



**Board of Trustees Meeting Notice
Agenda**

Date: October 12, 2021, 7:00 p.m.
 Location: Ridgeway Community Center
 Room 101/102
 208 Jarvis Street
 Ridgeway, WI 53582

Pages

1.	<u>Meeting Opening</u>		
	1.a. Call to Order and Roll Call		
	1.b. Confirmation of Open Meeting Law Compliance		
	1.c. Pledge of Allegiance		
	1.d. Adoption of Agenda		
	1.e. Department Reports		3
	1.f. Correspondence Received and Announcements		45
	1.g. Public Comment Citizen opportunity to address elected officials.		
	Discussion is limited due to the confines of open meeting laws, and issues may directed to appropriate departments for follow-up or discussed at greater length in a following meeting.		
2.	<u>Consent Agenda</u> <i>Our adopted rules of Parliamentary Procedure, Robert’s Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.</i>		
	2.a. Minutes to be Adopted		52
	2.b. General Fund Disbursements and ACH Payments		57
3.	<u>County Hwy HHH - Craig Hardy, Iowa County Highway Commissioner</u>		
4.	<u>2021 Infrastructure Improvements</u>		
	4.a. Pay Application #4 - JI Construction, LLC		73
	4.b. Change Order #1- JI Construction		78

4.c.	Safe Drinking Water Loan Program Funding with the DNR	
4.d.	Engineering and Professional Services - Delta3 Inv.	79
5.	<u>Owen's Excavating Gate Valve Replacement Invoice 4620</u>	80
6.	<u>Fire Station Plowing</u>	
7.	<u>Veterans Committee Request for Location of Memorial</u>	
8.	<u>Redistricting 2021</u>	83
9.	<u>PSC Conventional Rate Case Preparation</u>	
10.	<u>Resolution in Support of Connect Communities Application (Amended Added 10.09.2021)</u> https://wedc.org/programs-and-resources/connect-communities/	88
11.	<u>Easement Request Review - Old Adams Road Parcel</u>	89
12.	<u>Adjournment</u>	

Employee Timecard - Hourly Distribution Report

Report Date: 09/13/2021

09/06/2021 - 09/12/2021 [7 days]

Report Time: 10:09:15 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
09/06/2021 Mon	202 [POH]				8.0000000	
	201 [POW]	11:26AM	08:43PM	17.25	9.2500000	
09/07/2021 Tue	201 [POW]	02:37PM	10:21PM	7.75	7.7500000	
09/08/2021 Wed	205 [POP]	07:00PM*	09:00PM*	2.00	2.0000000	
09/09/2021 Thu	201 [POW]	01:19PM	10:25PM	9.25	9.2500000	
09/10/2021 Fri	205 [POP]	09:45AM*	11:15AM*	1.50	1.5000000	
09/12/2021 Sun	201 [POW]	01:15PM*	06:20PM	5.00	5.0000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									78.00
3 [SICK]									104.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	31.25		31.25					
202 [POH]	1[UNUSED]	8.00		8.00					
205 [POP]	1[UNUSED]	3.50		3.50					
TOTALS		42.75		42.75					190.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

Employee Timecard - Hourly Distribution Report

Report Date: 09/20/2021

09/13/2021 - 09/19/2021 [7 days]

Report Time: 8:16:30 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
09/13/2021 Mon	201 [POW]	01:47PM	11:38PM	10.00	10.0000000	
09/14/2021 Tue	201 [POW]	02:52PM	01:09AM	10.50	10.5000000	
09/15/2021 Wed	205 [POP]	02:30PM*	04:30PM*	2.00	2.0000000	
09/16/2021 Thu	201 [POW]	07:57PM	12:30AM*	4.50	4.5000000	
09/18/2021 Sat	201 [POW]	05:53PM	01:20AM	7.25	7.2500000	
09/19/2021 Sun	201 [POW]	11:41AM	03:14PM		3.5000000	
	208 [PADJ]			-5.00	-8.5000000	

Summary - PD011 [GORHAM, MICHAEL]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									78.00
3 [SICK]									104.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	35.75		35.75					
205 [POP]	1[UNUSED]	2.00		2.00					
208 [PADJ]	1[UNUSED]	-8.50		-8.50					
TOTALS		29.25		29.25					190.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X  _____
Employee Signature

X _____
Supervisor Signature

Employee Timecard - Hourly Distribution Report

Report Date: 09/13/2021

09/06/2021 - 09/12/2021 [7 days]

Report Time: 10:09:15 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
09/06/2021 Mon	502 [TRH]			8.00	8.000000	
09/07/2021 Tue	501 [TRW]	08:00AM	12:45PM		4.750000	
	501 [TRW]	01:19PM	07:34PM	11.00	6.250000	
09/08/2021 Wed	501 [TRW]	09:00AM*	01:37PM		4.500000	
	501 [TRW]	02:14PM	05:01PM	7.25	2.750000	
09/09/2021 Thu	501 [TRW]	08:08AM	12:49PM		4.500000	
	501 [TRW]	01:21PM	04:42PM	8.00	3.500000	
09/10/2021 Fri	501 [TRW]	07:45AM	12:33PM		4.750000	
	501 [TRW]	12:48PM	06:45PM	10.75	6.000000	
09/11/2021 Sat	501 [TRW]	11:08AM	01:02PM	1.75	1.750000	

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
3 [SICK]									67.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	38.75		38.75					
502 [TRH]	1[UNUSED]	8.00		8.00					
TOTALS		46.75		46.75					122.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

Hailey Roessler
Employee Signature

X _____
Supervisor Signature

PROJECTS:

Finance Committee Meeting Prep, EE Reviews, Budget Work, Board Meeting Prep; Work w/ Strang Engineering; Meet w/ Municode; HR + Invoice / check prep; USDA Forestry Grant Research

Hourly Distribution:

	REG	HOLIDAY	TOTAL
Gen Admin:	35.75	8	43.75
Water Admin:	1.5		1.5
Sewer Admin:	1.5		1.5
			<u>46.75</u>

Employee Timecard - Hourly Distribution Report

Report Date: 09/20/2021

09/13/2021 - 09/19/2021 [7 days]

Report Time: 8:16:30 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
09/13/2021 Mon	511 [CW]	08:06AM	01:49PM	9.50	5.7500000	
	501 [TRW]	02:15PM*	06:05PM*		3.7500000	
09/14/2021 Tue	511 [CW]	08:02AM	01:47PM	13.75	5.7500000	
	501 [TRW]	02:16PM	04:58PM		2.7500000	
	501 [TRW]	06:15PM*	11:32PM*		5.2500000	
09/15/2021 Wed	501 [TRW]	11:59AM	05:09PM	5.25	5.2500000	
09/16/2021 Thu	501 [TRW]	07:59AM	12:01PM	8.00	4.0000000	
	501 [TRW]	12:29PM	04:32PM		4.0000000	
09/17/2021 Fri	501 [TRW]	07:50AM	12:44PM	8.25	3.5000000	1.5000000
	501 [TRW]	01:18PM	04:35PM		8.25	3.2500000

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
3 [SICK]									67.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	28.50	4.75	33.25					
511 [CW]	1[UNUSED]	11.50		11.50					
TOTALS		40.00	4.75	44.75					122.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x *Hailey*
Employee Signature

x _____
Supervisor Signature

Check entry, bank reconciliation, board meeting prep, agenda minutes, attendance, project management/communication
Clean & organize senior center, budget prep
Hours

Gen Admin Reg 40 OT 4.75

Employee Timecard - Hourly Distribution Report

Report Date: 09/13/2021

09/06/2021 - 09/12/2021 [7 days]

Report Time: 10:09:15 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
09/06/2021 Mon	502 [TRH]			8.00	8.0000000	
09/07/2021 Tue	511 [CW]	07:59AM	02:38PM		6.7500000	
	511 [CW]	06:30PM*	07:00PM*	7.25	0.5000000	
09/08/2021 Wed	511 [CW]	07:59AM	02:30PM	6.50	6.5000000	
09/09/2021 Thu	511 [CW]	07:59AM	02:31PM	6.50	6.5000000	
09/10/2021 Fri	511 [CW]	07:59AM	02:00PM	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]									78.25
3 [SICK]									12.00
6 [FH]									8.00
502 [TRH]	1[UNUSED]	8.00		8.00					
511 [CW]	1[UNUSED]	26.25		26.25					
TOTALS		34.25		34.25					98.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X 
Supervisor Signature

Utility receipts, meter reads in W.H., ordered office supplies and open gym supplies, worked on signage for elections, research green shed trees, coordinated library trainings, cleaned library.

Facilities Maint = 4
Water Admin = 2
Sewer Admin = 2
Dip Clerk = 26.25

Employee Timecard - Hourly Distribution Report

Report Date: 09/20/2021

09/13/2021 - 09/19/2021 [7 days]

Report Time: 8:16:30 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
09/13/2021 Mon	511 [CW]	11:29AM	05:56PM	6.50	6.500000	
09/14/2021 Tue	511 [CW]	07:59AM	02:35PM	6.50	6.500000	
09/15/2021 Wed	511 [CW]	08:00AM	02:30PM	6.50	6.500000	
09/16/2021 Thu	511 [CW]	07:59AM	02:30PM	6.50	6.500000	
09/17/2021 Fri	511 [CW]	08:00AM	02:00PM	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]									78.25
3 [SICK]									12.00
6 [FH]									8.00
511 [CW]	1[UNUSED]	32.00		32.00					
TOTALS		32.00		32.00					98.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X 
Supervisor Signature

Utility rec., ~~supervised~~ supervised the library, prepped for stepping or, community connections application, monthly fuel rec., small business Saturday, cleaned bathrooms.

Reg: 30
Deputy Clerk: 30
Water Admin: 1
Sewer Admin: 1

Employee Timecard - Hourly Distribution Report

Report Date: 09/13/2021

09/06/2021 - 09/12/2021 [7 days]

Report Time: 10:09:15 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
09/06/2021 Mon	302 [SEH]				4.0000000	
	601 [WAW]	07:09AM	09:09AM*		2.0000000	
	602 [WAH]			10.00	4.0000000	
09/07/2021 Tue	301 [SEW]	06:51AM	03:24PM	8.25	8.2500000	
09/08/2021 Wed	601 [WAW]	09:12AM	03:52PM	6.00	6.0000000	
09/09/2021 Thu	601 [WAW]	06:44AM	03:43PM	8.50	8.5000000	
09/10/2021 Fri	301 [SEW]	06:44AM	03:27PM	8.25	8.2500000	
09/11/2021 Sat	601 [WAW]	07:20AM	09:20AM*	2.00	2.0000000	
09/12/2021 Sun	601 [WAW]	07:31AM	09:31AM*	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]									76.50
3 [SICK]									240.00
6 [FH]									4.25
301 [SEW]	1[UNUSED]	16.50		16.50					
302 [SEH]	1[UNUSED]	4.00		4.00					
601 [WAW]	1[UNUSED]	20.50		20.50					
602 [WAH]	1[UNUSED]	4.00		4.00					
TOTALS		45.00		45.00					320.75

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Jeff Brindley
Employee Signature

x _____
Supervisor Signature

Water - 16
Sewer - 21
w- Holiday - 4
S- Holiday - 4



- 9-6 (Holiday) water & w.w. monitoring
- 9-7 w.w. sampling, water pumping pressure testing
- 9-8 w.w. sampling, routine water & sewer maintenance
- 9-9 water and w.w. reports
- 9-10 Staff meeting
- 9-11 weekend monitoring
- 9-12 weekend monitoring

Employee Timecard - Hourly Distribution Report

09/13/2021 - 09/19/2021 [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
09/13/2021 Mon	601 [WAW]	06:59AM	03:36PM	8.00	8.0000000	
09/14/2021 Tue	301 [SEW]	06:24AM	08:13AM		1.7500000	
	601 [WAW]	11:03AM	03:26PM		4.5000000	
	301 [SEW]	06:31PM	08:56PM	8.25	2.0000000	
09/15/2021 Wed	609 [WAFH]				2.2500000	
	301 [SEW]	09:43AM	03:31PM	8.00	5.7500000	
09/16/2021 Thu	609 [WAFH]				1.2500000	
	301 [SEW]	08:50AM	03:57PM	8.00	6.7500000	
09/17/2021 Fri	301 [SEW]	06:20AM	03:01PM	8.25	8.2500000	
09/18/2021 Sat	601 [WAW]	07:09AM	09:09AM*	2.00	2.0000000	
09/19/2021 Sun	601 [WAW]	07:09AM	09:09AM*	2.00	1.0000000	1.0000000

Summary - PW001 [BRINDLEY, JEFFREY D]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									76.50
3 [SICK]									240.00
6 [FH]					4.25		3.50		0.75
301 [SEW]	1[UNUSED]	24.50		24.50					
601 [WAW]	1[UNUSED]	15.50	1.00	16.50					
609 [WAFH]	1[UNUSED]	3.50		3.50					
TOTALS		43.50	1.00	44.50	4.25		3.50		317.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Jeff Brindley
 Employee Signature

x _____
 Supervisor Signature

Water 19 ✓
 Sewer 18 ✓
 Streets . 4 ✓
 Floating Holiday 3.5 ✓



- 9/13 Daily Routine
Tree count for removal & replacement.
- 9/14 Board mtg.
Capitol Improvement planning
w.w. sampling
- 9/15 Back water Sampling
w.w. sampling
- 9/16 Street Improvement planning
- 9/17 Daily Routine
- 9/18 weekend monitoring
- 9/19 weekend monitoring

Employee Timecard - Hourly Distribution Report

Report Date: 09/13/2021

09/06/2021 - 09/12/2021 [7 days]

Report Time: 10:09:15 AM

PW002 [FOSTER, GREGORY L]

Employee ID	PW002	DEPT(G2)	FM	Pay Policy	401
Pay Type	3	Last Name	FOSTER	First Name	GREGORY L

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
09/07/2021 Tue	401 [STW]	06:52AM	11:45AM	5.00	5.0000000	
09/08/2021 Wed	401 [STW]	06:53AM	11:43AM	4.75	4.7500000	
09/09/2021 Thu	401 [STW]	06:51AM	01:25PM	6.25	6.2500000	
09/10/2021 Fri	401 [STW]	09:18AM	11:45AM	2.50	2.5000000	

Summary - PW002 [FOSTER, GREGORY L]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
401 [STW]	1[UNUSED]	18.50		18.50					
TOTALS		18.50		18.50					

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Greg Foster
Employee Signature

X _____
Supervisor Signature

1.50 hr Comm Bld, (mowing)
2 hrs Park
1.5 Streets

Employee Timecard - Hourly Distribution Report

09/13/2021 - 09/19/2021 [7 days]

PW002 [FOSTER, GREGORY L]

Employee ID	PW002	DEPT(G2)	FM	Pay Policy	401
Pay Type	3	Last Name	FOSTER	First Name	GREGORY L

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
09/13/2021 Mon	401 [STW]	06:52AM	12:25PM	5.75	5.7500000	
09/14/2021 Tue	401 [STW]	06:51AM	11:58AM	5.25	5.2500000	
09/16/2021 Thu	401 [STW]	06:51AM	10:54AM	4.25	4.2500000	
09/17/2021 Fri	401 [STW]	06:49AM	11:55AM	5.25	5.2500000	

Summary - PW002 [FOSTER, GREGORY L]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
401 [STW]	1[UNUSED]	20.50		20.50					
TOTALS		20.50		20.50					

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Greg Foster

X _____

Employee Signature

Supervisor Signature

Comm Bld, 1.50
 Parks 3.00
 Streets 16

VILLAGE OF RIDGEWAY
 Report Date: 09/13/2021
 Report Time: 10:09:15 AM

Employee Timecard - Hourly Distribution Report

09/06/2021 - 09/12/2021 [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
09/06/2021 Mon	402 [STH]			8.00	8.0000000	
09/07/2021 Tue	401 [STW]	06:54AM	03:30PM	8.00	8.0000000	
09/08/2021 Wed	401 [STW]	06:43AM	03:31PM	8.25	8.2500000	
09/09/2021 Thu	401 [STW]	06:54AM	03:44PM	8.25	8.2500000	
09/10/2021 Fri	401 [STW]	06:24AM	02:55PM	8.00	8.0000000	

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									41.25
3 [SICK]									92.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	32.50		32.50					
402 [STH]	1[UNUSED]	8.00		8.00					
TOTALS		40.50		40.50					141.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen

Employee Signature

x _____

Supervisor Signature

9/6 8hrs streets Holiday
 9/7 Monthly Brush pickup. 4hrs Streets Dept.
 cleaned restocked park bath and emptied park cans. 4hrs
 Parks Dept.
 9/8 cleaned/organized Brush and compost Dump area. Burned
 Brush. 4.25hrs in the Streets Dept. Sand patched streets/Roads
 4hrs in the Streets Dept.
 9/9 Brush mowed along roadways. Ran to muellers for gravelly
 mower blades. worked on monthly work report. 8.25hrs
 Streets Dept. 9/10 →

9/10 9:30am staff meeting. Dug weeds out of main street
sidewalk/gutter. Unrs streets Dept. cleaned/restocked
Park baths and emptied park trash cans. Unrs in
the parks Dept.

town center

2nd street hollow

all around streets dept. park baths and empty trash cans
park dept.

all around streets dept. park baths and empty trash cans

streets dept. in the streets dept. and empty trash cans

streets dept. in the streets dept. and empty trash cans

streets dept. in the streets dept. and empty trash cans



Employee Timecard - Hourly Distribution Report

09/13/2021 - 09/19/2021 [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
09/13/2021 Mon	401 [STW]	06:58AM	03:37PM	8.00	8.0000000	
09/14/2021 Tue	401 [STW]	06:49AM	03:01PM		8.0000000	
	401 [STW]	06:47PM	08:58PM	9.75	1.7500000	
09/15/2021 Wed	401 [STW]	06:50AM	03:32PM	8.00	8.0000000	
09/16/2021 Thu	401 [STW]	06:54AM	03:35PM	8.00	8.0000000	
09/17/2021 Fri	401 [STW]	06:55AM	03:34PM	8.00	6.2500000	1.7500000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									
3 [SICK]									41.25
6 [FH]									92.00
401 [STW]	1[UNUSED]	40.00	1.75	41.75					8.00
TOTALS		40.00	1.75	41.75					141.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen

x _____

Employee Signature

Supervisor Signature

9/13 worked on budget items

with JEGG. 8hrs Streets Dept.

9/14 sand patched streets and roadways. Cleaned out

storm drain grates. 8hrs Streets Dept. 1.75 Board meetings.

9/15 Clean/restocked park bathrooms and emptied park

trash cans. 4hrs parks Dept. 4hrs Streets Dept.

9/16 Brush Hogged cardinal way empty lots. 8hrs Streets Dept.

9/17 Finished mowing in cardinal way along with retention pond.

4hrs parks Dept. 4hrs Streets Dept.

Village of Ridgeway				
Name	Address	Project	Fee	Permit
Dynamic Farms	6870 Rock Rd	Service	\$100.00	21-09
Gehin Custon Homes	102 Cardinal Way	NSF-524748	\$906.50	21-10
Michelle Stenner	204 Grove St.	Deck	\$105.00	21-11
Michelle Stenner	204 Grove St.	Cancelled Project	(\$105.00)	no 21-11
			\$1,006.50	
		Village portion (\$35 each)	(\$70.00)	
		To Inspector:	\$936.50	

1-POOLED CHECKING ACCOUNT **0307

Reconciliation Date: 9/30/2021

9/30/2021 Computer Balance: 935,275.56

Less Outstanding Deposits:

9/24/2021 Receipts Posted 09/24/2021 8.86

9/30/2021 Receipts Posted 09/30/2021 186.00

Total Deposits: -----
194.86

Plus Outstanding Payments:

183343 8/10/2021 BADGER WELDING SUPPLIES, INC. 23.10

183374 9/14/2021 B & C TRUCKING AND EXCAVATING, LLC 200.00

183375 9/14/2021 BADGER WELDING SUPPLIES, INC. 28.55

183409 9/16/2021 HOFTIEZER, MATTHEW 203.17

183410 9/16/2021 LARSON, ANNE 374.02

Total Payments: -----
828.84

9/30/2021 Statement Balance: 935,909.54

10/04/2021 1:31 PM

Cash Accounts Balance Report

Page: 1
ACCT

1-POOLED CHECKING ACCOUNT **0307

Reconciliation Date: 9/30/2021

9/30/2021	Computer Balance:	935,275.56
100-00-11100-000-000	POOLED GENERAL FUND	249,872.39
140-00-11100-000-000	POOLED CAPITAL FUND	492,474.78
150-00-11100-000-000	POOLED CAPITAL FUND	63,637.11
210-00-11100-000-000	POOLED TIF FUND	-86,761.95
250-00-11100-000-000	POOLED CDBG ACCOUNT	0.00
300-00-11100-000-000	POOLED SEWER FUND	209,965.13
400-00-11100-000-131	POOLED WATER FUND	6,088.10
<hr/>		
9/30/2021	Cash Accounts Balance:	935,275.56

10/04/2021 1:32 PM

Treasurer's Report
1-POOLED CHECKING ACCOUNT **0307
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance: 1,003,399.16

Checks: -103,692.23

Receipts: 35,568.63

Other Cash Transactions: 0.00

9/30/2021 Balance: 935,275.56

10/04/2021 1:34 PM

Treasurer's Report
2-GENERAL FUND MM **0753
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance: 760,518.73

Checks: 0.00

Receipts: 124.59

Other Cash Transactions: 0.00

9/30/2021 Balance: 760,643.32

10/04/2021 1:37 PM

Treasurer's Report
4-SEWER DNR EQUIP REPLACEMENT FUND **1692
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance:	84,100.43
Checks:	0.00
Receipts:	14.28
Other Cash Transactions:	0.00
9/30/2021 Balance:	84,114.71

10/04/2021 1:39 PM

Treasurer's Report
5-WATER MM ACCOUNT **1801
8/30/2021 Thru: 9/30/2021

Page: 1
ACCT

8/29/2021 Balance: 112,433.35

Checks: 0.00

Receipts: 23.99

Other Cash Transactions: 0.00

9/30/2021 Balance: 112,457.34

10/04/2021 1:41 PM

Treasurer's Report
7-Comm Dev BG GRANT **0767
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance:	141,269.00
Checks:	0.00
Receipts:	0.00
Other Cash Transactions:	-141,269.00
9/30/2021 Balance:	0.00

10/04/2021 1:41 PM

Treasurer's Report
7-Comm Dev BG GRANT **0767
8/31/2021 Thru: 9/30/2021

Page: 2
ACCT

Post Date	Type	Trans ID	Description	Amount
8/31/2021	JE	TRANSFER	Pay App 2 CDBG Draw	-141,269.00
8/31/2021	JE	TRANSFER	PayApp2JIConstruction	-141,269.00
8/31/2021	JE	TRANSFER	REVERSING DOUBLE ENTRY	141,269.00

			Others Cash Transactions:	-141,269.00

10/04/2021 1:42 PM

Reconciliation Transactions
Processed by Bank

Page: 1
ACCT

8-CDBG MATCHING FUNDS **0783

Reconciliation Date: 9/30/2021

Number	Date	Description	Payment	Deposit
	9/17/2021	Receipts Posted 09/17/2021		44,787.00
1031	9/17/2021	J.I. CONSTRUCTION	27,587.00	
1032	9/17/2021	DELTA 3 ENGINEERING, INC.	17,200.00	
Totals:			44,787.00	44,787.00

10/04/2021 1:43 PM

Treasurer's Report
8-CDBG MATCHING FUNDS **0783
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance:	-141,269.00
Checks:	-44,787.00
Receipts:	44,787.00
Other Cash Transactions:	141,269.00
9/30/2021 Balance:	0.00

10/04/2021 1:43 PM

Treasurer's Report
8-CDBG MATCHING FUNDS **0783
8/31/2021 Thru: 9/30/2021

Page: 2
ACCT

Post Date	Type	Trans ID	Description	Amount
8/31/2021	JE	TRANSFER	Pay App 2 CDBG Draw	141,269.00
8/31/2021	JE	TRANSFER	PayApp2JIConstruction	141,269.00
8/31/2021	JE	TRANSFER	REVERSING DOUBLE ENTRY	-141,269.00
			Others Cash Transactions:	----- 141,269.00

10/04/2021 1:45 PM

Treasurer's Report
9-RD SEW REPL FUND **0804
8/31/2021 Thru: 9/30/2021

Page: 1
ACCT

8/30/2021 Balance:	22,857.92
Checks:	0.00
Receipts:	1.94
Other Cash Transactions:	0.00
9/30/2021 Balance:	22,859.86

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 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
09/20/2021 Mon	201 [POW]	11:03AM	11:09PM	12.25	12.2500000	
09/22/2021 Wed	201 [POW]	08:43AM	10:24PM	13.75	13.7500000	
09/23/2021 Thu	201 [POW]	02:44PM	09:09PM	6.50	6.5000000	
09/25/2021 Sat	201 [POW]	01:55PM	11:27PM	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]									78.00
3 [SICK]									104.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	42.00		42.00					
TOTALS		42.00		42.00					190.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X _____
Supervisor Signature

Employee Timecard - Hourly Distribution Report

Report Date: 10/04/2021

09/27/2021 - 10/03/2021 [7 days]

Report Time: 1:22:49 PM

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
09/27/2021 Mon	205 [POP]	09:00AM*	11:00AM*		2.0000000	
	205 [POP]	03:00PM*	04:00PM*		1.0000000	
	205 [POP]	07:00PM*	11:00PM*	7.00	4.0000000	
09/29/2021 Wed	205 [POP]	03:30PM*	12:55AM*	9.50	9.5000000	
10/01/2021 Fri	201 [POW]	06:30PM	01:11AM	6.75	6.7500000	
10/03/2021 Sun	201 [POW]	08:48PM	01:00AM*		4.2500000	
	208 [PADJ]			6.75	2.5000000	

Summary - PD011 [GORHAM, MICHAEL]									
Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									78.00
3 [SICK]					104.00	4.00			108.00
6 [FH]									8.00
201 [POW]	1[UNUSED]	11.00		11.00					
205 [POP]	1[UNUSED]	16.50		16.50					
208 [PADJ]	1[UNUSED]	2.50		2.50					
TOTALS		30.00		30.00	104.00	4.00			194.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X  _____
Employee Signature

X _____
Supervisor Signature

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 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
09/20/2021 Mon	501 [TRW]	08:03AM	11:59AM	8.00	4.0000000	
	501 [TRW]	12:37PM	04:35PM		4.0000000	
09/21/2021 Tue	501 [TRW]	08:01AM	12:17PM	12.00	4.2500000	
	501 [TRW]	12:50PM	04:35PM		3.7500000	
	501 [TRW]	04:58PM	08:53PM		4.0000000	
09/22/2021 Wed	501 [TRW]	08:02AM	12:00PM*	10.50	4.0000000	
	501 [TRW]	12:36PM	04:31PM		4.0000000	
	511 [CW]	06:00PM*	08:30PM*		2.5000000	
09/23/2021 Thu	501 [TRW]	08:05AM	11:47AM	8.25	3.7500000	
	501 [TRW]	12:15PM*	04:48PM*		4.5000000	
09/24/2021 Fri	501 [TRW]	08:07AM	11:04AM	7.25	1.2500000	1.7500000
	501 [TRW]	12:15PM*	04:27PM*		4.2500000	

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
3 [SICK]									67.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	37.50	6.00	43.50					
511 [CW]	1[UNUSED]	2.50		2.50					
TOTALS		40.00	6.00	46.00					122.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

Hailey Roessler
Employee Signature

X _____
Supervisor Signature

	Reg	OT	Total
Clerk Ad:	17	3	20
Treas Ad:	17	3	20
Water Ad:	3	-	3
Sewer Ad:	3	-	3

Budget Prep, Finance
Comm Agenda/Minute Prep
Park + Rec Agenda/Minute Prep
Meetings, Utility Billing Mgmt.
Office Mgmt / Tech Plan
Community Center Bid
Publication + Prep, Daily
Routines, Quarterly Taxes/
Payroll, AshTree Plan

Employee Timecard - Hourly Distribution Report

Report Date: 10/04/2021

09/27/2021 - 10/03/2021 [7 days]

Report Time: 8:27:52 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
09/27/2021 Mon	501 [TRW]	07:54AM	12:15PM		4.2500000	
	511 [CW]	01:05PM	04:47PM	8.00	3.7500000	
09/28/2021 Tue	501 [TRW]	08:01AM	05:13PM	9.25	9.2500000	
	501 [TRW]	08:08AM	12:03PM		3.7500000	
09/29/2021 Wed	511 [CW]	01:30PM*	05:15PM	7.50	3.7500000	
	501 [TRW]	08:02AM	12:03PM		4.0000000	
09/30/2021 Thu	511 [CW]	12:37PM	05:05PM	8.50	4.5000000	
	501 [TRW]	08:04AM	03:00PM	7.00	6.7500000	0.2500000

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
3 [SICK]					67.25	4.00			71.25
6 [FH]									8.00
501 [TRW]	1[UNUSED]	28.00	0.25	28.25					
511 [CW]	1[UNUSED]	12.00		12.00					
TOTALS		40.00	0.25	40.25	67.25	4.00			126.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Hailey Roessler
Employee Signature

x _____
Supervisor Signature

Charge to Deputy Clerk)

Gen Admin	REG	OT	Total
	36	0.25	36.25
Water	2		2
Sewer	2		2

Budget Prep, Met w/ First Met, LRIP Webinar, Pre Bid Tour + Bid Coordination w/ Strang Engineering, Trane D.O.P, Levy + Mil Calc Spreadsheets, SDWLP Info gathering, Utility Direct Pay/Bal Adj. Coordination, Email Troubleshooting, USDA Forestry Grant Application Prep + Submittal; Infrastructure Planning; Sick Hour Accrual Processing

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 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
09/20/2021 Mon	511 [CW]	11:29AM	06:09PM	6.75	6.7500000	
09/21/2021 Tue	511 [CW]	07:59AM	02:30PM	6.50	6.5000000	
09/22/2021 Wed	511 [CW]	09:30AM*	02:37PM*		5.0000000	
	511 [CW]	06:15PM*	08:00PM*	6.75	1.7500000	
09/23/2021 Thu	511 [CW]	08:00AM	02:30PM	6.50	6.5000000	
09/24/2021 Fri	511 [CW]	08:02AM	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]									78.25
3 [SICK]									12.00
6 [FH]									8.00
511 [CW]	1[UNUSED]	32.50		32.50					
TOTALS		32.50		32.50					98.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x 
 Employee Signature

x 
 Supervisor Signature

Hour Breakdown:

Deputy Clerk / Facilities Maintenance: REG 24.5
 Water Admin- 4
 Sewer Admin- 4

Tasks/Projects = Util. recs., connect communities application, supervised library, water shut off notices, processed late fees / Small business Saturday post, worked on Trunk-or-Treat cleared meter stick
 cleaned library, golden room, and board room. Park & Rec. meeting / updated minutes
 Page 2

Employee Timecard - Hourly Distribution Report

Report Date: 10/04/2021

09/27/2021 - 10/03/2021 [7 days]

Report Time: 8:27:52 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
09/27/2021 Mon	511 [CW]	11:30AM	06:10PM	6.75	6.7500000	
09/28/2021 Tue	511 [CW]	08:35AM	02:48PM	6.25	6.2500000	
09/29/2021 Wed	511 [CW]	08:00AM	02:30PM	6.50	6.5000000	
09/30/2021 Thu	511 [CW]	07:59AM	02:30PM	6.50	6.5000000	
10/01/2021 Fri	511 [CW]	08:01AM	02:00PM	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]									78.25
3 [SICK]					12.00	4.00			16.00
6 [FH]									8.00
511 [CW]	1[UNUSED]	32.00		32.00					
TOTALS		32.00		32.00	12.00	4.00			102.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X 
Employee Signature

X 
Supervisor Signature

- Utility billing and Read Center Reports
- Supervised and cleaned library; updated library check out form
- Small business Saturday, worked on Park and rec meeting minutes, connect communities application, highway signage project, passed out CORP survey to VOR businesses, WEC new clerk training

Fac Maintenance = 24
Water = 4
Sewer = 4

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 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
09/20/2021 Mon	609 [WAFH]				0.7500000	
	604 [WAV]				2.2500000	
	304 [SEV]				2.2500000	
	301 [SEW]	07:00AM	10:46AM	9.00	3.7500000	
09/21/2021 Tue	601 [WAW]	06:31AM	06:30PM	11.50	11.5000000	
09/22/2021 Wed	301 [SEW]	06:35AM	03:27PM	8.50	8.5000000	
09/23/2021 Thu	301 [SEW]	06:19AM	03:04PM	8.25	8.2500000	
09/24/2021 Fri	601 [WAW]	08:52AM	12:44PM	4.00	4.0000000	
09/25/2021 Sat	601 [WAW]	07:27AM	09:27AM*	2.00	2.0000000	
09/26/2021 Sun	601 [WAW]	07:18AM	09:18AM*	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]					76.50		4.50		72.00
3 [SICK]									240.00
6 [FH]					0.75		0.75		
301 [SEW]	1[UNUSED]	20.50		20.50					
304 [SEV]	1[UNUSED]	2.25		2.25					
601 [WAW]	1[UNUSED]	19.50		19.50					
604 [WAV]	1[UNUSED]	2.25		2.25					
609 [WAFH]	1[UNUSED]	0.75		0.75					
TOTALS		45.25		45.25	77.25		5.25		312.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Jeff Brindley
Employee Signature

X _____
Supervisor Signature

Hour Breakdown:
Regular
Water 18
Sewer 22

Vacation/Holiday
2.25 4.50 / .75
2.25

Total 45.25
Total 21
24.25
45.25

- 9-20 Daily Routines, pump Testing
- 9-21 employee review - Daily routines
- 9-22 Capitol Improvement plan Meeting with Delta 3
- 9-23 well ReltaB estimates well #1 & #2
- 9-24 Daily routines
- 9-25 - weekend ~~and~~ monitoring
- 9-26 - weekend monitoring

Employee Timecard - Hourly Distribution Report

Report Date: 10/04/2021

09/27/2021 - 10/03/2021 [7 days]

Report Time: 8:27:52 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
09/27/2021 Mon	601 [WAW]	06:25AM	03:09PM	8.25	8.2500000	
09/28/2021 Tue	301 [SEW]	08:48AM	03:10PM		6.5000000	
	601 [WAW]	04:20PM	05:16PM	7.50	1.0000000	
09/29/2021 Wed	301 [SEW]	06:19AM	12:30PM		6.2500000	
	601 [WAW]	01:29PM	03:56PM	8.75	2.5000000	
09/30/2021 Thu	301 [SEW]	06:41AM	02:59PM	7.75	7.7500000	
10/01/2021 Fri	301 [SEW]	06:17AM	09:59AM		3.7500000	
	601 [WAW]	11:32AM	02:49PM	7.00	3.2500000	
10/02/2021 Sat	601 [WAW]	07:06AM	09:06AM*	2.00	0.7500000	1.2500000
10/03/2021 Sun	601 [WAW]	07:12AM	09:12AM*	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]									72.00
3 [SICK]					240.00				240.00
6 [FH]									
301 [SEW]	1[UNUSED]	24.25		24.25					
601 [WAW]	1[UNUSED]	15.75	3.25	19.00					
TOTALS		40.00	3.25	43.25	240.00				312.00

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Jeff Brindley
Employee Signature

X _____
Supervisor Signature

Total
 Water - 23.25 Reg OT
 22 1.25
 Sewer - 20 18 2.0

- 9/27 peerless Well for estimates well #1
9/28 L.W Allen Collins St lift station pump
failed and was plugged
9/29 water Bacti sampling
9/30 assisting JT construction water sampling
10/2 weekend monitoring
10/3 weekend monitoring

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 AM

PW002 [FOSTER, GREGORY L]

Employee ID	PW002	DEPT(G2)	FM	Pay Policy	401
Pay Type	3	Last Name	FOSTER	First Name	GREGORY L

Time Card

Date	Paycode	IN	OUT	Daily Total	Reg Hrs	OT Hrs
09/20/2021 Mon	401 [STW]	06:53AM	11:29AM	4.50	4.5000000	
09/21/2021 Tue	611 [FMW]	09:29AM	12:27PM	3.00	3.0000000	
09/22/2021 Wed	401 [STW]	06:49AM	11:57AM	5.25	5.2500000	
09/23/2021 Thu	401 [STW]	07:00AM	11:56AM	5.00	5.0000000	
09/24/2021 Fri	401 [STW]	06:54AM	11:57AM	5.00	5.0000000	

Summary - PW002 [FOSTER, GREGORY L]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
401 [STW]	1[UNUSED]	19.75		19.75					
611 [FMW]	1[UNUSED]	3.00		3.00					

TOTALS		22.75		22.75					
---------------	--	--------------	--	--------------	--	--	--	--	--

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X _____
Employee Signature

X *[Signature]*
Supervisor Signature

Seasonal employment has ended.
call on basis,

Employee Timecard - Hourly Distribution Report

Report Date: 09/27/2021

09/20/2021 - 09/26/2021 [7 days]

Report Time: 8:32:51 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
09/20/2021 Mon	401 [STW]	06:50AM	02:53PM	7.50	7.5000000	
09/21/2021 Tue	401 [STW]	06:57AM	03:35PM		8.5000000	
	401 [STW]	06:21PM	07:07PM	8.75	0.2500000	
09/22/2021 Wed	401 [STW]	06:54AM	03:30PM		8.5000000	
	401 [STW]	06:17PM	07:50PM	9.50	1.0000000	
09/23/2021 Thu	401 [STW]	06:50AM	03:05PM	7.50	7.5000000	
09/24/2021 Fri	401 [STW]	06:56AM	03:31PM	8.00	6.7500000	1.2500000

Summary - SP002 [CULLEN, TANNER]

Paycode	N/A	Reg Hrs	OT1 - OT-2	Total Hrs	Accrual				
					Prior Bal	Adjust	Used	Earned	Available
2 [VACA]									41.25
3 [SICK]									92.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	40.00	1.25	41.25					
TOTALS		40.00	1.25	41.25					141.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

x Tanner Cullen
Employee Signature

x _____
Supervisor Signature

Hour Breakdown:
 Regular → OT
 Streets: 29.25 → 1.25
 Parks: 12hrs
 Total 41.25

Work Report →

9/20: Cleaned / Restocked park Baths. (3hrs
Parks Dept.) Sand patched potholes and cleaned
storm grates. (1.50 Streets Dept.)

9/21 employee evaluation. Removed old book and etc
From R.C.C with Jeff. Sand patched potholes
(7.75 Streets Dept.) (1hr Parks Dept.)

9/22 Parks and Rec meeting. (1hr Parks Dept.) Cleaned
Village Shop and started moving things to green
shed for winter. (8.50 Streets Dept.)

9/23 weeded/moved plants in circle flower bed in front of
R.C.C. (2hrs Parks Dept.) cut down weeds around
water tower. (1hr Parks Dept.) Sand patched potholes
and cleaned storm grates. (1.50hrs Streets Dept.)

9/24 Clean/Restocked park bathrooms and emptied
trash cans. Washed skid loader and NH tractor
& Shop Floor. (1hrs Parks Dept.) (1hrs Streets Dept.)

Employee Timecard - Hourly Distribution Report

Report Date: 10/04/2021

09/27/2021 - 10/03/2021 [7 days]

Report Time: 8:27:52 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
09/27/2021 Mon	401 [STW]	06:47AM	07:49AM		0.7500000	
	401 [STW]	08:06AM	03:42PM	8.00	7.2500000	
09/28/2021 Tue	401 [STW]	06:59AM	03:31PM	8.00	8.0000000	
09/29/2021 Wed	401 [STW]	06:55AM	03:05PM	7.50	7.5000000	
09/30/2021 Thu	401 [STW]	06:56AM	12:32PM		5.5000000	
	401 [STW]	12:50PM	03:50PM	8.00	2.5000000	
10/01/2021 Fri	401 [STW]	06:46AM	08:05AM		1.0000000	
	401 [STW]	08:23AM	04:03PM	8.00	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]									41.25
3 [SICK]					92.00	4.00			96.00
6 [FH]									8.00
401 [STW]	1[UNUSED]	39.50		39.50					
TOTALS		39.50		39.50	92.00	4.00			145.25

I CERTIFY THE ABOVE INFORMATION TO BE CORRECT

X Tanner Cullen
Employee Signature

Parks 16.75 hrs
Water 4 hrs
Streets 18.75
↓

X _____
Supervisor Signature

0.50 streets vacation

9/27 4hrs park. 4hrs water Dept.

Read water meters. Cleaned/ Restocked park baths and emptied cans.

9/28 8hrs streets. Burned Brush and cleaned dump area.

9/29 Brushed hogged empty lots along with pond. 3.75 parks and 3.75 street

9/30 Dragged Big Ball diamond. Picked up trash around park. 2hrs streets
6hrs parks Dept.

9/1 Dragged Small ball field and cleaned/ Restocked Baths.
3hrs parks and 5hrs streets



Local Government Education

Upcoming Local Government Programs

October-November 2021

UW-Madison Division of Extension Local Government Education publishes monthly this announcement of statewide programs for local government officials and staff. It includes UW-Madison- Extension Local Government Education (LGE) programming, Certified Public Manager® programming and other programs of interest relating to local governments. LGE and CPM programs are also listed at localgovernment.extension.wisc.edu. To list your program in future LGE Monthly Calendars, please send your program brochures and announcements of statewide interest to the attention of Hannah Katz (hakatz2@wisc.edu). Please contact the specified program sponsor with questions about any particular programs.

Upcoming LGE Webinars - October 2021

Tuesday, October 12, 2021– **“Opportunities, Strategies and Programs for Reducing County and Municipal Utility Costs through Solar Energy”** – 1:00-2:30 p.m. Solar energy programs provide an opportunity for local governments to reduce their utility costs, freeing up budgets for other essential services. In this webinar, the panel will share a variety of strategies and programs municipalities and counties can use to support solar installation and reduce energy costs. Cost: \$20.00. Registration: <https://localgovernment.extension.wisc.edu/opportunities-strategies-and-programs-for-reducing-county-and-municipal-utility-costs-through-solar-energy/>

Wednesday, October 13, 2021– **“The Case for Local Food Systems Planning: Getting Food Systems Planning onto Your Local Policy Agenda”** – 9:00-10:30 a.m. Learn why local food systems planning is vital for community health, hear how communities are planning their local food systems, and explore where to start your local food systems planning process. Maybe you're ready to spearhead local food systems planning, but how do you actually get it off the ground? This workshop will also present several different pathways and approaches, share successful models and case studies, and raise important considerations for getting food systems planning onto your local policy agenda. Cost: \$20.00. Registration: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=95

Thursday, October 14, 2021– **“Accessing and Using Census Data for Decision Making in Local Government”** – 10:00-11:30 a.m. The 2020 Census data provides a wealth of information for use in decision making by local governments. This presentation will focus on what information is available, how to access it, and examples of how the information can be used. If you're wondering how you can use Census data to improve services to local constituents, this is the place to start! Cost: \$20.00. Registration: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=93

Thursday, October 21, 2021– **“Grants, From the Funders' Perspectives”** – 1:00-2:30 p.m. Interested in better preparing grants to access state and other funding for local government projects? This presentation will share tips, tricks, and resources from the funders themselves so that you can be more effective at accessing funding. Cost: \$20.00. Registration: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=101

Upcoming LGE Webinars - November 2021

Thursday, November 4, 2021– **“Planning for Community Climate Resilience: Tools for Local Governments”** – 2:00- 3:30 p.m. Will your community be resilient in the face of more severe weather events and other challenges brought on by climate change? During this session, you’ll gain planning tools, resources, and strategies to build community resilience. Cost: \$20.00. Registration: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=97

Wednesday, November 10, 2021– **“Practices for Protecting Local Farmland”** – 9:00- 10:30 a.m. Proactively protecting farmland is more important now than ever, given accelerating farmland loss and increasing urban development. Learn about local, regional, and state-level opportunities in farmland protection, hear about innovative local government programs that are working to protect farmland, and engage in a peer discussion about possible solutions. Cost: \$20.00. Registration: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=96

Upcoming Local Government Racial Equity Seminars

LGE is happy to be partnering with nINA collective to offer a series of racial equity seminars throughout the upcoming months. These classes are free to register. The dates, times, and descriptions are as follows:

Wednesday, October 20, 2021– **“Leading for Racial Equity Series: Increasing racial consciousness & racial literacy”** –10:30 am to 12:00 noon, FREE. Racial literacy is a key skill in leading inclusive and equitable local governments. During this first session in a four-part series, you will increase your racial literacy and racial consciousness by engaging in a practice of racial self-awareness to deepen your racial equity work, and to develop skills to support teams and peers in developing racial literacy and racial consciousness. This session will be led by the nINA Collective, a multicultural group who bring decades of experience and expertise in systems change, equity and inclusion capacity building in local government. To register, please click on the registration link

below: https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=132

Wednesday, November 3, 2021– **“Leading for Racial Equity Series: Learning and deconstructing structures of power and privilege in state and local government”** –10:30 am to 12:00 noon, FREE. Even when we don’t recognize them, many of our local government programs are built on structures of power and privilege. This webinar will help identify and break down these structures in the pursuit of developing more equitable and inclusive local governments. During the webinar, you’ll develop a shared understanding of concepts related to deconstructing inequitable systems and navigating change through a lens of racial equity and inclusion, build a shared understanding of the historic roots and present-day manifestations of inequity, and begin to explore the conditions needed, for self and for organizations, to undergo and sustain change toward racial equity and inclusion. This session will be led by the nINA Collective, a multicultural group who bring decades of experience and expertise in systems change, equity and inclusion capacity building in local government. To register, please click on the registration link

below https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=133

Wednesday, December 1, 2021– **“Leading for Racial Equity Series: Understanding Individual, institutional and systemic levels of oppression in state and local government”** – 10:30 am to 12:00 noon, FREE. Systems of oppression can occur at all levels and are often

unrecognized by those within local governments. During this webinar, you'll sharpen your understanding of how systems of oppression operate at the individual, institutional and systemic levels, learn applications for addressing multilevel systems of oppression in organizations, and begin identifying and exploring equity project goals and implementation strategies. This session will be led by the nINA Collective, a multicultural group who bring decades of experience and expertise in systems change, equity and inclusion capacity building in local government. To register, please click on the registration link below

https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=134

Wednesday, January 5, 2021– **“Leading for Racial Equity Series: From tolerance for diversity to deep systems change for equity in state and local government”** –

10:30 am to 12:00 noon, FREE. Tolerance of diversity isn't enough, local governments need to intentionally be equitable and inclusive in order to better serve their communities. This often involves changing local government systems. Through this webinar, you will understand organizational change management frameworks, learn how to integrate transformative leadership throughout your organization, and analyze the complexities of diversity, inclusion and equity and its application at the organizational level. This session will be led by the nINA Collective, a multicultural group who bring decades of experience and expertise in systems change, equity and inclusion capacity building in local government. To register, please click on the registration link below

https://charge.wisc.edu/LocalGovernment/workshop_register.aspx?workshop_id=135

Join the next LGE/ Certified Public Manager® Colleague Group

The CPM Program provides the education and training needed to meet the unique demands and challenges of public management, strengthening administrative, technical, and interpersonal skills through a combination of classes, activities, and written applied projects. Through 18 months of classes, participants will form a learning community with other public sector professionals, engaging with an intensive broad-based management curriculum that hones their management and program delivery skills. **The next Colleague Group begins November 9, 2021.**

Applications are due October 25, 2021. For a full schedule, and an application, please visit:

<https://localgovernment.extension.wisc.edu/cpm-program/>.

Upcoming Certified Public Manager® Public Classes – October 2021

Tuesday, October 19, 2021– **“The Art of Delegation for Public Managers”** – Virtual. 8:30 a.m.- 3:15 p.m. Take a systematic approach to identify what's necessary to initiate and sustain organizational productivity and quality improvements. Through assessments and tools, examine current productivity and quality improvement efforts and then explore ways to improve systems, align activities, build processes designed for success, and create a culture that supports your efforts. Cost: \$225. Registration: <https://localgovernment.extension.wisc.edu/the-art-of-delegation-for-public-managers/>

Wednesday, October 20, 2021– **“Elements of Digital Style for Public Managers”** – Virtual. 12:30- 3:30 p.m. Strunk & White's *The Elements of Style* gave generations of communicators trustworthy guidelines for writing and editing quality print publications. But times have changed since 1919, when Professor Strunk wrote “the little book” for his English classes. This update provides similarly practical guidelines for digital marketers, editors and designers. Learn styles for digital layout, content and text you can apply

immediately with confidence. Cost: \$115. Registration:
<https://localgovernment.extension.wisc.edu/elements-of-digital-style-for-public-managers-virtual/>

Upcoming Certified Public Manager® Public Classes – November 2021

Wednesday, November 3, 2021– **“Time and Stress Management Skills for Public Managers”** – Location TBD. 8:30 a.m.- 3:15 p.m. Explore the relationship between time and stress. Discover different approaches to managing time and stress, practice stress management techniques, and develop a personal time and stress management system that reflects your values, priorities, roles, and preferences. Cost: \$225. Registration: <https://localgovernment.extension.wisc.edu/cpm-public-courses/>

Thursday, November 4, 2021– **“Leading and Managing from the Middle for Public Managers”** – Location TBD. 8:30 a.m.- 3:15 p.m. Learn how you can contribute even more effectively to your organization’s high performance. Discover how to use your position to achieve organizational goals through others, use your seven bases of power more effectively, and find strategies for expanding your influence. Cost: \$225. Registration: <https://localgovernment.extension.wisc.edu/leading-and-managing-from-the-middle-for-public-managers/>

Tuesday- Wednesday, November 16-17, 2021– **“Project Management Fundamentals for Public Managers”** – Virtual. 8:30 a.m.- 3:15 p.m. Gain foundational knowledge and explore contemporary best practices in project management to build the personal knowledge, skills and confidence you need to build the personal knowledge, skills and confidence you need to effectively lead projects. Cost: \$375. Registration: <https://localgovernment.extension.wisc.edu/project-management-fundamentals-for-public-managers/>

Thursday, November 18, 2021– **“Budgeting for Public Managers”** – Location TBD. 8:30 a.m.- 3:15 p.m. Understand the roles, responsibilities, and opportunities that administrators, elected officials, and the public face when developing, adopting, executing, and monitoring a public budget. Cost: \$225. Registration: <https://localgovernment.extension.wisc.edu/budgeting-for-public-managers/>

Other Programs of Interest for Local Government Officials/Staff

October 2021

Monday-Tuesday, October 4-5, 2021– **“Governor’s 2021 Cybersecurity Summit”** – Wilderness Resort, Glacier Canyon Conference Center. Cost: \$140 with discount and early bird rates. For more information and to register, visit: <https://wigcot.eventsair.com/cmspreview/2021cyber/>

Tuesday- Thursday, October 5-7, 2021– **“Purchasing and Inventory Control”** – Transportation Information Center. 8:30-11:30 a.m. Examine purchasing practices and inventory control measures to promote savings and operational effectiveness. Learn straightforward approaches to control capital expenditures. Identify Wisconsin laws that govern contracting and purchasing. Discuss common purchasing errors, and how to correct them. Cost: \$150. Registration: <https://interpro.wisc.edu/tic/workshops/purchasing-and-inventory-control/>

Wednesday- Friday, October 6-8, 2021– **“Building Inspectors Institute”** – League of Wisconsin Municipalities. Location: Lismore Hotel, Eau Claire, WI. Cost: \$205 League member, \$230 nonmember. For more information and to register, visit: <https://www.lwm-info.org/751/Building-Inspectors-Institute>

Tuesday- Thursday, October 12-14 and 26-27, 2021– **“Fundamentals of Public Work Operations”** – Transportation Information Center. 8:30-11:30 a.m. In this two-day course, students will focus on managing the range of services and operational issues in a public works department. Students will give a presentation on a topic of their choice. Cost: \$350. Registration: <https://interpro.wisc.edu/tic/workshops/fundamentals-of-public-works-operations/>

Tuesday, October 26, 2021– **“Integrating Affordable, Multi-Family Housing and Clean Energy Solutions for Wisconsin Communities”** – Community Economic Development. Discuss the successful development of high-quality, affordable multi-family housing that integrates cutting edge clean, renewable energy. Registration: <https://fyi.extension.wisc.edu/economicdevelopment/2021/09/09/integrating-affordable-multi-family-housing-and-clean-energy-solutions-for-wisconsin-communities/>

November 2021

Wednesday, November 3, 2021– **“Police and Fire Commission Workshop”** – League of Wisconsin Municipalities. Wilderness Resort, Glacier Canyon Conference Center, WI Dells. Cost: \$130-member, \$155 non-member. For more information and to register, visit: <https://www.lwm-info.org/802/Police-Fire-Commission-Workshop>

Tuesday- Thursday, November 9-11, 2021– **“Human Resources for Small Communities”** – League of Wisconsin Municipalities. Three one-hour long webinars over three days focusing on human Resources for Small Communities. Registration fee: \$50. For more information and to register, visit: <https://www.lwm-info.org/1626/Human-Resources-for-Small-Communities>

Tuesday, November 16, 2021– **“Wisconsin Broadband Summit”** – Community Economic Development. 9:00 a.m.- 12:00 p.m. Explore how communities can increase broadband access and move closer towards digital equity. Registration: <https://fyi.extension.wisc.edu/economicdevelopment/2020/09/29/wisconsin-broadband-summit/>

Tuesday- Wednesday, November 16-17, 2021– **“Local Government Fundamentals”** – Transportation Information Center. Learn about the state’s relationship with local government and why these relationships are beneficial so that you can make sound decisions. Examine how you can ensure that the work you are doing is not only ethical, but also follows current public standards of conduct. Cost: \$150. Registration: <https://interpro.wisc.edu/tic/workshops/local-government-fundamentals/>

Upcoming Annual Conferences

Wisconsin Towns Association

Sunday, October 10- Tuesday, October 12, 2021. This conference takes place in-person at the Kalahari Resort & Convention Center, Wisconsin Dells. Make your room reservation now by calling 877-254-5466 or by clicking [here](#).

Wisconsin Town Law Conference

Friday, October 1, 2021. 8:30 a.m.- 3:00 p.m. This conference takes place virtually. For more information and to register, visit: <https://www.wisctowns.com/events-calendar/3305/virtual-42nd-annual-wisconsin-town-law-conference/>

League of Wisconsin Municipalities

Wednesday, October 20- Friday, October 22, 2021. This conference takes place in-person at the KI Center, Green Bay. For more information and to register, visit: <https://www.lwm-info.org/731/Annual-Conference>

An EEO/AA employer, UW-Madison Division of Extension provides equal opportunities in employment and programming, including Title VI, Title IX and American with Disabilities (ADA) requirements. Requests for reasonable accommodations for **disabilities or limitations should be made prior to the date of the program or activity for which it is needed. Please do so as early** as possible prior to the program or activity so that proper arrangements can be made. Requests are kept confidential.

Wisconsin DOT - Bureau of Highway Maintenance
Material Storage Site Management
Subsite Inspection Report
Subsite Label: 1-25-411-2

RECEIVED

OCT 07 2021

Region: 1
County: IOWA
Site: 411
Subsite: 2

Site Records Kept:
 206 Kirby Street
 Ridgeway, WI 53582

Ownership and Compliance

Owner: Village of Ridgeway
 Contact: Tanner Cullen
 Contact: 608-574-9573
 Phone:
 Contact Email: pwd2@villageofridgeway.com

Site Address: 206 Kirby Street
Site City: Ridgeway 53582

Material: Bulk Road Salt
Facility Type: Shed

Inspection

Date: 3/10/2021
 Inspector: Keith Nielson

Internal DOT Group	Code	Inspection Item	Response	Follow Up
10	1	Solid material is stored on a concrete or asphalt pad	Yes	
10	1.1	Defects (cracks, holes, etc.) in apron	Slight	
10	1.2	Defects (cracks, holes, etc.) in pad	Absent	
10	1.3	The pad under the stockpile directs water away from material	Yes	
10	2	If present, the design and condition of the berm contains runoff on the site's surface	Yes	
10	3	A catch basin or holding pond serves at least this subsite	Yes	
11	1	Repairs needed to roof	None	
11	2	Repairs needed to walls	None	
11	3	Repairs needed to door(s)	N/A	
14	1	Material amount spilled on apron (not from active or recent use)	None	
14	2	Material amount spilled on grounds (not from active or recent use)	None	
14	3	Salt from runoff is contained within the salt storage area away from open water sources	Yes	
14	4	Stored material is effectively protected from the elements	Yes	
14	5	Monthly material inventory records are available for this subsite	Yes	

Note:

Follow up:

You are encouraged to take appropriate action that may be necessary to bring this subsite into compliance with Trans. 277. If you have questions regarding this report or find any of the identification data to be incorrect, please contact the inspection project manager at the phone number or email address shown below.

Phone: 715.341.8110

Email: david.senfelds@aecom.com

8/6/2021 1:15 PM



Board of Trustees

Meeting Minutes

Date: September 21, 2021, 7:00 p.m.

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

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

Staff Present: H Roessler

1. Meeting Opening

1.a Call to Order and Roll Call

Meeting called to order by President Casper at 7:03 pm.

Roll call is listed above.

1.b Confirmation of Open Meeting Law Compliance

Roessler confirmed this was a properly noticed meeting posted on **September 20, 2021**, at the Ridgeway Community Center, the Village website and Facebook page and notification sent via email/text to subscribers.

1.c Public Comment

There was no one wishing to speak.

2. Consent Agenda

to adopt the consent agenda as presented.

Motion by R Short
Seconded by K Venden

to adopt the consent agenda as presented.

Motion carried.

2.a Adoption of Agenda

2.b Minutes to be Adopted

3. Business

3.a Construction Documents and Bid Specs for restoration of Ridgeway Community Center

Mitchell Branscombe, Strang Engineering was present to discuss the bid set documents, construction plans, and estimates as revised from the 09/14/2021 discussion.

Thursday September 23 would be the publication for bids and December 31st would be the listed completion date of the project put out for a general contractor bid on the HVAC replacement, ceiling repair, and renovations within the community room.

Motion by R Nevins
Seconded by J Garner

to put the Ridgeway Community Center renovation project out to bid with two alternate bids modified to include work to replace the ceiling and grid in all rooms requiring mechanical work, and the second alternate to be new lighting in the library and senior room with substantial completion date to be December 31st.

Motion carried.

4. Adjournment

Motion by K Venden
Seconded by S Vosberg

to adjourn at 8:35 pm.

Motion carried.



Finance Committee

Meeting Minutes

Date: October 6, 2021, 5:30 p.m.
Location: Ridgeway Community Center
Room 101/102
208 Jarvis Street
Ridgeway, WI 53582

Members Present: M Casper, K Venden, S Vosberg

Staff Present: H Roessler

1. Meeting Opening

1.a Call to Order and Roll Call

Meeting called to order by Chair Casper at 5:30 pm. Roll call is listed above.

1.b Confirmation of Open Meeting Law Compliance

Roessler confirmed this meeting was properly noticed.

2. Consent Agenda

Motion by S Vosberg

Seconded by M Casper

to adopt the consent agenda as presented.

Motion carried.

2.a 10-05-2021 Minutes

2.b 10-06-2021 Agenda

3. 2022 Budget Workshop

Discussion regarding the 2022 Budget was had amongst committee members, Marshal Gorham, and Hailey Roessler.

4. Adjournment

Motion by K Venden

Seconded by S Vosberg

to adjourn at 9:12 pm.

Motion carried.

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 9/01/2021 From Account:
Thru: 9/30/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
181077	5/10/2016	MOSES, PATRICK	
		Parking fees - abandoned per SS 177.05	
			Manual Check
100-00-52100-335-000		POLICE - TRAVEL/MILEAGE	-3.00
		Parking fees - abandoned per SS 177.05	
			Total
			-3.00
<hr/>			
ONLINE	9/10/2021	WISCONSIN DNR-ENVIRONMENTAL FEES	
		2022 License Fees	
			Manual Check
300-00-53610-000-821		OPERATION EXPENSES	110.00
		2022 License Fees	
			Total
			110.00
<hr/>			
ACH NSF	9/23/2021	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
<hr/>			
WI6 Sept	9/29/2021	WISCONSIN DEPT. OF REVENUE	
		September 2021 Payroll Tax	
			Manual Check
100-00-21513-000-000		STATE W/H TAXES PAYABLE	1,445.62
		September 2021 Payroll Tax	
			Total
			1,445.62
<hr/>			
ACHTIDInt	9/13/2021	FARMERS SAVINGS BANK	
		Cardinal Way Phase 2 - TID loan x5570	
			Manual Check
210-00-58290-000-000		TIF INTEREST & FISCAL CHARGES	1,397.55
		Cardinal Way Phase 2 - TID loan x5570	
			Total
			1,397.55
<hr/>			
AlliantACH	9/23/2021	ALLIANT ENERGY	
		August Electric	
			Manual Check
100-00-55200-765-000		PARK - LIGHTS	136.63
		9583420000	
300-00-53610-000-821		OPERATION EXPENSES	1,389.13
		4394940000, 7724650000	
300-00-53610-000-823		UTILITIES	65.36
		4426910000, 8598850000	
400-00-53700-000-620		FUEL OR POWER FOR PUMPING	232.82
		6728200000	

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 9/01/2021 From Account:
Thru: 9/30/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
400-00-53610-000-823 3807720000, 8812110000		UTILITIES	250.90
100-00-53311-760-000 487210000, 399650000		STREETS - UTILITIES	156.75
100-00-53420-000-000 685030000		STREET (HWY) LIGHTING	1,035.89
100-00-51980-760-000 1972296511		FACILITIES UTILIITIES	418.96
100-00-51420-326-000 1972296511		CLERK UTILITIES	209.48
100-00-52100-760-000 1972296511		POLICE - UTILITIES	209.48
Total			4,105.40
<hr/>			
CharterACH Internet Inv0009448062521	9/14/2021	SPECTRUM BUSINESS June 2021	Manual Check
100-00-51980-760-000 Internet Inv0009448062521		FACILITIES UTILIITIES June 2021	114.99
Total			114.99
<hr/>			
AscentisACH August 2021	9/16/2021	ASCENTIS CORPORATION	Manual Check
100-00-51500-240-000 August 2021		SOFTWARE SUBSCRIPTIONS & FEES	33.70
Total			33.70
<hr/>			
FrontierACH WWTP phone line	9/10/2021	FRONTIER COMMUNICATIONS	Manual Check
300-00-53610-000-823 WWTP phone line		UTILITIES	68.09
400-00-53610-000-823 WATER TOWER ALARM		UTILITIES	0.00
Total			68.09
<hr/>			
FSB ACH Fee Sep 2021 ACH Fees	9/23/2021	FARMERS SAVINGS BANK	Manual Check
100-00-51500-220-000 Sep 2021 ACH Fees		BANK & PAYROLL PROCESSING FEES	30.00
Total			30.00

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 9/01/2021 From Account:
Thru: 9/30/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
IRS 9.15.21	9/15/2021	INTERNAL REVENUE SERVICE	
09.01.2021	SS Tax	Manual Check	
100-00-21511-000-000	941 TAXES PAYABLE		1,131.92
09.01.2021	SS Tax		
100-00-21511-000-000	941 TAXES PAYABLE		264.72
09.01.2021	Medicare		
100-00-21511-000-000	941 TAXES PAYABLE		799.34
09.01.2021	Fed Tax Withholding		
Total			2,195.98
IRS 09.01.21	9/01/2021	INTERNAL REVENUE SERVICE	
09.01.2021	SS Tax	Manual Check	
100-00-21511-000-000	941 TAXES PAYABLE		1,118.52
09.01.2021	SS Tax		
100-00-21511-000-000	941 TAXES PAYABLE		261.60
09.01.2021	Medicare		
100-00-21511-000-000	941 TAXES PAYABLE		801.89
09.01.2021	Fed Tax Withholding		
Total			2,182.01
IRS941 09.29	9/29/2021	INTERNAL REVENUE SERVICE	
09.29.2021	SS Tax	Manual Check	
100-00-21511-000-000	941 TAXES PAYABLE		1,283.16
09.29.2021	SS Tax		
100-00-21511-000-000	941 TAXES PAYABLE		300.10
09.29.2021	Medicare		
100-00-21511-000-000	941 TAXES PAYABLE		846.98
09.29.2021	Fed Tax Withholding		
Total			2,430.24
Grand Total			14,115.58

1-POOLED CHECKING ACCOUNT **0307

Accounting Checks

Posted From: 9/01/2021 From Account:
Thru: 9/30/2021 Thru Account:

	Amount
<hr/> Total Expenditure from Fund # 100 - GENERAL FUND	10,601.73
Total Expenditure from Fund # 210 - TIF FUND	1,397.55
Total Expenditure from Fund # 300 - SEWER FUND	1,632.58
Total Expenditure from Fund # 400 - WATER FUND	483.72
Total Expenditure from all Funds	14,115.58

ALL Checks

ACCT

CHASE VISA CARD

Dated From:

From Account:

Thru:

Thru Account:

Check Nbr	Check Date	Payee	Amount
	9/07/2021	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
	9/11/2021	STAPLES	
		DVD, HP TONER, LRG STEEL MN	
			Manual Check
100-00-52100-310-000		POLICE - OFFICE SUPPLIES	107.97
		DVD, HP TONER, LRG STEEL MN	
		Total	107.97
	7/28/2021	U FRAME IT	
		SHADOWBOX FOR BADGE DISPLAY	
			Manual Check
100-00-52100-430-000		POLICE - EQUIPMENT PURCHASED	140.60
		SHADOWBOX FOR BADGE DISPLAY	
		Total	140.60
	9/07/2021	PAPERWORKS	
		Util bills 10 pkg 500 sheets/pkg	
			Manual Check
100-00-51420-310-000		CLERK OFFICE SUPPLIES	73.16
		Util bills 10 pkg 500 sheets/pkg	
300-00-53612-000-840		BILLING & ACCOUNTING	73.17
		Util bills 10 pkg 500 sheets/pkg	
400-00-53612-000-840		BILLING & ACCOUNTING	73.17
		Util bills 10 pkg 500 sheets/pkg	
		Total	219.50
	9/01/2021	AMAZON	
		AED Backpack, container, bag	
			Manual Check
100-00-52100-430-000		POLICE - EQUIPMENT PURCHASED	210.00
		AED Backpack, container, bag	
		Total	210.00
	9/02/2021	AMAZON	
		TONER	
			Manual Check

Dated From: From Account:
 Thru: Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-52100-310-000		POLICE - OFFICE SUPPLIES	25.98
		TONER	
		Total	25.98
100-00-51980-761-000	9/08/2021	WAL-MART	
		OPEN GYM SOCCER & BASKETBALLS	
		Manual Check	
100-00-51980-761-000		FACILITIES IMPROVEMENTS	191.80
		OPEN GYM SOCCER & BASKETBALLS	
		Total	191.80
100-00-51980-761-000	9/07/2021	AMAZON	
		Door Stops	
		Manual Check	
100-00-51980-761-000		FACILITIES IMPROVEMENTS	15.98
		Door Stops	
100-00-51430-000-000		LICENSING EXPENSE	52.99
		Laminator	
		Total	68.97
100-00-51420-330-000	9/17/2021	WISCONSIN HISTORICAL SOCIETY	
		Records Management Class - Maggie	
		Manual Check	
100-00-51420-330-000		CLERK TRAINING	10.00
		Records Management Class - Maggie	
		Total	10.00
140-00-57620-000-000	9/22/2021	FAST GROWING TREES.COM	
		ARBOR VITAE	
		Manual Check	
140-00-57620-000-000		PARKS OUTLAY	339.90
		ARBOR VITAE	
		Total	339.90
		Grand Total	1,488.72

Dated From: From Account:
Thru: Thru Account:

	Amount
<hr/>	
Total Expenditure from Fund # 100 - GENERAL FUND	886.48
Total Expenditure from Fund # 140 - CAPITAL PROJECTS FUND	339.90
Total Expenditure from Fund # 300 - SEWER FUND	131.17
Total Expenditure from Fund # 400 - WATER FUND	131.17
Total Expenditure from all Funds	1,488.72

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
<hr/>			
	10/12/2021	ASCENTIS CORPORATION	
	September 2021		
100-00-51500-240-000		SOFTWARE SUBSCRIPTIONS & FEES	33.70
	September 2021		
		Total	33.70
<hr/>			
	10/12/2021	BADGER WELDING SUPPLIES, INC.	
	Oxygen Refill		
100-00-52100-315-000		POLICE - MISC SUPPLIES	23.69
	Oxygen Refill		
		Total	23.69
<hr/>			
	10/12/2021	CHASE CARD SERVICES	
100-00-21800-000-000		CREDIT CARD PAYABLE	886.48
300-00-21800-000-000		CREDIT CARD PAYABLE	131.17
400-00-21800-000-000		CREDIT CARD PAYABLE	131.17
140-00-21800-000-000		CREDIT CARD PAYABLE	339.90
		Total	1,488.72
<hr/>			
	10/12/2021	CINTAS CORP.	
300-00-53311-000-852		UNIFORMS	32.57
400-00-53311-000-852		UNIFORMS	32.57
100-00-53311-755-000		STREETS - UNIFORMS	41.36
100-00-51980-760-000		FACILITIES UTILIITIES	84.89
		Total	191.39
<hr/>			
	10/12/2021	CULLIGAN TOTAL WATER TREATMENT	
	Account 236172 Aug Sept Water Service		
100-00-51420-310-000		CLERK OFFICE SUPPLIES	23.56
	Account 236172 Aug Sept Water Service		
100-00-52100-310-000		POLICE - OFFICE SUPPLIES	8.00
	Act 236172 Aug Sept Water Service		

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Total			31.56
<hr/>			
	10/12/2021	DAVY LABORATORIES	
	Act 01135 Inv #2110277 09.21.2021		
400-00-53710-000-682		CONTRACTED SERVICES	595.00
	Act 01135 Inv #2110277 09.21.2021		
Total			595.00
<hr/>			
	10/12/2021	DEAN HEALTH PLAN	
	Oct 2021 - M Gorham		
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE	832.07
	Oct 2021 - M Gorham		
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE	1,146.18
	Oct 2021 - H Roessler		
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE	539.33
	Oct 2021 - M Johnson		
Total			2,517.58
<hr/>			
	10/12/2021	DELTA 3 ENGINEERING, INC.	
	D20-003-2 Inv17862 2021 INFRASTRUCTURE		
100-00-57331-000-000		HIGHWAY & STREET OUTLAY	1,500.00
	D20-003-2 Inv17862 2021 INFRASTRUCTURE		
210-00-57735-000-000		TIF CAPITAL OUTLAY	245.00
	D20-066 Inv17863 Cardinal Way		
100-00-57190-000-000		GENERAL GOVERNMENT OUTLAY	380.00
	D21-177 Capital Improvements Inv 17864		
Total			2,125.00
<hr/>			
	10/12/2021	DELTA DENTAL OF WISCONSIN	
	Nov 2021 - HR, MG, MJ		
100-00-21530-000-000		HEALTH & DENTAL INS PAYABLE	53.67
	Nov 2021 - HR, MG, MJ		
Total			53.67
<hr/>			
	10/12/2021	DIGGERS HOTLINE, INC.	
	Inv210 9 21051 Dated 09.30.2021		
400-00-53710-000-682		CONTRACTED SERVICES	35.20
	Inv210 9 21051 Dated 09.30.2021		
Total			35.20

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
	10/12/2021	DOMINION VOTING	
		InvDVS141549 Annual ICE Firmware License	
100-00-51420-375-000		ELECTION EQUIPMENT	228.00
		InvDVS141549 Annual ICE Firmware License	
Total			228.00
<hr/>			
	10/12/2021	DRS ENTERPRISES, LLC	
		Sep 2021	
100-00-53311-730-000		STREETS - FUEL	178.79
		Sep 2021	
100-00-55200-730-000		PARK - FUEL	198.20
		Sep 2021	
100-00-52100-410-000		POLICE - FUEL	173.85
		Sep 2021	
400-00-53610-000-822		FUEL-AUTO	0.00
		1/2 Truck Aug 2021	
300-00-53610-000-822		FUEL-AUTO	0.00
		1/2 Truck Aug 2021	
100-00-52100-315-000		POLICE - MISC SUPPLIES	0.00
300-00-53610-000-827		OTHER SUPPLIES & EXPENSES	11.66
		Water and Ice	
300-00-18600-000-379		MISCELLANEOUS EQUIPMENT	0.00
Total			562.50
<hr/>			
	10/12/2021	EPIC LIFE INSURANCE COMPANY	
		Jeff, Oct. 21	
300-00-53612-000-854		EMPLOYEE BENEFITS	38.48
		Jeff, Oct. 21	
400-00-53710-000-686		EMPLOYEE BENEFITS	38.48
		Jeff Oct. 21	
100-00-52100-125-000		POLICE - EMPLOYEE BENEFITS	39.95
		Michael Oct. 21	
100-00-51420-125-000		CLERK EMPLOYEE BENEFITS	68.02
		Hailey, Maggie 75% Oct.21	
300-00-53612-000-854		EMPLOYEE BENEFITS	11.33
		Hailey, Maggie 12.5% Oct 21	

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
400-00-53710-000-686		EMPLOYEE BENEFITS	11.33
		Hailey, Maggie 12.5% Oct. 21	
Total			207.59
<hr/>			
	10/12/2021	eSCRIBE	
		Annual Efficiency Bundle Bus802604744	
100-00-51500-240-000		SOFTWARE SUBSCRIPTIONS & FEES	3,071.25
		Annual Efficiency Bundle Bus802604744	
Total			3,071.25
<hr/>			
	10/12/2021	FAHERTY, INC.	
		Sep 2021	
100-00-53635-000-000		RECYCLING COLLECTION	1,430.52
		Sep 2021	
100-00-53620-000-000		GARBAGE COLLECTION	2,224.95
		Sep 2021	
Total			3,655.47
<hr/>			
	10/12/2021	GORHAM, MICHAEL	
		Training FEMA	
100-00-52100-335-000		POLICE - TRAVEL/MILEAGE	125.44
		Training FEMA	
100-00-51100-140-000		BOARD TRAVEL/MILEAGE	190.40
		Table Pickup for Facilities	
Total			315.84
<hr/>			
	10/12/2021	JOHNSON BLOCK & CO INC	
		Inv490353 10.06.2021	
100-00-51500-200-000		AUDIT/ACCOUNTING EXPENSE	650.00
		Inv490353 10.06.2021	
Total			650.00
<hr/>			
	10/12/2021	L.W. ALLEN, INC.	
		Inv.109559 09.30.2021	
300-00-53612-000-852		CONTRACTED SERVICES	626.25
		Inv.109559 09.30.2021	
Total			626.25
<hr/>			
	10/12/2021	LV LABORATORIES, LLC	
		INV #22473 10.04.2021 Bacteriological	

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
400-00-53710-000-682		CONTRACTED SERVICES	100.00
	INV #22473 10.04.2021	Bacteriological	
300-00-53612-000-852		CONTRACTED SERVICES	0.00
	INV #17792 09.02.2021		
Total			100.00
<hr/>			
	10/12/2021	MARTELLE WATER TREATMENT	
	Inv.22232 09.17.21	Alum Sulfate	
300-00-53610-000-821		OPERATION EXPENSES	816.00
	Inv.22232 09.17.21	Alum Sulfate	
400-00-53610-000-821		OPERATION EXPENSES	0.00
	sodium hypochlorite		
Total			816.00
<hr/>			
	10/12/2021	MUELLER GRAPHICS	
	INV#11110 10.07.2021		
100-00-53311-125-000		STREETS - EMPLOYEE BENEFITS	246.00
	INV#11110 10.07.2021		
Total			246.00
<hr/>			
	10/12/2021	POSTAL SOURCE, INC.	
	INV #54889	Double window envelopes	
100-00-51420-310-000		CLERK OFFICE SUPPLIES	66.87
	INV #54889	Double window envelopes	
300-00-53612-000-840		BILLING & ACCOUNTING	66.87
	INV #54889	Double window envelopes	
400-00-53612-000-840		BILLING & ACCOUNTING	66.87
	INV #54889	Double window envelopes	
100-00-51430-000-000		LICENSING EXPENSE	173.20
	Fire Department Envelopes - Invoiced Out		
Total			373.81
<hr/>			
	10/12/2021	PUBLIC SERVICE COMMISSION OF WISCONSIN	
	InvRA22-1-05090	Adv Assessment	
400-00-53610-000-821		OPERATION EXPENSES	200.17
	InvRA22-1-05090	Adv Assessment	
Total			200.17
<hr/>			
	10/12/2021	RANDY'S SERVICE & TOWING	
	Inv.44828 9.30.2021	Battery	

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-52100-400-000		POLICE - VEHICLE EXPENSE	188.95
	Inv.44828 9.30.2021	Battery	
Total			188.95

10/12/2021		RIDGEWAY UTILITIES	
206 Kirby			
100-00-53311-760-000		STREETS - UTILITIES	22.12
	206 Kirby		
300-00-53610-000-823		UTILITIES	22.13
	206 Kirby		
400-00-53610-000-823		UTILITIES	22.13
	206 Kirby		
100-00-55200-760-000		PARK - UTILITIES	0.00
100-00-52100-760-000		POLICE - UTILITIES	50.62
	208 Jarvis		
100-00-51980-760-000		FACILITIES UTILIITIES	0.00
	208 Jarvis		
100-00-51420-326-000		CLERK UTILITIES	50.63
	208 Jarvis		
Total			167.63

10/12/2021		STATE OF WI-ENVIRONMENTAL IMPROVEMENT FUND	
SDWLP Inv #18105-INTEREST			
100-00-58290-000-000		INTEREST & FISCAL CHARGES	2,320.08
	SDWLP Inv #18105-INTEREST		
300-00-58200-000-427		INTEREST EXPENSE - SEWER	1,160.04
	SDWLP Inv #18105-INTEREST		
400-00-58200-000-427		INTEREST EXPENSE - WATER	1,160.03
	SDWLP Inv #18105-INTEREST		
Total			4,640.15

10/12/2021		SUPERIOR CHEMICAL CORP.	
Inv.315516 10.01.2021			
100-00-53311-710-000		STREETS - GARAGE MAINTENANCE	174.80
	Inv.315516 10.01.2021		
Total			174.80

10/12/2021 TRANSCENDENT TECHNOLOGIES
 TAX RECEIPTING

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
 Thru: 10/12/2021 Thru Account:

Voucher Nbr	Check Date	Payee	Amount
100-00-51500-240-000		SOFTWARE SUBSCRIPTIONS & FEES	425.00
		TAX RECEIPTING	
100-00-51500-240-000		SOFTWARE SUBSCRIPTIONS & FEES	182.00
		PET LICENSING	
Total			607.00
<hr/>			
	10/12/2021	U.S. CELLULAR	
100-00-51420-325-000		CLERK TELEPHONE	60.49
100-00-52100-325-000		POLICE - TELEPHONE	61.20
300-00-53610-000-823		UTILITIES	111.42
400-00-53610-000-823		UTILITIES	68.75
100-00-53311-750-000		STREETS - TELEPHONE/CELL	3.19
Total			305.05
<hr/>			
	10/12/2021	UNION TECHNOLOGY COOPERATIVE	
	Inv3309 09.21.2021		
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY	25.00
	Inv3309 09.21.2021		
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY	199.00
	Inv3281 09.17.2021		
100-00-51420-316-000		CLERK INFORMATION TECHNOLOGY	375.00
	Inv3278 09.17.2021		
300-00-53612-000-852		CONTRACTED SERVICES	375.00
	Inv3336 09.30.2021 WWTP		
400-00-53710-000-682		CONTRACTED SERVICES	375.00
	Inv3336 09.30.2021 WWTP		
Total			1,349.00
<hr/>			
	10/12/2021	WIL-KIL PEST CONTROL	
	Inv4244924 09.07.2021		
300-00-53612-000-852		CONTRACTED SERVICES	93.25
	Inv4244924 09.07.2021		
Total			93.25

10/09/2021 11:28 AM

In Progress Checks - Full Report - ALL

Page: 8

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021

From Account:

Thru: 10/12/2021

Thru Account:

Voucher Nbr	Check Date	Payee	Amount
Grand Total			25,674.22

ALL Checks by Payee

ACCT

1-POOLED CHECKING ACCOUNT **0307

Dated From: 10/12/2021 From Account:
Thru: 10/12/2021 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	18,756.45
Total Expenditure from Fund # 140 - CAPITAL PROJECTS FUND	339.90
Total Expenditure from Fund # 210 - TIF FUND	245.00
Total Expenditure from Fund # 300 - SEWER FUND	3,496.17
Total Expenditure from Fund # 400 - WATER FUND	2,836.70
Total Expenditure from all Funds	25,674.22

Application Period: September 11, 2021 to October 8, 2021	Application Date: October 12, 2021
To (Owner): Village of Ridgeway	From (Contractor): J.I. Construction, LLC
Project: Proposed 2021 Infrastructure Improvements	Contract: #1 - Utility and Street Construction
Owner's Contract No.: 1	Contractor's Project No.: D20-003
	Via (Engineer): Bart Nies, P.E.
	Engineer's Project No.: D20-003

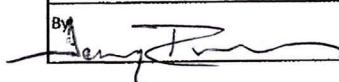
**Application For Payment
Change Order Summary**

Approved Change Orders				
Number	Additions	Deductions		
TOTALS				
NET CHANGE BY				
CHANGE ORDERS				

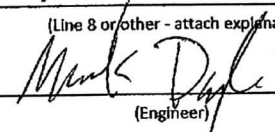
1. ORIGINAL CONTRACT PRICE.....	\$	1,460,387.00
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 ± 2).....	\$	1,460,387.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	463,790.39
5. RETAINAGE:		
a. 5% X \$463,790.39 Work Completed.....	\$	23,189.39
b. _____ X _____ Stored Material.....	\$	
c. Total Retainage (Line 5a + Line 5b).....	\$	23,189.39
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	440,601.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	302,587.00
8. AMOUNT DUE THIS APPLICATION.....	\$	138,014.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Jeremy Iverson Date: 10/7/2021

Payment of: **\$ 138,014.00**
(Line 8 or other - attach explanation of the other amount)

is recommended by:  Mark Duple 10-7-2021
(Engineer) (Date)

Payment of: **\$ 138,014.00**
(Line 8 or other - attach explanation of the other amount)

Is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Sanitary System = \$48,507.00

Water System = \$64,609.50

General = \$24,897.50

Progress Estimate

Contractor's Application

For (Contract):		#1 - Utility and Street Construction						Application Number: 4		
Application Period:		September 11, 2021 to October 8, 2021						Application Date: October 12, 2021		
A		B		C		D		E		F
Item		Bid Item Quantity	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	
Bid Item	Description									
1-1	Implementation of Erosion Control installed as specified and indicated.	1 L.S.	Lump Sum	\$ 6,000.00	0.5 L.S.	\$3,000.00		\$3,000.00	50%	
1-2	Implementation of Traffic Control installed as specified and indicated.	1 L.S.	Lump Sum	\$ 5,500.00	0.5 L.S.	\$2,750.00		\$2,750.00	50%	
1-3	Mobilization, Bonds, and Insurance as specified and indicated.	1 L.S.	Lump Sum	\$ 20,750.00	1 L.S.	\$20,750.00		\$20,750.00	100%	
1-4	Sanitary Sewer Manhole Chimney Rehabilitation as specified and indicated.	1 Each	\$ 2,800.00 / Each	\$ 2,800.00	Each					
1-5	8" SDR 35 PVC Sanitary Sewer installed as specified and indicated.	2,470 L.F.	\$ 68.00 / L.F.	\$ 167,960.00	1,287 L.F.	\$87,516.00		\$87,516.00	50%	
1-6	4' Diameter Precast Concrete Sanitary Sewer Manhole installed as specified and indicated.	12 Each	\$ 4,718.00 / Each	\$ 56,616.00	6 Each	\$28,308.00		\$28,308.00	50%	
1-7	4' Diameter Precast Concrete Sanitary Sewer Drop Manhole installed as specified and indicated.	2 Each	\$ 5,618.00 / Each	\$ 11,236.00	Each					
1-8	Connection to Existing Sanitary Sewer as specified and indicated.	8 Each	\$ 674.00 / Each	\$ 5,392.00	5 Each	\$3,370.00		\$3,370.00	60%	
1-9	Replace Existing Sanitary Sewer Lateral as specified and indicated.	47 Each	\$ 2,300.00 / Each	\$ 108,100.00	10 Each	\$23,000.00		\$23,000.00	20%	
1-10	New 4" Sanitary Sewer Lateral as specified and indicated.	1 Each	\$ 2,100.00 / Each	\$ 2,100.00	Each					

1-11	Post-Construction Televising of Sanitary Sewer as Specified and indicated.	2,470 L.F.	\$ 2.50 / L.F.	\$ 6,175.00	L.F.				
1-12	6" DR 18 PVC Water Main w/Tracer Wire installed as specified and indicated.	853 L.F.	\$ 57.00 / L.F.	\$ 48,621.00	766 L.F.	\$43,662.00		\$43,662.00	90%
1-13	8" DR 18 PVC Water Main w/Tracer Wire installed as specified and indicated.	2,612 L.F.	\$ 64.00 / L.F.	\$ 167,168.00	1,463 L.F.	\$93,632.00		\$93,632.00	55%
1-14	6" Gate Valve installed as specified and indicated.	4 Each	\$ 1,375.00 / Each	\$ 5,500.00	4 Each	\$5,500.00		\$5,500.00	100%
1-15	8" Gate Valve installed as specified and indicated.	22 Each	\$ 1,874.00 / Each	\$ 41,228.00	7 Each	\$13,118.00		\$13,118.00	30%
1-16	6" Fire Hydrant with 6" Hydrant Lead and 6" Gate Valve installed as specified and indicated.	9 Each	\$ 6,456.00 / Each	\$ 58,104.00	6 Each	\$38,736.00		\$38,736.00	70%
1-17	Remove Existing Fire Hydrant as specified and indicated.	6 Each	\$ 300.00 / Each	\$ 1,800.00	1 Each	\$300.00		\$300.00	20%
1-18	Connection to Existing Water Main as specified and indicated.	13 Each	\$ 1,900.00 / Each	\$ 24,700.00	6 Each	\$11,400.00		\$11,400.00	50%
1-19	Replace Existing Water Service with 1" Water Service as specified and indicated.	48 Each	\$ 2,100.00 / Each	\$ 100,800.00	10 Each	\$21,000.00		\$21,000.00	20%
1-20	New 1" Water Service installed as specified and indicated.	3 Each	\$ 2,100.00 / Each	\$ 6,300.00	1 Each	\$2,100.00		\$2,100.00	35%
1-21	Valve Box Top Cover over Curb Stop in Concrete or Pavement installed as specified and indicated.	13 Each	\$ 400.00 / Each	\$ 5,200.00	Each				
1-22	Rock Excavation as specified and indicated.	400 C.Y.	\$ 75.00 / C.Y.	\$ 30,000.00	73.48 C.Y.	\$5,511.00		\$5,511.00	20%
1-23	15" Class III Reinforced Concrete Pipe (RCP) Storm Sewer installed as specified and indicated.	20 L.F.	\$ 67.00 / L.F.	\$ 1,340.00	20 L.F.	\$1,340.00		\$1,340.00	100%
1-24	24" Class III Reinforced Concrete Pipe (RCP) Storm Sewer installed as specified and indicated.	7 L.F.	\$ 96.00 / L.F.	\$ 672.00	L.F.				

1-25	36" Class III Reinforced Concrete Pipe (RCP) Storm Sewer installed as specified and indicated.	51 L.F.	\$ 155.00 / L.F.	\$ 7,905.00	45 L.F.	\$6,975.00		\$6,975.00	85%
1-26	2' x 3' Precast Concrete Storm Sewer Catch Basin installed as specified and indicated.	2 Each	\$ 2,200.00 / Each	\$ 4,400.00	2 Each	\$4,400.00		\$4,400.00	100%
1-27	6' Diameter Precast Concrete Storm Sewer Catch Basin installed as specified and indicated.	2 Each	\$ 4,500.00 / Each	\$ 9,000.00	2 Each	\$9,000.00		\$9,000.00	100%
1-28	Connection to Existing Storm Sewer as specified and indicated.	1 Each	\$ 1,400.00 / Each	\$ 1,400.00	1 Each	\$1,400.00		\$1,400.00	100%
1-29	Heavy Rip-Rap over Fabric installed as specified and indicated.	40 C.Y.	\$ 45.00 / C.Y.	\$ 1,800.00	40 C.Y.	\$1,800.00		\$1,800.00	100%
1-30	Tree and Stump Removal (greater than 12" Dia.) as specified and indicated.	1 Each	\$ 1,100.00 / Each	\$ 1,100.00	Each				
1-31	Excavation/Fill (8,900 C.Y) as specified and indicated.	1 L.S.	\$71,200.00 / L.S.	\$ 71,200.00	0.15 L.S.	\$10,680.00		\$10,680.00	15%
1-32	Breaker Run installed as specified and indicated.	5,200 TON	\$ 11.75 / TON	\$ 61,100.00	1,158.93 TON	\$13,617.43		\$13,617.43	20%
1-33	Crushed Aggregate Base Course (1-1/4" dia.) installed as specified and indicated.	7,000 TON	\$ 12.75 / TON	\$ 89,250.00	856.86 TON	\$10,924.97		\$10,924.97	15%
1-34	Concrete Curb and Gutter (24") installed as specified and indicated.	4,700 L.F.	\$ 14.00 / L.F.	\$ 65,800.00	L.F.				
1-35	Concrete Sidewalk (4") replaced as specified and indicated.	2,250 S.F.	\$ 6.00 / S.F.	\$ 13,500.00	S.F.				
1-36	Concrete Driveway (6") as specified and indicated.	3,350 S.F.	\$ 7.00 / S.F.	\$ 23,450.00	S.F.				
1-37	Concrete Steps replaced as specified and indicated.	15 S.F.	\$ 60.00 / S.F.	\$ 900.00	S.F.				
1-38	Handicap Ramp Detectable Warning Field (2' x 4') installed as specified and indicated.	8 Each	\$ 290.00 / Each	\$ 2,320.00	Each				
1-39	Hot Mix Asphalt Pavement installed as specified and indicated.	2,400 TON	\$ 79.25 / TON	\$ 190,200.00	TON				

1-40	Landscaping installed as specified and indicated.	5,500 S.Y.	\$ 6.00 / S.Y.	\$ 33,000.00	S.Y.				
TOTAL - Contract #1 =				\$1,460,387.00		\$463,790.39		\$463,790.39	

**00941 - Change Order
No. 1**

Date of Issuance: **October 12, 2021** Effective Date: **October 12, 2021**

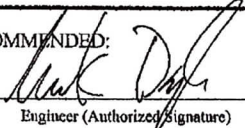

Project: Proposed 2021 Infrastructure Improvements	Owner: Village of Ridgeway	Owner's Contract No.: 1
Contract: #1 – Utilities and Site Construction		Date of Contract: May 12, 2021
Contractor: J.I. Construction, LLC		Engineer's Project No.: D20-003

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

A) Substantial Completion Date = October 29, 2021 (Hughitt Street and Keane Street).	=	\$0
B) Ready for Final Payment Date = November 5, 2021 (Hughitt Street and Keane Street).	=	\$0
TOTAL =		\$0

<u>CHANGE IN CONTRACT PRICE:</u>	<u>CHANGE IN CONTRACT TIMES:</u>
Original Contract Price: \$1,460,387.00	Original Contract Times: <input type="checkbox"/> Working days <input checked="" type="checkbox"/> Calendar days Substantial completion (days or date): <u>October 29, 2021</u> Ready for final payment (days or date): <u>November 5, 2021</u>
Increase Decrease from previously approved Change Orders No. _____ to No. _____: \$0.00	Increase Decrease from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): <u>None</u> Ready for final payment (days): <u>None</u>
Contract Price prior to this Change Order: \$1,460,387.00	Contract Times prior to this Change Order: Substantial completion (days or date): <u>October 29, 2021</u> Ready for final payment (days or date): <u>November 5, 2021</u>
Increase Decrease of this Change Order: \$0.00	Increase of this Change Order: Substantial completion (days or date): <u>July 1, 2022</u> Ready for final payment (days or date): <u>July 8, 2022</u>
Contract Price incorporating this Change Order: \$1,460,387.00	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>July 1, 2022</u> Ready for final payment (days or date): <u>July 8, 2022</u>

<p>RECOMMENDED:</p> <p>By: <u></u> Engineer (Authorized Signature)</p> <p>Date: <u>10-7-2021</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized Signature)</p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: <u></u> Contractor (Authorized Signature)</p> <p>Date: <u>10/8/2021</u></p>
Approved by Funding Agency (if applicable): _____		Date: _____

Delta 3 Engineering, Inc.
 875 S. Chestnut Street
 Platteville, WI 53818
 608.348.5355

RECEIVED
 OCT 06 2021

Village of Ridgeway
 208 Jarvis Street
 Ridgeway, WI 53582

Invoice number 17861
 Date 10/06/2021

Project **D20-003 Ridgeway 2021 Infrastructure Improvements**

Professional services rendered through September 26, 2021.

(50% - Water; 50% - General Fund)

Description	Prior Billed	Current Billed	Total Billed	Current Billed
FIELD WORK	16,478.50	0.00	16,478.50	0.00
DESIGN	47,845.50	0.00	47,845.50	0.00
DRAFTING	13,395.00	0.00	13,395.00	0.00
REPORT	1,235.50	0.00	1,235.50	0.00
PERMIT APPLICATIONS	0.00	0.00	0.00	0.00
EASEMENTS	0.00	0.00	0.00	0.00
MEETINGS	1,760.00	237.50	1,997.50	237.50
BIDDING/CONTRACT SERVICES	800.00	0.00	800.00	0.00
CONSTRUCTION STAKING	7,846.00	1,395.00	9,241.00	1,395.00
CONSTRUCTION ADMINISTRATION & ENGINEERING	15,092.50	12,830.00	27,922.50	12,830.00
PROJECT CLOSEOUT	0.00	0.00	0.00	0.00
REIMBURSEABLE EXPENSES/PERMIT FEES	0.00	0.00	0.00	0.00
*EXTRA SERVICES	0.00	0.00	0.00	0.00
Total	104,453.00	14,462.50	118,915.50	14,462.50

Invoice total **14,462.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17861	10/06/2021	14,462.50	14,462.50				
	Total	14,462.50	14,462.50	0.00	0.00	0.00	0.00

Thank you for your business.

400-00-18200-000320

Owen's Excavating & Trenching, Inc.
 P.O. Box 463
 1194 North Hwy 80
 Hazel Green, WI 53811



Invoice ✓

Date	Invoice #
7/5/2021	4620

Bill To
Village of Ridgeway PO Box 128 Ridgeway, WI 53582

RECEIVED
 JUL 09 2021

Description	Qty/Hours/Ft.	Rate	Amount
Base Bid - Remove Existing 8" Valve at Tower Site and Replace with new 8" valve		5,950.00	5,950.00
Additional Work Resulting from Valve Installation - Install Add'l valve and remove 12" valve			
8" Gate Valve and Box	1	2,324.06	2,324.06
12" mega lug	2	114.14	228.28
Concrete Blocks	9	3.50	31.50
Tons Clean Stone	8	14.75	118.00
Threaded Rod		105.00	105.00
8" mega lugs	4	82.57	330.28
Duc Lugs	12	16.00	192.00
308 Excavator	3	120.00	360.00
General Labor--2 men	10	65.00	650.00
Feet 12" DIP	3	47.89	143.67
Feet 8" DIP	3	29.27	87.81

Total	\$10,520.60
Payments/Credits	\$0.00
Balance Due	\$10,520.60

Phone #
608-744-3344

E-mail
owenexc@hotmail.com

2021 Water Tower Painting and Repair

Loan Amount \$ 540,000

	Bid Amount	Actual	Difference
Contract 1 - Seven Brothers Painting	\$ 321,850.00	\$ 388,155.75	\$ 66,305.75
Contract 2 - LW Allen (SCADA)	\$ 86,735.00	\$ 20,429.25	\$ (66,305.75)
Owens Excavating and Trenching (water valve repla	\$ 5,950.00	\$ 10,520.60	\$ 4,570.60
Jl Inspections (1,300 to be spent in 2022)	\$ 17,900.00	\$ 17,900.00	\$ -
Delta3 Engineering		\$ 26,033.50	
	Project Total:	\$ 463,039.10	
	Difference from loan:	\$ (76,960.90)	

To: Iowa County Municipal Leaders

From: Iowa County Clerk Kris Spurley

RE: Redistricting Timeline for Spring Elections

Dear Municipal Leaders:

Under both federal and state law, local governments must redraw municipal ward boundaries and political jurisdictions every 10 years to accommodate changing population and demographic trends. Iowa County has added approximately 459 new residents over the past decade.

Due to the COVID pandemic, the U.S. Census Bureau was delayed in collecting and disseminating the data we need to begin the redistricting process. The data, which was due months ago, was made available on August 16th.

Therefore, the only option that seems open to us is to work together to compress the timeline of redistricting.

We appreciate the partnership of all Iowa County local governments in this process, and although factors beyond our control have dictated this accelerated format, we recognize the challenge that it presents to all of you. We are aiming to have an expedited process that is fair, non-partisan, and effective.

Outlined below is our tentative timeline for the redistricting process over the next few months. The [Redistricting Committee](#) will hold meeting(s) and ultimately recommend maps to the County Board. We ask that you begin your process of redistricting as soon as possible and communicate any progress to the County Clerk's office so that we can accurately reflect your efforts in our County Board maps.

Once the Redistricting Committee has the proposed maps to submit to the County Board, the Board will schedule a meeting in mid-September to take action to select one map and then convey that map to municipalities to work on their ward plans to submit back to Iowa County by November 2nd. Our goal is to hold a public hearing and adopt a supervisory district plan via resolution on November 9th.

Tentative timeline:

- August 16:** Census data received by Iowa County
- September 2- 21:** Iowa County Non-Partisan Redistricting Committee works on plan
- September 21:** Iowa County Board holds public hearing and adopts a *tentative* supervisory district plan via resolution
- September 22 – Nov 2:** Municipalities submit ward plans to Iowa County
- November 9:** Iowa County Board of Supervisors holds a public hearing and adopts a supervisory plan via resolution

We understand this is an ambitious schedule, but we believe with your collaboration and support we can accomplish this redistricting process in a fair and effective way. Please contact the following Redistricting Committee staff with any follow-up questions or comments you have about the process:

Shaun Wood, GIS, Iowa County Planning & Development
shaun.wood@iowacounty.org

608.935.0365

OR

Kris Spurley, Clerk, Iowa County Clerk's Office
kris.spurley@iowacounty.org

608.935.0399

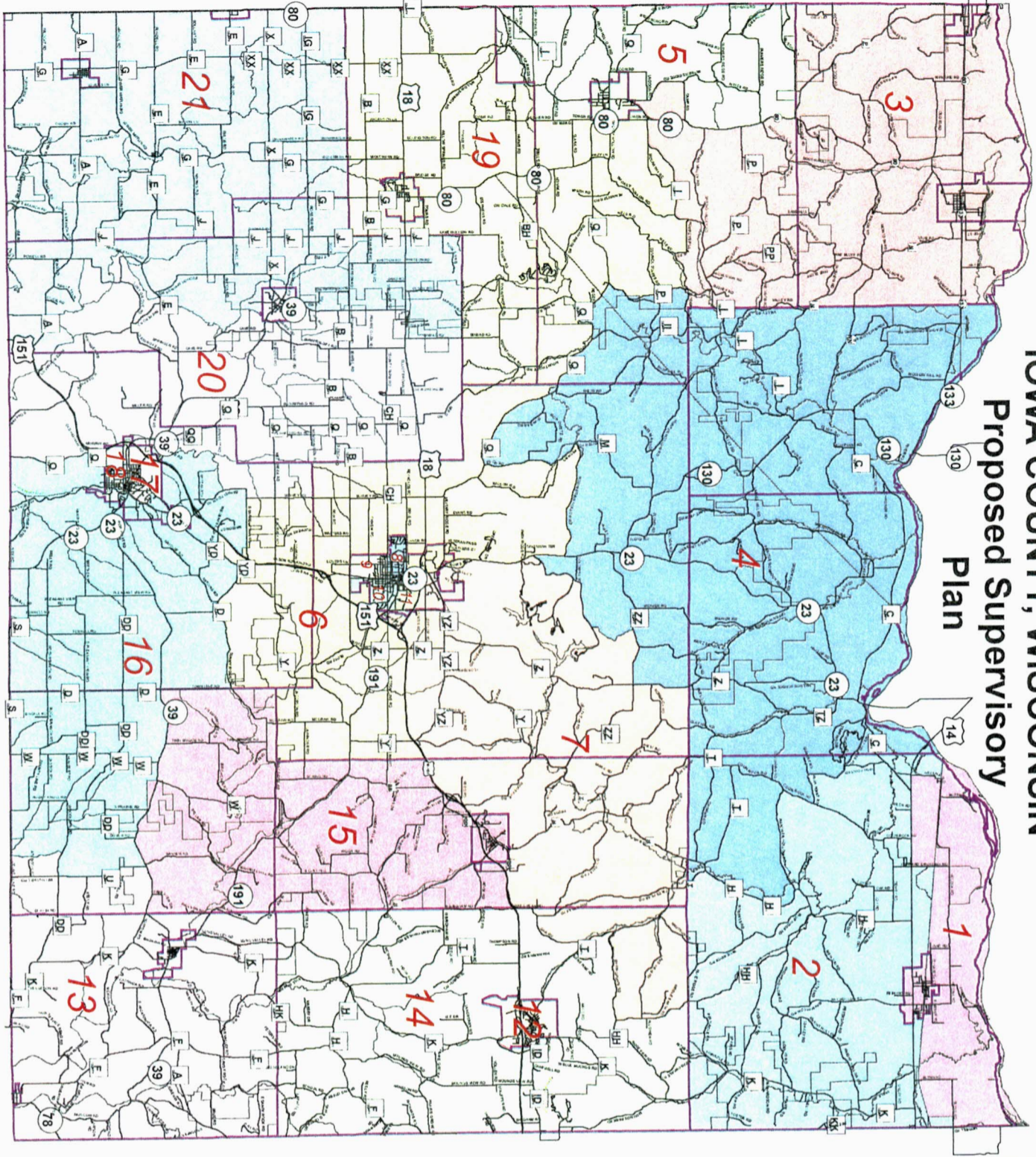
OR

Megan Currie, Deputy, Iowa County Clerk's Office
megan.currie@iowacounty.org

608.935.0399

IOWA COUNTY, WISCONSIN

Proposed Supervisory Plan



District	Population	Target	Difference	Deviation (%)
1	1,130	1,129	1	0.09
2	1,126	1,129	-3	-0.27
3	1,130	1,129	-1	0.09
4	1,108	1,129	-21	-1.86
5	1,131	1,129	2	0.18
6	1,127	1,129	-2	-0.18
7	1,113	1,129	-16	-1.42
8	1,141	1,129	12	1.06
9	1,136	1,129	7	0.62
10	1,130	1,129	1	0.09
11	1,143	1,129	14	1.24
12	1,126	1,129	-3	-0.27
13	1,128	1,129	-1	-0.09
14	1,134	1,129	5	0.44
15	1,128	1,129	-1	-0.09
16	1,127	1,129	-2	-0.18
17	1,126	1,129	-3	-0.27
18	1,138	1,129	9	0.80
19	1,129	1,129	0	0
20	1,129	1,129	0	0
21	1,129	1,129	0	0

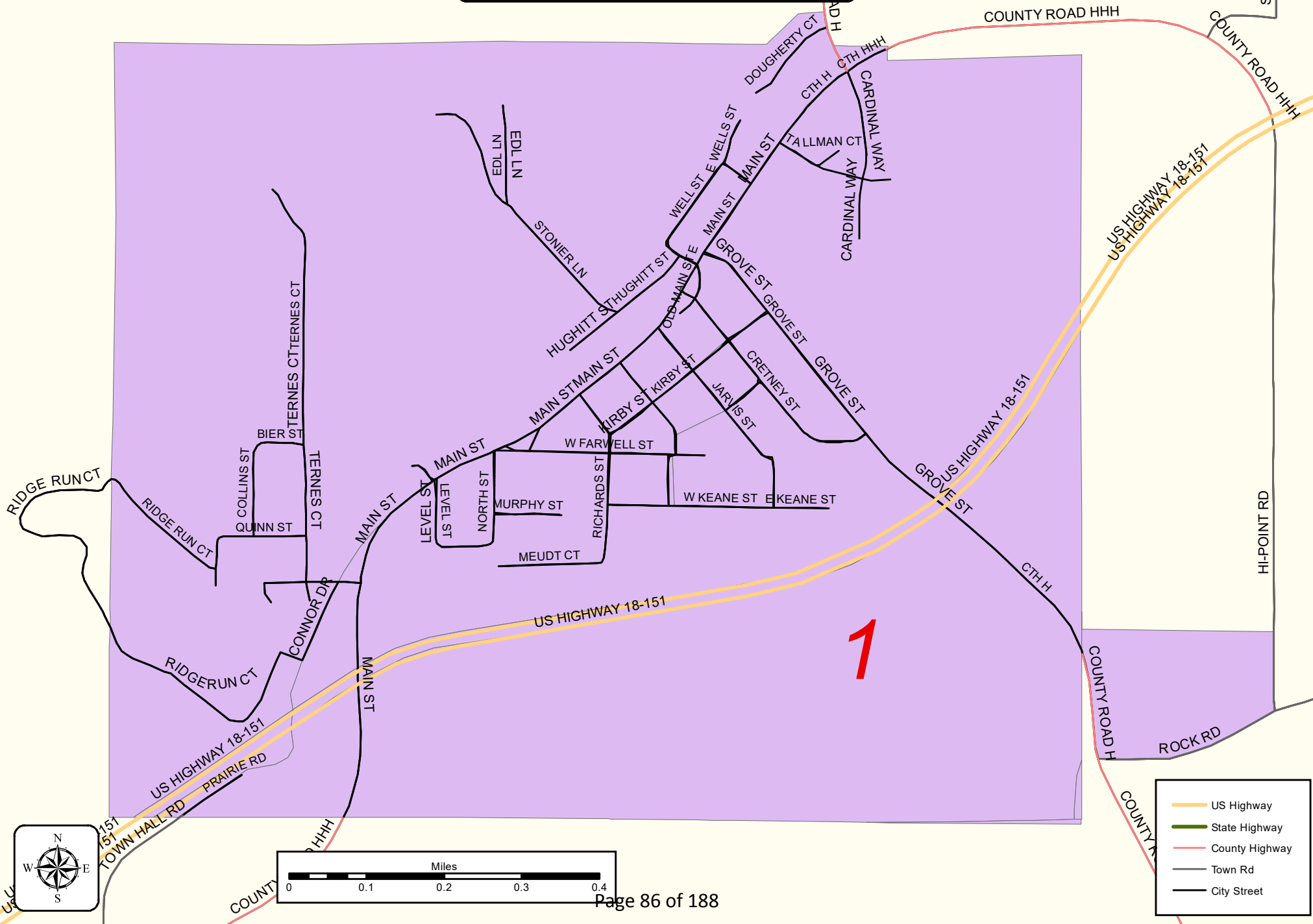
Overall Plan Deviation 3.10%



Prepared by the Office of Planning & Development
 The accuracy of the information presented in this
 report shall remain the responsibility of the user.
 No warranty is made by the Office of Planning &
 Development for any errors or omissions that may
 appear in this report. Revised 06/2018



Village of Ridgeway





STATE OF WISCONSIN | IOWA COUNTY | VILLAGE OF RIDGEWAY

RESOLUTION NO. 2021-12

Ward Creation

WHEREAS, the Wisconsin Statutes require that each county board adopt and transmit to each municipal governing body in the county a tentative county supervisory district plan, dividing the county into districts and designating the approximate location and population of each ward, proposed to effectuate the division of the county into districts; and

WHEREAS, these laws require that each municipality make a good faith effort to accommodate the tentative plan submitted by the county, designating the various wards to be created within the municipality.

NOW, THEREFORE, BE IT RESOVED, by the Village of Ridgeway Board of Trustees, of which met in regular session, that the Village of Ridgeway, Iowa County, Wisconsin does consist of one single ward (Ward 1) encompassing all tract and census block numbers within its boundaries described as follows:

Ward 1 described by Census Tract and Block Number:

Part of Tract 950500, Blocks: 2009, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2053, 2148, 2149, 2150

BE IT FURTHER RESOLVED, the Village of Ridgeway, Iowa County, Wisconsin does consist of the following ward, supervisory districts and polling places herein described:

Ward # 1 – Supervisory District #15

Polling Place – Village Hall located at 208 Jarvis Street

AND BE IT FURTHER RESOLVED, that upon passage a copy of this resolution shall be filed with the Village Clerk who shall transmit a copy to the County Clerk within five days of its adoption, and that this resolution shall remain in effect for each election until modified or rescinded in accordance with the state statutes, or until a new division is made upon following the next federal decennial census.

Resolved this 12th day of October, 2021.

X

Michele B. Casper
Village President

X

Attested by:
Hailey E. Roessler-Clerk/Treasurer

Date: October 12, 2021



STATE OF WISCONSIN | IOWA COUNTY | VILLAGE OF RIDGEWAY

RESOLUTION NO. 2021-13

Local Government Support of the Connect Communities Program

WHEREAS, the Village of Ridgeway is applying for the Wisconsin Economic Development Corporation (WEDC) Connect Communities Program; and;

WHEREAS, the Connect Communities Program will assist the Village of Ridgeway in leveraging its assets and providing resources and assistance to accelerate efforts to implement the 2018 Comprehensive Plan Goal of revitalizing the Main Street Business District; and;

WHEREAS, the Connect Communities Program will provide networking opportunities, professional support from WEDC Staff, training to village staff, and Main Street Workshops, to enhance the revitalization and economic development efforts in the Main Street Business District;

NOW, THEREFORE, BE IT RESOVED, the Village of Ridgeway Board of Trustees, of which met in regular session, that the Village of Ridgeway, Iowa County, Wisconsin, hereby authorizes the submission of the Connect Communities Application, hereby supporting the membership to the WEDC Connect Communities Program;

Resolved this 12th day of October, 2021.

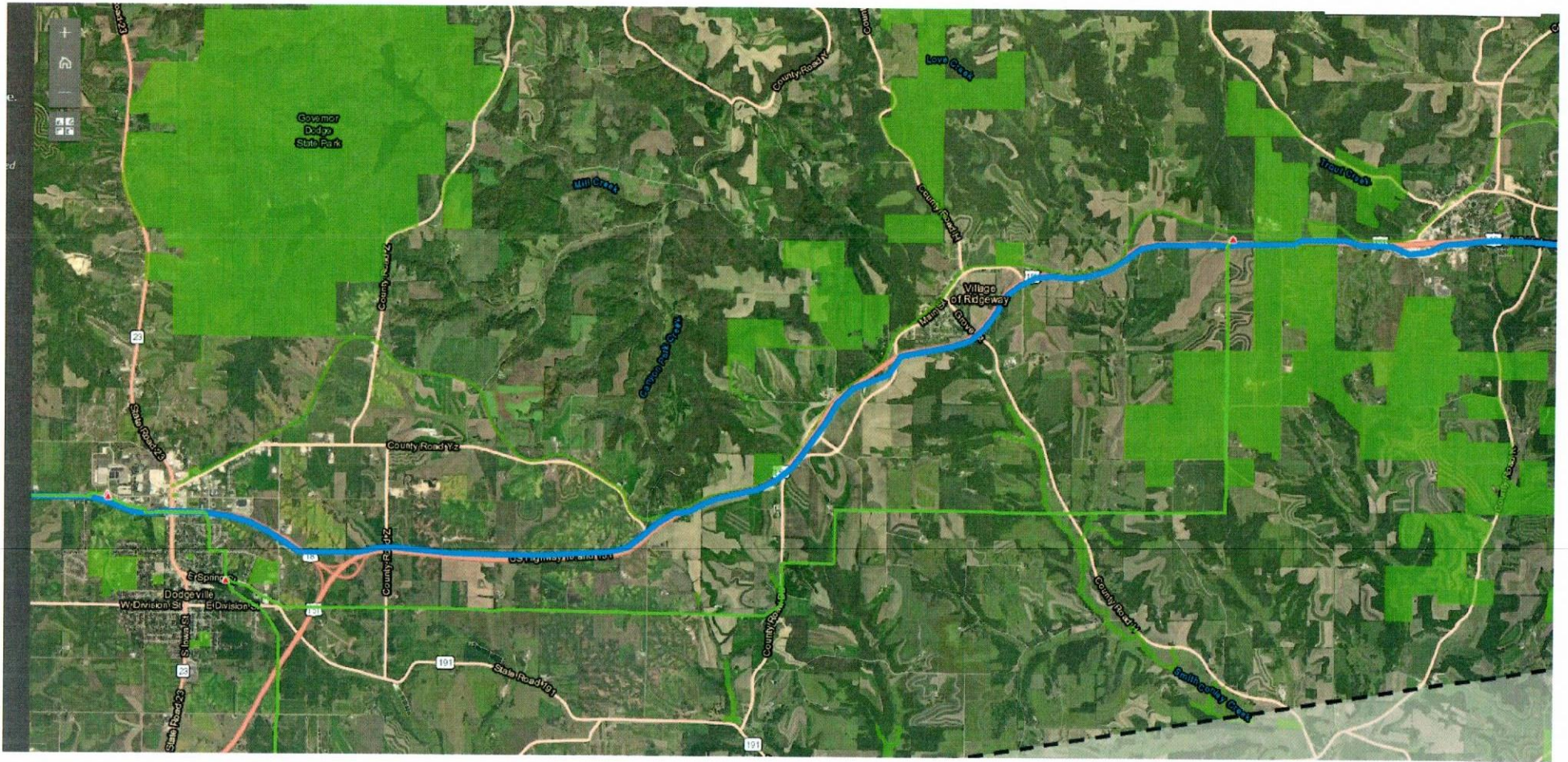
X

Michele B. Casper
Village President

X

Attested by:
Hailey E. Roessler-Clerk/Treasurer

Date: October 12, 2021





September 3, 2021

Village of Ridgeway
113 Dougherty Court
Ridgeway, WI 53582

RECEIVED
SEP 15 2021

**Re: Cardinal-Hickory Creek Transmission Line Project –
CDL-HKR1240**

Dear Property Owner:

ATC is proceeding with activities for a new electric transmission line between the Cardinal Substation in Dane County, Wisconsin and the Hill Valley Substation in Grant County, Wisconsin. The route for the transmission line crosses your property.

Survey and design activities have been underway over the last several months, and the next step in the process is completion of an appraisal. The purpose of the appraisal is to value the easement rights that will be acquired from your property. The valuation is necessary to estimate the compensation owed to you for the rights acquired. ATC has hired appraisal firms to complete this task, and sometime over the next few months a representative from one of these firms will contact you:

- Compass Land Consultants, Inc.
- Metropolitan Appraisal, LLC
- MJBarnes & Associates, LLC

The appraiser will contact you directly by mail or phone, and you will have the opportunity to provide comments to the appraiser and to accompany the appraiser on an inspection of your property. The appraiser would appreciate access to your property and a response to their letter or phone call so they have the opportunity to talk with you as they conduct their work.

After the appraisal is complete, I will submit an offer to you for ATC's acquisition of the needed easement rights. The offer will be based on the appraisal and a copy of the appraisal will be included in the offer. If you would like to connect by phone or email to further discuss anything related to the project, my contact information is listed below.

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



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®

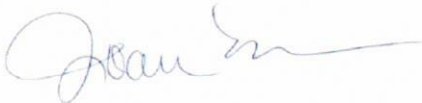
corridor (Easement, Ex. A, (h)). This permission is also voluntary, and there is an additional payment of \$500.00 for this permission.

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.

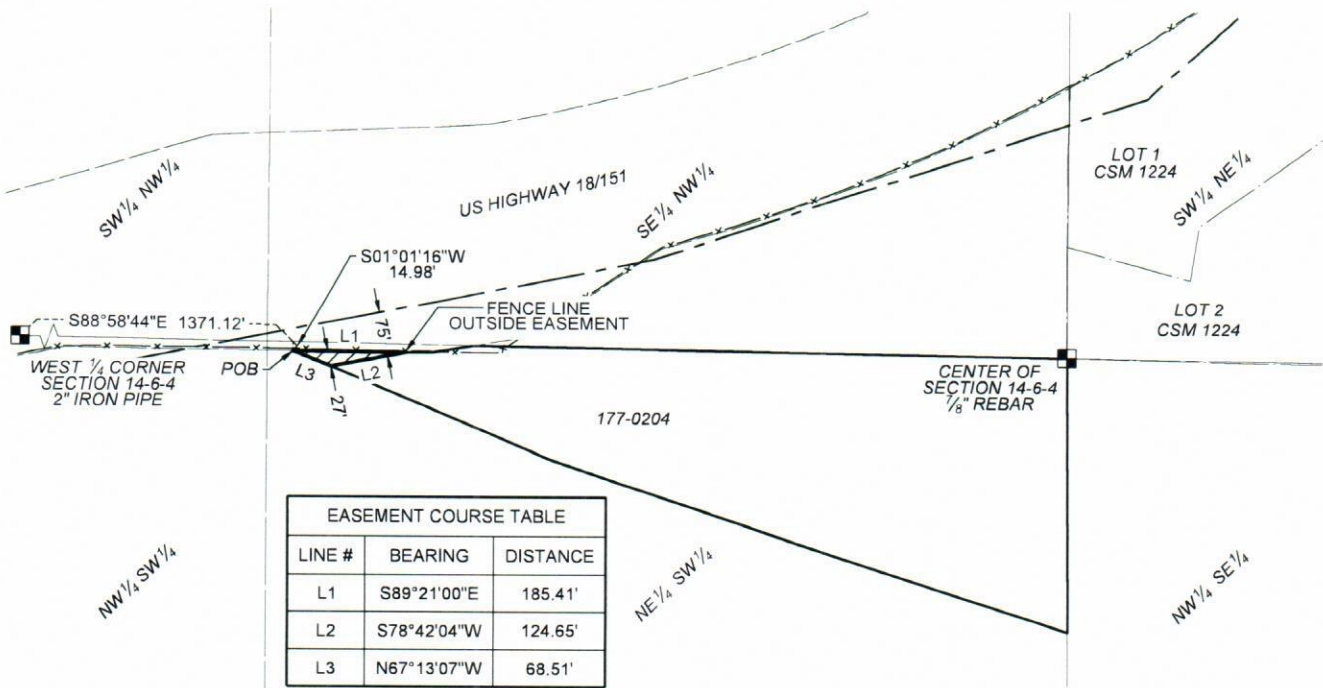
Sincerely,



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

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.

	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;

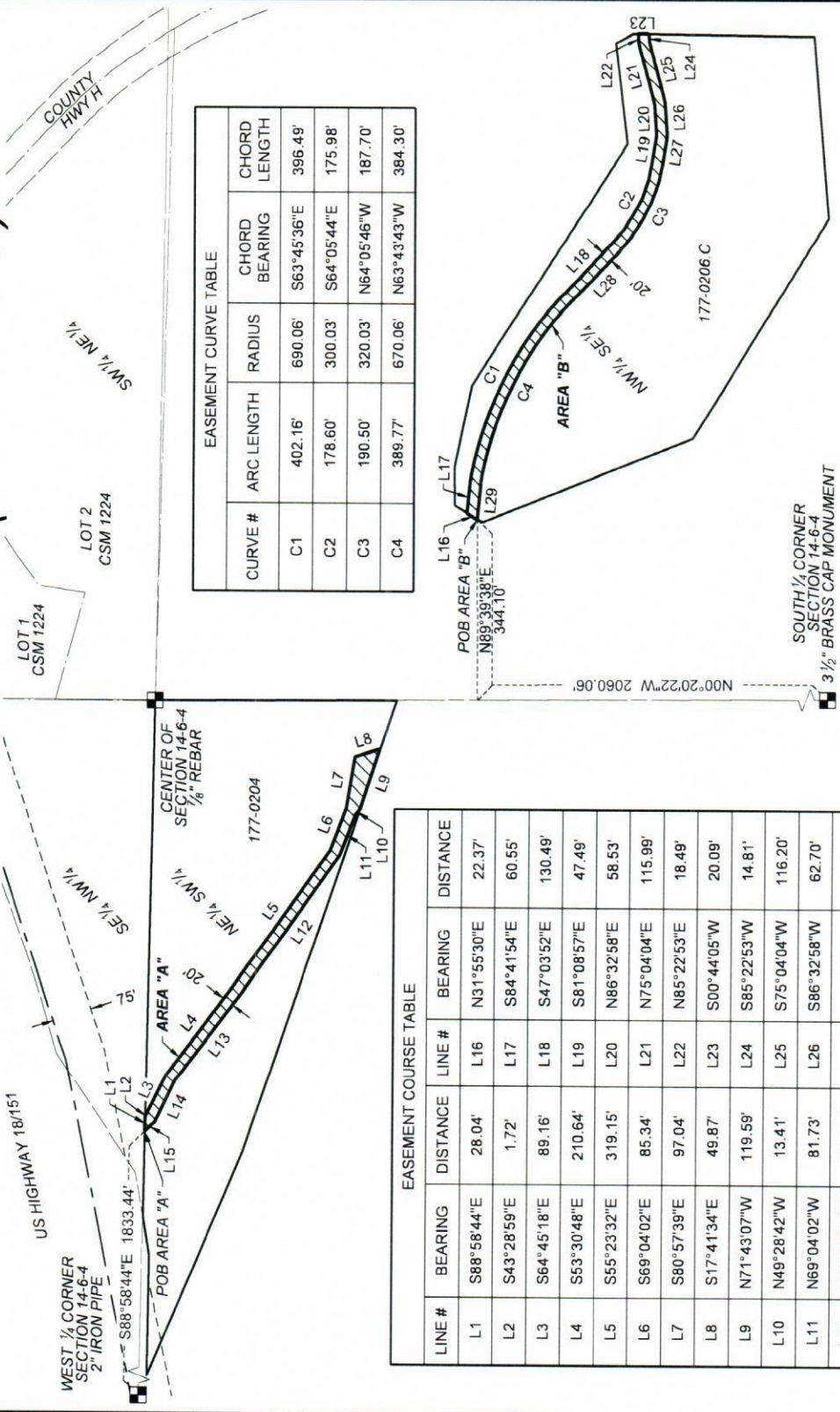
Thence South 78°42'04" West, 124.65 feet to the Southwesterly line of lands described in the Warranty Deed recorded at the Office of the Register of Deeds for Iowa County as Document Number 101048;

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	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'			

LEGEND

- SECTION LINE
- QUARTER LINE
- SIXTEEN/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

VILLAGE OF RIDGEWAY, IOWA COUNTY

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 NOS. 177-0204, 177-0206.C			
	Drawn: NDT	Scale: 1"=300'	Date: 02/26/2021	SHEET NUMBER 1 OF 3

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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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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: _____

By: _____

Name: _____

Name: _____

Title: _____

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.

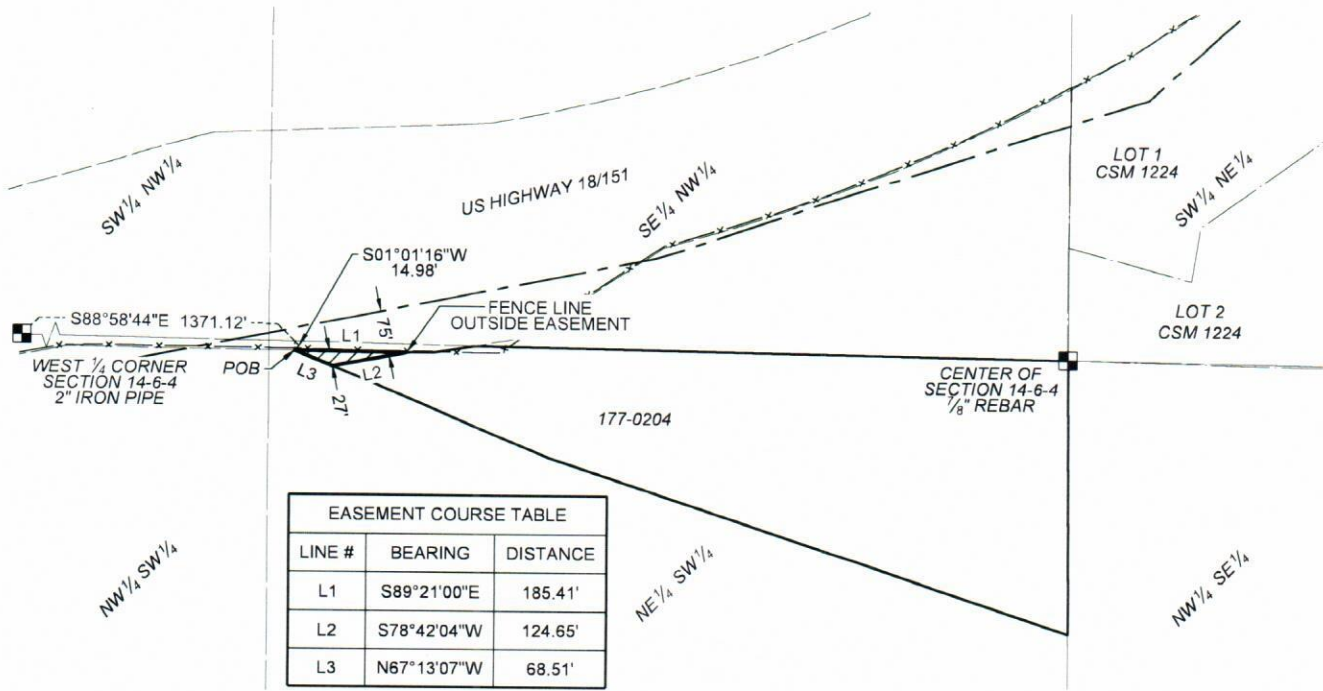
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the 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'	
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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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				SHEET NUMBER 2 OF 2

EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



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



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

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EASEMENT CURVE TABLE

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'

EASEMENT COURSE TABLE

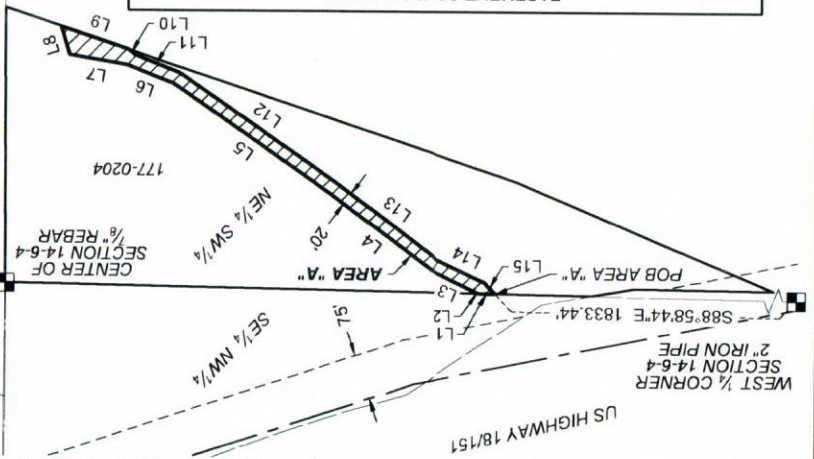
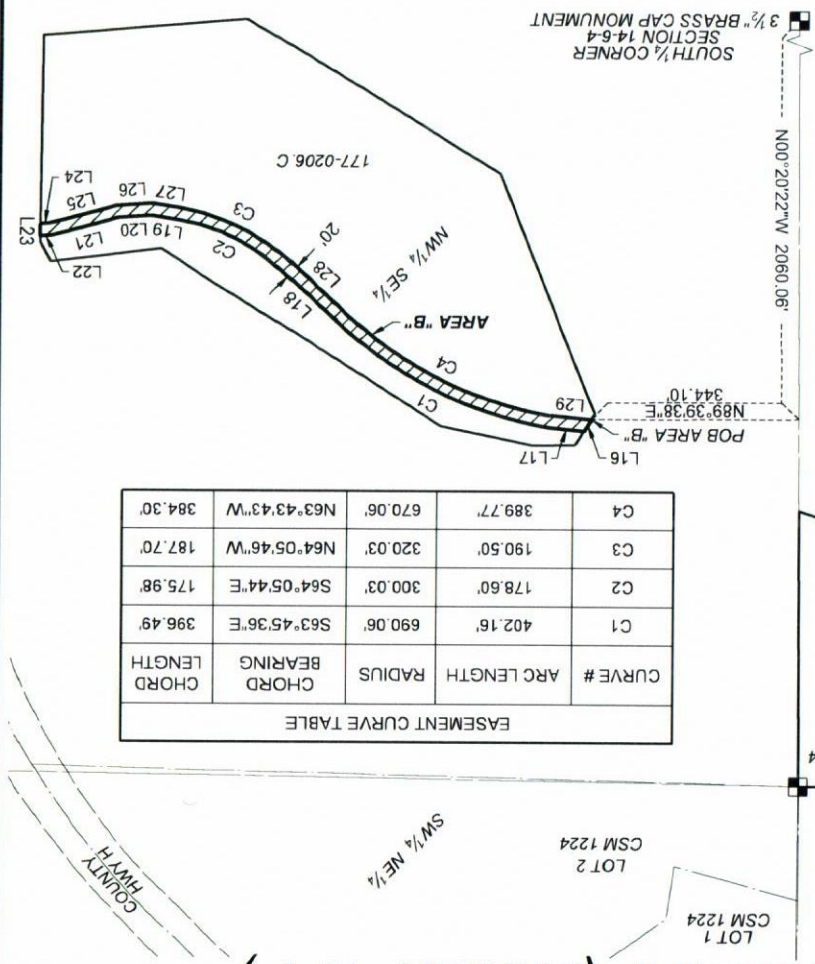
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	58.53'
L6	S69°04'02"E	85.34'	L21	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'			

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.

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

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



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
<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

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

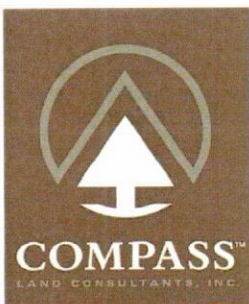
Effective Date of Value:

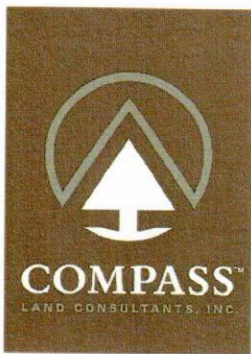
April 28, 2021

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.

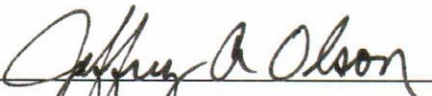
Hypothetical Conditions

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

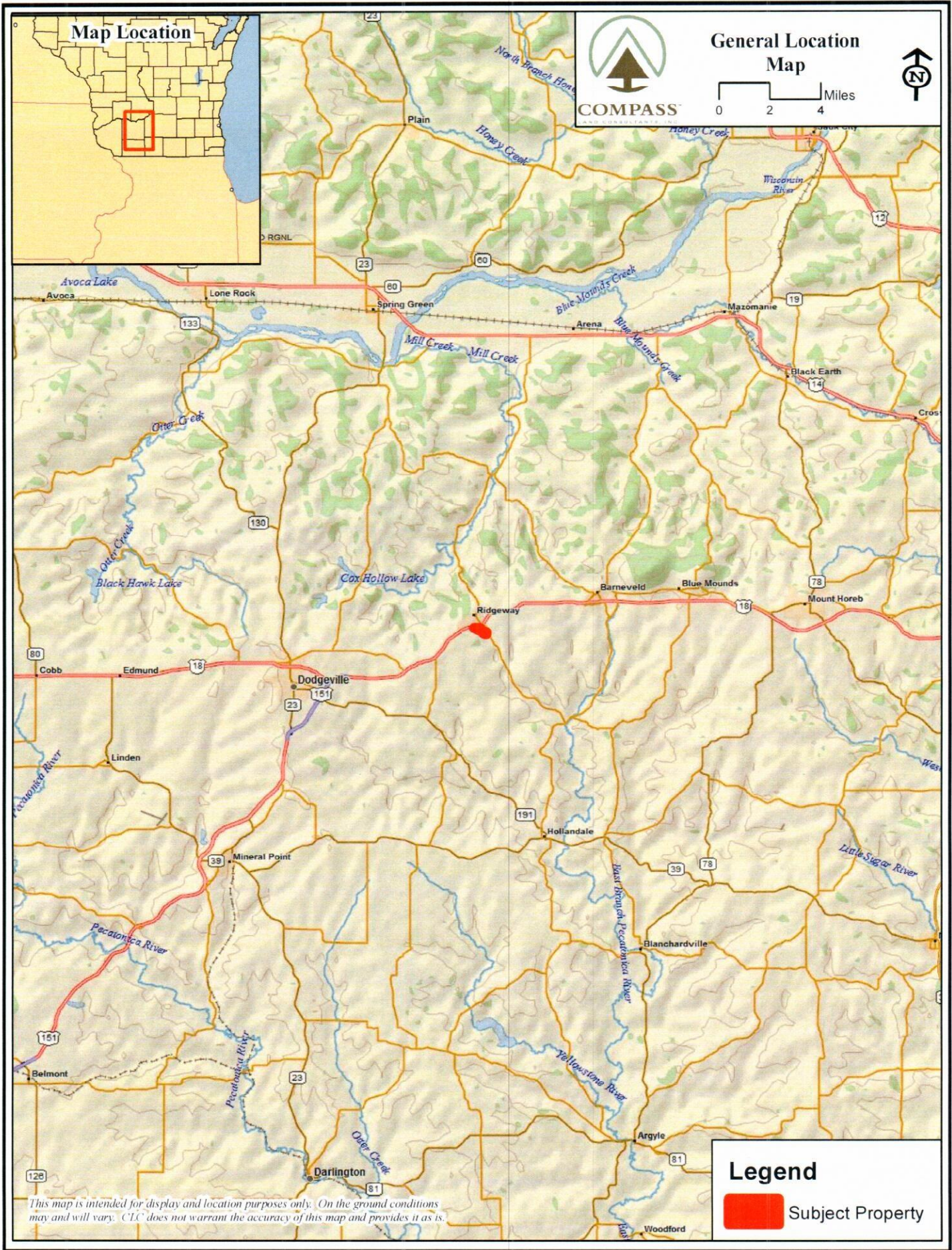
Part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, in Section 14, all in Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin. (See the Addenda – Title Information and/or Parcel Reports.)

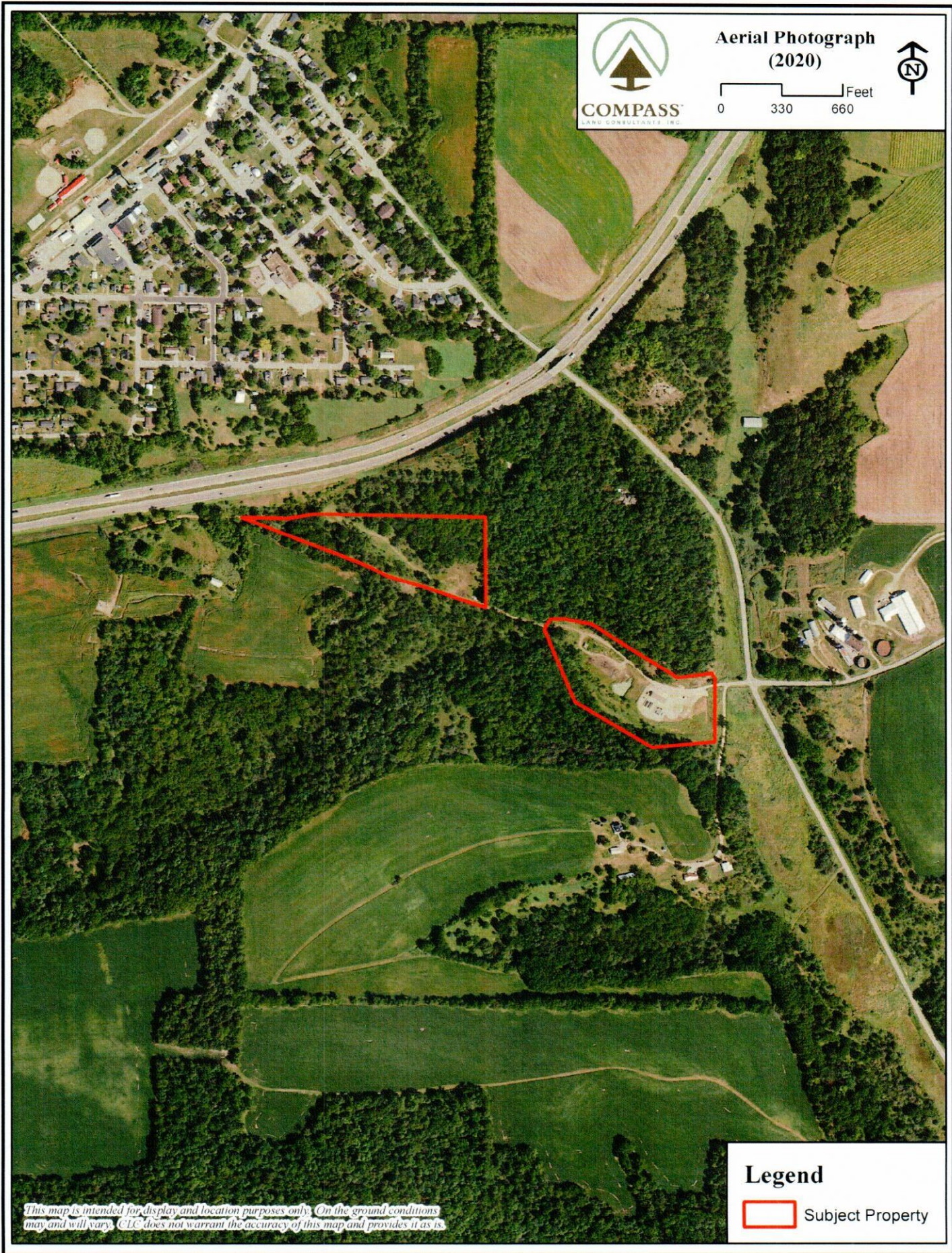
Utilities

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.)





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

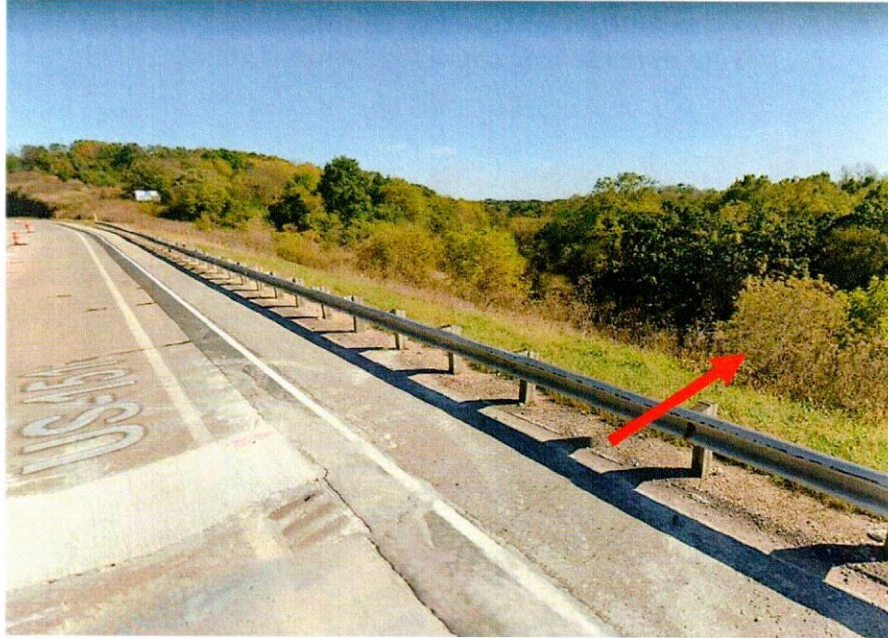
(Photos were taken by Laura B. Heier on April 28, 2021.)



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

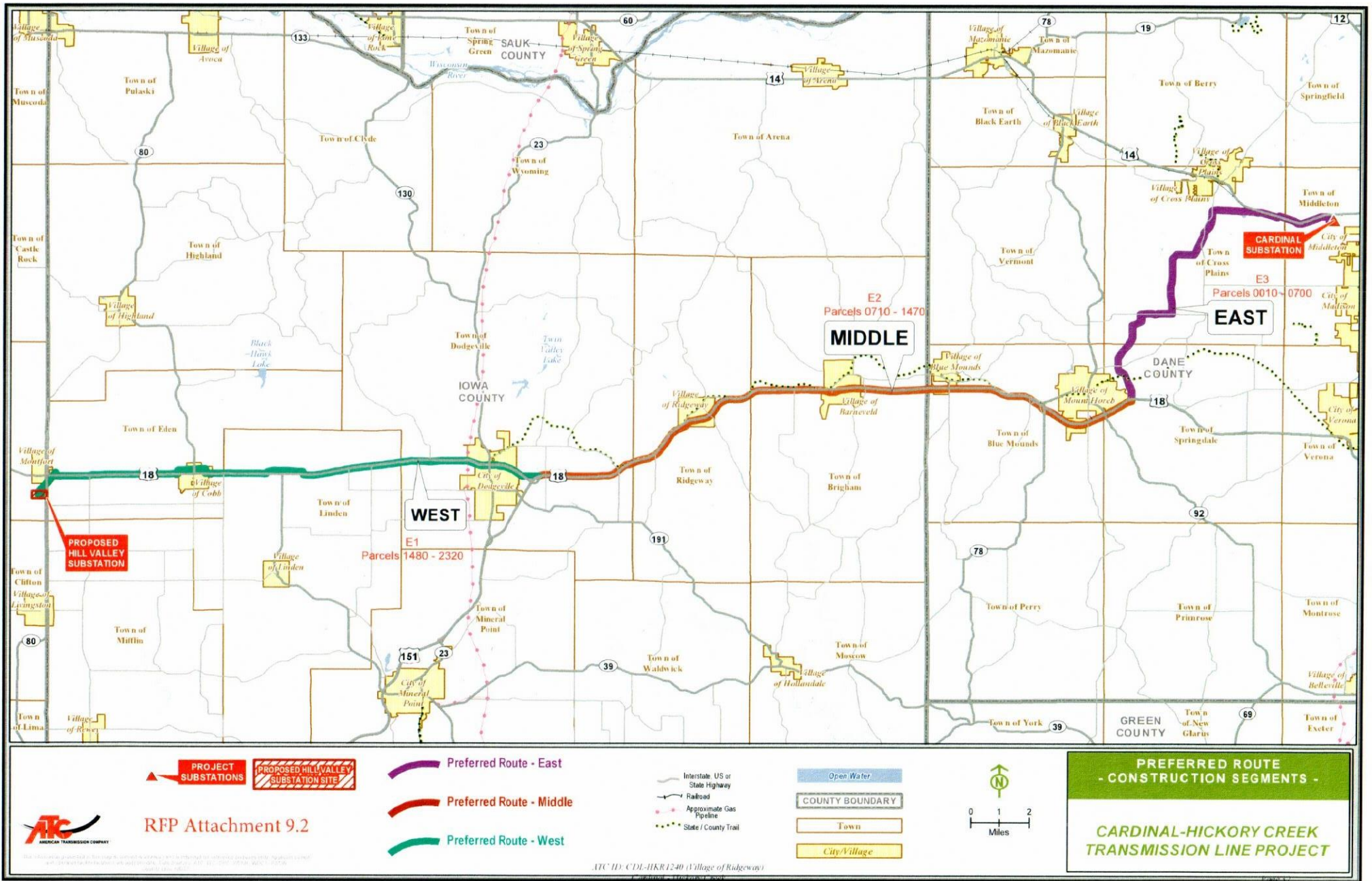
Total <i>Before</i> Value:	\$172,920
Total <i>After</i> Value:	<u>\$170,363</u>
Difference:	\$ 2,557
Rounded To:	\$ 2,600

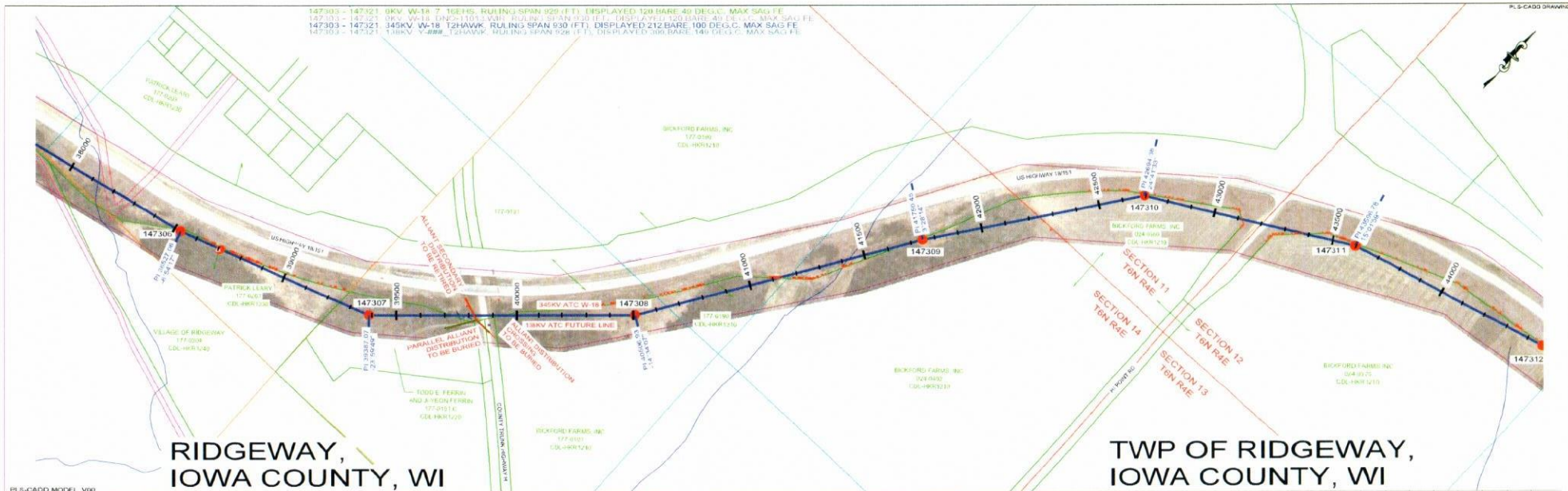
Allocation of Damages

Electric Transmission Line and Access Easement:	2,600
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ADDENDA

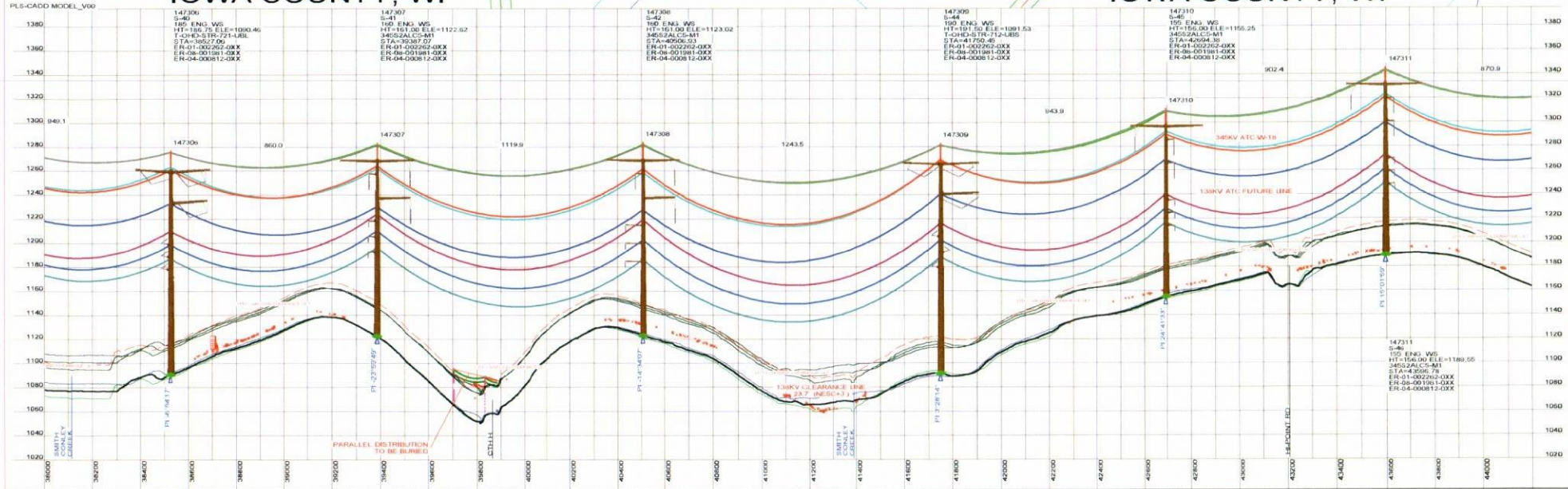
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RIDGEWAY,
IOWA COUNTY, WI

TWP OF RIDGEWAY,
IOWA COUNTY, WI



C	04/22/21	60396Z	LARGE ANGLE CONFO UPDATE	TDC	BEA	CDJ	BEA
B	12/18/20	60396Z	ISSUED FOR REAL ESTATE - NOT FOR CONSTRUCTION	MSA	TRT	CDJ	BEA
A	08/25/20	60396Z	ISSUED FOR REVIEW - NEW CONSTRUCTION	SEA	BEA	CDJ	BEA
REV	00/00	00/00		00/00	00/00	00/00	00/00

300.0 FT. HORIZ. SCALE
40.0 FT. VERT. SCALE



HILL VALLEY - CARDINAL
W-18 - 345KV TRANSMISSION LINE
DRAWING # 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
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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
<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]

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.

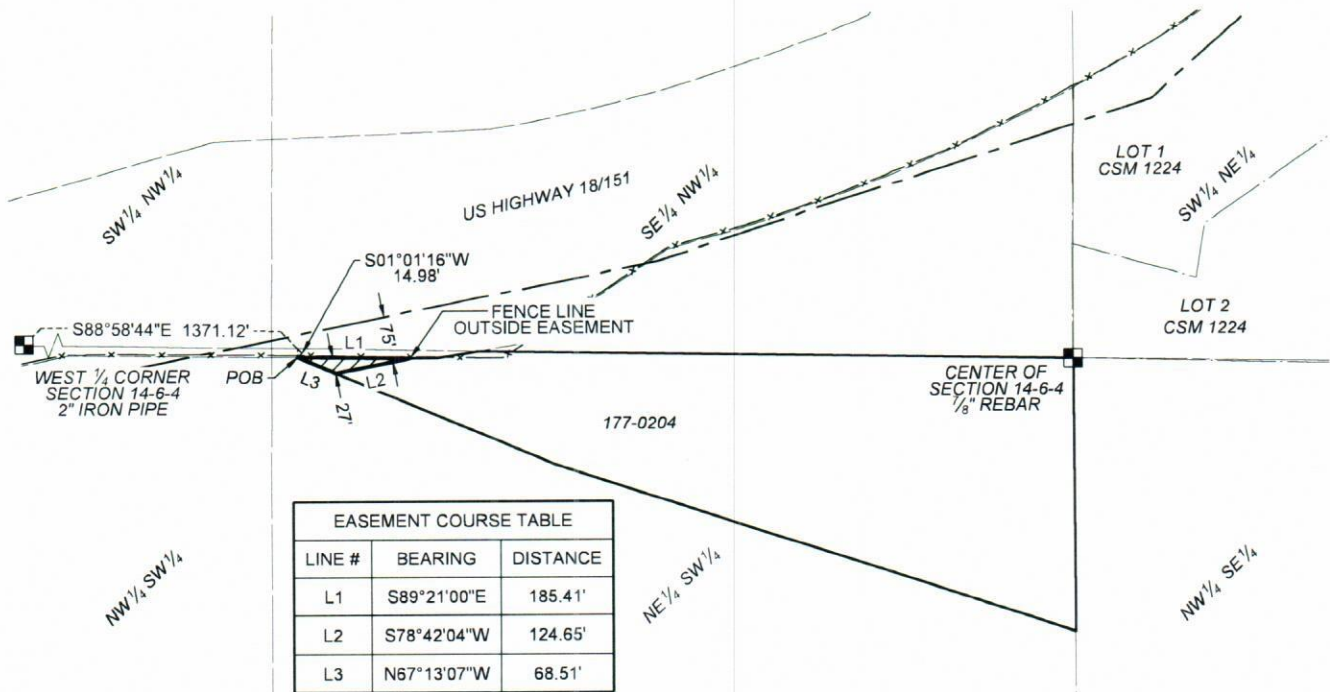
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the 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'
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.			Date: 02/26/2021	SHEET NUMBER 1 OF 2



EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

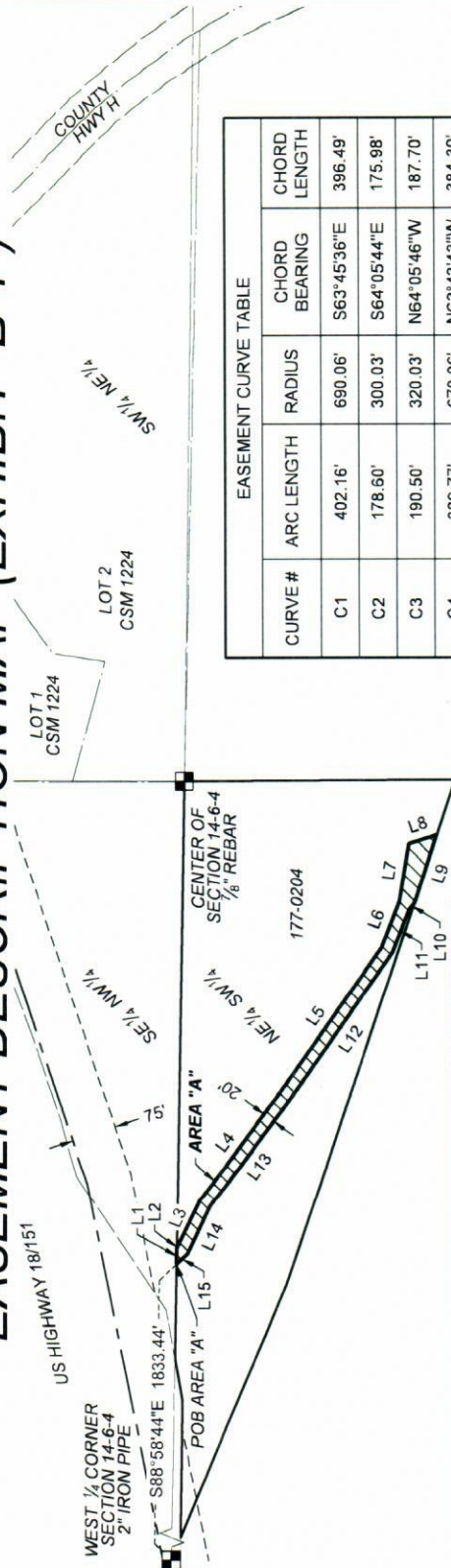
A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

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.

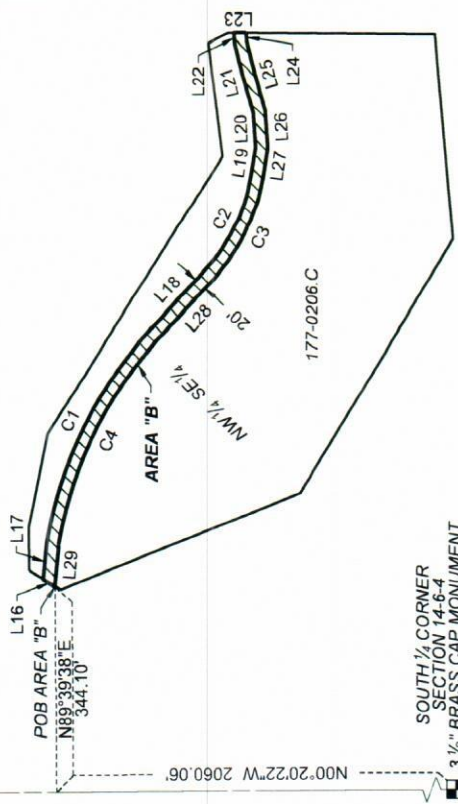
	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



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.



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

AVRES

Drawn: NDT Scale: 1"=300'

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REVISIONS	

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
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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

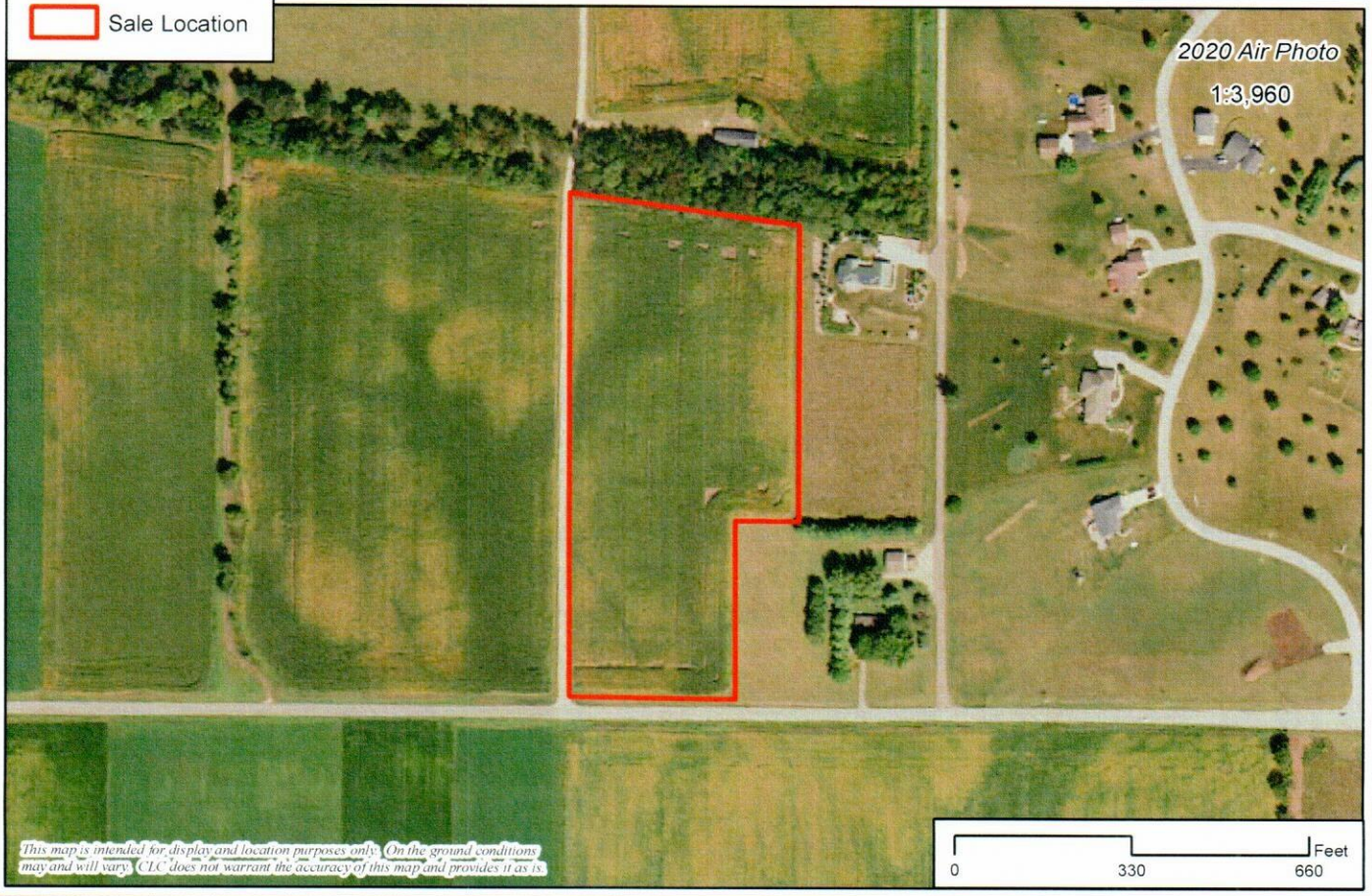
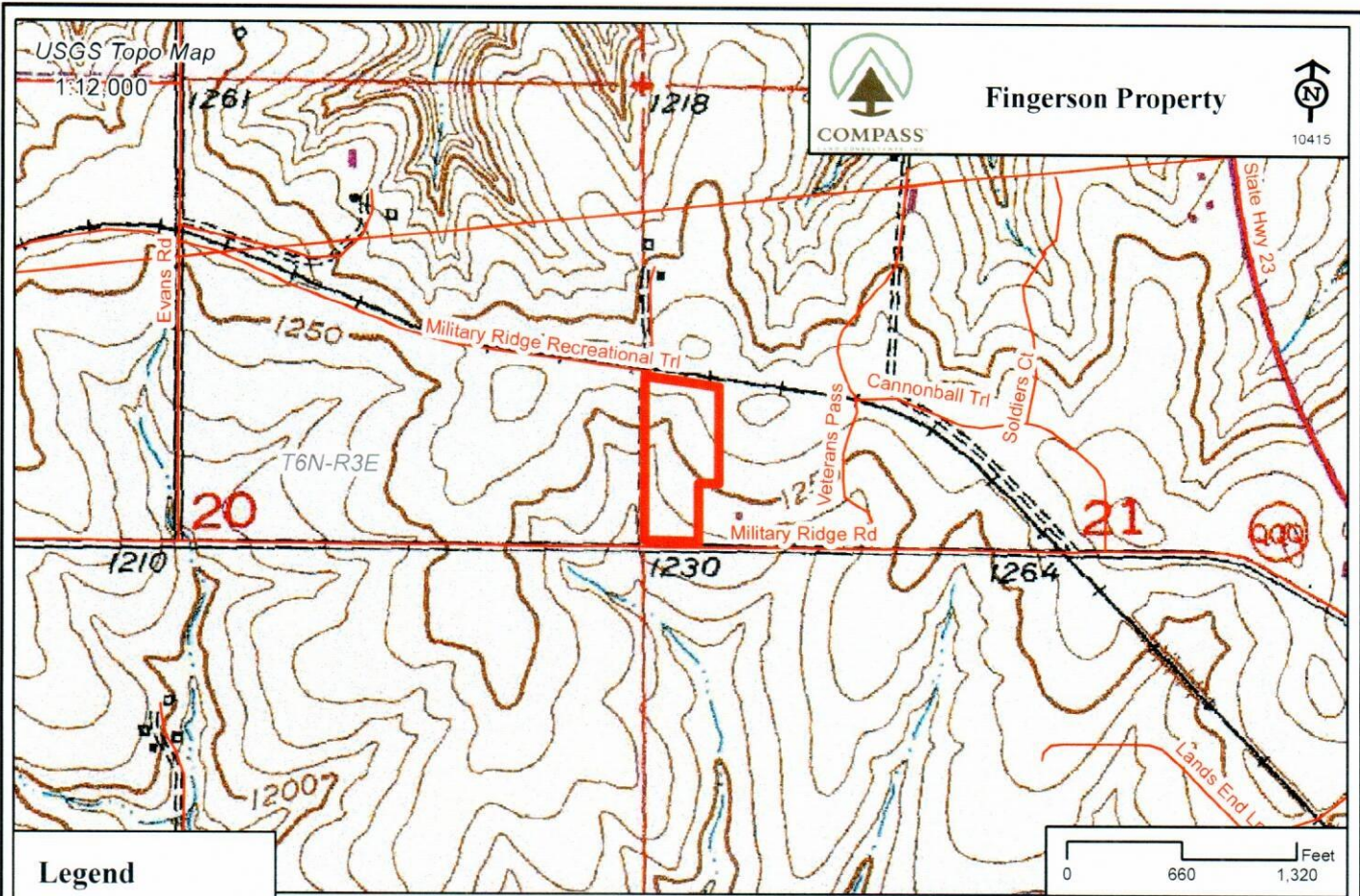
Terms: Cash at Closing
Conditions: No Unusual Circumstances
Market Exposure: Unknown
Rights Conveyed: Usual Rights

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.



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

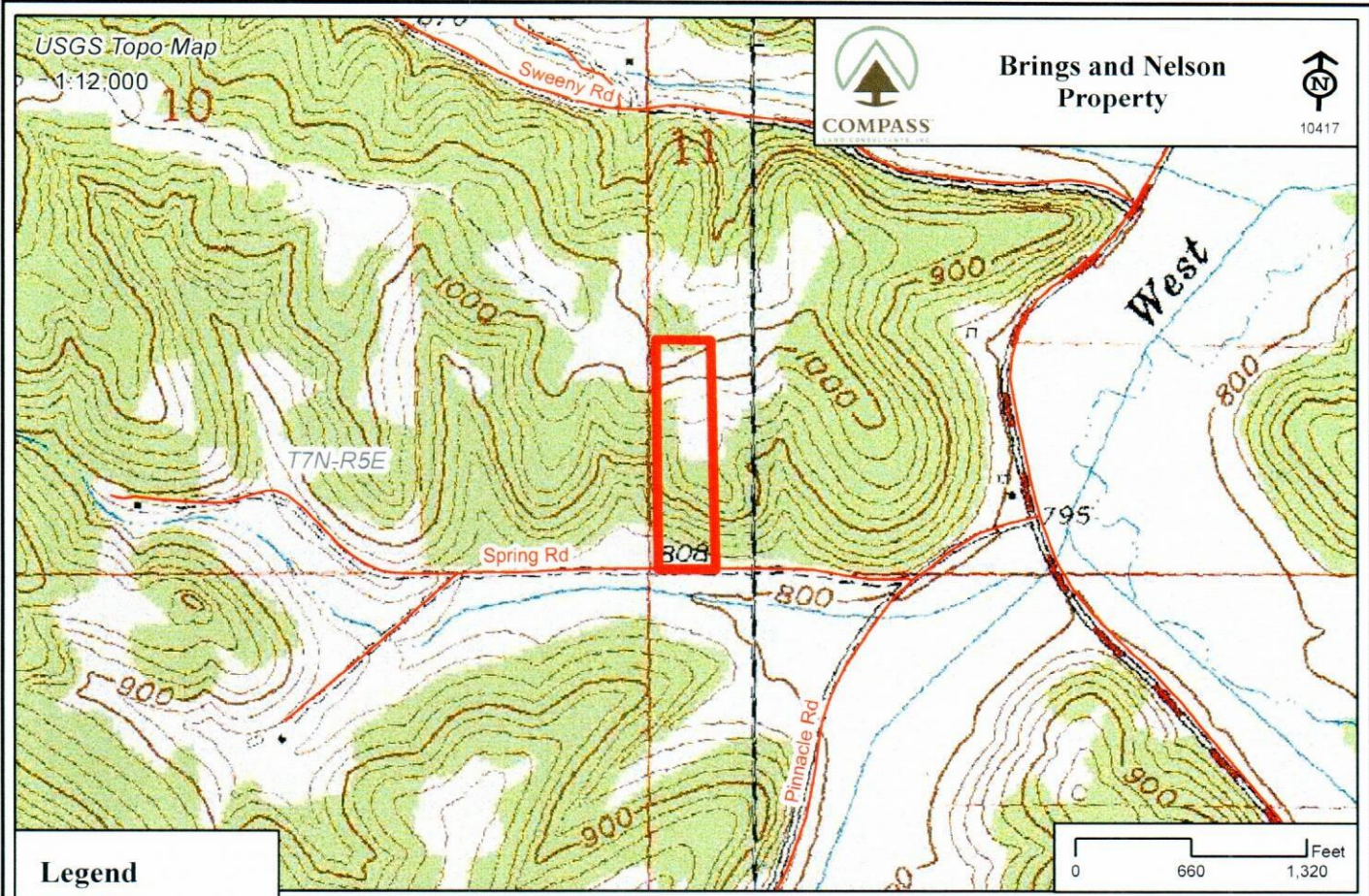
Improvements: None

Land Cover: 70% Wooded 30% Open

Forest Cover: Oak

Additional Information

A shared driveway is required for this lot.



Legend

Sale Location

2020 Air Photo
1:3,960



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.

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

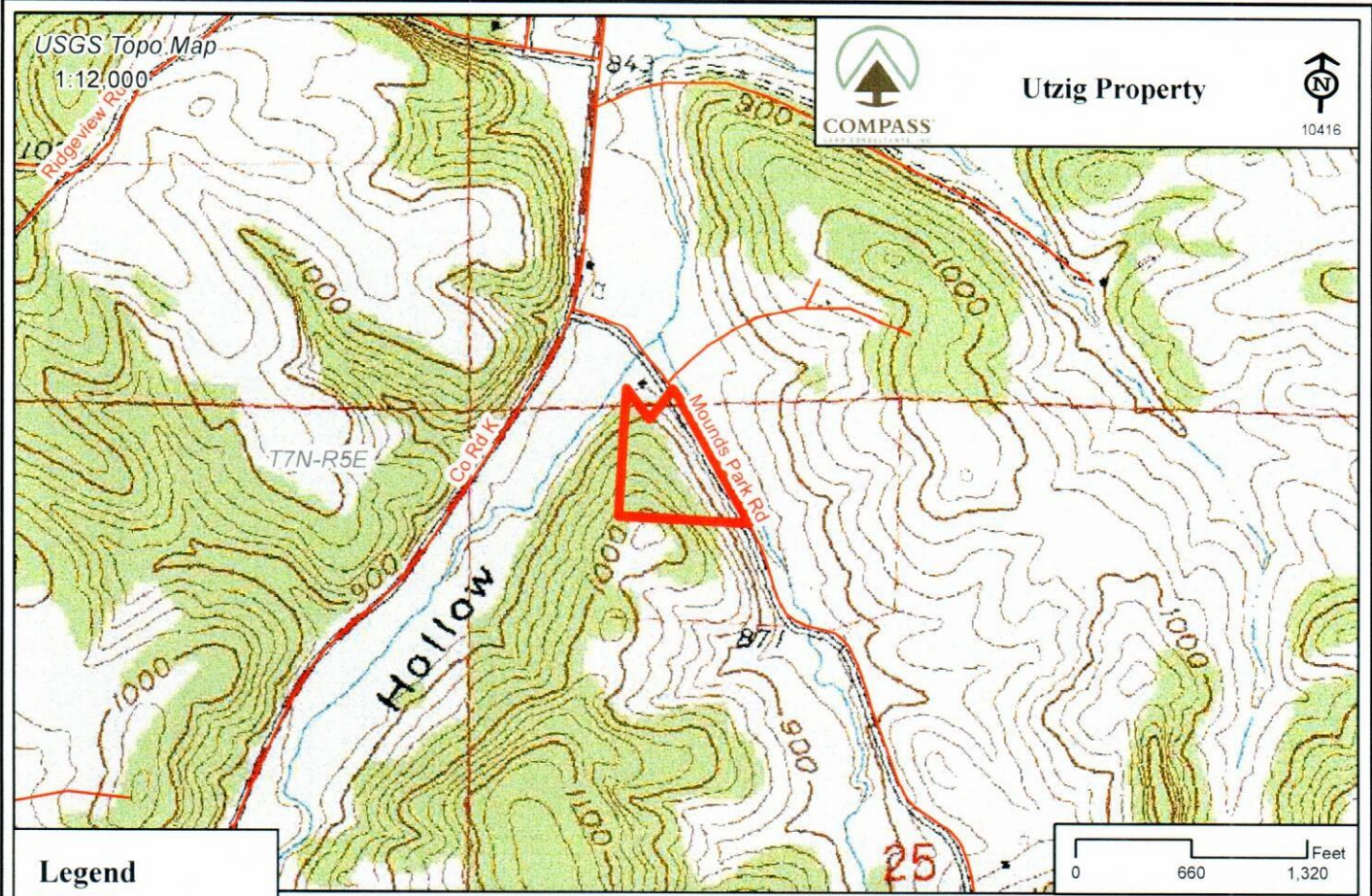
Terms: Cash at Closing
Conditions: No Unusual Circumstances
Market Exposure: Real Estate Broker
Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland
Topography: Sloped
Access: Public Road
Utilities: Rural
Improvements: None
Land Cover: 95% Wooded 5% Open
Forest Cover: Oak

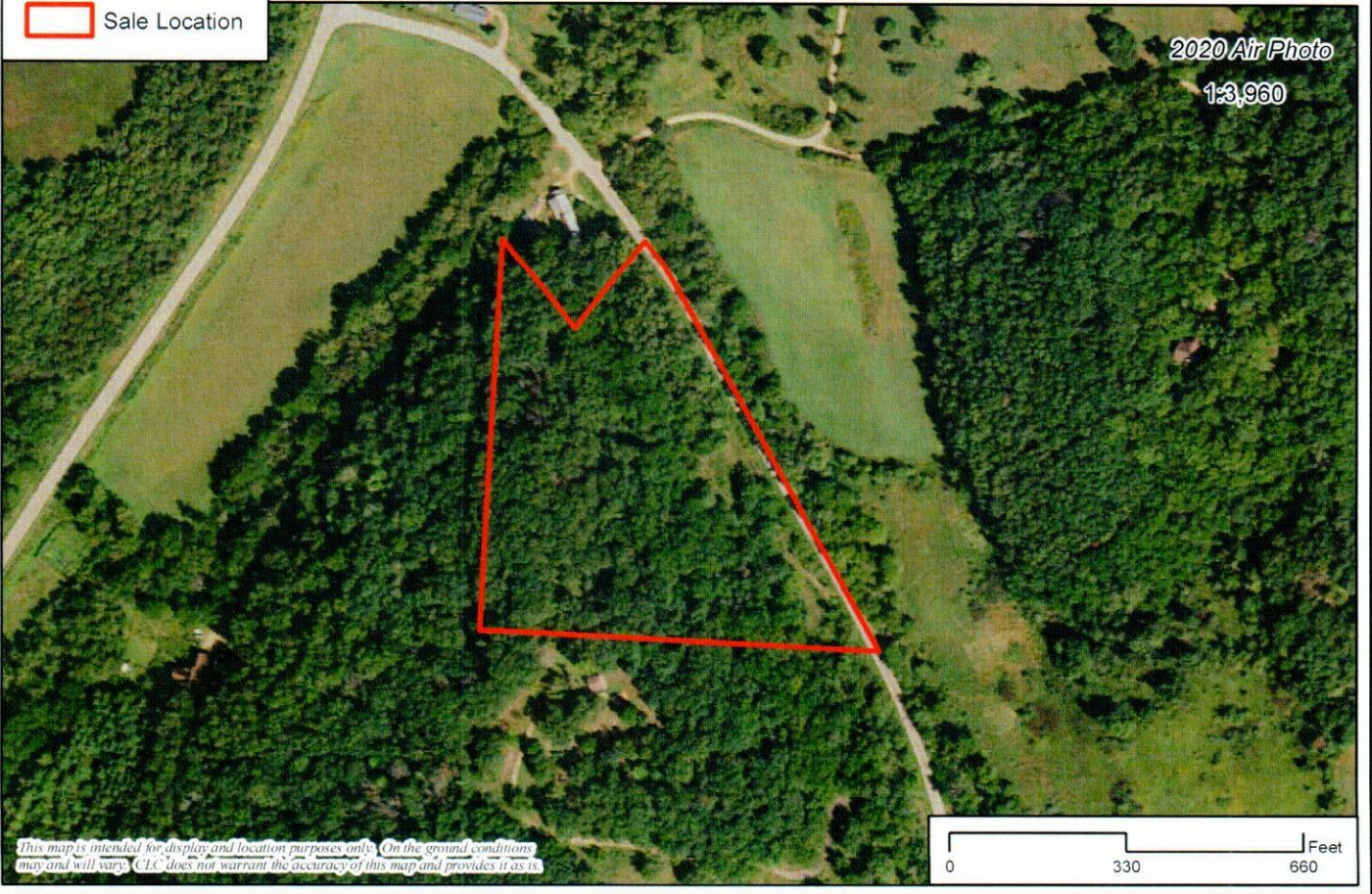
Additional Information

No Additional Comments.



Legend

Sale Location



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

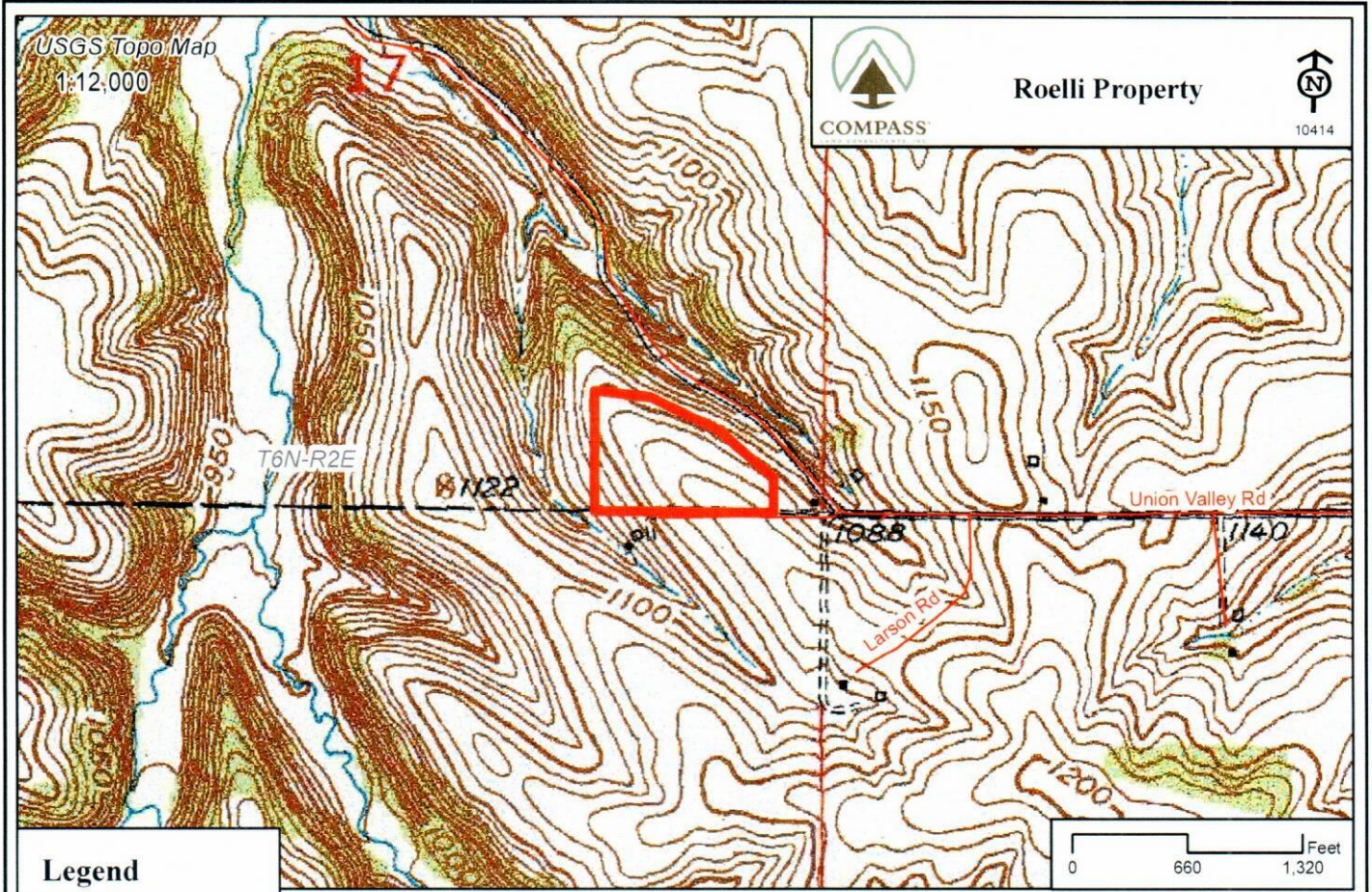
Utilities: Rural

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

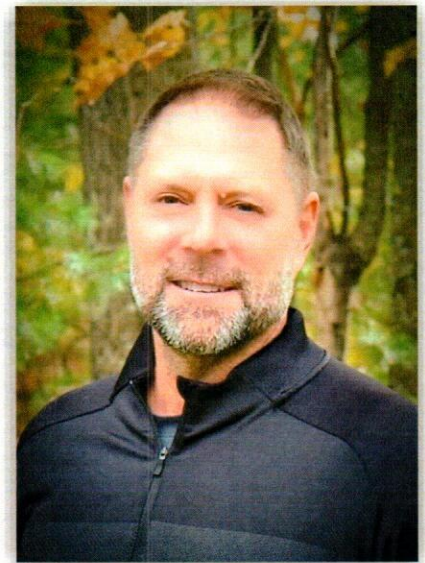
Employment:

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)

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

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](#)
5. [Landowners' Rights and Waiving Those Rights](#)
6. [PSC Involvement in Easement Negotiations](#)
7. [Agricultural Land as a Special Case](#)
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](#)
 - a. [Transmission Owner Use](#)
 - b. [Property Owner Use](#)
 - c. [Public Use](#)
 - d. [ROW Maintenance \(Vegetation Management\)](#)
 - i. [Regulatory Framework](#)
 - ii. [Hazard Trees](#)
 - iii. [Herbicides](#)
12. [How Long an Easement Lasts](#)
 - a. [Length of Easement Terms](#)
 - b. [ROW Abandonment](#)

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.

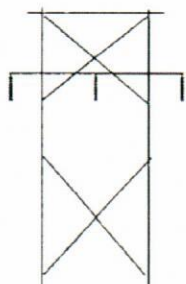


Figure 2 Typical H-Frame Structure

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)

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.

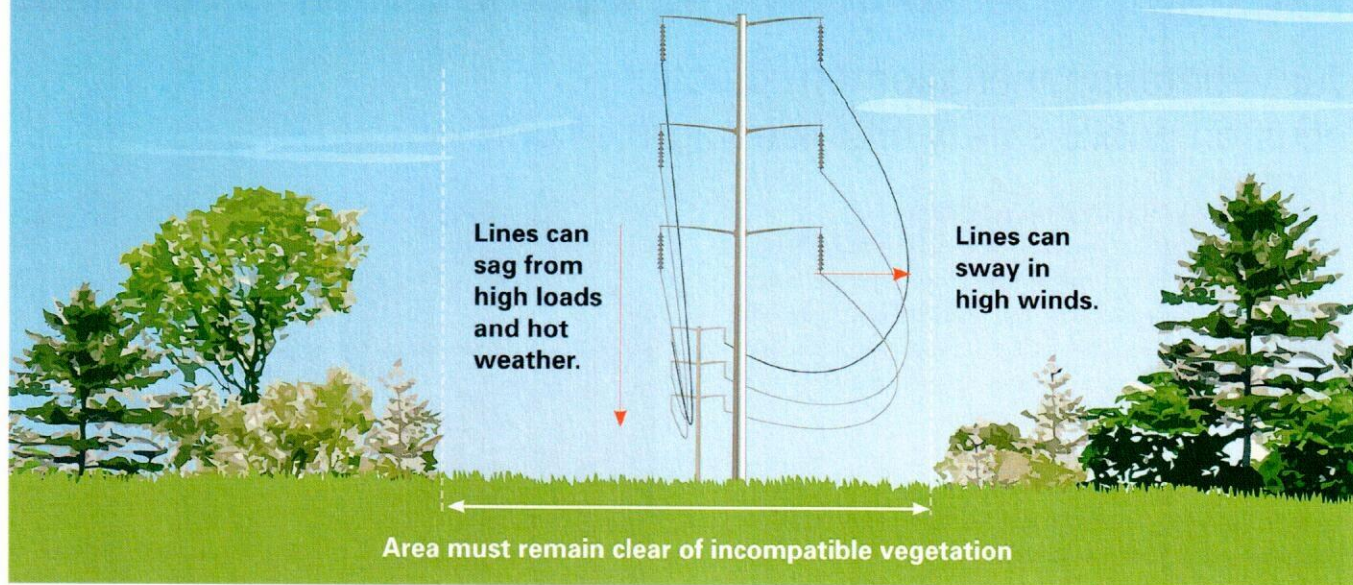
In most situations, landowners should expect that all trees and dense, incompatible vegetation will be removed from the right-of-way during vegetation management work. Trees that are dead, dying, diseased, leaning toward the wires, or are displaying some other defect to their structural integrity are 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.

SAFETY & RELIABILITY

TRANSMISSION RIGHT-OF-WAY



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®

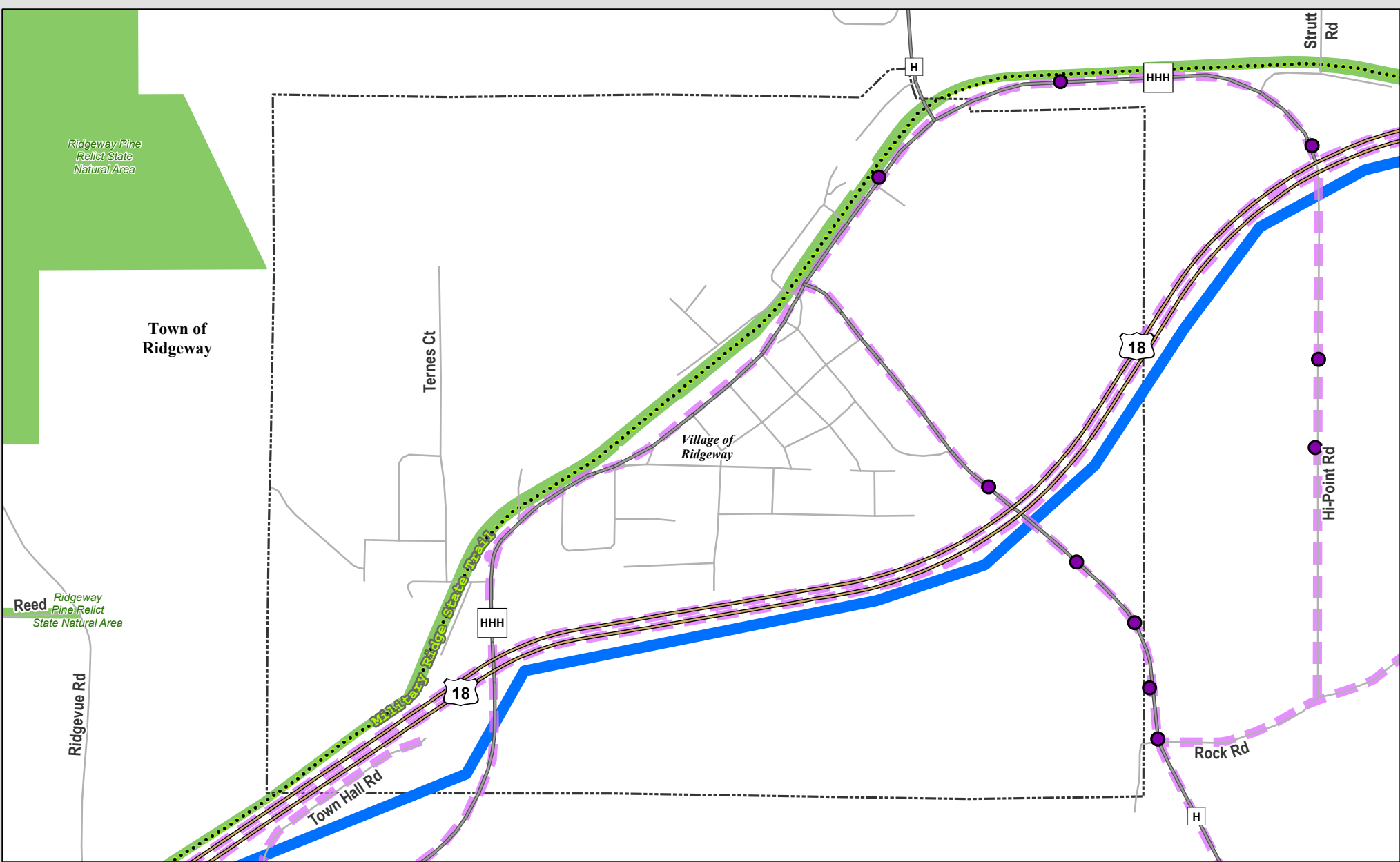
(866) 899-3204 | P.O. Box 47 | Waukesha, WI 53187-0047

atcllc.com





Wisconsin law (Wis. Stat. § 182.017(7)(c) to (h)) lists the rights of landowners:

- 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.



CARDINAL-HICKORY CREEK PROPOSED ROAD USE PLAN






 **Cardinal-Hickory Creek Transmission Line**
 **Proposed Road Use Plan**

IOWA COUNTY - VILLAGE OF RIDGEWAY




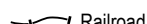
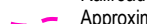
 **Field Identified Culverts***

*Identified by field observation, may not include all culverts

EXISTING TRANSMISSION LINES

-  Substation
-  69 kV
-  138 kV
-  161 kV
-  345 kV

OTHER

-  Interstate, US or State Highway
-  County Highway
-  Road
-  Railroad
-  Approximate Gas Pipeline

 City / Village / Town

 County Boundary

 Open Water



6/14/2021

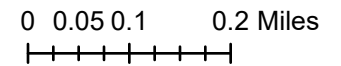


Table 1 Cardinal-Hickory Creek Transmission Impact Fees - Preferred Route

Municipality	Miles	Percent of Total Project Miles	One-Time EIF Distribution Factor	Annual Distribution Factor	One-Time EIF Distribution	Annual Distribution
Town of Blue Mounds	5.26024600	6.032%	0.03015964	0.06031929	\$ 424,714	\$ 50,966
Town of Cross Plains	9.05374100	10.382%	0.05190966	0.10381933	\$ 731,002	\$ 87,720
Town of Middleton	2.02831400	2.326%	0.01162935	0.02325869	\$ 163,767	\$ 19,652
Town of Springdale	3.37103100	3.866%	0.01932782	0.03865564	\$ 272,178	\$ 32,661
Village of Blue Mounds	0.50419000	0.578%	0.00289078	0.00578155	\$ 40,708	\$ 4,885
Village of Mount Horeb	0.59425000	0.681%	0.00340713	0.00681427	\$ 47,980	\$ 5,758
Dane County	20.81177200	23.865%	0.11932439		\$ 1,680,350	
Town of Beetown	5.99298800	6.872%	0.03436082	0.06872165	\$ 483,876	\$ 58,065
Town of Cassville	6.35749700	7.290%	0.03645074	0.07290147	\$ 513,307	\$ 61,597
Town of Clifton	5.46976800	6.272%	0.03136094	0.06272188	\$ 441,631	\$ 52,996
Town of Ellenboro	1.74422800	2.000%	0.01000054	0.02000108	\$ 140,830	\$ 16,900
Town of Liberty	5.46617300	6.268%	0.03134033	0.06268065	\$ 441,341	\$ 52,961
Town of South Lancaster	6.79456800	7.791%	0.03895669	0.07791337	\$ 548,596	\$ 65,831
Town of Waterloo	0.33706700	0.387%	0.00193258	0.00386515	\$ 27,215	\$ 3,266
Town of Wingville	2.14301800	2.457%	0.01228700	0.02457401	\$ 173,028	\$ 20,763
Village of Cassville	0.37475300	0.430%	0.00214865	0.00429730	\$ 30,258	\$ 3,631
Village of Montfort	0.02951100	0.034%	0.00016920	0.00033840	\$ 2,383	\$ 286
Grant County	34.70957100	39.801%	0.19900748		\$ 2,802,463	
City of Dodgeville	1.76454700	2.023%	0.01011704	0.02023408	\$ 142,470	\$ 17,096
Town of Brigham	4.59878200	5.273%	0.02636714	0.05273427	\$ 371,307	\$ 44,557
Town of Dodgeville	6.44882500	7.395%	0.03697437	0.07394873	\$ 520,680	\$ 62,482
Town of Eden	5.10126500	5.850%	0.02924813	0.05849625	\$ 411,878	\$ 49,425
Town of Linden	6.16754600	7.072%	0.03536165	0.07072330	\$ 497,970	\$ 59,756
Town of Ridgeway	3.62781200	4.160%	0.02080008	0.04160015	\$ 292,911	\$ 35,149
Village of Barneveld	1.43249800	1.643%	0.00821323	0.01642647	\$ 115,660	\$ 13,879
Village of Cobb	1.30068000	1.491%	0.00745745	0.01491491	\$ 105,017	\$ 12,602
Village of Ridgeway	1.24340300	1.426%	0.00712906	0.01425811	\$ 100,393	\$ 12,047
Iowa County	31.68535800	36.334%	0.18166814		\$ 2,558,287	
Total Project Miles	87.20670100	100.000%	1.00000000	1.00000000		
Total One-Time EIF					\$ 14,082,200	
Total Annual EIF						\$ 844,932

Impact Fee Basis

281,644,000

One-Time Fee

(5%)

14,082,200

Annual Fee

(0.3%)

844,932

Table 2 Cardinal-Hickory Creek Transmission Impact Fees - Alternate Route

Municipality	Miles	Percent of Total Project Miles	One-Time EIF Distribution Factor	Annual Distribution Factor	One-Time EIF Distribution	Annual Distribution
Town of Cross Plains	6.17587600	6.019%	0.03009665	0.06019330	\$ 458,954	\$ 55,075
Town of Middleton	1.93728800	1.888%	0.00944091	0.01888182	\$ 143,968	\$ 17,276
Town of Vermont	6.23142900	6.073%	0.03036737	0.06073475	\$ 463,083	\$ 55,570
Dane County	14.34459300	13.981%	0.06990493		\$ 1,066,005	
Town of Cassville	5.56464700	5.424%	0.02711797	0.05423594	\$ 413,531	\$ 49,624
Town of Clifton	0.16451500	0.160%	0.00080172	0.00160345	\$ 12,226	\$ 1,467
Town of Harrison	6.00707700	5.855%	0.02927405	0.05854810	\$ 446,410	\$ 53,569
Town of Platteville	6.77583900	6.604%	0.03302043	0.06604085	\$ 503,540	\$ 60,425
Town of Potosi	6.09397800	5.940%	0.02969754	0.05939508	\$ 452,868	\$ 54,344
Town of Waterloo	6.08343500	5.929%	0.02964616	0.05929232	\$ 452,085	\$ 54,250
Town of Wingville	1.62153100	1.580%	0.00790214	0.01580428	\$ 120,503	\$ 14,460
Village of Cassville	0.24874600	0.242%	0.00121220	0.00242441	\$ 18,485	\$ 2,218
Village of Montfort	0.02951100	0.029%	0.00014381	0.00028763	\$ 2,193	\$ 263
Grant County	32.58927900	31.763%	0.15881603		\$ 2,421,841	
Town of Arena	10.82884100	10.554%	0.05277176	0.10554352	\$ 804,735	\$ 96,568
Town of Dodgeville	9.99973300	9.746%	0.04873130	0.09746260	\$ 743,121	\$ 89,174
Town of Eden	7.29991000	7.115%	0.03557436	0.07114872	\$ 542,486	\$ 65,098
Town of Highland	4.86927800	4.746%	0.02372926	0.04745852	\$ 361,856	\$ 43,423
Town of Mifflin	9.56405700	9.322%	0.04660814	0.09321628	\$ 710,744	\$ 85,289
Town of Wyoming	2.49190900	2.429%	0.01214372	0.02428744	\$ 185,184	\$ 22,222
Village of Rewey	0.78924400	0.769%	0.00384619	0.00769238	\$ 58,652	\$ 7,038
Iowa County	45.84297200	44.681%	0.22340473		\$ 3,406,777	
Town of Belmont	6.84621700	6.673%	0.03336340	0.06672679	\$ 508,770	\$ 61,052
Town of Elk Grove	2.97765900	2.902%	0.01451091	0.02902181	\$ 221,282	\$ 26,554
Lafayette County	9.82387600	9.575%	0.04787430		\$ 730,052	
Total Project Miles	102.60072000	100.000%	1.00000000	1.00000000		
Total One-Time EIF					\$ 15,249,350	
Total Annual EIF						\$ 914,961

Impact Fee Basis	304,987,000	One-Time Fee (5%)	15,249,350
		Annual Fee (0.3%)	914,961

16.969 Fees for certain high-voltage transmission lines.

(1) In this section:

(a) "Commission" means the public service commission.

(b) "High-voltage transmission line" means a high-voltage transmission line, as defined in s. [196.491 \(1\) \(f\)](#), that is designed for operation at a nominal voltage of 345 kilovolts or more.

(2) The department shall promulgate rules that require a person who is issued a certificate of public convenience and necessity by the commission under s. [196.491 \(3\)](#) for a high-voltage transmission line to pay the department the following fees:

(a) An annual impact fee in an amount equal to 0.3 percent of the cost of the high-voltage transmission line, as determined by the commission under s. [196.491 \(3\) \(gm\)](#).

(b) A one-time environmental impact fee in an amount equal to 5 percent of the cost of the high-voltage transmission line, as determined by the commission under s. [196.491 \(3\) \(gm\)](#).

(3)

(a) The department shall distribute the fees that are paid by a person under the rules promulgated under sub. (2) (a) to each town, village and city that is identified by the commission under s. [196.491 \(3\) \(gm\)](#) in proportion to the amount of investment that is allocated by the commission under s. [196.491 \(3\) \(gm\)](#) to each such town, village and city.

(b) The fee that is paid by a person under the rules promulgated under sub. (2) (b) shall be distributed as follows:

1. The department shall pay 50 percent of the fee to each county that is identified by the commission under s. [196.491 \(3\) \(gm\)](#) in proportion to the amount of investment that is allocated by the commission under s. [196.491 \(3\) \(gm\)](#) to each such county.

2. The department shall pay 50 percent of the fee to each town, village and city that is identified by the commission under s. [196.491 \(3\) \(gm\)](#) in proportion to the amount of investment that is allocated by the commission under s. [196.491 \(3\) \(gm\)](#) to each such town, village and city.

(4) A county, town, village, or city that receives a distribution under sub. (3) (b) may use the distribution only for park, conservancy, wetland or other similar environmental programs, unless the commission approves a different use under this subsection. A county, town, village, or city that receives a distribution may request in writing at any time that the commission approve a different use. The commission shall make a decision no later than 14 days after receiving such a request. The commission shall approve a request if it finds that the request is in the public interest.

History: [1999 a. 9](#); [2003 a. 89](#).

Cross-reference: See also [Adm 46, Wis. adm. code](#).

