reports: 2 Calls For Service WARRANT ATTEMPT

1.57% # of Reports: 3 Calls For Service WARRANT APPREHESION

14.14% # of Reports: 27 Calls For Service TRAFFIC COMPLAINT CITIZEN COMP

Count of Incident Types

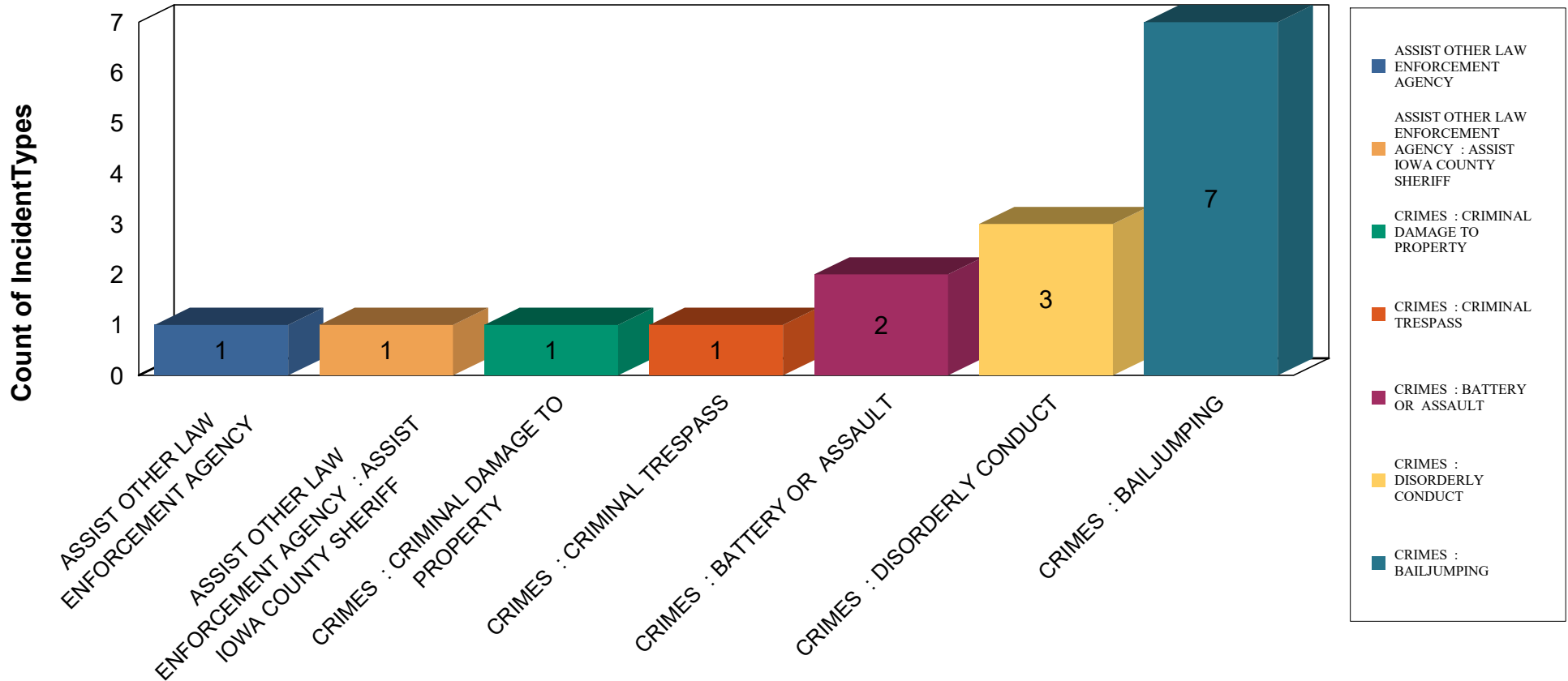


0.52% # of Reports: 1 Calls For Service WEATHER RESPONSE (TORNADO/BLIZZARD)

6.81% # of Reports: 13 Calls For Service WELFARE CHECK

Grand Total: 100.00% Total # of Incident Types Reported: 191 Total # of Reports: 191

Count of Incident Types



1.64% # of Reports: 1 Incident Report ASSIST OTHER LAW ENFORCEMENT AGENCY

1.64% # of Reports: 1 Incident Report ASSIST OTHER LAW ENFORCEMENT AGENCY : ASSIST IOWA COUNTY SHERIFF

1.64% # of Reports: 1 Incident Report CRIMES : CRIMINAL DAMAGE TO PROPERTY

1.64% # of Reports: 1 Incident Report CRIMES : CRIMINAL TRESPASS

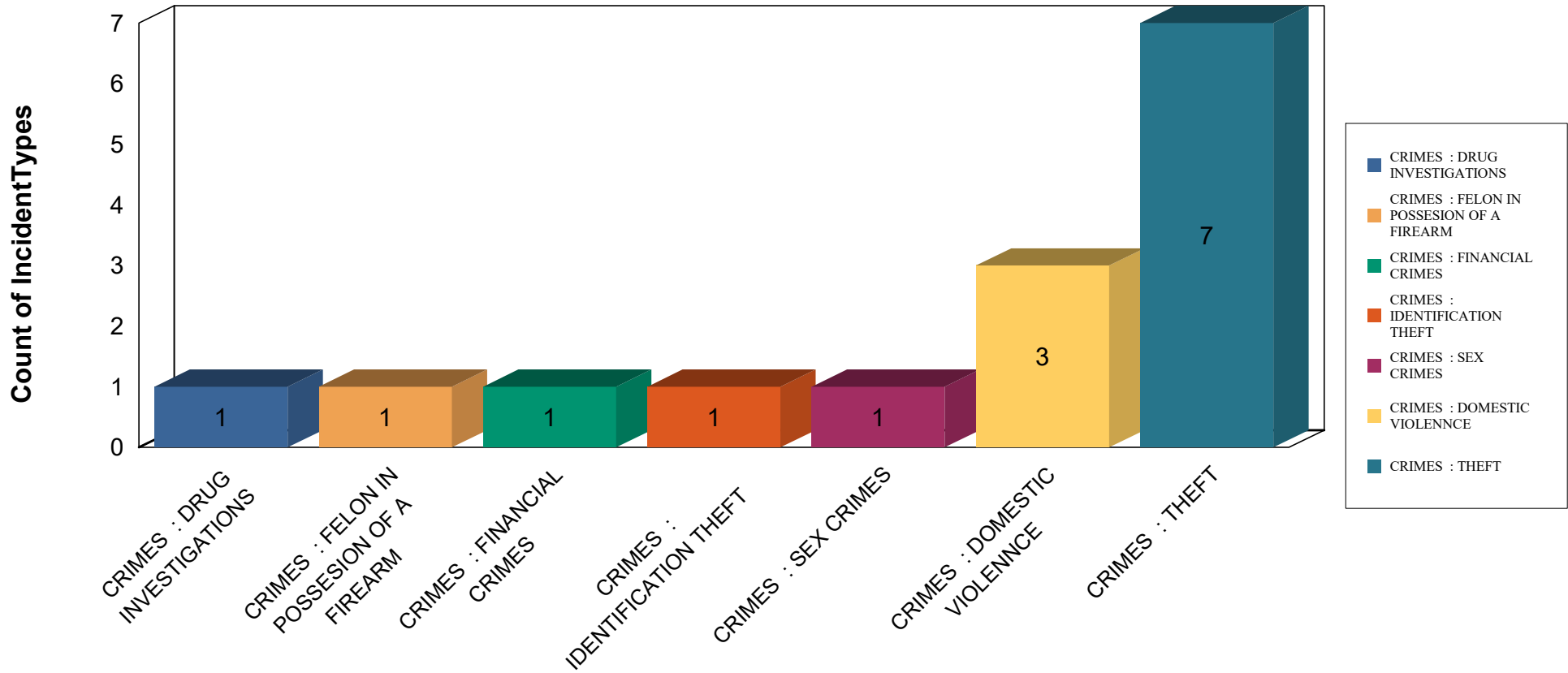
Item 2.

3.28% # of Reports: 2 Incident Report CRIMES : BATTERY OR ASSAULT

4.92% # of Reports: 3 Incident Report CRIMES : DISORDERLY CONDUCT

11.48% # of Reports: 7 Incident Report CRIMES : BAILJUMPING

Count of Incident Types



1.64% # of Reports: 1 Incident Report CRIMES : DRUG INVESTIGATIONS

1.64% # of Reports: 1 Incident Report CRIMES : FELON IN POSSESSION OF A FIREARM

1.64% # of Reports: 1 Incident Report CRIMES : FINANCIAL CRIMES

1.64% # of Reports: 1 Incident Report CRIMES : IDENTIFICATION THEFT

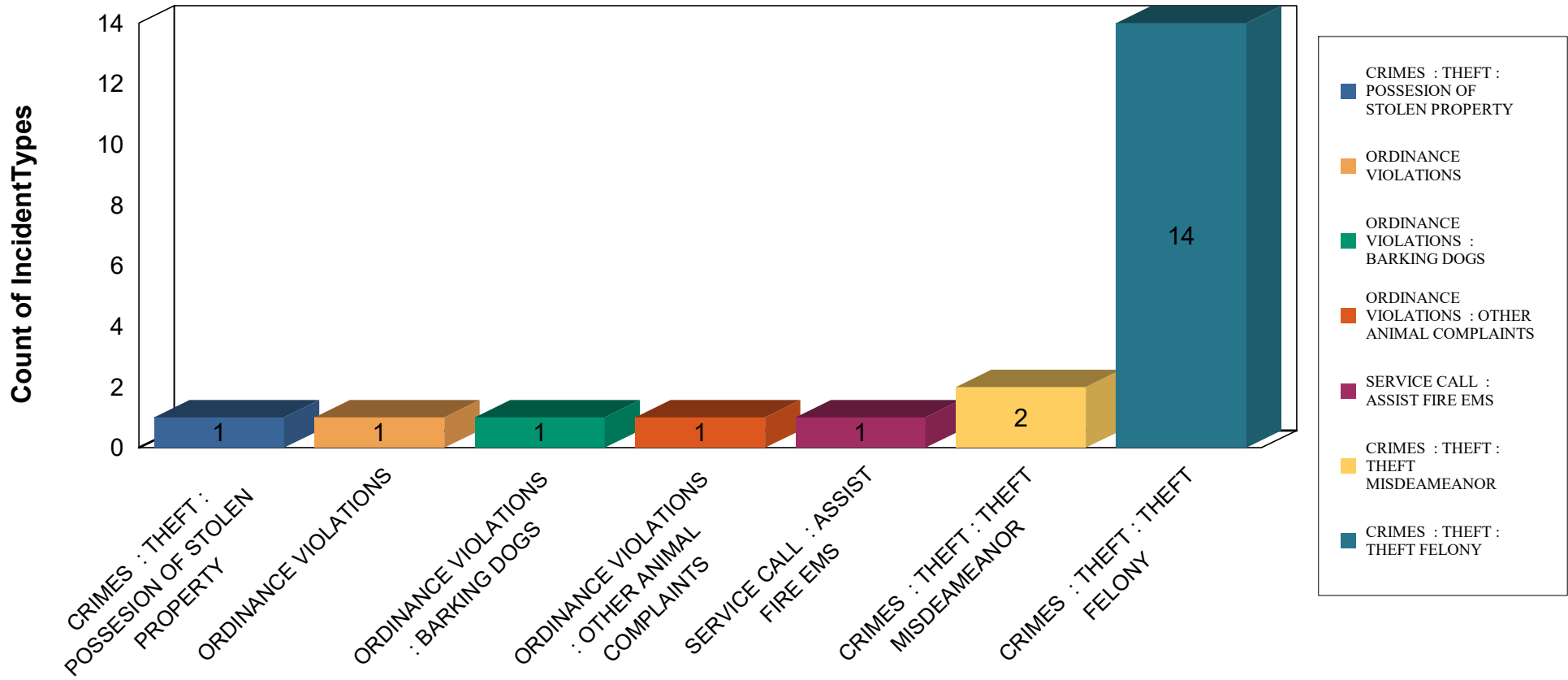
Item 2.

1.64% # of Reports: 1 Incident Report CRIMES : SEX CRIMES

4.92% # of Reports: 3 Incident Report CRIMES : DOMESTIC VIOLENCE

11.48% # of Reports: 7 Incident Report CRIMES : THEFT

Count of Incident Types



1.64% # of Reports: 1 Incident Report CRIMES : THEFT : POSSESSION OF STOLEN PROPERTY

1.64% # of Reports: 1 Incident Report ORDINANCE VIOLATIONS

1.64% # of Reports: 1 Incident Report ORDINANCE VIOLATIONS : BARKING DOGS

1.64% # of Reports: 1 Incident Report ORDINANCE VIOLATIONS : OTHER ANIMAL COMPLAINTS

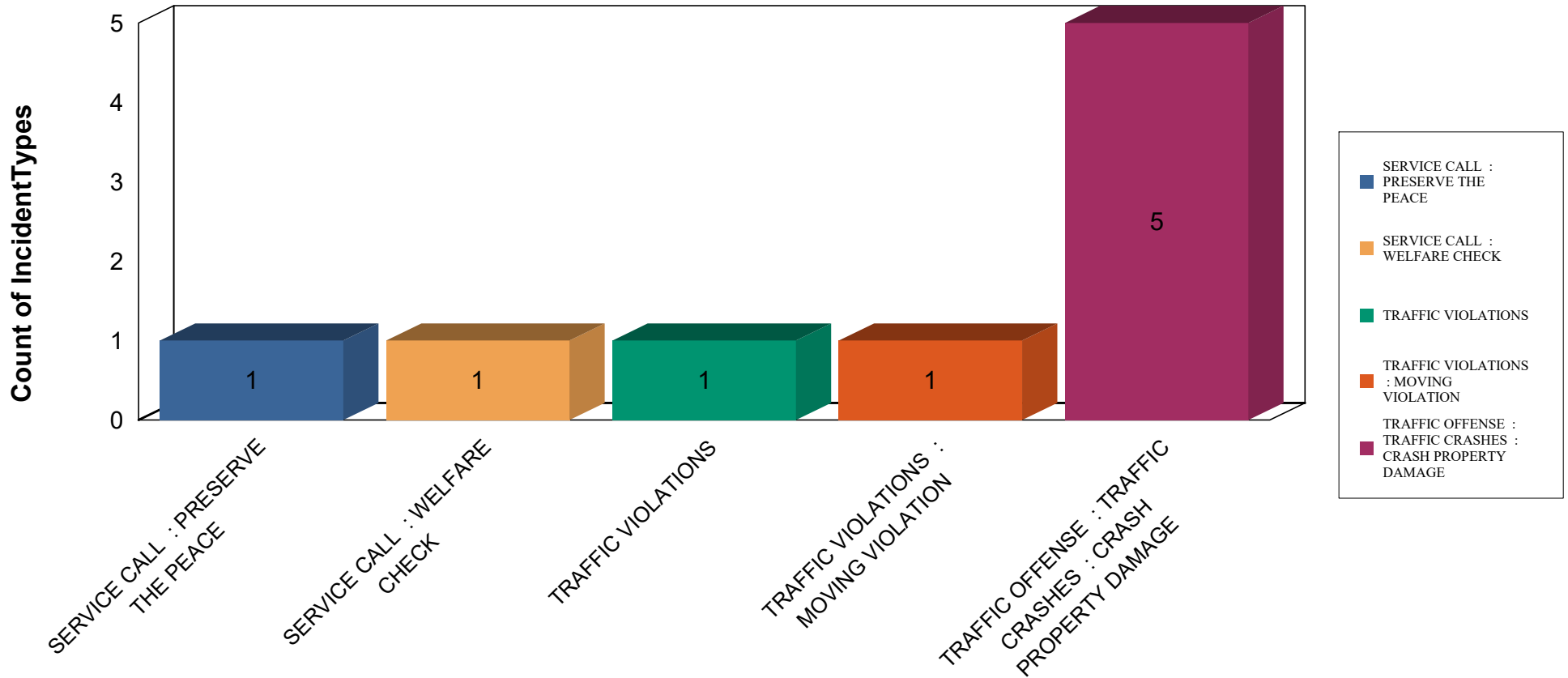
Item 2.

1.64% # of Reports: 1 Incident Report SERVICE CALL : ASSIST FIRE EMS

3.28% # of Reports: 2 Incident Report CRIMES : THEFT : THEFT MISDEAMEANOR

22.95% # of Reports: 14 Incident Report CRIMES : THEFT : THEFT FELONY

Count of Incident Types



1.64% # of Reports: 1 Incident Report SERVICE CALL : PRESERVE THE PEACE

1.64% # of Reports: 1 Incident Report SERVICE CALL : WELFARE CHECK

1.64% # of Reports: 1 Incident Report TRAFFIC VIOLATIONS

1.64% # of Reports: 1 Incident Report TRAFFIC VIOLATIONS : MOVING VIOLATION

Item 2.

8.20% # of Reports: 5 Incident Report TRAFFIC OFFENSE : TRAFFIC CRASHES : CRASH PROPERTY DAMAGE

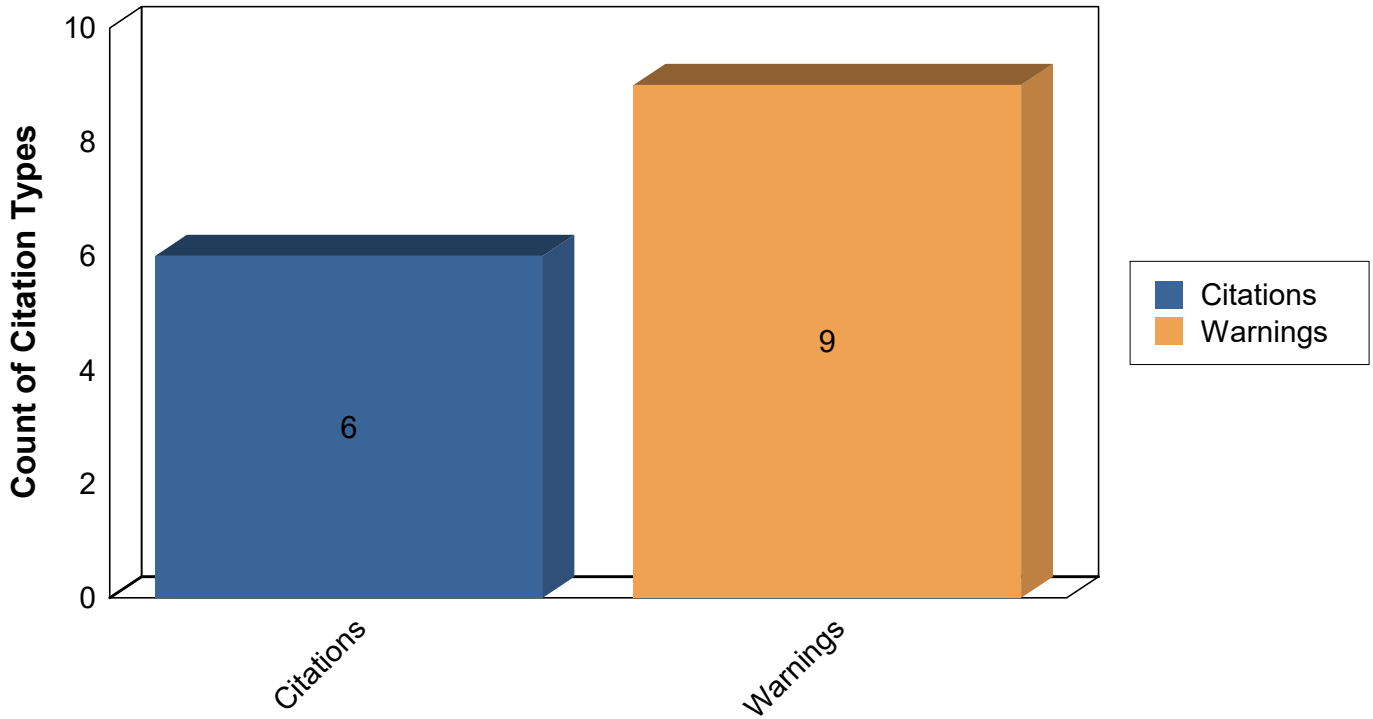
Grand Total: 100.00% Total # of Incident Types Reported: 61 Total # of Reports: 29

Grand Total: 100.00% Total # of Incident Types Reported: 356

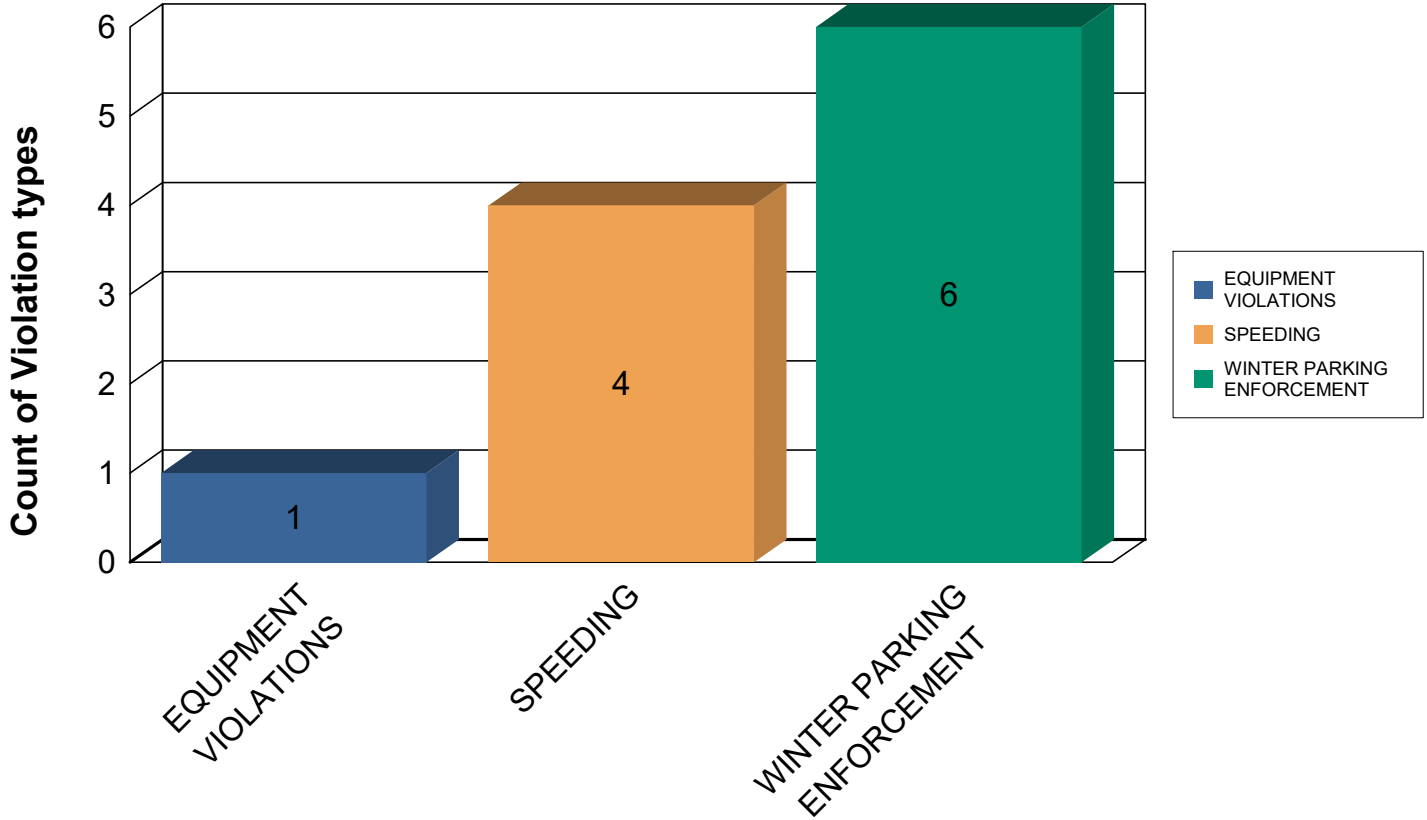
Comparison of Citations and Warnings

JANUARY 2022 CITATIONS Statistics from: 1/1/2022 12:00:00AM to 1/31/2022 11:59:00PM

Citations vs Warnings

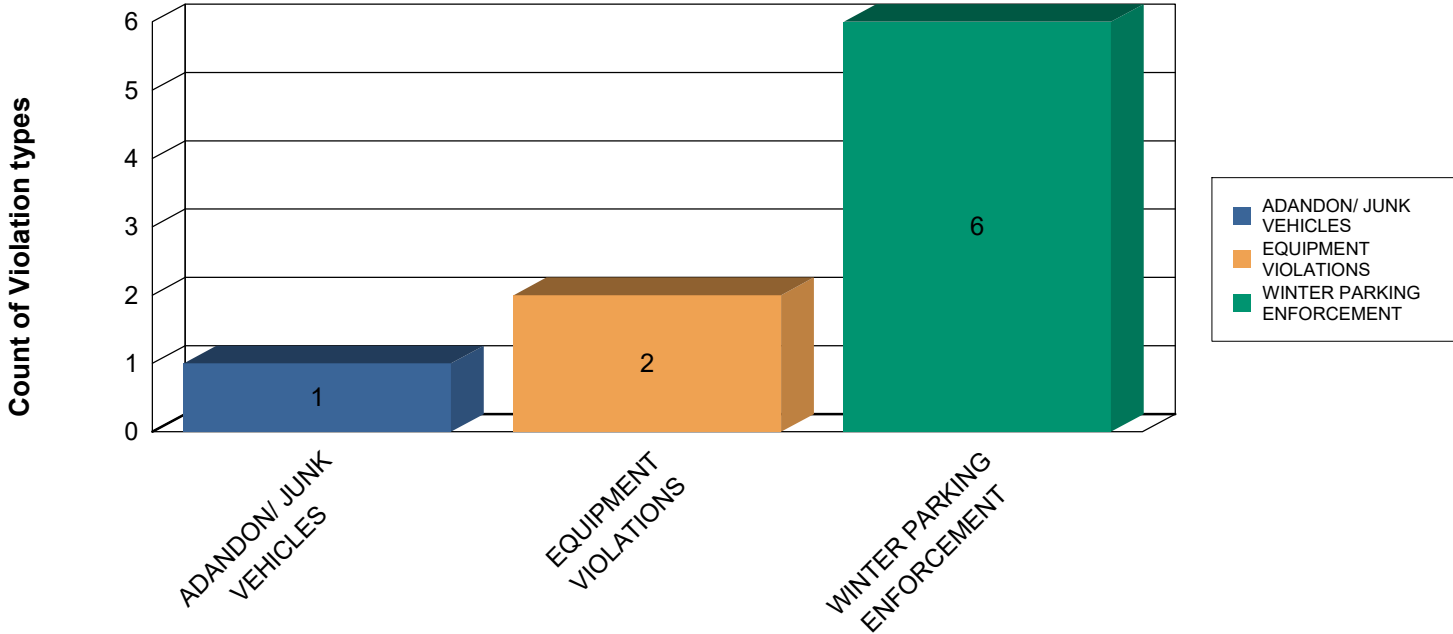


Count of Warnings



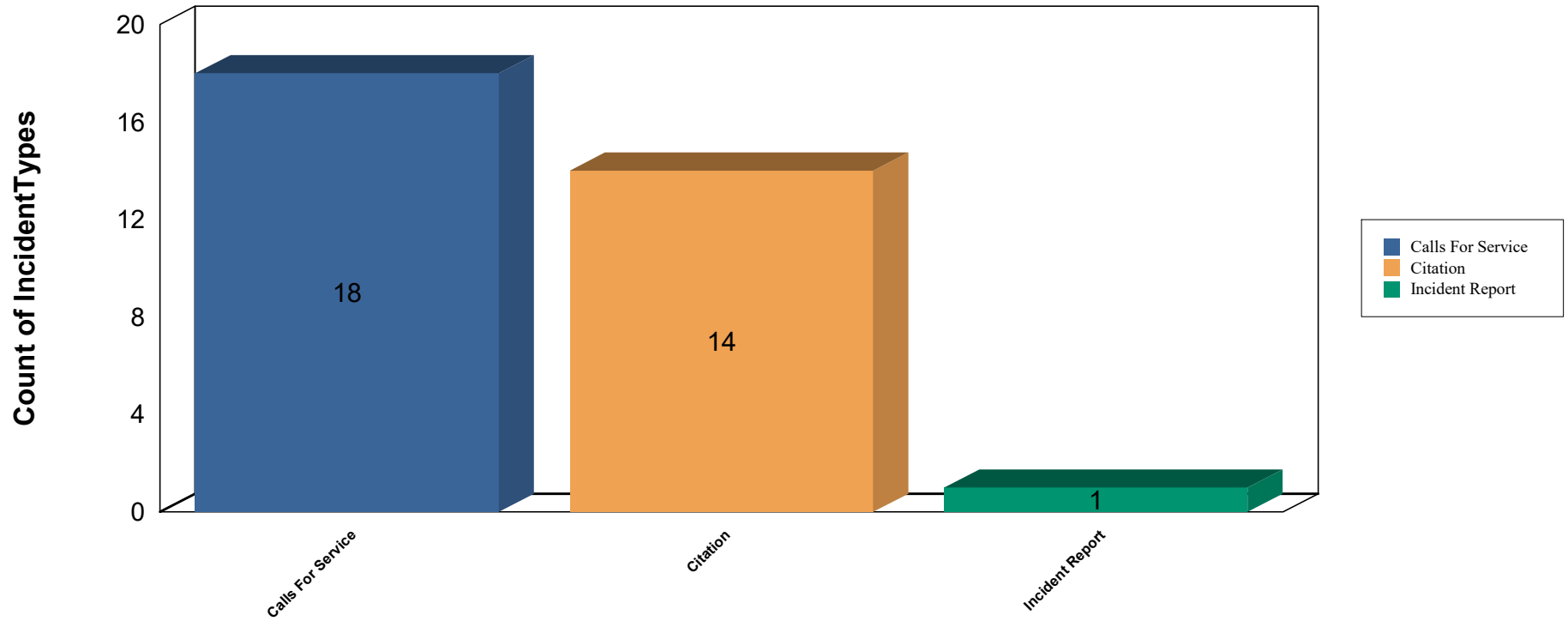
Count of Citations

Item 2.

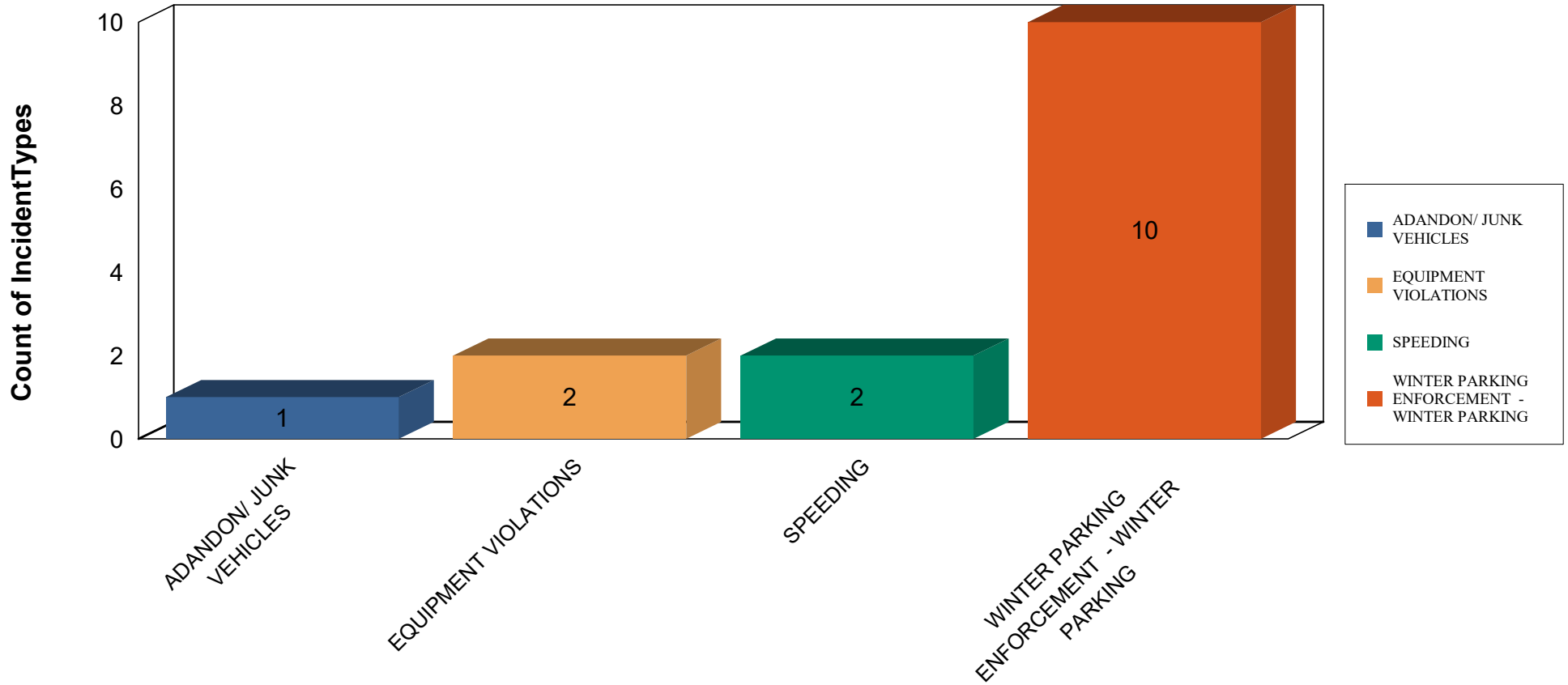


JANUARY 2022 Statistics from: 1/1/2022 12:00:00AM to 1/31/2022 11:59:00PM

Count of Reports Completed



Count of Incident Types



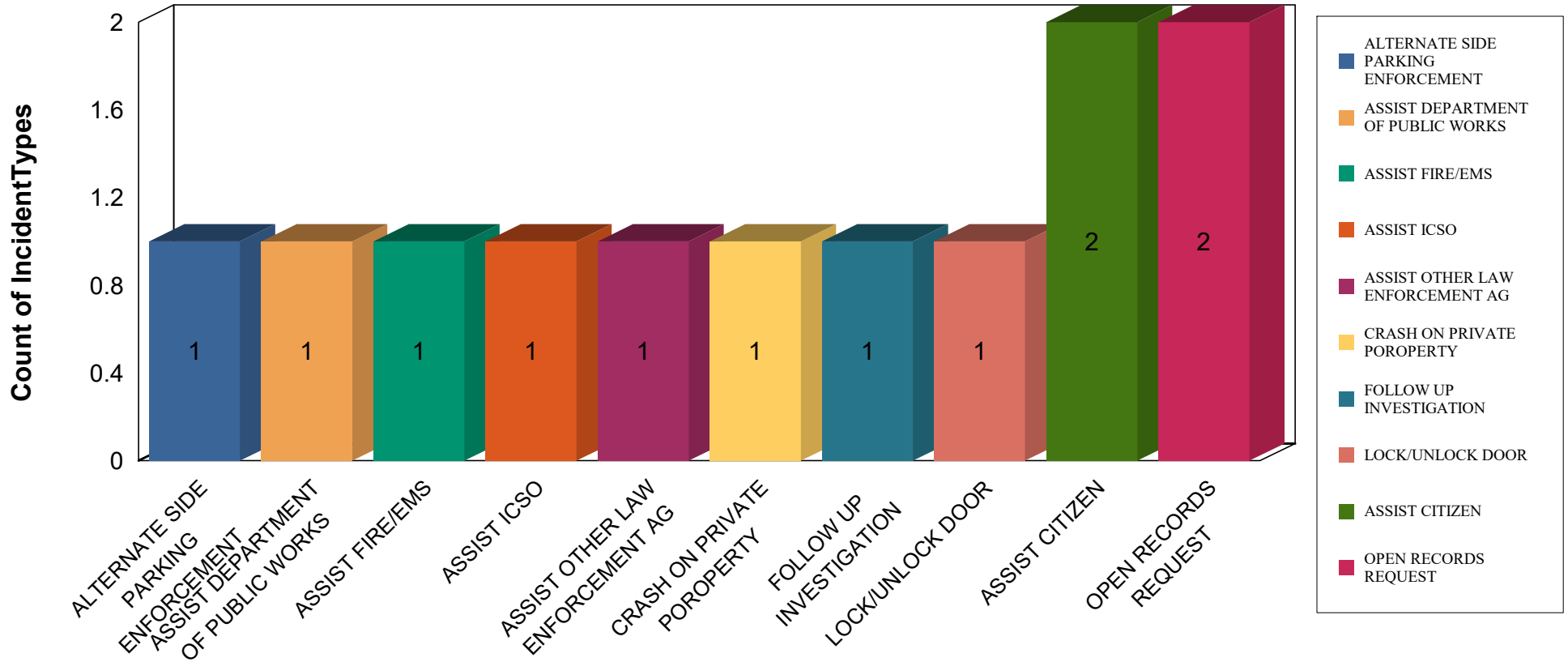
6.67% # of Reports: 1 Citation ADANDON/ JUNK VEHICLES

13.33% # of Reports: 2 Citation EQUIPMENT VIOLATIONS

13.33% # of Reports: 2 Citation SPEEDING

Grand Total: 100.00% Total # of Incident Types Reported: 15 Total # of Reports: 14

Count of Incident Types



5.56% # of Reports: 1 Calls For Service ALTERNATE SIDE PARKING ENFORCEMENT

5.56% # of Reports: 1 Calls For Service ASSIST DEPARTMENT OF PUBLIC WORKS

5.56% # of Reports: 1 Calls For Service ASSIST FIRE/EMS

5.56% # of Reports: 1 Calls For Service ASSIST ICSO

Item 2.

5.56% # of Reports: 1 Calls For Service ASSIST OTHER LAW ENFORCEMENT AG

5.56% # of Reports: 1 Calls For Service CRASH ON PRIVATE POROPERTY

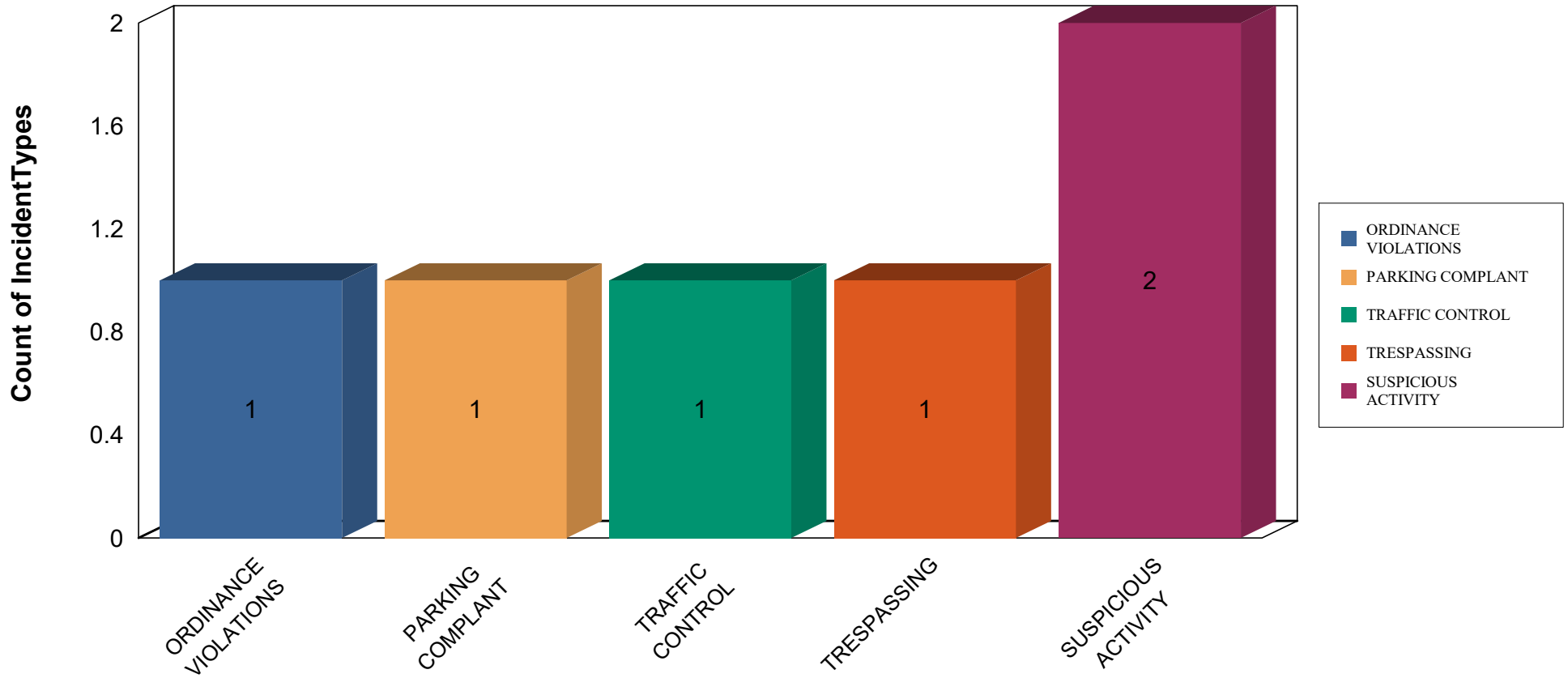
5.56% # of Reports: 1 Calls For Service FOLLOW UP INVESTIGATION

5.56% # of Reports: 1 Calls For Service LOCK/UNLOCK DOOR

11.11% # of Reports: 2 Calls For Service ASSIST CITIZEN

11.11% # of Reports: 2 Calls For Service OPEN RECORDS REQUEST

Count of Incident Types



5.56% # of Reports: 1 Calls For Service ORDINANCE VIOLATIONS

5.56% # of Reports: 1 Calls For Service PARKING COMPLAINT

5.56% # of Reports: 1 Calls For Service TRAFFIC CONTROL

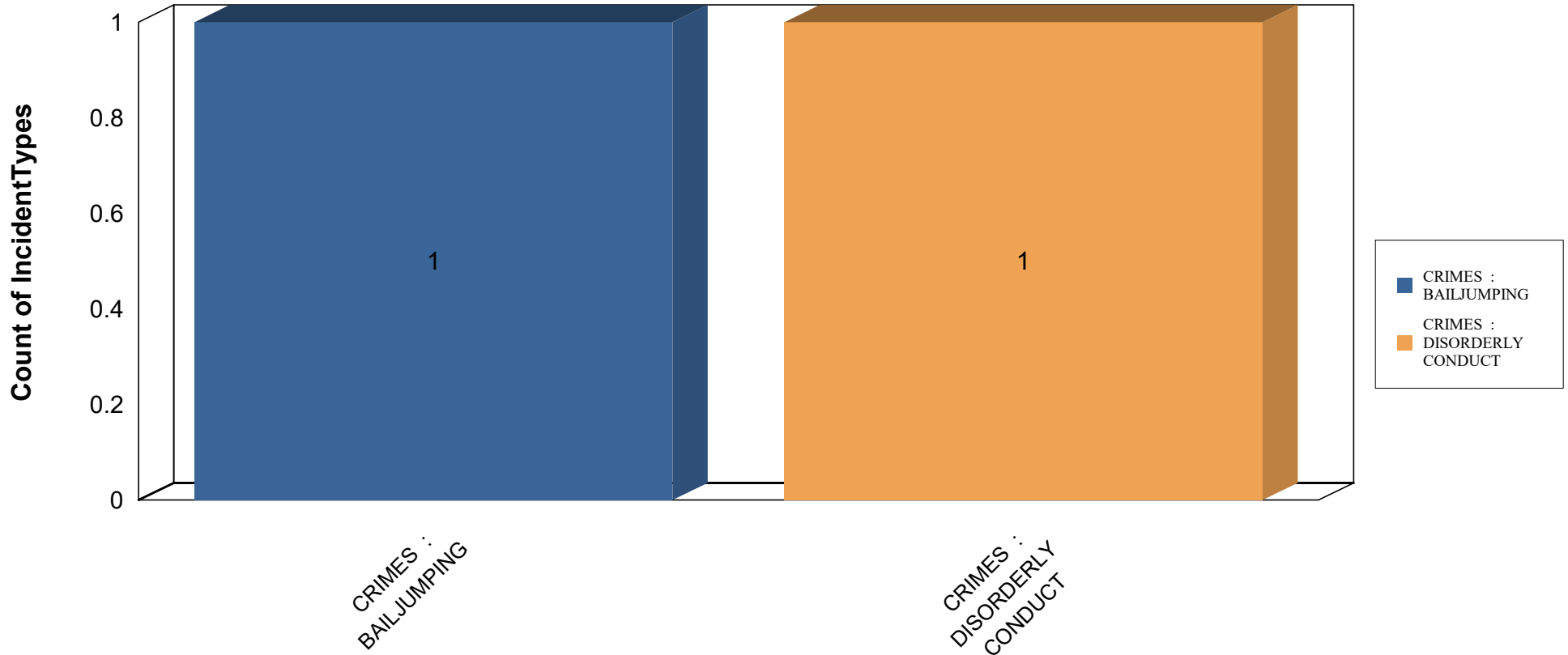
5.56% # of Reports: 1 Calls For Service TRESPASSING

Item 2.

11.11% # of Reports: 2 Calls For Service SUSPICIOUS ACTIVITY

Grand Total: 100.00% Total # of Incident Types Reported: 18 Total # of Reports: 18

Count of Incident Types



50.00% # of Reports: 1 Incident Report CRIMES : BAILJUMPING

50.00% # of Reports: 1 Incident Report CRIMES : DISORDERLY CONDUCT

Grand Total: 100.00% Total # of Incident Types Reported: 2 Total # of Reports: 1

Grand Total: 100.00% Total # of Incident Types Reported: **35**

2/03/2022 2:07 PM

Treasurer's Report
2-GENERAL FUND MM **0753
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 674,308.21

Checks: 0.00

Receipts: 57.27

Other Cash Transactions: 0.00

1/31/2022 Balance: 674,365.48

2/03/2022 2:10 PM

Treasurer's Report
4-SEWER DNR EQUIP REPLACEMENT FUND **1692
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 84,135.92

Checks: 0.00

Receipts: 7.15

Other Cash Transactions: 0.00

1/31/2022 Balance: 84,143.07

2/03/2022 2:13 PM

Treasurer's Report
7-Comm Dev BG GRANT **0767
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 0.00

Checks: 0.00

Receipts: 0.00

Other Cash Transactions: 0.00

1/31/2022 Balance: 0.00

2/03/2022 2:28 PM

Treasurer's Report
5-WATER MM ACCOUNT **1801
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance:	101,962.78
Checks:	0.00
Receipts:	8.66
Other Cash Transactions:	0.00
1/31/2022 Balance:	101,971.44

2/03/2022 2:15 PM

Treasurer's Report
8-CDBG MATCHING FUNDS **0783
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 0.00

Checks: 0.00

Receipts: 0.00

Other Cash Transactions: 0.00

1/31/2022 Balance: 0.00

2/03/2022 2:17 PM

Treasurer's Report
9-RD SEW REPL FUND **0804
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 22,862.74

Checks: 0.00

Receipts: 1.11

Other Cash Transactions: 7,200.00

1/31/2022 Balance: 30,063.85

2/03/2022 2:17 PM

Treasurer's Report
9-RD SEW REPL FUND **0804
1/01/2022 Thru: 1/31/2022

Page: 2
ACCT

Post Date	Type	Trans ID	Description	Amount
1/18/2022	JE	TRANSFER	Annual Txfr per USDA loan	7,200.00

			Others Cash Transactions:	7,200.00

2/03/2022 2:19 PM

Treasurer's Report
99-HOLIDAY HELPER**1815
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 7,334.13

Checks: 0.00

Receipts: 236.00

Other Cash Transactions: -94.31

1/31/2022 Balance: 7,475.82

2/03/2022 2:19 PM

Treasurer's Report
99-HOLIDAY HELPER**1815
1/01/2022 Thru: 1/31/2022

Page: 2
ACCT

Post Date	Type	Trans ID	Description	Amount
1/18/2022	JE	TRANSFER	Reimb CC Tx for Ham&Potatoes	-94.31
			Others Cash Transactions:	----- -94.31

2/03/2022 2:21 PM

Treasurer's Report
999-2018 SDWL DEBT SVC **1807
1/01/2022 Thru: 1/31/2022

Page: 1
ACCT

12/31/2021 Balance: 19,388.40

Checks: 0.00

Receipts: 0.82

Other Cash Transactions: 0.00

1/31/2022 Balance: 19,389.22

Unposted Included

Fund: 100 - GENERAL FUND

Account Number		2022 February	2022 Actual 02/07/2022	2022 Budget	Budget Status	% of Budget
100-00-41110-000-000	REAL ESTATE TAXES	0.00	0.00	254,788.00	-254,788.00	0.00
	COMMUNITY CENTER PROCEEDS	0.00	0.00	254,788.00	-254,788.00	0.00
100-00-41310-000-000	PROP TAX EQUIVALENT - WATER	0.00	0.00	50,000.00	-50,000.00	0.00
	PROPERTY TAX EQUIVALENT	0.00	0.00	50,000.00	-50,000.00	0.00
	TAX REVENUES	0.00	0.00	304,788.00	-304,788.00	0.00
100-00-42000-000-000	SPECIAL ASSESSMENTS	0.00	0.00	3,010.00	-3,010.00	0.00
	SPECIAL ASSESSMENTS	0.00	0.00	3,010.00	-3,010.00	0.00
	SPECIAL ASSESSMENTS	0.00	0.00	3,010.00	-3,010.00	0.00
100-00-43410-000-000	STATE SHARED REVENUES	0.00	0.00	125,474.00	-125,474.00	0.00
	STATE SHARED REVENUES	0.00	0.00	125,474.00	-125,474.00	0.00
100-00-43420-000-000	STATE FIRE INSURANCE DUES	0.00	0.00	1,800.00	-1,800.00	0.00
	STATE FIRE INSURANCE DUES	0.00	0.00	1,800.00	-1,800.00	0.00
100-00-43430-000-000	STATE AIDS-EXEMPT COMPUTER	0.00	0.00	7.00	-7.00	0.00
	STATE AIDS-EXEMPT COMPUTER	0.00	0.00	7.00	-7.00	0.00
100-00-43510-000-000	PERS PROPERTY TAX AID	0.00	0.00	432.00	-432.00	0.00
	PERSONAL PROPERTY AID	0.00	0.00	432.00	-432.00	0.00
100-00-43531-000-000	STATE HIGHWAY AIDS	0.00	12,747.94	50,991.00	-38,243.06	25.00
	STATE HIGHWAY AIDS	0.00	12,747.94	50,991.00	-38,243.06	25.00
100-00-43545-000-000	STATE AID-RECYCLING GRANT	0.00	0.00	2,643.00	-2,643.00	0.00
	STATE AID-RECYCLING GRANT	0.00	0.00	2,643.00	-2,643.00	0.00
100-00-43620-000-000	STATE- DNR PMT IN LIEU OF TAX	0.00	0.00	34.00	-34.00	0.00
	STATE-PAYMENT IN LIEU OF TAXES	0.00	0.00	34.00	-34.00	0.00
	INTERGOVERNMENTAL REVENUES	0.00	12,747.94	181,381.00	-168,633.06	7.03
100-00-44100-000-000	BUS & OCCUPATIONAL LICENSE	0.00	0.00	2,000.00	-2,000.00	0.00
	BUS & OCCUPATIONAL LICENSE	0.00	0.00	2,000.00	-2,000.00	0.00
100-00-44200-000-000	DOG LICENSES	56.00	234.00	1,200.00	-966.00	19.50
	NONBUSINESS LICENSES-DOG	56.00	234.00	1,200.00	-966.00	19.50
100-00-44300-000-000	BUILDING PERMITS	0.00	0.00	3,000.00	-3,000.00	0.00

Unposted Included

Fund: 100 - GENERAL FUND

Account Number	2022 February	2022 Actual 02/07/2022	2022 Budget	Budget Status	% of Budget
BUILDING PERMITS	0.00	0.00	3,000.00	-3,000.00	0.00
100-00-44400-000-000 CHICKEN LICENSE	0.00	0.00	20.00	-20.00	0.00
NONBUSINESS LICENSES-CHICKEN	0.00	0.00	20.00	-20.00	0.00
100-00-44500-000-000 BURN PERMIT	5.00	15.00	200.00	-185.00	7.50
BURN PERMIT	5.00	15.00	200.00	-185.00	7.50
100-00-44600-000-000 PLANNING AND ZONING	0.00	0.00	200.00	-200.00	0.00
PLANNING AND ZONING	0.00	0.00	200.00	-200.00	0.00
100-00-44700-000-000 TRANSIENT MERCHANT	0.00	0.00	30.00	-30.00	0.00
TRANSIENT MERCHANT	0.00	0.00	30.00	-30.00	0.00
LICENSES AND PERMITS	61.00	249.00	6,650.00	-6,401.00	3.74
100-00-45101-000-000 MUNICIPAL CITATIONS	0.00	145.00	1,500.00	-1,355.00	9.67
MUNICIPAL CITATIONS	0.00	145.00	1,500.00	-1,355.00	9.67
100-00-45102-000-000 PARKING AND OTHER FINES	0.00	60.00	50.00	10.00	120.00
PARKING AND OTHER FINES	0.00	60.00	50.00	10.00	120.00
FINES, FORFEITS AND PENALTIES	0.00	205.00	1,550.00	-1,345.00	13.23
100-00-46100-000-000 GENERAL GOV'T FEES	0.00	40.00	200.00	-160.00	20.00
GENERAL GOV'T FEES	0.00	40.00	200.00	-160.00	20.00
100-00-46420-000-000 SANITATION INCOME (GARBAGE)	0.70	2,359.52	27,400.00	-25,040.48	8.61
SANITATION INCOME (GARBAGE)	0.70	2,359.52	27,400.00	-25,040.48	8.61
100-00-46430-000-000 SANITATION INCOME (RECYCLING)	0.00	1,512.00	17,650.00	-16,138.00	8.57
SANITATION INCOME (RECYCLING)	0.00	1,512.00	17,650.00	-16,138.00	8.57
100-00-46435-000-000 CLEAN UP DAY RECYCLING FEES	0.00	0.00	200.00	-200.00	0.00
CLEAN UP RECYCLING FEES	0.00	0.00	200.00	-200.00	0.00
PUBLIC CHARGES FOR SERVICES	0.70	3,911.52	45,450.00	-41,538.48	8.61
100-00-47100-000-000 TIF ADMINISTRATION	0.00	0.00	2,000.00	-2,000.00	0.00
TIF ADMINISTRATION	0.00	0.00	2,000.00	-2,000.00	0.00
100-00-47323-000-000 RFD PENSION REIMB.	0.00	9,882.69	10,000.00	-117.31	98.83
CHARGES FOR SERVICES	0.00	9,882.69	10,000.00	-117.31	98.83

Unposted Included

Fund: 100 - GENERAL FUND

Account Number	2022	2022	2022	Budget Status	% of Budget
	February	Actual 02/07/2022	Budget		
INTERGOVT. CHARGES FOR SERV.	0.00	9,882.69	12,000.00	-2,117.31	82.36
100-00-48110-000-000 INTEREST INCOME	0.00	177.04	10,000.00	-9,822.96	1.77
INTEREST INCOME	0.00	177.04	10,000.00	-9,822.96	1.77
100-00-48111-000-000 INTEREST ON ADVANCES	0.00	0.00	23,000.00	-23,000.00	0.00
INTEREST ON ADVANCES	0.00	0.00	23,000.00	-23,000.00	0.00
100-00-48130-000-000 INTEREST ON SPECIAL ASSESS	0.00	0.00	275.00	-275.00	0.00
INTEREST ON SPECIAL ASSESS	0.00	0.00	275.00	-275.00	0.00
100-00-48200-000-000 RENTAL INCOME	0.00	0.00	12,500.00	-12,500.00	0.00
RENTAL INCOME	0.00	0.00	12,500.00	-12,500.00	0.00
100-00-48309-000-000 SALE OF FIXED ASSETS	0.00	18,604.00	0.00	18,604.00	0.00
SALE OF FIXED ASSETS	0.00	18,604.00	0.00	18,604.00	0.00
100-00-48900-000-000 OTHER MISC REVENUES	0.00	0.00	3,000.00	-3,000.00	0.00
100-00-48900-000-100 HOLIDAY HELPERS	0.00	236.00	0.00	236.00	0.00
HOLIDAY HELPERS	0.00	236.00	3,000.00	-2,764.00	7.87
MISCELLANEOUS REVENUES	0.00	19,017.04	48,775.00	-29,757.96	38.99
100-00-49100-000-000 LOAN PROCEEDS	0.00	3,370.00	0.00	3,370.00	0.00
PROCEEDS FROM BANK LOANS	0.00	3,370.00	0.00	3,370.00	0.00
100-00-49300-000-000 FUND BALANCE APPLIED	0.00	0.00	263.00	-263.00	0.00
FUND BALANCE APPLIED	0.00	0.00	263.00	-263.00	0.00
OTHER FINANCING SOURCES	0.00	3,370.00	263.00	3,107.00	1,281.37
Total Revenues	61.70	49,383.19	603,867.00	-554,483.81	8.18

Unposted Included

Fund: 100 - GENERAL FUND

Account Number		2022		2022 Budget	Budget Status	% of Budget
		2022 February	Actual 02/07/2022			
100-00-51100-110-000	BOARD WAGES	0.00	0.00	13,500.00	13,500.00	0.00
100-00-51100-120-000	BOARD PAYROLL TAXES	0.00	0.00	1,033.00	1,033.00	0.00
100-00-51100-130-000	BOARD MEMBERSHIP DUES	0.00	0.00	425.00	425.00	0.00
100-00-51100-140-000	BOARD TRAVEL/MILEAGE	0.00	0.00	100.00	100.00	0.00
100-00-51100-150-000	BOARD MISC EXPENSES	0.00	227.94	3,800.00	3,572.06	6.00
LEGISLATIVE (BOARD)		0.00	227.94	18,858.00	18,630.06	1.21
100-00-51300-000-000	LEGAL EXPENSE	0.00	0.00	5,000.00	5,000.00	0.00
LEGAL EXPENSE		0.00	0.00	5,000.00	5,000.00	0.00
100-00-51400-100-000	BUILDING INSPECTOR	0.00	1,165.60	8,000.00	6,834.40	14.57
100-00-51400-110-000	BUILDING INSP PAYROLL TAXES	0.00	89.17	612.00	522.83	14.57
BUILDING INSP PAYROLL TAXES		0.00	1,254.77	8,612.00	7,357.23	14.57
100-00-51420-110-000	CLERK WAGES	1,824.79	5,263.61	38,805.00	33,541.39	13.56
100-00-51420-120-000	CLERK PAYROLL TAXES	129.10	372.23	2,969.00	2,596.77	12.54
100-00-51420-125-000	CLERK EMPLOYEE BENEFITS	511.39	1,338.42	10,505.00	9,166.58	12.74
100-00-51420-310-000	CLERK OFFICE SUPPLIES	0.00	298.23	3,500.00	3,201.77	8.52
100-00-51420-315-000	CLERK EQUIPMENT LEASE/PURCHASE	0.00	0.00	500.00	500.00	0.00
100-00-51420-316-000	CLERK INFORMATION TECHNOLOGY	0.00	0.00	2,000.00	2,000.00	0.00
100-00-51420-320-000	CLERK MEMBERSHIP DUES	0.00	486.78	300.00	-186.78	162.26
100-00-51420-325-000	CLERK TELEPHONE	0.00	36.86	1,000.00	963.14	3.69
100-00-51420-326-000	CLERK UTILITIES	0.00	32.89	0.00	-32.89	0.00
100-00-51420-330-000	CLERK TRAINING	0.00	499.00	500.00	1.00	99.80
100-00-51420-350-000	CLERK TRAVEL/MILEAGE	0.00	22.40	350.00	327.60	6.40
100-00-51420-370-000	ELECTION NOTICES	0.00	0.00	100.00	100.00	0.00
100-00-51420-371-000	ELECTION WAGES	0.00	0.00	3,000.00	3,000.00	0.00
100-00-51420-372-000	ELECTION SUPPLIES	0.00	49.06	500.00	450.94	9.81
100-00-51420-375-000	ELECTION EQUIPMENT	0.00	0.00	500.00	500.00	0.00
100-00-51420-380-000	CLERK MISCELLANEOUS	0.00	0.00	100.00	100.00	0.00
GENERAL ADMIN EXPENSE		2,465.28	8,399.48	64,629.00	56,229.52	13.00
100-00-51421-110-000	DEPUTY CLERK - WAGES	1,008.25	2,812.01	16,474.00	13,661.99	17.07
100-00-51421-120-000	DEPUTY CLERK MED/SS	72.61	202.87	1,261.00	1,058.13	16.09
100-00-51421-125-000	DEPUTY CLERK BENEFITS	207.96	561.97	3,886.00	3,324.03	14.46
DEPUTY CLERK		1,288.82	3,576.85	21,621.00	18,044.15	16.54
100-00-51440-110-000	ELECTION CLERK - WAGES	0.00	222.00	0.00	-222.00	0.00
100-00-51440-120-000	ELECTION CLERK MED/SS	0.00	16.03	0.00	-16.03	0.00
100-00-51440-125-000	ELECTION CLERK BENEFITS	0.00	43.94	0.00	-43.94	0.00
ELECTION CLERK		0.00	281.97	0.00	-281.97	0.00
100-00-51500-200-000	AUDIT/ACCOUNTING EXPENSE	0.00	0.00	12,475.00	12,475.00	0.00
100-00-51500-210-000	ASSESSMENT OF PROPERTY	0.00	0.00	2,250.00	2,250.00	0.00
100-00-51500-220-000	BANK & PAYROLL PROCESSING FEES	0.00	30.00	360.00	330.00	8.33
100-00-51500-240-000	SOFTWARE SUBSCRIPTIONS & FEES	0.00	30.75	8,352.00	8,321.25	0.37
FINANCIAL ADMINISTRATION		0.00	60.75	23,437.00	23,376.25	0.26
100-00-51540-000-000	VILLAGE INSURANCE	0.00	0.00	2,897.00	2,897.00	0.00

Unposted Included

Fund: 100 - GENERAL FUND

Account Number		2022 February	2022 Actual 02/07/2022	2022 Budget	Budget Status	% of Budget
RISK MANAGEMENT		0.00	0.00	2,897.00	2,897.00	0.00
100-00-51600-000-000	GENERAL BUILDINGS AND PLANT	0.00	0.00	3,013.00	3,013.00	0.00
100-00-51600-100-000	VILLAGE HALL UTILITIES	0.00	0.00	2,100.00	2,100.00	0.00
GENERAL BUILDINGS AND PLANT		0.00	0.00	5,113.00	5,113.00	0.00
100-00-51938-000-000	GENERAL GOV'T INSURANCE	0.00	0.00	3,075.00	3,075.00	0.00
GENERAL GOV'T INSURANCE		0.00	0.00	3,075.00	3,075.00	0.00
100-00-51980-000-000	OTHER GENERAL GOV'T	0.00	5.00	150.00	145.00	3.33
100-00-51980-760-000	FACILITIES UTILITIES	0.00	542.80	16,400.00	15,857.20	3.31
100-00-51980-761-000	FACILITIES IMPROVEMENTS	0.00	0.00	6,886.00	6,886.00	0.00
100-00-51980-762-000	FACILITIES MAINTENANCE	0.00	0.00	2,250.00	2,250.00	0.00
100-00-51980-763-000	FACILITIES MATERIALS	0.00	269.18	2,000.00	1,730.82	13.46
FACILITIES MATERIALS		0.00	816.98	27,686.00	26,869.02	2.95
100-00-51990-390-000	CONTINGENCY	0.00	0.00	1,983.00	1,983.00	0.00
CONTINGENCY		0.00	0.00	1,983.00	1,983.00	0.00
GENERAL GOVERNMENT		3,754.10	14,618.74	182,911.00	168,292.26	7.99
100-00-52100-110-000	POLICE - WAGES	1,946.88	5,783.76	55,112.00	49,328.24	10.49
100-00-52100-120-000	POLICE - PAYROLL TAXES	140.86	418.22	4,217.00	3,798.78	9.92
100-00-52100-125-000	POLICE - EMPLOYEE BENEFITS	396.80	1,091.74	11,045.00	9,953.26	9.88
100-00-52100-310-000	POLICE - OFFICE SUPPLIES	0.00	159.50	800.00	640.50	19.94
100-00-52100-315-000	POLICE - MISC SUPPLIES	0.00	0.00	1,100.00	1,100.00	0.00
100-00-52100-325-000	POLICE - TELEPHONE	0.00	78.73	1,000.00	921.27	7.87
100-00-52100-330-000	POLICE - TRAINING/EDUCATION	0.00	0.00	1,250.00	1,250.00	0.00
100-00-52100-335-000	POLICE - TRAVEL/MILEAGE	0.00	0.00	100.00	100.00	0.00
100-00-52100-400-000	POLICE - VEHICLE EXPENSE	0.00	0.00	2,000.00	2,000.00	0.00
100-00-52100-410-000	POLICE - FUEL	0.00	0.00	2,500.00	2,500.00	0.00
100-00-52100-430-000	POLICE - EQUIPMENT PURCHASED	0.00	0.00	2,000.00	2,000.00	0.00
100-00-52100-431-000	POLICE - UNIFORMS	0.00	311.85	600.00	288.15	51.98
100-00-52100-432-000	POLICE - AMMUNITION	0.00	96.00	600.00	504.00	16.00
100-00-52100-440-000	POLICE - LEGAL & COLLECTIONS	0.00	0.00	1,000.00	1,000.00	0.00
100-00-52100-450-000	POLICE - COMPUTER/SOFTWARE	0.00	1,679.39	2,900.00	1,220.61	57.91
100-00-52100-760-000	POLICE - UTILITIES	0.00	60.30	1,700.00	1,639.70	3.55
POLICE - AMMUNITION		2,484.54	9,679.49	87,924.00	78,244.51	11.01
100-00-52200-245-000	FIRE DEPT OPERATIONS	0.00	23,750.00	47,500.00	23,750.00	50.00
100-00-52200-245-001	FIRE DUES 2%	0.00	0.00	1,800.00	1,800.00	0.00
100-00-52200-260-000	FIRE DEPT PENSION EXPENSE	0.00	9,882.69	10,000.00	117.31	98.83
100-00-52200-265-000	HYDRANT RENTAL	0.00	0.00	54,000.00	54,000.00	0.00
FIRE PROTECTION EXPENSE		0.00	33,632.69	113,300.00	79,667.31	29.68
100-00-52300-245-000	AMBULANCE ANNUAL CONTRACT	0.00	0.00	5,600.00	5,600.00	0.00
AMBULANCE/EMS		0.00	0.00	5,600.00	5,600.00	0.00

Unposted Included

Fund: 100 - GENERAL FUND

Account Number		2022	2022	2022	Budget	% of
		February	Actual 02/07/2022	Budget	Status	Budget
PUBLIC SAFETY						
		2,484.54	43,312.18	206,824.00	163,511.82	20.94
100-00-53311-110-000	STREETS - WAGES	2,868.38	7,017.43	56,236.00	49,218.57	12.48
100-00-53311-120-000	STREETS - PAYROLL TAXES	219.43	536.84	4,302.00	3,765.16	12.48
100-00-53311-125-000	STREETS - EMPLOYEE BENEFITS	80.01	171.93	1,122.00	950.07	15.32
100-00-53311-710-000	STREETS - GARAGE MAINTENANCE	0.00	0.00	5,000.00	5,000.00	0.00
100-00-53311-715-000	STREETS MAINTENANCE	0.00	0.00	10,000.00	10,000.00	0.00
100-00-53311-720-000	STREETS - EQUIPMENT - NEW	0.00	0.00	4,000.00	4,000.00	0.00
100-00-53311-721-000	STREETS - EQUIPMENT RENTAL	0.00	0.00	3,800.00	3,800.00	0.00
100-00-53311-722-000	STREETS - EQUIP REPAIR/MAINT	0.00	24.48	3,500.00	3,475.52	0.70
100-00-53311-730-000	STREETS - FUEL	0.00	0.00	4,000.00	4,000.00	0.00
100-00-53311-735-000	STREETS - MATERIALS	0.00	0.00	4,500.00	4,500.00	0.00
100-00-53311-736-000	STREETS - GARDEN CLUB	0.00	1,500.00	1,500.00	0.00	100.00
100-00-53311-740-000	STREETS - SALT	0.00	0.00	6,000.00	6,000.00	0.00
100-00-53311-745-000	STREETS - SUPPLIES, OFC & GEN	0.00	0.00	300.00	300.00	0.00
100-00-53311-750-000	STREETS - TELEPHONE/CELL	0.00	3.19	40.00	36.81	7.98
100-00-53311-755-000	STREETS - UNIFORMS	0.00	41.36	800.00	758.64	5.17
100-00-53311-760-000	STREETS - UTILITIES	0.00	245.54	3,500.00	3,254.46	7.02
100-00-53311-770-000	STREETS - SNOW REMOVAL	0.00	0.00	3,000.00	3,000.00	0.00
STREETS - GARDEN CLUB						
		3,167.82	9,540.77	111,600.00	102,059.23	8.55
100-00-53420-000-000	STREET (HWY) LIGHTING	0.00	1,035.89	13,000.00	11,964.11	7.97
STREET (HWY) LIGHTING						
		0.00	1,035.89	13,000.00	11,964.11	7.97
100-00-53432-000-000	SIDEWALK MAINTENANCE	0.00	0.00	500.00	500.00	0.00
SIDEWALK MAINTENANCE						
		0.00	0.00	500.00	500.00	0.00
100-00-53620-000-000	GARBAGE COLLECTION	0.00	17.17	27,400.00	27,382.83	0.06
GARBAGE COLLECTION						
		0.00	17.17	27,400.00	27,382.83	0.06
100-00-53635-000-000	RECYCLING COLLECTION	0.00	11.19	17,650.00	17,638.81	0.06
RECYCLING COLLECTION						
		0.00	11.19	17,650.00	17,638.81	0.06
PUBLIC WORKS						
		3,167.82	10,605.02	170,150.00	159,544.98	6.23
100-00-54100-000-000	ANIMAL CONTROL	0.00	500.00	500.00	0.00	100.00
ANIMAL CONTROL						
		0.00	500.00	500.00	0.00	100.00
HEALTH AND HUMAN SERVICES						
		0.00	500.00	500.00	0.00	100.00
100-00-55140-110-000	FACILITIES PERSONEL - WAGES	0.00	145.98	1,950.00	1,804.02	7.49
100-00-55140-120-000	FACILITIES - PAYROLL TAXES	0.00	8.51	150.00	141.49	5.67
100-00-55140-125-000	FACILITIES - EMPLOYEE BENEFITS	0.00	31.62	0.00	-31.62	0.00
FACILITIES PERSONEL - TAXES						
		0.00	186.11	2,100.00	1,913.89	8.86
100-00-55200-110-000	PARK - WAGES	0.00	183.75	13,725.00	13,541.25	1.34
100-00-55200-120-000	PARK - PAYROLL TAXES	0.00	11.39	1,050.00	1,038.61	1.08

Unposted Included

Fund: 100 - GENERAL FUND

Account Number		2022	2022	2022	Budget Status	% of Budget
		February	Actual 02/07/2022	Budget		
100-00-55200-125-000	PARK - EMPLOYEE BENEFITS	0.00	7.24	96.00	88.76	7.54
100-00-55200-730-000	PARK - FUEL	0.00	0.00	2,000.00	2,000.00	0.00
100-00-55200-744-000	PARK - MATERIALS	0.00	0.00	1,000.00	1,000.00	0.00
100-00-55200-745-000	PARK - SUPPLIES	0.00	0.00	2,500.00	2,500.00	0.00
100-00-55200-760-000	PARK - UTILITIES	0.00	0.00	500.00	500.00	0.00
100-00-55200-765-000	PARK - LIGHTS	0.00	57.58	2,000.00	1,942.42	2.88
=====						
	PARKS	0.00	259.96	22,871.00	22,611.04	1.14
=====						
	CULTURE, RECREATION AND EDU.	0.00	446.07	24,971.00	24,524.93	1.79
=====						
100-00-57210-000-000	LAW ENFORCEMENT OUTLAY	0.00	0.00	5,000.00	5,000.00	0.00
=====						
	LAW ENFORCEMENT OUTLAY	0.00	0.00	5,000.00	5,000.00	0.00
=====						
	CAPITAL OUTLAY	0.00	0.00	5,000.00	5,000.00	0.00
=====						
	Total Expenses	9,406.46	69,482.01	590,356.00	520,873.99	11.77
=====						
Net Totals		-9,344.76	-20,098.82	13,511.00	33,609.82	-148.76

Unposted Included

Fund: 300 - SEWER FUND

Account Number		2022	2022	2022	Budget Status	% of Budget
		February	Actual 02/07/2022	Budget		
300-00-46411-001-622	MEASURED SEWER RESIDENTIAL	0.00	18,572.01	192,020.00	-173,447.99	9.67
300-00-46411-002-622	MEASURED SEWER COMMERCIAL	0.00	821.99	7,710.00	-6,888.01	10.66
300-00-46411-004-622	MEASURED SEWER PUB AUTHORITY	0.00	267.54	2,979.00	-2,711.46	8.98
300-00-46411-005-622	MEASURED SEWER MULTI FAMILY	0.00	1,030.61	10,685.00	-9,654.39	9.65
MEASURED SEWER		0.00	20,692.15	213,394.00	-192,701.85	9.70
300-00-46415-000-622	FORFEITED DISCOUNTS	0.00	53.26	600.00	-546.74	8.88
CAPITAL CONTRIBUTIONS		0.00	53.26	600.00	-546.74	8.88
300-00-46452-000-421	MISC NON OPERATING REVENUE	0.00	0.00	1,500.00	-1,500.00	0.00
OTHER WATER REVENUES		0.00	0.00	1,500.00	-1,500.00	0.00
PUBLIC CHARGES FOR SERVICES		0.00	20,745.41	215,494.00	-194,748.59	9.63
300-00-48110-000-419	INTEREST INCOME	0.00	8.26	3,000.00	-2,991.74	0.28
INTEREST INCOME		0.00	8.26	3,000.00	-2,991.74	0.28
MISCELLANEOUS REVENUES		0.00	8.26	3,000.00	-2,991.74	0.28
300-00-49300-000-000	FUND BALANCE APPLIED	0.00	0.00	96,600.00	-96,600.00	0.00
FUND BALANCE APPLIED		0.00	0.00	96,600.00	-96,600.00	0.00
OTHER FINANCING SOURCES		0.00	0.00	96,600.00	-96,600.00	0.00
Total Revenues		0.00	20,753.67	315,094.00	-294,340.33	6.59

Unposted Included

Fund: 300 - SEWER FUND

Account Number		2022	2022	2022	Budget Status	% of Budget
		February	Actual 02/07/2022	Budget		
300-00-53311-000-852	UNIFORMS	0.00	32.57	350.00	317.43	9.31
STREETS - GARDEN CLUB		0.00	32.57	350.00	317.43	9.31
300-00-53610-000-820	WAGES - DIRECT LABOR	1,247.96	4,185.07	29,666.00	25,480.93	14.11
300-00-53610-000-821	OPERATION EXPENSES-WWTP	0.00	2,880.77	30,000.00	27,119.23	9.60
300-00-53610-000-822	FUEL-AUTO	0.00	0.00	1,000.00	1,000.00	0.00
300-00-53610-000-823	UTILITIES-LIFT STATIONS&SHOP	0.00	181.29	4,400.00	4,218.71	4.12
300-00-53610-000-827	OTHER SUPPLIES & EXPENSES	0.00	0.00	1,800.00	1,800.00	0.00
OPERATION EXPENSES-WWTP		1,247.96	7,247.13	66,866.00	59,618.87	10.84
300-00-53611-000-833	MAINT OF TREATMENT SYSTEM	0.00	0.00	4,000.00	4,000.00	0.00
MAINT OF TREATMENT SYSTEM		0.00	0.00	4,000.00	4,000.00	0.00
300-00-53612-000-840	BILLING & ACCOUNTING	0.00	178.69	7,125.00	6,946.31	2.51
300-00-53612-000-850	ADMIN & GENERAL WAGES	179.95	364.95	9,344.00	8,979.05	3.91
300-00-53612-000-851	OFFICE SUPPLIES	0.00	111.78	500.00	388.22	22.36
300-00-53612-000-852	CONTRACTED SERVICES	0.00	0.00	13,000.00	13,000.00	0.00
300-00-53612-000-853	INSURANCE	0.00	0.00	8,535.00	8,535.00	0.00
300-00-53612-000-854	EMPLOYEE BENEFITS	102.72	189.47	3,166.00	2,976.53	5.98
300-00-53612-000-855	PAYROLL TAXES	108.31	346.36	2,984.00	2,637.64	11.61
JOINT METER ALLOCATION		390.98	1,191.25	44,654.00	43,462.75	2.67
300-00-53615-000-403	DEPR EXPENSE - SEWER	0.00	0.00	173,000.00	173,000.00	0.00
DEPRECIATION EXPENSE		0.00	0.00	173,000.00	173,000.00	0.00
300-00-53700-000-660	VEHICLE EXPENSE	0.00	0.00	250.00	250.00	0.00
ELECTRIC FOR WELL PUMPING		0.00	0.00	250.00	250.00	0.00
300-00-53710-000-689	TRAINING & EDUCATION	0.00	0.00	500.00	500.00	0.00
TRAINING & EDUCATION		0.00	0.00	500.00	500.00	0.00
PUBLIC WORKS		1,638.94	8,470.95	289,620.00	281,149.05	2.92
300-00-58200-000-427	INTEREST EXPENSE - SEWER	0.00	0.00	5,365.00	5,365.00	0.00
300-00-58200-000-428	INTEREST EXPENSE USDA RD LOAN	0.00	0.00	38,568.00	38,568.00	0.00
DEBT EXPENSE		0.00	0.00	43,933.00	43,933.00	0.00
DEBT SERVICE		0.00	0.00	43,933.00	43,933.00	0.00
Total Expenses		1,638.94	8,470.95	333,553.00	325,082.05	2.54
Net Totals		-1,638.94	12,282.72	-18,459.00	-30,741.72	-66.54

Unposted Included

Fund: 400 - WATER FUND

Account Number		2022	2022	2022	Budget Status	% of Budget
		February	Actual 02/07/2022	Budget		
400-00-46450-000-463	HYDRANT RENTAL	0.00	0.00	54,000.00	-54,000.00	0.00
PUBLIC FIRE PROTECTION		0.00	0.00	54,000.00	-54,000.00	0.00
400-00-46451-000-470	FORFEITED DISCOUNTS	0.00	19.79	260.00	-240.21	7.61
400-00-46451-001-461	METERED SALES RESIDENTIAL	0.00	6,582.64	68,185.00	-61,602.36	9.65
400-00-46451-002-461	METERED SALES COMMERCIAL	0.00	264.86	2,442.00	-2,177.14	10.85
400-00-46451-004-461	METERED SALES PUBLIC AUTHORITY	0.00	171.18	2,312.00	-2,140.82	7.40
400-00-46451-005-461	METERED SALES MULTI FAMILY	0.00	185.55	1,822.00	-1,636.45	10.18
FORFEITED DISCOUNTS		0.00	7,224.02	75,021.00	-67,796.98	9.63
400-00-46452-000-421	ANTENNA & GENERATOR RENT	2,319.42	2,319.42	31,846.00	-29,526.58	7.28
OTHER WATER REVENUES		2,319.42	2,319.42	31,846.00	-29,526.58	7.28
PUBLIC CHARGES FOR SERVICES		2,319.42	9,543.44	160,867.00	-151,323.56	5.93
400-00-48110-000-419	INTEREST INCOME	0.00	8.66	1,200.00	-1,191.34	0.72
400-00-48110-000-421	AMORTIZATION INCOME	0.00	0.00	4,100.00	-4,100.00	0.00
INTEREST INCOME		0.00	8.66	5,300.00	-5,291.34	0.16
MISCELLANEOUS REVENUES		0.00	8.66	5,300.00	-5,291.34	0.16
400-00-49300-000-000	FUND BALANCE APPLIED	0.00	0.00	188,400.00	-188,400.00	0.00
FUND BALANCE APPLIED		0.00	0.00	188,400.00	-188,400.00	0.00
OTHER FINANCING SOURCES		0.00	0.00	188,400.00	-188,400.00	0.00
Total Revenues		2,319.42	9,552.10	354,567.00	-345,014.90	2.69

Unposted Included

Fund: 400 - WATER FUND

Account Number		2022	2022	2022	Budget Status	% of Budget
		February	Actual 02/07/2022	Budget		
400-00-53311-000-852	UNIFORMS	0.00	32.57	350.00	317.43	9.31
STREETS - GARDEN CLUB		0.00	32.57	350.00	317.43	9.31
400-00-53610-000-821	OPERATION EXPENSES	0.00	0.00	3,500.00	3,500.00	0.00
400-00-53610-000-822	FUEL-AUTO	0.00	0.00	650.00	650.00	0.00
400-00-53610-000-823	UTILITIES-TOWER&SHOP	0.00	249.95	5,500.00	5,250.05	4.54
OPERATION EXPENSES-WWTP		0.00	249.95	9,650.00	9,400.05	2.59
400-00-53612-000-840	BILLING & ACCOUNTING	0.00	4,604.88	7,265.00	2,660.12	63.38
JOINT METER ALLOCATION		0.00	4,604.88	7,265.00	2,660.12	63.38
400-00-53700-000-600	WAGES - DIRECT LABOR	1,056.22	3,248.42	26,088.00	22,839.58	12.45
400-00-53700-000-620	ELECTRIC FOR WELL PUMPING	0.00	914.17	5,000.00	4,085.83	18.28
400-00-53700-000-640	SUPPLIES	0.00	0.00	100.00	100.00	0.00
400-00-53700-000-650	REPAIRS & MAINTENANCE	0.00	0.00	4,500.00	4,500.00	0.00
400-00-53700-000-660	VEHICLE EXPENSE	0.00	0.00	150.00	150.00	0.00
ELECTRIC FOR WELL PUMPING		1,056.22	4,162.59	35,838.00	31,675.41	11.62
400-00-53710-000-680	GENERAL & ADMINISTRATIVE WAGES	92.50	601.89	9,344.00	8,742.11	6.44
400-00-53710-000-681	OFFICE SUPPLIES	0.00	111.78	500.00	388.22	22.36
400-00-53710-000-682	CONTRACTED SERVICES	0.00	0.00	3,200.00	3,200.00	0.00
400-00-53710-000-684	INSURANCE	0.00	0.00	8,535.00	8,535.00	0.00
400-00-53710-000-686	EMPLOYEE BENEFITS	78.62	230.04	2,893.00	2,662.96	7.95
400-00-53710-000-689	TRAINING & EDUCATION	0.00	0.00	500.00	500.00	0.00
TRAINING & EDUCATION		171.12	943.71	24,972.00	24,028.29	3.78
400-00-53730-000-403	DEPRECIATION EXP-FINANCED	0.00	0.00	45,000.00	45,000.00	0.00
400-00-53730-000-404	DEPRECIATION EXP-CONTRIBUTED	0.00	0.00	5,000.00	5,000.00	0.00
400-00-53730-001-408	PAYROLL TAXES - LABOR	80.80	248.50	2,711.00	2,462.50	9.17
400-00-53730-002-408	PAYROLL TAXES - ADMIN	6.66	42.98	715.00	672.02	6.01
400-00-53730-004-408	TAXES-PT EQUIVALENT	0.00	0.00	50,000.00	50,000.00	0.00
TAXES-PT EQUIVALENT		87.46	291.48	103,426.00	103,134.52	0.28
PUBLIC WORKS		1,314.80	10,285.18	181,501.00	171,215.82	5.67
400-00-57190-000-000	GENERAL GOVERNMENT OUTLAY	0.00	685.00	0.00	-685.00	0.00
GENERAL GOVERNMENT OUTLAY		0.00	685.00	0.00	-685.00	0.00
CAPITAL OUTLAY		0.00	685.00	0.00	-685.00	0.00
400-00-58200-000-427	INTEREST EXPENSE - WATER	0.00	0.00	19,614.00	19,614.00	0.00
400-00-58200-000-428	DEBT EXPENSE	0.00	0.00	36,500.00	36,500.00	0.00
DEBT EXPENSE		0.00	0.00	56,114.00	56,114.00	0.00
DEBT SERVICE		0.00	0.00	56,114.00	56,114.00	0.00

Unposted Included

Fund: 400 - WATER FUND

2022

Account Number	2022 February	2022 Actual 02/07/2022	2022 Budget	Budget Status	% of Budget
Total Expenses	1,314.80	10,970.18	237,615.00	226,644.82	4.62
Net Totals	1,004.62	-1,418.08	116,952.00	118,370.08	-1.21



Board of Trustees Meeting Minutes

Date: January 11, 2022, 7:00 p.m.

Location: Virtual

Members Present: M Casper, MK Baum, R Nevins, J Garner, S Vosberg, R Short, K Venden

Staff Present: J Brindley, T Cullen, M Gorham, H Roessler

1. Meeting Opening

1.a Call to Order and Roll Call

Meeting called to order by President Casper at 7:00 pm. Roll call is listed above.

1.b Confirmation of Open Meeting Law Compliance

This was a properly noticed meeting posted on **January 8, 2022**, at the Ridgeway Community Center, the Village website and Facebook page and notification sent via email/text to subscribers.

1.c Adoption of Agenda

Motion by K Venden, Seconded by R Nevins, to adopt of this meeting agenda as presented. Motion carried.

2. Correspondence, Announcements, and Reports

2.a Department Reports

T Cullen indicated that the plow truck has been sold but we have not received payment for it yet. Jetter Trailer is pending sale.

M Casper updated the board with the Park and Recreation Commission's work for 2022 Community Events, their scope, and budget. She asked for everyone to provide input via the community survey.

3. Public Comment

R Nevins suggested the possible removal of the no U-turn signs on Main Street.

4. Consent Agenda

Motion by R Short, Seconded by K Venden, to adopt the consent agenda as presented. Motion carried.

- 4.a Minutes to be Adopted
- 4.b General Fund Disbursements and ACH Payments

5. Items for Discussion and Action:

5.a Public Property Tree Removal

Motion by MK Baum, Seconded by R Short, to accept Mil's Tree Service Bid and Stietz to remove the sign along Hwy 18/151 with an estimated completion of the job by March 1, 2022. Motion carried.

5.b Ridgeway Community Center Renovations Bid Documents

Motion by MK Baum, Seconded by R Nevins, to authorize the letting of the bids with scope of work with an amendment to the timeline for scope of work to be opening bids on March 7th and substantial completion of work to be June 30th. Motion carried.

5.c Tables and Chairs for Multipurpose Room

Motion by K Venden, Seconded by MK Baum, to authorize up to \$6,000 for the purchase of tables, chairs, and a moving cart from Menards for the multipurpose room. Motion carried.

5.d Park Bathroom Updates

It was noted that the amp service would need to be reviewed for confirmation of capacity prior to actual purchase.

Motion by S Vosberg, Seconded by R Short, to authorize up to \$1,400 for the purchase of electric hand dryers and jumbo toilet paper dispensers for the park bathrooms. Motion carried.

5.e Old Adams Road Parcel Easement Request

Discussion was had regarding the proposed easement. Questions remained regarding the permanent access easement and the village's ability to control and handle the needs of the community and its sewer service now and into the future. Trustees, Tanner Cullen, Jeff Brindley, and Roessler reviewed the infrastructure needs, maps, and language of the easement.

Roessler will edit the easement to accommodate an easement granted only for the maintenance of the transmission line as proposed by ATC and would not be available for sale. Roessler would strike point (6) on the second page regarding

water and sewer infrastructure and add televising before and after construction at ATC expense to address concerns regarding the weight of equipment over such an important piece of utility infrastructure. If damaged it would require an immediate repair, but damages may not be detected immediately after construction.

Roessler will make edits per board discussion and forward the drafted agreement to ATC for their review.

Motion by MK Baum, Seconded by R Short, to authorize Roessler to make edits as discussed and send the revised agreement to ATC. Motion carried.

6. Resolutions and Ordinances for Consideration and Possible Action:

6.a 2022 Fee Schedule - Resolution 2022-01

Motion by K Venden, Seconded by MK Baum, to approve the Fee Schedule as presented. Motion carried.

7. Adjournment

Motion by K Venden, Seconded by S Vosberg, to adjourn at 9:21 pm. Motion carried.



VILLAGE OF RIDGEWAY

BOARD OF TRUSTEES MEETING MINUTES

January 21, 2022 at 3:30 PM

Virtual

Chair Casper called the meeting to order at 3:40 pm when all trustees were present.

Roll call: PRESENT President Michele Casper, Trustee Mary Kay Baum, Trustee Kellee Venden, Trustee Ruth Nevins, Trustee Rick Short, Trustee Julene Garner, Trustee Steve Vosberg, Clerk/Treasurer Hailey Roessler.

DISCUSSION AND POSSIBLE ACTION ON LW ALLEN SERVICE TO LIFT STATION 1 AND 2 FOR WASTEWATER TREATMENT PLANT ALARM FUNCTIONING

LW Allen Quote and Warranty Information for Radio Tower Upgrade to Collins and Wells Street Lift Stations

Roessler explained the situation with the lift station alarms and the LW Allen Quote and Warranty Information for Radio Tower Upgrade to Collins and Wells Street Lift Stations.

MK Baum moved, R Nevins seconded, to authorize LW Allen to install radio antennas and transmitters at the lift stations for \$10,100.

Motion carried, with 7 yay. 0 nay.

ADJOURNMENT

Motion to adjourn at 4:11 pm made by Trustee Short, Seconded by Trustee Baum.

Voting Yea: President Casper, Trustee Baum, Trustee Venden, Trustee Nevins, Trustee Short, Trustee Garner, Trustee Vosberg

1/31/2022

4:11 PM

Check Register - Full Report - Manual

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ALL Checks

ACCT

CHASE VISA CARD

Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee	Amount
	1/17/2022	FARM & FLEET	
		Diesel Ex Fluid, Capsule	
		Manual Check	
100-00-53311-722-000		STREETS - EQUIP REPAIR/MAINT	24.48
		Diesel Ex Fluid, Capsule	
		Total	24.48
	12/27/2021	RIDGEWAY POST OFFICE	
		1/3 POSTAGE FOR UTILITY BILLS	
		Manual Check	
100-00-51420-310-000		CLERK OFFICE SUPPLIES	58.00
		1/3 POSTAGE FOR UTILITY BILLS	
300-00-53612-000-840		BILLING & ACCOUNTING	58.00
		1/3 POSTAGE FOR UTILITY BILLS	
400-00-53612-000-840		BILLING & ACCOUNTING	58.00
		1/3 POSTAGE FOR UTILITY BILLS	
		Total	174.00
	1/10/2022	RIDGEWAY POST OFFICE	
		1/3 POSTAGE FOR UTILITY BILLS	
		Manual Check	
100-00-51420-310-000		CLERK OFFICE SUPPLIES	19.34
		1/3 POSTAGE FOR UTILITY BILLS	
300-00-53612-000-840		BILLING & ACCOUNTING	19.33
		1/3 POSTAGE FOR UTILITY BILLS	
400-00-53612-000-840		BILLING & ACCOUNTING	19.33
		1/3 POSTAGE FOR UTILITY BILLS	
		Total	58.00
	1/01/2022	OFFICE DEPOT	
		Planner, Calendar, Envelopes	
		Manual Check	
100-00-52100-310-000		POLICE - OFFICE SUPPLIES	52.77
		Planner, Calendar, Envelopes	
		Total	52.77
	12/28/2021	LOCAL GOVERNMENT EDUCATION	
		2022 Clerks & Treasurers Institute - HR	
		Manual Check	
100-00-51420-330-000		CLERK TRAINING	499.00
		2022 Clerks & Treasurers Institute - HR	
		Total	499.00
	12/28/2021	AMAZON	
		Return Address Stamp	
		Manual Check	

1/31/2022 4:11 PM

Check Register - Full Report - Manual
ALL Checks
CHASE VISA CARD

Page: 2
ACCT

Dated From: From Account:
Thru: Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51420-310-000		CLERK OFFICE SUPPLIES	9.97
		Return Address Stamp	
		Total	9.97
100-00-51100-150-000	1/06/2022	ZOOM VIDEO COMMUNICATIONS	14.99
		COVID-19-Virtual Meeting Platform	
		Manual Check	
		Total	14.99
100-00-51420-320-000	1/10/2022	WMCA-WISCONSIN MUNICIPAL CLERKS ASSOCIATION	65.00
		2022 Membership-HR	
		Manual Check	
		Total	65.00
100-00-52100-431-000	1/11/2022	TIER 1 CONCEALED	291.18
		HOLSTER	
		Manual Check	
		Total	291.18
100-00-52100-310-000	1/11/2022	AMAZON	106.73
		Evidence bags, Toner	
		Manual Check	
		Total	106.73
100-00-52100-431-000	1/15/2022	AMAZON	20.67
		Hook and Loop	
		Manual Check	
		Total	20.67
100-00-52100-450-000	1/26/2022	WEBROOT SOFTWARE, INC	84.39
		Anti-virus	
		Manual Check	
		Total	84.39

1/31/2022

4:11 PM

Check Register - Full Report - Manual

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ALL Checks

ACCT

CHASE VISA CARD

Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee		Amount
ONLINE	12/27/2021	AMAZON		
		Dean Wellness Grant Sponsored -Gym Equip	Manual Check	
100-00-51980-763-000		FACILITIES MATERIALS		269.18
		Dean Wellness Grant Sponsored -Gym Equip		
			Total	269.18
ONLINE	1/05/2022	VISTA-PRINT		
		Thank You Cards to HH Donars	Manual Check	
100-00-51100-150-000		BOARD MISC EXPENSES		212.95
		Thank You Cards to HH Donars		
			Total	212.95
ONLINE	1/18/2022	AMAZON		
		Desk Calendar 50%	Manual Check	
300-00-53612-000-851		OFFICE SUPPLIES		11.21
		Desk Calendar 50%		
400-00-53710-000-681		OFFICE SUPPLIES		11.21
		Desk Calendar 50%		
			Total	22.42
ONLINE	1/24/2022	AMAZON		
		Ballot Pens, AB Labels, Envelope Sealer	Manual Check	
100-00-51420-372-000		ELECTION SUPPLIES		49.06
		Ballot Pens, AB Labels, Envelope Sealer		
100-00-51420-310-000		CLERK OFFICE SUPPLIES		184.68
		50% divider,receipts,labels, tonerNOTE		
400-00-53710-000-681		OFFICE SUPPLIES		100.57
		25% dividers, receipts, labels, toners		
300-00-53612-000-851		OFFICE SUPPLIES		100.57
		25% dividers, receipts, labels, toners		
			Total	434.88
			Grand Total	2,340.61

1/31/2022

4:11 PM

Check Register - Full Report - Manual

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ALL Checks

ACCT

CHASE VISA CARD

Dated From:

From Account:

Thru:

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	1,962.39
Total Expenditure from Fund # 300 - SEWER FUND	189.11
Total Expenditure from Fund # 400 - WATER FUND	189.11
Total Expenditure from all Funds	2,340.61

1-POOLED CHECKING ACCOUNT **0307 Accounting Checks

Posted From: 1/01/2022 From Account:
Thru: 1/31/2022 Thru Account:

Check Nbr	Check Date	Payee	Amount
ACHJan	1/03/2022	FIRSTNET - AT&T MOBILITY	
		SmartPhone & Hotspot Service	
			Manual Check
100-00-52100-325-000		POLICE - TELEPHONE	78.73
		SmartPhone & Hotspot Service	
			Total
			78.73

JanACH	1/26/2022	ALLIANT ENERGY	
9583420000			Manual Check
100-00-55200-765-000		PARK - LIGHTS	57.58
9583420000			
300-00-53610-000-821		OPERATION EXPENSES-WWTP	1,660.23
4394940000, 7724650000			
300-00-53610-000-823		UTILITIES-LIFT STATIONS&SHOP	85.70
4426910000, 8598850000			
400-00-53700-000-620		ELECTRIC FOR WELL PUMPING	914.17
6728200000			
400-00-53610-000-823		UTILITIES-TOWER&SHOP	181.10
3807720000, 8812110000			
100-00-53311-760-000		STREETS - UTILITIES	245.54
487210000, 399650000			
100-00-53420-000-000		STREET (HWY) LIGHTING	1,035.89
685030000			
100-00-51980-760-000		FACILITIES UTILIITIES	454.99
1972296511			
100-00-51420-326-000		CLERK UTILITIES	32.89
1972296511			
100-00-52100-760-000		POLICE - UTILITIES	60.30
1972296511			
			Total
			4,728.39

ACH FEE	1/25/2022	FARMERS SAVINGS BANK	
Bank Fee-ACH NSF			Manual Check
100-00-51980-000-000		OTHER GENERAL GOV'T	5.00
Bank Fee-ACH NSF			
			Total
			5.00

MGE ACH	1/06/2022	MADISON GAS & ELECTRIC CO.	
206 Kirby St.			Prev YR Exp/Manual Check

2/04/2022 10:58 AM

Reprint Check Register - Full Report - Manual

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ACCT

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 1/01/2022 From Account:
Thru: 1/31/2022 Thru Account:

Check Nbr	Check Date	Payee	Amount
300-00-53610-000-823 206 Kirby St.		UTILITIES-LIFT STATIONS&SHOP	56.24
400-00-53610-000-823 206 Kirby St.		UTILITIES-TOWER&SHOP	56.24
100-00-53311-760-000 206 Kirby St.		STREETS - UTILITIES	112.47
100-00-51980-760-000 208 Jarvis St		FACILITIES UTILIITIES	0.00
100-00-52100-760-000 208 Jarvis St		POLICE - UTILITIES	756.50
100-00-51420-326-000 208 Jarvis St		CLERK UTILITIES	756.50
Total			1,737.95

MGE ACH 1/06/2022 MADISON GAS & ELECTRIC CO.
206 Kirby St.

Prev YR Exp/Manual Check

300-00-53610-000-823 206 Kirby St.		UTILITIES-LIFT STATIONS&SHOP	-56.24
400-00-53610-000-823 206 Kirby St.		UTILITIES-TOWER&SHOP	-56.24
100-00-53311-760-000 206 Kirby St.		STREETS - UTILITIES	-112.47
100-00-51980-760-000 208 Jarvis St		FACILITIES UTILIITIES	0.00
100-00-52100-760-000 208 Jarvis St		POLICE - UTILITIES	-756.50
100-00-51420-326-000 208 Jarvis St		CLERK UTILITIES	-756.50
Total			-1,737.95

MGE ACH 1/06/2022 MADISON GAS & ELECTRIC CO.
206 Kirby St.

Prev YR Exp/Manual Check

300-00-53610-000-823 206 Kirby St.		UTILITIES-LIFT STATIONS&SHOP	56.24
400-00-53610-000-823 206 Kirby St.		UTILITIES-TOWER&SHOP	56.23
100-00-53311-760-000 206 Kirby St.		STREETS - UTILITIES	112.47

1-POOLED CHECKING ACCOUNT **0307 Accounting Checks

Posted From: 1/01/2022 From Account:
Thru: 1/31/2022 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51980-760-000		FACILITIES UTILIITIES	0.00
		208 Jarvis St	
100-00-52100-760-000		POLICE - UTILITIES	756.50
		208 Jarvis St	
100-00-51420-326-000		CLERK UTILITIES	756.49
		208 Jarvis St	
Total			1,737.93

TRANSFER 1/25/2022 FARMERS SAVINGS BANK
Alliant Reimb Customer Advance

Manual Check

210-00-58100-000-000		PRINCIPAL ON TIF LOAN	756.00
		Alliant Reimb Customer Advance	
Total			756.00

CharterACH 1/14/2022 SPECTRUM BUSINESS
Charter ACH December 2021

Prev YR Exp/Manual Check

100-00-51980-760-000		FACILITIES UTILIITIES	114.99
		Charter ACH December 2021	
Total			114.99

JanIntPymt 1/13/2022 FARMERS SAVINGS BANK
Cardinal Way Phase 2 - TID loan x5570

Manual Check

210-00-58290-000-000		TIF INTEREST & FISCAL CHARGES	1,359.07
		Cardinal Way Phase 2 - TID loan x5570	
Total			1,359.07

FrontierACH 1/11/2022 FRONTIER COMMUNICATIONS
WWTP phone line

Manual Check

300-00-53610-000-821		OPERATION EXPENSES-WWTP	75.64
		WWTP phone line	
Total			75.64

FSB ACH Fee 1/31/2022 FARMERS SAVINGS BANK
Jan 2022 ACH Fees

Manual Check

100-00-51500-220-000		BANK & PAYROLL PROCESSING FEES	30.00
		Jan 2022 ACH Fees	
Total			30.00

IRS01.05.22 1/05/2022 INTERNAL REVENUE SERVICE
01.05.2022 SS Tax

Manual Check

1-POOLED CHECKING ACCOUNT **0307 Accounting Checks

Posted From: 1/01/2022 From Account:
Thru: 1/31/2022 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-21511-000-000	01.05.2022	941 TAXES PAYABLE SS Tax	1,287.26
100-00-21511-000-000	01.05.2022	941 TAXES PAYABLE Medicare	301.02
100-00-21511-000-000	01.05.2022	941 TAXES PAYABLE Fed Tax Withholding	892.97
Total			2,481.25
<hr/>			
IRS01.19.22	1/19/2022	INTERNAL REVENUE SERVICE 01.19.2022 SS Tax	
			Manual Check
100-00-21511-000-000	01.19.2022	941 TAXES PAYABLE SS Tax	1,208.96
100-00-21511-000-000	01.19.2022	941 TAXES PAYABLE Medicare	282.72
100-00-21511-000-000	01.19.2022	941 TAXES PAYABLE Fed Tax Withholding	988.51
Total			2,480.19
<hr/>			
NovatimeACH	1/18/2022	ASCENTIS CORPORATION December 2021	
			Manual Check
100-00-51500-240-000	December 2021	SOFTWARE SUBSCRIPTIONS & FEES	30.75
Total			30.75
<hr/>			
WI 6 Jan 22	1/19/2022	WISCONSIN DEPT. OF REVENUE Jan 22 Payroll Tax	
			Manual Check
100-00-21513-000-000	Jan 22	STATE W/H TAXES PAYABLE Payroll Tax	917.83
Total			917.83
Grand Total			14,795.77

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 1/01/2022 From Account:
Thru: 1/31/2022 Thru Account:

	Amount
<hr/>	
Total Expenditure from Fund # 100 - GENERAL FUND	9,651.39
Total Expenditure from Fund # 210 - TIF FUND	2,115.07
Total Expenditure from Fund # 300 - SEWER FUND	1,877.81
Total Expenditure from Fund # 400 - WATER FUND	1,151.50
Total Expenditure from all Funds	14,795.77

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ACCT

Dated From: From Account:
Thru: Thru Account:

Check Nbr	Check Date	Payee	Amount
183579	2/08/2022	BAER INSURANCE SERVICES, LLC	
		Inv5522 dATED01.17.2022	Previous Year Expense
100-00-51938-000-000		GENERAL GOV'T INSURANCE	1,537.33
		LIAB AND AUTO INS 21-22	
300-00-53612-000-853		INSURANCE	1,537.33
		LIAB AND AUTO INS 21-22	
400-00-53710-000-684		INSURANCE	1,537.34
		LIAB AND AUTO INS 21-22	
		Total	4,612.00
183580	2/08/2022	CHASE CARD SERVICES	
100-00-21800-000-000		CREDIT CARD PAYABLE	1,962.39
300-00-21800-000-000		CREDIT CARD PAYABLE	189.11
400-00-21800-000-000		CREDIT CARD PAYABLE	189.11
		Total	2,340.61
183581	2/08/2022	CINTAS CORP.	
300-00-53311-000-852		UNIFORMS	26.05
400-00-53311-000-852		UNIFORMS	26.06
100-00-53311-755-000		STREETS - UNIFORMS	33.09
100-00-51980-760-000		FACILITIES UTILIITIES	75.28
		Total	160.48
183582	2/08/2022	COLLINS & HYING	
		Inv1221-052 dated 12.13.2021	
400-00-53700-000-650		REPAIRS & MAINTENANCE	178.50
		Inv1221-052 dated 12.13.2021	
400-00-53700-000-650		REPAIRS & MAINTENANCE	183.45
		Inv0621-123 dated 06.18.2021	
400-00-53700-000-640		SUPPLIES	9.94
		Inv0067881 90degree Elbow	
		Total	371.89

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Dated From: From Account:
Thru: Thru Account:

Check Nbr	Check Date	Payee	Amount
183583	2/08/2022	CULLIGAN TOTAL WATER TREATMENT Account 236172 Nov Water Service	
100-00-51420-326-000		CLERK UTILITIES Account 236172 Nov Water Service	24.67
Total			24.67
183584	2/08/2022	DEAN HEALTH PLAN MAR 2022 - M Gorham	
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE MAR 2022 - M Gorham	876.79
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE MAR 2022- H Roessler	1,207.79
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE MAR 2022- M Johnson	568.32
Total			2,652.90
183585	2/08/2022	DELTA 3 ENGINEERING, INC. Inv18339, Inv18338	
250-00-53315-000-000		HIGHWAY & STREET CONSTRUCTION D20-003-2 Inv18338 Grant Admin GF	1,000.00
400-00-18200-000-320		CONST IN PROGRESS-2021 TOWER D20-012 Inv18339 Well Repairs & Controls	1,500.00
Total			2,500.00
183586	2/08/2022	DELTA DENTAL OF WISCONSIN MAR 2022 - HR, MG, MJ	
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE MAR 2022 - HR, MG, MJ	115.23
Total			115.23
183587	2/08/2022	DIGGERS HOTLINE, INC. Jan 2022 Prepayment	
400-00-53710-000-682		CONTRACTED SERVICES Jan 2022 Prepayment	243.20
Total			243.20
183588	2/08/2022	DRS ENTERPRISES, LLC JAN 2022	
100-00-53311-730-000		STREETS - FUEL JAN 2022	596.91

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Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52100-410-000 JAN 2022		POLICE - FUEL	236.92
400-00-53610-000-822 1/2 Truck JAN 2022		FUEL-AUTO	41.01
300-00-53610-000-822 1/2 Truck JAN 2022		FUEL-AUTO	41.01
100-00-52100-400-000 Iso Heat, Salt		POLICE - VEHICLE EXPENSE	8.48
300-00-53610-000-827 Water, Soap, Vinegar		OTHER SUPPLIES & EXPENSES	9.56
Total			933.89
<hr/>			
183589 FEB 22+JB,MG,HR,TC,MJ	2/08/2022	EDWARD D. JONES	
100-00-21520-000-000 FEB 22+JB,MG,HR,TC,MJ		RETIREMENT PAYABLE	500.00
Total			500.00
<hr/>			
183590 Jan 2022	2/08/2022	FAHERTY, INC.	
100-00-53635-000-000 Jan 2022		RECYCLING COLLECTION	1,503.81
100-00-53620-000-000 Jan 2022		GARBAGE COLLECTION	2,340.81
Total			3,844.62
<hr/>			
183591 Refund Ck for Payment 1/21/2022	2/08/2022	GOLDEN, DEON & ZANDER, LINNEA	
100-00-21540-000-000 Refund Ck for Payment 1/21/2022		REAL ESTATE TAX REFUNDS	9.63
Total			9.63
<hr/>			
183592 Car Wash	2/08/2022	GORHAM, MICHAEL	
100-00-52100-400-000 Car Wash		POLICE - VEHICLE EXPENSE	14.00
100-00-52100-431-000 Boots		POLICE - UNIFORMS	155.72
Total			169.72

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Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee	Amount
183593	2/08/2022	GRANT COUNTY TRUCK BODIES Inv65892 SaltDogg and Installation	
140-00-57324-000-000		HIGHWAY EQUIPMENT OUTLAY Inv65892 SaltDogg and Installation	8,200.00
Total			8,200.00
183594	2/08/2022	IOWA COUNTY HIGHWAY DEPT. Statement 2477 12.31.2021	
100-00-53311-740-000		STREETS - SALT Statement 2477 12.31.2021	4,117.95
Total			4,117.95
183595	2/08/2022	J & C FLOOR SHOP MULTIPURPOSE ROOM VINYL TILE INSTALL DEP	
150-00-57630-000-000		COMMUNITY CENTER OUTLAY MULTIPURPOSE ROOM VINYL TILE INSTALL DEP	5,507.40
Total			5,507.40
183596	2/08/2022	LV LABS WW,LLC Inv#22950 dated 1.31.22 Bacteriological	
400-00-53710-000-682		CONTRACTED SERVICES Inv#22950 dated 1.31.22 Bacteriological	75.00
300-00-53612-000-852		CONTRACTED SERVICES Inv#36 dated 02.2.22 Solids, Phosphorous	623.36
Total			698.36
183597	2/08/2022	MUNICODE WEBSITE UPGRADE AND MEETINGS SUBS.	
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY WEBSITE UPGRADE AND MEETINGS SUBS.	4,800.00
Total			4,800.00
183598	2/08/2022	PAYNTER, BRYCE REFUND CK FOR 01.17.2022 PAYMENT	
100-00-21540-000-000		REAL ESTATE TAX REFUNDS REFUND CK FOR 01.17.2022 PAYMENT	101.77
Total			101.77
183599	2/08/2022	PRINCIPAL LIFE INSURANCE COMPANY Jeff, MAR 22	

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Dated From:
Thru:

From Account:
Thru Account:

Check Nbr	Check Date	Payee	Amount
300-00-53612-000-854		EMPLOYEE BENEFITS	28.69
	Jeff, MAR 22		
400-00-53710-000-686		EMPLOYEE BENEFITS	28.69
	Jeff MAR 22		
100-00-52100-125-000		POLICE - EMPLOYEE BENEFITS	49.33
	Michael MAR 22		
100-00-51420-125-000		CLERK EMPLOYEE BENEFITS	76.06
	Hailey, Maggie 75% MAR 22		
300-00-53612-000-854		EMPLOYEE BENEFITS	12.68
	Hailey, Maggie 12.5% MAR 22		
400-00-53710-000-686		EMPLOYEE BENEFITS	12.68
	Hailey, Maggie 12.5% MAR 22		
100-00-53311-125-000		STREETS - EMPLOYEE BENEFITS	27.26
	Tanner, MAR 22		
Total			235.39

183600 2/08/2022 RANDY'S SERVICE & TOWING
Inv45594 dated 12.30.21 oil change

Previous Year Expense

100-00-52100-400-000		POLICE - VEHICLE EXPENSE	36.05
	Inv45594 dated 12.30.21 oil change		
Total			36.05

183601 2/08/2022 RIDGEWAY UTILITIES
206 Kirby

100-00-53311-760-000		STREETS - UTILITIES	34.71
	206 Kirby		
300-00-53610-000-823		UTILITIES-LIFT STATIONS&SHOP	34.71
	206 Kirby		
400-00-53610-000-823		UTILITIES-TOWER&SHOP	34.71
	206 Kirby		
100-00-55200-760-000		PARK - UTILITIES	0.00
100-00-52100-760-000		POLICE - UTILITIES	16.10
	208 Jarvis 10%		
100-00-51980-760-000		FACILITIES UTILIITIES	120.76
	208 Jarvis 75%		
100-00-51420-326-000		CLERK UTILITIES	24.15
	208 Jarvis 15%		
Total			265.14

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Dated From:

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Check Nbr	Check Date	Payee	Amount
183602	2/08/2022	SCHMIT, BRENYN MAILBOX REPLACEMENT	
100-00-53311-722-000		STREETS - EQUIP REPAIR/MAINT MAILBOX REPLACEMENT	30.00
Total			30.00
183603	2/08/2022	SCREAMING EAGLE EMERGENCY VEHICLE Inv0037 SIREN SPEAKER REPLACEMENT LABOR	
100-00-52100-400-000		POLICE - VEHICLE EXPENSE Inv0037 SIREN SPEAKER REPLACEMENT LABOR	50.00
Total			50.00
183604	2/08/2022	SOUTHWESTERN WISCONSIN REGIONAL PLANNING CORP - TID	
100-00-51100-150-000		BOARD MISC EXPENSES CORP - TID	3,000.00
Total			3,000.00
183605	2/08/2022	STAFFORD ROSENBAUM, LLP Inv1263994 ATC Easement Review	
100-00-51300-000-000		LEGAL EXPENSE Inv1263994 ATC Easement Review	52.50
Total			52.50
183606	2/08/2022	STIETZ TREE SERVICE Old Sign Removal	
140-00-57331-000-000		HIGHWAY & STREET OUTLAY Old Sign Removal	1,700.00
Total			1,700.00
183607	2/08/2022	STREICHER'S Statement dated 01.11.2022	
100-00-52100-432-000		POLICE - AMMUNITION Statement dated 01.11.2022	178.96
Total			178.96
183608	2/08/2022	TRANE Inv42104063150412 1.31.22 MiniSplits	
150-00-57630-000-000		COMMUNITY CENTER OUTLAY Inv42104063150412 1.31.22 MiniSplits	5,587.63

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Dated From: From Account:
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Check Nbr	Check Date	Payee	Amount
Total			5,587.63
183609	2/08/2022	ULINE PARK TP DISPENSERS & DRYERS	
140-00-57620-000-000		PARKS OUTLAY PARK TP DISPENSERS & DRYERS	1,411.52
Total			1,411.52
183610	2/08/2022	UNION TECHNOLOGY COOPERATIVE Inv3584 dated 01.17.2022	
		Previous Year Expense	
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY Inv3584 dated 01.17.2022	100.00
300-00-53612-000-852		CONTRACTED SERVICES Inv3584 dated 01.17.2022	25.00
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY Inv3588 dated 01.17.2022	179.98
Total			304.98
183611	2/08/2022	US CELLULAR	
100-00-51420-325-000		CLERK TELEPHONE	27.25
300-00-53610-000-823		UTILITIES-LIFT STATIONS&SHOP	93.52
400-00-53610-000-823		UTILITIES-TOWER&SHOP	65.53
100-00-53311-750-000		STREETS - TELEPHONE/CELL	3.19
Total			189.49
183612	2/08/2022	WIL-KIL PEST CONTROL Inv4324663 dated 01.17.2022	
300-00-53612-000-852		CONTRACTED SERVICES Inv4324663 dated 01.17.2022	93.25
Total			93.25
183613	2/08/2022	WISC DEPT. OF JUSTICE Inv455TIME-0000012000 1.10.22 Access&Sup	
100-00-52100-450-000		POLICE - COMPUTER/SOFTWARE Inv 455TIME-0000010109 01.10.2021	771.00

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Dated From: From Account:
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Check Nbr	Check Date	Payee	Amount
			Total
			771.00
183614	2/08/2022	WMCA-WISCONSIN MUNICIPAL CLERKS ASSOCIATION WMCA DISTRICT #4 MEETING	
100-00-51420-330-000		CLERK TRAINING WMCA DISTRICT #4 MEETING	
			Total
			15.00
			Total
			15.00
			Grand Total
			55,825.23

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Dated From: From Account:
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	Amount
<hr/>	
Total Expenditure from Fund # 100 - GENERAL FUND	25,579.19
Total Expenditure from Fund # 140 - CAPITAL PROJECTS FUND	11,311.52
Total Expenditure from Fund # 150 - COMMUNITY CENTER	11,095.03
Total Expenditure from Fund # 250 - CDBG - STREETS PROJ	1,000.00
Total Expenditure from Fund # 300 - SEWER FUND	2,714.27
Total Expenditure from Fund # 400 - WATER FUND	4,125.22
Total Expenditure from all Funds	55,825.23

clerk@villageofridgeway.com

From: Mark Doyle <DoyleM@delta3eng.biz>
Sent: Thursday, January 27, 2022 11:33 AM
To: clerk@villageofridgeway.com
Subject: FW: [EXTERNAL]: Invoice 41732 from G-Pro Excavating LLC
Attachments: Inv_41732_from_GPro_Excavating_LLC_12020.pdf

Hi Hailey,

Here’s the updated invoice for G-Pro Excavating regarding the extra landscaping that MG&E destroyed at Cardinal Way Subdivision - Phase II. As we discussed, G-Pro agreed to drop the original invoice (\$16,666.75) down to \$10,000. I am happy G-Pro agreed to drop the invoice amount to help the Village absorb some of the cost. Can you take care of this invoice, or do you need me to come to the February Board Meeting to discuss?

Thanks
Mark Doyle

From: gproexcavating@gmail.com <gproexcavating@gmail.com>
Sent: Thursday, January 27, 2022 11:26 AM
To: Mark Doyle <DoyleM@delta3eng.biz>
Cc: joef@gproexcavating.com
Subject: [EXTERNAL]: Invoice 41732 from G-Pro Excavating LLC

G-Pro Excavating LLC	
Invoice <small>Due:08/24/2021</small> 41732	Amount Due: \$10,000.00
Dear Customer:	
Your invoice-41732 for 10,000.00 is attached. Please remit payment.	
Difference of \$6,666.75...Invoiced 5 Months ago	
Sincerely, G-Pro Excavating LLC	
608-574-6817	

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



PO Box 215
Montfort, WI 53569

E-mail gproexcavating@gmail.com

Inv Item 6.

Invoice # 41732
Date 8/24/2021
Fax # 608-422-4880
Phone # 608-574-6817

Bill To
Village of Ridgeway 113 Dougherty Court Ridgeway, WI 53582

Project

Terms

Project ID

Description	Unit of Measure	Qty	Rate	Total Amount
Restoration of disturbed areas after completion of the project	LS	1	10,000.00	10,000.00

Subtotal	\$10,000.00
Sales Tax (5.5%)	\$0.00
Total	\$10,000.00
Payments/Credits	\$0.00
Balance Due	\$10,000.00 115

Please make payment in full within 30 days. If payment is not made a penalty charge at the rate of 1 1/2% per month will be added to your balance until paid in full.

Proposed 2022 Events:

Easter egg hunt: Friday, April 15, 2022

- Details are TBD

Summer kickoff party: Saturday, June 4, 2022 with a rain date of Saturday, June 11, 2022

- The Dodgeville Public library is looking to host a summer kickoff party for the Community Center and library
- The Dodgeville Public Library has applied for grants to help pay for costs
- Details are TBD

4th of July: Sunday, July 3, 2022

- Details are TBD

Halloween/Trunk-or-Treat: Monday, October 31, 2022

- Details are TBD

Christmas/Holiday Celebration: Saturday, December 10, 2022

- Details are TBD

Other events:

- The Park and Recreation Commission has discussed purchasing equipment to host movies at the ballpark and community center. Details and dates are still being discussed.

VILLAGE OF RIDGEWAY

Job Description

Facilities Maintenance and Repair

Position: Facilities Maintenance and Repair

Department: Village Public Property

Reports to: Clerk/Treasurer and Board of Trustees

Employment Category: On Call, Part-time, Non-exempt

Schedule: Part-time - An average of 25 hours a week with possibly more in the summer and less in the winter

Job brief:

A skilled maintenance worker that performs upkeep tasks such as repairs and cleaning. Responsible for applying basic fixes to equipment and building systems and ensure facilities are tidy and functional. Performs a variety of unskilled or semi-skilled maintenance work, and operates a variety of small equipment in the construction, repair, maintenance, and replacement of commercial building systems and infrastructure of the village.

Essential Skills, Knowledge, and Abilities:

Maintenance experience and solid technical knowledge with the ability to read and interpret manuals and technical specifications. Duties require manual dexterity and physical stamina. Reliability, self-direction, initiative, and a keen eye for detail are important for success in this position.

Essential Duties and Responsibilities:

- Assist in the maintenance and smooth operation of all village public property
- Perform cleaning activities such as dusting, mopping etc.
- Perform minor fixes such as repairing broken locks, filling gaps in walls, water pipe leaks etc.
- Check control panels and electrical wiring to identify issues
- Install appliances and equipment
- Do garden/yard upkeep by mowing lawn, collecting trash etc.
- Conduct maintenance tasks such as replacing light bulbs
- Inspect and troubleshoot equipment and systems (e.g. ventilation)
- Check functionality of safety systems (e.g. fire alarm)
- Collaborate with workers and other professionals during renovations, repairs, or other work
- Ensure the proper maintenance of equipment and tools by cleaning and checking equipment and tools after use
- Drive trucks of various sizes and weights along with loading, hauling, and unloading of various equipment and sand, gravel, dirt, etc.
- Drive trucks and equipment during snow plowing and snow removal
- Available On-Call 24/7 (i.e.: Winter Emergencies, Severe Weather, Water Main Breaks, etc.)
- Works independently after receiving tasks and is expected to make reasonable on-the-job practical decisions.
- Keep log of work completed, seasonal tasks completed, and provide monthly work reports for the village board

Job Description
Facilities Maintenance and Repair

Minimum Experience and Qualifications:

- High School Diploma or Equivalent
- Proven experience or other similar position
- Experience using hand and electrical tools
- Basic knowledge of HVAC, plumbing and electrical systems
- Ability to read technical manuals
- Effective communication and interpersonal skills
- Physical stamina and dexterity

Special Requirements:

- Possesses or ability to obtain a Commercial Drivers License

Physical Requirements:

- Must be able to lift 50 pounds and operate heavy machinery in day and night conditions
- Must be able to twist, bend, turn, and stretch repeatedly
- Manual dexterity and ability to operate hand tools safely

Additional Expectations

- Participates in cleaning storm drains and inlets.
- Participates in installing, removing, and replacing traffic signs; street parking stall and crosswalk striping.
- Operates truck with snow plow or salt spreader; operates pickup, dump truck, backhoe and other motorized equipment.
- Professionally assist Village residents, concerned citizens, or contractor with any complaints. Report problems to the Clerk/Treasurer. Follows directions from Village Board.
- Performs other work as assigned.
- Provide detailed monthly reports of work performed and areas of concern for village board review
- Public Relations - highly visible work activity (i.e. Snow Plowing, performing street maintenance, etc.)

Position Description Qualifiers and Employer Reservation of Management Rights:

The duties enumerated above are intended only as illustrations of the various types of work that may be performed. This is not a detailed or complete listing of all duties and responsibilities. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

This job description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the employer and requirements of the position change.



Village of Ridgeway | 208 Jarvis Street | Suite A | Ridgeway, WI 53582

Resolution #2022 – 02

A Resolution Authorizing the Sale of Fermented Malt Beverages in Village Parks by Village Officers and Employees

WHEREAS, the Park and Recreation Commission sponsors and promotes programs and events in Village Parks at which the sale of fermented malt beverages is appropriate; and

WHEREAS, Wisconsin Statutes §125.06(6), provides that no license or permit for the Sale of Fermented Malt Beverages is required if the sales take place in a village park, the sales are conducted by employees, or officers of the village and the sales are authorized by an ordinance, rule or regulation enacted by the Village Board; and

WHEREAS, the Public Works, Safety, and Health Committee recommended to authorize such sales; and

WHEREAS, the Village Board wished to authorize such sales; and

NOW, THEREFORE, BE IT RESOLVED that the Village Board approves the Sale of Fermented Malt Beverages without permit or license in the Village Parks by employees or officers of the Village in accordance with all applicable Federal, State, and Local laws.

Passed and adopted this ___th day of _____, 2022.

Michele B. Casper, Village President

ATTEST:

Hailey E. Roessler, Village Clerk/Treasurer

Introduced: 01/19/2022

Adopted: _____

VILLAGE OF RIDGEWAY MUNICIPAL CODE OF ORDINANCES

CHAPTER 4 - TRAFFIC CODE

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Created 1986
Revised January/February 2022

- Field Code Changed
- Deleted: 25
- Deleted: PARKING LIMITATIONS
- Deleted: 25
- Field Code Changed
- Field Code Changed
- Deleted: 27
- Field Code Changed
- Deleted: 27
- Field Code Changed
- Deleted: 4.05 ERECTION OF SIGNS AND SIGNALS.
- Deleted: 2728
- Field Code Changed
- Deleted: 28
- Deleted: 28
- Field Code Changed

VILLAGE OF RIDGEWAY MUNICIPAL CODE OF ORDINANCES

Chapter 4 Traffic Code

4.01 STATE TRAFFIC LAWS ADOPTED. (Cr. May 2, 1967; Am. 1986).

Except as otherwise specifically provided in this chapter, the statutory provisions in Wis. Stat. chs. 340 to 348, describing and defining regulations with respect to vehicles and traffic and Wis. Stat. § 941.01, concerning negligent operation of a vehicle, are adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by a statute incorporated herein by reference is required or prohibited by this chapter. Any future amendments, revisions or modifications of the statutes incorporated herein are intended to be made part of this chapter in order to secure uniform statewide regulation of traffic on the highways, streets and alleys of the State.

4.02 ERECTION OF SIGNS AND SIGNALS. (Cr. 1986).

The Director of Public Works is hereby authorized and directed to procure, erect and maintain appropriate standard traffic signs, signals and markings conforming to the rules of the State Highway Commission giving such notice of the provisions of this Chapter as required by State Law. Signs shall also be erected in such locations and in such manner as authorized by the governing body as to give adequate warning to users of the street, alley or highway in question.

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4.03 THROUGH STREETS DESIGNATED. (Cr. 1986).

- (1) Kirby Street southwest from Grove Street to Richards Street.
- (2) West Farwell Street west from Weaver Street to Main Street.
- (3) Richards Street southeast to Kirby Street.

Moved (insertion) [2]

4.04 SPEED LIMITS. (Cr. May 3, 1983; Am. Dec. 7, 1999).

- (1) Posting of Speed Limits South H and Grove Street. Speed Limit from the Village Limits on South H to the current speed limit of 15 miles per hour will be 25 Miles per hour.

4.05 PARKING LIMITATIONS. (Cr. 1986; Am. Dec. 1, 2000; Am. June 2, 2008).

(1) No Parking Sign Postings. When signs are erected in any block giving notice of a parking limitation, no person shall park a vehicle for longer than the period therein specified upon the streets or portions of streets so marked. (Am. Oct. 4, 2005; Am. June 2, 2008).

Deleted: 2

Deleted: except on Sundays and legal Holidays.

- a. There shall be no parking in the last 200 feet of dead end

VILLAGE OF RIDGEWAY MUNICIPAL CODE OF ORDINANCES

Chapter 4 Traffic Code

streets/cul de sacs from November 15 to April 15 between the hours of 12:01 AM and 7:30 AM.

- b. Posting of No Van or Truck Parking Corners of Richards and Main. No Van or Truck Parking will be allowed in front of 623 and 701 Main Street. This is the intersection of Richards and Main. (Cr. Jan. 1, 2000)

(2) Semi-Tractor/Trailer Parking Prohibited. (Cr. June 14, 2016) (Am February 2022).

- a. There shall be no parking of any trailers/semi-tractor trailers/or tow behind trailers on Main Street/County Hwy HHH in the Village for longer than 48 hours without special permission granted by the Village Board, Marshal, or Director of Public Works for contractors or public service
- b. Except as provided in subsection c, no person owning or having control of a semi-tractor/trailer shall park upon any street, avenue or public way.
- c. The village board may designate specific truck or trailer parking zones

(3) Alternate Side of Street Parking. (Cr. Jan. 1, 1980 as 4.05; Am. 1986; Am. May 14, 2008, June 4, 2013, Am. February 2022).

- a. No person shall park any vehicle on the streets of the village between the hours of 12:01 AM and 7:30 AM, from November 15 of each year until April 15 of the following year except as follows:
 - b. On even numbered days of the month, vehicles will be considered properly parked between the hours of 12:01 AM and 7:30 AM on the even house numbered sides of the street
 - c. On odd numbered days of the month, vehicles will be considered properly parked between the hours of 12:01 AM and 7:30 AM on the odd house numbered sides of the street.
 - d. There shall be no parking on either side of any alley in the Village during the time and months that this section is in force.
 - e. A snow emergency may be declared by the Marshal or Director of Public Works when circumstances require and there shall be no parking on Village streets or lots, with the exception of emergency vehicles.

(4) Streets with Special Parking Restrictions or Exemptions. (Cr. Jan. 12, 2011; Am. Sept. 12, 2011; Am. June 14, 2016). All streets within the Village of Ridgeway are subjected to Alternate Side Parking as set forth in Section 4.05(3) unless so stated:

- a. Grove Street: Parking only allowed on West side of street at all

Moved (insertion) [4]

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Moved (insertion) [6]

Deleted: During this time,

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Deleted: and

Deleted: is prohibited

Deleted: and with the exception of the following locations: Old Main East, Old Main West.

VILLAGE OF RIDGEWAY MUNICIPAL CODE OF ORDINANCES

Chapter 4 Traffic Code

times.

b. Weaver Street: No parking allowed on either side of street from Main Street/CTH HHH to West Farwell Street. Tow away zone. . (4.05(3)Alternate Side Parking(4)Streets with Special Parking Resitricitions or exemptions Cr. Jan. 1, 1980 as 4.05; Am. 1986; Am. May 14, 2008)

(1) No person shall park any vehicle at any time on either side of Weaver Street between Main Street/CTH HHH and West Farwell Street between 5PM and 7AM unless it is their primary residence. (Cr. Oct. 4, 2005).

c. Main Street:

(1) There shall be no parking on either side of the 600 and 700 blocks of Main Street in the Village between 3 AM and 7 AM from November 15 to April 15. (Cr. Jan. 1, 2000; Am. June 2, 2008).

(2) Posting of Parking Limits 609-611-613 Main Street. There shall be 30 minute only parking in front of 609-611-613 Main Street in the Village from 8 AM to 4 PM every day excluding Saturdays, and Sundays. (Cr. Jan. 1, 2000).

(3) Parking only allowed on South side of street from H North to Grove Street.

(4) Alternate side parking from Grove Street to Weaver Street.

(5) Parking only allowed on South side of the street from North Street to Level Street.

(6) Alternate side parking from Level Street to Lorraine Court.

(5) Penalties. (Cr. Oct. 4, 2005; Am. June 2, 2008).

(a) Any motor vehicle found parked in violation of this section may be towed away by or at the direction of the Ridgeway Police Department or the Director of Public Works at the owner's expense and may be held by the Village of Ridgeway or a private towing service until the fee for such towing has been paid together with a minimum sum of \$1.00 per day as a storage charge, or actual cost if higher. The removal of a vehicle under this provision shall not bar the prosecution of the owner thereof from a violation of this section.

(b) Any person, firm or corporation who violates any part of this section shall, on conviction thereof, forfeit a fine of not less \$10.00 and not more

Moved (insertion) [5]

Moved up [5]: No person shall park any vehicle at any time on either side of Weaver Street between CTH HHH and West Farwell Street between 5PM and 7AM unless it is their primary residence. (Cr. Oct. 4, 2005).¶

Moved down [3]: Main Street Parking Restrictions. There shall be no parking on either side of the 600 and 700 blocks of Main Street in the Village of Ridgeway between 3 AM and 7 AM from November 15 to April 15. (Cr. Jan. 1, 2000; Am. June 2, 2008).¶

Deleted: Main Street Parking Restrictions. There shall be no parking on either side of the 600 and 700 blocks of Main Street in the Village of Ridgeway between 3 AM and 7 AM from November 15 to April 15. (Cr. Jan. 1, 2000; Am. June 2, 2008).¶

¶ Posting of Parking Limits 609-611-613 Main Street. There shall be 30 minute only parking in front of 609-611-613 Main Street in the Village of Ridgeway from 8 AM to 4 PM every day excluding Saturdays, and Sundays. (Cr. Jan. 1, 2000).¶

¶ Posting of No Van or Truck Parking Corners of Richards and Main. No Van or Truck Parking will be allowed in front of 623 and 701 Main Street. This is the intersection of Richards and Main. (Cr. Jan. 1, 2000).¶

¶ **Alternate Side of Street Parking.** (Cr. Jan. 1, 1980 as 4.05; Am. 1986; Am. May 14, 2008, June 4, 2013).¶

¶ Alternate side of the street parking shall be in effect between the hours of 12:01 AM and 6:00 AM, from December 1st of each year until April 1st of the following year. During this time there shall be parking of cars on the Village streets of the Village of Ridgeway only on the even numbered side of each street on the even numbered calendar days and on the odd numbered side of each street on the odd numbered calendar days. After March 15th the Village of Ridgeway has the right to enforce alternate side parking with measurable snowfall.¶

¶ **Moved up [4]: Semi-Tractor/Trailer Parking Prohibited.** (Cr. June 14, 2016).¶

¶ (a) Except as provided in subsections (b), no person owning or having control of a semi-tractor/trailer shall park upon any street, avenue or public way.¶

Deleted: ¶ Snow Emergencies. (Cr. June 2, 2008).¶

¶ A "Snow Emergency" exists whenever there is an accumulation of snow of three or more inches during a 24-hour period. Such accumulation interferes with the ability... [1]

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Moved up [6]: During this time, parking on the Village streets and lots is prohibited, with the exception of emergency vehicles and with the exception of the following locations: Old Main East, Old Main West.¶

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VILLAGE OF RIDGEWAY MUNICIPAL CODE OF ORDINANCES

Chapter 4 Traffic Code

than \$50.00, together with the cost of prosecution.

4.06 PENALTY. (Cr. 1986).

(1) State Forfeiture Statutes. Forfeitures for violations Wis. Stat. chs. 340 to 348 shall conform to the forfeiture permitted to be imposed for violation of the statutes adopted by reference, including any variations or increases for subsequent offences.

(2) State Fine Statutes. The forfeiture for violation of any statute adopted by reference under this chapter for which the penalty is a fine shall not exceed the maximum fine permitted under such statute.

(3) Other Violations. Any person who shall violate any section of this chapter for which a penalty is not otherwise established by this chapter, upon conviction, shall forfeit not less than \$25.00 or more than \$1,000.00, together with costs of prosecution.

4.07 ENFORCEMENT. (Cr. 1986).

(1) Uniform Citation. The uniform traffic citation promulgated under Wis. Stat. § 345.11, shall be used for all moving traffic violations under this chapter.

(2) Parking Citations. Citations for all nonmoving traffic violations under this chapter shall conform to Wis. Stats. § 345.28, and shall permit direct mail payment of the applicable forfeiture to the Village Clerk/Treasurer within five days of the issuance of the citation in lieu of court appearance. The issuing officer shall specify thereon the amount of the applicable forfeiture as provided in this chapter.

Moved up [2]: 4.03 THROUGH STREETS DESIGNATED. (Cr. 1986).¶

¶ Kirby Street southwest from Grove Street to Richards Street.¶

¶ West Farwell Street west from Weaver Street to Main Street.¶

¶ Richards Street southeast to Kirby Street.¶

¶ 4.04 SPEED LIMITS. (Cr. May 3, 1983; Am. Dec. 7, 1999).¶

¶ (a) Posting of Speed Limits South H and Grove Street.

Speed Limit from the Village Limits on South H to the current speed limit of 15 miles per hour will be 25 Miles per hour.¶

¶

Moved up [1]: 4.05 ERECTION OF SIGNS AND SIGNALS. (Cr. 1986).¶

¶

The Director of Public Works is hereby authorized and directed to procure, erect and maintain appropriate standard traffic signs, signals and markings conforming to the rules of the State Highway Commission giving such notice of the provisions of this Chapter as required by State Law. Signs shall also be erected in such locations and in such manner as authorized by the governing body as to give adequate warning to users of the street, alley or highway in question.¶

Page 27: [1] Deleted	Hailey Roessler	1/18/2022 10:39:00 AM
Page 27: [2] Deleted	Hailey Roessler	1/18/2022 10:40:00 AM

- Alternate Side Parking
- South Side Only
- West Side Only
- No Parking after 3 am
- Special Restrictions





208 Jarvis Street | Suite A | Ridgeway, WI 53582

To: Board of Trustees
RE: U Turn Signage
From: Hailey Roessler, Clerk/Treasurer

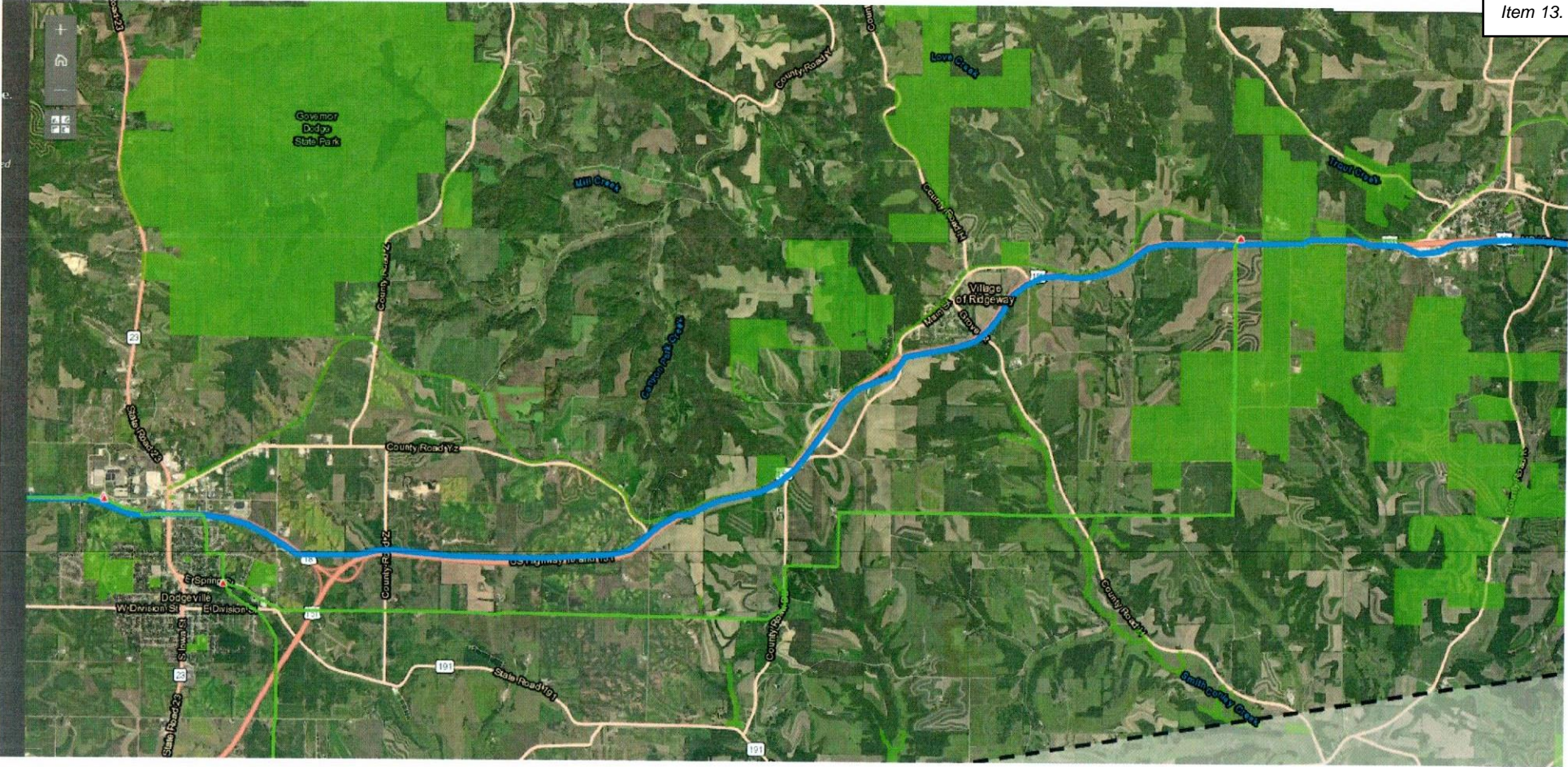
February 7, 2022

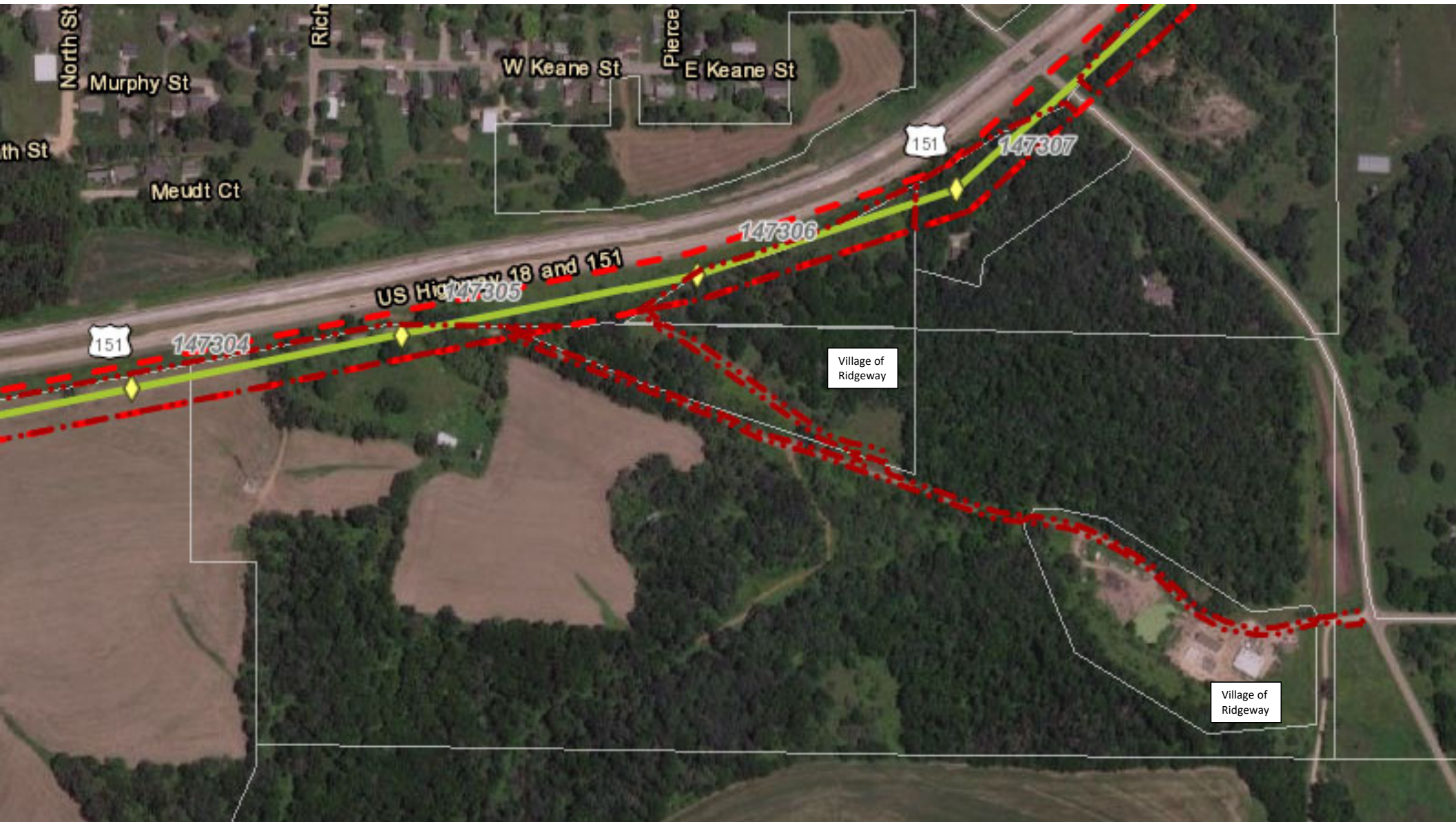
Per the Public Works, Safety, and Health meeting requests, research was conducted by staff regarding the no u turn signs on Jarvis Street and Main Street within the village.

The county maintains all regulatory signage (speed limit, stop signs, highway route markers, directional green/white signs). Other signs governed by local ordinance are the village's (Street names, parking) responsibility to maintain. Pavement markings are used to regulate passing and no passing zones along the roadways. U-turn signs fall under §346.18 Rules of the Road. To the best of our knowledge the county does not have a specific ordinance to regulate No-turns on the county system or in this section of CTH HHH/Main Street.

Marshal Gorham is recommending the removal of the no u turn signs on Main Street and Jarvis Street. General consensus between the Iowa County Highway Commissioner, Iowa County Sheriff's Department, and Ridgeway Marshal are that the signs have been maintained since CTH HHH/Main Street was a state highway.

Iowa County Transportation Safety Committee will discuss crash statistics with Roessler at their regular meeting Tuesday morning, prior to the board meeting before making a final decision/recommendation to the Board.







VIA U.S. MAIL
TRACKING NUMBER: 9405 5118 9956 0025 6936 83

June 1, 2021

VILLAGE OF RIDGEWAY
113 DOUGHERTY COURT
RIDGEWAY, WI 53582

**RE: TRANSMISSION LINE EASEMENT; TRANSMISSION LINE PROJECT CARDINAL-
HICKORY CREEK LINE W-18; ATC FILE NO. CDL-HKR1240**

Dear Property Owner:

In the past few months, you have been advised that American Transmission Company LLC (ATC) and Dairyland Power Cooperative (Dairyland) propose to acquire a transmission line easement that affects your property in the Village of Ridgeway, Iowa County, Wisconsin. The easement is for the purpose of constructing, maintaining, and operating an overhead transmission line across your property. ATC is the entity who is acquiring the easement on its behalf and on behalf of Dairyland (the "Company").

Pursuant to Wis. Stat. §196.491(3e), Village of Ridgeway is required to convey, at fair market value, the interest in land necessary for the construction, operation, and maintenance of the line. This letter serves as notice, pursuant to Wis. Stat. § 196.491(3e)(b), that the Public Service Commission of Wisconsin issued a Certificate of Public Convenience and Necessity ("CPCN") for the project in September, 2019. Accordingly, Village of Ridgeway has ninety (90) days from receipt of this notice to negotiate with the Company to reach an agreement with the Company regarding the value of the necessary property interest (Wis. Stat. § 196.491(3e)(b)). If the parties do not reach an agreement on the fair market value within 90 days, the fair market value shall be determined by an arbitrator appointed by the Iowa County Circuit Court, unless the parties agree to extend the 90-day period by an additional 90 days if necessary to reach an agreement in lieu of arbitration (Wis. Stat. § 196.491(3e)(b)).

The following documents are enclosed for your review:

1. The proposed Electric Transmission Line Easement and Access Easement; and
2. An appraisal of your property over which ATC and Dairyland are seeking to acquire the easement.

The Company offers you the sum of \$10,300.00 for the easement that will be acquired.

The Company is also asking for permission to apply herbicidal chemicals for weed and brush control in the easement corridor for vegetation management purposes (Easement, Ex. A, (d)). This permission is voluntary, and there is an additional payment of \$1,000.00 for this permission. Additionally, the Company is asking permission for access to the property outside the easement

Helping to **keep the lights on**, businesses running and communities strong®

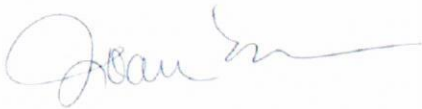
corridor (Easement, Ex. A, (h)). This permission is also voluntary, and there is an additional payment of \$500.00 for this permission.

By agreeing to and signing the easement, the permission to apply herbicidal chemicals, and the permission for access to the property outside the easement corridor, the total amount of compensation offered at this time is \$11,800.00.

Also enclosed is a copy of a pamphlet published by the Public Service Commission of Wisconsin. This pamphlet was created to be given to landowners when certain utilities acquire property pursuant to Wis. Stat. ch. 32. As you know, because this acquisition involves an easement over lands owned by a municipality, ch. 32 does not apply. As such, the procedure set forth in the pamphlet is inapplicable. Nevertheless, I am sending you this pamphlet under Wis. Admin. Code § PSC 113.0509.

After you have had a chance to review the materials and appraisal, please contact me at 612-715-7226 to discuss any questions or concerns you may have regarding this project. Thank you for your consideration of this information.

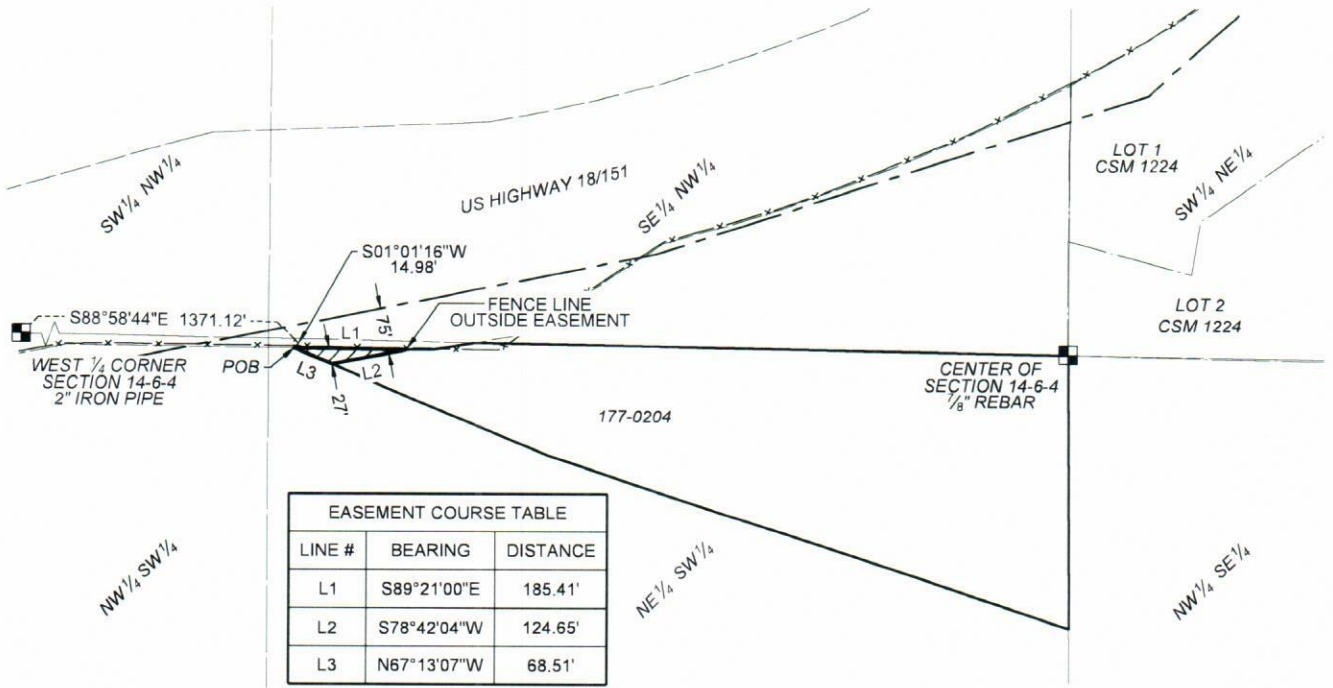
Sincerely,



Joan M. Miller
HDR Engineering, Inc.
1601 Utica Avenue South, Suite 600
St. Louis Park, MN 55416-3400
612.715.7226
joan.miller@hdrinc.com

Enclosures: Compensation Summary, Electric Transmission Line and Access Easement, Appraisal, PSCW pamphlet, ATC pamphlet regarding vegetation, Return Envelope

EASEMENT DESCRIPTION MAP (EXHIBIT "B")



EASEMENT COURSE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°21'00"E	185.41'
L2	S78°42'04"W	124.65'
L3	N67°13'07"W	68.51'

- LEGEND**
- SECTION LINE _____
 - QUARTER LINE _____
 - SIXTEENTH LINE _____
 - RIGHT OF WAY LINE _____
 - PROPERTY LINE _____
 - OWNER'S PROPERTY LINE _____
 - REFERENCE LINE OF TRANSMISSION LINE EASEMENT _____
 - TRANSMISSION LINE EASEMENT _____
 - SECTION CORNER

MAP KEY

ATC TRANSMISSION LINE EASEMENT

TAX KEY 177-0204 TOTAL AREA = 2,393 SF - 0.05 ACRES

VILLAGE OF RIDGEWAY, IOWA COUNTY

NORTH

150 0 150 300FT

SCALE IN FEET

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

<p>ATC AMERICAN TRANSMISSION COMPANY</p>	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204	
	Drawn: NDT	Scale: 1"=300'
REVISIONS		Date: 02/26/2021
SHEET NUMBER		1 OF 2

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EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

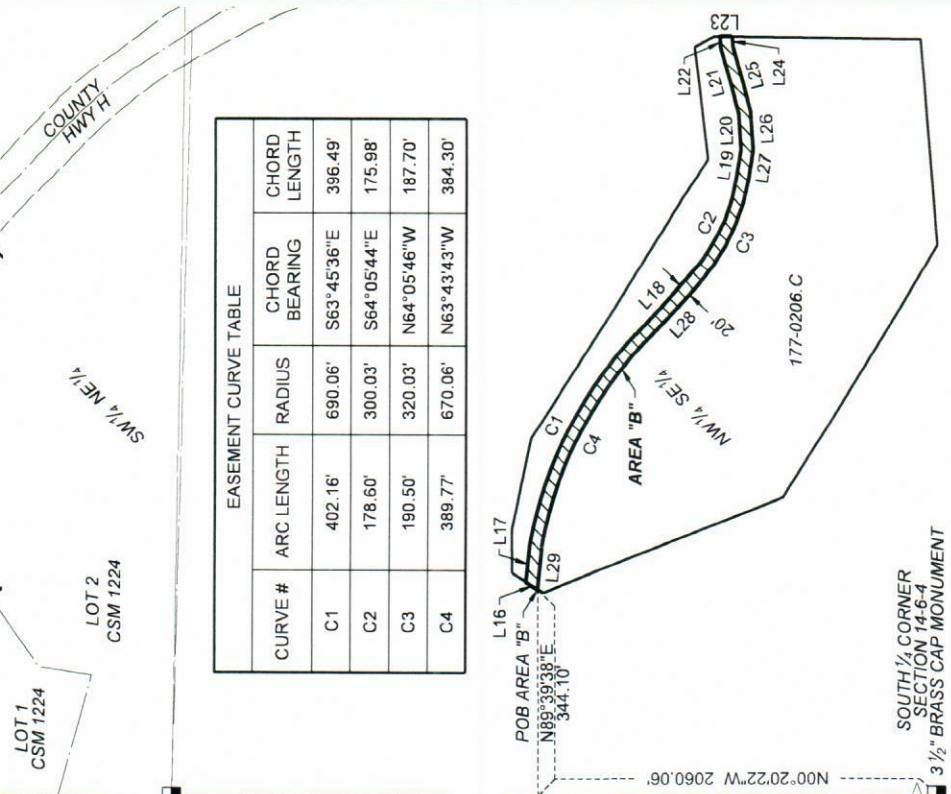
A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1371.12 feet;
 Thence South 01°01'16" West, 14.98 feet to the South right of way line of US Highway 18/151 and the **Point of Beginning**;
 Thence South 89°21'00" East, along said South right of way line, 185.41 feet;
 Thence South 78°42'04" West, 124.65 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 67°13'07" West, along said Southwesterly line, 68.51 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 2 hereof, contains 2,393 square feet or 0.05 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
<small>THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.</small>	REVISIONS		Date: 02/26/2021	SHEET NUMBER 2 OF 2

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	402.16'	690.06'	S63°45'36"E	396.49'
C2	178.60'	300.03'	S64°05'44"E	175.98'
C3	190.50'	320.03'	N64°05'46"W	187.70'
C4	389.77'	670.06'	N63°43'43"W	384.30'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	58.53'
L6	S69°04'02"E	85.34'	L21	N75°04'04"E	115.99'
L7	S80°57'39"E	97.04'	L22	N85°22'53"E	18.49'
L8	S17°41'34"E	49.87'	L23	S00°44'05"W	20.09'
L9	N71°43'07"W	119.59'	L24	S85°22'53"W	14.81'
L10	N49°28'42"W	13.41'	L25	S75°04'04"W	116.20'
L11	N69°04'02"W	81.73'	L26	S86°32'58"W	62.70'
L12	N55°23'32"W	321.88'	L27	N81°08'57"W	49.65'
L13	N53°30'48"W	209.00'	L28	N47°03'52"W	130.49'
L14	N64°45'18"W	90.95'	L29	N84°41'54"W	69.83'
L15	N43°28'59"W	25.13'			



NORTH
SCALE IN FEET
0 150 300

- LEGEND**
- SECTION LINE
 - QUARTER LINE
 - SKYLINE LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - OWNER'S PROPERTY LINE
 - REFERENCE LINE OF TRANSMISSION LINE EASEMENT
 - TRANSMISSION LINE EASEMENT
 - ACCESS EASEMENT
 - SECTION CORNER

MAP KEY

ATC PERMANENT ACCESS EASEMENT

TAX KEY 177-0204 TOTAL AREA = 18,130 SF - 0.41 ACRES
TAX KEY 177-0206 C TOTAL AREA = 20,362 SF - 0.47 ACRES
TOTAL ATC PERMANENT ACCESS EASEMENT AREA = 38,492 SF - 0.88 ACRES

NOTES:
BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

VILLAGE OF RIDGEWAY, IOWA COUNTY

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ATC ID: CDL-HKR1240
PARCEL NOS.
177-0204, 177-0206.C

REVISIONS

Drawn: NDT
Scale: 1"=300'

Date: 02/26/2021
SHEET NUMBER 1 OF 3



EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0204 AREA "A" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1833.44 feet to the **Point of Beginning**;
 Thence, continuing along said East-West Quarter line, South 88°58'44" East, 28.04 feet;
 Thence South 43°28'59" East, 1.72 feet;
 Thence South 64°45'18" East, 89.16 feet;
 Thence South 53°30'48" East, 210.64 feet;
 Thence South 55°23'32" East, 319.15 feet;
 Thence South 69°04'02" East, 85.34 feet;
 Thence South 80°57'39" East, 97.04 feet;
 Thence South 17°41'34" East, 49.87 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 71°43'07" West, along said Southwesterly line, 119.59 feet;
 Thence North 49°28'42" West, 13.41 feet;
 Thence North 69°04'02" West, 81.73 feet;
 Thence North 55°23'32" West, 321.88 feet;
 Thence North 53°30'48" West, 209.00 feet;
 Thence North 64°45'18" West, 90.95 feet;
 Thence North 43°28'59" West, 25.13 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 18,130 square feet or 0.41 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
<small>THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.</small>		REVISIONS	Date: 02/26/2021	SHEET NUMBER 2 OF 3

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0206.C AREA "B" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the South Quarter Corner of Section 14;
 Thence North 00°20'22" West, along the North-South Quarter line of said Section 14, a distance of 2060.06 feet;
 Thence North 89°39'38" East, 344.10 feet to the Northwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 127917 and the **Point of Beginning**;
 Thence North 31°55'30" East, along said Northwesterly line, 22.37 feet;
 Thence South 84°41'54" East, 60.55 feet;
 Thence along the arc of a curve 402.16 feet to the right, said curve having a radius of 690.06 feet, and a chord which bears South 63°45'36" East for 396.49 feet;
 Thence South 47°03'52" East, 130.49 feet;
 Thence along the arc of a curve 178.60 feet to the left, said curve having a radius of 300.03 feet, and a chord which bears South 64°05'44" East for 175.98 feet;
 Thence South 81°08'57" East, 47.49 feet;
 Thence North 86°32'58" East, 58.53 feet;
 Thence North 75°04'04" East, 115.99 feet;
 Thence North 85°22'53" East, 18.49 feet to the East line of said described lands;
 Thence South 00°44'05" West, along said East line, 20.09 feet;
 Thence South 85°22'53" West, 14.81 feet;
 Thence South 75°04'04" West, 116.20 feet;
 Thence South 86°32'58" West, 62.70 feet;
 Thence North 81°08'57" West, 49.65 feet;
 Thence along the arc of a curve 190.50 feet to the right, said curve having a radius of 320.03 feet, and a chord which bears North 64°05'46" West for 187.70 feet;
 Thence North 47°03'52" West, 130.49 feet;
 Thence along the arc of a curve 389.77 feet to the left, said curve having a radius of 670.06 feet, and a chord which bears North 63°43'43" West for 384.30 feet;
 Thence North 84°41'54" West, 69.83 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 20,362 square feet or 0.47 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
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COMPENSATION SUMMARY

ATC File Number: CDL-HKR1240

Date: _____

Line Designation: Cardinal-Hickory Creek Line W-18 – Cardinal Substation to Hill Valley Substation

LANDOWNER INFORMATION:

OWNER: Village of Ridgeway

Address: 113 Dougherty Court, Ridgeway, WI 53582

Phone #: _____

P&P Sheet(s): Page 23 of P&P Dated: 4/22/21

Structure(s): in between 147305 and 147306

Easement Compensation	\$ <u>10,300.00</u>
Permission to apply herbicides (Per Exhibit A)	\$ <u>1,000.00</u>
Off right-of-way access (Per Exhibit A)	\$ <u>500.00</u>
Other Compensation:	
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Compensation	\$ <u>11,800.00</u>

OR

Annual Payment (If Applicable) \$ _____
 (Easement Payment / 40 years)
 (zoned or used for agricultural purposes and easement is for high voltage transmission line)

**ELECTRIC TRANSMISSION LINE EASEMENT
AND ACCESS EASEMENT**

Wis. Stat. Sec. 182.017(7)

Wis. Stat. Sec. 196.491(3e)

Not subject to Wis. Stat. § 77.22(1)

Document Number

The undersigned Grantor, **Village of Ridgeway, a municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, and Dairyland Power Cooperative, a Wisconsin cooperative association, as tenants in common, and their respective successors, assigns, licensees and managers (hereinafter cumulatively referred to as "Grantee")**, the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication (hereinafter referred to as the Electric Transmission Facilities) and the perpetual right and easement of ingress to and egress from the transmission line easement upon, in, over and across property owned by Grantor in the **Village of Ridgeway, County of Iowa, State of Wisconsin, described as follows:**

Name and Return Address

HDR Engineering, Inc.
1601 Utica Avenue South, Suite 600
Minneapolis, MN 55416-3400

Parcel Identification Number(s)
177-0204, 177-0206.C

A parcel of land being part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin.

The easement on which the Electric Transmission Facilities are located is referred to as the "transmission line easement." The easement for access to and from the transmission line easement is referred to as the "access easement." The areas encompassing the transmission line easement and the access easement are collectively referred to as the "Perpetual Easement Strips." The legal descriptions and locations of the Perpetual Easement Strips are as shown on the Exhibits B and B-1, attached hereto and incorporated by reference in this easement document.

The perpetual transmission line easement has the following specifications:

TRANSMISSION LINE EASEMENT:

Length: Approximately 194 feet

Width: Variable, not to exceed 27 feet

TRANSMISSION STRUCTURES:

Type: N/A

Number: N/A

Maximum height above existing ground level: N/A feet

TRANSMISSION LINE:

Maximum nominal voltage: 345,000 volts and 138,000 volts

Number of circuits: 2

Number of conductors: 9

Number of static wires: 2

Minimum height above existing landscape (ground level) 20.7 feet

Grantee is also granted the associated perpetual and necessary rights to:

- 1) Enter upon the Perpetual Easement Strips for the purposes of fully exercising and enjoying the rights conferred by this perpetual easement; and
- 2) Trim, cut down and remove any or all brush, trees and overhanging branches now or hereafter existing in, on and over the Perpetual Easement Strips; and
- 3) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of Grantor located outside of said Perpetual Easement Strips that in Grantee's judgment may interfere with Grantee's full use of the Perpetual Easement Strips for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of Grantor adjacent to said Perpetual Easement Strips for such purpose; and

- 4) Construct any road or access way for the use of the access easement and Grantor agrees not to obstruct or interfere with Grantee's use of the access identified herein; and
- 5) As part of the access easement, use existing field roads and lanes for ingress and egress over and across Grantor's property to the transmission line easement.

If, after initial construction of the Electric Transmission Facilities is complete, Grantor reasonably determines that the access easement needs to be relocated, Grantor may request, in writing, that Grantee relocate the access easement to a mutually agreeable location. The relocated access easement shall provide Grantee reasonable access to and from the transmission line easement. If the access easement is relocated, Grantee and Grantor shall execute a recordable document amending Exhibit B-1, and record the document with the Register of Deeds of Iowa County.

Grantee shall pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than brush, trees and overhanging branches trimmed or cut down and removed from the Perpetual Easement Strips), caused by the construction, installation, operation, maintenance, repair, replacement, rebuilding, relocation, inspection, patrol or removal of said Electric Transmission Facilities.

Within the Perpetual Easement Strips, and without first securing the prior written consent of Grantee, Grantor agrees that it will not:

- 1) Locate any dwelling or mobile home intended for residential occupancy; or
- 2) Construct, install or erect any structures or fixtures, including but not limited to swimming pools; or
- 3) Construct any non-residential type building; or
- 4) Store flammable goods or products; or
- 5) Plant trees or shrubs; or
- 6) Place water, sewer or drainage facilities; or
- 7) Change the grade more than one (1) foot.

The parties hereto do hereby agree to the terms and conditions set forth in Exhibits "A", "B", and "B-1", attached hereto and incorporated by reference herein. The term "utility" in Exhibit "A" shall mean Grantee. The term "landowner" in Exhibit "A" shall mean Grantor.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This perpetual easement agreement is binding, in its entirety, upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

[signature page follows]

WITNESS the signature(s) of Grantor this _____ day of _____, 20____.

Village of Ridgeway

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

This instrument was drafted by Jeff Marx and checked by Stephanie Marthaler on behalf of American Transmission Company LLC, PO Box 47, Waukesha, WI 53187-0047.

EXHIBIT "A"
[Wis. Stat. Sec. 182.017(7)]

- (c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement, the utility shall:
1. If excavation is necessary, ensure that the topsoil is stripped, piled and replaced upon completion of the operation.
 2. Restore to its original condition any slope, terrace, or waterway, which is disturbed by the construction or maintenance.
 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 7. Pay for any crop damage caused by such construction or maintenance.
 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.

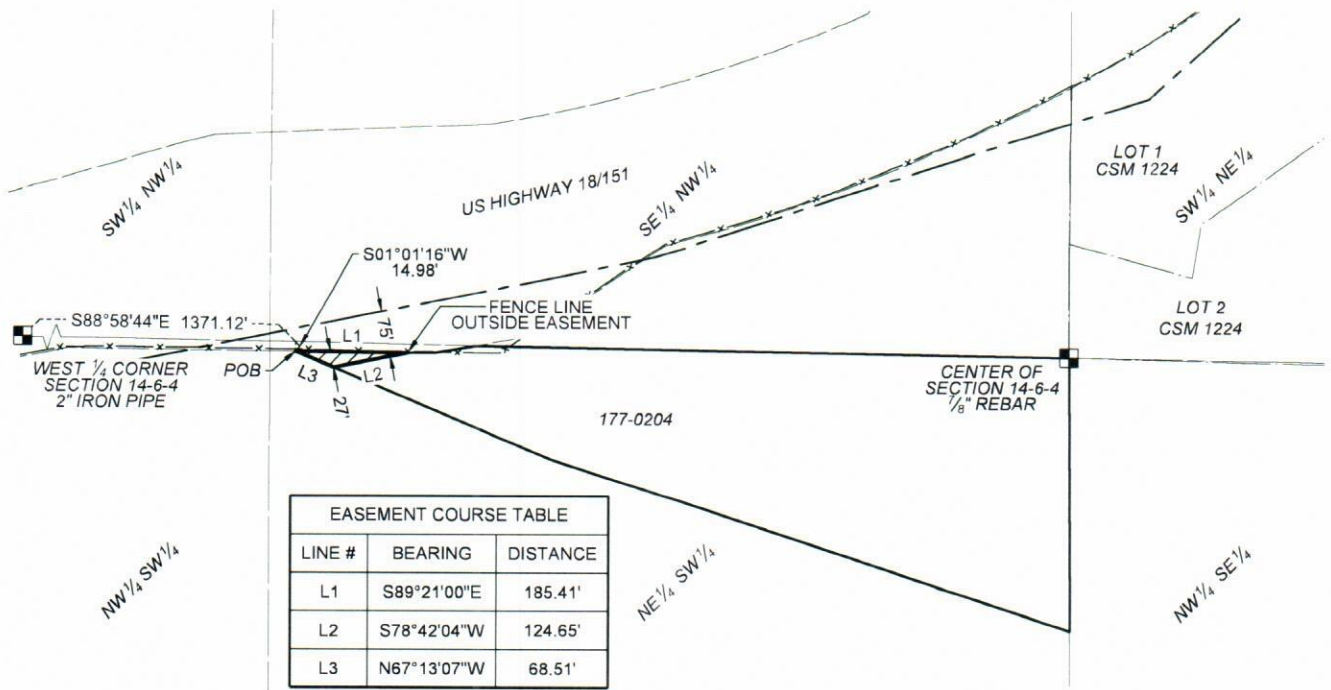
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.

_____ The foregoing statement notwithstanding, the Landowner, by INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use HERBICIDAL chemicals for weed and brush control.

- (e) The Landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the Landowner fails to do so, the Landowner shall nevertheless retain title to all trees cut by the utility.
- (f) The Landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- (g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
- (h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.

_____ The foregoing statement notwithstanding, the Landowner, BY INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use any land beyond the boundaries of the easement for ingress and egress for personnel, equipment and vehicles during construction and maintenance activities.

EASEMENT DESCRIPTION MAP (EXHIBIT "B")



EASEMENT COURSE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°21'00"E	185.41'
L2	S78°42'04"W	124.65'
L3	N67°13'07"W	68.51'

LEGEND

SECTION LINE	—————
QUARTER LINE	—————
SIXTEENTH LINE	—————
RIGHT OF WAY LINE	—————
PROPERTY LINE	—————
OWNER'S PROPERTY LINE	—————
REFERENCE LINE OF TRANSMISSION LINE EASEMENT	—————
TRANSMISSION LINE EASEMENT	—————
SECTION CORNER	■

MAP KEY

ATC TRANSMISSION LINE EASEMENT

TAX KEY 177-0204 TOTAL AREA = 2,393 SF - 0.05 ACRES

NORTH

150 0 150 300FT

SCALE IN FEET

NOTES: BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

<p>ATC AMERICAN TRANSMISSION COMPANY</p>	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
	REVISIONS		Drawn: NDT	Scale: 1"=300'
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EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

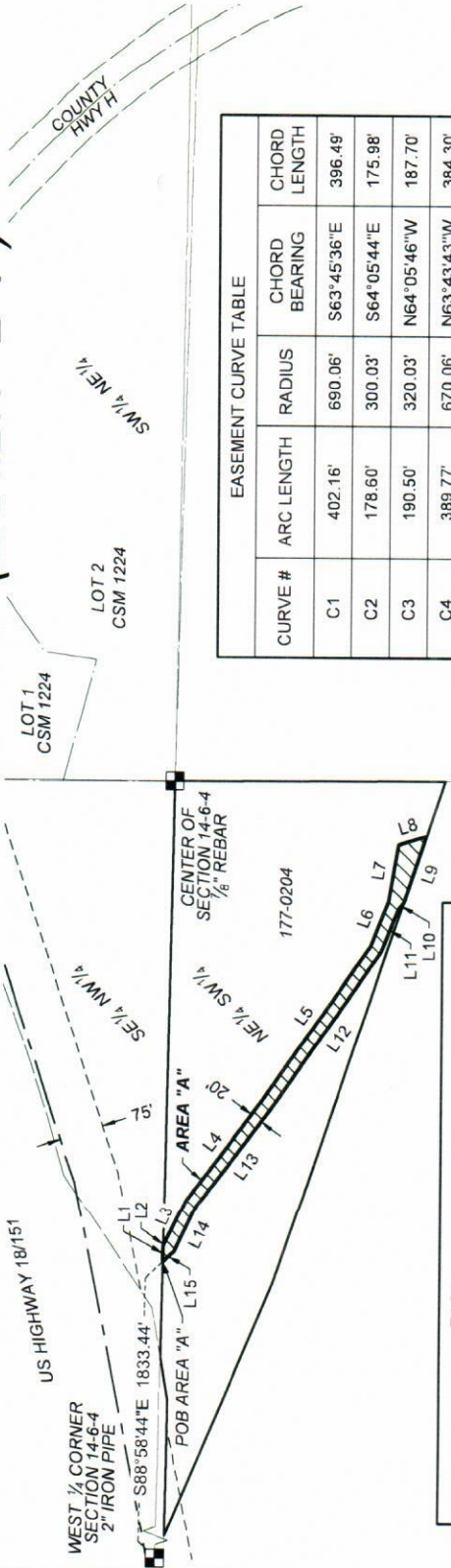
A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1371.12 feet;
 Thence South 01°01'16" West, 14.98 feet to the South right of way line of US Highway 18/151 and the **Point of Beginning**;
 Thence South 89°21'00" East, along said South right of way line, 185.41 feet;
 Thence South 78°42'04" West, 124.65 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 67°13'07" West, along said Southwesterly line, 68.51 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 2 hereof, contains 2,393 square feet or 0.05 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

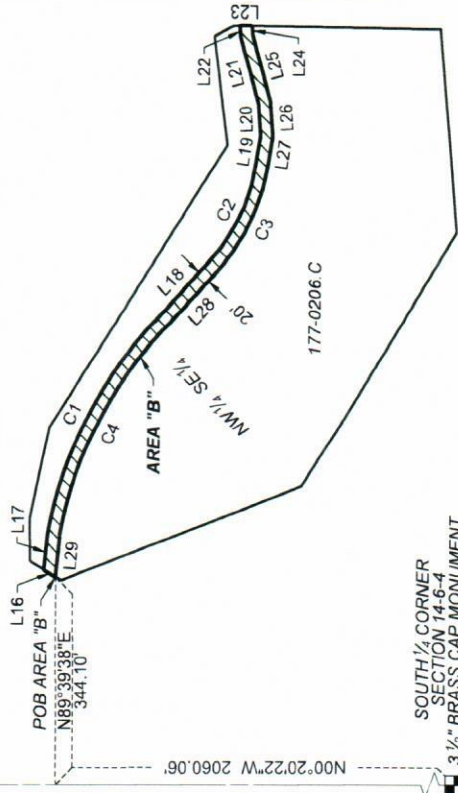
	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	402.16'	690.06'	S63°45'36"E	396.49'
C2	178.60'	300.03'	S64°05'44"E	175.98'
C3	190.50'	320.03'	N64°05'46"W	187.70'
C4	389.77'	670.06'	N63°43'43"W	384.30'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	56.53'
L6	S69°04'02"E	85.34'	L21	N75°04'04"E	115.99'
L7	S80°57'39"E	97.04'	L22	N85°22'53"E	18.49'
L8	S17°41'34"E	49.87'	L23	S00°44'05"W	20.09'
L9	N71°43'07"W	119.59'	L24	S85°22'53"W	14.81'
L10	N49°28'42"W	13.41'	L25	S75°04'04"W	116.20'
L11	N69°04'02"W	81.73'	L26	S86°32'58"W	62.70'
L12	N55°23'32"W	321.88'	L27	N81°08'57"W	49.65'
L13	N53°30'48"W	209.00'	L28	N47°03'52"W	130.49'
L14	N64°45'18"W	90.95'	L29	N84°41'54"W	69.83'
L15	N43°28'59"W	25.13'			



- LEGEND**
- SECTION LINE
 - QUARTER LINE
 - SKYLINE/H LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - OWNER'S PROPERTY LINE
 - REFERENCE LINE OF TRANSMISSION LINE EASEMENT
 - TRANSMISSION LINE EASEMENT
 - ACCESS EASEMENT
 - SECTION CORNER

MAP KEY

ATC PERMANENT ACCESS EASEMENT

TAX KEY 177-0204 TOTAL AREA = 18,130 SF - 0.41 ACRES
 TAX KEY 177-0206 C TOTAL AREA = 20,362 SF - 0.47 ACRES
 TOTAL ATC PERMANENT ACCESS EASEMENT AREA = 38,492 SF - 0.88 ACRES

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

VILLAGE OF RIDGEWAY, IOWA COUNTY

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ATC ID: CDL-HKR1240
 PARCEL NOS.
 177-0204, 177-0206.C

REVISIONS	
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Drawn: NDT Scale: 1"=300'

Date: 02/26/2021 SHEET NUMBER 1 OF 3

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0204 AREA "A" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1833.44 feet to the **Point of Beginning**;
 Thence, continuing along said East-West Quarter line, South 88°58'44" East, 28.04 feet;
 Thence South 43°28'59" East, 1.72 feet;
 Thence South 64°45'18" East, 89.16 feet;
 Thence South 53°30'48" East, 210.64 feet;
 Thence South 55°23'32" East, 319.15 feet;
 Thence South 69°04'02" East, 85.34 feet;
 Thence South 80°57'39" East, 97.04 feet;
 Thence South 17°41'34" East, 49.87 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 71°43'07" West, along said Southwesterly line, 119.59 feet;
 Thence North 49°28'42" West, 13.41 feet;
 Thence North 69°04'02" West, 81.73 feet;
 Thence North 55°23'32" West, 321.88 feet;
 Thence North 53°30'48" West, 209.00 feet;
 Thence North 64°45'18" West, 90.95 feet;
 Thence North 43°28'59" West, 25.13 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 18,130 square feet or 0.41 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0206.C AREA "B" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the South Quarter Corner of Section 14;
 Thence North 00°20'22" West, along the North-South Quarter line of said Section 14, a distance of 2060.06 feet;
 Thence North 89°39'38" East, 344.10 feet to the Northwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 127917 and the **Point of Beginning**;
 Thence North 31°55'30" East, along said Northwesterly line, 22.37 feet;
 Thence South 84°41'54" East, 60.55 feet;
 Thence along the arc of a curve 402.16 feet to the right, said curve having a radius of 690.06 feet, and a chord which bears South 63°45'36" East for 396.49 feet;
 Thence South 47°03'52" East, 130.49 feet;
 Thence along the arc of a curve 178.60 feet to the left, said curve having a radius of 300.03 feet, and a chord which bears South 64°05'44" East for 175.98 feet;
 Thence South 81°08'57" East, 47.49 feet;
 Thence North 86°32'58" East, 58.53 feet;
 Thence North 75°04'04" East, 115.99 feet;
 Thence North 85°22'53" East, 18.49 feet to the East line of said described lands;
 Thence South 00°44'05" West, along said East line, 20.09 feet;
 Thence South 85°22'53" West, 14.81 feet;
 Thence South 75°04'04" West, 116.20 feet;
 Thence South 86°32'58" West, 62.70 feet;
 Thence North 81°08'57" West, 49.65 feet;
 Thence along the arc of a curve 190.50 feet to the right, said curve having a radius of 320.03 feet, and a chord which bears North 64°05'46" West for 187.70 feet;
 Thence North 47°03'52" West, 130.49 feet;
 Thence along the arc of a curve 389.77 feet to the left, said curve having a radius of 670.06 feet, and a chord which bears North 63°43'43" West for 384.30 feet;
 Thence North 84°41'54" West, 69.83 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 20,362 square feet or 0.47 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
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REAL ESTATE APPRAISAL REPORT

Project:

American Transmission Company
Cardinal – Hickory Creek

Property Location:

Old Adams Road
Ridgeway, Wisconsin 53582

Landowner(s):

Village of Ridgeway
113 Dougherty Court
Ridgeway, Wisconsin 53582

Prepared For:

Aimie Mims
Right of Way Project Manager
HDR
1601 Utica Avenue South, Suite 600
Minneapolis, Minnesota 55416-3400

Prepared By:

Jeffrey A. Olson
Real Estate Specialist
Compass Land Consultants, Inc.
9559 Bolger Lake Road
Minocqua, Wisconsin 54548

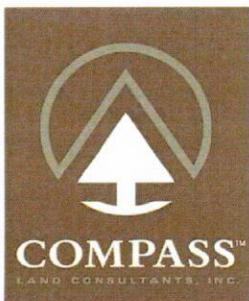
Effective Date of Value:

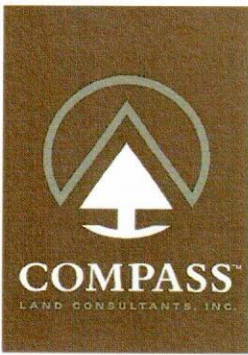
April 28, 2021

Date of Report:

May 20, 2021

(CLC #20027)





WE VALUE NATURE

May 20, 2020

Aimie Mims
 Right of Way Project Manager
 HDR
 1601 Utica Avenue South, Suite 600
 Minneapolis, Minnesota 55416-3400

Re: Appraisal Report
Project: American Transmission Company- Cardinal to Hickory Creek
Location: Iowa County, Wisconsin
ATC ID: CDL-HKR1240
Property Owner(s): Village of Ridgeway

Dear Ms. Mims:

As requested, enclosed is my appraisal of land and improvements, owned by the Village of Ridgeway, located in Iowa County, Wisconsin. The purpose of this appraisal is to determine the impact of a 0.05-acre Electric Transmission Line Easement, and an Access Easement of 0.88 acre, for the proposed Cardinal – Hickory Creek Transmission Line Project that will be placed on the aforementioned property.

Since the acquisition is a partial interest, the assignment is best completed by using the “*before and after*” methodology. In the *before* condition, the estate appraised is the fee simple interest in and to 15.72 acres owned by the Village of Ridgeway, subject to existing encumbrances, liens, and restrictions as identified in the Knight Barry Title Services, LLC Report (File Number 1019912).

Based on the appraisal methods in the following report, it is my opinion that the subject property, in the *before* condition, has a market value of \$172,920. In the *after* condition, with the Electric Transmission Line and Access Easement in place, it is my opinion that the property has a market value of \$170,363. As of April 28, 2021, the final inspection date, the difference in the *before* and *after* values is \$2,600, rounded from \$2,557.

I appreciate the opportunity to provide you with this appraisal. Please contact me if you have any questions.

Sincerely,


 Jeffrey A. Olson
 Real Estate Specialist

JAO/jh

Enc.

9559 Bolger Lake Road
 Minocqua, WI 54548
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I. Introductory Information

Summary of Appraisal Facts and Conclusions

Property Identification

Project: Cardinal – Hickory Creek Transmission Line Project
 Parcel Number: CDL-HKR1240
 Property Landowner(s): Village of Ridgeway
 Property Address: Old Adams Road, Ridgeway, Wisconsin 53582
 Landowner's Address: 113 Dougherty Court, Ridgeway, Wisconsin 53582

Property Data

Type of Property: Municipal Waste Facility
 Parcel Size: 15.72 Acres (Property Tax Data)
 Zoning: A-T – Agricultural Transition District
 Highest and Best Use:
 Before: Residential
 After: Residential

Sale History

This property has been owned by the Village of Ridgeway for the past 10 years and no arm's length transactions were found.

Interest Acquired

Easement Type: Electric Transmission Line and Access Easement
 Easement Area: 0.05 acre, with a 0.88-acre Access Easement
 Date of Electric Transmission Line Easement Survey: 2/26/2021
 Date of Access Easement Survey: 2/26/2021

Appraisal Conditions and Results

Appraiser Name(s): Jeffrey A. Olson
 Date of Property Inspection: April 28, 2021
 Effective Date of Value: April 28, 2021
 Appraisal Report Date: May 20, 2020
 Appraisal Intended Use: Just Compensation

Market Value Estimate:

Appraised Value – <i>Before:</i>	\$172,920
Appraised Value – <i>After:</i>	\$170,363
Difference in Value:	\$ 2,557
Rounded To:	\$ 2,600

Compensation for Easement: \$2,600

II. Assignment Conditions

Client

The client is Aimie Mims, Right of Way Project Manager with HDR.

Intended Use and Intended Users

The intended use of the appraisal is to provide an opinion of market value that can be used by the client and American Transmission Company (ATC) in connection with the acquisition of a transmission line and access easement from the landowner(s).

The intended users of the appraisal report are the client, ATC, and their legal counsel.

Appraisal Problem

The purpose of the appraisal is to estimate the market value of the subject property in its current condition (*before* condition), followed by an estimate of the market value as encumbered by an Electric Transmission Line and Access Easement (*after* condition). The difference in market value between the *before* condition and the *after* condition is the impact on the property's value that is attributable to the proposed easement and the basis for the amount of just compensation due to the landowner(s).

The effective date of this appraisal report is the last inspection date, or April 28, 2021.

Interest Appraised

In the *before* condition, the estate appraised is the fee simple interest in and to 15.72 acres owned by the Village of Ridgeway subject to existing encumbrances, liens, and restrictions as identified in the Knight Barry Title Services, LLC Report (File Number 1019912). The *before* condition appraisal is not subject to any hypothetical conditions or extraordinary assumptions.

In the *after* condition, the estate appraised is the fee simple title to 15.72 acres owned by the Village of Ridgeway subject to existing encumbrances, liens, and restrictions, as identified in the Knight Barry Title Services, LLC Report (File Number 1019912), subject to a new Electric Transmission Line and Access Easement.

Definition of Market Value

The following definition of market value is derived and stated from *The Dictionary of Real Estate Appraisal, Sixth Edition* and is as follows:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this

definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This appraisal is provided in an Appraisal Report according to Standards Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021). This Appraisal Report is written using a “*before and after*” method and format.

Approaches to Value

There are three basic approaches to value, which are briefly described and summarized below:

- **Sales Comparison Approach:** With this approach, the appraiser obtains (from the marketplace) sales of property that are comparable to the subject property. The appraiser then verifies the terms of the sale, the conditions of the sale, and the sale price with a party to the transaction (if available). After analysis and adjustments, these sales are utilized to arrive at a range of value for the subject. When sales are available, this approach typically is the best indicator of value since it represents the actions of buyers and sellers in the marketplace. For this appraisal, there is sufficient data available that provides support for the estimate of value for the subject property.
- **Cost Approach:** In some instances, an appraiser may use this method to arrive at a value for the improvements on the subject property. With this approach, the appraiser utilizes current reproduction costs or replacement for improvements. Depreciation is applied to this price to arrive at an in-place value for the subject’s improvements. The value of the land is then added from the sales comparison approach. This approach is based on numerous assumptions, and because the use and value of the improvements are not impacted, the cost approach is not utilized for this assignment.
- **Income Approach:** This approach to value uses the assumption that there is a relationship between the amount of income a property will earn and the future value of the property. The appraiser uses the anticipated net income from the subject property and processes a net present value for the subject. This process uses a capitalization rate including such factors as risk, time, and interest on the capital investment, and recaptures the depreciating asset. In the Wisconsin State Statutes, Section 2, 32.09 reads; As a basis for determining value, a commission in condemnation or a court shall consider, if provided by the condemner or condemnee, an appraisal based on the income approach and an appraisal based on the cost approach. For this assignment, there is reliable comparable sales data; therefore, this approach is not used.

Effective Date of Value

The last date of inspection was April 28, 2021, which is the effective date of value.

Scope of Work

Compass Land Consultants, Inc. was engaged by the client to prepare an Appraisal Report to estimate just compensation due to the landowner for a new electric transmission line easement to be located on their property. The appraiser reviewed details of the proposed project by American Transmission Company (ATC), studied the easement and rights to be impacted, and gained familiarity with the market area and properties near the Cardinal – Hickory Creek Transmission Line Project.

Compass Land Consultants, Inc. sent a letter to the landowner regarding a date to meet with the appraiser to discuss the project. The landowner did not respond, therefore Laura B. Heier, Appraisal Assistant with Compass Land Consultants, Inc., inspected the property on April 28, 2021 from the public roadway. During the inspection, Ms. Heier obtained notes and photographs of the land and documented access, utilities, existing easements and rights-of-way, terrain and topography, land cover, soils, water features, and surrounding land uses. The inspection included a site review of the proposed easement location with notes on pole locations and dimensions of the required right-of-way.

Based on the site inspection, the appraiser analyzed and considered physical and legal constraints, reviewed surrounding land uses and contemplated highest and best use alternatives. The proposed acquisition is an easement for a high-voltage transmission line. The solution of the assignment is based on “*before* and *after*” methodology. For the *before* appraisal, zoning was investigated, a Title Search Report was reviewed, parcel maps and tax records were obtained, all three approaches to value were considered, and comparable sales were investigated. For the *after* appraisal, the same considerations were employed, along with investigations for encumbered sales and studies of utility easements on property values. The final report was prepared and delivered to the client.

Statement of Assumptions and Limiting Conditions

The appraisal is subject to the following:

- Title to the subject property is assumed to be marketable. The appraiser assumes no responsibility for matters of legal nature, especially those affecting title to the property.
- The legal description(s) furnished to the appraiser is assumed to be correct. Information in this report furnished to the appraiser by others is believed to be reliable and correct, but no responsibility is assumed for its accuracy.
- Maps, sketches, drawings, and surveys in this report are believed to be correct and are included to assist the reader in visualizing the property.
- The property is assumed to be free of any contamination and hazardous waste. No contamination or hazardous waste was observed during the subject property inspection; however, the appraiser is not trained to perform such an evaluation.
- The appraiser has made a routine inspection of the subject. The appraiser, however, is not a qualified building inspector, engineer, soils expert, biologist, or geologist, and the appraisal is subject to these conditions.
- The outbreak of the Novel Coronavirus (COVID-19) was declared by the World Health Organization as a “Global Pandemic” on March 11, 2020. The effects of the pandemic declaration on the national real estate market, in general, and the subject’s local real estate market, specifically, are not yet known. It is also unknown how long the effects of the COVID-19 pandemic might impact real estate market values, and whether the real estate market impacts will be permanent or what any potential recovery rate will be. For this reason, the identified time adjustment has not attempted to recognize the market impacts of the current COVID-19 pandemic on the subject’s market value and is not suggesting any time adjustment for market conditions after March 11, 2020. The estimation of the adjustment for market conditions has been complicated by the current market volatility resulting from the COVID-19 pandemic.

Extraordinary Assumptions

The appraisal is not subject to any extraordinary assumptions.

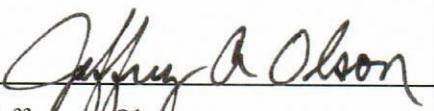
Hypothetical Conditions

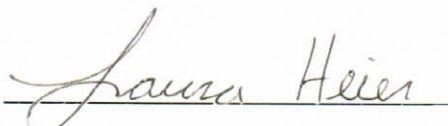
The *before* appraisal is not subject to any hypothetical conditions. The *after* appraisal is subject to the hypothetical condition that the Electric Transmission Line and Access Easement is in place and encumbering the property as of April 28, 2021.

Certificate of Appraiser

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have had no prior engagements involving the subject property within three years of the effective date of value.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the "Uniform Standards of Professional Appraisal Practice".
- The appraiser employs no extraordinary assumptions and one hypothetical condition within this appraisal report. The use of a hypothetical condition may alter the appraisal results; however, in this appraisal report, the total damages would not change.
- Compass Land Consultants, Inc., sent a letter to the landowner regarding a date to meet with the appraiser to discuss the project. The landowner did not respond, therefore Laura B. Heier, Appraisal Assistant with Compass Land Consultants, Inc., inspected the property from the public roadway on April 28, 2021. Jeffrey A. Olson did not physically inspect the subject property.
- Aside from Laura Heier, no other individuals provided significant appraisal assistance.


 Jeffrey A. Olson
 Real Estate Specialist
 Wisconsin CGA #1502-10


 Laura B. Heier
 Appraisal Assistant

Cardinal to Hickory Creek Transmission Line Project - Project Overview

ATC, ITC Midwest, LLC (ITC), and Dairyland Power Cooperative (Dairyland) are proposing a high-voltage transmission line connecting northeast Iowa and southwest Wisconsin, that would provide economic savings, support renewable energy policies, and improve electric system reliability. Proposed routes from Dubuque County, Iowa to Dane County, Wisconsin have been identified for the 345-kilovolt line.

Analysis by the MISO regional transmission organization indicates that the Cardinal-Hickory Creek Transmission Line Project is a multi-benefit project that would deliver benefits to local communities and the Midwest region in the following ways:

- Improve stability of the regional transmission grid
- Add an additional interstate transmission connection between Wisconsin and Iowa
- Offset the need for lower voltage upgrades
- Reduce congestion on the transmission system that will lower energy costs
- Improve efficiency of grid; more efficient grid reduces the cost to deliver energy
- Provide economic impact benefits to local communities during construction
- Establish another pathway for renewable energy to serve customers with connections to key load centers

ATC, ITC, and Dairyland follow a careful and deliberate process that provides guidance for identifying and analyzing options for routing and siting transmission lines. Through input they receive from government agencies, the public, communities, and landowners, they consider options that are appropriate for the location and issues associated with a project.

Market Area and Neighborhood

The subject property is located in east-central Iowa County, in the Village of Ridgeway, in southwestern Wisconsin. The subject is approximately 11 miles northeast of the city center of Dodgeville, the County Seat.

The main transportation arteries with proximity to the subject include Interstate Highway(s) (I) 39/90/94 traveling north and south; U.S. Highways (USH) 18 and 151; and numerous state and county highways. Regional airline transportation is available nearby at the Dane County Regional Airport (MSN). Railroad service is provided throughout northern Iowa County by the Wisconsin & Southern Railroad (WSOR).

Iowa County has a population of approximately 16,184 and a median household income of about \$61,443, which is similar to the state's median household income of \$61,747. Top private-

sector employers in Iowa County include Lands' End, Cummins Emissions Solutions, Inc., American Players Theatre, and Hodan Center, Inc. The largest industry sector in Iowa County is the Retail Trade sector followed by Health Care and Social Assistance, Manufacturing, and Construction. The Agricultural, Forestry, Fishing, and Hunting industry also contributes significantly to Iowa County's economy.

The City of Dodgeville is geographically located among rolling farmlands, steep hills, and sandstone bluffs. The surrounding area is classified as 'unglaciated' as it was untouched by the glaciers that shaped this region's landscape. This area is also referred to as the 'driftless region', also due to the absence of glaciers where no drift (rock and soil) was left behind. Dodgeville's population is estimated to be 4,734 with a median household income of \$58,274 and is home to four internationally recognized companies: Lands' End, Walnut Hollow, Quality Liquid Feeds, and Thuli Tables. The countryside supports a diverse agricultural base with approximately 350,000 acres of the county in beef, dairy, and crop farming. The city's historic downtown houses many businesses including banks, specialty shops, and restaurants, as well as the oldest, active courthouse in the State of Wisconsin. (Population and income data were obtained from datausa.io and were based on current estimates. Information on the City of Dodgeville was obtained from www.cityofdodgeville.com.)

Subject Property Information

Location, Size, and Access

The subject property is located in the Village of Ridgeway, in Iowa County, approximately 11 miles northeast of the city center of Dodgeville, Wisconsin. The subject property includes two non-contiguous tax parcels and totals 15.72 acres. The north parcel is bounded by U.S. Highway 18-151 along a portion of the northern property boundary and by Old Adams Road to the south. The southern parcel is primarily south of Old Adams Road and west of Grove Street. The property is located in an area of mixed-uses, including residential, recreational, and agricultural type properties.

Legal Description

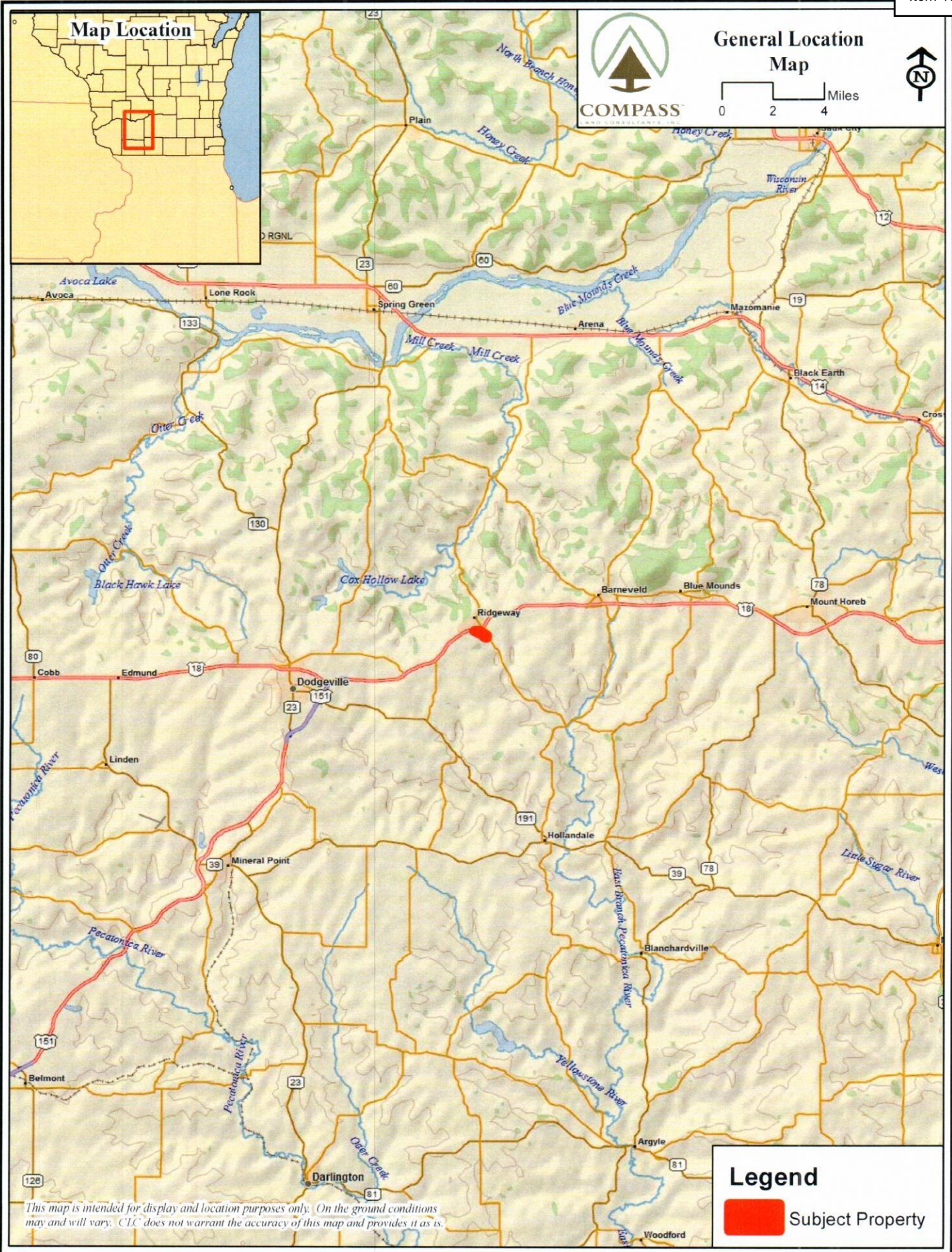
Part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, in Section 14, all in Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin. (See the Addenda – Title Information and/or Parcel Reports.)

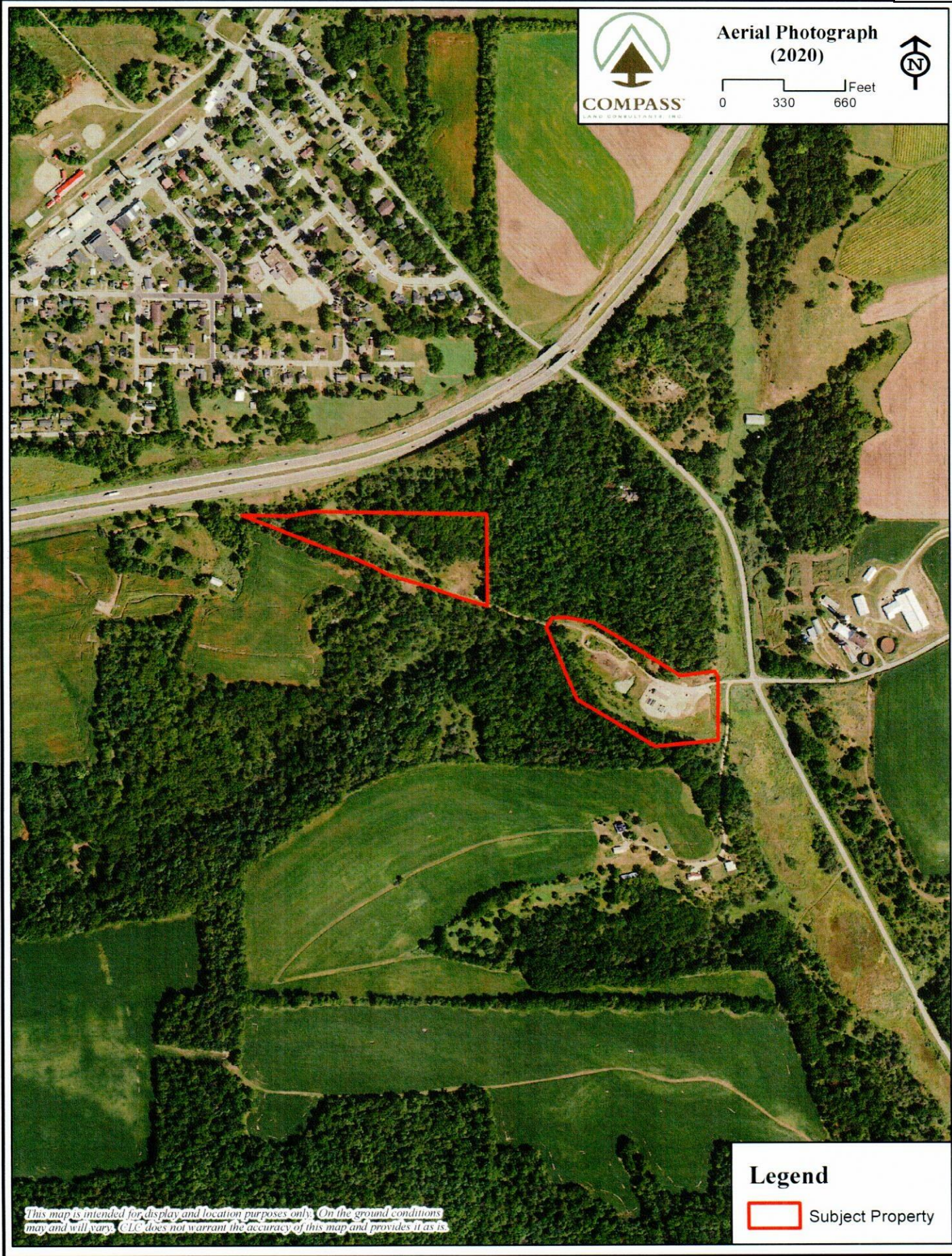
Utilities

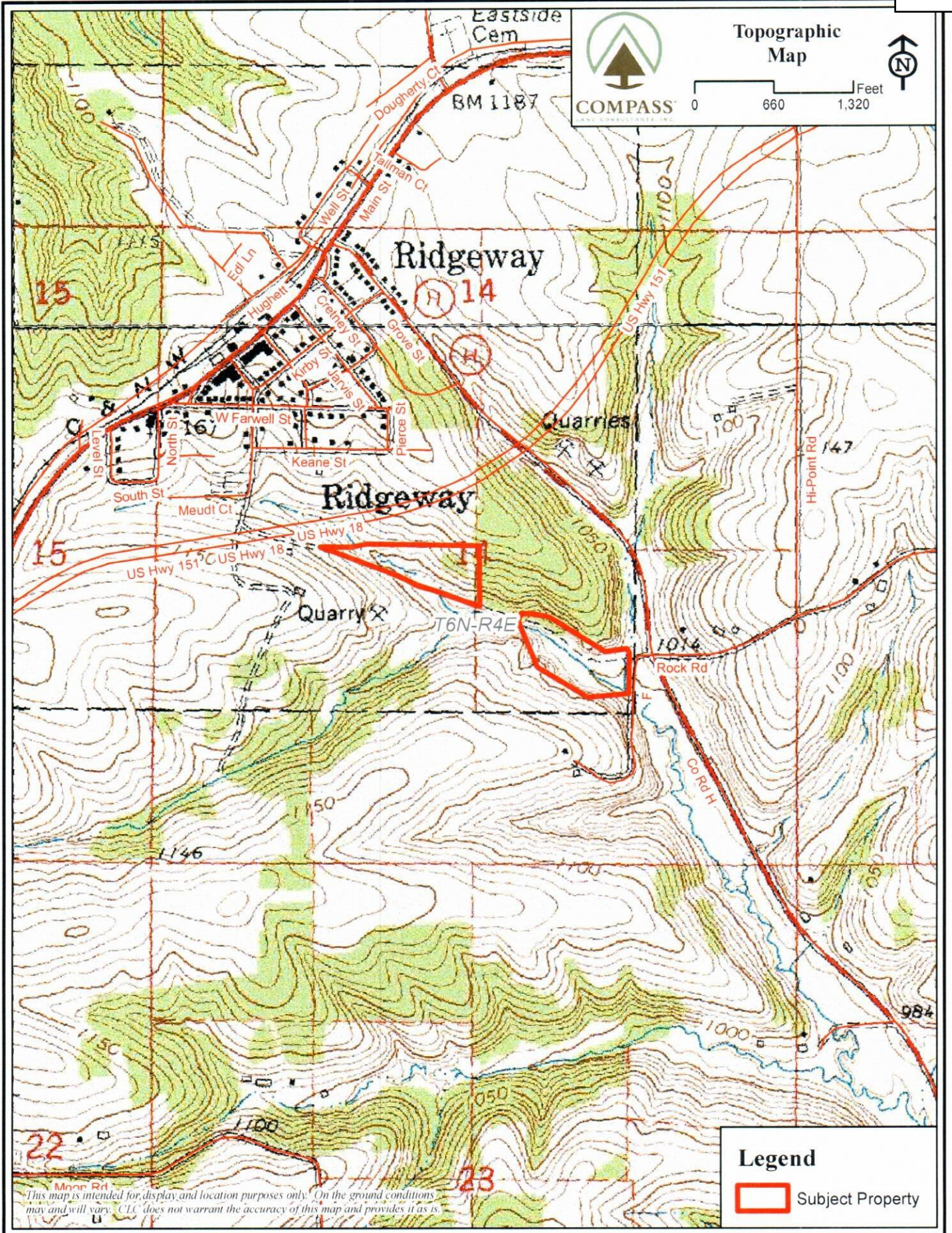
The southern portion of the subject property has rural utility services available, including telephone, electric, and private water well and sewer while the northern portion does not currently have utility services.

Land

The subject property totals 15.72 acres within two non-contiguous tax identification parcels. The overall land cover is characterized to be 55 percent occupied by structures associated with a municipal waste treatment facility and the remaining area is forestland. The terrain is level to sloped and nearly entirely upland with the exception of a creek running through a portion of the property. There are several different soil types found across the 15.72 acres, including Arenzville silt loam, Elkmound-Northfield complex, Newglarus silt loam, Palsgrove silt loam, Fayette silt loam, Hixton sandy loam, Judson silt loam, and Sogn and Dodgeville silt loam. Approximately 35 percent of the land area has 0 to 2 percent slopes. (For more information, see the subject property General Location Map, Aerial Photograph (2020), Topographic Map, and Subject Property Photographs on the following pages.)







This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.

Improvements

The property is improved with a waste treatment facility and associated fencing and structures. The buildings are not impacted by the reconstruction project.

Zoning and Land Use Restrictions

As reported by Iowa County, all of the subject property's land is located within the A-T – Agricultural Transition District. The purpose of this district is to permit agricultural use of farmland that has been identified as desirable in the Village Comprehensive Development Plan for urban expansion within a zero to ten year period. The A-T district accommodates as permitted uses beekeeping, dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, equestrian trails and stables, game management, and livestock raising, among others. Such uses may involve noise, dust, odors, heavy equipment, use of chemicals, and long hours of operation. Conditional uses include non-farm residential use of unsewered lots, fish and fur farms, commercial livestock and poultry operations, livestock sales facilities, veterinary services, airplane landing strips, and the storage and sale of seed, feed, fertilizer, and other products essential to farm production. The minimum lot size is 35 acres. The subject property currently conforms to the A-T Zoning District. Standards for rezoning take into consideration the suitability for that land to be developed, that the development is consistent with the Village Comprehensive Development Plan, and that there are adequate public facilities to serve the development. (Refer to the Addenda for zoning information.)

Assessment and Tax Information

The subject property totals 15.72 acres and consists of two tax parcels (Parcel IDs 177-0204 and 177-0206.C) owned by the Village of Ridgeway. The municipal property is neither taxed nor assessed. (Assessment and tax information is provided in the Addenda.)

Estate Appraised

The estate appraised is all the rights, title, and interest in and to 15.72 acres, subject to the outstanding rights and exceptions noted in the Knight Barry Title Services, LLC Report (File Number 1019912). The Title Report does not indicate easements or encumbrances aside from typical highway and road right-of-way setbacks.

Subject Property Photographs

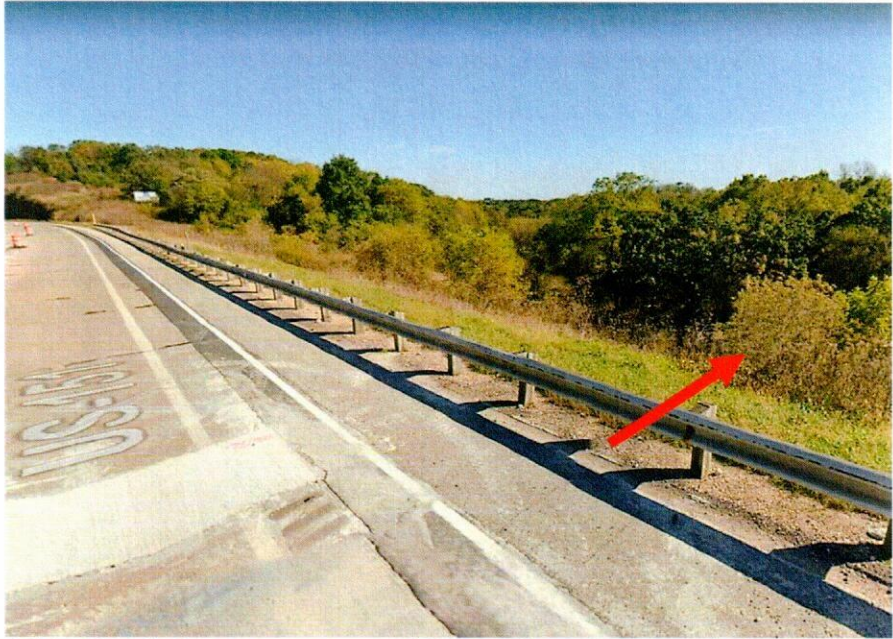
(Photos were taken by Laura B. Heier on April 28, 2021.)



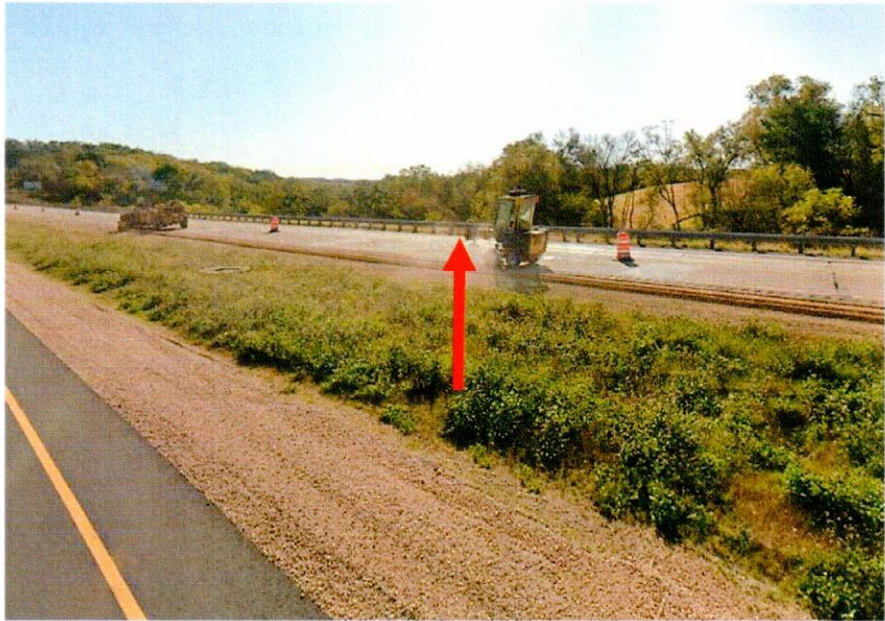
A view of the subject property. This photo shows the Village municipal building and waste treatment site. The gravel road shown above includes the proposed Access Easement to the other tax parcel where the proposed Electric Transmission Line Easement will be located.



This photo shows the southeastern property corner and the access road.



This Google Image was captured in October of 2019 and shows the steep frontage along U.S. Highway 18-151 where the proposed easement will be located (red arrow shows approximate subject property location).



Another Google Image (October of 2019) taken from the west bound land showing an overview of the subject property's approximate location (red arrow).

III. Subject Property Before Valuation

Highest and Best Use

According to The Appraisal of Real Estate (14th Edition), highest and best use is defined as: “The reasonably probable use of property that results in the highest value”. This simple definition will serve as a point of emphasis for examining the highest and best use concept. To be reasonably probable, a use must meet certain conditions. The use must be physically possible (or it is reasonably probable to render it so), the use must be legally permissible (or it is reasonably probable to render it so), and the use must be financially feasible. Uses that meet the three criteria of reasonably probable uses are tested for economic productivity, and the reasonably probable use with the highest value is the highest and best use.

The highest and best use analysis is conducted in two steps. First, the site is analyzed as if vacant. Second, the site is analyzed considering improvements. In both cases, the highest and best use must meet four tests. The four tests are as follows:

- Be legally permissible;
- be physically possible;
- be financially feasible, and
- be maximally productive.

Highest and Best Use as Vacant

Legally Permissible

The subject property lies within the A-T –Agricultural Transition Zoning District administered by Iowa County. This district is intended to permit agricultural use of farmland that has been identified in the Village Comprehensive Development Plan as desirable for urban expansion within a zero-to-ten-year period. Neighboring land uses include residential, recreation, and agricultural which are all believed to be legal permissible uses under the comprehensive development plan.

Physically Possible

The physical characteristics of the land are conducive to most uses, residence, recreation, and agriculture are physically possible.

Financially Feasible

The subject property is located within the Village of Ridgeway and in an area dominated by residential, recreational, and agricultural uses with limited light industrial uses. Rural areas in Iowa County have an established history of agricultural, recreational, and residential uses. An agricultural use is not feasible due to land characteristics. The property is currently used as a waste

treatment facility for the Village of Ridgeway which can be considered a light industrial use. Financially feasible uses are limited to residential, light industrial, and recreation.

Maximally Productive

Maximally productive is the specific use that produces the highest value of all the legally permissible, physically possible, and financially feasible uses. In this case, with all other uses eliminated, it is determined that the maximally productive use is residential. Market data suggests that light industrial uses within rural areas, outside of planned development units, are not in high demand and are priced lower than other markets such as the residential market. The same is true for recreational properties; therefore, both recreation and light industrial uses are not considered maximally productive. There is considerable market data supporting the demand for large acreage rural residential properties, similar to the subject property. The highest and best use as vacant is determined to be residential.

Highest and Best Use as Improved

The subject property contains a building, fencing, and other site improvements associated with a waste treatment facility. As improved, the highest and best use is light industrial or municipal. It is likely the property would not sell with improvements since it is owned by the Village of Ridgeway. The highest and best use as vacant is residential, which is the likely use of the property, if it were not being used by the Village.

Sales Comparison Approach

Selection of Comparable Sales

The land value of the subject property is estimated from sales of similar residential properties in the nearby vicinity. These comparable land sales are analyzed and related to the subject property in order to arrive at a land value.

Sale #	Sale Date	Size (Acres)	Price/Acre
10415	04/15/2019	8.09	\$9,889
10417	01/30/2020	10.00	\$11,000
10416	10/14/2020	8.18	\$15,526
10414	03/25/2021	12.50	\$7,200

Vacant Land Value *Before* Condition

These comparable land sales are analyzed and related to the subject property in order to arrive at a land value. The following grid highlights the required adjustments. When the sale is better (superior) than the subject in any given area or value element, it will be indicated as such in the grid. In opposition, when the sale is worse (inferior) than the subject in any given area, it will be indicated as such in the grid.

Sales Comparison Adjustment Grid – Before Condition

Criteria	Subject	Sale #10415	Sale #10417	Sale #10416	Sale #10414
<i>Quantitative Adjustments</i>					
Sale Price / Acre	N/A	\$9,889	\$11,000	\$15,526	\$7,200
Rights Conveyed	All usual rights	All usual rights =	Shared Driveway =	All usual rights =	All usual rights =
Market Conditions	N/A	04/15/2019 +5%	01/30/2020 =	10/14/2020 =	03/25/2021 =
Terms and Conditions	N/A	N/A =	N/A =	N/A =	N/A =
Preliminary Value	N/A	\$10,384	\$11,000	\$15,526	\$7,200
<i>Quantitative Adjustments</i>					
Location	Village of Ridgeway	Town of Dodgeville, near City limits Superior	Town of Arena =	Town of Brigham =	Town of Eden =
Size (Acres)	15.72 Acres	8.09 Acres =	10.00 Acres =	8.18 Acres =	12.50 Acres =
Access / Utilities	Public road / Rural utilities	Public road / Rural utilities =	Public road / Rural utilities =	Public road / Rural utilities =	Public Road / Rural utilities =
Zoning	AT-Agricultural Transition	AR-1 Agricultural Residential =	AR-1 Agricultural Residential =	AR-1 Agricultural Residential =	A-1 Agricultural Inferior
Site / Land Characteristics	55% Open; 45% Wooded; Level to Rolling	100% Open; Level Inferior	70% Wooded; 30% Open; Rolling =	95% Wooded; 5% Open; Sloped Superior	90% Open; 10% Wooded; Level to Sloped Inferior
Property Adjustment Summary	N/A	=	=	Superior	Inferior
Indicated Price / Acre	N/A	About Equal To \$10,384	About Equal To \$11,000	Less Than \$15,526	Greater Than \$7,200

Reconciliation and Estimate of Value – *Before Condition*

After necessary adjustments to the selected sales, the range of value for the subject property's land is greater than \$7,200 to less than \$15,526 per acre. The subject property is 15.72 acres in size and the four comparable sales are similar in size ranging from 8.09 to 12.50 acres. The subject property is roughly half "open" (occupied by an existing waste treatment facility) with the remaining land being wooded. The subject is within the Agricultural Transition District which allows future rezoning to accommodate compatible uses but allows conditional residential use.

These four large acre residential sales are the best-known sales for the subject. It is the appraiser's opinion that all sales should be given some consideration though most weight is placed on Sale #10417 as it is most similar to the subject property and requires no adjustment. This property was only on the market for a short time and sold above the list price. Market data trends show that rural residential sites with woodlands bring higher values than sites that have little to no trees. Sales #10415 and #10414 are considered inferior to the subject as they are predominantly open with minimal tree cover. Sale #10414 is the most recent sale and was on the market for only five days and was advertised as a residential property that requires a zoning amendment in order to build a single-family residence. This sale sold for above the listing price and demonstrates the demand for rural large acre residential properties. Overall, this sale is considered to be inferior due to zoning and land characteristics. Sale #10415 is the oldest sale and is adjusted upward for market conditions. This sale is located in a superior location, just outside the city limits of Dodgeville, but has inferior land characteristics leaving a net neutral adjustment. Sale #10416 is considered a superior sale due to its desirable site characteristics.

After analyzing the comparable sales and considering the subject property's characteristics, including location, it is the appraiser's opinion that the indicated land value of the subject from the sales comparison approach is \$11,000 per acre, as of April 28, 2021.

Subject Property *Before Valuation*

Before the acquisition, the subject property 15.72 acres of improved land. This assignment of value has no impact on the conclusions of damage. The overall value of the subject property in the *before* condition is presented as follows:

Land – 15.72 acres at \$11,000 Per Acre:	\$172,920
Total Land Value – <i>Before Acquisition</i>:	\$172,920

IV. Rights Acquired and Impacts to Remainder

The Easement

The subject property is to be impacted by a proposed Electric Transmission Line and Access Easement, for an electric transmission line running along a portion of the property's northwestern corner. The proposed Electric Transmission Line Easement will encumber 0.05 acre, and the proposed Access Easement will encumber 0.88 acre. The Electric Transmission Line Easement will be variable in width, but not exceed 27.00 feet in width. In total, the proposed Electric Transmission Line and Access Easement will encumber 0.93 acre, or approximately six percent of the total land area. The easement is a perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication, and the perpetual right and easement of ingress to and egress from the transmission line easement.

As stated, the Access Easement consists of 0.88 acre and travels centrally through each of the two tax parcels along an existing gravel road that also services a nearby utility tower. The access easement is a variable width easement that crosses a part of the Grantor's premises.

The proposed Electric Transmission Line Easement will support a 345 kV and 138 kV transmission line that will have two circuits, nine conductors, and two static wires that will minimally be 20.70 feet above the existing landscape. There will be no structures located within the easement area.

The areas encompassing the Electric Transmission Line and Access Easement are collectively referred to as the "Perpetual Easement Strips". In total, the Electric Transmission Line and Access Easement will encumber 0.93 acre of the Grantor's property. (See the Addenda – Electric Transmission Line and Access Easement.)

Rights Affected

Impacts to the subject property include the loss of rights within the 0.05-acre Electric Transmission Line Easement and 0.88-acre Access Easement. The Electric Transmission Line and Access Easement will grant the associated perpetual and necessary rights to enter the Perpetual Easement Strips, trim, cut down, and remove any or all brush, trees, and overhanging branches, cut down and remove such dead, dying, diseased, decayed, and leaning trees or tree parts, construct any road or access way for the use of the Access Easement, and as part of the Access Easement, use the existing field road for ingress and egress over and across the Grantor's property to the Electric Transmission Line Easement.

Within the Perpetual Easement Strips, and without first securing the prior written consent of the Grantee, the Grantor agrees that it will not locate any dwelling or mobile home intended for residential occupancy, or construct, install, or erect any structures, fixtures or non-residential buildings, store flammable goods, or plant trees or shrubs, or place water, sewer or drainage facilities, or change the grade more than one foot.

Remainder

After the acquisition, the subject property will still total 15.72 acres, but be encumbered by an Electric Transmission Line Easement that will impact 0.05 acre, being no more than 27.00 feet in width, and also be encumbered by an Access Easement that will impact 0.88 acre. The subject property remains largely unchanged with the exception of the rights acquired in the Perpetual Easement Strips. The impacted area within the Perpetual Easement Strips totals 0.93 acre.

The subject property is essentially the same as in the *before* condition but is now impacted by the proposed easement. The subject property is briefly highlighted in the following:

Location, Size, and Access

The location, size, and access are unchanged from the *before* condition.

Legal Description

The legal description is unchanged from the *before* condition.

Utilities

The utilities are unchanged from the *before* condition.

Land

The subject property is 15.72 acres and remains residential in nature.

Improvements

The subject property is improved. For purposes of this appraisal, the building and site improvements are not impacted and are not included in this assignment.

Zoning and Restrictions

The subject property remains in the A-T –Agricultural Transition Zoning District, administered by the Village of Ridgeway.

Assessment and Tax Information

The assessment and tax information is unchanged from the *before* condition.

Estate Appraised

The estate appraised is all the rights, title, and interest in and to 15.72 acres, subject to the outstanding rights and exceptions noted in the Knight Barry Title Services, LLC Report (File Number 1019912). The estate appraised in the *after* condition is identical to the *before* condition with exception by a new Electric Transmission Line and Access Easement totaling 0.93 acre.

V. Subject Property *After* Valuation

Highest and Best Use

The subject property is now affected by an Electric Transmission Line and Access Easement. The proposed Perpetual Easement Strips crossing the subject property is 0.93 total acres. The majority of the subject property can be used for residential purposes. The highest and best use has been previously discussed and remains residential in the *after* condition.

Sales Comparison Approach

The Selected Comparable Sales

The subject property is affected by the Electric Transmission Line and Access Easement that totals 0.93 acre. As in the *before* condition, the land value of the subject property is estimated from sales of similar residential sales. The same four sales analyzed in the *before* condition are used for the estimated market value in the *after* condition. (See Addenda – Comparable Sales Data.)

Rights Conveyed

The proposed Perpetual Easement Strips cross a total of 0.93 acre of the subject property. To determine the impact of the Perpetual Easement Strips, the appraiser conducted a review of published literature studies and analyzed impacts based on actual market evidence.

Literature Review

In the past 20 years, the appraiser has read numerous articles and studies on how high-voltage transmission lines impact property values, most of which were peer-reviewed and published in industry-wide publications. The results of most of these studies vary slightly but are relatively consistent. Over time, about half of the studies pertaining to vacant properties find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually in the range of three to six percent, and decay rapidly as the distance to the lines increases and disappears at approximately 200 to 300 feet. For improved properties, again the results vary greatly. When effects have been found on improved residential properties, impacts usually range from five to 15 percent. For agricultural and recreational properties, there have been numerous peer-reviewed studies published, some of which were focused on properties located in Wisconsin. In the November/December 2010 Right of Way Magazine, Thomas Jackson and Real Property Analytics, Inc. presented a study of rural properties located in Wisconsin. The study stated that generally, there were small discounts that could be attributable to the presence of a transmission line and the encumbrance of properties by the

easements. The final statement in the article says “Middle and diagonal line positions across the property were found to account for overall price reductions of 3.84 percent to 2.11 percent, based on preliminary analysis. The patterns referred to as edge or clipping were not found to result in any price reductions”.

Market Analysis and Paired Sales Method

For roughly 20 years, the appraiser has been gathering market evidence of high-voltage easement-encumbered properties. Nearly all of the evidence gathered by the appraiser indicates transmission line easements have minimal impact on agricultural, recreational, and most rural residential property values. The paired sale analysis indicates transmission line easements impact market value by no more than five percent. Some agricultural comparable sales involving high-voltage transmission lines indicate similar and even higher values compared to other properties not encumbered by a transmission line easement. The appraiser has conducted paired sale studies in several counties located throughout Wisconsin, Minnesota, and Michigan. Most of the research conducted included analyzing agricultural, recreational, and rural residential properties encumbered by a transmission line easement and comparing them to similar properties unencumbered by transmission line easements. Additionally, residential subdivisions were analyzed in an attempt to determine the transmission line impacts on residential lot values.

Bundle of Rights Analysis

In the *after* condition, the subject property is subject to an Electric Transmission Line and Access Easement on a total of 0.93 acre. The Perpetual Easement Strips encumbers, or restricts, a portion of the “bundle of rights”. The bundle of rights is commonly referred to as the handful of rights that comes with real estate ownership. The rights most often include the right to sell or convey, the right to lease, the right to build improvements, rights to plant crops and trees, rights to hunt and recreate, and rights to gift or bequeath. In most cases, the loss of rights in the easement area ultimately lowers the property value compared to a similar property with all its rights. While the easement is in place, ATC will not allow any dwellings or mobile homes intended for residential occupancy; construct, install, or erect any structures or fixtures, including but not limited to swimming pools; construct any non-residential type buildings; store flammable goods or products; plant trees, brush, bushes, or shrubs; place water, sewer, or drainage facilities, or change the grade by more than one foot, without first securing prior written consent of ATC. The easement does grant, convey, and warrant unto ATC the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires,

including associated appurtenances for the transmission of electric current, communication facilities and signals appurtenant thereto (hereinafter referred to as the Electric Transmission Facilities), upon, in, over and across property owned by the Grantor.

Among the rights associated with the full bundle of rights, the rights considered to have the most value are building (or development) rights, followed by agriculture and farming, recreation, forest management, and other rights associated with ownership.

Valuation in the *After* Condition

Based on the above analysis, it is the appraiser's opinion that the subject property's land value in the *after* condition will be slightly lower than in the *before* condition. As stated, some rights will be removed as part of the permanent easement. Knowledgeable buyers in the real estate market typically recognize this and will offer to pay less than full value for encumbered properties.

Based on paired sales evidence uncovered by the appraiser and taking into consideration the numerous peer-reviewed and published studies pertaining to high-voltage transmission line easements, the per-acre land value of the subject in the *after* condition will be slightly lower than in the *before* condition. With the review of the published and peer-reviewed transmission line studies, the results vary slightly but are relatively consistent. Over time, approximately half of the studies find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually in the range of three to six percent. Agricultural properties generally show minor to negligible impact due to transmission line encumbrance.

Summary and Results of Analysis

Based on paired sales evidence uncovered by Compass Land Consultants, Inc. and taking into consideration the numerous peer-reviewed and published studies pertaining to high-voltage transmission line easements, the rights conveyed of the subject are slightly reduced in the *after* condition. With the review of the published and peer-reviewed transmission line studies, the results vary slightly but are relatively consistent. Over time, approximately half of the studies find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually less than five percent.

Subject Property *After* Valuation

The estimated market value of the subject property in the *after* condition can be estimated by applying an estimated loss of rights, expressed in terms of loss in value, to the overall estimated market value of the subject property in the *before* condition. For this assignment, to determine the value of the subject property in the *after* condition, it is the appraiser’s opinion that the best method to determine negative property impacts is by allocating impacts to the area encumbered. A great majority of the published and peer-reviewed studies find minimal negative impacts using encumbered sales that have a full-width easement of between 50.00 and 200.00 feet. The proposed easement does not allow for buildings or improvements; however, the proposed easement is a small sliver of land adjacent to the highway and the access easement is primarily across an existing gravel corridor. Even in the *before* condition, improvements cannot be built in a portion of the proposed easement. As a result, it is the appraiser’s opinion that the area within the easement will lose 25 percent of its value and further assumes no additional damages to the remainder of the parcel.

The per-acre land value of the subject property within the permanent easement and access easement area is estimated to be \$8,250 (\$11,000 x 75%). The highest and best use of the subject property is the same in both the *before* and *after* conditions. For purposes of this appraisal, the preliminary *after* value for the subject property is calculated as follows:

<i>After</i> Land Value – 14.79 Acres at \$11,000 Per Acre:	\$162,690
Easement Area – 0.93Acres at \$8,250 Per Acre:	<u>\$ 7,673</u>
Preliminary Land Value – <i>After</i> Condition:	\$170,363

It is the appraiser’s opinion that the subject property in the *after* condition has an estimated market value of \$170,363 as of April 28, 2021.

VI. Conclusion and Allocation of Damages

Conclusion

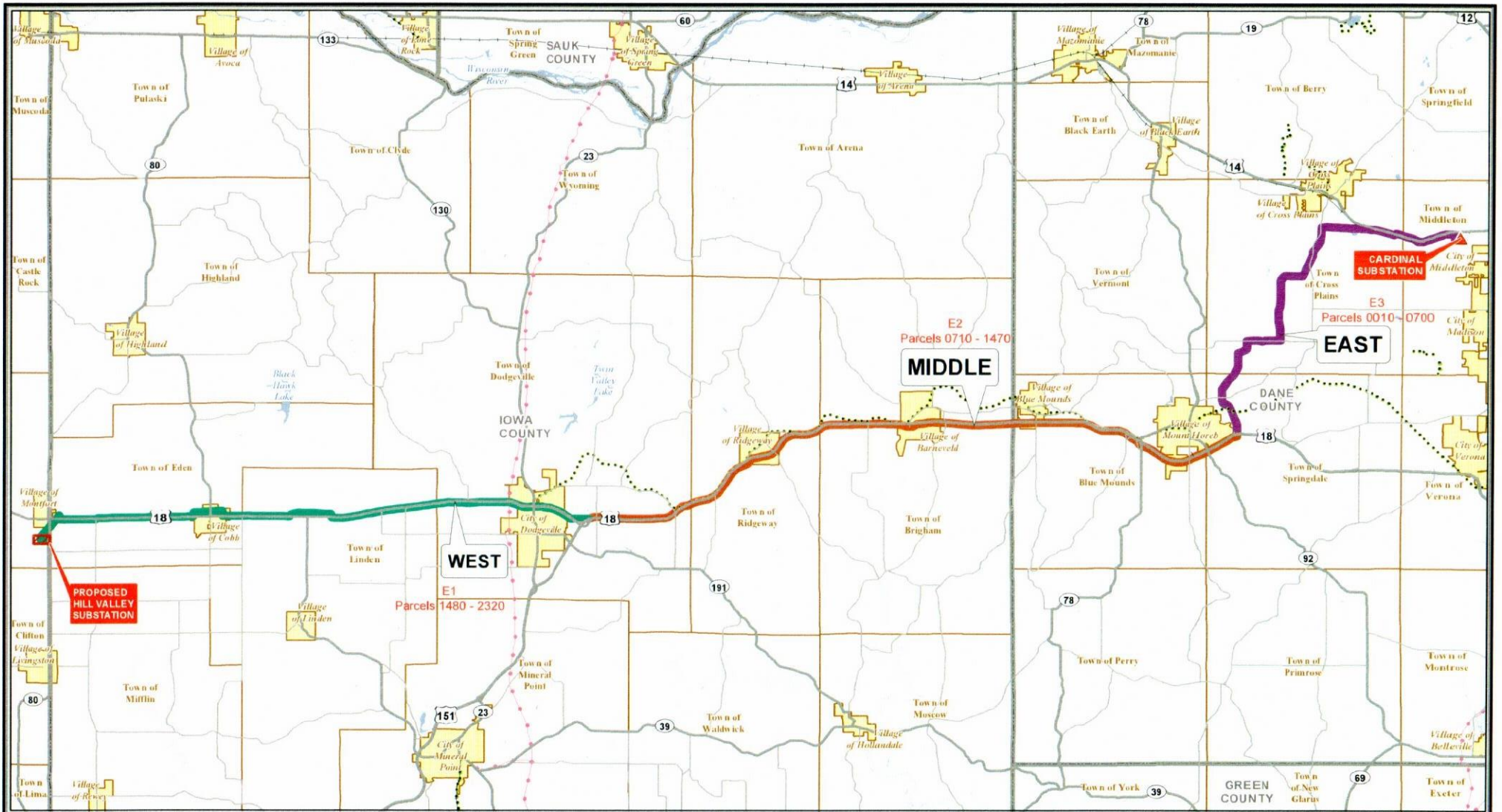
Total <i>Before</i> Value:	\$172,920
Total <i>After</i> Value:	<u>\$170,363</u>
Difference:	\$ 2,557
Rounded To:	\$ 2,600

Allocation of Damages

Electric Transmission Line and Access Easement:	2,600
--	--------------

ADDENDA

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- Comparable Sales.....51
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- Appraisal Assistant’s Qualifications.....61



RFP Attachment 9.2

The utility and its associated facilities are not to be construed as a commitment to build or operate a project. All rights reserved. © 2024 American Transmission Company, LLC. All rights reserved. 11/20/24 11:00 AM. 11/20/24 11:00 AM. 11/20/24 11:00 AM.

PROJECT SUBSTATIONS (Red arrow icon)

PROPOSED HILL VALLEY SUBSTATION SITE (Red hatched box icon)

Preferred Route - East (Purple line)

Preferred Route - Middle (Orange line)

Preferred Route - West (Green line)

Interstate / US or State Highway (Solid line)

Railroad (Dashed line)

Approximate Gas Pipeline (Dotted line)

State / County Trail (Dashed line)

Open Water (Blue box)

COUNTY BOUNDARY (Grey box)

Town (Yellow box)

City/Village (Yellow box)

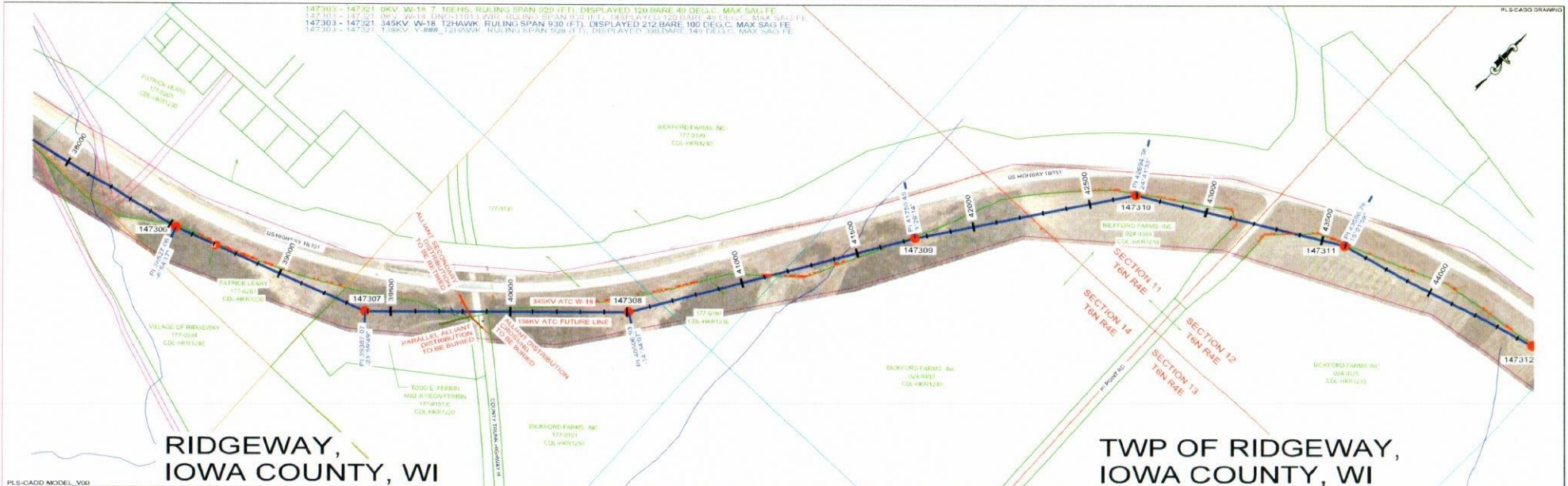
0 1 2 Miles

↑ N

PREFERRED ROUTE - CONSTRUCTION SEGMENTS -

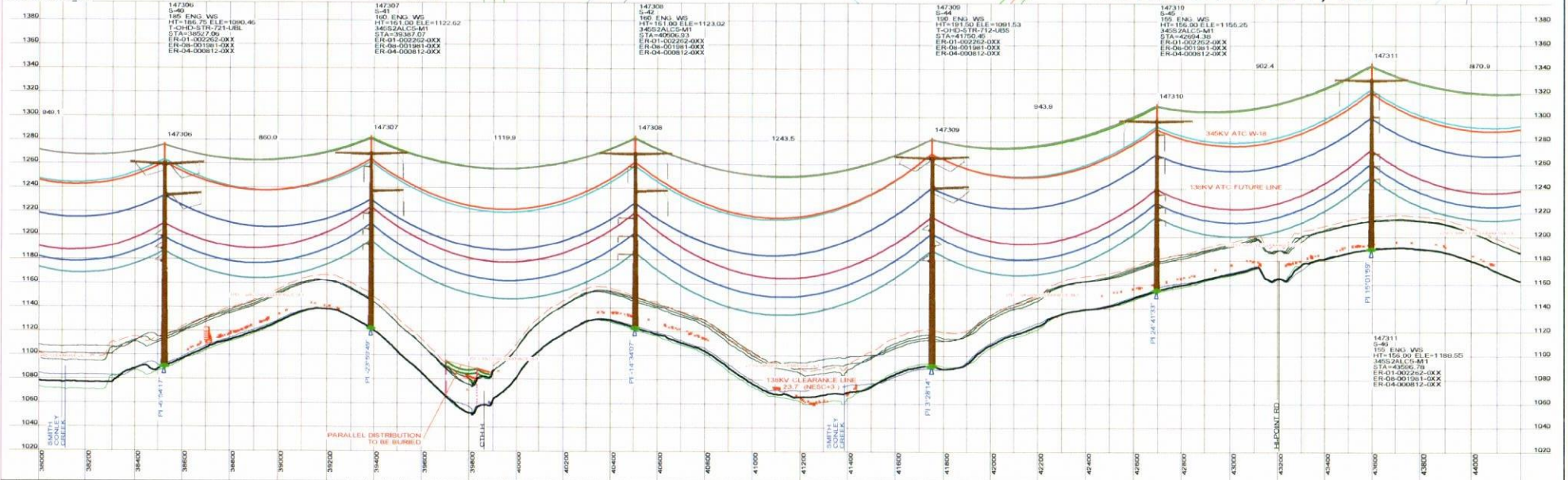
CARDINAL-HICKORY CREEK TRANSMISSION LINE PROJECT

ATC ID: CDI-18R1240 (Village of Ridgeway)



RIDGEWAY,
IOWA COUNTY, WI

TWP OF RIDGEWAY,
IOWA COUNTY, WI



C	04/22/21	603962	LARGE ANGLE CORPO UPDATE	DOC	BEA	CDJ	BCJ
B	12/15/20	603962	ISSUED FOR REAL ESTATE NOT FOR CONSTRUCTION	BEA	TRT	CDJ	BCJ
A	04/23/20	603962	ISSUED FOR REVIEW - NEW CONSTRUCTION	BEA	BEA	CDJ	BCJ
REV	001	01					

200.0 FT. HORIZ. SCALE
40.0 FT. VERT. SCALE



HILL VALLEY - CARDINAL
PLAN AND PROFILE
W-18 - 345KV TRANSMISSION LINE
HLV-CDL-W-18-03-2023



Knight Barry Title Services LLC
2450 Rimrock Road, Suite 204
Madison, WI 53713
608-255-2700
Fax:608-288-8006

Refer Inquiries to: June Potter (june@knightbarry.com)
Completed on:6/11/19 2:33 pm
Last Revised on:2/9/21 3:03 pm
Printed on:2/9/21 3:04 pm

Applicant Information

Lori Hornbeck
American Transmission Company
5303 Fen Oak Dr
Madison, WI 53716

Sales Representative: Barbara Skoglund

Property Information (Note: values below are from the tax roll)

Effective Date: 02/02/2021 at 8:00 am
Owner(s) of record: Village of Ridgeway, a municipal corporation
Legal description: See "Exhibit A" attached
Tax Key No: 177-0204 and 177-0206.C
Property address: Vacant Land, Village of Ridgeway, WI (Note: Please see included tax bill for mailing address.)

Mortgages / Leases / Land Contracts / UCC

None

Easements / Restrictions & Other Encumbrances

None

Judgments / Liens

None

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

This property appears to be exempt from real estate taxes.

Other Matters

None

Land value: \$0.00 Improvement value: \$0.00
Total value: \$0.00 Fair market value: \$0.00

Footnotes



Knight Barry
TITLE GROUP
Integrity. Experience. Innovation.

Knight Barry Title Services LLC
2450 Rimrock Road, Suite 204
Madison, WI 53713
608-255-2700
Fax:608-288-8006

Refer Inquiries to: June Potter (june@knightbarry.com)
Completed on:6/11/19 2:33 pm
Last Revised on:2/9/21 3:03 pm
Printed on:2/9/21 3:04 pm

Please be advised that our search did not disclose any open mortgages or security instruments of record. If you should have knowledge of any outstanding obligatory lien or financial obligation, please immediately contact the title examiner listed on this report for further review prior to closing.

In accordance with applicant's request, we have made a search of the records in the various public offices of Iowa County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, Knight Barry Title Solutions Inc., and Knight Barry Title Connect Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



EXHIBIT A

Part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 4 East, described as follows: Commencing at the Northeast corner of said forty acre tract; thence South 6 chains and 90 links; thence North 72 1/2°W 13 chains and 78 links; thence North 68°W 7 chains and 5 links to the Northwest corner of said forty acre tract; thence East to the place of beginning.

and

A parcel of land located in the Northwest 1/4 of the Southeast 1/4, Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin, described as follows:
Commencing at a concrete monument with brass cap at the South 1/4 corner of said Section 14; thence North 00° 44' 16" W on the North-South 1/4 line, 1340.11 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence N 89° 54' 08" E along said South line 1243.92 feet; thence North 00° 08' 02" E, 101.77 feet to a 3/4 inch rered, said point being the point of beginning: thence South 84° 29' 49" W, 340.40 feet to a 3/4 inch rered; thence N 59° 19' 07" W, 490.00 feet to a 3/4 inch rered; thence thence N 22° 48' 08" W, 428.53 feet to a 3/4 inch rered; thence N 30° 48' 53" E, 61.16 feet to a 3/4 inch rered; thence N 87° 41' 41" E, 71.84 feet to a 3/4 inch rered; thence S 79° 22' 00" E, 159.62 feet to a 3/4 inch rered; thence S 58° 16' 03" E, 545.07 feet to a 3/4 inch rered; thence N 83° 05' 00" E, 187.33 feet to a 3/4 inch rered; thence S 28° 51' 37" E, 36.37 feet to a 3/4 inch rered; thence S 00° 08' 02" W, 342.42 feet to a 3/4 inch rered; said point being the point of beginning.

For informational purposes only

Property Address: Vacant Land, Village of Ridgeway, WI

Tax Key No.: 177-0204 and 177-0206.C



2019 Property Record | Iowa County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 3/22/2021 7:39:35 AM*

Owner Address	
RIDGEWAY, VILLAGE OF , 113 DOUGHERTY COURT RIDGEWAY, WI53582	

Owner	
RIDGEWAY, VILLAGE OF	

Property Information	
<u>Parcel ID:</u>	0204
<u>Document #</u>	Volume 233, Page 34
<u>Tax Districts:</u>	
DODGEVILLE SCHOOL	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
PT OF NE1/4 OF SW1/4	
<u>Municipality:</u>	177-VILLAGE OF RIDGEWAY
<u>Property Address:</u>	

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	0.00	
<u>Second:</u>	0.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	0.00	
<u>Base Tax:</u>	0.00	
<u>Special Assessment:</u>	0.00	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	0.00	
<u>Amount Paid:</u>	0.00	
<i>(View payment history info below)</i>		
<u>Current Balance Due:</u>	0.00	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	0.00	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
4	7.20	\$0	\$0	\$0
	7.20	\$0	\$0	\$0
<u>Assessment Ratio:</u>			0.9611461670	
<u>Fair Market Value:</u>			Not Applicable	

*No data found for Special Assessment Detail, Delinquent Tax Summary, Payment History in 2019

2019 Property Record | Iowa County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 3/22/2021 8:28:30 AM*

Owner Address

RIDGEWAY, VILLAGE OF ,
113 DOUGHERTY COURT
RIDGEWAY, WI53582

Owner

RIDGEWAY, VILLAGE OF

Property Information

Parcel ID: 0206.C
Document # Volume 312, Page 29
Tax Districts:
DODGEVILLE SCHOOL

Property Description

For a complete legal description, see recorded document.

8.52 A IN NW 1/4 OF SE 1/4
Municipality: 177-VILLAGE OF RIDGEWAY
Property Address:

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	0.00	
<u>Second:</u>	0.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	0.00	
<u>Base Tax:</u>	0.00	
<u>Special Assessment:</u>	0.00	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	0.00	
<u>Amount Paid:</u> (View payment history info below)	0.00	
<u>Current Balance Due:</u>	0.00	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	0.00	

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
4	8.52	\$0	\$0	\$0
	8.52	\$0	\$0	\$0
<u>Assessment Ratio:</u>			0.9611461670	
<u>Fair Market Value:</u>			Not Applicable	

*No data found for Special Assessment Detail, Delinquent Tax Summary, Payment History in 2019

**ELECTRIC TRANSMISSION LINE EASEMENT
AND ACCESS EASEMENT**

Wis. Stat. Sec. 182.017(7)

Wis. Stat. Sec. 196.491(3e)

Not subject to Wis. Stat. § 77.22(1)

Document Number

The undersigned Grantor, **Village of Ridgeway, a municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, and Dairyland Power Cooperative, a Wisconsin cooperative association, as tenants in common, and their respective successors, assigns, licensees and managers (hereinafter cumulatively referred to as "Grantee")**, the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication (hereinafter referred to as the Electric Transmission Facilities) and the perpetual right and easement of ingress to and egress from the transmission line easement upon, in, over and across property owned by Grantor in the **Village of Ridgeway, County of Iowa, State of Wisconsin, described as follows:**

Name and Return Address

HDR Engineering, Inc.
1601 Utica Avenue South, Suite 600
Minneapolis, MN 55416-3400

Parcel Identification Number(s)

177-0204, 177-0206.C

A parcel of land being part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin.

The easement on which the Electric Transmission Facilities are located is referred to as the "transmission line easement." The easement for access to and from the transmission line easement is referred to as the "access easement." The areas encompassing the transmission line easement and the access easement are collectively referred to as the "Perpetual Easement Strips." The legal descriptions and locations of the Perpetual Easement Strips are as shown on the Exhibits B and B-1, attached hereto and incorporated by reference in this easement document.

The perpetual transmission line easement has the following specifications:

TRANSMISSION LINE EASEMENT:

Length: Approximately 194 feet

Width: Variable, not to exceed 27 feet

TRANSMISSION STRUCTURES:

Type: N/A

Number: N/A

Maximum height above existing ground level: N/A feet

TRANSMISSION LINE:

Maximum nominal voltage: 345,000 volts and 138,000 volts

Number of circuits: 2

Number of conductors: 9

Number of static wires: 2

Minimum height above existing landscape (ground level) 20.7 feet

Grantee is also granted the associated perpetual and necessary rights to:

- 1) Enter upon the Perpetual Easement Strips for the purposes of fully exercising and enjoying the rights conferred by this perpetual easement; and
- 2) Trim, cut down and remove any or all brush, trees and overhanging branches now or hereafter existing in, on and over the Perpetual Easement Strips; and
- 3) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of Grantor located outside of said Perpetual Easement Strips that in Grantee's judgment may interfere with Grantee's full use of the Perpetual Easement Strips for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of Grantor adjacent to said Perpetual Easement Strips for such purpose; and

- 4) Construct any road or access way for the use of the access easement and Grantor agrees not to obstruct or interfere with Grantee's use of the access identified herein; and
- 5) As part of the access easement, use existing field roads and lanes for ingress and egress over and across Grantor's property to the transmission line easement.

If, after initial construction of the Electric Transmission Facilities is complete, Grantor reasonably determines that the access easement needs to be relocated, Grantor may request, in writing, that Grantee relocate the access easement to a mutually agreeable location. The relocated access easement shall provide Grantee reasonable access to and from the transmission line easement. If the access easement is relocated, Grantee and Grantor shall execute a recordable document amending Exhibit B-1, and record the document with the Register of Deeds of Iowa County.

Grantee shall pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than brush, trees and overhanging branches trimmed or cut down and removed from the Perpetual Easement Strips), caused by the construction, installation, operation, maintenance, repair, replacement, rebuilding, relocation, inspection, patrol or removal of said Electric Transmission Facilities.

Within the Perpetual Easement Strips, and without first securing the prior written consent of Grantee, Grantor agrees that it will not:

- 1) Locate any dwelling or mobile home intended for residential occupancy; or
- 2) Construct, install or erect any structures or fixtures, including but not limited to swimming pools; or
- 3) Construct any non-residential type building; or
- 4) Store flammable goods or products; or
- 5) Plant trees or shrubs; or
- 6) Place water, sewer or drainage facilities; or
- 7) Change the grade more than one (1) foot.

The parties hereto do hereby agree to the terms and conditions set forth in Exhibits "A", "B", and "B-1", attached hereto and incorporated by reference herein. The term "utility" in Exhibit "A" shall mean Grantee. The term "landowner" in Exhibit "A" shall mean Grantor.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This perpetual easement agreement is binding, in its entirety, upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

[signature page follows]

WITNESS the signature(s) of Grantor this _____ day of _____, 20____.

Village of Ridgeway

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

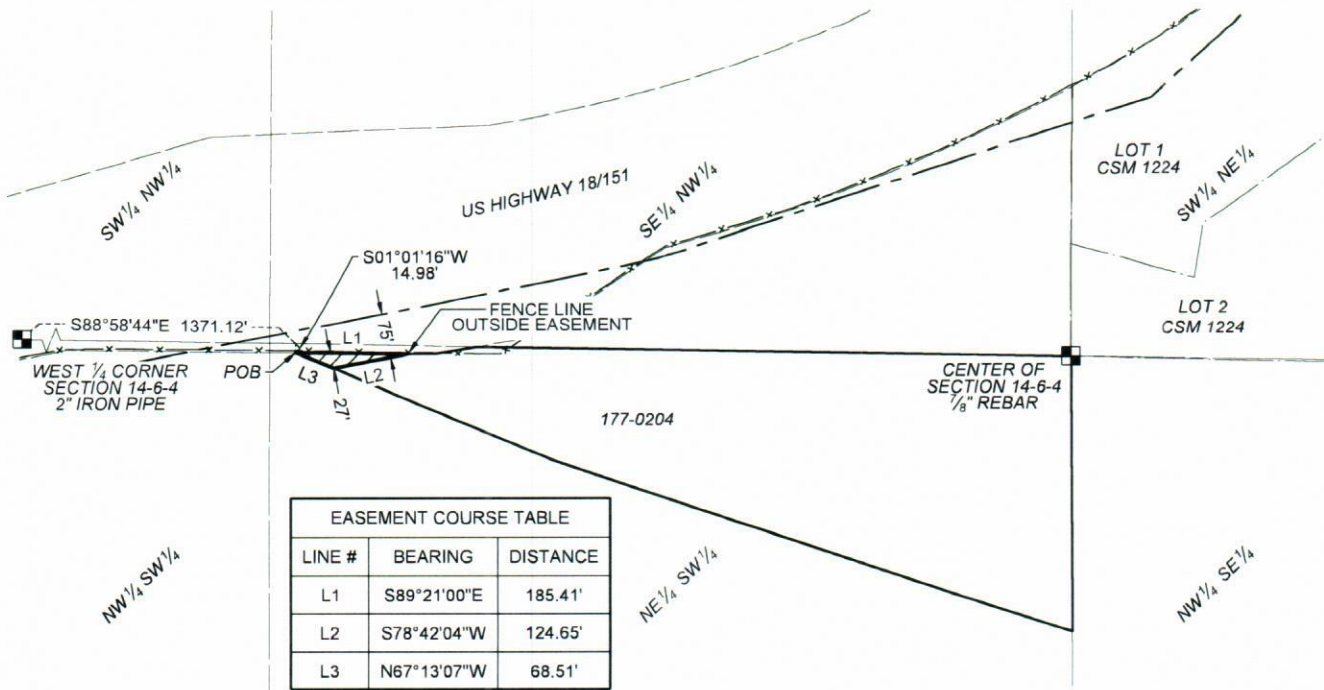
This instrument was drafted by Jeff Marx and checked by Stephanie Marthaler on behalf of American Transmission Company LLC, PO Box 47, Waukesha, WI 53187-0047.

EXHIBIT "A"
[Wis. Stat. Sec. 182.017(7)]

- (c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement, the utility shall:
1. If excavation is necessary, ensure that the topsoil is stripped, piled and replaced upon completion of the operation.
 2. Restore to its original condition any slope, terrace, or waterway, which is disturbed by the construction or maintenance.
 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 7. Pay for any crop damage caused by such construction or maintenance.
 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.
- _____ The foregoing statement notwithstanding, the Landowner, by INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use HERBICIDAL chemicals for weed and brush control.
- (e) The Landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the Landowner fails to do so, the Landowner shall nevertheless retain title to all trees cut by the utility.
- (f) The Landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- (g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
- (h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.

_____ The foregoing statement notwithstanding, the Landowner, BY INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use any land beyond the boundaries of the easement for ingress and egress for personnel, equipment and vehicles during construction and maintenance activities.

EASEMENT DESCRIPTION MAP (EXHIBIT "B")



EASEMENT COURSE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°21'00"E	185.41'
L2	S78°42'04"W	124.65'
L3	N67°13'07"W	68.51'

LEGEND

SECTION LINE	_____
QUARTER LINE	_____
SIXTEENTH LINE	_____
RIGHT OF WAY LINE	_____
PROPERTY LINE	_____
OWNER'S PROPERTY LINE	_____
REFERENCE LINE OF TRANSMISSION LINE EASEMENT	_____
TRANSMISSION LINE EASEMENT	_____
SECTION CORNER	■

MAP KEY

ATC TRANSMISSION LINE EASEMENT

TAX KEY 177-0204 TOTAL AREA = 2,393 SF - 0.05 ACRES

NORTH

150 0 150 300FT

SCALE IN FEET

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

<p>ATC AMERICAN TRANSMISSION COMPANY</p>	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204		
		Drawn: NDT	Scale: 1"=300'
THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES, BOTH EXPRESS AND IMPLIED, USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.	REVISIONS	Date: 02/26/2021	SHEET NUMBER 1 OF 2



EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1371.12 feet;
Thence South 01°01'16" West, 14.98 feet to the South right of way line of US Highway 18/151 and the **Point of Beginning**;
Thence South 89°21'00" East, along said South right of way line, 185.41 feet;
Thence South 78°42'04" West, 124.65 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
Thence North 67°13'07" West, along said Southwesterly line, 68.51 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 2 hereof, contains 2,393 square feet or 0.05 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
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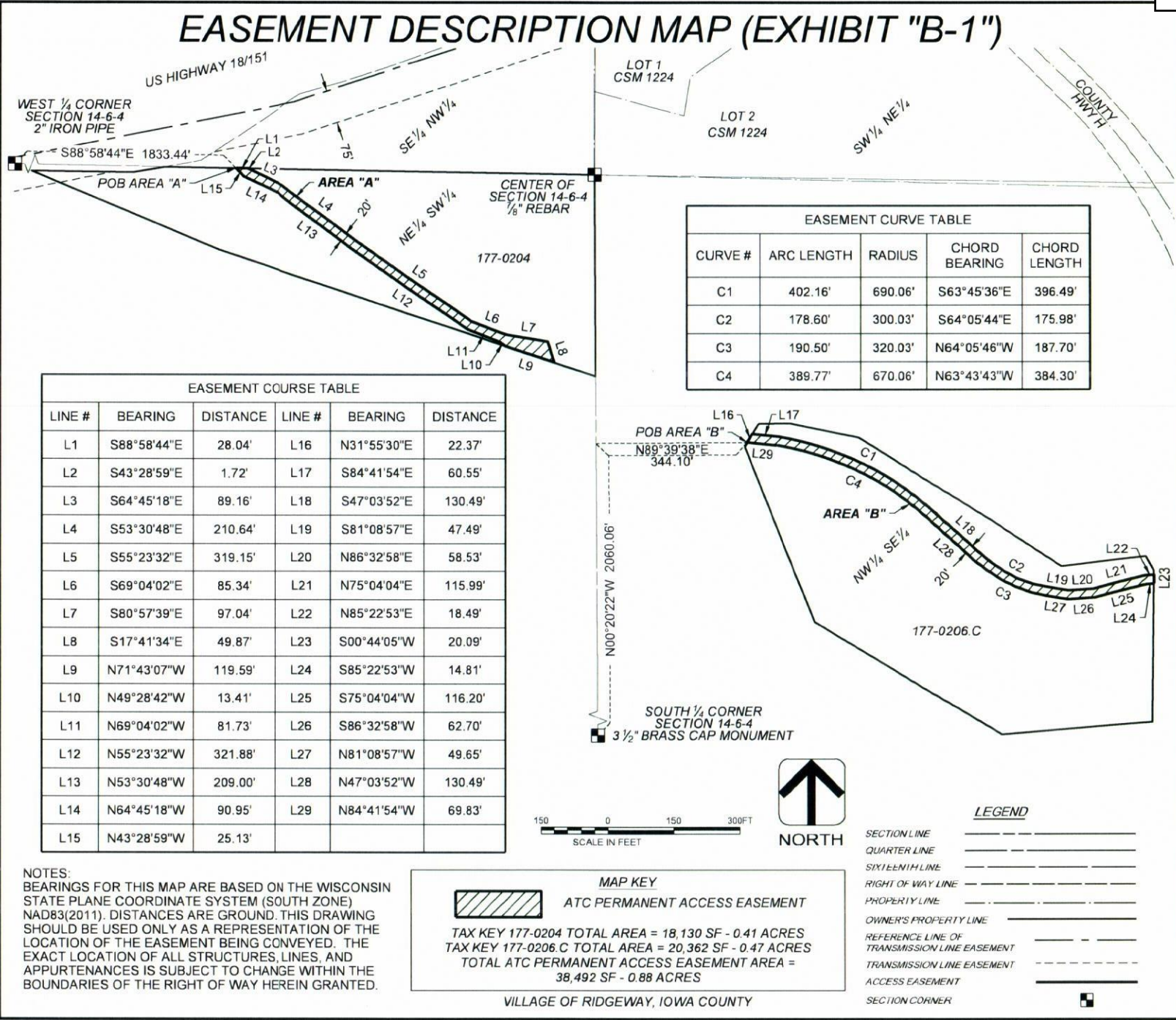
EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

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ATC ID: CDL-HKR1240
 PARCEL NOS.
 177-0204, 177-0206.C

REVISIONS

Drawn: NDT
 Date: 02/26/2021
 SHEET NUMBER 1 OF 3
 Scale: 1"=300'



CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	402.16'	690.06'	S63°45'36"E	396.49'
C2	178.60'	300.03'	S64°05'44"E	175.98'
C3	190.50'	320.03'	N64°05'46"W	187.70'
C4	389.77'	670.06'	N63°43'43"W	384.30'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	58.53'
L6	S69°04'02"E	85.34'	L21	N75°04'04"E	115.99'
L7	S80°57'39"E	97.04'	L22	N85°22'53"E	18.49'
L8	S17°41'34"E	49.87'	L23	S00°44'05"W	20.09'
L9	N71°43'07"W	119.59'	L24	S85°22'53"W	14.81'
L10	N49°28'42"W	13.41'	L25	S75°04'04"W	116.20'
L11	N69°04'02"W	81.73'	L26	S86°32'58"W	62.70'
L12	N55°23'32"W	321.88'	L27	N81°08'57"W	49.65'
L13	N53°30'48"W	209.00'	L28	N47°03'52"W	130.49'
L14	N64°45'18"W	90.95'	L29	N84°41'54"W	69.83'
L15	N43°28'59"W	25.13'			

MAP KEY

ATC PERMANENT ACCESS EASEMENT

TAX KEY 177-0204 TOTAL AREA = 18,130 SF - 0.41 ACRES
 TAX KEY 177-0206.C TOTAL AREA = 20,362 SF - 0.47 ACRES
 TOTAL ATC PERMANENT ACCESS EASEMENT AREA = 38,492 SF - 0.88 ACRES

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

LEGEND

SECTION LINE	---
QUARTER LINE	----
SIXTEENTH LINE	-----
RIGHT OF WAY LINE	- - - - -
PROPERTY LINE	_____
OWNER'S PROPERTY LINE	_____
REFERENCE LINE OF TRANSMISSION LINE EASEMENT	-----
TRANSMISSION LINE EASEMENT	- - - - -
ACCESS EASEMENT	_____
SECTION CORNER	■

ATC ID: CDL-HKR1240 (Village of Ridgeway)
 Cardinal - Hickory Creek
 ©AMERICAN TRANSMISSION COMPANY 2021
 Page 45

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0204 AREA "A" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1833.44 feet to the **Point of Beginning**;
 Thence, continuing along said East-West Quarter line, South 88°58'44" East, 28.04 feet;
 Thence South 43°28'59" East, 1.72 feet;
 Thence South 64°45'18" East, 89.16 feet;
 Thence South 53°30'48" East, 210.64 feet;
 Thence South 55°23'32" East, 319.15 feet;
 Thence South 69°04'02" East, 85.34 feet;
 Thence South 80°57'39" East, 97.04 feet;
 Thence South 17°41'34" East, 49.87 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 71°43'07" West, along said Southwesterly line, 119.59 feet;
 Thence North 49°28'42" West, 13.41 feet;
 Thence North 69°04'02" West, 81.73 feet;
 Thence North 55°23'32" West, 321.88 feet;
 Thence North 53°30'48" West, 209.00 feet;
 Thence North 64°45'18" West, 90.95 feet;
 Thence North 43°28'59" West, 25.13 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 18,130 square feet or 0.41 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0206.C AREA "B" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the South Quarter Corner of Section 14;
 Thence North 00°20'22" West, along the North-South Quarter line of said Section 14, a distance of 2060.06 feet;
 Thence North 89°39'38" East, 344.10 feet to the Northwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 127917 and the **Point of Beginning**;
 Thence North 31°55'30" East, along said Northwesterly line, 22.37 feet;
 Thence South 84°41'54" East, 60.55 feet;
 Thence along the arc of a curve 402.16 feet to the right, said curve having a radius of 690.06 feet, and a chord which bears South 63°45'36" East for 396.49 feet;
 Thence South 47°03'52" East, 130.49 feet;
 Thence along the arc of a curve 178.60 feet to the left, said curve having a radius of 300.03 feet, and a chord which bears South 64°05'44" East for 175.98 feet;
 Thence South 81°08'57" East, 47.49 feet;
 Thence North 86°32'58" East, 58.53 feet;
 Thence North 75°04'04" East, 115.99 feet;
 Thence North 85°22'53" East, 18.49 feet to the East line of said described lands;
 Thence South 00°44'05" West, along said East line, 20.09 feet;
 Thence South 85°22'53" West, 14.81 feet;
 Thence South 75°04'04" West, 116.20 feet;
 Thence South 86°32'58" West, 62.70 feet;
 Thence North 81°08'57" West, 49.65 feet;
 Thence along the arc of a curve 190.50 feet to the right, said curve having a radius of 320.03 feet, and a chord which bears North 64°05'46" West for 187.70 feet;
 Thence North 47°03'52" West, 130.49 feet;
 Thence along the arc of a curve 389.77 feet to the left, said curve having a radius of 670.06 feet, and a chord which bears North 63°43'43" West for 384.30 feet;
 Thence North 84°41'54" West, 69.83 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 20,362 square feet or 0.47 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
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14.19.12 A-T AGRICULTURAL TRANSITION DISTRICT

The purpose of this district is to permit agricultural use of farmland that has been identified in the Village Comprehensive Development Plan as desirable for urban expansion within a 0-10 year period.

Permitted Uses: (The use and standards for this district are the same as those established for the A-H Agricultural Holding District and A-P Agricultural Preservation District.) Beekeeping, dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, paddocks, equestrian trails, nature trails, stables, forest and game management, livestock and poultry raising (except for commercial operations), roadside stands not exceeding one per farm, gazing, greenhouses, viticulture, and similar agricultural uses.

Conditional Uses: The use and standards for this district are the same as those established for the A-H Agricultural Holding District: Non-farm residential use of unsewered lots recorded at the time of adoption of the Zoning Ordinance; plus, those listed in the Agricultural Preservation District:

Fish and fur farms, commercial livestock and poultry operations, livestock sales facilities, veterinary services for farm animals, sale and service of machinery used in agricultural production, utility uses except transmission corridors, airplane landing strips, alcohol fuel stills, and similar agriculturally related business uses. The storage and sale of seed, feed, fertilizer, and other products essential to farm production.

Lot Area: (Standards for this district are the same as those established for the A-H Agricultural Holding District and those for the Agricultural Preservation District.)

- Farm Units: Minimum 35 acres
- Additional Farm-Related Housing:
 - Minimum 20,000 square feet
 - Maximum 80,00 square feet
- Agriculturally-Related Business Uses:
 - Minimum 1 acre

Minimum Yards: (Standards for this district are the same as those established for the A-H Agricultural Holding District/those for the Agricultural Preservation District.)

Additional farm-related housing shall comply with the provisions of the R-1 Residential District.

- Farm Buildings:
 - Side Yard: Minimum 50 feet
 - Rear Yard: Minimum 50 feet
- Highway Yard: Minimum 50 feet

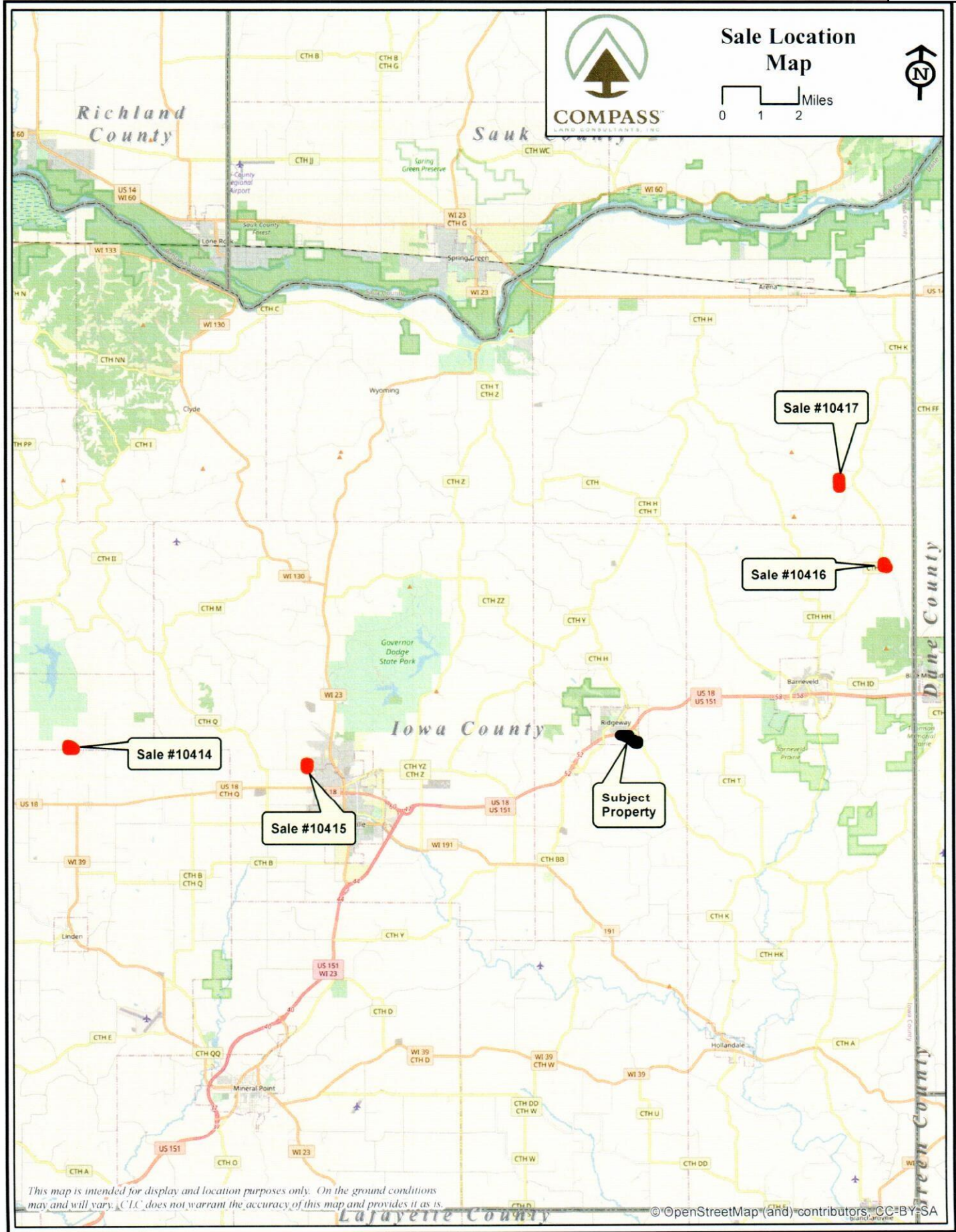
Maximum Building Heights: (Standards are the same as those for the A-H Agricultural Holding District/Agricultural Preservation District)

- Two times their distance from adjacent lot lines.

Other Use Standards: (Same as those established for the A-H Agricultural Holding District/Agricultural Preservation District.)

Standards for Rezoning: Decisions on petitions for rezoning land from the Agricultural Transition District shall be based on findings that consider the following:

- Adequate public facilities to serve the development are present or will be provided.
- The land is suitable for development.
- The development is designed to minimize the potential for conflict with remaining agricultural uses in the area.
- The development is consistent with the Village Comprehensive Development Plan.





Highest and Best Use

Residential

Intended Use

Residential

Zoning

Ag/Res (AR-1)

Recording Information

Land Contract

Doc No: 360749

Grantor: Roger F. and Deanna M. Slaght

Grantee: Dennis Fingerson

<u>Price</u>	<u>Date</u>
\$80,000	April 15, 2019

<u>Size</u>	<u>Price/Acre</u>
8.090 Acres	\$9,889

Water Feature(s): None

Photo provided by Google Image.



A view from Military Ridge Road.

Location: Acreage on Military Ridge Road

Legal Description: Part of Section 21, T6N-R3E, Town of Dodgeville, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Unknown

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Level to Rolling

Access: Public Road

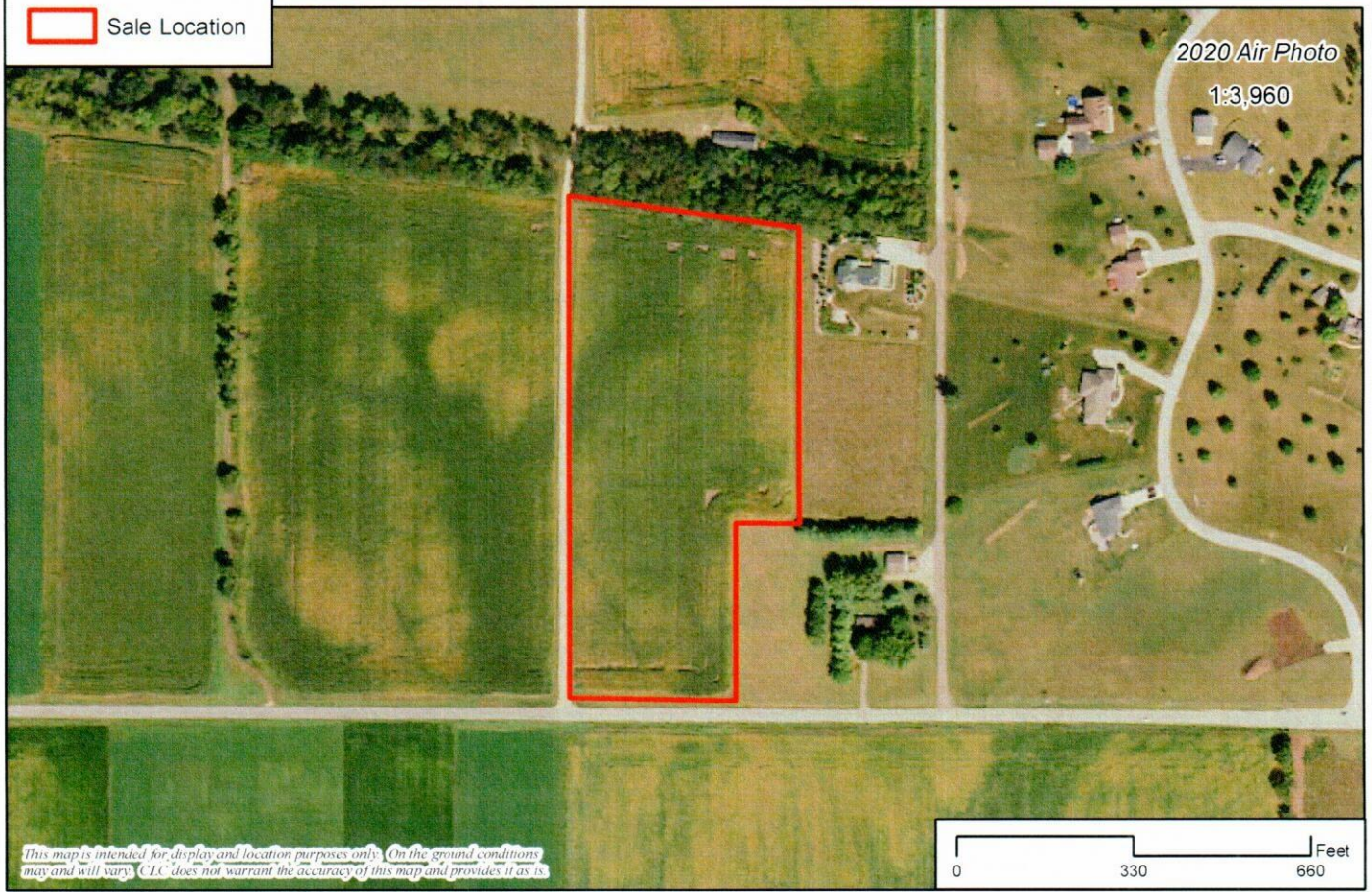
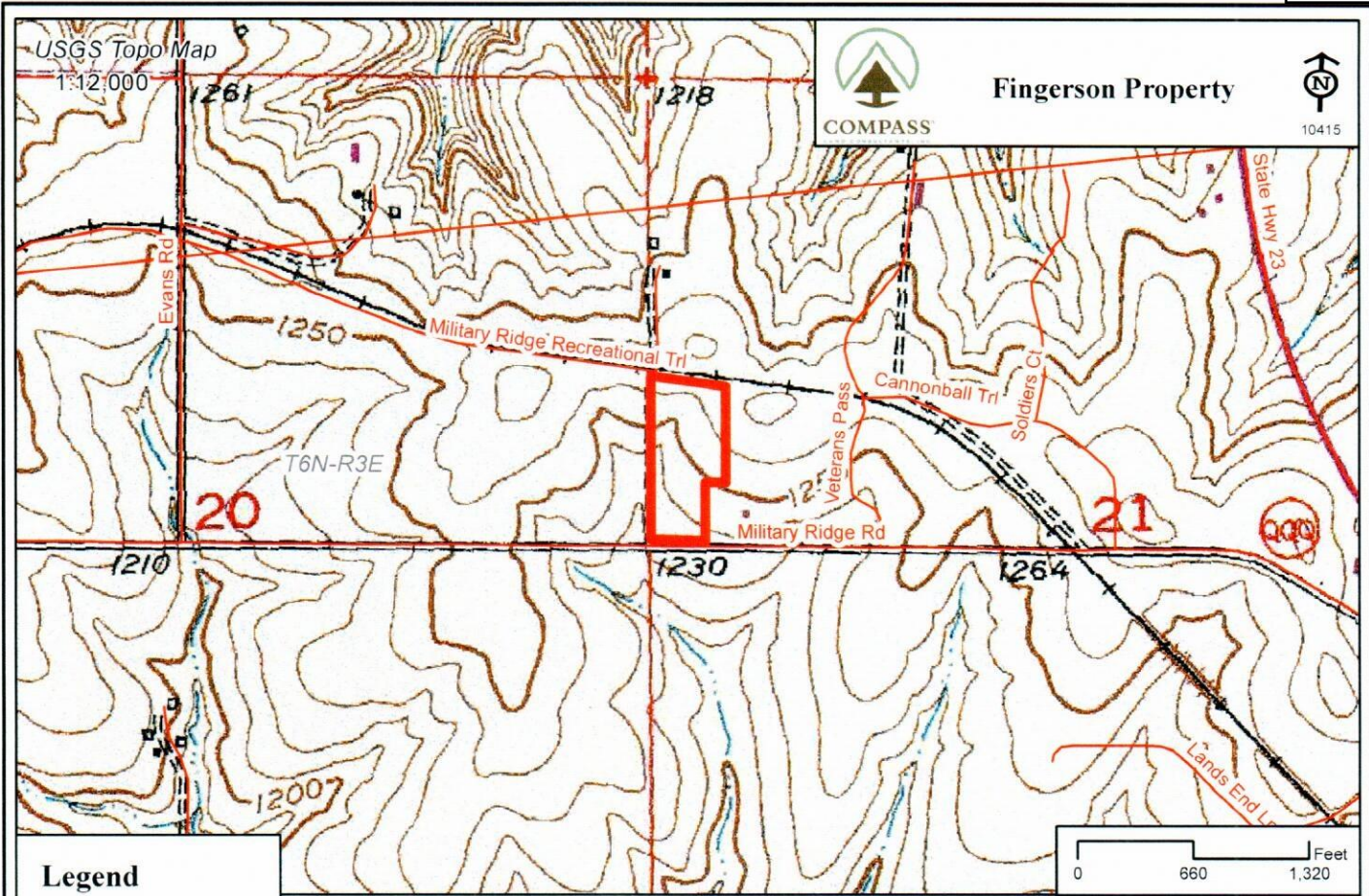
Utilities: Rural

Improvements: None

Land Cover: 100% Open

Additional Information

This property is currently cultivated for crop production. It is located nearly adjacent to the City limits of Dodgeville in an area with mixed residential use near the Lands' End corporate headquarters. Municipal utilities do not extend to this property.



This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.



Highest and Best Use

Residential

Intended Use

Residential

Zoning

Ag/Res (AR-1)

Recording Information

Warranty Deed

Doc No: 364705

Grantor: Keith A. and Laura L. Caulfield

Grantee: Amber Brings and Nicolas J. Nelson

<u>Price</u>	<u>Date</u>
\$110,000	January 30, 2020

<u>Size</u>	<u>Price/Acre</u>
10.000 Acres	\$11,000

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the clearing on the property.

Location: 8400 Spring Road

Legal Description: Part of Section 11, T7N-R5E, Town of Arena, Iowa County, WI.

Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Rolling

Access: Public Road

Utilities: Rural

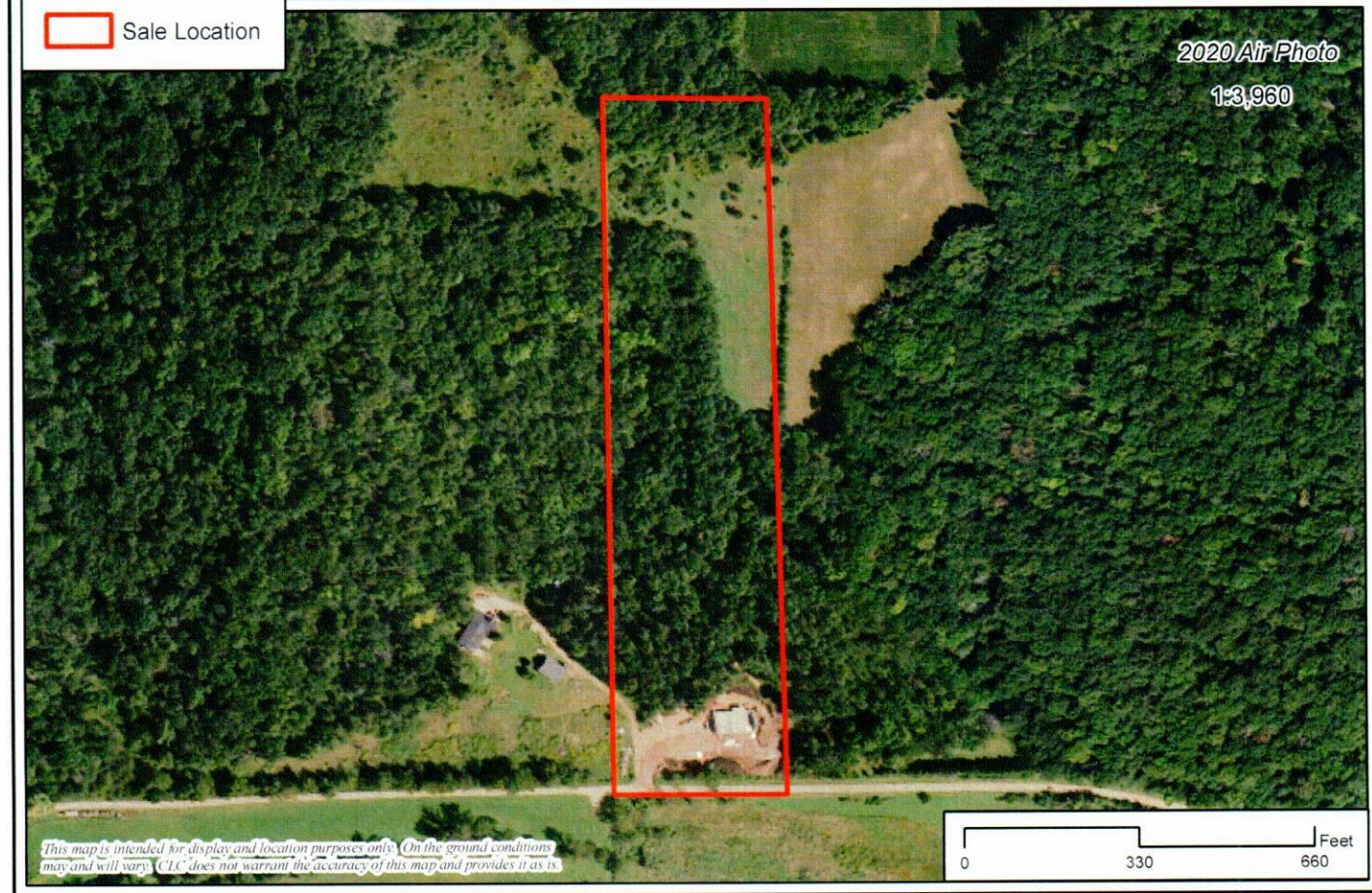
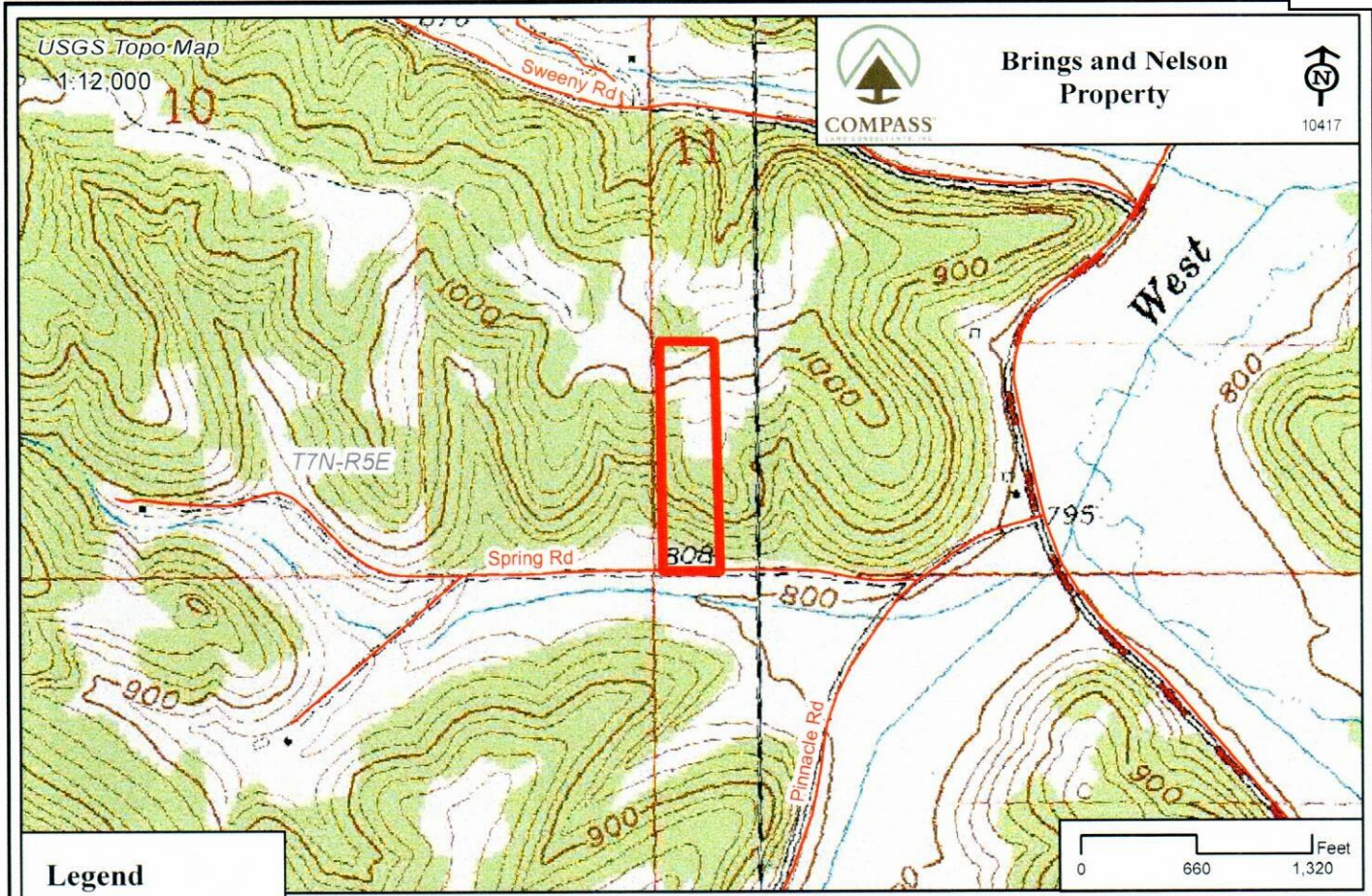
Improvements: None

Land Cover: 70% Wooded 30% Open

Forest Cover: Oak

Additional Information

A shared driveway is required for this lot.



This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.



Highest and Best Use

Residential

Intended Use

Residential

Zoning

Ag/Res (AR-1)

Recording Information

Warranty Deed

Doc No: 369325

Grantor: Sherry Casali

Grantee: Clayton Utzig

<u>Price</u>	<u>Date</u>
\$127,000	October 14, 2020

<u>Size</u>	<u>Price/Acre</u>
8.180 Acres	\$15,526

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the road frontage.

Location: Acreage on Mounds Park Road

Legal Description: Part of Section(s) 24 and 25, T7N-R5E, Town of Brigham, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Sloped

Access: Public Road

Utilities: Rural

Improvements: None

Land Cover: 95% Wooded 5% Open

Forest Cover: Oak

Additional Information

No Additional Comments.



Highest and Best Use

Residential

Intended Use

Residential

Zoning

Agriculture (A-1)

Recording Information

Personal Rep. Deed

Doc No: 372269

Grantor: Estate of David S. Neumann

Grantee: Cole R. Roelli and Christl C. Burns-Roelli

<u>Price</u>	<u>Date</u>
\$90,000	March 25, 2021

<u>Size</u>	<u>Price/Acre</u>
12.500 Acres	\$7,200

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the road frontage.

Location: Acreage on Mathews Road

Legal Description: Part of Section 17, T6N-R2E, Town of Eden, Iowa County, WI.

Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Level to Sloped

Access: Public Road

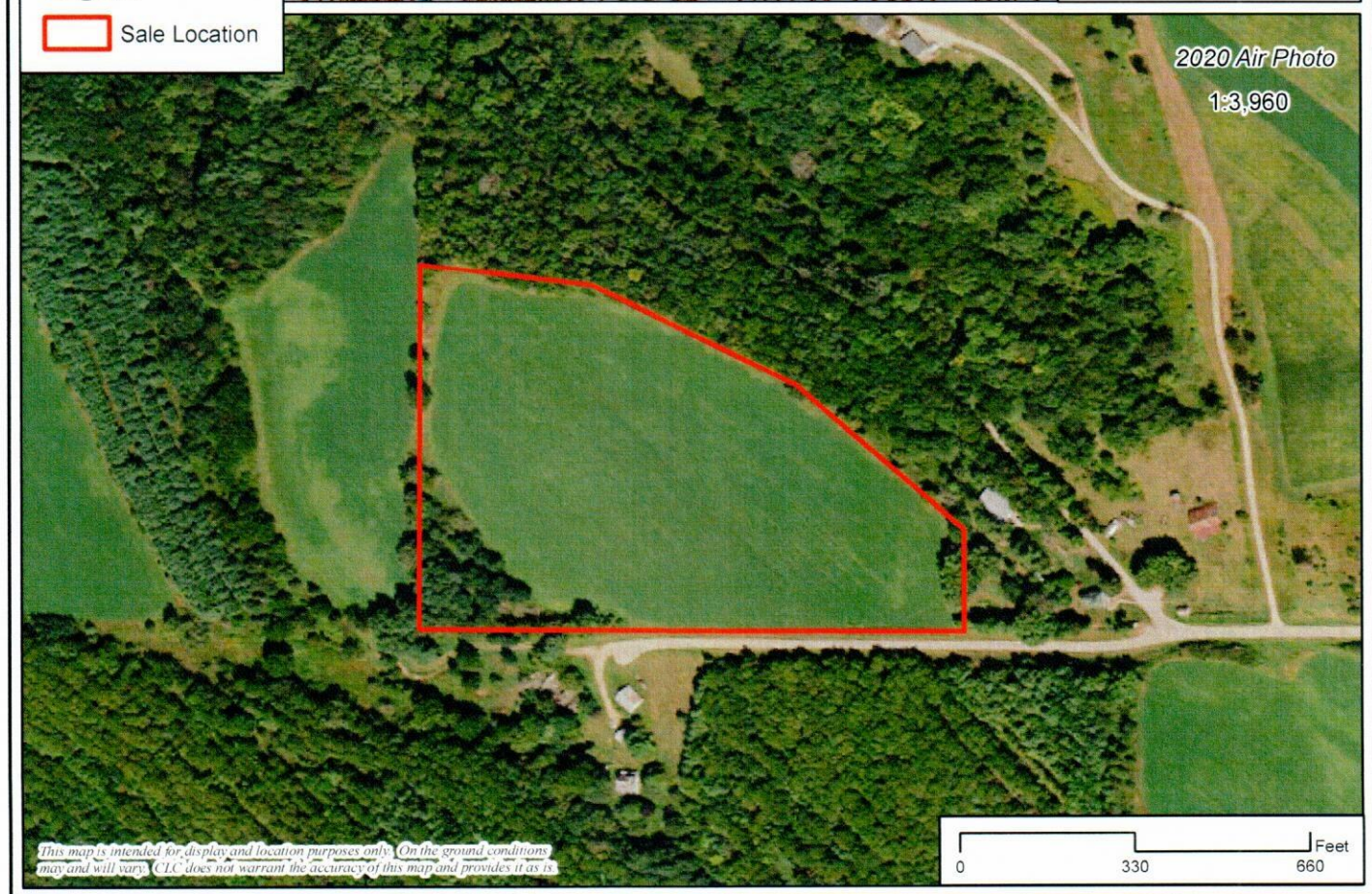
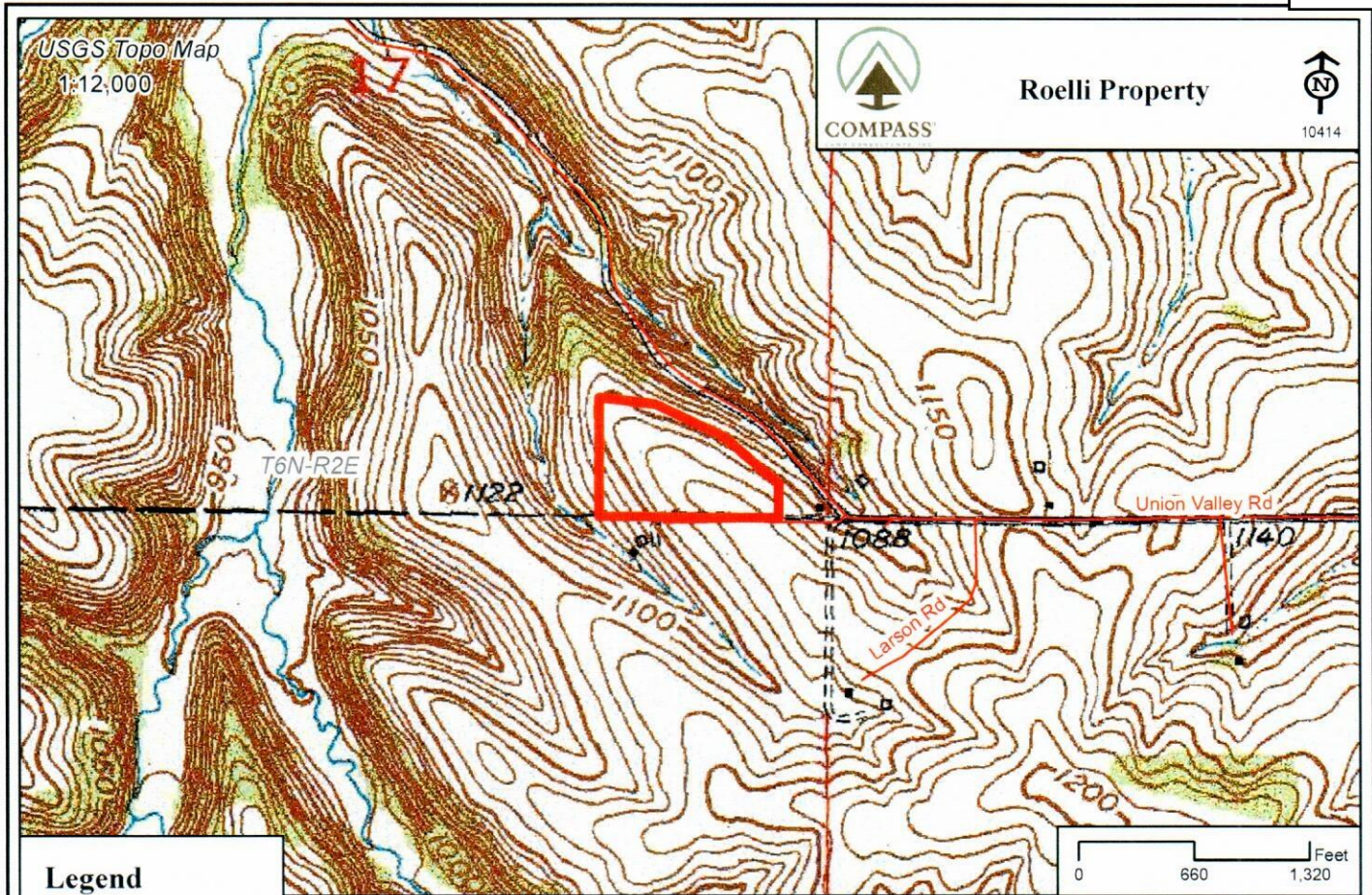
Utilities: Rural

Improvements: None

Land Cover: 90% Open 10% Wooded

Additional Information

This property was advertised as a residential site requiring a zoning amendment in order to build.



Education:

University of Wisconsin – Stevens Point, WI

- Bachelor of Science – Forest Administration – 1988

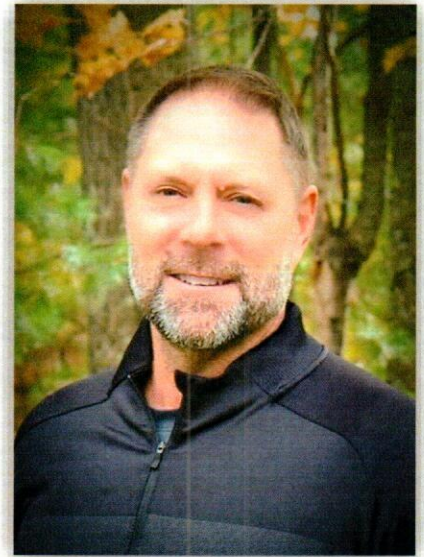
Employment:

2011 – Present:

- Compass Land Consultants, Inc., Minocqua, WI; Two Harbors, MN
Ironwood & AuTrain, MI (Co-owner, Real Estate Specialist, Appraiser)

1988 – 2011:

- Steigerwaldt Land Services, Inc., Tomahawk, WI (Staff Appraiser, Technical Services Forester)



Experience:

- Over 30 years of experience in the Lake States as an appraiser and forester.
- During the past 20 years, appraisal experience has been focused on eminent domain appraisal assignments. Most notably, between August of 2012 and April of 2015, 186 parcel appraisals were completed in a 7-county area located in southeast Minnesota and west-central Wisconsin on a high-profile, high-voltage transmission line project. In 2016, performed appraisals on 106 parcels for a gas pipeline project in North Dakota. More than 200 parcel appraisals for a gas pipeline project in 8 Counties in Lower Michigan. Numerous appraisals to support the Fargo Moorhead Diversion Canal Project. Other matters also include appearances in jury trials and civil hearings in several counties in Wisconsin, Minnesota, Michigan, and North Dakota. Litigators have relied upon my experience and knowledge of the real estate markets and severance issues concerning eminent domain and condemnation. Since 2014, I have prepared reports for over 70 cases.
- Other appraisal assignments include federal and industrial land exchanges, conservation easement valuations, appraisal assignments subject to IRS requirements, appraisals for estate planning purposes, numerous eminent domain appraisals for state and county transportation projects, transmission line projects, gas pipeline projects, and work for state agencies throughout the Midwest. These assignments include a wide variety of assets from improved commercial properties to vacant island waterfront lots.
- Trained in highway and utility right-of-way acquisition to include every phase of the acquisition process involving market studies, landowner meetings and negotiations, and damage appraisals.
- As a graduate forester, I have extensive experience with timber investment properties. Additional experiences include aerial photo mapping and timber inventory on projects totaling over 1,000,000 acres for state, federal, and industrial clients, check cruising duties on various inventories, forest management planning and timber sale preparation, and administration where tasks included day-to-day activities.

Licenses, Memberships, and Organizations:

- Certified General Appraiser in Wisconsin, Michigan, Minnesota, and North Dakota
- International Right of Way Association
- International Right of Way Association – Badger Chapter (Executive Board 2014-2019)
- IRWA Badger Chapter Professional of the Year (2019-2020)

EXPIRES: 12/14/2021

NO. 1502 - 10

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that
JEFFREY A OLSON

was granted a certificate to practice as a

**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 7th day of December in the year 2007.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



David B. Cini
D&PS Secretary

This certificate was printed on the 3rd day of December in the year 2019

Laura B. Heier

9559 Bolger Lake Road • Minocqua, WI 54548 • 715.358.0600 • laura@compasslandconsultants.com • www.compasslandconsultants.com

Education:

University of Wisconsin - Stevens Point, WI

- Bachelor of Science - Forest Management and Urban Forestry – 2009

Employment:

2020 – Present:

Compass Land Consultants, Inc. – Appraisal Assistant
AuTrain, MI, and Minocqua, WI

2010- 2020

- Steigerwaldt Land Services, Inc. – Tomahawk, WI
(Director of Appraisal Operations, Forester, Appraisal Assistant)



Experience:

Appraisal Assistant:

- All aspects of real estate appraisal services including: report writing, and collecting field data for appraisal and property inspections. Additional duties include researching and collecting comparable sales data and gathering, analyzing, and summarizing real estate data for appraisals and large market studies. Primary work consists of valuing vacant recreational land, timberland, conservation easements, eminent domain valuations, and “Yellow Book” assignments.
- Locating land using legal descriptions, plat books, topographic maps, and aerial photographs, inspecting properties, and collecting public data such as deeds, acreages, and Certified Survey Maps.
- Completion of numerous appraisal assignments under the supervision of Certified General Appraisers licensed in several states.

Forester:

- Coordinate and execute multi-year Best Management Practice (BMP) monitoring for timber sales of varying ownerships (private, tribal, State and Federal) for the States of Michigan and Minnesota.
- Individual tree valuation assignments for insurance claims, legal cases, and eminent domain “takings”.
- All aspects of forest management services including timber cruising, timber typing, MFL enrollment and management, silvicultural prescription writing, timber sale set-up, timber marking, bidding, filing state and county notices, and contract inspections.

Licenses, Memberships, and Organizations:

- Currently completing educational requirements to be licensed as a Wisconsin Certified General Appraiser.
- Certified Plan Writer – Wisconsin Department of Natural Resources
- Wisconsin Cooperating Forester
- Tree Risk Assessment Certified - International Society of Arboriculture
- IRWA Member

- 7) HIGH-VOLTAGE TRANSMISSION LINES.** Any easement for rights-of-way for high-voltage transmission lines as defined under s. 196.491 (1) (f) shall be subject to all of the following conditions and limitations:
- (a)** The conveyance under ch. 706 and, if applicable, the petition under s. 32.06 (7), shall describe the interest transferred by specifying, in addition to the length and width of the right-of-way, the number, type and maximum height of all structures to be erected thereon, the minimum height of the transmission lines above the landscape, and the number and maximum voltage of the lines to be constructed and operated thereon.
 - (b)** In determining just compensation for the interest under s. 32.09, damages shall include losses caused by placement of the line and associated facilities near fences or natural barriers such that lands not taken are rendered less readily accessible to vehicles, agricultural implements and aircraft used in crop work, as well as damages resulting from ozone effects and other physical phenomena associated with such lines, including but not limited to interference with telephone, television and radio communication.
 - (c)** In constructing and maintaining high-voltage transmission lines on the property covered by the easement the utility shall:
 - 1. If excavation is necessary, ensure that the top soil is stripped, piled and replaced upon completion of the operation.
 - 2. Restore to its original condition any slope, terrace, or waterway which is disturbed by the construction or maintenance.
 - 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 - 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 - 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 - 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 - 7. Pay for any crop damage caused by such construction or maintenance.
 - 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.
 - (d)** The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.
 - (e)** The landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the landowner fails to do so, the landowner shall nevertheless retain title to all trees cut by the utility.
 - (f)** The landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
 - (g)** The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
 - (h)** The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.
 - (i)** The rights conferred under pars. (c) to (h) may be specifically waived by the landowner in an easement conveyance which contains such paragraphs verbatim.

SAFETY & RELIABILITY

Managing vegetation around electric transmission lines

Our vegetation management practices focus on public safety and keeping the lights on.

Ensuring safety and electric reliability

American Transmission Co. owns and operates more than 9,500 miles of transmission lines in the upper Midwest, providing power to more than 5 million customers. We know that safety and electric reliability are important to you. By keeping the rights-of-way free of trees and incompatible vegetation, we help ensure the safety and reliability of the high-voltage electric transmission system.

Why vegetation is removed

Vegetation that grows too close to transmission wires can cause a dangerous situation. Electricity can arc from the wires to a tree branch, igniting a fire or causing an outage. A tree does not need to make direct contact with a transmission line to create a hazard. Incompatible vegetation in a right-of-way can threaten the reliability of the electric transmission system and lead to wide-spread power outages. Dense, incompatible vegetation in the transmission line rights-of-way hinders access for crews and equipment needed to inspect, maintain and make repairs to the poles and wires.

Easements grant rights to remove vegetation

An easement gives ATC the legal rights to use the property for the specific purpose of constructing, operating and maintaining a transmission line. The property within the easement is often referred to as the transmission line right-of-way or easement strip. Though easement rights may vary from property to property, they typically limit the use of the right-of-way, and they typically allow ATC to remove trees, incompatible vegetation and other obstacles that could interfere with the operation and maintenance of the transmission line. As the property is transferred and sold to new owners, the easement rights remain in place.

ATC's vegetation management practices

Outages that occur on high-voltage transmission lines can create a larger, widespread impact than those that occur on lower-voltage distribution lines because thousands of homes and businesses can be impacted. An outage on one transmission line can trigger outages on other lines across a large geographic area. This cascading effect could result in significant damage to the entire electrical system that would create challenges when restoring power after an outage.

ATC's vegetation management program helps ensure that adequate clearances between transmission lines, trees and other vegetation are maintained at all times. To achieve safe clearances in the right-of-way, incompatible vegetation is pruned or removed.

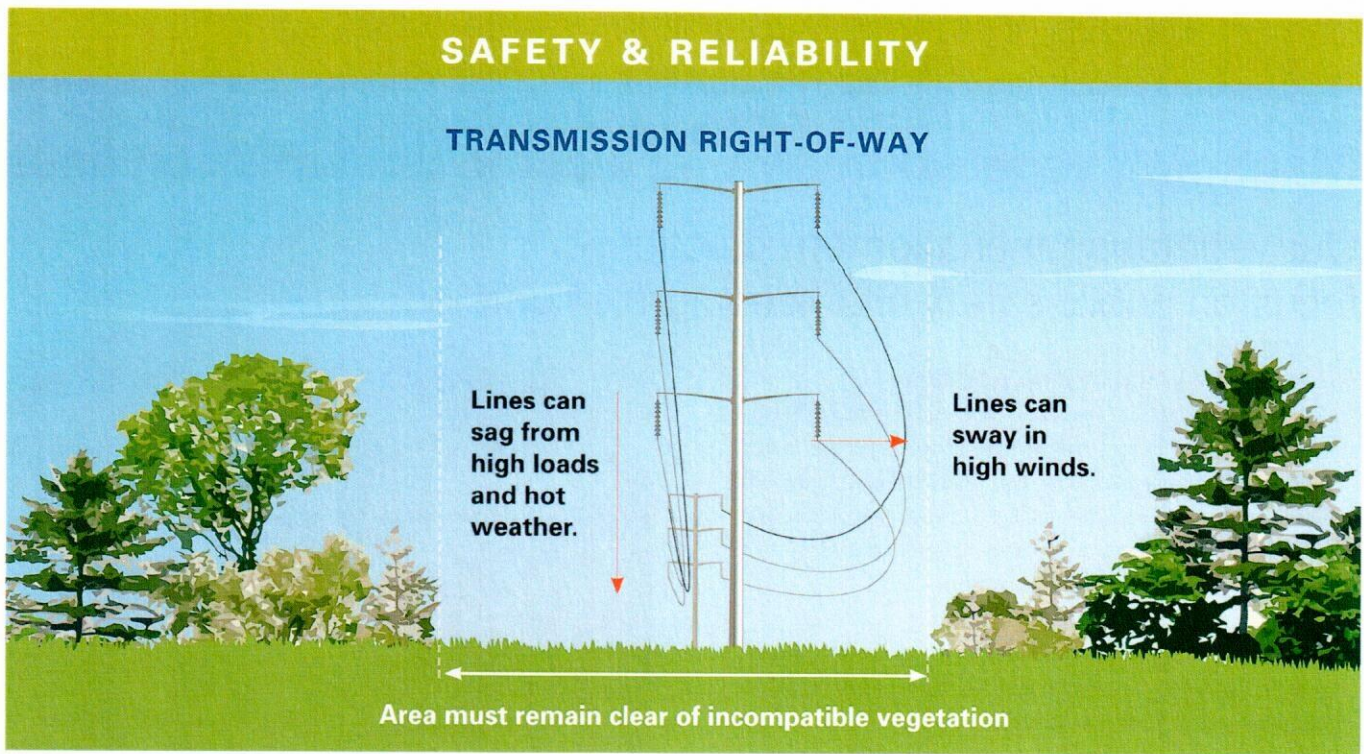


A tree does not need to make direct contact with a transmission line to create a hazard or a dangerous situation. Incompatible vegetation in a right-of-way can threaten the reliability of the electric transmission system and lead to wide-spread power outages.

In most situations, landowners should expect that all trees and dense, incompatible vegetation will be removed from the right-of-way during vegetation management work. Trees that are dead, dying, diseased, leaning toward the wires, or are displaying some other defect to their structural integrity are considered hazard trees. Removing hazard trees, even when they are located outside the right-of-way, helps ATC avoid the danger of these trees causing an outage or damage to the lines, poles and wires.

How we work with you

ATC generally gives landowners advance notice to make them aware that right of way maintenance is scheduled in their area. A work plan is developed for each property by professional utility foresters, which is based on ATC vegetation management standards. Right of way width, pole type, voltage, vegetation type and growth rates, line sag and sway, topography, right-of-way access and vegetation maintenance cycles also are factors in developing a work plan.



What to expect with initial clearing

As part of the project, a professional utility forester will contact the landowner to explain how we will handle tree and brush removal and disposal on the property before any vegetation management work is conducted. For example:

Wetlands and invasive species

- If the property contains a delineated wetland, we will work with the landowner to determine appropriate disposition methods.
- If the vegetation to be cleared contains state-listed invasive species, we will discuss proper handling and management practices with the landowner.

Herbicide application

Vegetation may be treated with herbicides through a variety of application methods based on site conditions. Herbicide application lessens the need for extensive clearing and mowing in the future. ATC uses herbicides applied by licensed applicators. The herbicides may be applied directly to specific trees or brush or applied over an entire area. When used correctly, minimal effects can be expected on grasses.

What to plant near power lines

Low-growing vegetation is most compatible with high-voltage transmission lines. Herbicides that are used effectively promote the growth of compatible vegetation that can thrive and support a suitable habitat for pollinators and other wildlife. Low-growing vegetation also has deep root systems, making these plants resilient and more likely to recover from disturbances resulting from maintenance and repair work in the right-of-way.



Visit atc-growsmart.com to review our planting guide, which provides suggestions for grasses and flowers that are compatible with transmission line facilities in the Upper Midwest. Be aware that guidelines for planting vegetation near lower-voltage distribution lines operated by your local distribution utility may be vastly different from those recommended by ATC.

Also, be sure to contact Wisconsin's Diggers Hotline or Michigan's MISS Dig at 811 before digging. A locating service will mark your property for underground utilities at no cost to you.

If you have any questions about ATC's vegetation management practices, or the vegetation management work scheduled for your property, please contact Asplundh Tree Expert Co.

Asplundh representative:

Mike Moll

Phone: (262)263-2566



Helping to keep the lights on, businesses running and communities strong®

(866) 899-3204 | P.O. Box 47 | Waukesha, WI 53187-0047

atcllc.com



Right-of-Ways and Easements for Electric Facility Construction in Wisconsin



Topics covered include:

1. [Introduction](#)
2. [Electric Transmission Line Right-of-Way \(ROW\)](#)
3. [How a Transmission Owner Obtains a ROW](#)
 - a. [Easements](#)
 - b. [Fee Simple Purchases](#)
 - c. [Substation Lands](#)
4. [How a Transmission Owner Obtains Easements](#)
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6. [PSC Involvement in Easement Negotiations](#)
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8. [When Negotiations Break Down—the Transmission Owner's Right of Eminent Domain \(Condemnation\)](#)
9. [The Importance of Negotiation](#)
10. [The Condemnation Process](#)
11. [ROW Restrictions](#)
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 - d. [ROW Maintenance \(Vegetation Management\)](#)
 - i. [Regulatory Framework](#)
 - ii. [Hazard Trees](#)
 - iii. [Herbicides](#)
12. [How Long an Easement Lasts](#)
 - a. [Length of Easement Terms](#)
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Introduction

The Public Service Commission of Wisconsin (PSC or Commission) offers this overview to landowners who must negotiate easement contracts with transmission owners for new electric transmission lines or sales of land for substations. It explains the easement process so that landowners may have informed negotiations with transmission owners. Transmission owners are a type of utility company that move electricity from generation sites to distribution lines. Their easement agreements and management of rights-of-way (ROW) are likely to differ from local electric or gas utilities.

The Commission understands that there are concerns among landowners about the eminent domain process (condemnation). The procedures of eminent domain are addressed in this overview, but a more complete discussion is contained in a publication from the Wisconsin State Energy Office entitled, “The Rights of Landowners under Wisconsin’s Eminent Domain Law.”¹ Because easement agreements are private contracts, the PSC does not participate in the negotiations between transmission owners and landowners. The processes for negotiation and condemnation are covered by the laws in Chapter 32 of the Wisconsin Statutes.

This overview explains what a transmission ROW is and how a transmission owner normally obtains the ROW it needs to build and protect its facilities. It also explains the relationship between initial contract negotiations and the eminent domain process. Finally, it discusses some concerns about landowner rights and easement contracts.² If easement negotiations for an easement between a transmission owner and a landowner fail and the condemnation process begins, the landowner should review the “Rights of Landowners” state publication.



Figure 1 Typical Vertical Monopole Structure

Electric Transmission Line ROW

Transmission owners are the entities that own and maintain electricity transmission facilities. An electric transmission line ROW is a strip of land that an electric transmission owner uses to construct, maintain, or repair a large power line. Its use is governed by a private business contract, called an easement, between the transmission owner and the landowner. If the transmission owner needs access roads to get to the power line ROW, it also obtains easements for those access roads.

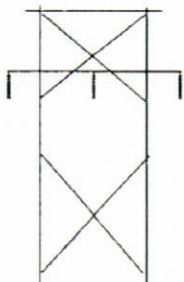


Figure 2 Typical H-Frame Structure

A transmission line ROW is wider than a ROW for a smaller distribution line that serves homes and businesses directly. Transmission lines may operate at several hundred thousand volts and can serve several hundred thousand customers. Distribution lines operate at several thousand volts and can serve a few thousand customers. A service connection to a home operates at a few hundred volts.

A transmission line is usually centered in the ROW. The structures (usually poles and cross arms) keep the wires away from the ground, other objects, and each other. Structure height, type, span length (distance between structures), and ROW width are interrelated. If landowners wish to have fewer transmission structures installed on their land, they might ask if a longer span length is possible. To increase the span length, the transmission owner

¹ “The Rights of Landowners under Wisconsin’s Eminent Domain Law.” Wisconsin State Energy Office (<http://www.stateenergyoffice.wi.gov/docview.asp?docid=22817&locid=160>)

² Wisconsin utilities have appeared to change their approaches to easement contracts and ROW vegetation management since the creation of the National Electric Reliability Corporation (NERC) in 2007.

might need to increase the structure height. If the span length and height are greatly increased, a wider ROW is sometimes needed.

Sometimes it is necessary to attach distribution lines (distribution underbuild) to transmission line structures. This would limit the transmission span length to maintain safe clearances below the distribution line. Distribution lines along transmission routes are often buried with the transmission lines remaining above ground.

How a Transmission Owner Obtains a ROW

A transmission owner obtains a ROW for an electric transmission line or substation through the purchase of an easement (purchasing rights to the land) or fee title ownership (purchasing the land).

Easements

The most common arrangement for a transmission owner to obtain land rights is an easement. When a transmission owner seeks an easement, a real estate agent contacts a landowner to negotiate the purchase of usage rights for a specific parcel or strip of land that is to be used for the power line.

An easement between a transmission owner and a landowner is a legal contract that allows the transmission owner to build, maintain, and protect the power line. The landowner retains general ownership of the land and pays the taxes on the parcel. The landowner sells the usage rights to the transmission owner for a negotiated amount of money, generally paid in one lump sum. The contract specifies restrictions on both the transmission owner's and the landowner's use of the land and specifies the rights of the transmission owner. It is binding upon the transmission owner, the landowner, and any future owners of the land until the contract is dissolved. Future owners of the land should find the easement contract attached to the deed.

Sometimes, a new line needs to be installed in place of an older line that is in poor condition. If the existing ROW is not appropriate for the new line, a new ROW must be obtained through a new easement. Under Wis. Admin. Code § PSC 113.0509(2), new transmission easements must specify the: (1) type, height limits, and number of new structures; (2) line voltage; and (3) ROW width.

If the existing ROW and structures are still appropriate but the original easement can be improved in other ways, the transmission owner may offer to renegotiate the easement contract. For example, some older easements have wording that is difficult to interpret or a legal description that refers to an entire 40-acre parcel for the ROW when only a 60-foot-wide strip is needed. The transmission owner may ask to renegotiate a contract when rebuilding an old line on existing ROW in order to clarify its relationship with the affected landowner.

Fee Simple Purchases

Another arrangement for obtaining new power line ROWs is for the transmission owner to actually purchase the land. In this arrangement, the landowner sells the strip of land to the transmission owner outright, and the utility owns the ROW in fee simple. In this situation, the landowner gives up ownership of the land along with all the rights and responsibilities that ownership entails. This is a common arrangement for new substations, but is rarely used when siting transmission lines.

Substation Lands

Transmission substations vary in size because of the different numbers of lines and different size lines and transformers in each one. A simple distribution substation may require less than one acre, while a large

substation may require six acres or more. Some land outside the substation fence may be needed for access roads. If landscaping or earthen berms are used to screen the substation, more land may be necessary. If more land is purchased than is needed for the substation, the utility may sell the excess land, rent it out for farming or other local uses, or retain it for potential substation expansions.

How a Transmission Owner Obtains Easements

A transmission owner acquires easements by negotiating with landowners on whose lands the power line will be constructed. Easement negotiations begin at different times, depending on the type of project and the type of approval the transmission owner must receive from the Commission. A transmission owner must receive a Certificate of Public Convenience and Necessity (CPCN) from the Commission for a transmission project that is either: (1) 345 kilovolts (kV) or greater; or (2) less than 345 kV but greater than 100 kV, over one mile in length, and needing new ROW.

A transmission owner must receive a Certificate of Authority (CA) for any transmission line it proposes of any voltage if the proposed cost exceeds a cost threshold related to the transmission owner's size.

According to Wisconsin's eminent domain law (Wis. Stat. § 32.03(5)), a transmission owner generally may not acquire an easement for transmission projects requiring a CPCN until it receives the CPCN from the Commission. The Commission determines the transmission line route and structure designs that should be used after reviewing the record of the public hearing for the CPCN. However, Wis. Stat. § 32.03(5)(c) does allow a transmission owner to negotiate an easement with a landowner before a CPCN is issued if the transmission owner advises the landowner that it doesn't have authority to acquire the property by condemnation until the CPCN actually is issued.

For lower voltage lines where a CA is required, there may be only one proposed route and structure type. For these types of proposed construction cases, the transmission owner may begin easement negotiations before the CA has been granted by the Commission.

Although the negotiation for an easement is a private transaction between the transmission owner and the landowner, a formal process protects a landowner's rights during the negotiation. In a typical negotiation, a transmission owner's agent presents a landowner with a draft easement and an estimate of the value of the ROW it wants to purchase. The landowner has the right to have his or her own appraisal made by a qualified appraiser. The reasonable cost of this appraisal must be reimbursed by the transmission owner if: (1) it is submitted to the utility within 60 days after receipt of the utility's appraisal; and (2) it meets the standards of the law in Wis. Stat. § 32.09.

The easement between a transmission owner and an individual is specific to the land in question and each easement differs depending on many factors. The landowner should not sign an easement without first reading it, asking questions, and negotiating. Under Wis. Admin. Code § PSC 113.0509, the landowner shall have a minimum period of five days to review the proposed easement, unless this period is voluntarily waived by the landowner. Also, there is nothing barring one landowner along a proposed transmission route from discussing easement concerns with other landowners before signing. As stated earlier, in the case of high-voltage transmission lines, Wis. Admin. Code § PSC 113.0509(2) states that the easement contract must have certain descriptive details about the line:

- Length and width of the ROW.
- Number, type, and maximum height of all structures to be erected on that ROW.
- Minimum height of the transmission lines above the landscape.
- Number and maximum voltage of the lines to be installed on that ROW.

For a newly proposed project, the landowner may also examine the project application that the transmission owner submitted to the PSC for review. For projects that require a CPCN, the PSC ensures that copies of the application are provided to the clerk of each municipality and town in the project area and also to the main public library in each county in the project area. Interested persons can also request copies of the application directly from the transmission owner or review it on the PSC's Electronic Regulatory Filing (ERF) system web site (<http://psc.wi.gov>). All documents for proposed construction cases can be accessed on the PSC's website by using a project application's unique PSC docket number. More information about using the PSC's ERF system can be found on the web site or by contacting the PSC Division of Energy Regulation at (608) 266-5481.

Landowners' Rights, and Waiving Those Rights

Wisconsin law lists some rights of landowners whose properties will be affected by a transmission line that is 100 kV or larger and over one mile in length. Table 1 lists these rights. The landowner may be asked to waive, or give up, one or more of these rights, but does not have to do so. In the easement, marked or crossed-out items in the list are "waived" or no longer applicable if the landowner signs the easement. The easement should not be signed unless the landowner absolutely agrees to waive the items as indicated.

Easements are legally binding and should be written in precise language. The landowner's rights listed in Table 1 are generally included as part of the easement by being attached as an "Exhibit." A term of the easement might state that those rights that are listed, marked, or crossed out in the exhibit would be "waived," *i.e.*, not included in the easement. Table 2 gives an example of easement language that one might see for waiving landowner rights. (The "Grantor" is the landowner and the "Grantee" is the utility, in this case a transmission owner).

Waiving any of these rights, as well as any other part of the contract not required by law, is negotiable and not an obligation.

Table 1 Landowners' Rights

Landowners who sign an easement with the utility have the specific rights provided under the Wisconsin Statutes. These rights are applicable for high voltage power lines that are 100 kV or larger, longer than one mile, and built after 1976. If landowners have questions or problems related to these rights, they should contact the PSC at (608) 266-5481 or (888) 816-3831.

Under Wisconsin law (Wis. Stat. § 182.017(7)(c) to (h)), the rights are expressed as utility requirements:

- (c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement the utility shall:
 1. If excavation is necessary, ensure that the top soil is stripped, piled and replaced upon completion of the operation.
 2. Restore to its original condition any slope, terrace, or waterway which is disturbed by the construction or maintenance.
 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 7. Pay for any crop damage caused by such construction or maintenance.
 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.
- (e) The landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the landowner fails to do so, the landowner shall nevertheless retain title to all trees cut by the utility.
- (f) The landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- (g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
- (h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.

Table 2 Examples of Easement Contract Language that Waive Certain Landowner Rights

<p>In the Contract:</p> <p>“The parties hereto do hereby agree to the terms and conditions set forth in Exhibit(s) _____, attached hereto and incorporated therein.”</p>
<p>At the top of the Exhibit:</p> <p>“As part of the foregoing High Voltage Electric Line Easement, Grantor(s) do hereby specifically waive certain of the following rights as designated at the bottom hereof . . .”</p>
<p>At the Bottom of the Exhibit:</p> <p>“The Grantor(s) do hereby waive the rights provided in the following paragraphs of this Exhibit A . . .” [with spaces following for listed rights to be waived]</p>

PSC Involvement in Easement Negotiations

An easement is a private agreement between the landowner and the transmission owner. The PSC, therefore, cannot become involved in easement negotiations.

Agricultural Land as a Special Case

Agricultural land presents a special case. A negotiation tool that may be available to farm operators or farmland owners is the Agricultural Impact Statement (AIS) prepared for certain power line projects by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). Any power line or substation that involves taking an interest in over five acres from any single farm operation requires preparation of an AIS before easement or purchase contract negotiations can begin. A “farm operation” is defined by law as an activity conducted primarily for the production of commodities for sale or home use in such quantity that the commodities contribute materially to the support of the farm operator.

Even if the taking is less than five acres, DATCP may decide to prepare an AIS if it believes the acquisition will have a significant effect on farm operations. The completed AIS is sent to affected farmland owners and farm operators. By law, DATCP must also distribute copies to certain local municipal offices and libraries in the potentially affected area. The transmission owner is not allowed to negotiate with the property owner or begin condemnation for at least 30 days after publication of the AIS. (For more on condemnation, see discussion below.)

According to Wisconsin law (Wis. Stat. § 32.09(6r)), if the transmission line is at least 100 kV and more than one mile long, the transmission owner’s offer for land “zoned or used for agricultural purposes” must be in two forms: a lump sum payment and an annual payment “which represents just compensation under sub. (6) for taking of the easement for one year.” The agricultural landowner chooses which type of payment to accept. If annual payments are chosen, payments will be received only as long as the land remains in agricultural use.

When Negotiations Break Down – the Transmission Owner’s Right of Eminent Domain (Condemnation)

Despite earnest negotiations, it is possible that a landowner and a transmission owner will not reach agreement on the terms and conditions of an easement. Under these circumstances, the transmission owner has the right to take the easement or property through court action. It may “condemn” the land, if needed, using its statutory right of eminent domain.

Transmission owners as utilities have been granted the right of eminent domain because it is in the public interest to provide safe and reliable electric service at a fair price. For major transmission lines, however, a transmission owner may not condemn property before the utility receives a CPCN from the PSC. A public hearing in the project area is required for these types of projects.

In a condemnation action, the local condemnation commission determines the fair price to be paid, based on testimony provided to it by the transmission owner and the landowner’s witnesses. Landowners have rights in this process under the Wisconsin Eminent Domain Law (Wis. Stat. ch. 32). These rights are described in a state-produced brochure, “[The Rights of Landowners under Wisconsin Eminent Domain Law](#).”³ The transmission owner must provide this brochure to affected landowners. If the transmission owner begins the condemnation process, it is important for the landowner to review the information outlined in this publication.

The Importance of Negotiation

A landowner does not have to sign the standard easement form as the transmission owner agent initially presents it. Landowners have the right to negotiate for terms in the easement contract that will avoid or reduce the line’s impact on their land. The transmission owner, in turn, has an obligation to negotiate. The transmission owner will make an initial offer of money to be paid for the easement, but this amount is also negotiable. To complete a satisfactory easement negotiation, however, both the landowner and the transmission owner must have reasonable expectations and be reasonable in negotiations.

If the landowner feels threatened about condemnation during the easement negotiations with the transmission owner, the best action is to continue to negotiate. Some landowners find that hiring a lawyer is helpful if negotiations are not progressing. Transmission owners generally do not prefer condemnation. Condemnation procedures are expensive and time consuming, not only for the landowner but also for the transmission owner.

The Condemnation Process

The transmission owner generally only begins the condemnation process after negotiation with a landowner has failed to result in an agreement. The condemnation process begins with the transmission owner offering the landowner an official “jurisdictional offer,” by personal delivery service or certified mail. The jurisdictional offer is an official written notice by the transmission owner to the landowner that: (1) describes the proposed public use of the land; (2) describes what property is to be taken and the date when it will be taken; and (3) states the amount of compensation the landowner is to be paid. The landowner, by law, has 20 days from the receipt of this offer to accept it or reject it.

³ <http://www.stateenergyoffice.wi.gov/docview.asp?docid=22817&locid=160>

If the landowner accepts the offer, the offered payment is made by the transmission owner and the condemnation process terminates. If the landowner rejects the offer or does not respond within 20 days, the transmission owner may petition the court to have the county condemnation commission determine the appropriate level of compensation for the ROW. The condemnation process continues until the easement or property is obtained and the landowner is compensated. The process is outlined in the “Rights of Landowners under Wisconsin Eminent Domain Law” state publication previously mentioned.

ROW Restrictions

Transmission Owner Use

After acquiring an easement from the landowner, the transmission owner owns the right to do only what is provided for in the easement. If the transmission owner buys the ROW in fee simple, it is limited only by the regulations, such as local zoning restrictions, that would apply to any landowner.

An important part of what the easement allows is the ability of the transmission owner to control the types of vegetation that may grow in the ROW. This special ability is described in the following major section of this overview entitled, “ROW Maintenance (Vegetation Management)”.

Property Owner Use

Modern easements specify how a landowner is allowed to use the ROW. In general, property uses that do not interfere with the transmission line are acceptable. These uses can include dairy farming, crop farming, grazing, some gardening, hunting, biking, hiking, snowmobiling, and parking, among other things.

Modern easements may specify the type and location of buildings or woody plants allowed within the ROW. The State Electrical Code sets the minimum distance between transmission lines and buildings (such as storage sheds). It prohibits new transmission lines from being built over residential dwellings and prohibits new houses from being built under transmission lines. The easement can specify the types of woody species that are permitted and any conditions required by the transmission owner for location, maintenance, or maximum heights allowed. Some transmission owners may prefer to discuss any exceptions they may allow with landowners. Only the terms of the easement are legally enforceable, and if exceptions are not provided for in the easement, they may be withdrawn in future maintenance cycles.

If the power line is installed underground, the ROW may be narrower than for an overhead line of the same voltage. However, buildings, shrubs, and trees are prohibited throughout the ROW.

Public Use

Landowners retain the right to limit public access on their lands. Fences are allowed across the ROW. Fences constructed in ROWs of transmission lines that are 100 kV or larger, longer than one mile, and built after 1976 are specifically protected in Wis. Stat. § 182.017(7)(c) which states that the transmission owner must satisfactorily repair to its original condition any fence that is damaged as a result of construction or maintenance operations. If the fence has no gate and the transmission owner needs access to a ROW, they will cut the fence and a temporary gate will be installed. Any such gate may be left in place at the landowner’s request. Transmission owners that damage fences located in ROWs not mentioned in Wis. Stat. § 182.017(7) (see Table 1) are required to meet the conditions specified in the easement.

ROW Maintenance (Vegetation Management)

[Note, August 27, 2015: Commission staff is in the process of obtaining clarification from the transmission owners about their vegetation management plans and requirements for landowners. Vegetation management is not within the Commission's jurisdiction unless specifically included as a condition for approval of a CA or CPCN. This overview may be amended as new information is available.]

After a transmission line is installed, the transmission owner maintains the ROW according to its specified practices for the type, size, and voltage of the line. Transmission owners often use contractors for the actual on-the-ground management of the ROW. Contractors may be responsible for work planning, operations, and/or inspections as well as communications with landowners.

Generally, the area directly under the transmission line's conductors is usually kept in low-growing forbs and grasses to make it easier for line maintenance and repair. All woody vegetation in this zone is usually removed. Some compatible, low growing species of shrubs or dwarf trees may be allowed in gardens or yards on the edges of a ROW. Each transmission owner's staff should be available to discuss how it manages the species growing in the ROW and what types of plantings may be acceptable. The transmission owner may allow some of these short-growing woody species, but it is important to note that anything located in an easement can be at risk for removal if not specified in the easement or if there is a change to the operation or maintenance requirement of the electrical facilities.

There may be other exceptions for vegetation management depending on ROW conditions. For an overhead line where engineering allows, trees and shrubs that remain short as they mature might be allowed to grow in the ROW but not under the line. Where a line crosses a valley and has the wires high off the ground, trees and shrubs may be allowed to grow in the lower part of the valley. There might be buffer zones necessary where low-growing woody plants are allowed to remain at streams and river crossings.

Regulatory Framework

Vegetation management in the ROW is one part of transmission system reliability that is overseen by the North American Electric Reliability Corporation (NERC). NERC has been certified by the Federal Energy Regulatory Commission as the reliability organization for the North American electric transmission system. It oversees reliability of the transmission system's lines and has established a national reliability standard for ROW vegetation management (FAC-003-3),⁴ on the transmission system for lines over 200 kV. Each transmission owner must have a line clearance plan available to NERC related to the NERC-required clearances for that type of line. Landowner use of the ROW must conform to these standards as well.

With the current NERC standards, the major transmission owners in Wisconsin ([American Transmission Company LLC](#), [Dairyland Power Cooperative](#), and [Xcel/Northern States Power](#)) have changed their tolerances towards woody vegetation in the ROW. These tolerances have become more restrictive compared to those prior to 2003. Generally, they will not allow taller tree and shrub species to grow in the ROW. Some transmission owners employ a zoned approach to the ROW, allowing different types of vegetation in different sections of the ROW. Some transmission owners may have a list of recognized compatible/incompatible species which are primarily based on height at maturity.

Hazard Trees

Under Wis. Admin. Code § 113.0512, a transmission owner may also conduct additional tree trimming or removal outside of the ROW to trim or remove trees that could pose a threat to the transmission line.

⁴ <http://www.nerc.com/files/FAC-003-3.pdf>.

These “hazard” trees are trees that pose an unacceptable risk of falling and contacting the line before the next ROW maintenance cycle. If identified, these hazard trees must be topped, pruned, or felled so that they no longer pose a hazard. The easement should specify and enable this utility obligation. Wood from these trees is not removed from the site, but stacked as firewood or left to decay naturally. Landowners may be given an opportunity to request part of the trunk of the hazard trees be left standing for wildlife, or options regarding the cut wood. Safety requirements may not allow for this wildlife habitat to be left and would be decided on a case-by-case basis.

All woody vegetation over underground lines is removed. If a line is buried, the ROW is likely to be much narrower than an overhead line, but vegetation would still be removed in the ROW that is associated with the underground line.

Under Wis. Admin. Code § PSC 113.0510, the utility must make a reasonable attempt at contacting landowners a minimum of 24 hours before beginning maintenance activities in the ROW (emergency repairs are exempted from this notification requirement). The ROW is inspected from the air at least once a year and inspected by ground patrol periodically, generally every three to four years. Property owners with concerns or questions about ROW management on their land should contact the relevant transmission owner.

Herbicides

Herbicides may be used to remove trees and other woody vegetation, unless prohibited in the easement. Landowners may require that herbicides not be used on their property. The use of herbicides can be an effective way of controlling incompatible species, and is part of the industry-recognized Integrated Vegetation Management (IVM) of ROWs. The goal of IVM is to effectively use methods, such as targeted herbicide applications, to reduce incompatible species over time to create a sustainable and low-maintenance community within the ROW. This method can lead to an overall reduction in herbicide use over time. A landowner should be informed as to what herbicide the transmission owner or their contractors are using and if there are any restrictions to grazing or accessing the area after application. If no herbicides or chemicals are used, the transmission owner relies on cutting and other mechanical means of control. Without the use of herbicides, vegetation management within the ROW may be much more invasive and impactful in the long-term.

How Long an Easement Lasts

Length of Easement Terms

The transmission owner will retain its ROW rights and obligations in perpetuity unless it removes the line, abandons the ROW, and releases the easement rights. The easement becomes part of the property deed and is thereafter transferred with the property. Except in certain farmland situations, the easement compensation is a one-time payment by the transmission owner to be allowed to maintain the ROW and protect the line in perpetuity. The transmission owner, the landowner that signed the easement agreement, and all future owners of that property must abide by the terms of the easement.

ROW Abandonment

If the transmission owner removes a power line, it might offer a landowner the opportunity to nullify an easement. The transmission owners usually charge landowners a fee to release the easement rights. For example, a transmission owner might charge landowners the administrative costs or the current market value of the easement to clear the easement from the property deed.

The Public Service Commission of Wisconsin is an independent state agency that oversees more than 1,100 Wisconsin public utilities that provide natural gas, electricity, heat, steam, water, and telecommunication services.



Public Service Commission of Wisconsin

P.O. Box 7854
Madison, WI 53707-7854

Telephone: 608-266-5481
Toll free: 888-816-3831
Consumer affairs: 608-266-2001 / 800-225-7729
TTY: 608-267-1479 / 800-251-8345
Fax: 608-266-3957

Website: <http://psc.wi.gov>

Electric 02 (09/15)

REAL ESTATE APPRAISAL REPORT

Project:

American Transmission Company
Cardinal – Hickory Creek

Property Location:

Old Adams Road
Ridgeway, Wisconsin 53582

Landowner(s):

Village of Ridgeway
113 Dougherty Court
Ridgeway, Wisconsin 53582

Prepared For:

Aimie Mims
Right of Way Project Manager
HDR
1601 Utica Avenue South, Suite 600
Minneapolis, Minnesota 55416-3400

Prepared By:

Jeffrey A. Olson
Real Estate Specialist
Compass Land Consultants, Inc.
9559 Bolger Lake Road
Minocqua, Wisconsin 54548

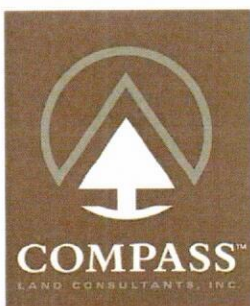
Effective Date of Value:

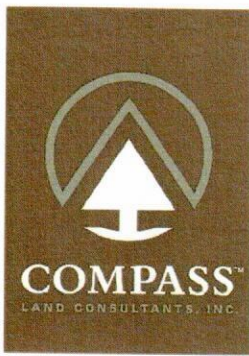
April 28, 2021

Date of Report:

May 20, 2021

(CLC #20027)





WE VALUE NATURE

May 20, 2020

Aimie Mims
 Right of Way Project Manager
 HDR
 1601 Utica Avenue South, Suite 600
 Minneapolis, Minnesota 55416-3400

Re: Appraisal Report
Project: American Transmission Company- Cardinal to Hickory Creek
Location: Iowa County, Wisconsin
ATC ID: CDL-HKR1240
Property Owner(s): Village of Ridgeway

Dear Ms. Mims:

As requested, enclosed is my appraisal of land and improvements, owned by the Village of Ridgeway, located in Iowa County, Wisconsin. The purpose of this appraisal is to determine the impact of a 0.05-acre Electric Transmission Line Easement, and an Access Easement of 0.88 acre, for the proposed Cardinal – Hickory Creek Transmission Line Project that will be placed on the aforementioned property.

Since the acquisition is a partial interest, the assignment is best completed by using the “before and after” methodology. In the *before* condition, the estate appraised is the fee simple interest in and to 15.72 acres owned by the Village of Ridgeway, subject to existing encumbrances, liens, and restrictions as identified in the Knight Barry Title Services, LLC Report (File Number 1019912).

Based on the appraisal methods in the following report, it is my opinion that the subject property, in the *before* condition, has a market value of \$172,920. In the *after* condition, with the Electric Transmission Line and Access Easement in place, it is my opinion that the property has a market value of \$170,363. As of April 28, 2021, the final inspection date, the difference in the *before* and *after* values is \$2,600, rounded from \$2,557.

I appreciate the opportunity to provide you with this appraisal. Please contact me if you have any questions.

Sincerely,


 Jeffrey A. Olson
 Real Estate Specialist

JAO/jh

Enc.

9559 Bolger Lake Road
 Minocqua, WI 54548
 Phone: 715.358.0600
 Fax: 715.358.0400

Corporate Office
AuTrain, Michigan:

E3310 State Highway M28
 AuTrain, MI 49806
 Phone: 906.892.8665
 Fax: 906.892.8691

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I. Introductory Information

Summary of Appraisal Facts and Conclusions

Property Identification

Project: Cardinal – Hickory Creek Transmission Line Project
 Parcel Number: CDL-HKR1240
 Property Landowner(s): Village of Ridgeway
 Property Address: Old Adams Road, Ridgeway, Wisconsin 53582
 Landowner's Address: 113 Dougherty Court, Ridgeway, Wisconsin 53582

Property Data

Type of Property: Municipal Waste Facility
 Parcel Size: 15.72 Acres (Property Tax Data)
 Zoning: A-T – Agricultural Transition District
 Highest and Best Use:
 Before: Residential
 After: Residential

Sale History

This property has been owned by the Village of Ridgeway for the past 10 years and no arm's length transactions were found.

Interest Acquired

Easement Type: Electric Transmission Line and Access Easement
 Easement Area: 0.05 acre, with a 0.88-acre Access Easement
 Date of Electric Transmission Line Easement Survey: 2/26/2021
 Date of Access Easement Survey: 2/26/2021

Appraisal Conditions and Results

Appraiser Name(s): Jeffrey A. Olson
 Date of Property Inspection: April 28, 2021
 Effective Date of Value: April 28, 2021
 Appraisal Report Date: May 20, 2020
 Appraisal Intended Use: Just Compensation

Market Value Estimate:

Appraised Value – <i>Before:</i>	\$172,920
Appraised Value – <i>After:</i>	\$170,363
Difference in Value:	\$ 2,557
Rounded To:	\$ 2,600

Compensation for Easement: \$2,600

II. Assignment Conditions

Client

The client is Aimie Mims, Right of Way Project Manager with HDR.

Intended Use and Intended Users

The intended use of the appraisal is to provide an opinion of market value that can be used by the client and American Transmission Company (ATC) in connection with the acquisition of a transmission line and access easement from the landowner(s).

The intended users of the appraisal report are the client, ATC, and their legal counsel.

Appraisal Problem

The purpose of the appraisal is to estimate the market value of the subject property in its current condition (*before* condition), followed by an estimate of the market value as encumbered by an Electric Transmission Line and Access Easement (*after* condition). The difference in market value between the *before* condition and the *after* condition is the impact on the property's value that is attributable to the proposed easement and the basis for the amount of just compensation due to the landowner(s).

The effective date of this appraisal report is the last inspection date, or April 28, 2021.

Interest Appraised

In the *before* condition, the estate appraised is the fee simple interest in and to 15.72 acres owned by the Village of Ridgeway subject to existing encumbrances, liens, and restrictions as identified in the Knight Barry Title Services, LLC Report (File Number 1019912). The *before* condition appraisal is not subject to any hypothetical conditions or extraordinary assumptions.

In the *after* condition, the estate appraised is the fee simple title to 15.72 acres owned by the Village of Ridgeway subject to existing encumbrances, liens, and restrictions, as identified in the Knight Barry Title Services, LLC Report (File Number 1019912), subject to a new Electric Transmission Line and Access Easement.

Definition of Market Value

The following definition of market value is derived and stated from *The Dictionary of Real Estate Appraisal, Sixth Edition* and is as follows:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this

definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This appraisal is provided in an Appraisal Report according to Standards Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021). This Appraisal Report is written using a “*before and after*” method and format.

Approaches to Value

There are three basic approaches to value, which are briefly described and summarized below:

- **Sales Comparison Approach:** With this approach, the appraiser obtains (from the marketplace) sales of property that are comparable to the subject property. The appraiser then verifies the terms of the sale, the conditions of the sale, and the sale price with a party to the transaction (if available). After analysis and adjustments, these sales are utilized to arrive at a range of value for the subject. When sales are available, this approach typically is the best indicator of value since it represents the actions of buyers and sellers in the marketplace. For this appraisal, there is sufficient data available that provides support for the estimate of value for the subject property.
- **Cost Approach:** In some instances, an appraiser may use this method to arrive at a value for the improvements on the subject property. With this approach, the appraiser utilizes current reproduction costs or replacement for improvements. Depreciation is applied to this price to arrive at an in-place value for the subject’s improvements. The value of the land is then added from the sales comparison approach. This approach is based on numerous assumptions, and because the use and value of the improvements are not impacted, the cost approach is not utilized for this assignment.
- **Income Approach:** This approach to value uses the assumption that there is a relationship between the amount of income a property will earn and the future value of the property. The appraiser uses the anticipated net income from the subject property and processes a net present value for the subject. This process uses a capitalization rate including such factors as risk, time, and interest on the capital investment, and recaptures the depreciating asset. In the Wisconsin State Statutes, Section 2, 32.09 reads; As a basis for determining value, a commission in condemnation or a court shall consider, if provided by the condemner or condemnee, an appraisal based on the income approach and an appraisal based on the cost approach. For this assignment, there is reliable comparable sales data; therefore, this approach is not used.

Effective Date of Value

The last date of inspection was April 28, 2021, which is the effective date of value.

Scope of Work

Compass Land Consultants, Inc. was engaged by the client to prepare an Appraisal Report to estimate just compensation due to the landowner for a new electric transmission line easement to be located on their property. The appraiser reviewed details of the proposed project by American Transmission Company (ATC), studied the easement and rights to be impacted, and gained familiarity with the market area and properties near the Cardinal – Hickory Creek Transmission Line Project.

Compass Land Consultants, Inc. sent a letter to the landowner regarding a date to meet with the appraiser to discuss the project. The landowner did not respond, therefore Laura B. Heier, Appraisal Assistant with Compass Land Consultants, Inc., inspected the property on April 28, 2021 from the public roadway. During the inspection, Ms. Heier obtained notes and photographs of the land and documented access, utilities, existing easements and rights-of-way, terrain and topography, land cover, soils, water features, and surrounding land uses. The inspection included a site review of the proposed easement location with notes on pole locations and dimensions of the required right-of-way.

Based on the site inspection, the appraiser analyzed and considered physical and legal constraints, reviewed surrounding land uses and contemplated highest and best use alternatives. The proposed acquisition is an easement for a high-voltage transmission line. The solution of the assignment is based on “*before and after*” methodology. For the *before* appraisal, zoning was investigated, a Title Search Report was reviewed, parcel maps and tax records were obtained, all three approaches to value were considered, and comparable sales were investigated. For the *after* appraisal, the same considerations were employed, along with investigations for encumbered sales and studies of utility easements on property values. The final report was prepared and delivered to the client.

Statement of Assumptions and Limiting Conditions

The appraisal is subject to the following:

- Title to the subject property is assumed to be marketable. The appraiser assumes no responsibility for matters of legal nature, especially those affecting title to the property.
- The legal description(s) furnished to the appraiser is assumed to be correct. Information in this report furnished to the appraiser by others is believed to be reliable and correct, but no responsibility is assumed for its accuracy.
- Maps, sketches, drawings, and surveys in this report are believed to be correct and are included to assist the reader in visualizing the property.
- The property is assumed to be free of any contamination and hazardous waste. No contamination or hazardous waste was observed during the subject property inspection; however, the appraiser is not trained to perform such an evaluation.
- The appraiser has made a routine inspection of the subject. The appraiser, however, is not a qualified building inspector, engineer, soils expert, biologist, or geologist, and the appraisal is subject to these conditions.
- The outbreak of the Novel Coronavirus (COVID-19) was declared by the World Health Organization as a “Global Pandemic” on March 11, 2020. The effects of the pandemic declaration on the national real estate market, in general, and the subject’s local real estate market, specifically, are not yet known. It is also unknown how long the effects of the COVID-19 pandemic might impact real estate market values, and whether the real estate market impacts will be permanent or what any potential recovery rate will be. For this reason, the identified time adjustment has not attempted to recognize the market impacts of the current COVID-19 pandemic on the subject’s market value and is not suggesting any time adjustment for market conditions after March 11, 2020. The estimation of the adjustment for market conditions has been complicated by the current market volatility resulting from the COVID-19 pandemic.

Extraordinary Assumptions

The appraisal is not subject to any extraordinary assumptions.

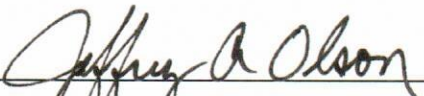
Hypothetical Conditions

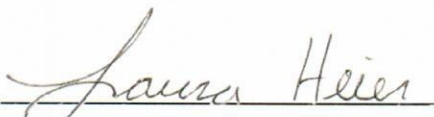
The *before* appraisal is not subject to any hypothetical conditions. The *after* appraisal is subject to the hypothetical condition that the Electric Transmission Line and Access Easement is in place and encumbering the property as of April 28, 2021.

Certificate of Appraiser

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have had no prior engagements involving the subject property within three years of the effective date of value.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the "Uniform Standards of Professional Appraisal Practice".
- The appraiser employs no extraordinary assumptions and one hypothetical condition within this appraisal report. The use of a hypothetical condition may alter the appraisal results; however, in this appraisal report, the total damages would not change.
- Compass Land Consultants, Inc., sent a letter to the landowner regarding a date to meet with the appraiser to discuss the project. The landowner did not respond, therefore Laura B. Heier, Appraisal Assistant with Compass Land Consultants, Inc., inspected the property from the public roadway on April 28, 2021. Jeffrey A. Olson did not physically inspect the subject property.
- Aside from Laura Heier, no other individuals provided significant appraisal assistance.


 Jeffrey A. Olson
 Real Estate Specialist
 Wisconsin CGA #1502-10


 Laura B. Heier
 Appraisal Assistant

Cardinal to Hickory Creek Transmission Line Project - Project Overview

ATC, ITC Midwest, LLC (ITC), and Dairyland Power Cooperative (Dairyland) are proposing a high-voltage transmission line connecting northeast Iowa and southwest Wisconsin, that would provide economic savings, support renewable energy policies, and improve electric system reliability. Proposed routes from Dubuque County, Iowa to Dane County, Wisconsin have been identified for the 345-kilovolt line.

Analysis by the MISO regional transmission organization indicates that the Cardinal-Hickory Creek Transmission Line Project is a multi-benefit project that would deliver benefits to local communities and the Midwest region in the following ways:

- Improve stability of the regional transmission grid
- Add an additional interstate transmission connection between Wisconsin and Iowa
- Offset the need for lower voltage upgrades
- Reduce congestion on the transmission system that will lower energy costs
- Improve efficiency of grid; more efficient grid reduces the cost to deliver energy
- Provide economic impact benefits to local communities during construction
- Establish another pathway for renewable energy to serve customers with connections to key load centers

ATC, ITC, and Dairyland follow a careful and deliberate process that provides guidance for identifying and analyzing options for routing and siting transmission lines. Through input they receive from government agencies, the public, communities, and landowners, they consider options that are appropriate for the location and issues associated with a project.

Market Area and Neighborhood

The subject property is located in east-central Iowa County, in the Village of Ridgeway, in southwestern Wisconsin. The subject is approximately 11 miles northeast of the city center of Dodgeville, the County Seat.

The main transportation arteries with proximity to the subject include Interstate Highway(s) (I) 39/90/94 traveling north and south; U.S. Highways (USH) 18 and 151; and numerous state and county highways. Regional airline transportation is available nearby at the Dane County Regional Airport (MSN). Railroad service is provided throughout northern Iowa County by the Wisconsin & Southern Railroad (WSOR).

Iowa County has a population of approximately 16,184 and a median household income of about \$61,443, which is similar to the state's median household income of \$61,747. Top private-

sector employers in Iowa County include Lands' End, Cummins Emissions Solutions, Inc., American Players Theatre, and Hodan Center, Inc. The largest industry sector in Iowa County is the Retail Trade sector followed by Health Care and Social Assistance, Manufacturing, and Construction. The Agricultural, Forestry, Fishing, and Hunting industry also contributes significantly to Iowa County's economy.

The City of Dodgeville is geographically located among rolling farmlands, steep hills, and sandstone bluffs. The surrounding area is classified as 'unglaciated' as it was untouched by the glaciers that shaped this region's landscape. This area is also referred to as the 'driftless region', also due to the absence of glaciers where no drift (rock and soil) was left behind. Dodgeville's population is estimated to be 4,734 with a median household income of \$58,274 and is home to four internationally recognized companies: Lands' End, Walnut Hollow, Quality Liquid Feeds, and Thuli Tables. The countryside supports a diverse agricultural base with approximately 350,000 acres of the county in beef, dairy, and crop farming. The city's historic downtown houses many businesses including banks, specialty shops, and restaurants, as well as the oldest, active courthouse in the State of Wisconsin. (Population and income data were obtained from datausa.io and were based on current estimates. Information on the City of Dodgeville was obtained from www.cityofdodgeville.com.)

Subject Property Information

Location, Size, and Access

The subject property is located in the Village of Ridgeway, in Iowa County, approximately 11 miles northeast of the city center of Dodgeville, Wisconsin. The subject property includes two non-contiguous tax parcels and totals 15.72 acres. The north parcel is bounded by U.S. Highway 18-151 along a portion of the northern property boundary and by Old Adams Road to the south. The southern parcel is primarily south of Old Adams Road and west of Grove Street. The property is located in an area of mixed-uses, including residential, recreational, and agricultural type properties.

Legal Description

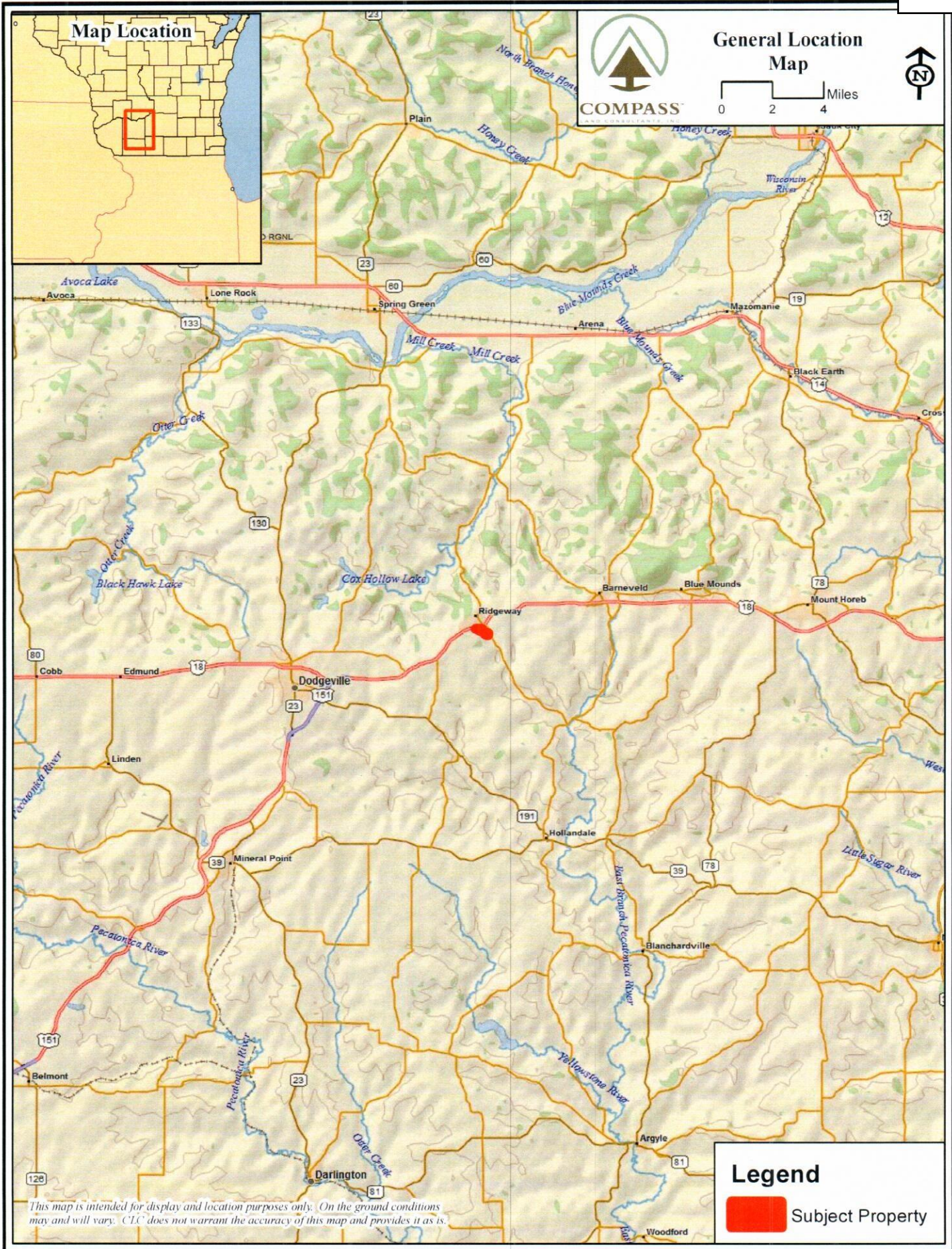
Part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, in Section 14, all in Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin. (See the Addenda – Title Information and/or Parcel Reports.)

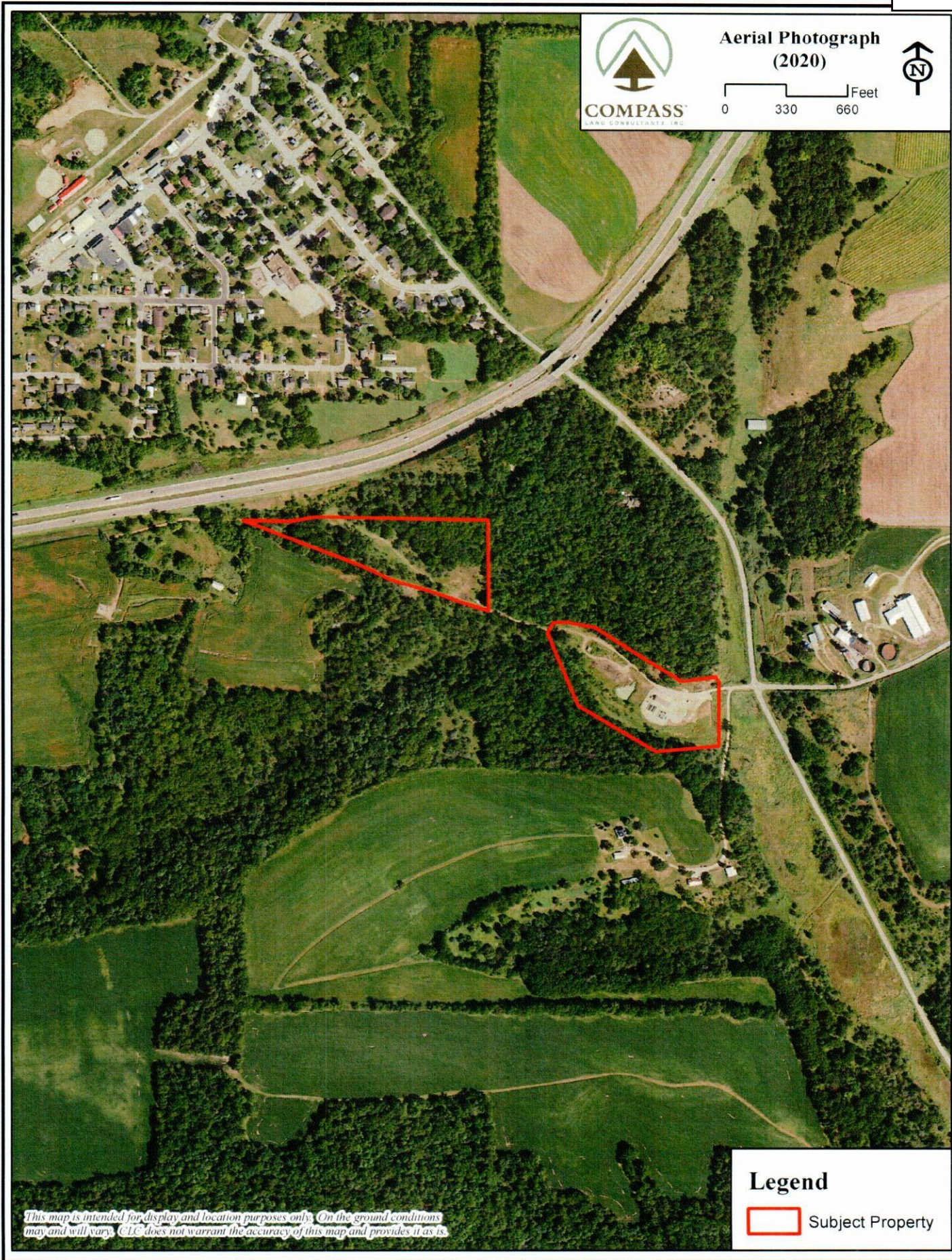
Utilities

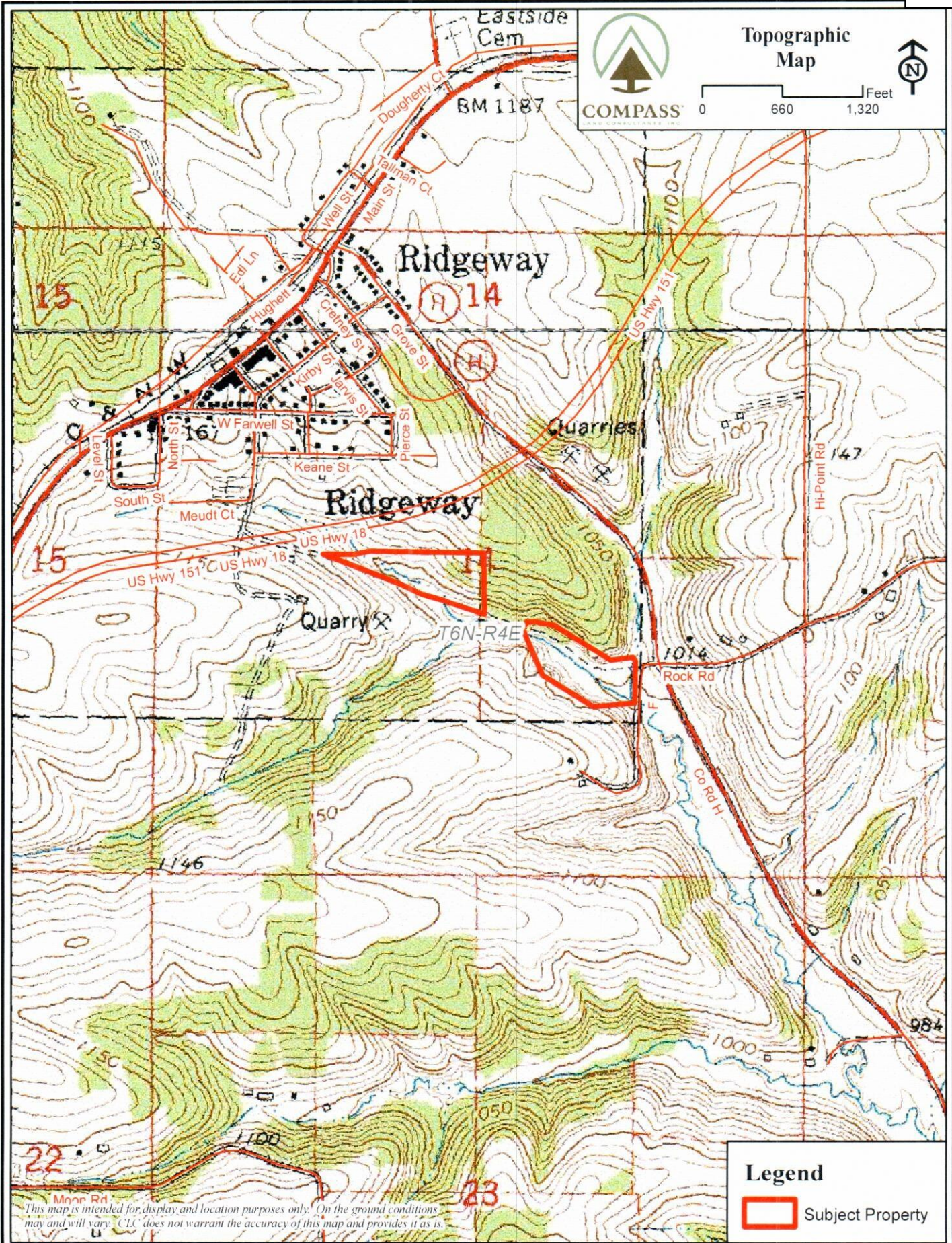
The southern portion of the subject property has rural utility services available, including telephone, electric, and private water well and sewer while the northern portion does not currently have utility services.

Land

The subject property totals 15.72 acres within two non-contiguous tax identification parcels. The overall land cover is characterized to be 55 percent occupied by structures associated with a municipal waste treatment facility and the remaining area is forestland. The terrain is level to sloped and nearly entirely upland with the exception of a creek running through a portion of the property. There are several different soil types found across the 15.72 acres, including Arenzville silt loam, Elkmound-Northfield complex, Newglarus silt loam, Palsgrove silt loam, Fayette silt loam, Hixton sandy loam, Judson silt loam, and Sogn and Dodgeville silt loam. Approximately 35 percent of the land area has 0 to 2 percent slopes. (For more information, see the subject property General Location Map, Aerial Photograph (2020), Topographic Map, and Subject Property Photographs on the following pages.)







This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.

Improvements

The property is improved with a waste treatment facility and associated fencing and structures. The buildings are not impacted by the reconstruction project.

Zoning and Land Use Restrictions

As reported by Iowa County, all of the subject property's land is located within the A-T – Agricultural Transition District. The purpose of this district is to permit agricultural use of farmland that has been identified as desirable in the Village Comprehensive Development Plan for urban expansion within a zero to ten year period. The A-T district accommodates as permitted uses beekeeping, dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, equestrian trails and stables, game management, and livestock raising, among others. Such uses may involve noise, dust, odors, heavy equipment, use of chemicals, and long hours of operation. Conditional uses include non-farm residential use of unsewered lots, fish and fur farms, commercial livestock and poultry operations, livestock sales facilities, veterinary services, airplane landing strips, and the storage and sale of seed, feed, fertilizer, and other products essential to farm production. The minimum lot size is 35 acres. The subject property currently conforms to the A-T Zoning District. Standards for rezoning take into consideration the suitability for that land to be developed, that the development is consistent with the Village Comprehensive Development Plan, and that there are adequate public facilities to serve the development. (Refer to the Addenda for zoning information.)

Assessment and Tax Information

The subject property totals 15.72 acres and consists of two tax parcels (Parcel IDs 177-0204 and 177-0206.C) owned by the Village of Ridgeway. The municipal property is neither taxed nor assessed. (Assessment and tax information is provided in the Addenda.)

Estate Appraised

The estate appraised is all the rights, title, and interest in and to 15.72 acres, subject to the outstanding rights and exceptions noted in the Knight Barry Title Services, LLC Report (File Number 1019912). The Title Report does not indicate easements or encumbrances aside from typical highway and road right-of-way setbacks.

Subject Property Photographs

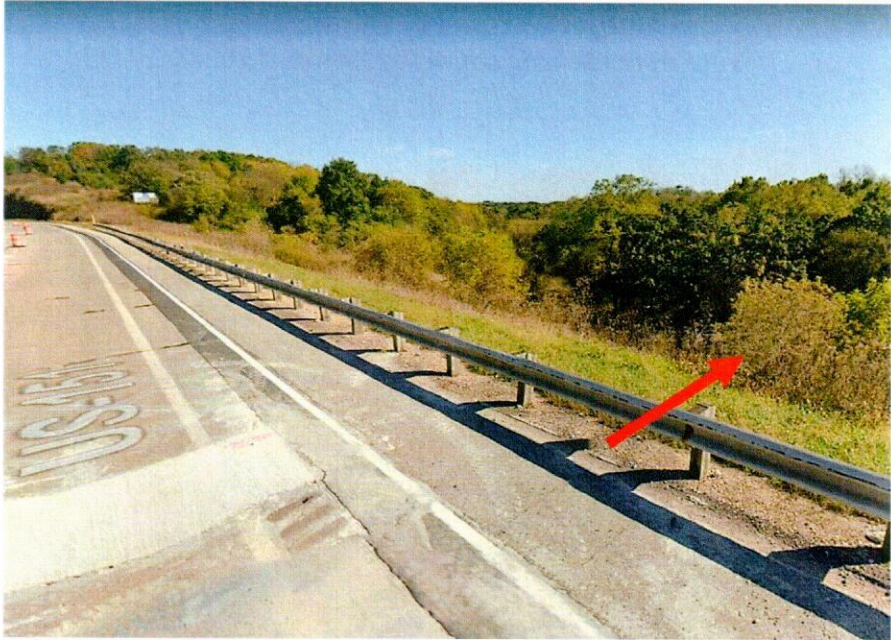
(Photos were taken by Laura B. Heier on April 28, 2021.)



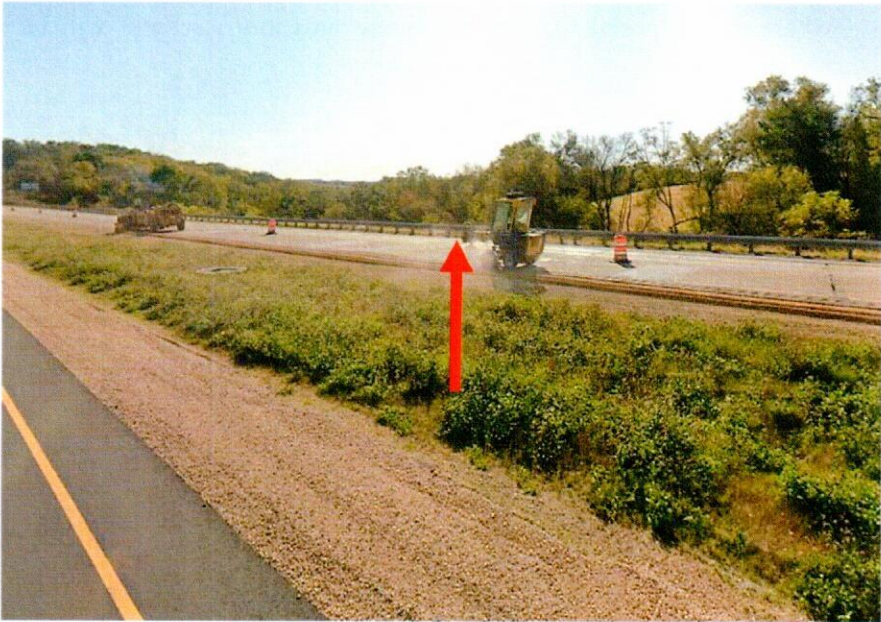
A view of the subject property. This photo shows the Village municipal building and waste treatment site. The gravel road shown above includes the proposed Access Easement to the other tax parcel where the proposed Electric Transmission Line Easement will be located.



This photo shows the southeastern property corner and the access road.



This Google Image was captured in October of 2019 and shows the steep frontage along U.S. Highway 18-151 where the proposed easement will be located (red arrow shows approximate subject property location).



Another Google Image (October of 2019) taken from the west bound land showing an overview of the subject property's approximate location (red arrow).

III. Subject Property Before Valuation

Highest and Best Use

According to The Appraisal of Real Estate (14th Edition), highest and best use is defined as: “The reasonably probable use of property that results in the highest value”. This simple definition will serve as a point of emphasis for examining the highest and best use concept. To be reasonably probable, a use must meet certain conditions. The use must be physically possible (or it is reasonably probable to render it so), the use must be legally permissible (or it is reasonably probable to render it so), and the use must be financially feasible. Uses that meet the three criteria of reasonably probable uses are tested for economic productivity, and the reasonably probable use with the highest value is the highest and best use.

The highest and best use analysis is conducted in two steps. First, the site is analyzed as if vacant. Second, the site is analyzed considering improvements. In both cases, the highest and best use must meet four tests. The four tests are as follows:

- Be legally permissible;
- be physically possible;
- be financially feasible, and
- be maximally productive.

Highest and Best Use as Vacant

Legally Permissible

The subject property lies within the A-T –Agricultural Transition Zoning District administered by Iowa County. This district is intended to permit agricultural use of farmland that has been identified in the Village Comprehensive Development Plan as desirable for urban expansion within a zero-to-ten-year period. Neighboring land uses include residential, recreation, and agricultural which are all believed to be legal permissible uses under the comprehensive development plan.

Physically Possible

The physical characteristics of the land are conducive to most uses, residence, recreation, and agriculture are physically possible.

Financially Feasible

The subject property is located within the Village of Ridgeway and in an area dominated by residential, recreational, and agricultural uses with limited light industrial uses. Rural areas in Iowa County have an established history of agricultural, recreational, and residential uses. An agricultural use is not feasible due to land characteristics. The property is currently used as a waste

treatment facility for the Village of Ridgeway which can be considered a light industrial use. Financially feasible uses are limited to residential, light industrial, and recreation.

Maximally Productive

Maximally productive is the specific use that produces the highest value of all the legally permissible, physically possible, and financially feasible uses. In this case, with all other uses eliminated, it is determined that the maximally productive use is residential. Market data suggests that light industrial uses within rural areas, outside of planned development units, are not in high demand and are priced lower than other markets such as the residential market. The same is true for recreational properties; therefore, both recreation and light industrial uses are not considered maximally productive. There is considerable market data supporting the demand for large acreage rural residential properties, similar to the subject property. The highest and best use as vacant is determined to be residential.

Highest and Best Use as Improved

The subject property contains a building, fencing, and other site improvements associated with a waste treatment facility. As improved, the highest and best use is light industrial or municipal. It is likely the property would not sell with improvements since it is owned by the Village of Ridgeway. The highest and best use as vacant is residential, which is the likely use of the property, if it were not being used by the Village.

Sales Comparison Approach

Selection of Comparable Sales

The land value of the subject property is estimated from sales of similar residential properties in the nearby vicinity. These comparable land sales are analyzed and related to the subject property in order to arrive at a land value.

Sale #	Sale Date	Size (Acres)	Price/Acre
10415	04/15/2019	8.09	\$9,889
10417	01/30/2020	10.00	\$11,000
10416	10/14/2020	8.18	\$15,526
10414	03/25/2021	12.50	\$7,200

Vacant Land Value *Before* Condition

These comparable land sales are analyzed and related to the subject property in order to arrive at a land value. The following grid highlights the required adjustments. When the sale is better (superior) than the subject in any given area or value element, it will be indicated as such in the grid. In opposition, when the sale is worse (inferior) than the subject in any given area, it will be indicated as such in the grid.

Sales Comparison Adjustment Grid – Before Condition

Criteria	Subject	Sale #10415	Sale #10417	Sale #10416	Sale #10414
<i>Quantitative Adjustments</i>					
Sale Price / Acre	N/A	\$9,889	\$11,000	\$15,526	\$7,200
Rights Conveyed	All usual rights	All usual rights =	Shared Driveway =	All usual rights =	All usual rights =
Market Conditions	N/A	04/15/2019 +5%	01/30/2020 =	10/14/2020 =	03/25/2021 =
Terms and Conditions	N/A	N/A =	N/A =	N/A =	N/A =
Preliminary Value	N/A	\$10,384	\$11,000	\$15,526	\$7,200
<i>Quantitative Adjustments</i>					
Location	Village of Ridgeway	Town of Dodgeville, near City limits Superior	Town of Arena =	Town of Brigham =	Town of Eden =
Size (Acres)	15.72 Acres	8.09 Acres =	10.00 Acres =	8.18 Acres =	12.50 Acres =
Access / Utilities	Public road / Rural utilities	Public road / Rural utilities =	Public road / Rural utilities =	Public road / Rural utilities =	Public Road / Rural utilities =
Zoning	AT-Agricultural Transition	AR-1 Agricultural Residential =	AR-1 Agricultural Residential =	AR-1 Agricultural Residential =	A-1 Agricultural Inferior
Site / Land Characteristics	55% Open; 45% Wooded; Level to Rolling	100% Open; Level Inferior	70% Wooded; 30% Open; Rolling =	95% Wooded; 5% Open; Sloped Superior	90% Open; 10% Wooded; Level to Sloped Inferior
Property Adjustment Summary	N/A	=	=	Superior	Inferior
Indicated Price / Acre	N/A	About Equal To \$10,384	About Equal To \$11,000	Less Than \$15,526	Greater Than \$7,200

Reconciliation and Estimate of Value – *Before* Condition

After necessary adjustments to the selected sales, the range of value for the subject property's land is greater than \$7,200 to less than \$15,526 per acre. The subject property is 15.72 acres in size and the four comparable sales are similar in size ranging from 8.09 to 12.50 acres. The subject property is roughly half "open" (occupied by an existing waste treatment facility) with the remaining land being wooded. The subject is within the Agricultural Transition District which allows future rezoning to accommodate compatible uses but allows conditional residential use.

These four large acre residential sales are the best-known sales for the subject. It is the appraiser's opinion that all sales should be given some consideration though most weight is placed on Sale #10417 as it is most similar to the subject property and requires no adjustment. This property was only on the market for a short time and sold above the list price. Market data trends show that rural residential sites with woodlands bring higher values than sites that have little to no trees. Sales #10415 and #10414 are considered inferior to the subject as they are predominantly open with minimal tree cover. Sale #10414 is the most recent sale and was on the market for only five days and was advertised as a residential property that requires a zoning amendment in order to build a single-family residence. This sale sold for above the listing price and demonstrates the demand for rural large acre residential properties. Overall, this sale is considered to be inferior due to zoning and land characteristics. Sale #10415 is the oldest sale and is adjusted upward for market conditions. This sale is located in a superior location, just outside the city limits of Dodgeville, but has inferior land characteristics leaving a net neutral adjustment. Sale #10416 is considered a superior sale due to its desirable site characteristics.

After analyzing the comparable sales and considering the subject property's characteristics, including location, it is the appraiser's opinion that the indicated land value of the subject from the sales comparison approach is \$11,000 per acre, as of April 28, 2021.

Subject Property *Before* Valuation

Before the acquisition, the subject property 15.72 acres of improved land. This assignment of value has no impact on the conclusions of damage. The overall value of the subject property in the *before* condition is presented as follows:

Land – 15.72 acres at \$11,000 Per Acre:	\$172,920
Total Land Value – <i>Before</i> Acquisition:	\$172,920

IV. Rights Acquired and Impacts to Remainder

The Easement

The subject property is to be impacted by a proposed Electric Transmission Line and Access Easement, for an electric transmission line running along a portion of the property's northwestern corner. The proposed Electric Transmission Line Easement will encumber 0.05 acre, and the proposed Access Easement will encumber 0.88 acre. The Electric Transmission Line Easement will be variable in width, but not exceed 27.00 feet in width. In total, the proposed Electric Transmission Line and Access Easement will encumber 0.93 acre, or approximately six percent of the total land area. The easement is a perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication, and the perpetual right and easement of ingress to and egress from the transmission line easement.

As stated, the Access Easement consists of 0.88 acre and travels centrally through each of the two tax parcels along an existing gravel road that also services a nearby utility tower. The access easement is a variable width easement that crosses a part of the Grantor's premises.

The proposed Electric Transmission Line Easement will support a 345 kV and 138 kV transmission line that will have two circuits, nine conductors, and two static wires that will minimally be 20.70 feet above the existing landscape. There will be no structures located within the easement area.

The areas encompassing the Electric Transmission Line and Access Easement are collectively referred to as the "Perpetual Easement Strips". In total, the Electric Transmission Line and Access Easement will encumber 0.93 acre of the Grantor's property. (See the Addenda – Electric Transmission Line and Access Easement.)

Rights Affected

Impacts to the subject property include the loss of rights within the 0.05-acre Electric Transmission Line Easement and 0.88-acre Access Easement. The Electric Transmission Line and Access Easement will grant the associated perpetual and necessary rights to enter the Perpetual Easement Strips, trim, cut down, and remove any or all brush, trees, and overhanging branches, cut down and remove such dead, dying, diseased, decayed, and leaning trees or tree parts, construct any road or access way for the use of the Access Easement, and as part of the Access Easement, use the existing field road for ingress and egress over and across the Grantor's property to the Electric Transmission Line Easement.

Within the Perpetual Easement Strips, and without first securing the prior written consent of the Grantee, the Grantor agrees that it will not locate any dwelling or mobile home intended for residential occupancy, or construct, install, or erect any structures, fixtures or non-residential buildings, store flammable goods, or plant trees or shrubs, or place water, sewer or drainage facilities, or change the grade more than one foot.

Remainder

After the acquisition, the subject property will still total 15.72 acres, but be encumbered by an Electric Transmission Line Easement that will impact 0.05 acre, being no more than 27.00 feet in width, and also be encumbered by an Access Easement that will impact 0.88 acre. The subject property remains largely unchanged with the exception of the rights acquired in the Perpetual Easement Strips. The impacted area within the Perpetual Easement Strips totals 0.93 acre.

The subject property is essentially the same as in the *before* condition but is now impacted by the proposed easement. The subject property is briefly highlighted in the following:

Location, Size, and Access

The location, size, and access are unchanged from the *before* condition.

Legal Description

The legal description is unchanged from the *before* condition.

Utilities

The utilities are unchanged from the *before* condition.

Land

The subject property is 15.72 acres and remains residential in nature.

Improvements

The subject property is improved. For purposes of this appraisal, the building and site improvements are not impacted and are not included in this assignment.

Zoning and Restrictions

The subject property remains in the A-T –Agricultural Transition Zoning District, administered by the Village of Ridgeway.

Assessment and Tax Information

The assessment and tax information is unchanged from the *before* condition.

Estate Appraised

The estate appraised is all the rights, title, and interest in and to 15.72 acres, subject to the outstanding rights and exceptions noted in the Knight Barry Title Services, LLC Report (File Number 1019912). The estate appraised in the *after* condition is identical to the *before* condition with exception by a new Electric Transmission Line and Access Easement totaling 0.93 acre.

V. Subject Property *After* Valuation

Highest and Best Use

The subject property is now affected by an Electric Transmission Line and Access Easement. The proposed Perpetual Easement Strips crossing the subject property is 0.93 total acres. The majority of the subject property can be used for residential purposes. The highest and best use has been previously discussed and remains residential in the *after* condition.

Sales Comparison Approach

The Selected Comparable Sales

The subject property is affected by the Electric Transmission Line and Access Easement that totals 0.93 acre. As in the *before* condition, the land value of the subject property is estimated from sales of similar residential sales. The same four sales analyzed in the *before* condition are used for the estimated market value in the *after* condition. (See Addenda – Comparable Sales Data.)

Rights Conveyed

The proposed Perpetual Easement Strips cross a total of 0.93 acre of the subject property. To determine the impact of the Perpetual Easement Strips, the appraiser conducted a review of published literature studies and analyzed impacts based on actual market evidence.

Literature Review

In the past 20 years, the appraiser has read numerous articles and studies on how high-voltage transmission lines impact property values, most of which were peer-reviewed and published in industry-wide publications. The results of most of these studies vary slightly but are relatively consistent. Over time, about half of the studies pertaining to vacant properties find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually in the range of three to six percent, and decay rapidly as the distance to the lines increases and disappears at approximately 200 to 300 feet. For improved properties, again the results vary greatly. When effects have been found on improved residential properties, impacts usually range from five to 15 percent. For agricultural and recreational properties, there have been numerous peer-reviewed studies published, some of which were focused on properties located in Wisconsin. In the November/December 2010 Right of Way Magazine, Thomas Jackson and Real Property Analytics, Inc. presented a study of rural properties located in Wisconsin. The study stated that generally, there were small discounts that could be attributable to the presence of a transmission line and the encumbrance of properties by the

easements. The final statement in the article says “Middle and diagonal line positions across the property were found to account for overall price reductions of 3.84 percent to 2.11 percent, based on preliminary analysis. The patterns referred to as edge or clipping were not found to result in any price reductions”.

Market Analysis and Paired Sales Method

For roughly 20 years, the appraiser has been gathering market evidence of high-voltage easement-encumbered properties. Nearly all of the evidence gathered by the appraiser indicates transmission line easements have minimal impact on agricultural, recreational, and most rural residential property values. The paired sale analysis indicates transmission line easements impact market value by no more than five percent. Some agricultural comparable sales involving high-voltage transmission lines indicate similar and even higher values compared to other properties not encumbered by a transmission line easement. The appraiser has conducted paired sale studies in several counties located throughout Wisconsin, Minnesota, and Michigan. Most of the research conducted included analyzing agricultural, recreational, and rural residential properties encumbered by a transmission line easement and comparing them to similar properties unencumbered by transmission line easements. Additionally, residential subdivisions were analyzed in an attempt to determine the transmission line impacts on residential lot values.

Bundle of Rights Analysis

In the *after* condition, the subject property is subject to an Electric Transmission Line and Access Easement on a total of 0.93 acre. The Perpetual Easement Strips encumbers, or restricts, a portion of the “bundle of rights”. The bundle of rights is commonly referred to as the handful of rights that comes with real estate ownership. The rights most often include the right to sell or convey, the right to lease, the right to build improvements, rights to plant crops and trees, rights to hunt and recreate, and rights to gift or bequeath. In most cases, the loss of rights in the easement area ultimately lowers the property value compared to a similar property with all its rights. While the easement is in place, ATC will not allow any dwellings or mobile homes intended for residential occupancy; construct, install, or erect any structures or fixtures, including but not limited to swimming pools; construct any non-residential type buildings; store flammable goods or products; plant trees, brush, bushes, or shrubs; place water, sewer, or drainage facilities, or change the grade by more than one foot, without first securing prior written consent of ATC. The easement does grant, convey, and warrant unto ATC the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires,

including associated appurtenances for the transmission of electric current, communication facilities and signals appurtenant thereto (hereinafter referred to as the Electric Transmission Facilities), upon, in, over and across property owned by the Grantor.

Among the rights associated with the full bundle of rights, the rights considered to have the most value are building (or development) rights, followed by agriculture and farming, recreation, forest management, and other rights associated with ownership.

Valuation in the *After* Condition

Based on the above analysis, it is the appraiser's opinion that the subject property's land value in the *after* condition will be slightly lower than in the *before* condition. As stated, some rights will be removed as part of the permanent easement. Knowledgeable buyers in the real estate market typically recognize this and will offer to pay less than full value for encumbered properties.

Based on paired sales evidence uncovered by the appraiser and taking into consideration the numerous peer-reviewed and published studies pertaining to high-voltage transmission line easements, the per-acre land value of the subject in the *after* condition will be slightly lower than in the *before* condition. With the review of the published and peer-reviewed transmission line studies, the results vary slightly but are relatively consistent. Over time, approximately half of the studies find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually in the range of three to six percent. Agricultural properties generally show minor to negligible impact due to transmission line encumbrance.

Summary and Results of Analysis

Based on paired sales evidence uncovered by Compass Land Consultants, Inc. and taking into consideration the numerous peer-reviewed and published studies pertaining to high-voltage transmission line easements, the rights conveyed of the subject are slightly reduced in the *after* condition. With the review of the published and peer-reviewed transmission line studies, the results vary slightly but are relatively consistent. Over time, approximately half of the studies find negative property value effects and the other half finds no loss in value. When effects have been found, they tend to be small, usually less than five percent.

Subject Property *After* Valuation

The estimated market value of the subject property in the *after* condition can be estimated by applying an estimated loss of rights, expressed in terms of loss in value, to the overall estimated market value of the subject property in the *before* condition. For this assignment, to determine the value of the subject property in the *after* condition, it is the appraiser’s opinion that the best method to determine negative property impacts is by allocating impacts to the area encumbered. A great majority of the published and peer-reviewed studies find minimal negative impacts using encumbered sales that have a full-width easement of between 50.00 and 200.00 feet. The proposed easement does not allow for buildings or improvements; however, the proposed easement is a small sliver of land adjacent to the highway and the access easement is primarily across an existing gravel corridor. Even in the *before* condition, improvements cannot be built in a portion of the proposed easement. As a result, it is the appraiser’s opinion that the area within the easement will lose 25 percent of its value and further assumes no additional damages to the remainder of the parcel.

The per-acre land value of the subject property within the permanent easement and access easement area is estimated to be \$8,250 (\$11,000 x 75%). The highest and best use of the subject property is the same in both the *before* and *after* conditions. For purposes of this appraisal, the preliminary *after* value for the subject property is calculated as follows:

<i>After</i> Land Value – 14.79 Acres at \$11,000 Per Acre:	\$162,690
Easement Area – 0.93 Acres at \$8,250 Per Acre:	<u>\$ 7,673</u>
Preliminary Land Value – <i>After</i> Condition:	\$170,363

It is the appraiser’s opinion that the subject property in the *after* condition has an estimated market value of \$170,363 as of April 28, 2021.

VI. Conclusion and Allocation of Damages

Conclusion

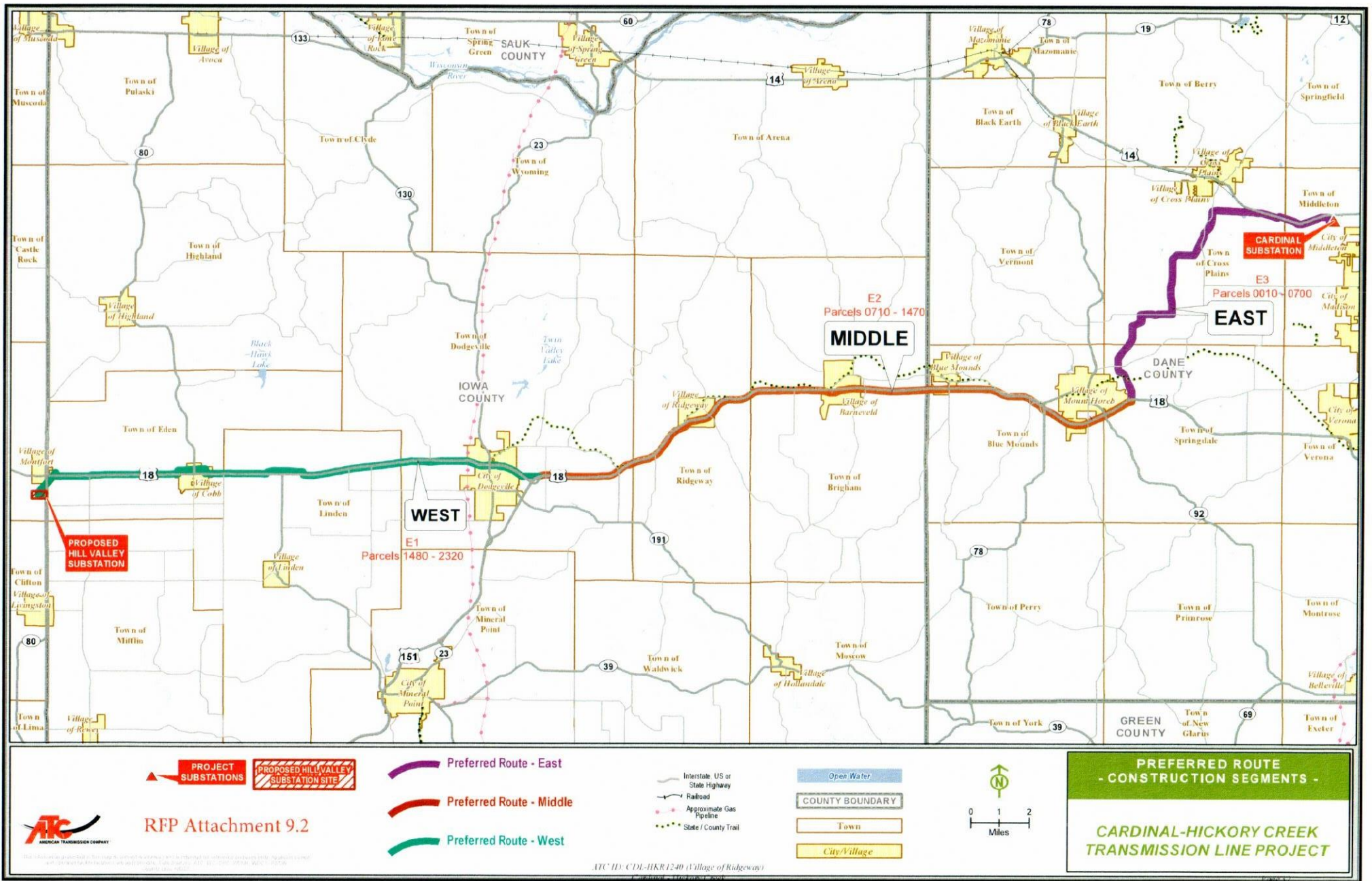
Total <i>Before</i> Value:	\$172,920
Total <i>After</i> Value:	<u>\$170,363</u>
Difference:	\$ 2,557
Rounded To:	\$ 2,600

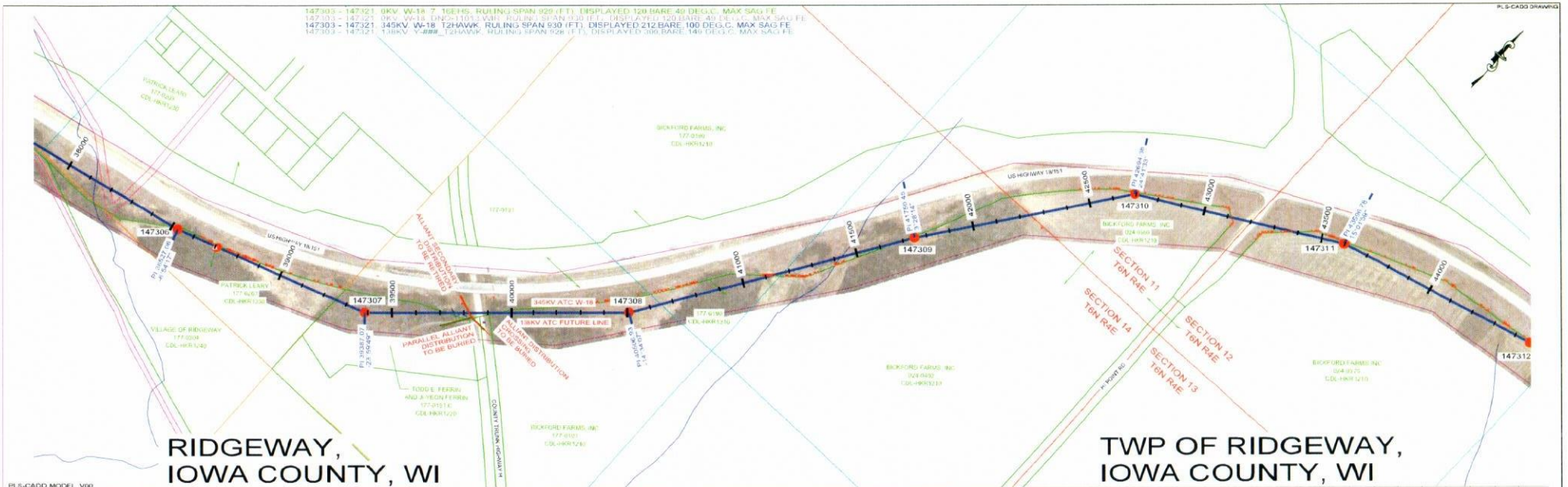
Allocation of Damages

Electric Transmission Line and Access Easement:	2,600
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ADDENDA

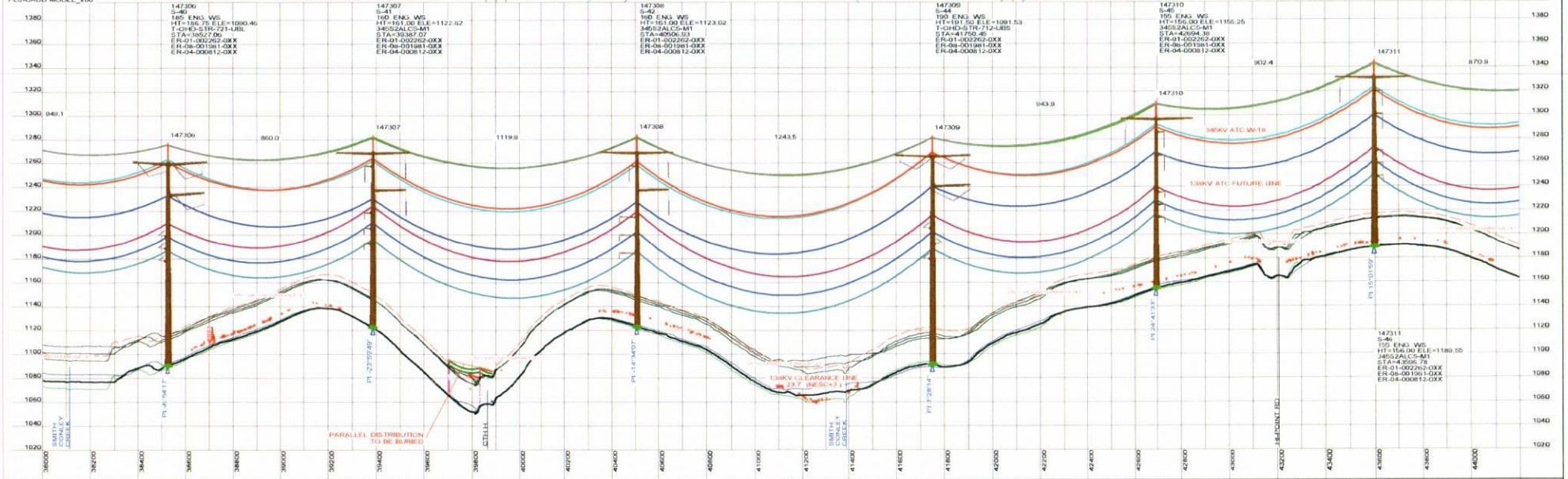
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RIDGWAY,
IOWA COUNTY, WI

TWP OF RIDGWAY,
IOWA COUNTY, WI



C	04/22/21	603962	LARGE ANGLE CONFO UPDATE	TDC	BEA	CDJ	ESL
B	12/18/20	603962	ISSUED FOR REAL ESTATE - NOT FOR CONSTRUCTION	MSB	TRT	CDJ	ESL
A	08/25/20	603962	ISSUED FOR REVIEW - NEW CONSTRUCTION	SEA	BEA	CDJ	ESL
REV	05/11/20	603962	ISSUED FOR REVIEW - NEW CONSTRUCTION	SEA	BEA	CDJ	ESL

200.0 FT. HORIZ. SCALE
40.0 FT. VERT. SCALE



HILL VALLEY - CARDINAL
PLAN AND PROFILE
W-18 - 345KV TRANSMISSION LINE
HLV-CDL-W-18-03-023



Knight Barry Title Services LLC
2450 Rimrock Road, Suite 204
Madison, WI 53713
608-255-2700
Fax:608-288-8006

Refer Inquiries to: June Potter (june@knightbarry.com)
Completed on:6/11/19 2:33 pm
Last Revised on:2/9/21 3:03 pm
Printed on:2/9/21 3:04 pm

Applicant Information

Lori Hornbeck
American Transmission Company
5303 Fen Oak Dr
Madison, WI 53716

Sales Representative:Barbara Skoglund

Property Information

(Note: values below are from the tax roll)

Effective Date: 02/02/2021 at 8:00 am

Owner(s) of record:Village of Ridgeway, a municipal corporation

Legal description: See "Exhibit A" attached

Tax Key No: 177-0204 and 177-0206.C

Property address:Vacant Land, Village of Ridgeway, WI (Note: Please see included tax bill for mailing address.)

Mortgages / Leases / Land Contracts / UCC

None

Easements / Restrictions & Other Encumbrances

None

Judgments / Liens

None

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

This property appears to be exempt from real estate taxes.

Other Matters

None

Land value: \$0.00

Improvement value: \$0.00

Total value: \$0.00

Fair market value: \$0.00

Footnotes





Knight Barry Title Services LLC
2450 Rimrock Road, Suite 204
Madison, WI 53713
608-255-2700
Fax:608-288-8006

Refer Inquiries to: June Potter (june@knightbarry.com)
Completed on:6/11/19 2:33 pm
Last Revised on:2/9/21 3:03 pm
Printed on:2/9/21 3:04 pm

Please be advised that our search did not disclose any open mortgages or security instruments of record. If you should have knowledge of any outstanding obligatory lien or financial obligation, please immediately contact the title examiner listed on this report for further review prior to closing.

In accordance with applicant's request, we have made a search of the records in the various public offices of Iowa County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title Services LLC, Knight Barry Title United LLC, Knight Barry Title Solutions Inc., and Knight Barry Title Connect Inc.) (the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Office of the Commissioner of Railroads for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Wisconsin Office of the Commissioner of Railroads and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).



EXHIBIT A

Part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 4 East, described as follows: Commencing at the Northeast corner of said forty acre tract; thence South 6 chains and 90 links; thence North 72 1/2°W 13 chains and 78 links; thence North 68°W 7 chains and 5 links to the Northwest corner of said forty acre tract; thence East to the place of beginning.

and

A parcel of land located in the Northwest 1/4 of the Southeast 1/4, Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin, described as follows:
Commencing at a concrete monument with brass cap at the South 1/4 corner of said Section 14; thence North 00° 44' 16" W on the North-South 1/4 line, 1340.11 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 14; thence N 89° 54' 08" E along said South line 1243.92 feet; thence North 00° 08' 02" E, 101.77 feet to a 3/4 inch rerod, said point being the point of beginning: thence South 84° 29' 49" W, 340.40 feet to a 3/4 inch rerod; thence N 59° 19' 07" W, 490.00 feet to a 3/4 inch rerod; thence thence N 22° 48' 08" W, 428.53 feet to a 3/4 inch rerod; thence N 30° 48' 53" E, 61.16 feet to a 3/4 inch rerod; thence N 87° 41' 41" E, 71.84 feet to a 3/4 inch rerod; thence S 79° 22' 00" E, 159.62 feet to a 3/4 inch rerod; thence S 58° 16' 03" E, 545.07 feet to a 3/4 inch rerod; thence N 83° 05' 00" E, 187.33 feet to a 3/4 inch rerod; thence S 28° 51' 37" E, 36.37 feet to a 3/4 inch rerod; thence S 00° 08' 02" W, 342.42 feet to a 3/4 inch rerod; said point being the point of beginning.

For informational purposes only

Property Address: Vacant Land, Village of Ridgeway, WI

Tax Key No.: 177-0204 and 177-0206.C



2019 Property Record | Iowa County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 3/22/2021 7:39:35 AM*

Owner Address

RIDGEWAY, VILLAGE OF ,
113 DOUGHERTY COURT
RIDGEWAY, WI53582

Owner

RIDGEWAY, VILLAGE OF

Property Information

Parcel ID: 0204
Document # Volume 233, Page 34
Tax Districts:
DODGEVILLE SCHOOL

Property Description

For a complete legal description, see recorded document.

PT OF NE1/4 OF SW1/4
Municipality: 177-VILLAGE OF RIDGEWAY
Property Address:

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	0.00	
<u>Second:</u>	0.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	0.00	
<u>Base Tax:</u>	0.00	
<u>Special Assessment:</u>	0.00	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	0.00	
<u>Amount Paid:</u> (View payment history info below)	0.00	
<u>Current Balance Due:</u>	0.00	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	0.00	

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
4	7.20	\$0	\$0	\$0
	7.20	\$0	\$0	\$0
<u>Assessment Ratio:</u>			0.9611461670	
<u>Fair Market Value:</u>			Not Applicable	

*No data found for Special Assessment Detail, Delinquent Tax Summary, Payment History in 2019

2019 Property Record | Iowa County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 3/22/2021 8:28:30 AM*

Owner Address

RIDGEWAY, VILLAGE OF ,
113 DOUGHERTY COURT
RIDGEWAY, WI53582

Owner

RIDGEWAY, VILLAGE OF

Property Information

Parcel ID: 0206.C
Document # Volume 312, Page 29
Tax Districts:
DODGEVILLE SCHOOL

Property Description

For a complete legal description, see recorded document.

8.52 A IN NW 1/4 OF SE 1/4
Municipality: 177-VILLAGE OF RIDGEWAY
Property Address:

Tax Information	Print Tax Bill
Installment	Amount
<u>First:</u>	0.00
<u>Second:</u>	0.00
<u>Third:</u>	0.00
<u>Total Tax Due:</u>	0.00
<u>Base Tax:</u>	0.00
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>First Dollar Credit:</u>	0.00
<u>Amount Paid:</u> (View payment history info below)	0.00
<u>Current Balance Due:</u>	0.00
<u>Interest:</u>	0.00
<u>Total Due:</u>	0.00

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
4	8.52	\$0	\$0	\$0
	8.52	\$0	\$0	\$0
<u>Assessment Ratio:</u>			0.9611461670	
<u>Fair Market Value:</u>			Not Applicable	

*No data found for Special Assessment Detail, Delinquent Tax Summary, Payment History in 2019

**ELECTRIC TRANSMISSION LINE EASEMENT
AND ACCESS EASEMENT**

Wis. Stat. Sec. 182.017(7)

Wis. Stat. Sec. 196.491(3e)

Not subject to Wis. Stat. § 77.22(1)

Document Number

The undersigned Grantor, **Village of Ridgeway, a municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, and Dairyland Power Cooperative, a Wisconsin cooperative association, as tenants in common, and their respective successors, assigns, licensees and managers (hereinafter cumulatively referred to as "Grantee")**, the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication (hereinafter referred to as the Electric Transmission Facilities) and the perpetual right and easement of ingress to and egress from the transmission line easement upon, in, over and across property owned by Grantor in the **Village of Ridgeway, County of Iowa, State of Wisconsin, described as follows:**

Name and Return Address

HDR Engineering, Inc.
1601 Utica Avenue South, Suite 600
Minneapolis, MN 55416-3400

Parcel Identification Number(s)

177-0204, 177-0206.C

A parcel of land being part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin.

The easement on which the Electric Transmission Facilities are located is referred to as the "transmission line easement." The easement for access to and from the transmission line easement is referred to as the "access easement." The areas encompassing the transmission line easement and the access easement are collectively referred to as the "Perpetual Easement Strips." The legal descriptions and locations of the Perpetual Easement Strips are as shown on the Exhibits B and B-1, attached hereto and incorporated by reference in this easement document.

The perpetual transmission line easement has the following specifications:

TRANSMISSION LINE EASEMENT:

Length: Approximately 194 feet

Width: Variable, not to exceed 27 feet

TRANSMISSION STRUCTURES:

Type: N/A

Number: N/A

Maximum height above existing ground level: N/A feet

TRANSMISSION LINE:

Maximum nominal voltage: 345,000 volts and 138,000 volts

Number of circuits: 2

Number of conductors: 9

Number of static wires: 2

Minimum height above existing landscape (ground level) 20.7 feet

Grantee is also granted the associated perpetual and necessary rights to:

- 1) Enter upon the Perpetual Easement Strips for the purposes of fully exercising and enjoying the rights conferred by this perpetual easement; and
- 2) Trim, cut down and remove any or all brush, trees and overhanging branches now or hereafter existing in, on and over the Perpetual Easement Strips; and
- 3) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of Grantor located outside of said Perpetual Easement Strips that in Grantee's judgment may interfere with Grantee's full use of the Perpetual Easement Strips for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of Grantor adjacent to said Perpetual Easement Strips for such purpose; and

- 4) Construct any road or access way for the use of the access easement and Grantor agrees not to obstruct or interfere with Grantee's use of the access identified herein; and
- 5) As part of the access easement, use existing field roads and lanes for ingress and egress over and across Grantor's property to the transmission line easement.

If, after initial construction of the Electric Transmission Facilities is complete, Grantor reasonably determines that the access easement needs to be relocated, Grantor may request, in writing, that Grantee relocate the access easement to a mutually agreeable location. The relocated access easement shall provide Grantee reasonable access to and from the transmission line easement. If the access easement is relocated, Grantee and Grantor shall execute a recordable document amending Exhibit B-1, and record the document with the Register of Deeds of Iowa County.

Grantee shall pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than brush, trees and overhanging branches trimmed or cut down and removed from the Perpetual Easement Strips), caused by the construction, installation, operation, maintenance, repair, replacement, rebuilding, relocation, inspection, patrol or removal of said Electric Transmission Facilities.

Within the Perpetual Easement Strips, and without first securing the prior written consent of Grantee, Grantor agrees that it will not:

- 1) Locate any dwelling or mobile home intended for residential occupancy; or
- 2) Construct, install or erect any structures or fixtures, including but not limited to swimming pools; or
- 3) Construct any non-residential type building; or
- 4) Store flammable goods or products; or
- 5) Plant trees or shrubs; or
- 6) Place water, sewer or drainage facilities; or
- 7) Change the grade more than one (1) foot.

The parties hereto do hereby agree to the terms and conditions set forth in Exhibits "A", "B", and "B-1", attached hereto and incorporated by reference herein. The term "utility" in Exhibit "A" shall mean Grantee. The term "landowner" in Exhibit "A" shall mean Grantor.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This perpetual easement agreement is binding, in its entirety, upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

[signature page follows]

WITNESS the signature(s) of Grantor this _____ day of _____, 20__.

Village of Ridgeway

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
COUNTY OF) SS

Personally came before me this _____ day of _____, 20__, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
COUNTY OF) SS

Personally came before me this _____ day of _____, 20__, the above named _____ as _____, and to the above named _____ as _____ of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

This instrument was drafted by Jeff Marx and checked by Stephanie Marthaler on behalf of American Transmission Company LLC, PO Box 47, Waukesha, WI 53187-0047.

EXHIBIT "A"
[Wis. Stat. Sec. 182.017(7)]

- (c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement, the utility shall:
1. If excavation is necessary, ensure that the topsoil is stripped, piled and replaced upon completion of the operation.
 2. Restore to its original condition any slope, terrace, or waterway, which is disturbed by the construction or maintenance.
 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 7. Pay for any crop damage caused by such construction or maintenance.
 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.

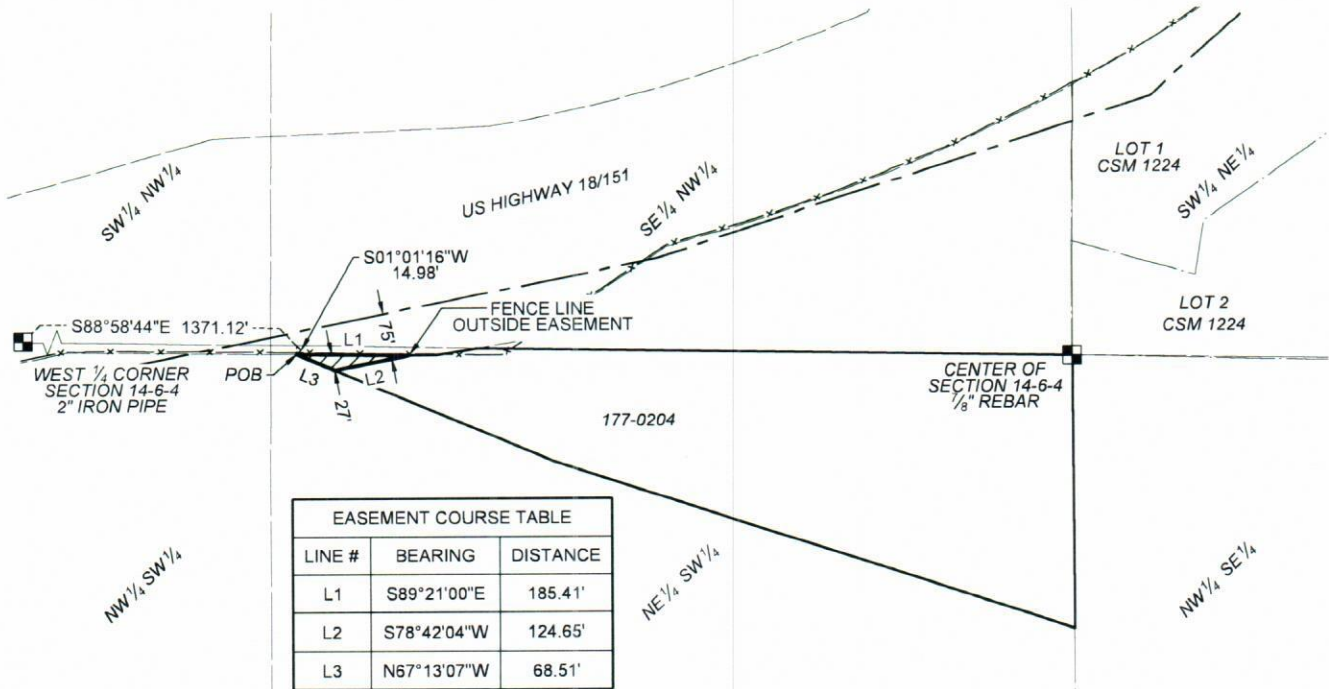
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.

_____ The foregoing statement notwithstanding, the Landowner, by INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use HERBICIDAL chemicals for weed and brush control.

- (e) The Landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the Landowner fails to do so, the Landowner shall nevertheless retain title to all trees cut by the utility.
- (f) The Landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- (g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
- (h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.

_____ The foregoing statement notwithstanding, the Landowner, BY INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use any land beyond the boundaries of the easement for ingress and egress for personnel, equipment and vehicles during construction and maintenance activities.

EASEMENT DESCRIPTION MAP (EXHIBIT "B")




EASEMENT COURSE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°21'00"E	185.41'
L2	S78°42'04"W	124.65'
L3	N67°13'07"W	68.51'

LEGEND


SECTION LINE	_____
QUARTER LINE	_____
SIXTEENTH LINE	_____
RIGHT OF WAY LINE	_____
PROPERTY LINE	_____
OWNER'S PROPERTY LINE	_____
REFERENCE LINE OF TRANSMISSION LINE EASEMENT	_____
TRANSMISSION LINE EASEMENT	_____
SECTION CORNER	■

MAP KEY




ATC TRANSMISSION LINE EASEMENT

TAX KEY 177-0204 TOTAL AREA = 2,393 SF - 0.05 ACRES





NORTH



SCALE IN FEET

NOTES: BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: 1"=300'
THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.		REVISIONS	Date: 02/26/2021	SHEET NUMBER 1 OF 2



EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

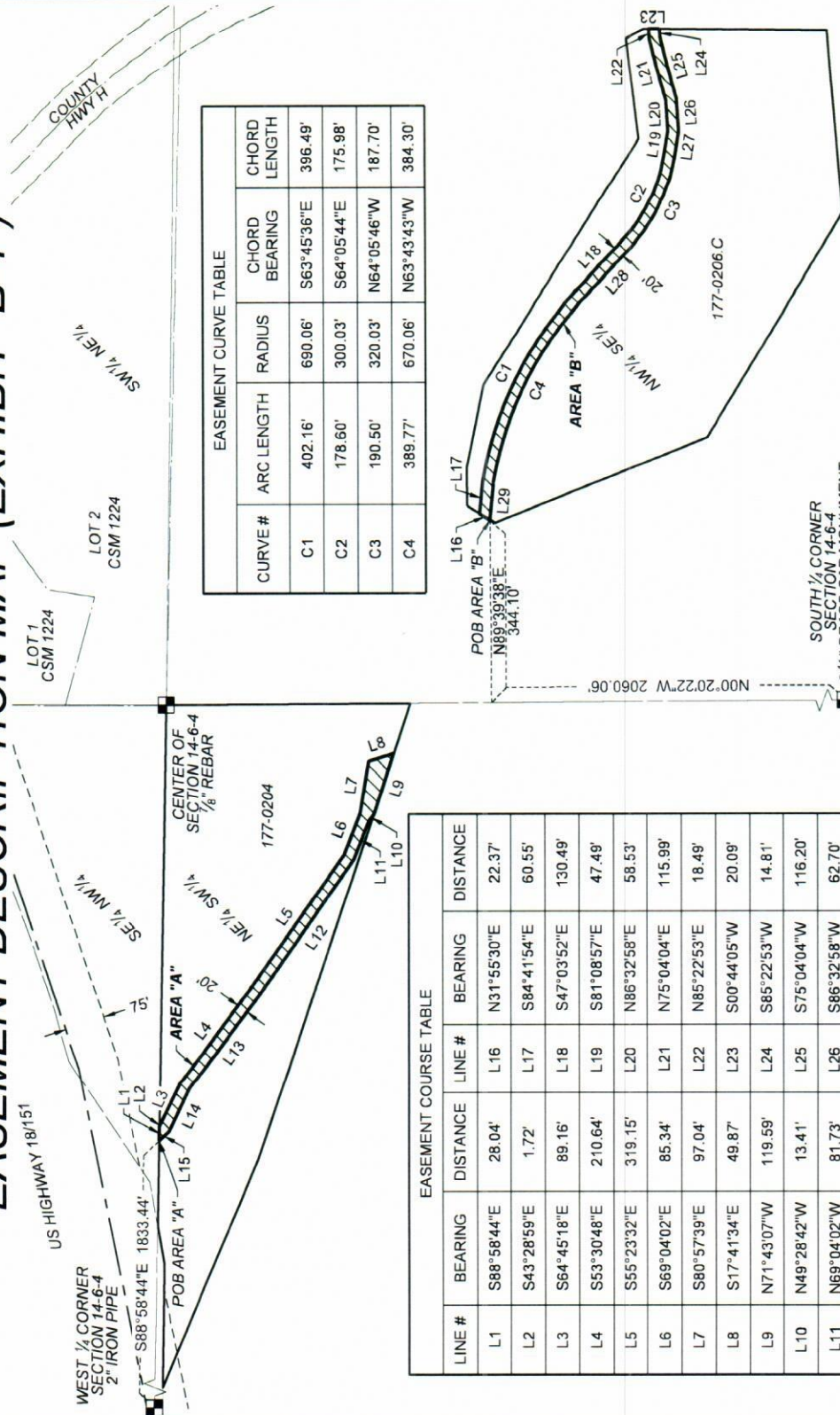
A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1371.12 feet;
 Thence South 01°01'16" West, 14.98 feet to the South right of way line of US Highway 18/151 and the **Point of Beginning**;
 Thence South 89°21'00" East, along said South right of way line, 185.41 feet;
 Thence South 78°42'04" West, 124.65 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 67°13'07" West, along said Southwesterly line, 68.51 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 2 hereof, contains 2,393 square feet or 0.05 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	402.16'	690.06'	S63°45'36"E	396.49'
C2	178.60'	300.03'	S64°05'44"E	175.98'
C3	190.50'	320.03'	N64°05'46"W	187.70'
C4	388.77'	670.06'	N63°43'43"W	384.30'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	58.53'
L6	S69°04'02"E	85.34'	L21	N75°04'04"E	115.99'
L7	S80°57'39"E	97.04'	L22	N85°22'53"E	18.49'
L8	S17°41'34"E	49.87'	L23	S00°44'05"W	20.09'
L9	N71°43'07"W	119.59'	L24	S65°22'53"W	14.81'
L10	N49°28'42"W	13.41'	L25	S75°04'04"W	116.20'
L11	N69°04'02"W	81.73'	L26	S86°32'58"W	62.70'
L12	N55°23'32"W	321.88'	L27	N81°08'57"W	49.65'
L13	N53°30'48"W	209.00'	L28	N47°03'52"W	130.49'
L14	N64°45'18"W	90.95'	L29	N84°41'54"W	69.83'
L15	N43°28'59"W	25.13'			

LEGEND

- SECTION LINE
- QUARTER LINE
- SKYLINE WITH LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- OWNER'S PROPERTY LINE
- REFERENCE LINE OF TRANSMISSION LINE EASEMENT
- TRANSMISSION LINE EASEMENT
- ACCESS EASEMENT
- SECTION CORNER

MAP KEY

- ATC PERMANENT ACCESS EASEMENT

TAX KEY 177-0204 TOTAL AREA = 18,130 SF - 0.41 ACRES
 TAX KEY 177-0206 C TOTAL AREA = 20,362 SF - 0.47 ACRES
 TOTAL ATC PERMANENT ACCESS EASEMENT AREA = 38,492 SF - 0.88 ACRES

NOTES:
 BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83(2011). DISTANCES ARE GROUND. THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES, AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

WEST 1/4 CORNER SECTION 14-6-4 2" IRON PIPE
 US HIGHWAY 18/151
 CENTER OF SECTION 14-6-4 1/8" REBAR
 SOUTH 1/4 CORNER SECTION 14-6-4 3 1/2" BRASS CAP MONUMENT

SCALE IN FEET: 0, 150, 300

NORTH

VILLAGE OF RIDGEWAY, IOWA COUNTY

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ATC ID: CDL-HKR1240
 PARCEL NOS.
 177-0204, 177-0206.C

REVISIONS

Drawn: NDT
 Scale: 1"=300'

Date: 02/26/2021
 SHEET NUMBER 1 OF 3

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0204 AREA "A" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the West Quarter Corner of Section 14;
 Thence South 88°58'44" East, along the East-West Quarter line of said Section 14, a distance of 1833.44 feet to the **Point of Beginning**;
 Thence, continuing along said East-West Quarter line, South 88°58'44" East, 28.04 feet;
 Thence South 43°28'59" East, 1.72 feet;
 Thence South 64°45'18" East, 89.16 feet;
 Thence South 53°30'48" East, 210.64 feet;
 Thence South 55°23'32" East, 319.15 feet;
 Thence South 69°04'02" East, 85.34 feet;
 Thence South 80°57'39" East, 97.04 feet;
 Thence South 17°41'34" East, 49.87 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;
 Thence North 71°43'07" West, along said Southwesterly line, 119.59 feet;
 Thence North 49°28'42" West, 13.41 feet;
 Thence North 69°04'02" West, 81.73 feet;
 Thence North 55°23'32" West, 321.88 feet;
 Thence North 53°30'48" West, 209.00 feet;
 Thence North 64°45'18" West, 90.95 feet;
 Thence North 43°28'59" West, 25.13 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 18,130 square feet or 0.41 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
<small>THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.</small>	REVISIONS		Date: 02/26/2021	SHEET NUMBER 2 OF 3



EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

TAX PARCEL 177-0206.C AREA "B" EASEMENT LEGAL DESCRIPTION:

A variable width permanent access easement which crosses a part of the grantor's premises, being a part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

Commencing at the South Quarter Corner of Section 14;
 Thence North 00°20'22" West, along the North-South Quarter line of said Section 14, a distance of 2060.06 feet;
 Thence North 89°39'38" East, 344.10 feet to the Northwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 127917 and the **Point of Beginning**;
 Thence North 31°55'30" East, along said Northwesterly line, 22.37 feet;
 Thence South 84°41'54" East, 60.55 feet;
 Thence along the arc of a curve 402.16 feet to the right, said curve having a radius of 690.06 feet, and a chord which bears South 63°45'36" East for 396.49 feet;
 Thence South 47°03'52" East, 130.49 feet;
 Thence along the arc of a curve 178.60 feet to the left, said curve having a radius of 300.03 feet, and a chord which bears South 64°05'44" East for 175.98 feet;
 Thence South 81°08'57" East, 47.49 feet;
 Thence North 86°32'58" East, 58.53 feet;
 Thence North 75°04'04" East, 115.99 feet;
 Thence North 85°22'53" East, 18.49 feet to the East line of said described lands;
 Thence South 00°44'05" West, along said East line, 20.09 feet;
 Thence South 85°22'53" West, 14.81 feet;
 Thence South 75°04'04" West, 116.20 feet;
 Thence South 86°32'58" West, 62.70 feet;
 Thence North 81°08'57" West, 49.65 feet;
 Thence along the arc of a curve 190.50 feet to the right, said curve having a radius of 320.03 feet, and a chord which bears North 64°05'46" West for 187.70 feet;
 Thence North 47°03'52" West, 130.49 feet;
 Thence along the arc of a curve 389.77 feet to the left, said curve having a radius of 670.06 feet, and a chord which bears North 63°43'43" West for 384.30 feet;
 Thence North 84°41'54" West, 69.83 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 1 of 3 hereof, contains 20,362 square feet or 0.47 acres, more or less, and is subject to the restrictions, reservations, rights-of-way and easements of record.

	ATC ID: CDL-HKR1240 PARCEL NOS. 177-0204, 177-0206.C			
			Drawn: NDT	Scale: N/A
<small>THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.</small>	REVISIONS		Date: 02/26/2021	SHEET NUMBER 3 OF 3

14.19.12 A-T AGRICULTURAL TRANSITION DISTRICT

The purpose of this district is to permit agricultural use of farmland that has been identified in the Village Comprehensive Development Plan as desirable for urban expansion within a 0-10 year period.

Permitted Uses: (The use and standards for this district are the same as those established for the A-H Agricultural Holding District and A-P Agricultural Preservation District.) Beekeeping, dairying, floriculture, orchards, plant nurseries, truck farming, sod farming, horticulture, paddocks, equestrian trails, nature trails, stables, forest and game management, livestock and poultry raising (except for commercial operations), roadside stands not exceeding one per farm, gazing, greenhouses, viticulture, and similar agricultural uses.

Conditional Uses: The use and standards for this district are the same as those established for the A-H Agricultural Holding District: Non-farm residential use of unsewered lots recorded at the time of adoption of the Zoning Ordinance; plus, those listed in the Agricultural Preservation District:

Fish and fur farms, commercial livestock and poultry operations, livestock sales facilities, veterinary services for farm animals, sale and service of machinery used in agricultural production, utility uses except transmission corridors, airplane landing strips, alcohol fuel stills, and similar agriculturally related business uses. The storage and sale of seed, feed, fertilizer, and other products essential to farm production.

Lot Area: (Standards for this district are the same as those established for the A-H Agricultural Holding District and those for the Agricultural Preservation District.)

- Farm Units: Minimum 35 acres
- Additional Farm-Related Housing:
 - Minimum 20,000 square feet
 - Maximum 80,00 square feet
- Agriculturally-Related Business Uses:
 - Minimum 1 acre

Minimum Yards: (Standards for this district are the same as those established for the A-H Agricultural Holding District/those for the Agricultural Preservation District.)

Additional farm-related housing shall comply with the provisions of the R-1 Residential District.

- Farm Buildings:
 - Side Yard: Minimum 50 feet
 - Rear Yard: Minimum 50 feet
- Highway Yard: Minimum 50 feet

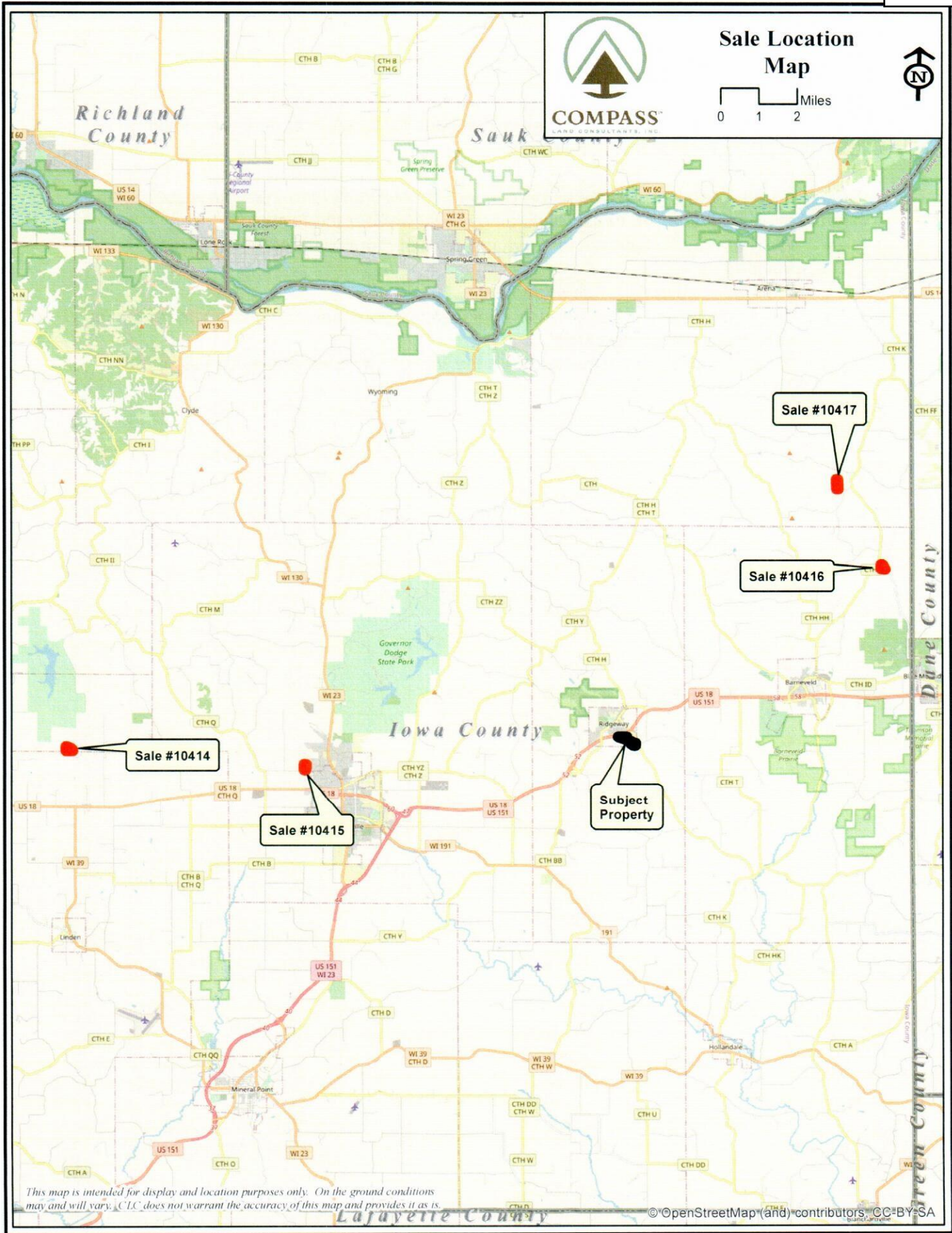
Maximum Building Heights: (Standards are the same as those for the A-H Agricultural Holding District/Agricultural Preservation District)

- Two times their distance from adjacent lot lines.

Other Use Standards: (Same as those established for the A-H Agricultural Holding District/Agricultural Preservation District.)

Standards for Rezoning: Decisions on petitions for rezoning land from the Agricultural Transition District shall be based on findings that consider the following:

- Adequate public facilities to serve the development are present or will be provided.
- The land is suitable for development.
- The development is designed to minimize the potential for conflict with remaining agricultural uses in the area.
- The development is consistent with the Village Comprehensive Development Plan.



This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.

©OpenStreetMap (and) contributors CC-BY-SA



Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Land Contract

Doc No: 360749

Grantor: Roger F. and Deanna M. Slaght

Grantee: Dennis Fingerson

<u>Price</u>	<u>Date</u>
\$80,000	April 15, 2019

<u>Size</u>	<u>Price/Acre</u>
8.090 Acres	\$9,889

Water Feature(s): None

Photo provided by Google Image.



A view from Military Ridge Road.

Location: Acreage on Military Ridge Road

Legal Description: Part of Section 21, T6N-R3E, Town of Dodgeville, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

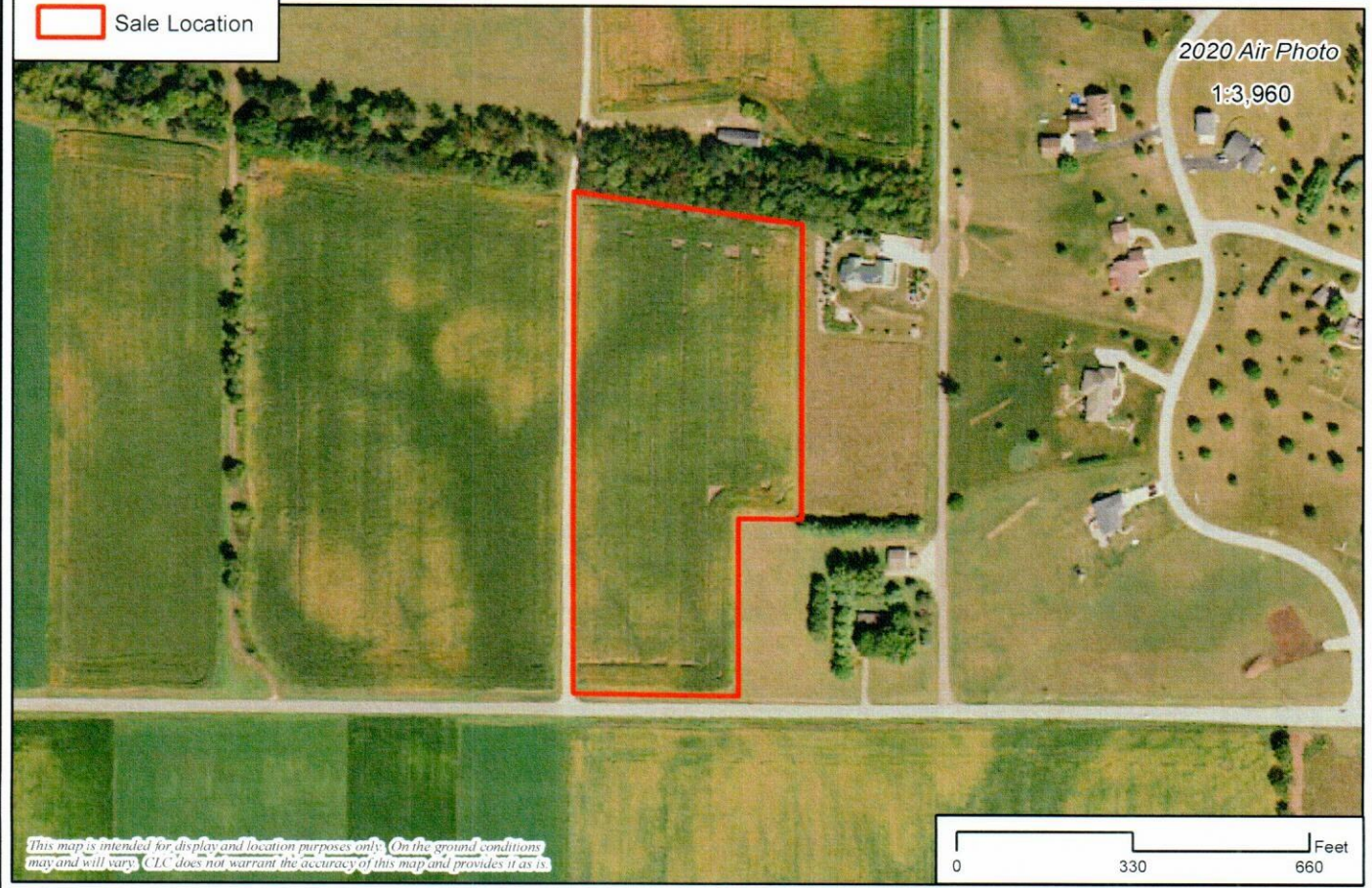
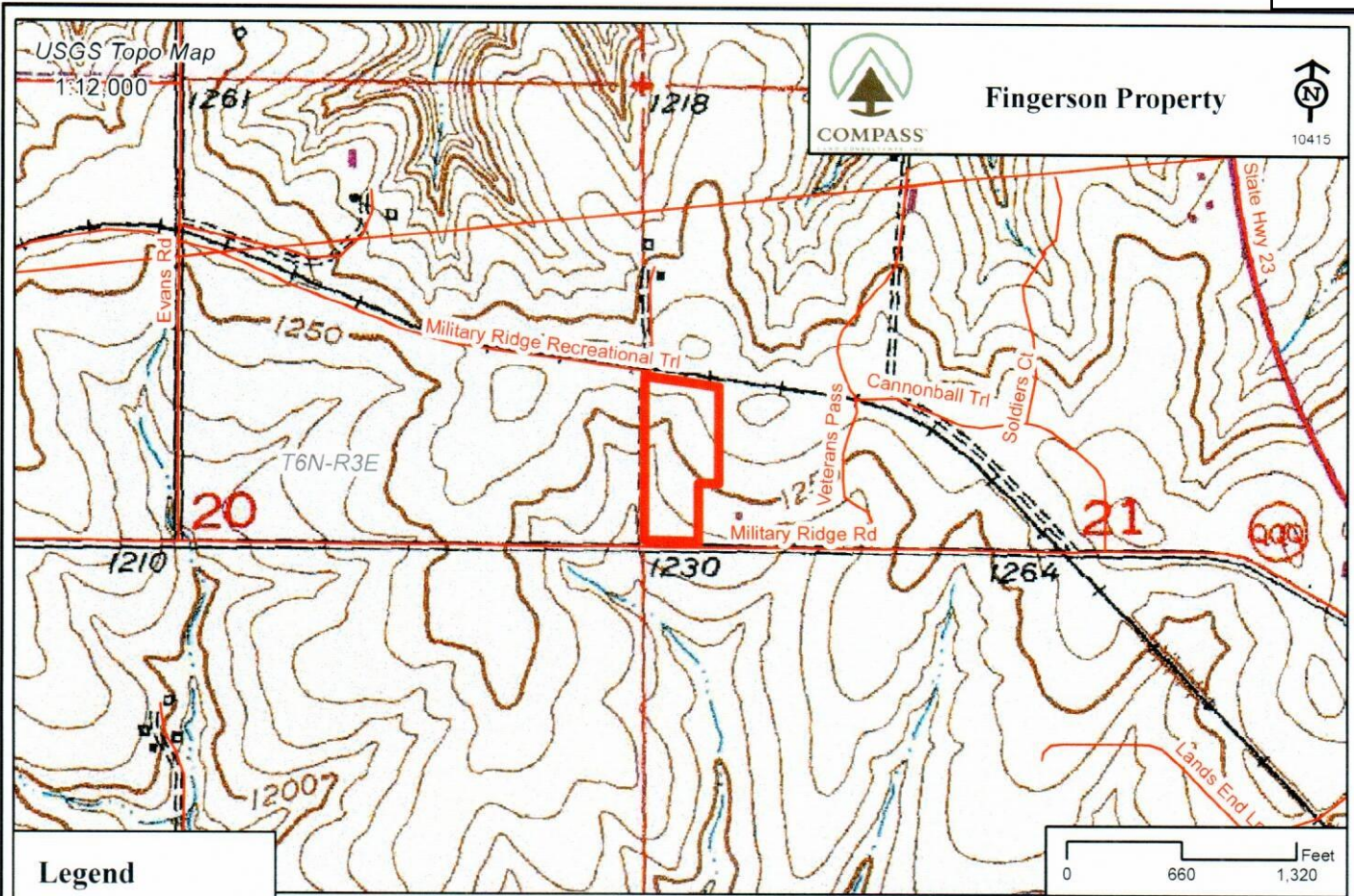
Terms: Cash at Closing
Conditions: No Unusual Circumstances
Market Exposure: Unknown
Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland
Topography: Level to Rolling
Access: Public Road
Utilities: Rural
Improvements: None
Land Cover: 100% Open

Additional Information

This property is currently cultivated for crop production. It is located nearly adjacent to the City limits of Dodgeville in an area with mixed residential use near the Lands' End corporate headquarters. Municipal utilities do not extend to this property.





Sale #10417

Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Warranty Deed

Doc No: 364705

Grantor: Keith A. and Laura L. Caulfield

Grantee: Amber Brings and Nicolas J. Nelson

<u>Price</u>	<u>Date</u>
\$110,000	January 30, 2020

<u>Size</u>	<u>Price/Acre</u>
10.000 Acres	\$11,000

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the clearing on the property.

Location: 8400 Spring Road

Legal Description: Part of Section 11, T7N-R5E, Town of Arena, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Rolling

Access: Public Road

Utilities: Rural

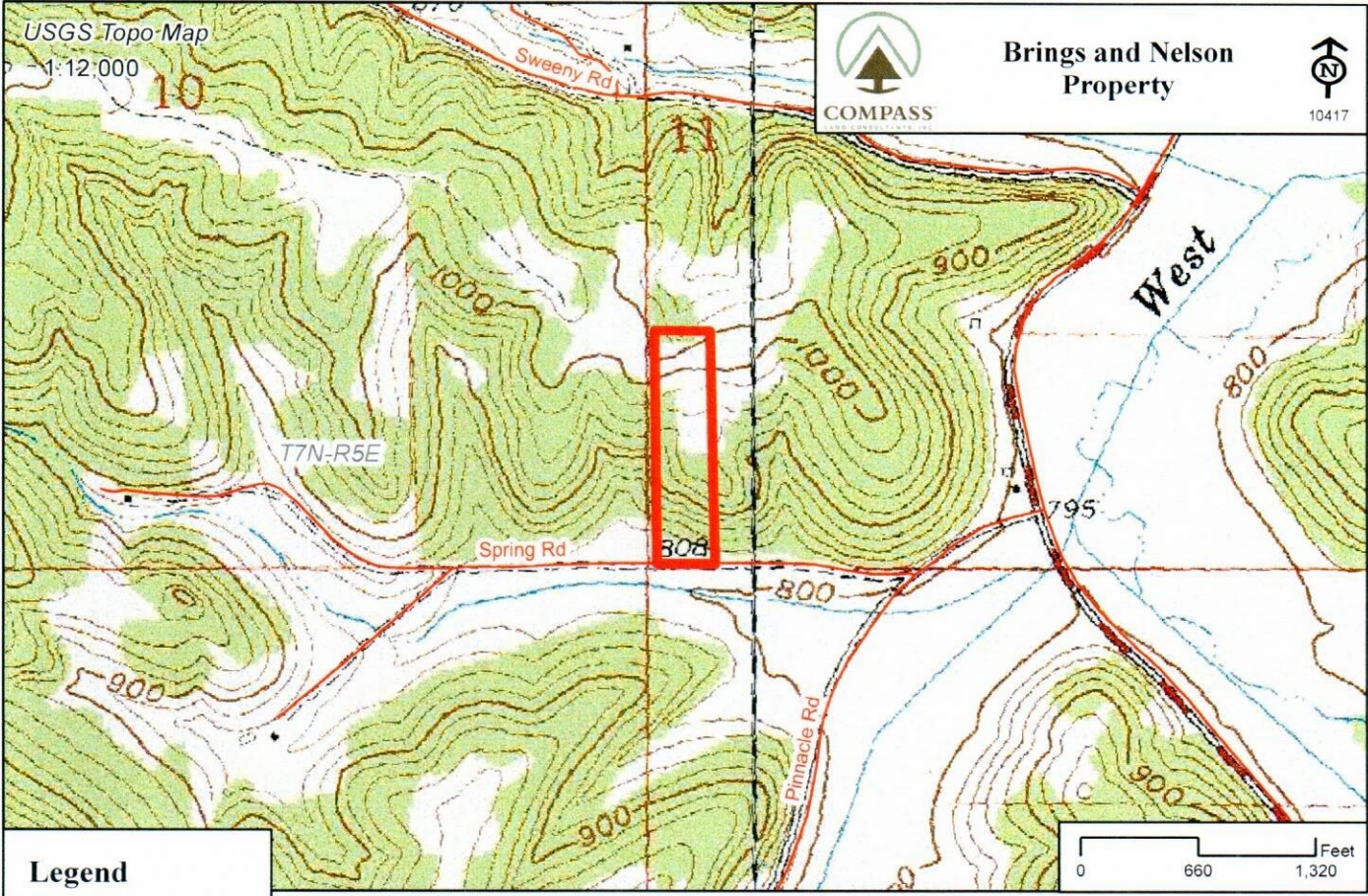
Improvements: None

Land Cover: 70% Wooded 30% Open

Forest Cover: Oak

Additional Information

A shared driveway is required for this lot.



Legend

 Sale Location



This map is intended for display and location purposes only. On the ground conditions may and will vary. C/C does not warrant the accuracy of this map and provides it as is.



Sale #10416

Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Warranty Deed
Doc No: 369325
Grantor: Sherry Casali
Grantee: Clayton Utzig

<u>Price</u>	<u>Date</u>
\$127,000	October 14, 2020
<u>Size</u>	<u>Price/Acre</u>
8.180 Acres	\$15,526

Water Feature(s): None



Photo provided by WiREx - MLS.

A view of the road frontage.

Location: Acreage on Mounds Park Road

Legal Description: Part of Section(s) 24 and 25, T7N-R5E, Town of Brigham, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

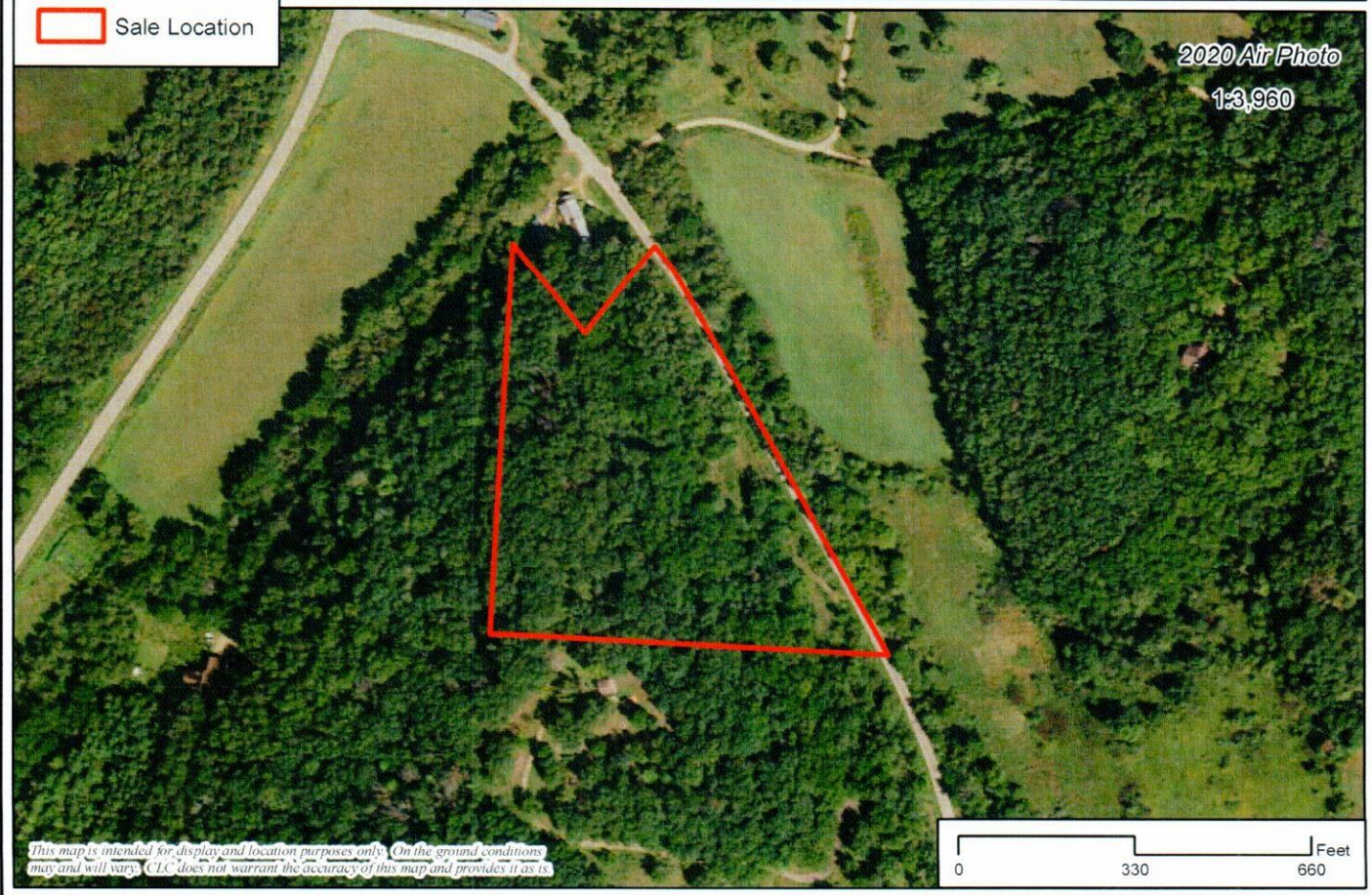
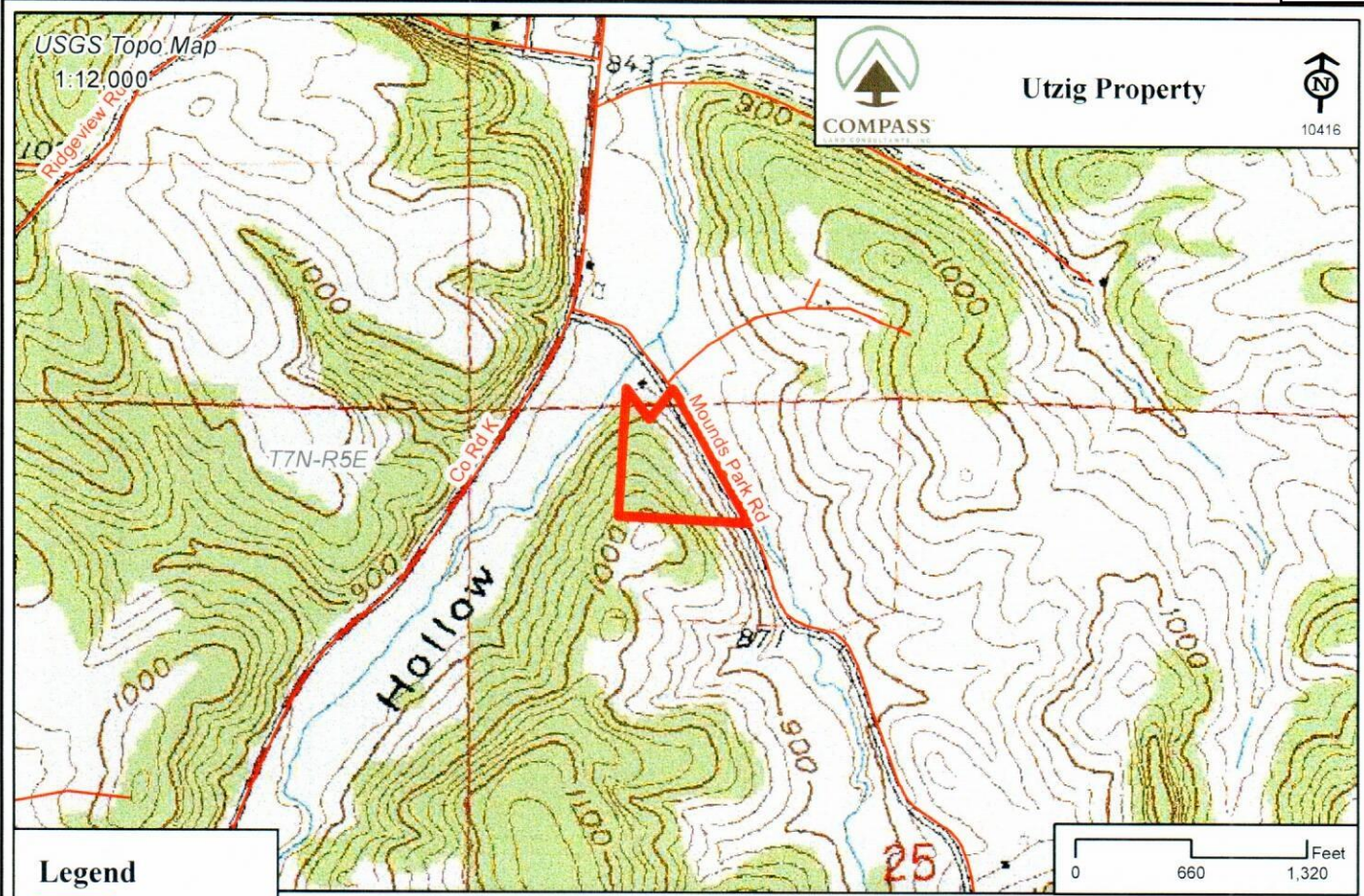
Conveyance Data **Site Characteristics**

Terms: Cash at Closing
Conditions: No Unusual Circumstances
Market Exposure: Real Estate Broker
Rights Conveyed: Usual Rights

Land Quality: 100% Upland
Topography: Sloped
Access: Public Road
Utilities: Rural
Improvements: None
Land Cover: 95% Wooded 5% Open
Forest Cover: Oak

Additional Information

No Additional Comments.



This map is intended for display and location purposes only. On the ground conditions may and will vary. CLC does not warrant the accuracy of this map and provides it as is.



Highest and Best Use
Residential

Intended Use
Residential

Zoning
Agriculture (A-1)

Recording Information

Personal Rep. Deed

Doc No: 372269

Grantor: Estate of David S. Neumann

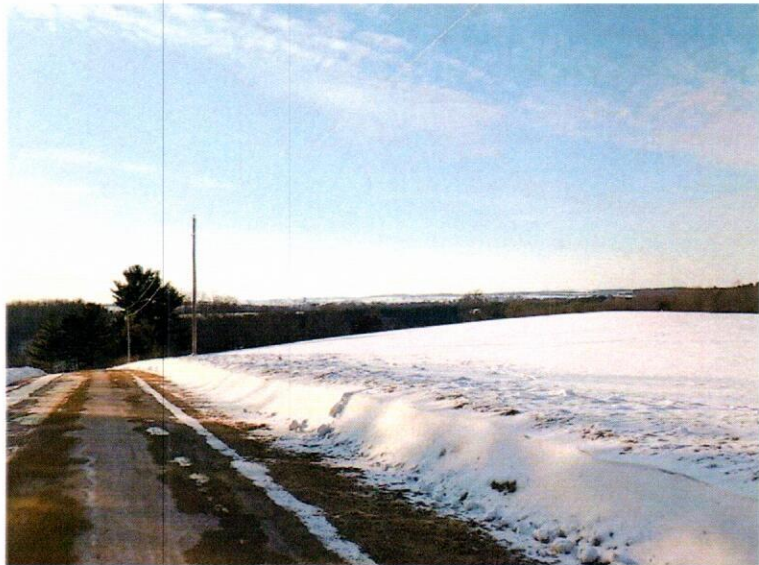
Grantee: Cole R. Roelli and Christl C. Burns-Roelli

Price	Date
\$90,000	March 25, 2021

Size	Price/Acre
12.500 Acres	\$7,200

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the road frontage.

Location: Acreage on Mathews Road

Legal Description: Part of Section 17, T6N-R2E, Town of Eden, Iowa County, WI.

Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Level to Sloped

Access: Public Road

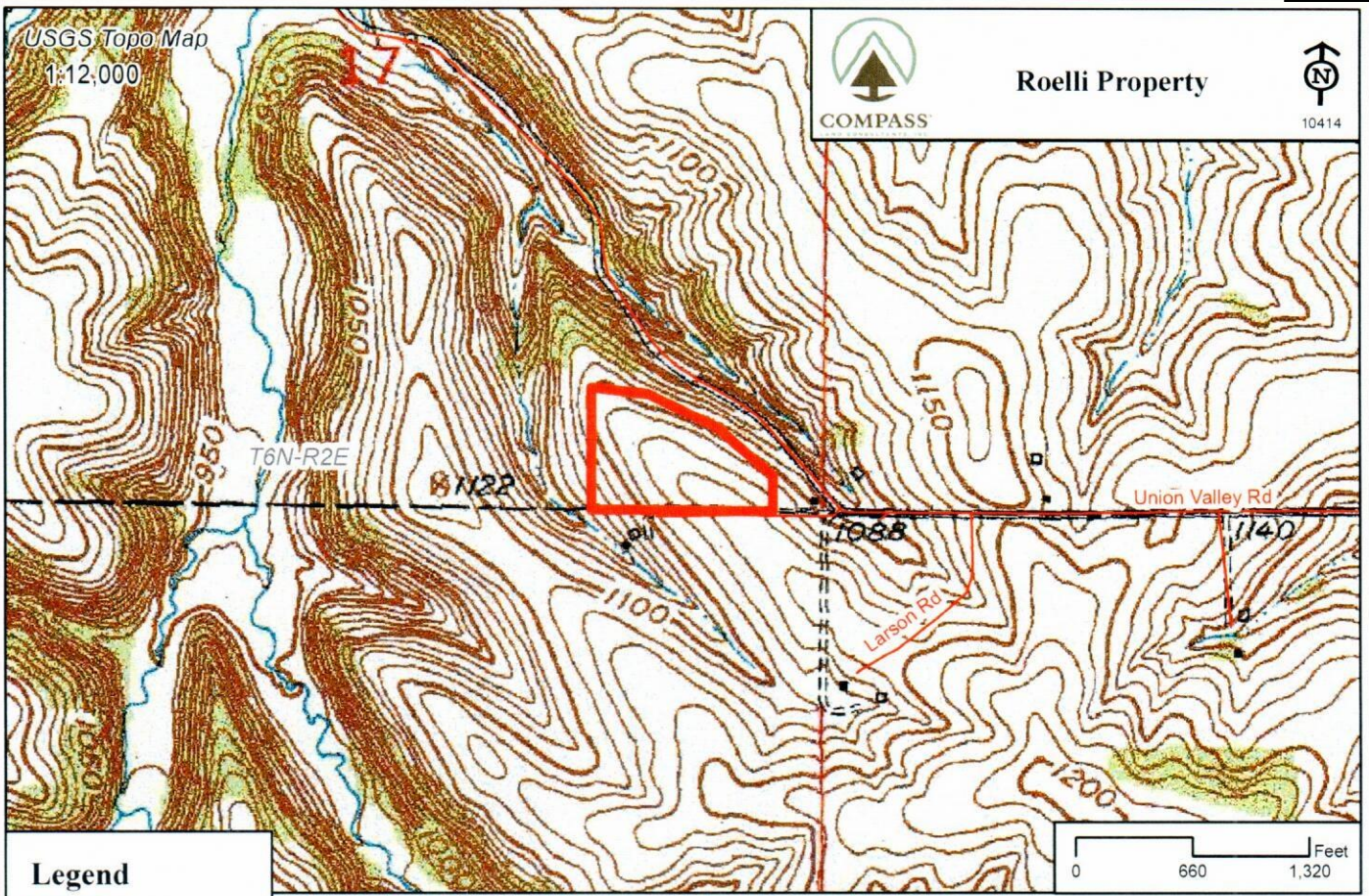
Utilities: Rural

Improvements: None

Land Cover: 90% Open 10% Wooded

Additional Information

This property was advertised as a residential site requiring a zoning amendment in order to build.



Education:

University of Wisconsin – Stevens Point, WI

- Bachelor of Science – Forest Administration – 1988

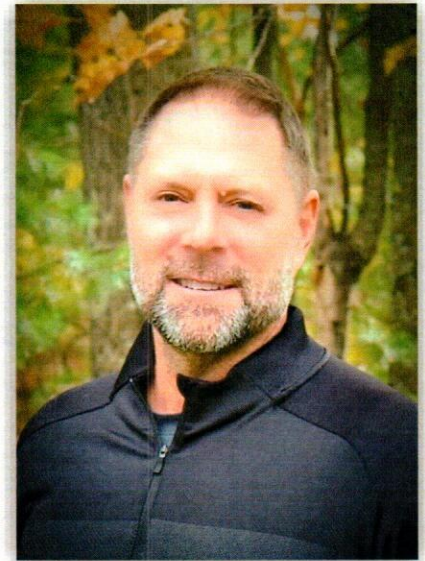
Employment:

2011 – Present:

- Compass Land Consultants, Inc., Minocqua, WI; Two Harbors, MN
Ironwood & AuTrain, MI (Co-owner, Real Estate Specialist, Appraiser)

1988 – 2011:

- Steigerwaldt Land Services, Inc., Tomahawk, WI (Staff Appraiser, Technical Services Forester)



Experience:

- Over 30 years of experience in the Lake States as an appraiser and forester.
- During the past 20 years, appraisal experience has been focused on eminent domain appraisal assignments. Most notably, between August of 2012 and April of 2015, 186 parcel appraisals were completed in a 7-county area located in southeast Minnesota and west-central Wisconsin on a high-profile, high-voltage transmission line project. In 2016, performed appraisals on 106 parcels for a gas pipeline project in North Dakota. More than 200 parcel appraisals for a gas pipeline project in 8 Counties in Lower Michigan. Numerous appraisals to support the Fargo Moorhead Diversion Canal Project. Other matters also include appearances in jury trials and civil hearings in several counties in Wisconsin, Minnesota, Michigan, and North Dakota. Litigators have relied upon my experience and knowledge of the real estate markets and severance issues concerning eminent domain and condemnation. Since 2014, I have prepared reports for over 70 cases.
- Other appraisal assignments include federal and industrial land exchanges, conservation easement valuations, appraisal assignments subject to IRS requirements, appraisals for estate planning purposes, numerous eminent domain appraisals for state and county transportation projects, transmission line projects, gas pipeline projects, and work for state agencies throughout the Midwest. These assignments include a wide variety of assets from improved commercial properties to vacant island waterfront lots.
- Trained in highway and utility right-of-way acquisition to include every phase of the acquisition process involving market studies, landowner meetings and negotiations, and damage appraisals.
- As a graduate forester, I have extensive experience with timber investment properties. Additional experiences include aerial photo mapping and timber inventory on projects totaling over 1,000,000 acres for state, federal, and industrial clients, check cruising duties on various inventories, forest management planning and timber sale preparation, and administration where tasks included day-to-day activities.

Licenses, Memberships, and Organizations:

- Certified General Appraiser in Wisconsin, Michigan, Minnesota, and North Dakota
- International Right of Way Association
- International Right of Way Association – Badger Chapter (Executive Board 2014-2019)
- IRWA Badger Chapter Professional of the Year (2019-2020)

EXPIRES: 12/14/2021

NO. 1502 - 10

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that
JEFFREY A OLSON

was granted a certificate to practice as a
**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 7th day of December in the year 2007.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



David B. Linn
D&PS Secretary

This certificate was printed on the 3rd day of December in the year 2019

Laura B. Heier

9559 Bolger Lake Road • Minocqua, WI 54548 • 715.358.0600 • laura@compasslandconsultants.com • www.compasslandconsultants.com

Education:

University of Wisconsin - Stevens Point, WI

- Bachelor of Science - Forest Management and Urban Forestry – 2009

Employment:

2020 – Present:

Compass Land Consultants, Inc. – Appraisal Assistant
AuTrain, MI, and Minocqua, WI

2010- 2020

- Steigerwaldt Land Services, Inc. – Tomahawk, WI
(Director of Appraisal Operations, Forester, Appraisal Assistant)



Experience:

Appraisal Assistant:

- All aspects of real estate appraisal services including: report writing, and collecting field data for appraisal and property inspections. Additional duties include researching and collecting comparable sales data and gathering, analyzing, and summarizing real estate data for appraisals and large market studies. Primary work consists of valuing vacant recreational land, timberland, conservation easements, eminent domain valuations, and “Yellow Book” assignments.
- Locating land using legal descriptions, plat books, topographic maps, and aerial photographs, inspecting properties, and collecting public data such as deeds, acreages, and Certified Survey Maps.
- Completion of numerous appraisal assignments under the supervision of Certified General Appraisers licensed in several states.

Forester:

- Coordinate and execute multi-year Best Management Practice (BMP) monitoring for timber sales of varying ownerships (private, tribal, State and Federal) for the States of Michigan and Minnesota.
- Individual tree valuation assignments for insurance claims, legal cases, and eminent domain “takings”.
- All aspects of forest management services including timber cruising, timber typing, MFL enrollment and management, silvicultural prescription writing, timber sale set-up, timber marking, bidding, filing state and county notices, and contract inspections.

Licenses, Memberships, and Organizations:

- Currently completing educational requirements to be licensed as a Wisconsin Certified General Appraiser.
- Certified Plan Writer – Wisconsin Department of Natural Resources
- Wisconsin Cooperating Forester
- Tree Risk Assessment Certified - International Society of Arboriculture
- IRWA Member

October 12, 2021 – Board Meeting Minutes

M Casper explained the background discussion regarding ATC's letter and easement request for the Old Adams Road parcel.

Charlie Aschliman, indicated there was an attorney's number he could provide to the village to discuss opportunities for negotiations.

Roessler will follow-up with the area attorney and village attorney regarding ATC's proposal.

12/14/2021 – Board Meeting Minutes

Questions were raised regarding the isolation of the treatment plant from the rest of the village. Roessler will investigate and inquire about televising before and after any potential construction.

Attorney Memo, Erik Olson:

https://villageofridgeway.escribemeetings.com/VBM_Dec14_2021/eSCRIBE%20Documents/eSCRIBE%20Raw%20Attachments/21/Atty%20Memo%20from%20Erik%20Olson%20re%20ATC.pdf

01/11/2022 – Board Meeting Minutes

Old Adams Road Parcel Easement Request

RE the width comment on the attachment: “Width: Variable, not to exceed 27 feet” line in the easement... for a high voltage transmission line easement, Wisconsin Statutes require that the width of the easement be listed in the easement. As shown on page 5 of the attached PDF, the easement strip does not have a consistent width – so ATC described the easement width as variable with a maximum width of 27 feet wide.

Discussion was had regarding the proposed easement. Questions remained regarding the permanent access easement and the village's ability to control and handle the needs of the community and its sewer service now and into the future. Trustees, Tanner Cullen, Jeff Brindley, and Roessler reviewed the infrastructure needs, maps, and language of the easement.

Roessler will edit the easement to accommodate an easement granted only for the maintenance of the transmission line as proposed by ATC and would not be available for sale. Roessler would strike point (6) on the second page regarding water and sewer infrastructure and add televising before and after construction at ATC expense to address concerns regarding the weight of equipment over such an important piece of utility infrastructure. If damaged it would require an immediate repair, but damages may not be detected immediately after construction.

Roessler will make edits per board discussion and forward the drafted agreement to ATC for their review.

Cardinal- Hickory Creek

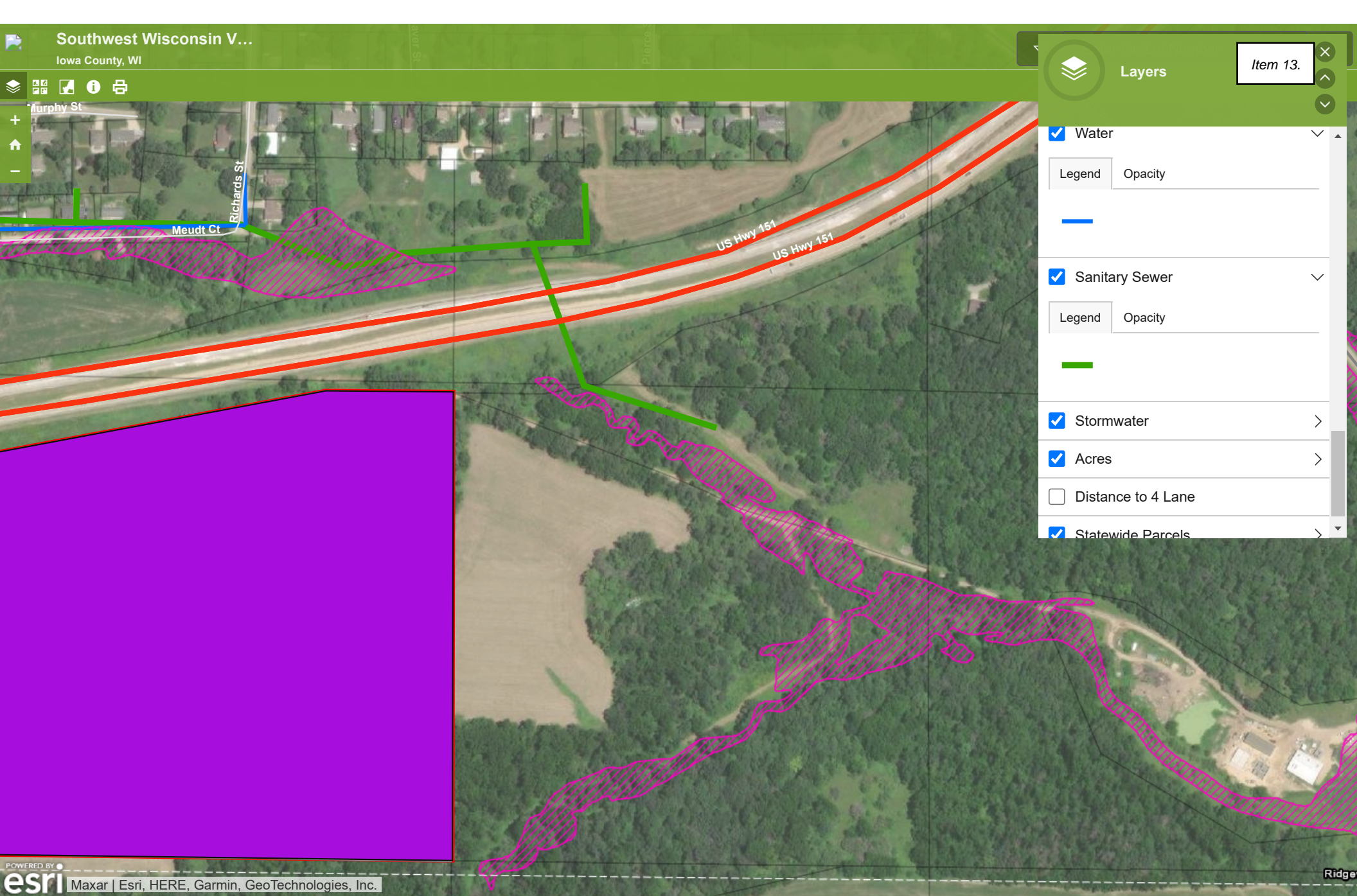
TRANSMISSION LINE PROJECT

Jan. 18, 2022

JOINT RESPONSE TO FEDERAL DISTRICT COURT FOR WESTERN WISCONSIN RULING ON THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) CASE

American Transmission Co., ITC Midwest and Dairyland Power Cooperative

Following the Federal District Court ruling on Jan. 14, the preliminary injunction issued by the Court on Nov. 1 remains in place. The opinion issued on Jan. 14 has no immediate impact on the co-owners' ability to continue construction activities pursuant to the terms of the preliminary injunction order. The judge requested the parties provide briefs on remedies and language for a final judgment by Jan. 24, 2022. Sometime after that date, the Court can be expected to issue an order based on the opinion and the briefing. The utilities are committed to completing this project, which will reduce energy costs, improve electric grid reliability, relieve congestion on the transmission system, support decarbonization goals and help support the interconnection of renewable generation in the Upper Midwest.



**ELECTRIC TRANSMISSION LINE EASEMENT
AND ACCESS EASEMENT**

Wis. Stat. Sec. 182.017(7)

Wis. Stat. Sec. 196.491(3e)

Not subject to Wis. Stat. § 77.22(1)

Document Number

The undersigned Grantor, **Village of Ridgeway, a municipal corporation (hereinafter called the "Grantor")**, in consideration of the sum of ~~twenty-five thousand dollars (\$25,000)~~ and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **American Transmission Company LLC, a Wisconsin limited liability company, and its manager ATC Management Inc., a Wisconsin corporation, and Dairyland Power Cooperative, a Wisconsin cooperative association, as tenants in common, and their respective successors, assigns, licensees and managers (hereinafter cumulatively referred to as "Grantee")**, the perpetual right and easement to construct, install, operate, maintain, repair, replace, rebuild, remove, relocate, inspect and patrol a line of structures, comprised of wood, concrete, steel or of such material as Grantee may select, and wires, including associated appurtenances for the transmission of electric current, together with communication signals and equipment restricted solely for the purpose of electric utility communication (hereinafter referred to as the Electric Transmission Facilities) and the perpetual right and easement of ingress to and egress from the transmission line easement upon, in, over and across property owned by Grantor in the **Village of Ridgeway, County of Iowa, State of Wisconsin, described as follows:**

A parcel of land being part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin.

The easement on which the Electric Transmission Facilities are located is referred to as the "transmission line easement." The easement for access to and from the transmission line easement is referred to as the "access easement." The areas encompassing the transmission line easement and the access easement are collectively referred to as the "Perpetual Easement Strips." The legal descriptions and locations of the Perpetual Easement Strips are as shown on the Exhibits B and B-1, attached hereto and incorporated by reference in this easement document.

The perpetual transmission line easement has the following specifications:

TRANSMISSION LINE EASEMENT:

Length: Approximately 194 feet
Width: Variable, not to exceed 27 feet

TRANSMISSION STRUCTURES:

Type: N/A
Number: N/A
Maximum height above existing ground level: N/A feet

TRANSMISSION LINE:

Maximum nominal voltage: 345,000 volts and 138,000 volts
Number of circuits: 2
Number of conductors: 9
Number of static wires: 2
Minimum height above existing landscape (ground level) 20.7 feet

Grantee is also granted the associated perpetual and necessary rights to:

- 1) Enter upon the Perpetual Easement Strips for the purposes of fully exercising and enjoying the rights conferred by this perpetual easement; and
- 2) Trim, cut down and remove any or all brush, trees and overhanging branches now or hereafter existing in, on and over the Perpetual Easement Strips; and
- 3) Cut down and remove such dead, dying, diseased, decayed, leaning trees or tree parts now or hereafter existing on the property of Grantor located outside of said Perpetual Easement Strips that in Grantee's judgment may interfere with Grantee's full use of the Perpetual Easement Strips for the purposes stated herein or that pose a threat to the safe and reliable operation of the Electric Transmission Facilities; together with the right, permission and authority to enter in a reasonable manner upon the property of Grantor adjacent to said Perpetual Easement Strips for such purpose; and
- 4) Construct any road or access way for the use of the access easement with written permission, and Grantor agrees not to obstruct

Deleted: ten thousand eight hundred dollars (\$10,800.00)

Name and Return Address

HDR Engineering, Inc.
1601 Utica Avenue South, Suite 600
Minneapolis, MN 55416-3400

Parcel Identification Number(s)

177-0204, 177-0206.C

or interfere with Grantee's use of the access identified herein; and
5) As part of the access easement, use existing field roads and lanes for ingress and egress over and across Grantor's property to the transmission line easement.

If, after initial construction of the Electric Transmission Facilities is complete, Grantor reasonably determines that the access easement needs to be relocated, Grantor may request, in writing, that Grantee relocate the access easement to a mutually agreeable location. The relocated access easement shall provide Grantee reasonable access to and from the transmission line easement. If the access easement is relocated, Grantee and Grantor shall execute a recordable document amending Exhibit B-1, and record the document with the Register of Deeds of Iowa County.

Grantee shall pay a reasonable sum for all damages to property (including, but not limited to existing sewer and water facilities), crops, fences, livestock, lawns, roads, fields and field tile (other than brush, trees and overhanging branches trimmed or cut down and removed from the Perpetual Easement Strips), caused by the construction, installation, operation, maintenance, repair, replacement, rebuilding, relocation, inspection, patrol or removal of said Electric Transmission Facilities. Prior to any construction, maintenance, or any earth moving activities in the Perpetual Easement Strip or Transmission Line Easement, Grantee shall locate and stake all sewer or water facilities within each area. Grantee shall coordinate with Grantor regarding the location of underground utility facilities and use mitigation measures as necessary to limit the potential for damages.

The Landowner acknowledges that Grantee is a regulated utility that operates pursuant to an Open Access Transmission Tariff (the "Tariff") approved from time to time by the Federal Energy Regulatory Commission. To the extent not precluded by the Tariff, Grantee assumes and agrees to protect, indemnify and save harmless the Landowner, agents, officers, and employees from and against any and all claims, demands, suits, liability, and expense by reason of loss or damage to any property (including, but not limited to, Grantor's existing water and sewer facilities) or bodily injury including death, arising directly or indirectly:

- a. Out of the construction, installation, operation, maintenance, existence, use and repair of the above ground high voltage electrical transmission line;
- b. Out of any defect in the line or failure thereof;
- c. Out of any act or omission of Grantee, its agents or employees while on or about the Perpetual Easement Strip and the property of the Landowner; and

Out of Grantee's exercise of any and all rights, duties and responsibilities granted by this Easement.

Within the Perpetual Easement Strips, and without first securing the prior written consent of Grantee, Grantor agrees that it will not:

- 1) Locate any dwelling or mobile home intended for residential occupancy; or
- 2) Construct, install or erect any structures or fixtures, including but not limited to swimming pools; or
- 3) Construct any non-residential type building; or
- 4) Store flammable goods or products; or
- 5) Plant trees or shrubs; or
- 6) Change the grade more than one (1) foot, except that prior written consent shall not be required within the access easement.

Grantee acknowledges and understands that there is currently a water and sewer facility located within the Perpetual Easement Strip. The parties hereto do hereby agree to the terms and conditions set forth in Exhibits "A", "B", and "B-1", attached hereto and incorporated by reference herein. The term "utility" in Exhibit "A" shall mean Grantee. The term "landowner" in Exhibit "A" shall mean Grantor.

Grantor warrants and represents that Grantor has clear, merchantable, fee simple title to said property, and that Grantor knows of no claim, pending contract for sale, or negotiation for such contract of sale for any of the lands described herein.

This easement agreement is binding, in its entirety, upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein, only for the proposed Cardinal-Hickory Creek Transmission Line Project approved through PSC Docket ID: 5-CE146 and upon abandonment of the project grantee forfeits to grantor the easement agreement.

Deleted: ¶

Deleted: Place water, sewer or drainage facilities, except that prior written consent shall not be required within the access easement; or ¶
7)

Deleted: perpetual

[signature page follows]

WITNESS the signature(s) of Grantor this ____ day of _____, 20__.

Village of Ridgeway

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this ____ day of _____, 20__, the above named _____
as _____, and to the above named _____ as _____
of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary
Notary Public, State of Wisconsin
My Commission expires (is) _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this ____ day of _____, 20__, the above named _____
as _____, and to the above named _____ as _____
of the Village of Ridgeway, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Signature of Notary

Printed Name of Notary
Notary Public, State of Wisconsin
My Commission expires (is) _____

This instrument was drafted by Jeff Marx and checked by Stephanie Marthaler on behalf of American Transmission Company LLC, PO Box 47, Waukesha, WI 53187-0047.

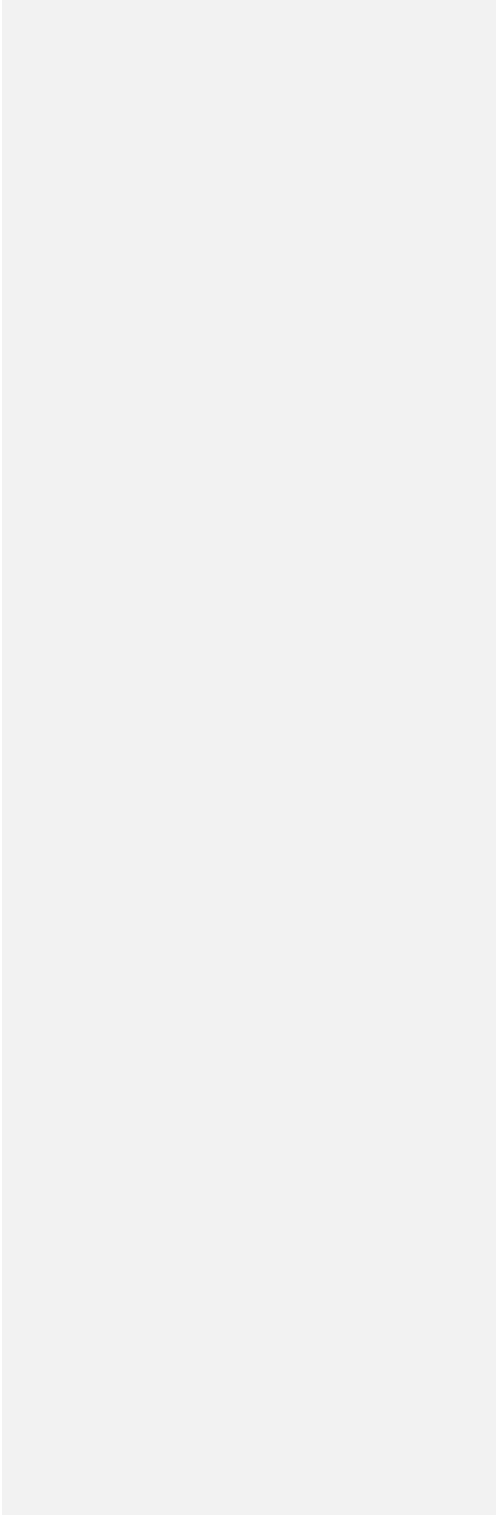


EXHIBIT "A"
[Wis. Stat. Sec. 182.017(7)]

- (c) In constructing and maintaining high-voltage transmission lines on the property covered by the easement, the utility shall:
1. If excavation is necessary, ensure that the topsoil is stripped, piled and replaced upon completion of the operation.
 2. Restore to its original condition any slope, terrace, or waterway, which is disturbed by the construction or maintenance.
 3. Insofar as is practicable and when the landowner requests, schedule any construction work in an area used for agricultural production at times when the ground is frozen in order to prevent or reduce soil compaction.
 4. Clear all debris and remove all stones and rocks resulting from construction activity upon completion of construction.
 5. Satisfactorily repair to its original condition any fence damaged as a result of construction or maintenance operations. If cutting a fence is necessary, a temporary gate shall be installed. Any such gate shall be left in place at the landowner's request.
 6. Repair any drainage tile line within the easement damaged by such construction or maintenance.
 7. Pay for any crop damage caused by such construction or maintenance.
 8. Supply and install any necessary grounding of a landowner's fences, machinery or buildings.
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the landowner shall receive from the utility a reasonable amount for such services.
- _____ The foregoing statement notwithstanding, the Landowner, by INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use HERBICIDAL chemicals for weed and brush control.
- (e) The Landowner shall be afforded a reasonable time prior to commencement of construction to harvest any trees located within the easement boundaries, and if the Landowner fails to do so, the Landowner shall nevertheless retain title to all trees cut by the utility.
- (f) The Landowner shall not be responsible for any injury to persons or property caused by the design, construction or upkeep of the high-voltage transmission lines or towers.
- (g) The utility shall employ all reasonable measures to ensure that the landowner's television and radio reception is not adversely affected by the high-voltage transmission lines.
- (h) The utility may not use any lands beyond the boundaries of the easement for any purpose, including ingress to and egress from the right-of-way, without the written consent of the landowner.
- _____ The foregoing statement notwithstanding, the Landowner, BY INITIALING IN THE SPACE AT LEFT, hereby grants its written consent for the Utility to use any land beyond the boundaries of the easement for ingress and egress for personnel, equipment and vehicles during construction and maintenance activities.