

CHIPPEWA COUNTY

HIGHWAY COMMITTEE

REGULAR MEETING

SEPTEMBER 28, 2022

CHIPPEWA COUNTY COURTHOUSE, RM 302

8:00 AM

1. CALL TO ORDER

Supervisor Calkins called the meeting to order at 8:00 AM.

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Glen Sikorski	Chippewa County	District 6 (Chair)	Absent	
Roger Calkins	Chippewa County	District 11 (Vice-Chair)	Present	
James Flater	Chippewa County	District 1	Absent	
David Bischel	Chippewa County	District 4	Present	
George Rohmeyer	Chippewa County	District 17	Present	

Others Present: Randy Scholz, Brian Kelley, Chris Elstran, Fred Anderson, Joe Gutowski

Recorder: Tami Pieper

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

There were no members of the public wishing to be heard.

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	George Rohmeyer, District 17
SECONDER:	David Bischel, District 4
AYES:	Calkins, Bischel, Rohmeyer
ABSENT:	Sikorski, Flater

1. Approve the agenda

2. Approve the Minutes

Highway Committee - Regular Meeting - Jul 27, 2022 8:00 AM

3. Schedule Next Meeting Date - October 26, 2022 8:00 AM

5. REPORTS

1. Highway Commissioner Report - Brian Kelley

A. Financial Report

Highway Commissioner Kelley gave reports on highway funds, county aid bridges, highway construction, and bridge construction (on file). Supervisor Calkins asked for clarification on gravel pit funds.

Highway Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

September 28, 2022
8:00 AM

B. WCHA Winter Road School January 23rd - 25th

Kelley provided an overview of what to expect at the WCHA Winter Road School Conference and invited committee members to attend. Registration opens soon. Kelley will look for member attendance confirmation at the next meeting.

C. CTH T Corridor Mapping

Kelley discussed the status of officially recording the corridor mapping that was adopted by the County Board on August 9. All mapping has been completed, however after the County surveyor's review a couple of minor corrections are needed prior to recording with the Register of Deeds. Kelley reported that Country Jam is aware of future corridor limits and has been incorporating those limits into their site plans.

D. STP-Urban Project Selection

Kelley shared and reviewed a document showing STP-Urban project scoring (on file). He explained CTH OO was selected for funding, therefore the project list for 2023 will be revised to reflect this change (on file). Administrator Scholz reminded committee members it is the responsibility of the Highway Commissioner to determine which highways are paved, however approved dollar amounts in CIP will remain the same.

E. Bipartisan Infrastructure Law (BIL) Project Updates

Kelley shared an overview of funding and submittals (on file). The next submittal period has not been announced yet. Anderson confirmed it will be a continual, competitive process for future requests.

F. American Rescue Plan (ARPA) Project Updates

Kelley reviewed the ARPA project summary (on file).

2. Cobban Bridge Update - Fred Anderson

Anderson provided an update on the CTH TT Cobban Bridge project. Demolition of the bridge superstructure is complete. Anderson also provided an update on environmental precautions related to working in the Chippewa River. Supervisor Calkins asked about any additional costs to Chippewa County due to these precautions. Anderson explained the 80/20 cost share between the state and county and how additional work for the contractor will effect the County's project costs. Anderson reported the project is on schedule for completion in August 2023.

3. County Construction Project Updates - Chris Elstran

Elstran provided an update on county construction projects. Elstran reported and summarized the three major projects still in progress; CTH T bridge project, CTH D ARPA project, and CTH SS project. All three projects are on schedule to be completed by the end of October. Kelley reminded the committee of the information found on the Highway Department's "construction updates" website.

6. BUSINESS ITEMS

1. Resolution to Sell Highway Property No Longer Needed for Highway Purposes - Brian Kelley

Kelley reviewed resolution and history of request by Northern Crossarm to purchase highway property no longer needed for highway purposes on CTH X in the Town of Wheaton (on file). Supervisor Rohmeyer made a motion to forward resolution to county board.

Highway Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

September 28, 2022
8:00 AM

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 10/11/2022 6:00 PM
MOVER:	George Rohmeyer, District 17	
SECONDER:	David Bischel, District 4	
AYES:	Calkins, Bischel, Rohmeyer	
ABSENT:	Sikorski, Flater	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

There were no future agenda items for consideration.

8. ADJOURN

Meeting was adjourned at 8:45 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Bischel, District 4
SECONDER:	George Rohmeyer, District 17
AYES:	Calkins, Bischel, Rohmeyer
ABSENT:	Sikorski, Flater

CHIPPEWA COUNTY

HIGHWAY COMMITTEE

REGULAR MEETING

JULY 27, 2022

CHIPPEWA COUNTY COURTHOUSE, RM 302

8:00 AM

1. CALL TO ORDER

Supervisor Calkins called the meeting to order at 8:00 AM.

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Glen Sikorski	Chippewa County	District 6 (Chair)	Absent	
Roger Calkins	Chippewa County	District 11 (Vice-Chair)	Present	
James Flater	Chippewa County	District 1	Present	
David Bischel	Chippewa County	District 4	Present	
George Rohmeyer	Chippewa County	District 17	Present	

Others Present: Randy Scholz, Brian Kelley, Chris Elstran, Joe Gutowski, Traci Bremness, Josh Ehler

Recorder: Tami Pieper

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

Kevin and Kari King of Chippewa Falls spoke of safety concerns with the intersection of CTH X and CTH XX. They were involved in an accident at this intersection in July 2021. They feel a speed reduction in this area would assist drivers in reaction time and lower the chances of future accidents.

4. CONSENT AGENDA

Kelley commented on the August 24 meeting being a construction road tour vs. the regular monthly meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	David Bischel, District 4
AYES:	Calkins, Flater, Bischel, Rohmeyer
ABSENT:	Sikorski

1. Approve the agenda

2. Approve the Minutes

Highway Committee - Regular Meeting - Jun 22, 2022 8:00 AM

3. Schedule Next Meeting Date - August 24, 2022 8:00 AM

5. REPORTS

Minutes Acceptance: Minutes of Jul 27, 2022 8:00 AM (Consent Agenda)

Highway Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 27, 2022
8:00 AM

1. Highway Commissioner Report - Brian Kelley

A. Financial Report

Highway Commissioner Kelley gave reports on highway funds, county aid bridges, highway construction, and bridge construction (on file).

B. Bipartisan Infrastructure Law (BIL) Project Updates

Kelley provided an update on BIL projects. Only CTH C was approved for 2022 funding. Funding decisions regarding the projects that were submitted for 2023 funding have not yet been received from WisDOT. A summary of all proposed BIL projects was shared (on file).

C. American Rescue Plan Act (ARPA) Project Updates

Kelley provided an update on ARPA projects (on file). Funding was approved by the County Board on July 12 with 4.5 miles of paving to take place on CTH D this year. Culverts have mostly been completed for next year's paving projects. Kelley commented on the increase that will be seen in construction budget numbers for the next two years due to the additional ARPA funding.

D. Milk Hauling Stakeholders Work Group

Kelley provided an update on the newly formed milk hauling stakeholders work group. The first meeting was held on June 28 with the next meeting scheduled for August 2. The purpose of the work group is to reach a compromise where vulnerable county highways will remain protected and local businesses would still be able to function during the spring weight limit restrictions.

E. Mobile Barrier Trailer Pilot Project

Kelley provided information on a mobile barrier trailer pilot program that will be tested by the Department of Transportation. Accident numbers and safety concerns for our workers continue to increase. The mobile barrier trailers would provide a safety barrier between traffic and workers, hopefully lessening the chance of injury. Chippewa County is slated to be one of six Wisconsin counties in the pilot program.

F. Committee Road Tour - August 24, 2022

Committee road tour is scheduled for 8:00 AM on August 24. The road tour will replace the regular monthly highway committee meeting unless something time-sensitive arises prior to that date.

Kelley mentioned the upcoming WCHA fall district meeting scheduled for October 4, 2022 in Pepin County. He recommended committee members save the date and plan to attend if their schedules allow.

2. CTH X/XX Intersection - Brian Kelley

Kelley has received several contacts regarding safety concerns at the intersection of CTH X and CTH XX. Kelley reviewed crash data through Community Maps which showed six crashes at this intersection in the past ten years, with one fatality. Kelley shared further details from each incident in a summary list (on file) and reviewed crash report data. Kelley also shared photos of the intersection showing visibility from all directions (on file). Kelley noted the normal process for traffic safety concerns would begin with review by the Traffic Safety Commission, however the next meeting is scheduled for October. Kelley felt this concern should be addressed sooner and will work with engineering staff and consultants for further analysis. This intersection is part of a reconstruction project that is planned for CTH X in 2024.

3. County Construction Project Updates - Chris Elstran

Minutes Acceptance: Minutes of Jul 27, 2022 8:00 AM (Consent Agenda)

Highway Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 27, 2022
8:00 AM

Elstran provided an update on county construction projects and provided a summary of progress on each. Construction updates continue to be posted on the Highway Department webpage (<https://www.co.chippewa.wi.us/government/highway/construction-updates>). Elstran shared information and details on a new bottomless arch bridge project on CTH T. Pictures were shown (on file).

4. Cobban Bridge Update - Fred Anderson

Kelley gave an update on the Cobban Bridge project in Anderson's absence. The Department of Transportation along with the Department of Natural Resources continue to discuss solutions to lessen possible impacts to endangered wildlife in the area. Construction plans remain on schedule with demolition scheduled to begin the week of August 8.

6. BUSINESS ITEMS

1. Highway Department Budget - Brian Kelley

Kelley reviewed the proposed 2023 highway department budget and explained proposed funding levels in the various accounts (on file). Kelley also reviewed a summary of revenues and expenditures (on file). Motion was made by Supervisor Flater to forward to the County Administrator. Motion was seconded by Supervisor Rohmeyer.

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	George Rohmeyer, District 17
AYES:	Calkins, Flater, Bischel, Rohmeyer
ABSENT:	Sikorski

2. November & December Committee Meeting Dates - Brian Kelley

Committee discussed November and December meeting dates in proximity to holidays. Motion was made by Supervisor Flater to combine November and December highway committee meetings and a tentative date was scheduled for December 8. Supervisor Bischel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	David Bischel, District 4
AYES:	Calkins, Flater, Bischel, Rohmeyer
ABSENT:	Sikorski

3. Ordinance to Amend Sec. 2-82(e) to Increase Highway Permit Fees - Brian Kelley

Kelley reviewed permit fees and the deficit of fees not covering department costs (on file). Proposed ordinance was reviewed to address these shortages (on file). Motion was made by Supervisor Bischel to forward to County Board for approval. Motion was seconded by Supervisor Flater.

Minutes Acceptance: Minutes of Jul 27, 2022 8:00 AM (Consent Agenda)

Highway Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 27, 2022
8:00 AM

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 8/9/2022 6:00 PM
MOVER:	David Bischel, District 4	
SECONDER:	James Flater, District 1	
AYES:	Calkins, Flater, Bischel, Rohmeyer	
ABSENT:	Sikorski	

4. Resolution to Designate and Approve the Official Map of the County Highway T Corridor
Kelley reviewed a copy of the proposed plan and mapping project for CTH T (on file). The plan identifies and addresses significant safety, capacity, sustainability, and planning issues that can be alleviated by eventually upgrading CTH T to a four-lane divided highway. The proposed resolution to designate and approve the official map was reviewed (on file). This official map will limit future development along the mapped route, eliminating possibilities of future relocations. Funding opportunities will continue to be explored. Motion was made by Supervisor Flater to accept the resolution as written and forward to County Board for approval. Motion was seconded by Supervisor Bischel.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 8/9/2022 6:00 PM
MOVER:	James Flater, District 1	
SECONDER:	David Bischel, District 4	
AYES:	Calkins, Flater, Bischel, Rohmeyer	
ABSENT:	Sikorski	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

There were no future agenda items for consideration.

8. ADJOURN

Meeting was adjourned at 9:40 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	George Rohmeyer, District 17
AYES:	Calkins, Flater, Bischel, Rohmeyer
ABSENT:	Sikorski

Minutes Acceptance: Minutes of Jul 27, 2022 8:00 AM (Consent Agenda)

2022 ANALYSIS OF HIGHWAY FUNDS

FUND	BALANCE 01/01/22	TRANSFERS & APPROP.	REVENUE	TOTAL AVAILABLE	EXPENDITURE	BALANCE 9/3/2022
ADMINISTRATION	(22,254.34)	435,758.00	183,788.15	597,291.81	384,163.09	213,128.72
LAND ACQUISITION	368,266.06	0.00	100.00	368,366.06	2,780.00	365,586.06
TOTAL MACHINERY	1,454,591.46	0.00	4,348,809.05	5,803,400.51	5,130,414.58	672,985.93
MACHINERY	0.00		4,348,809.05	4,348,809.05	4,903,774.66	
BUILDINGS & GROUNDS					226,639.92	
TOTAL MAINTENANCE	561,036.04	1,600,000.00	1,470,712.77	3,631,748.81	2,283,682.68	1,348,066.13
MAINTENANCE-CTHS	(227,777.89)	200,000.00	1,455,362.49	1,427,584.60	1,357,277.51	70,307.09
WINTER MAINT-CTHS	788,813.93	1,400,000.00	15,350.28	2,204,164.21	926,405.17	1,277,759.04
ROAD CONST-CTHS	1,331,947.55	2,823,900.00	123,164.91	4,279,012.46	3,954,632.16	324,380.30
BRIDGE CONST-CTHS	161,518.73	744,840.00	78,178.72	984,537.45	542,242.98	442,294.47
BRIDGE CONST-LOCAL RD	159,895.92	269,150.00	0.00	429,045.92	194,986.40	234,059.52
GRAVEL PITS	(151,182.99)	0.00	508,378.75	357,195.76	677,973.94	(320,778.18)
TOTAL NON-HIGHWAY FLEET	(55,992.42)	475,000.00	74,816.27	493,823.85	425,959.49	67,864.36
NON-HIGHWAY FLEET - OPERATIONS	(27,784.60)	200,000.00	37,167.27	209,382.67	244,852.49	(35,469.82)
NON-HIGHWAY FLEET - VEHICLES	(28,207.82)	275,000.00	37,649.00	284,441.18	181,107.00	103,334.18
TOTALS	3,807,826.01	6,348,648.00	6,787,948.62	16,944,422.63	13,596,835.32	3,347,587.31

Attachment: Fin 1 - Fund Analysis 2022.09.03 (7304 : A. Financial Report)

County Aid Bridges

9/3/2022

Year Budgeted	Town	Road	Distance from nearest intersection	Location	Description	Project Cost	County Aid Requested	Amt. raised by local unit	2022 County Pymts	Remaining Balance
2022	Arthur	155th Ave	450 ft East of 250th Street	Sec. 19, T30N, R6W	Design Fees to Replace existing Bridge P-09-119	\$ 14,600.00	\$ 7,300.00	\$ 7,300.00	\$ 6,906.43	\$ 393.57
2022	Colburn	160th Ave	4/10 mile E of Hwy G	Sec. 15,T31N,R5W	Replace 36" culvert	\$ 2,500.00	\$ 1,250.00	\$ 1,250.00		\$ 1,250.00
2022	Colburn	160th Ave	5.5/10 mile E of Hwy G	Sec. 15, T31N, R5W	Replace 36" culvert	\$ 2,500.00	\$ 1,250.00	\$ 1,250.00		\$ 1,250.00
2022	Colburn	355th St	20 ft S of Hwy S	Sec. 26, T31N, R5W	Replace 36" culvert	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,145.15	\$ (145.15)
2022	Cooks Valley	10th St	1,000 ft S of 170th Ave	Sec. 18, T30N, R10W	Replace 36" culvert	\$ 3,200.00	\$ 1,600.00	\$ 1,600.00		\$ 1,600.00
2022	Eagle Point	155th Ave	4,000 ft E of 145th St	Sec. 21,T30N,R8W	Replace 36" culvert	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00
2022	Eagle Point	155th Ave	3,250 ft W of STH 124	Sec. 19, T30N,R8W	Replace 48" steel culvert	\$ 6,000.00	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00
2022	Eagle Point	133rd St	1,770 ft N of 120th Ave	Sec. 6,T29N,R8W	Replace existing bridge P-09-142	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00	\$ 160,321.84	\$ 39,678.16
2022	Eagle Point	185th St	4,700 ft N of 145th Ave	Sec. 24, T30N,R8W	Replace 36" x 50' culvert	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00		\$ 2,000.00
2022	Estella	240th Ave	2/10 mile West	Sec. 4, T31N,R6W	Replace 60" cement culvert	\$ 17,000.00	\$ 8,500.00	\$ 8,500.00		\$ 8,500.00
2022	Estella	240th Ave	3/10 mile West	Sec. 4, T31N,R6W	Repair Fisher River Bridge	\$ 18,000.00	\$ 9,000.00	\$ 9,000.00		\$ 9,000.00
2022	Sampson	290th Ave	2,680 ft W of 152nd Street	Sec. 9,T32N,R8W	Replace 72" culvert	\$ 25,000.00	\$ 12,500.00	\$ 12,500.00	\$ 10,614.21	\$ 1,885.79
2022	Sigel	240th St	1,150 ft S of 40th Ave	Sec. 23, T28N,R7W	Design Fees to Replace existing Bridge P-09-176	\$ 14,500.00	\$ 7,250.00	\$ 7,250.00	\$ 4,353.33	\$ 2,896.67
2022	Sigel	10th Ave	.4 mile E of 250th St	Sec. 31,T28N,R6W	Repair undermining of existing culvert	\$ 8,500.00	\$ 4,250.00	\$ 4,250.00	\$ 2,921.34	\$ 1,328.66
2022	Woodmohr	120th St	600 ft S of SS	Sec. 13/14, T30N,R9W	Replace 36" culvert	\$ 3,500.00	\$ 1,750.00	\$ 1,750.00	\$ 2,888.60	\$ (1,138.60)
2022	Woodmohr	145th Ave	2,600 ft E of 87th St	Sec. 28,T30N,R9W	Replace 60" culvert	\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,835.50	\$ 164.50
TOTALS							\$ -	\$ -	\$ -	\$ -
TOTALS							\$ 538,300.00	\$ 269,150.00	\$ 269,150.00	\$ 194,986.40
									\$	74,163.60

Previous Years County Aid Bridge

Year Budgeted	Town	Road	Distance from nearest intersection	Location	Description	1/1/22 Balance	2022 County Pymts	Remaining Balance
2014/17/19	Lafayette	195th St	.6 mi S of CTH X	Sec. 7, T28N, R7W	Replace existing bridge P-09-040	\$ 67,002.18		\$ 67,002.18
								\$ -
								\$ -
Miscellaneous Balance						\$ 92,893.74		\$ 92,893.74
TOTALS							\$ -	\$ -
							\$ -	\$ -

Total Balance of County Aid Bridges

\$ 194,986.40 \$ 234,059.52

2022 HIGHWAY BRIDGE CONSTRUCTION

Job No.	Description	1/1/2022	Appropriations	Transfers/ Revenues	Total Available	Expenditures YTD	Balance 9/3/2022	Fed/State Aid Anticipated	Other Revenues Anticipated	Balance Including Anticipated Revenues
2152 "G"	Design "G" Yellow River Bridge		34,840.00	46,811.59	81,651.59	54,426.94	27,224.65	92,548.41		119,773.06
2258 "T & K"	Design CTH "T" & "K" Bridges		60,000.00		60,000.00	43,111.86	16,888.14			16,888.14
					0.00		0.00			0.00
032 "TT"	"TT" Cobban Bridge	(23,587.03)		31,367.13	7,780.10	47,452.64	(39,672.54)	368,632.87	100,000.00	428,960.33
2151 "S"	CTH "S" Trout Creek Bridge B-09-399	14,000.00			14,000.00	9,155.60	4,844.40			4,844.40
2256 "T"	CTH "T" Elk Creek Bridge P-09-927	(643.74)	400,000.00		399,356.26	159,782.20	239,574.06			239,574.06
					0.00		0.00			0.00
001	Miscellaneous Bridge	169,549.50	250,000.00		419,549.50	228,313.74	191,235.76			191,235.76
	Total Misc. Repairs Expenditures YTD					228,313.74	191,235.76	0.00	0.00	191,235.76
	Projects Under Review for Closing With State	2,200.00			2,200.00	0.00	2,200.00			2,200.00
TOTALS		161,518.73	744,840.00	78,178.72	984,537.45	542,242.98	442,294.47	461,181.28	100,000.00	1,003,475.75

2022 HIGHWAY CONSTRUCTION

Job No.	Description	1/1/2022	Appropriations	Transfer	Total Available	Expenditures	YTD	Balance 9/03/22	Bonding Anticipated	Fed/State Aid Anticipated	Other Anticipated	Balance Including Anticipated Revenues
2004 "SS"	83rd to Q (Design) (STPR)	2,000.00		918.94	2,918.94	1,148.68		1,770.26				1,770.26
2111 "J"	CTH J (Design) 50th Ave Intersection	27,275.57		32,433.29	59,708.86	40,605.04		19,103.82		76,668.98		95,772.80
2112 "J"	CTH J (Design) 50th Ave SRTS Path	2,004.50		30,192.68	32,197.18	51,947.81		(19,750.63)		101,660.48	23,827.63	105,737.48
2113 "X"	CTH X (Design) 197th St - CTH XX	(11,645.47)	77,240.00	59,491.33	125,085.86	74,403.92		50,681.94		249,468.67		300,150.61
2214 "O"	CTH O (Design) CTH XX - CTH EE	0.00			0.00	6,850.00		(6,850.00)				(6,850.00)
2215 "ZZ"	CTH ZZ (Design) STH 178 - STH 64	0.00			0.00	5,250.00		(5,250.00)				(5,250.00)
2216 "C"	CTH C (Design) STH 40 - CTH F	0.00			0.00	35,274.78		(35,274.78)				(35,274.78)
					0.00			0.00				0.00
1905 "S"	US 53 east ramps to the east about 1640 feet	9,175.70			9,175.70			9,175.70				9,175.70
2105 "F"	CTH F STH 64 - CTH M	473,047.16			473,047.16	592,395.42		(119,348.26)				(119,348.26)
2106 "M"	CTH M Lake Holcombe - STH 27	20,000.00			20,000.00	11,692.88		8,307.12				8,307.12
2207 "SS"	CTH SS 83rd St - CTH Q	0.00	555,804.00	128.67	555,932.67	3,186.47		552,746.20		2,220,896.33		2,773,642.53
2208 "XX"	CTH XX CTH X - CTH O	0.00	660,000.00		660,000.00	596,146.94		63,853.06				63,853.06
2209 "X"	CTH X CTH XX - 250th St	0.00	115,000.00		115,000.00	543,562.43		(428,562.43)	485,000.00			56,437.57
2210 "S"	CTH S CTH Q - STH 124	0.00			0.00	182,625.16		(182,625.16)	315,000.00			132,374.84
2220 "N"	CTH N 40th St - CTH T	0.00			0.00	377,387.47		(377,387.47)	400,000.00			22,612.53
					0.00			0.00				0.00
					0.00			0.00				0.00
555	Rut Wedging	0.00	150,000.00		150,000.00	0.00		150,000.00				150,000.00
666	Chip Sealing	0.00	580,000.00		580,000.00	569,976.41		10,023.59				10,023.59
444	Miscellaneous Engineering	32,000.00	50,000.00		82,000.00			82,000.00				82,000.00
888	Miscellaneous Road Projects/Culverts	164,725.36	145,856.00		310,581.36	453,222.25		(142,640.89)				(142,640.89)
999	Supervision	0.00	490,000.00		490,000.00	408,956.50		81,043.50				81,043.50
777	Contingency	602,869.49			602,869.49			602,869.49				602,869.49
	Projects Under Review for Closing With State	10,495.24			10,495.24			10,495.24				10,495.24
	TOTALS	1,331,947.55	2,823,900.00	123,164.91	4,279,012.46	3,954,632.16		324,380.30	1,200,000.00	2,648,694.46	23,827.63	4,196,902.39

Project	Sponsor	Functional Classification	Plan Consistency	Preserves Existing System			Capacity			Safety			Multi-modal		Total Score	Rank
				Criteria	Value	Score	Criteria	Value	Score	Criteria	Value	Score	Value	Score		
CTH OO	Chippewa County	Minor Arterial	5	a	4	5	v/c	0.26	1	1	90	0	5	5	16	1
Canal Street	Chippewa Falls	Collector	3	a	4	5	v/c	0.54	2	1	-	0	0	0	10	4
Park Avenue	Chippewa Falls	Minor Arterial	3	a	4	5	v/c	0.36	1	1	57	0	0	0	9	5
County Line Road	City of Eau Claire	Minor Arterial	3	a	5.2	3	v/c	0.29	1	1	157	3	5	5	15	2
East Hamilton Avenue	City of Eau Claire	Collector	3	a	8.7	0	v/c	0.59	2	1	391	5	1	1	11	3

Project	ADT	Annual Veh.	project length (in mi.)	Annual VMT	Crashes (2017-2021)	AAC	Crashes per 100m VMT	Capacity*	V/C
CTH OO	3,470	1,266,550	2.1	2,659,755	12	2.40	90.23	13,250	0.2619
Canal Street	1,284	468,660	0.5	234,330	0	0.00	0.00	2,375	0.5406
Park Avenue	4,800	1,752,000	0.4	700,800	2	0.40	57.08	13,250	0.3623
County Line Road	700	255,500	0.5	127,750	1	0.20	156.56	2,375	0.2947
East Hamilton Avenue	1,400	511,000	0.3	153,300	3	0.60	391.39	2,375	0.5895

Funding Options

sponsor	roadway	project ranking	Full Eligible Cost	\$\$ requested (80%)	Scenario 1	Award Amount	Scenario 2	Award Amount	Scenario 3	Award Amount	Scenario 4	Award Amount	Score
Chippewa County	CTH OO	1	\$ 2,642,900	\$ 2,114,320	59.0%	\$ 1,559,311	80.0%	\$ 2,114,320	80.0%	\$ 2,114,320	75.0%	\$ 1,982,175	16
Eau Claire City	County Line Road	2	\$ 3,625,898	\$ 2,900,718	59.0%	\$ 2,139,280	80.0%	\$ 2,900,718	70.0%	\$ 2,538,128	55.9%	\$ 2,026,877	15
Eau Claire City	East Hamilton Avenue	3	\$ 722,606	\$ 578,082	59.0%	\$ 426,338	80.0%	\$ 578,085	52.0%	\$ 375,755	50.0%	\$ 361,303	11
Chippewa Falls	Canal Street	4	\$ 1,405,000	\$ 1,124,000	59.0%	\$ 828,950	0.0%	\$ -	50.0%	\$ 702,500	50.0%	\$ 702,500	10
Chippewa Falls	Park Avenue	5	\$ 1,317,000	\$ 1,053,600	59.0%	\$ 777,030	0.0%	\$ -	0.0%	\$ -	50.0%	\$ 658,500	9
			\$ 9,713,404	\$ 7,770,720	Total Award	\$ 5,730,908	Total Award	\$ 5,593,123	Total Award	\$ 5,730,703	Total Award	\$ 5,731,355	
					Balance of Funds	\$ 2,552	Balance of Funds	\$ 140,337	Balance of Funds	\$ 2,757	Balance of Funds	\$ 2,105	
					Award all projects equal percentage		Award 80% for each by rank until remaining funds inadequate to fund next at 50%		Award 80% to top ranked project, tiered for 2-4		Award 75% to top ranked project, tiered for all others		

Chippewa County Highway Department
2023-2027 Capital Improvement Plan
Justification Form
Year 2023 - REVISED

County Highway	Project Limits	Project Type	Estimated Cost	Project Length	Miscellaneous Funding			County Funding				Project Available
					WisDOT / Federal	Description	Other	Levy	Sales Tax	Bonding	Machinery & Buildings	
Highways and Bridges												
	County-Wide	Various Design	\$50,000					\$50,000				\$50,000
CTH J	STH 29 (South) - CTH X	Design Plans	\$48,200		\$38,560	STP Urban		\$9,640				\$48,200
	CTH H & CTH M Bridges	Design Plans	\$70,000		\$35,000	('22-'23) LRIP		\$35,000				\$70,000
CTH OO	Business 53 - STH 124	Design Plans & R/W	\$165,000						\$165,000			\$165,000
CTH K	Ltl Drywood Crk Bridge P09061	Bridge Replacement	\$540,000	Spot	\$270,000	('22-'23) LRIP			\$170,000	\$100,000		\$540,000
CTH T	Br. Elk Creek Bridge P09926	Bridge Replacement	\$470,000	Spot	\$235,000	('22-'23) LRIP			\$135,000	\$100,000		\$470,000
CTH K	CTH X - CTH O	Recondition	\$900,000	3.3 Miles					\$100,000	\$800,000		\$900,000
CTH T	CTH S - CTH B	Recondition	\$880,000	3.5 Miles					\$230,000	\$650,000		\$880,000
CTH TT	Cobban Bridge - Pt. 2 of 2	Bridge Replacement	\$5,000,000	Bridge	\$4,000,000	Local Bridge			\$200,000	\$800,000		\$5,000,000
CTH OO	Business 53 - STH 124	Recondition	\$735,000	2.1 Miles					\$185,000	\$550,000		\$735,000
CTH ZZ	STH 178 - STH 64	Recondition	\$150,000	0.4 Miles	\$120,000	FY22 STP Local			\$30,000			\$150,000
CTH C	STH 40 - CTH F	Recondition	\$1,000,000	2.9 Miles	\$800,000	FY22 STP Local			\$200,000			\$1,000,000
CTH O	CTH XX - CTH EE	Recondition	\$1,750,000	5.0 Miles	\$1,400,000	FY22 STP Rural			\$350,000			\$1,750,000
CTH S	CTH T - CTH F	Recondition	\$570,000	2.3 Miles					\$20,000	\$550,000		\$570,000
	Various Locations	Bridge Repairs	\$250,000	Spot				\$250,000				\$250,000
	Various Locations	Maintenance - Drainage	\$254,100					\$254,100				\$254,100
	Various Locations	Chip-Seal	\$630,000					\$630,000				\$630,000
	Various Locations	HMA Wedging/Rut Wedging	\$200,000					\$200,000				\$200,000
	Various Locations	Construction Supervision	\$540,000					\$540,000				\$540,000
Highways and Bridges Total			\$13,467,300	17.4 Miles	\$6,898,560			\$1,968,740	\$1,600,000	\$3,000,000		\$13,467,300

Attachment: 5 - 1D - STP-Urban Project Selection2 (7313 : D. STP-Urban Project Selection)

Bipartisan Infrastructure Law (BIL) - Local Programs

Fiscal Year 2022 - Construction Only

APPLICATIONS	AWARDED?
Surface Transportation Program - Local (STP-Local)	
CTH C (STH 40 to CTH F) rehabilitation - 2.5 miles Construction Total - \$1,261,995	Federal Share - \$997,196 County Share - \$264,799 YES
CTH ZZ (STH 178 to STH 64) rehabilitation - 0.4 miles Construction Total - \$282,700	NO
Surface Transportation Program - Rural (STP - Rural)	
CTH O (CTH XX to CTH EE) rehabilitation - 4.8 miles Construction Total - \$2,219,000	NO

Fiscal Year 2023 - Design & Construction

APPLICATIONS	AWARDED?
Surface Transportation Program - Local (STP-Local)	
CTH R (STH 64 to STH 178) reconstruction - 2.5 miles Design - \$375,500 Construction - \$2,945,300 Total - \$3,320,800	NO
CTH ZZ (STH 178 to STH 64) rehabilitation - 0.4 miles Construction Total - \$282,700	NO
Surface Transportation Program - Rural (STP - Rural)	
CTH O (CTH XX to CTH EE) rehabilitation - 4.8 miles Design - \$75,000 Construction - \$2,219,000 Total - \$2,294,000	NO
CTH D (CTH O to CTH S North) rehabilitation - 5.0 miles Design - \$484,000 Construction - \$3,795,800 Total - \$4,279,800	NO
Local Bridge Program	
20th Avenue Bridge over Hay Creek - Town of Edson Design - \$115,000 Construction - \$609,100 Total - \$724,100	Federal Share - \$579,280 Local Share - \$144,820 YES
Surface Transportation Program - Urban (STP - Urban)	
CTH OO (Hogarth St. to Bus. 53 in Lake Hallie) - rehabilitation - 2.0 miles Design - \$351,600 Construction - \$2,291,300 Total - \$2,642,900	Federal Share - \$2,114,320 County Share - \$528,580 YES

**Chippewa County
Highway Department
ARPA Projects Summary**

County Highway	Project Limits	Project Type	Estimated Cost	Project Length	Miscellaneous Funding			County Funding				Project Available
					WisDOT / Federal	Description	Other	Levy	Sales Tax	Bonding	Machinery & Buildings	
2022												
CTH D	County Line - CTH V South	Recondition	\$1,049,000	4.5 Miles		ARPA	\$1,049,000					\$1,049,000
	Various Locations (D, S, W, AA)	Culverts for ARPA Projects	\$367,000			ARPA	\$367,000					\$367,000
CTH C	STH 40 - CTH F	Culverts for '22 BIL Project	\$60,000			ARPA	\$60,000					\$60,000
	Various Locations	Chip Seal	\$79,000			ARPA	\$79,000					\$79,000
	2022 Material Cost Adjustment	Various	\$345,000			ARPA	\$345,000					\$345,000
2022 Sub Total				4.5 Miles								\$1,900,000
2023												
CTH S	STH 27 - CTH EE	Recondition	\$580,000	2.5 Miles		ARPA	\$580,000					\$580,000
CTH W	STH 27 - CTH G	Recondition	\$1,410,000	7.0 Miles		ARPA	\$1,410,000					\$1,410,000
CTH AA	CTH F - STH 40	Recondition	\$430,000	2.0 Miles		ARPA	\$430,000					\$430,000
	Various Locations (A, EE, DD, Q)	ARPA Culverts	\$368,000			ARPA	\$368,000					\$368,000
	Various Locations	Chip-Seal	\$62,000			ARPA	\$62,000					\$62,000
	2023 Material Cost Adjustment	Various	\$500,000			ARPA	\$500,000					\$500,000
2023 Sub Total				11.5 Miles								\$3,350,000
2024												
CTH A	Dunn Co. Line - 170th Ave	Recondition	\$910,000	3.7 Miles		ARPA	\$910,000					\$910,000
CTH EE	CTH S - 170th Avenue	Recondition	\$740,000	3.0 Miles		ARPA	\$740,000					\$740,000
CTH DD	CTH A - 186th Avenue	Recondition	\$410,000	1.9 Miles		ARPA	\$410,000					\$410,000
CTH Q/AA	CTH SS - 83rd St.	Recondition	\$640,000	2.7 Miles		ARPA	\$640,000					\$640,000
	Various Locations	Chip-Seal	\$50,000			ARPA	\$50,000					\$50,000
2024 Sub Total				11.3 Miles								\$2,750,000
ARPA Grand Total			\$8,000,000	27.3 Miles	\$8,000,000			\$8,000,000				

**STATEMENT OF EXPLANATION**

Resolution No. 48 - 22

**RES. 48-22: RESOLUTION AUTHORIZING THE HIGHWAY DEPARTMENT
TO SELL PROPERTY THAT IS NO LONGER NEEDED FOR HIGHWAY
PURPOSES - BRIAN KELLEY**

1 This resolution is brought, pursuant to § 83.08(4) of the Wisconsin Statutes, to approve
2 the sale of Highway Department property located in the Town of Wheaton. An adjacent
3 landowner has offered to purchase the property and the sale to this landowner will allow their
4 business to expand. The Highway Department has done a review and audit of this property and
5 has determined that the property is no longer needed for highway purposes and may be sold.
6 An appraisal was completed by Radichel & Associates to determine the fair market value. The
7 Highway Commissioner and the Highway Committee recommend that this property be sold to
8 the adjacent landowner for the fair market value plus appraisal fees.

Resolution No. 48 - 22

**RES. 48-22: RESOLUTION AUTHORIZING THE HIGHWAY DEPARTMENT TO SELL PROPERTY
THAT IS NO LONGER NEEDED FOR HIGHWAY PURPOSES - BRIAN KELLEY**

WHEREAS, the Highway Department has completed a review and investigation of properties owned by the Department for highway purposes; and

WHEREAS, the following property has been identified as no longer having any value to the Highway Department for highway purposes:

A parcel of land located in part of Government Lot 1 (Southeast 1/4 of the Northeast 1/4), Section 10, and part of Government Lot 4 (Southwest 1/4 of the Northwest 1/4), Section 11, all in Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 11; thence, S.00°04'48"W. along the West Line of the Northwest 1/4 of said Section 11, 1707.78 feet; thence, N.85°05'21"W., 0.13 feet to a found Mag Nail on the Northerly right-of-way line of County Trunk Highway "X" and the POINT OF BEGINNING; thence, S.85°05'21"E. along said right-of-way line, 436.79 feet to a found 1" Outside Diameter Iron Pipe; thence, N.04°52'12"E. along said right-of-way line, 20.05 feet to a found 1" Outside Diameter Iron Pipe; thence, S.85°02'48"E. along said right-of-way line, 250.00 feet to a found 1" Outside Diameter Iron Pipe; thence, S.00°09'12"E., 40.11 feet to a set 3/4" x 24" Iron Rebar; thence, N.85°05'21"W., 688.59 feet to a found 1" Outside Diameter Iron Pipe; thence, N.00°00'04"W., 20.16 feet to the POINT OF BEGINNING. Being subject to any easements of record; and

WHEREAS, the Property has no value for highway purposes, and would provide further room for the expansion of a local business; and

WHEREAS, the Property is held in Highway Department inventory, but generates no property tax value and serves no purpose for the public; and

WHEREAS, a sale of the Property to the current owner of the adjacent parcel, Northern Crossarm Company, Inc., would allow for expansion of their operations; and

WHEREAS, § 83.08(4), Wis. Stats., authorizes the sale of property owned by the County in fee for highway purposes at private sale for fair market value to an owner of adjacent property when the County Board has determined that the property is no longer necessary for the County's use for highway purposes;

NOW, THEREFORE BE IT RESOLVED, that the Property listed above no longer has value

for highway purposes and therefore the County Highway Commissioner is authorized to sell the Property for fair market value to the current owner of the adjacent parcel, Northern Crossarm Company, Inc., pursuant to § 83.08(4), Wis. Stats.; and

BE IT FURTHER RESOLVED, that the Corporation Counsel is authorized to draft the deeds, contracts and other documents as needed to sell the Property and the County Clerk and County Administrator are authorized to sign the deeds and all other sale documents to effectuate the sale; and

BE IT FURTHER RESOLVED, that the funds from the sale of the Property be deposited into the Highway Fund as required by § 83.08(4), Wis. Stats, and the expenses incurred in connection with the sale be paid from the same fund.

Forwarded to the County Board by the Highway Committee.

FINANCIAL IMPACT:

Sale of this property will have a positive impact on the Highway Department budget as the fair market value is \$1,720.00. The cost of the appraisal by Radichel & Associates is \$500.00.

09/28/2022	Highway Committee	
RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 10/11/2022 6:00 PM
MOVER:	George Rohmeyer, District 17	
SECONDER:	David Bischel, District 4	
AYES:	Roger Calkins, David Bischel, George Rohmeyer	
ABSENT:	Glen Sikorski, James Flater	

Approved as to Form:

Todd A. Pauls
Todd A. Pauls, Corporation Counsel

8/9/2022

Lori Zwiefelhofer
Lori Zwiefelhofer, Finance Director

8/9/2022

Randy B. Scholz
Randy B. Scholz, County Administrator

8/9/2022

MAP OF SURVEY

Located in part of Government Lot 1 (Southeast 1/4 of the Northeast 1/4), Section 10, and part of Government Lot 4 (Southwest 1/4 of the Northwest 1/4), Section 11, all in Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, WHICH IS ASSUMED TO BEAR S.00°04'48"W.

THIS PARCEL

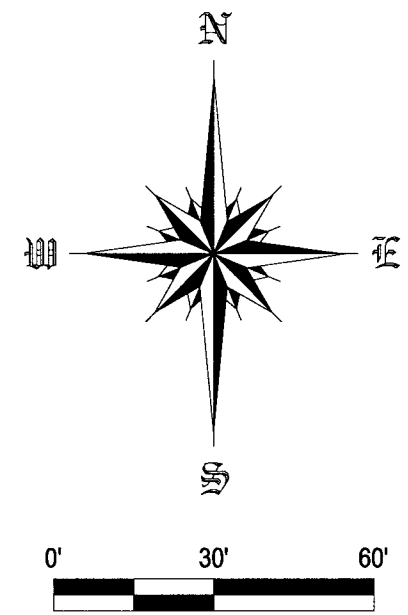
Located in part of Government Lot 1 (Southeast 1/4 of the Northeast 1/4), Section 10, and part of Government Lot 4 (Southwest 1/4 of the Northwest 1/4), Section 11, all in Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin. The parcel is more particularly described as follows: **COMMENCING** at the Northwest Corner of said Section 11; thence, S.00°04'48"W. along the West Line of the Northwest 1/4 of said Section 11, 1707.78 feet; thence, N.85°05'21"W., 0.13 feet to a found Mag Nail on the Northerly right-of-way line of County Trunk Highway "X" and the **POINT OF BEGINNING**; thence, S.85°05'21"E. along said right-of-way line, 436.79 feet to a found 1" O.D. Iron Pipe; thence, N.04°52'12"E. along said right-of-way line, 20.05 feet to a found 1" O.D. Iron Pipe; thence, S.85°02'48"E. along said right-of-way line, 250.00 feet to a found 1" O.D. Iron Pipe; thence, S.00°09'12"E., 40.11 feet to a set 3/4" x 24" Iron Rebar; thence, N.85°05'21"W., 688.59 feet to a found 1" O.D. Iron Pipe; thence, N.00°00'04"W., 20.16 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

SURVEYOR'S CERTIFICATE

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Fred Anderson of the Chippewa County Highway Department, I have surveyed and mapped this parcel according to the official records and that to the best of my knowledge and belief the accompanying map is a true and correct representation thereof. I also certify that I have complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code.

Dated this 12TH day of July, 2022.

Samuel I. Wenz
Samuel I. Wenz, Wisconsin Professional Land Surveyor, S-2221
Chippewa County Surveyor
711 N. Bridge Street, Room 009
Chippewa Falls, WI 54729



SCALE 1" = 60'

LEGEND

- Found 4" Cast Iron Monument
- Found 2" O.D. Iron Pipe
- Found 1" O.D. Iron Pipe
- Found Mag Nail in Asphalt
- Set 3/4" x 24" Iron Rebar
- (XX.xx) = Previously Recorded As
- O.D. = Outside Diameter
- N = North S = South
- E = East W = West
- Sq. Ft. = Square Feet

Fieldwork Completed: 6/20/2022

7967B



PROJECT NUMBER: 22009

SHEET 1 OF

NW CORNER
11-28-09
(TIES VERIFIED)

SECTION 10
SECTION 11

1886.83'

1707.78'

20.16'

436.66'

436.79'

688.59'

688.49'

158.89'

20.16'

0.13'

0.10'

20'

50'

100'

179.05'

S 00°04'48" W

MEANDER CORNER
TO THE W 1/4 CORNER
11-28-09

DETAIL

(NOT TO SCALE)

SURVEY

LOT 2

MAP

NUMBER

3958

UNPLATTED LANDS

THIS PARCEL

18,839 Sq. Ft. or 0.43 Acres

COUNTY TRUNK HIGHWAY "X"

Attachment: CSM of Subject Property (48 - 22 : Res. 48-22: Resolution to Sell Highway Property No Longer Needed for Highway Purposes)

APPRAISAL REPORT
of property owned by
Chippewa County Highway Department
801 East Grand Avenue
Chippewa Falls, WI 54729

PREPARED FOR:

Chippewa County Highway Department
Attn: Fred Anderson
801 East Grand Avenue
Chippewa Falls, WI 54729

PREPARED BY:

Radichel & Associates, LLC
1810 Susan Dr.
Eau Claire, WI 54701

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June 30, 2022

Fred Anderson
Chippewa County Highway Department
801 East Grand Avenue
Chippewa Falls, WI 54729

Re: Excess Property, CTH X

Dear Mr. Anderson:

As requested by you, we have prepared an appraisal of excess Right of Way on CTH H, in the Town of Wheaton. The purpose of this appraisal is to estimate the market value of a 0.43 acre parcel of excess right of way along CTH X.

The definition of market value is found in the body of the report. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

A summary of salient facts and conclusions is included in the report. Please note the Assumption and Limiting Conditions upon which the value conclusions are estimated.

An inspection of the subject property and collection and analysis of the pertinent data was made.

It is our opinion that as of June 29, 2022, the market value of the property is \$1,720.

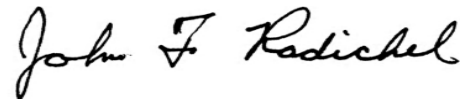
Enclosed is our narrative report along with the necessary exhibits in the addenda outlining the data and conclusions on which it is based.

Thank you for the opportunity to provide this service.

Sincerely,



Frederick G. Radichel, June 30, 2022
Certified General Appraiser #636



John F. Radichel, June 30, 2022
Certified General Appraiser #1162

PARCEL DESCRIPTION**PROPERTY OWNER:** Chippewa County Highway Department**PROPERTY ADDRESS:** CTH X, Chippewa Falls WI**OWNER ADDRESS:** 801 East Grand Avenue, Chippewa Falls, WI 54729**PHONE:** (715) 426-0100**SIZE AND TYPE OF PROPERTY:** A 0.43 acre tract of Excess Road Right of Way.

FIVE YEAR SALES HISTORY				
DOCUMENT NO.	GRANTOR	GRANTEE	DATE	SALE PRICE
None				

PRESENT USE: CTH X Right of Way**ZONING:** None**HIGHEST AND BEST USE****BEFORE:** Road Right of Way**AFTER:** Addition to abutting property

SCOPE OF WORK

INTENDED USE: This report is being prepared for The Chippewa County Highway Department who are the intended users. This report will be used to establish the value of the excess right of way along CTH X, in the Town of Wheaton, Chippewa County.

Information used in the completion of this report was obtained by an investigation of the real estate market in Chippewa county in particular the Town of Wheaton, as follows:

1. Gathering of sales data from the Chippewa County Register of Deeds. This search extended from January 1, 2020 to the date of the appraisal. Sales have also been gathered from the Western Wisconsin MLS from January 1, 2020 to the date of the appraisal.
2. Discussing sales data and sales trends with local realtors.
3. Physically viewing sales
4. Reviewing zoning data from the Chippewa County website. This provides information on the legal uses of the subject and sales.
5. Physically viewing the subject on June 29, 2022.

We have concluded that sufficient data is available to support our opinion of value.

APPROACHES TO VALUE: There are three basic approaches to value, which are briefly summarized below:

SALES COMPARISON APPROACH: In this method the appraiser obtains from the market place a number of sales of property comparable to the subject. The appraiser then verifies the terms and conditions of sale and the sales price of properties with a party to the transaction. After analysis and adjustment, these sales are utilized to arrive at a range of value for the subject. It is from within this range that the appraiser arrives at a value for the subject property. When comparable sales are available; the market approach is considered to be the best indicator of value because it represents the actions of buyers and sellers in the marketplace. Sufficient sale data is available and provides the best support for the estimate of the value of the subject property.

COST APPROACH: In some instances, an appraiser may use this approach to arrive at a value for the improvements on the subject property. In this approach the appraiser utilizes current costs of reproduction or replacement for the improvements. Depreciation is applied to this price to arrive at an in-place value for the subject improvements. The value of the land is then added from the market approach. The subject is an unimproved parcel and therefore this approach is not applicable.

INCOME APPROACH: This approach uses the assumption that there is a relationship between the amount of income a property will earn and the future value of that property. The appraiser uses the anticipated net income of the subject and processes it into a value for the subject. This process uses a capitalization rate including such factors as risk, time and interest on the capital investment and recapture of the depreciating asset. Based on the size and shape of this parcel it is concluded that this approach may provide a misleading indication of value and therefore will not be used.

MARKET VALUE DEFINITION: Market value is defined as the most probable price, which 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 knowledgeable and assuming the price is not affected by undue stimulus. Implicit in this definition are 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;
5. The price represents the normal consideration for the Property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

LARGER PARCEL

The Larger Parcel is typically based on three items: contiguity, unity of use and unity of ownership. The subject is a 0.43 acre strip of land along CTH X in the Town of Wheaton. The subject has frontage along CTH H. Access to this property would be via the abutting privately owned parcel.

PROPERTY RIGHTS BEING APPRAISED: This appraisal will consider the fee simple fair market value of the subject property. As can be seen based on the above map the subject is a narrow parcel of land that has limited appeal in the open market.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is one that if proven false could alter the appraiser's opinion of value. No extraordinary assumptions are used in this report.

HYPOTHETICAL CONDITION

This is defined as a condition which does not exist at the current time but is used for analysis and to provide a conclusion of value. In this report there are no hypothetical conditions.

REPORT TYPE

Based on USPAP 2022-2023 there are two report types Restrictive Appraisal Report and Appraisal Report. This appraisal is classified as an Appraisal Report.

JURISDICTIONAL EXCEPTION

There are no Jurisdictional exceptions in this report.

Only those valuation approaches that are applicable are included in this report. The elimination of approaches that are not applicable does not result in a departure from the Uniform Standards of Professional Appraisal Practice. The Jurisdictional Exception Rule allows law or public policy to supersede USPAP rules.

EXPOSURE TIME

The subject is a vacant strip of excess right of way. We have estimated an exposure time of 6 to 12 months.

CERTIFICATE OF APPRAISER

To the best of our knowledge and belief, the statements contained in this appraisal report are true and the information upon which the opinions expressed herein are based is correct, subject to the limiting conditions herein set forth:

The statements contained in this report are true and correct. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial and unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Neither our compensation nor our employment is contingent upon the 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 stimulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

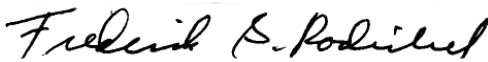
Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

No one provided significant real property appraisal assistance to us in making this report. We have not revealed the findings and results of this appraisal to anyone other than the proper officials, and we will not do so until authorized by said officials, or until we are required to do so by due process of law, or until we are released from this obligation by having publicly testified as to such findings.

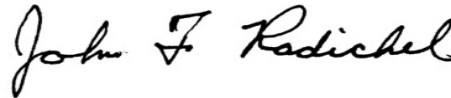
We have never provided appraisal services on this property.

On June 29, 2022 Frederick Radichel and John F. Radichel viewed the property. We have made a field inspection of the sales relied upon in making this appraisal. The subject and sales relied upon in making this appraisal are as represented in this appraisal.

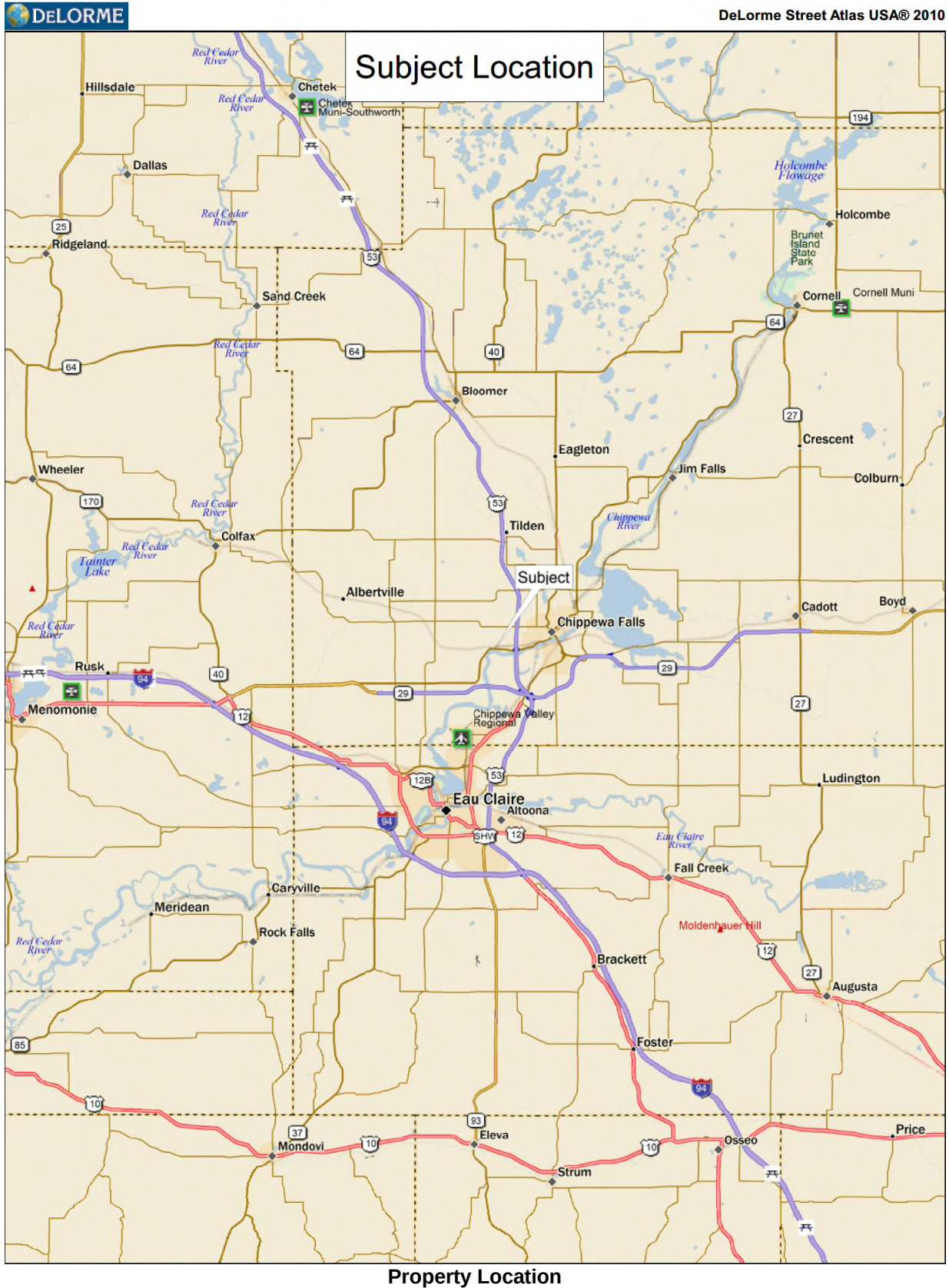
It is our opinion that as of June 29, 2022, the total loss in fair market value to the property herein described is: \$1,720.



Frederick G. Radichel, CGA #636
June 30, 2022



John F. Radichel, CGA #1162
June 30, 2022





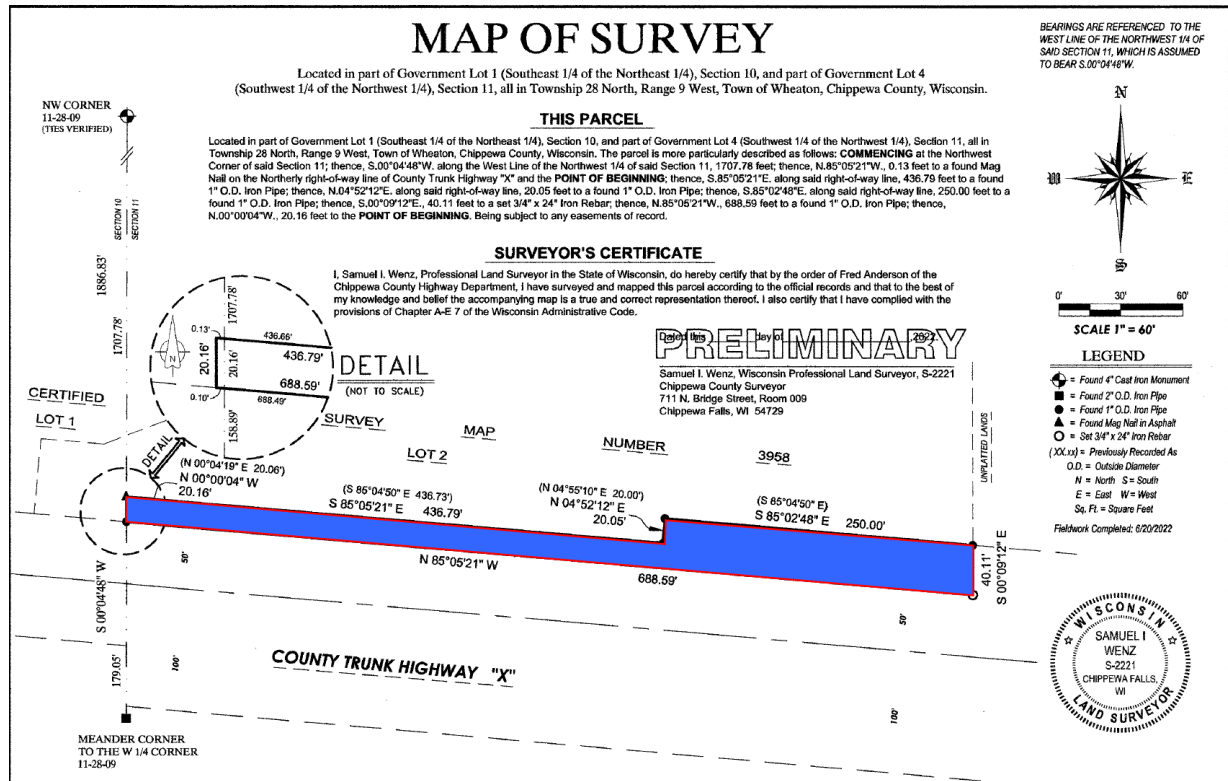
Zoning Map

AREA AND NEIGHBORHOOD ANALYSIS

The Subject is located along CTH X west of Chippewa Falls, Wisconsin in the Town of Wheaton. This area is in the south central portion of Chippewa County.

SUBJECT PROPERTY

LEGAL DESCRIPTION: Part of the of Sections, 10 and 11, T28N, R9W. Subject's area is shaded in blue.



ASSESSMENT AND TAXES

Road right of way - not assessed

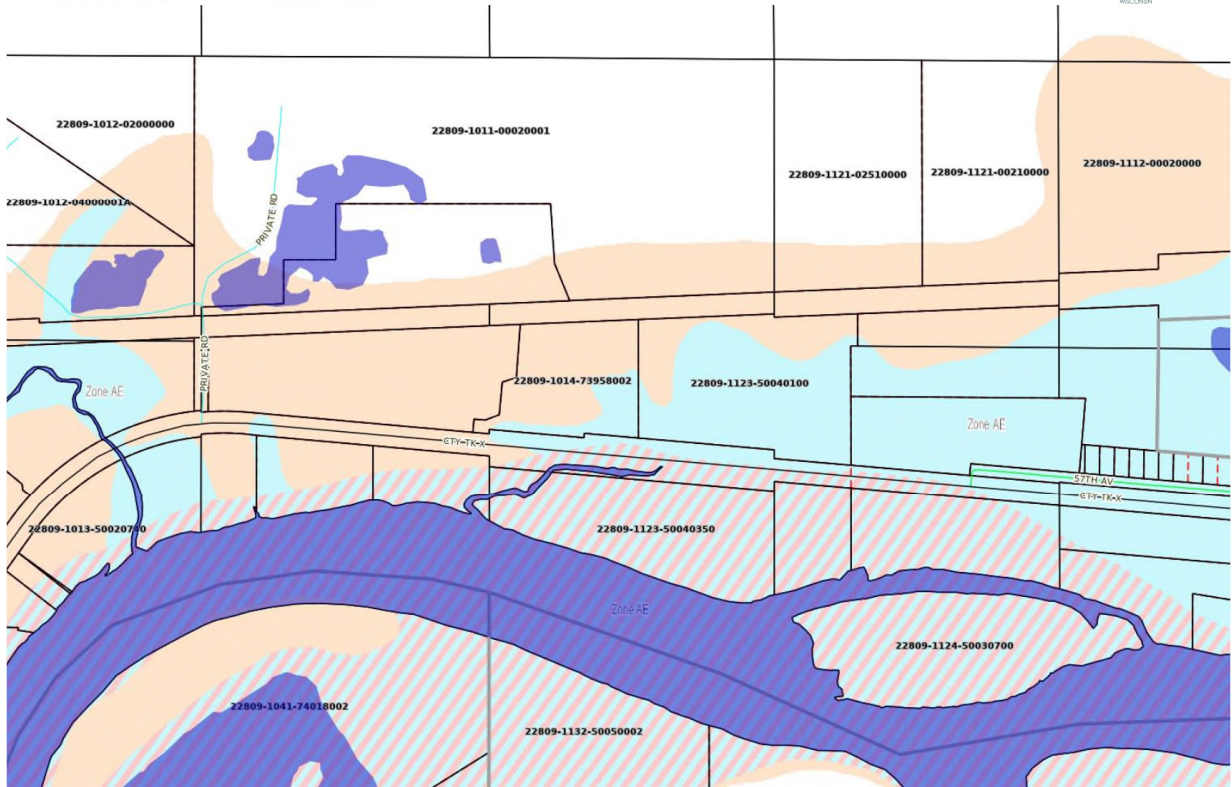
LAND: The subject property is a 0.43 acre strip of land being part of the existing CTH X right of way. Because of its size and shape the property only has value as road right of way or to the abutting ownership.

FLOOD MAP TAKEN FROM COUNTY GIS SITE

Map

Printed 07/01/2022

Scale = 1:531'



The subject is located in Zone AE flood area.

IMPROVEMENTS: The subject property is unimproved.

ZONING: The property is not zoned. The abutting property is zoned industrial which is assumed the zoning that the property will be included in after its sale. There is a minimum lot size of one acre in Chippewa County.

HIGHEST AND BEST USE: Prior to the evaluation of real property, it must be analyzed to determine its HIGHEST AND BEST USE. Highest and Best Use is that use which will provide the greatest monetary return. To correctly analyze a property, it must be considered based on four criteria. These items are legally possible, physically possible, financially feasible and economically productive. These items will be considered as follows:

1. Legally Possible: This property is a 0.43 acre narrow strip of land which is presently being used as road right of way. While the property is not zoned the abutting property to the north is zoned industrial. However in Chippewa County the minimum lot size for independent use is one acre. The property does not meet this minimum size.
2. Physically Possible: The subject contains 0.43 acres. It has good road frontage. The subject's size and shape are not sufficient to allow for any independent use.
3. Financially Feasible: The subject's area is just west of Chippewa Falls which is a combination of agricultural, residential, commercial and industrial. The demand for commercial lots in this area is stable.
4. Economically Productive: This was a combination area just west of Chippewa Falls.

The subject is not zoned because it is part of the existing right of way of CTH X. However, in abutting property to the north is zoned industrial and it is assumed that once the property is sold it will assume the zoning district of the purchaser's land. The size and shape of the subject is not sufficient for independent residential use. It has been concluded that the highest and best use of the subject property is for either road right of way or as an addition to the abutting property.

AREA BEING EVALUATED: The Subject being evaluated is a 0.43 acre strip of land which is presently right of way of CTH X. This area is a long narrow strip that is part of the right of way of CTH X.

VACANT LAND VALUE

Summary of comparable sales prior to adjustment

SALE NUMBER	SALE DATE	SALE SIZE	SALE PRICE
1	10/27/2021	6 acres	\$60,000
2	4/8/2021	6.9 acres	\$63,500
3	7/29/2020	9.27 acres	\$90,000

In order to arrive at an estimated range of value for the subject property the following comparison between the subject and sale is used. In this columnar grid the sales are compared to the subject. When the subject is better than the sale in a given area a plus (+) adjustment is used in the grid. Conversely, when the subject is worse than the sale in a given area, a minus (-) adjustment is used.

ADJUSTMENT GRID

PROPERTY	SUBJECT	SALE #1		SALE #2		Sale #3	
SALE PRICE PER ACRE	XXXXX	\$60,000		\$63,500		\$90,000	
SALE DATE	6/29/22	10/27/2021	0	4/8/21	+\$2,223	7/29/2020	+\$5,175
TERMS & CONDITIONS	N/A		\$		\$		\$
OTHER (Describe)			\$		\$		\$
ADJUSTED SALE PRICE	XXXXX	XXXXX	\$60,000	XXXXX	\$65,723	XXXXX	\$95,175
DESCRIPTION	DESCRIBE SUBJECT	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-
ADJUSTED SALE PRICE/ACRE	XXXXX	XXXXX	\$10,000	XXXXX	\$9,525	XXXXX	\$10,267
LOCATION	Town of Wheaton	Similar	0	Similar	0	Similar	0
TOPOGRAPHY	Gently rolling	Better	-20%	Better	-20%	Better	-20%
UTILITIES	Private	Similar	0	Similar	0	Similar	0
ACCESS	Good	Good	0	Good	0	Good	0
SIZE	.43 acre	6 acres	-40%	6.9 acres	-40%	9.27 acres	-40%
OTHER "Describe"			\$				\$
TOTAL/ADJUSTMENTS	XXXXX	XXXXX	-60%	XXXXX	-60%	XXXXX	-60%
INDICATED VALUE OF THE SUBJECT/ACRE	XXXXX	XXXXX	\$4,000	XXXXX	\$3,810	XXXXX	\$4,107

EXPLANATION OF ADJUSTMENTS

TIME

One of the most important items in the valuation of any real estate is the use of comparable sales that reflect values as of the date of the report. Since this report is being completed as of 2022 it is necessary to consider the dates of the comparable sales and the relationship of their sale prices to values as of 6-2022. Sale 1 is recent and no adjustment is required. The remaining sales are older and plus adjustments will be made to each sale.

LOCATION

The subject is located along CTH X in the Town of Wheaton. The sales are all within 10 miles of the subject and their locations are considered similar and no adjustments will be made.

TOPOGRAPHY

The subject is near is within the AE zone based on the County GIS site, while the sales all are out of this flood plain classification and a minus 20% will be made .

UTILITIES

The subject and sales are the same and no adjustment is made.

ACCESS

Considering the subject, it does not appear that there is any restriction of access from CTH X to the subject property. Therefore, the subject and sales have similar access and no adjustments will be made.

SIZE

The subject is a narrow strip of land being 0.43 acres with the highest and use is as an addition. The sales vary in size from 6 acres to 9.27 acres and are usable on their own. The sales are large enough for independent use. This factor makes the sales much better than the subject and a large minus adjustment will be made to each sale. The amount of a minus adjustment is difficult to determine.

We have worked with both landlocked and conservation easement properties and have found that they typically sell for 40% to 60% of similar properties that are not landlocked or encumbered with a conservation easement. We have chosen to make a minus adjustment of 40%.

VALUE OF EXCESS LAND

After the necessary adjustments the range of value is \$3,810/acre to \$4,107/acre. Sales 1 and 2 are considered the most reliable and we have concluded a value for the subject of \$4,000/acre.

.43 acres @ \$4,000/ac

\$1,720

ADDENDA



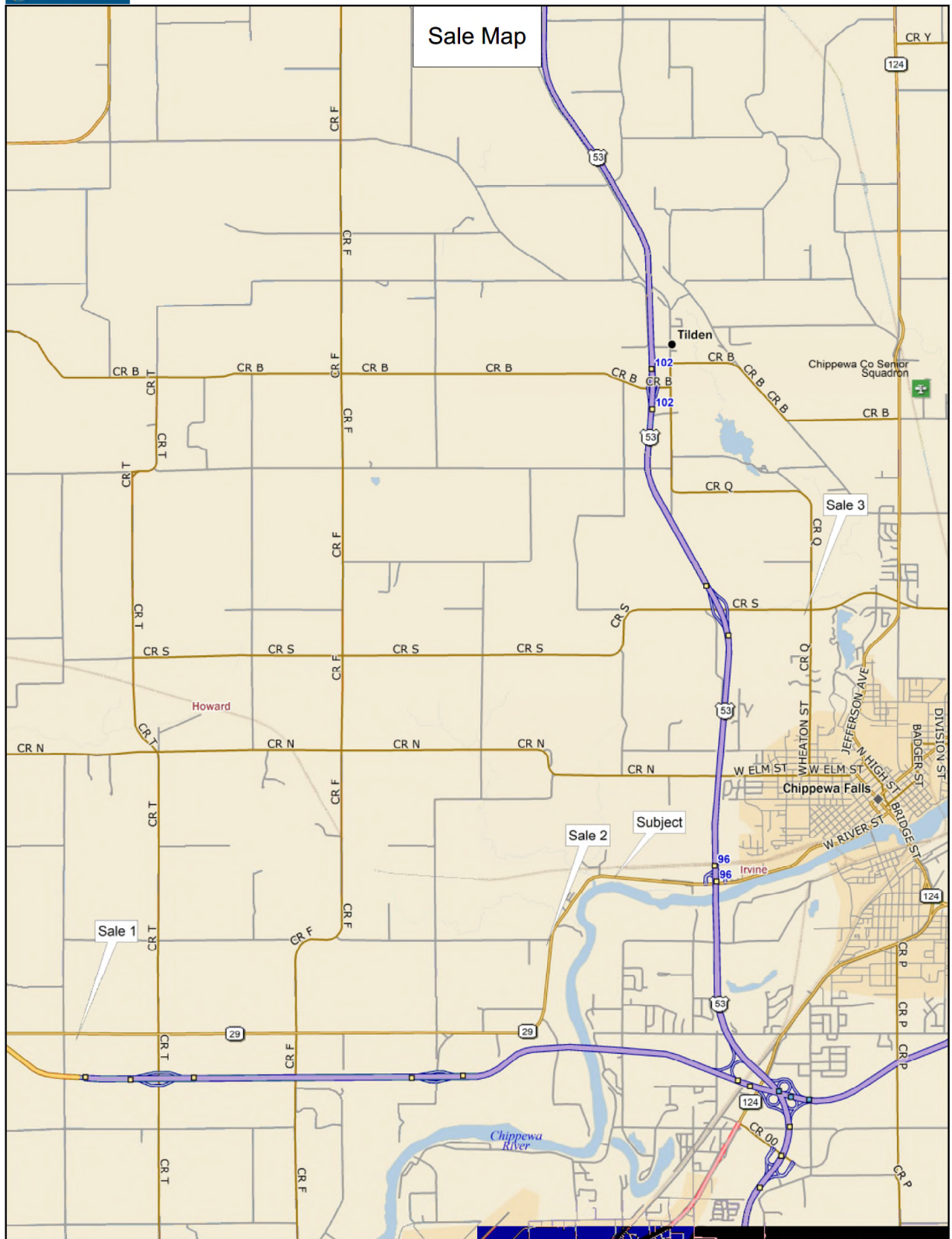
Subject



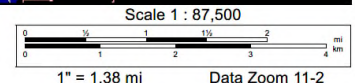
Subject



DeLorme Street Atlas USA® 2010



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www.delorme.com



COMPARABLE SALE 1



LOCATION: CTH X

SALE PRICE: \$60,000

DATE: 10/27/2021

NET SIZE: +/- 6 acres

UNIT PRICE: \$4,051/acre

GRANTOR: James F. & Elaine E. Kragness

GRANTEE: Nicholas R. Michels

USE: Residential

ZONING: Agriculture

TYPE OF DOCUMENT: Warranty Deed

REC.DATA: Document No. 920324

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map #5471, recorded in Volume 26 of the Certified Survey Maps Page 262-263, as Document Number 923580; being part of the NE ¼ of the NE ¼ of Section 22, Township 28 North, Range 10 West, Town of Wheaton, Chippewa County Wisconsin.

CONDITIONS OF SALE: Arms length

FINANCING: Cash to the Seller

VERIFIED BY: Nicholas Michels

TO: John Radichel 6/30/22

REMARKS: Lot on south side of the CTH X/Old STH 29 west of the subject. Parcel is mostly open land and rises from the abutting road. No building has been built on property yet.

COMPARABLE SALE 2



LOCATION: CTH X/50th Ave.

SALE PRICE: \$63,500

DATE: 4/8/2021

NET SIZE: +/- 6.9 acres

UNIT PRICE: \$9,203/acre

GRANTOR: Mary P. Berger, Vernon Niblett, Michael Tessmer

GRANTEE: Many Xiong, Xay Moua

USE: Agriculture

ZONING: Agriculture

TYPE OF DOCUMENT: Warranty Deed

REC.DATA: Document No. 916140

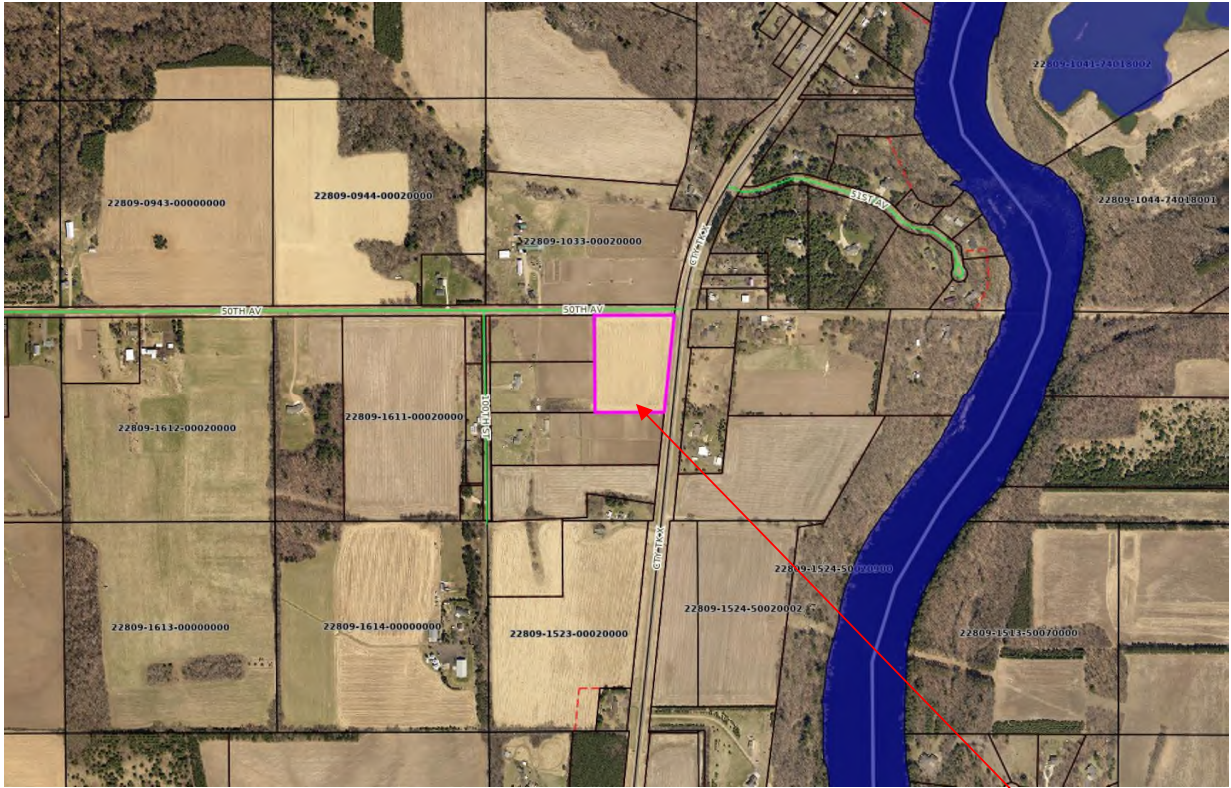
LEGAL DESCRIPTION: Lot 2 of Certified Survey Map No. 2654, recorded in Volume 12 of Certified Survey Maps, Page 89, as Document No. 681692; being part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 15, Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin.

CONDITIONS OF SALE: Arm's length

FINANCING: Cash to the Seller

VERIFIED BY: Craig Marshall TO: John Radichel 6/30/22

REMARKS: Mostly open agricultural tract that is southwest of the subject along CTH X. Sale was listed with realtor for \$65,000.



COMPARABLE SALE 3



LOCATION: CTH S and CTH Q

SALE PRICE: \$90,000

DATE: 7/29/2020

NET SIZE: +/- 9.27 acres

UNIT PRICE: \$9,709/acre

GRANTOR: Andrew and Emily Skelton

GRANTEE: Scott and Patricia Tambornino

USE: Residential

ZONING: None

TYPE OF DOCUMENT: Warranty Deed

REC.DATA: Document No. 904576

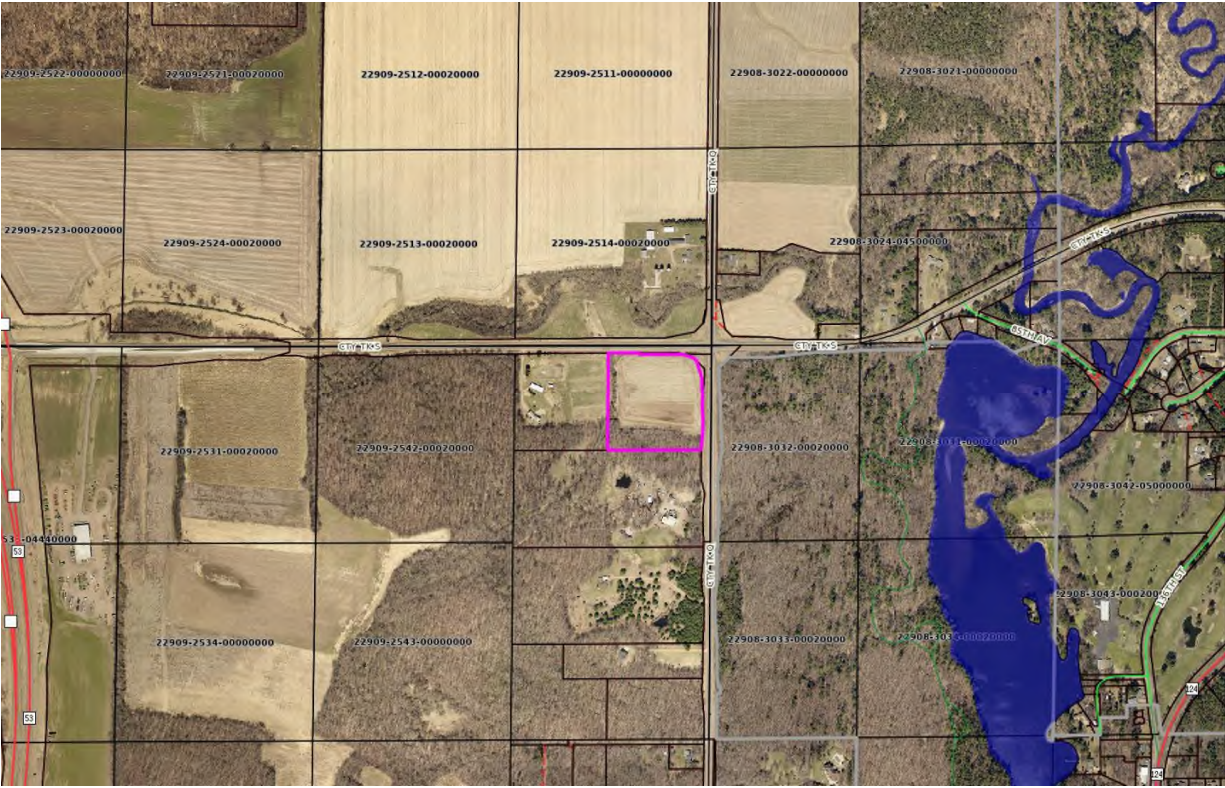
LEGAL DESCRIPTION: Lot 2, Chippewa County Certified Survey Map No. 5237 recorded on July 27, 2020, in Volume 25 of Certified Survey Maps on pages 70-71 as Document No. 904359, Town of Tilden, Chippewa County, Wisconsin.

CONDITIONS OF SALE: Arm's length

FINANCING: Cash to the Seller

VERIFIED BY: Jessica Sedlacek TO: John Radichel 6/30/22

REMARKS: Partly wooded tract that is northeast of the subject.



ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraisers appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraisers of the report:

1. The appraisers assume no responsibility for matters of a legal nature affecting the appraised property or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property.
3. The appraisers are available to give testimony and/or appear in court regarding this appraisal with reference to the property in question with proper notification and arrangements.
4. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraisers assume there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the appraisers, and contained in this report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished the appraiser can be assumed by the appraisers.
7. Neither all nor any part of the contents of this report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organizations) shall be used for any purpose by anyone but the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department agency, or instrumentality of the United States or of any State or of the District of Columbia, without the previous written consent of the appraisers; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without written consent and approval of the appraisers.
8. No responsibility is assumed for the validity of the zoning classification of a property as reported to the Appraisers by a zoning official or his employee.
9. It is assumed that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the appraised premises.
10. No one provided significant professional assistance to the persons signing this report.
11. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Frederick G. Radichel
1810 Susan Drive
Eau Claire, WI 54701
Phone: 715-835-0885

EXPERIENCE

- Present** Lead appraiser for Radichel & Associates, providing appraisal Services for all property types.
 Clients include: Wisconsin DOT, Wisconsin DNR, City of Eau Claire, City of Menomonie, City of Baraboo, City of New Richmond, Chippewa County, Eau Claire County, Pierce County, Jackson County, USDA-FSA, Farm Credit Services, Bremer Bank, Royal Bank, Wisconsin Farmland Conservancy, Kinnickinnic River Land Trust, Archeological Conservancy, WI-Bureau of Aeronautics, Chippewa Land Conservancy, Dairyland Power Company, Immanuel Lutheran College, Jackson County Bank, Qwest Network Construction, Timbers-Selissen Land Specialists, Ayres Associates, United States Marshals, Koch Industries, Miscellaneous private individuals
- 1967 To 1998** Wisconsin Department of Transportation, offices in Eau Claire and Madison, WI.
Review Appraiser
 Reviewed and approved appraisals for property acquisition in the western half of Wisconsin. Provided instruction to staff and fee appraisers. Advised management on administrative settlements.
Statewide Appraiser
 Appraised all types of property throughout Wisconsin.
 Koch Industries - appraised properties for right-of-way easements across the western and central portions of the state.

EDUCATION

Immanuel Lutheran College, Eau Claire, WI
 Associate of Arts, 6/66
Basic Appraisal course at UW-Eau Claire in Spring of 1968.
Farm Managers and Rural Appraisers school in July of 1972.
Appraisal of Partial Acquisitions in September 1977.
Review of Appraisals Under Eminent Domain course in May 1980.
SREA Course 101 in November of 1981.
Appraisal of Real Property Under Eminent Domain course in May of 1982.
Institute of Real Estate Appraisers Capitalization A and B course in October of 1992.

INSTRUCTOR

1990 through 1998 Instructor for the Wisconsin Department of Transportation in several appraisal seminars.

PROFESSIONAL

Wisconsin Certified General Appraiser Number 636.
 Member of the Realtors Association of the Chippewa Valley

**QUALIFICATIONS OF JOHN F. RADICHEL
CERTIFIED GENERAL APPRAISER #1162**

PROFESSIONAL EXPERIENCE

Farm and vacant land appraisals for Farm Services Agency - 1995-present
 Appraisals for Wisconsin DOT - 1998 - present
 Appraisals for Wisconsin DNR - 1999 - present
 County Highway Right-of-way Acquisition Projects - 1995-present
 Negotiated nominals on Project I.D. 7132-02-21, STH 93 Centerville to Tamarack
 Appraisals for sewer project, City of Marshfield - 1997
 Appraisals for Bremer Bank, Menomonie, WI
 Appraisals for Royal Bank, Elroy, WI
 Appraisals for Qwest Network Construction Services
 Appraisals for Pierce County
 Appraisals for Jackson County
 Appraisals for Chippewa County
 Appraisals for Eau Claire County
 Appraisals for City of Menomonie
 Appraisals for City of New Richmond
 Appraisals for City of Eau Claire
 Appraisals for Bureau of Aeronautics
 Appraisals for Wisconsin Farmland Conservancy

EDUCATION

Graduate of University of Wisconsin- Eau Claire, Accounting - 1992

Real Estate Appraisal courses completed:

Nominal Seminar	- 1992
Appraisal I	- 1995
Appraisal II	- 1995
Standards of Professional	- 1996
Appraisal Practice	
Financial Analysis of Income Properties	- 2000
Introduction to Income Property Appraising	- 2000

Continuous attendance at various courses and seminars

LOCATION

1810 Susan Dr.
 Eau Claire, WI 54701
 715-826-0885