

CHIPPEWA COUNTY

HIGHWAY COMMITTEE

REGULAR MEETING

DECEMBER 8, 2022

CHIPPEWA COUNTY COURTHOUSE, RM 302

8:00 AM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Glen Sikorski	Chippewa County	District 6 (Chair)	Present	
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: Brian Kelley, Randy Scholz, 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 present.

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	Roger Calkins, District 11 (Vice-Chair)
AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer

1. Approve the agenda

2. Approve the Minutes

Highway Committee - Regular Meeting - Oct 26, 2022 8:00 AM

3. Schedule Next Meeting Date - February 1, 2023 10:00 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). Kelley explained there are still a few outstanding invoices to be paid in the coming weeks for road and bridge construction projects. Supervisor

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Rohmeyer asked for clarification on how ARPA funds will affect replacement and maintenance cycle lengths.

B. ARPA Projects

Kelley reviewed the status of 2022 ARPA projects and reviewed the department's plan that has been presented in previous committee meetings.

C. State and County Highway Winter Maintenance Service Levels

Kelley reviewed winter service level maps and explained levels of service (on file).

D. City of Stanley Shared Paving Projects on CTH H and CTH X

Kelley summarized a meeting with the City of Stanley regarding possible paving on five areas of County highways in the City limits and explained cost shares between the City and the County. Kelley shared a map showing the five locations (on file). Kelley explained the County is responsible to fund the center portion and the City is responsible for the parking lanes. The projects are supported by the City of Stanley and they have agreed to pay their portion in 2023. Kelley proposed using savings from 2022 construction and ARPA projects to pay the County's share. Kelley received support from committee to move forward.

E. Village of Boyd Shared Paving Project on CTH V

Kelley corrected the location in Boyd as actually being on CTH D, which is Center Street. Kelley shared a map (on file) and explained cost shares between the Village and the County to complete work on CTH D. The project is supported by the Village of Boyd and they have agreed to pay their portion in 2023. Kelley again proposed using savings from 2022 ARPA projects to complete this project in 2023. Kelley received support from committee to move forward.

F. CTH X Parking Concerns at Whispering Pines Golf

Kelley has communicated with the Cadott School's Athletic Director regarding high school cross country meets being hosted at Whispering Pines Golf with concerns regarding traffic congestion and parking on CTH X. Kelley feels communication efforts and processes that were put in place are managing traffic congestion. Kelley recommends continuing to monitor and not move forward with any ordinance changes at this time.

G. WCHA Winter Road School - January 23 - 25

Kelley shared one last reminder and invite to members of the committee to attend WCHA Winter Road School. Kelley provided the draft agenda (on file). The conference provides a great learning and networking opportunity. Registration deadline is December 22.

H. Green Lights on Plow Trucks

Kelley shared information about recently-passed legislation allowing green lights for use on municipal vehicles. The department will be implementing green lights on all new plow truck purchases and will be implementing a replacement plan for all existing. Studies have shown green to be more visible than amber.

I. Seasonal Employee Recruitments

Kelley revisited and reported on the declining number of seasonal applicants over the past couple of years. Kelley is exploring new opportunities to connect with and inform young people in local schools as well as exploring possible on-the-job training opportunities.

2. Criteria for Dedication of Memorial Highways - Brian Kelley

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Kelley has researched requirements observed by other agencies when reviewing requests for memorial highway dedications. Kelley will work with Corporation Counsel on legal aspects involved with this and report back at a future meeting.

3. Cobban Bridge Update - Fred Anderson

Anderson provided an update on the progress of the CTH TT Cobban Bridge project. Contractors will continue to work through the winter, as long as they are able. Anderson also provided an update on the status of wood turtles in the work area. The last dive took place on Monday and no turtles have been found. The project continues to remain on schedule.

6. BUSINESS ITEMS

1. March 2023 Committee Meeting Date - Brian Kelley

Kelley proposed moving the March meeting to March 15 to avoid conflicts with spring break.

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

2. Resolution to Authorize the Sale of Highway Department Property in the City of Chippewa Falls - Brian Kelley

Kelley reviewed the resolution and shared a map of the area (on file).

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 1/10/2023 6:00 PM
MOVER:	Roger Calkins, District 11 (Vice-Chair)	
SECONDER:	James Flater, District 1	
AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

There were no future items for consideration at this time.

8. ADJOURN

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Flater, District 1
SECONDER:	Roger Calkins, District 11 (Vice-Chair)
AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer

CHIPPEWA COUNTY

HIGHWAY COMMITTEE

REGULAR MEETING

OCTOBER 26, 2022

CHIPPEWA COUNTY COURTHOUSE, RM 302

8:00 AM

1. CALL TO ORDER

Supervisor Sikorski 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)	Present	
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: Brian Kelley, Randy Scholz, Chris Elstran, Fred Anderson, Joe Gutowski

Recorded By: Tami Pieper

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

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

4. CONSENT AGENDA

Supervisor Flater made a motion to approve consent agenda. Supervisor Bischel seconded the motion.

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

1. Approve the agenda

2. Approve the Minutes

Highway Committee - Regular Meeting - Sep 28, 2022 8:00 AM

3. Schedule Next Meeting Date - December 8, 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). Kelley explained the deficit in gravel pits is due to

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drag line expenses and the large increase in gravel inventory. Non-highway fleet operations will continue to see a larger fund deficit because of fuel and supply cost increases.

B. Revisions to 2023 Highway Department CIP

Kelley reviewed and explained revisions to 2023 Highway Department CIP (on file). Changes are reflective of State/Federal funding application determinations. The County's local funding amounts will not change, however some of these funds will be re-allocated because State/Federal matching funds were not received on the initially-planned projects.

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

Kelley provided an update on the upcoming WCHA winter road school being held January 23rd through January 25th. Kelley encouraged committee members to attend, if able. Kelley asked members to RSVP their attendance intent.

D. City of Stanley Requests for CTH H and CTH X Paving

Kelley explained a request from the City of Stanley regarding pavement replacement on CTH H and CTH X. Kelley explained the statutory obligation of the county for the center 24 feet of repair. Kelley will collaborate with City of Stanley and report back to committee.

E. Ditch and Culvert Work on CTH O in Town of Delmar

Kelley reported that ditch and culvert work will need to be done on CTH "O" in the Town of Delmar, and not CTH "D" as written. Kelley provided a summary of the analysis done by staff to compare current site conditions with conditions from 15 years ago. The nearby farm's continual expansion has increased the flow of water in the adjacent ditch such that the existing 30" culvert beneath 345th Street is not adequate. Double 48" pipes will be installed and downstream ditches will be repaired and armored. The culvert and initial ditch work will take place yet this fall, with remaining ditch work and final restoration in early-2023. Highway staff, Mahr Brothers Farm, and the Town of Delmar have agreed on the appropriate cost sharing plan.

F. Parking Concerns on CTH X in Town of Sigel

Kelley reviewed parking concerns on CTH X near Whispering Pines Golf Course. The golf course hosts high school cross country meets in the fall that have created an increase in spectator traffic, resulting in parking down both sides of CTH X. This creates an issue with the flow of traffic and creates safety concerns. Supervisor Sikorski requested Kelley conduct a more detailed review of the area and bring back a recommendation to committee.

G. Designating County Trunk Highways as Memorial Highways

Kelley reviewed a request received to designate CTH M near New Auburn as Tracy Alger Memorial Highway. After much discussion and consideration, the committee unanimously agreed that utilizing the existing Adopt-A-Highway program would be the best way to honor Ms. Alger's service to her country at this time. The option to memorialize highways may be looked at in the future, however the lack of program guidelines could open the County up for many other types of memorialization requests.

2. Report of Highway Operations - Brian Kelley

Kelley summarized the 2022 operations report in a PowerPoint presentation (on file). Wisconsin State Statutes require presentation to the County Board each year. Kelley will present to the County Board on November 3, 2022.

RESULT:

REVIEWED

Next: 11/3/2022 6:00 PM

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3. Cobban Bridge Update - Fred Anderson

Anderson provided an update on the CTH TT Cobban Bridge project. Since the last update, contractors have driven east abutment piling, removed old bridge's center pier to water line, excavated inside west pier cofferdam, finished dredging at center of river, and prepped to drive west pier piling. Anderson reported the project will see a savings from dredging which will be put toward other cost increases due to unforeseen environmental precautions. Anderson also reported the project remains on schedule.

4. County Construction Project Updates - Chris Elstran

Elstran provided an update on county construction projects. Mainline paving has been completed on all jobs. Crews have been moving into county maintenance. Fall single-pass mowing has been completed. Elstran updated committee members on a weed that has been resistant to PGR (plant growth regulator) applications in some areas. Growth of this weed is aggressive. Staff are working with the herbicide supplier to determine best options for next year. Crews are preparing equipment and stockpiling materials for winter season. Sikorski asked about the brushing schedule and Elstran explained the County's 3-year brushing rotation.

6. BUSINESS ITEMS

1. Res. 54-22: Resolution to Approve County Aid in 2023 for Bridges and Culverts - Brian Kelley

Kelley reviewed and explained county aid for bridges and culverts in 2023 (on file). Motion to forward to County Board was made by Supervisor Rohmeyer. Seconded by Supervisor Calkins.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 11/3/2022 6:00 PM
MOVER:	George Rohmeyer, District 17	
SECONDER:	Roger Calkins, District 11 (Vice-Chair)	
AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer	

2. Res. 55-22: Resolution to Approve Funds for County Aid Construction and Maintenance During Calendar Year 2023 - Brian Kelley

Kelley reviewed and explained resolution for county aid construction and maintenance (on file). Supervisor Bischel made a motion to forward to County Board. Supervisor Rohmeyer seconded the motion.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 11/3/2022 6:00 PM
MOVER:	David Bischel, District 4	
SECONDER:	George Rohmeyer, District 17	
AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Lack of interest in seasonal employment.

8. ADJOURN

Meeting was adjourned at 9:40 AM.

Minutes Acceptance: Minutes of Oct 26, 2022 8:00 AM (Consent Agenda)

2022 ANALYSIS OF HIGHWAY FUNDS

FUND	BALANCE 01/01/22	TRANSFERS & APPROP.	REVENUE	TOTAL AVAILABLE	EXPENDITURE	BALANCE 11/12/2022
ADMINISTRATION	(22,254.34)	435,758.00	215,188.81	628,692.47	560,837.59	67,854.88
LAND ACQUISITION	368,266.06	0.00	100.00	368,366.06	1,530.00	366,836.06
TOTAL MACHINERY	1,454,591.46	0.00	6,346,144.88	7,800,736.34	7,234,509.10	566,227.24
MACHINERY	0.00		6,346,144.88	6,346,144.88	6,930,061.80	
BUILDINGS & GROUNDS					304,447.30	
TOTAL MAINTENANCE	561,036.04	1,600,000.00	1,940,846.35	4,101,882.39	2,683,996.54	1,417,885.85
MAINTENANCE-CTHS	(227,777.89)	200,000.00	1,940,483.35	1,912,705.46	1,753,464.70	159,240.76
WINTER MAINT-CTHS	788,813.93	1,400,000.00	363.00	2,189,176.93	930,531.84	1,258,645.09
ROAD CONST-CTHS	1,331,947.55	2,823,900.00	3,631,309.97	7,787,157.52	6,839,436.94	947,720.58
BRIDGE CONST-CTHS	161,518.73	744,840.00	1,070,640.12	1,976,998.85	1,379,845.46	597,153.39
BRIDGE CONST-LOCAL RD	159,895.92	269,150.00	0.00	429,045.92	218,444.27	210,601.65
GRAVEL PITS	(151,182.99)	0.00	1,226,373.75	1,075,190.76	1,495,648.32	(420,457.56)
TOTAL NON-HIGHWAY FLEET	(55,992.42)	475,000.00	88,154.30	507,161.88	536,180.99	(29,019.11)
NON-HIGHWAY FLEET - OPERATIONS	(27,784.60)	200,000.00	50,505.30	222,720.70	318,989.99	(96,269.29)
NON-HIGHWAY FLEET - VEHICLES	(28,207.82)	275,000.00	37,649.00	284,441.18	217,191.00	67,250.18
TOTALS	3,807,826.01	6,348,648.00	14,518,758.18	24,675,232.19	20,950,429.21	3,724,802.98

County Aid Bridges

11/12/2022

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	\$ 1,906.50	\$ (656.50)
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	\$ 2,275.03	\$ (1,025.03)
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	\$ 2,038.23	\$ (438.23)
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	\$ 7,236.20	\$ 1,263.80
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	\$ 10,001.91	\$ (1,001.91)
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						\$ 538,300.00	\$ 269,150.00	\$ 269,150.00	\$ 218,444.27	\$ 50,705.73

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						\$ 159,895.92	\$ -	\$ 159,895.92

Total Balance of County Aid Bridges

\$ 218,444.27 \$ 210,601.65

2022 HIGHWAY BRIDGE CONSTRUCTION

Job No.	Description	1/1/2022	Appropriations	Transfers/ Revenues	Total Available	Expenditures YTD	Balance 11/12/2022	Fed/State Aid Anticipated	Other Revenues Anticipated	Balance Including Anticipated Revenues
2152 "G"	Design "G" Yellow River Bridge		34,840.00	54,868.26	89,708.26	64,502.77	25,205.49	84,491.74		109,697.23
2258 "T & K"	Design CTH "T" & "K" Bridges		60,000.00		60,000.00	43,111.86	16,888.14			16,888.14
2361 "H & M"	Design CTH "H" & "M" Bridges		0.00		0.00	7,811.25	(7,811.25)			(7,811.25)
032 "TT"	"TT" Cobban Bridge	(23,587.03)		1,015,771.86	992,184.83	700,483.78	291,701.05		10,000.00	301,701.05
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	261,068.98	138,287.28			138,287.28
					0.00		0.00			0.00
001	Miscellaneous Bridge	169,549.50	250,000.00		419,549.50	293,796.07	125,753.43			125,753.43
	Total Misc. Repairs Expenditures YTD					293,796.07	125,753.43	0.00	0.00	125,753.43
	Projects Under Review for Closing With State	2,200.00			2,200.00	(84.85)	2,284.85			2,284.85
TOTALS		161,518.73	744,840.00	1,070,640.12	1,976,998.85	1,379,845.46	597,153.39	84,491.74	10,000.00	691,645.13

2022 HIGHWAY CONSTRUCTION

Job No.	Description	1/1/2022	Appropriations	Transfer	Total Available	Expenditures	YTD	Balance 11/12/22	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		65,288.12	92,563.69	81,673.58		10,890.11		43,814.15		54,704.26
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	69,301.59	134,896.12	86,666.74		48,229.38		239,658.41		287,887.79
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	36,339.78		(36,339.78)				(36,339.78)
					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		109,000.00	582,047.16	598,202.68		(16,155.52)				(16,155.52)
2106 "M"	CTH M Lake Holcombe - STH 27	20,000.00			20,000.00	15,395.88		4,604.12				4,604.12
2207 "SS"	CTH SS 83rd St - CTH Q	0.00	555,804.00	1,051,608.64	1,607,412.64	1,413,908.53		193,504.11		1,169,416.36		1,362,920.47
2208 "XX"	CTH XX CTH X - CTH O	0.00	660,000.00		660,000.00	600,529.57		59,470.43				59,470.43
2209 "X"	CTH X CTH XX - 250th St	0.00	115,000.00	485,000.00	600,000.00	582,740.89		17,259.11				17,259.11
2210 "S"	CTH S CTH Q - STH 124	0.00		183,600.00	183,600.00	183,673.05		(73.05)	22,400.00			22,326.95
2220 "N"	CTH N 40th St - CTH T	0.00		382,400.00	382,400.00	387,174.20		(4,774.20)	17,600.00			12,825.80
2221 "D"	CTH D Cty Line - CTH V South (ARPA)	0.00		878,000.00	878,000.00	895,426.90		(17,426.90)			171,000.00	153,573.10
					0.00			0.00				0.00
555	Rut Wedging	0.00	150,000.00		150,000.00	128,644.44		21,355.56				21,355.56
666	Chip Sealing	0.00	580,000.00		580,000.00	569,988.35		10,011.65				10,011.65
444	Miscellaneous Engineering	32,000.00	50,000.00		82,000.00	5,000.00		77,000.00				77,000.00
888	Miscellaneous Road Projects/Culverts	164,725.36	145,856.00	376,000.00	686,581.36	660,661.23		25,920.13			51,000.00	76,920.13
999	Supervision	0.00	490,000.00		490,000.00	528,214.63		(38,214.63)				(38,214.63)
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	3,631,309.97	7,787,157.52	6,839,436.94		947,720.58	40,000.00	1,554,549.40	245,827.63	2,788,097.61

Attachment: 5-1A - Fin 4 - Highway Constr 2022.11.12 (7424 : A. Financial Report)

Legend



- 1 Paul 2 Bill 3 Elijah 4 Jacob 5 Roger 6 Mark 7 Jacob 8 Kyle 9 Greg 10 Ben 11 Randy 12 Wes 13 Kevin 14 Steve 15 Bill 16 Jason

County Highway Sections



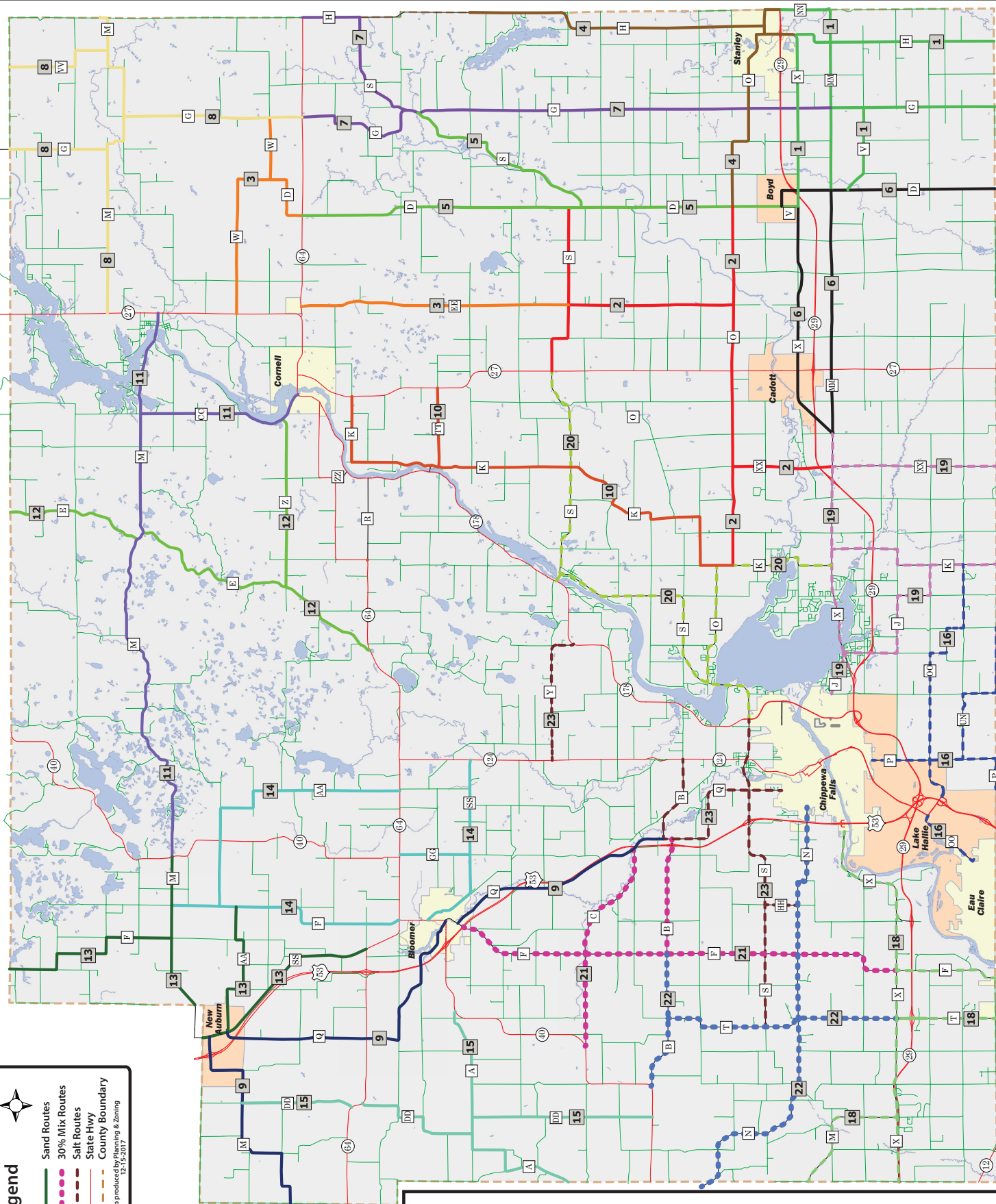
Legend

- Sand Routes
- 30% Mix Routes
- Salt Routes
- State Hwy
- County Boundary

Map produced by Planning & Zoning
12.15.2017

Sections

- 1 Shane
- 2 Charlie
- 3 Brady
- 4 Cody
- 5 Tim
- 6 Mark
- 7 Tony
- 8 Joel S
- 9 Dave G
- 10 Rich P
- 11 Matt H
- 12 Wayne
- 13 Mike Q
- 14 Joe B
- 15 Ian B
- 16 Bob
- 18 Dan
- 19 Matt O
- 20 Dave B
- 21 Evan N
- 22 Loren
- 23 Greg P



Scale = 1:532'



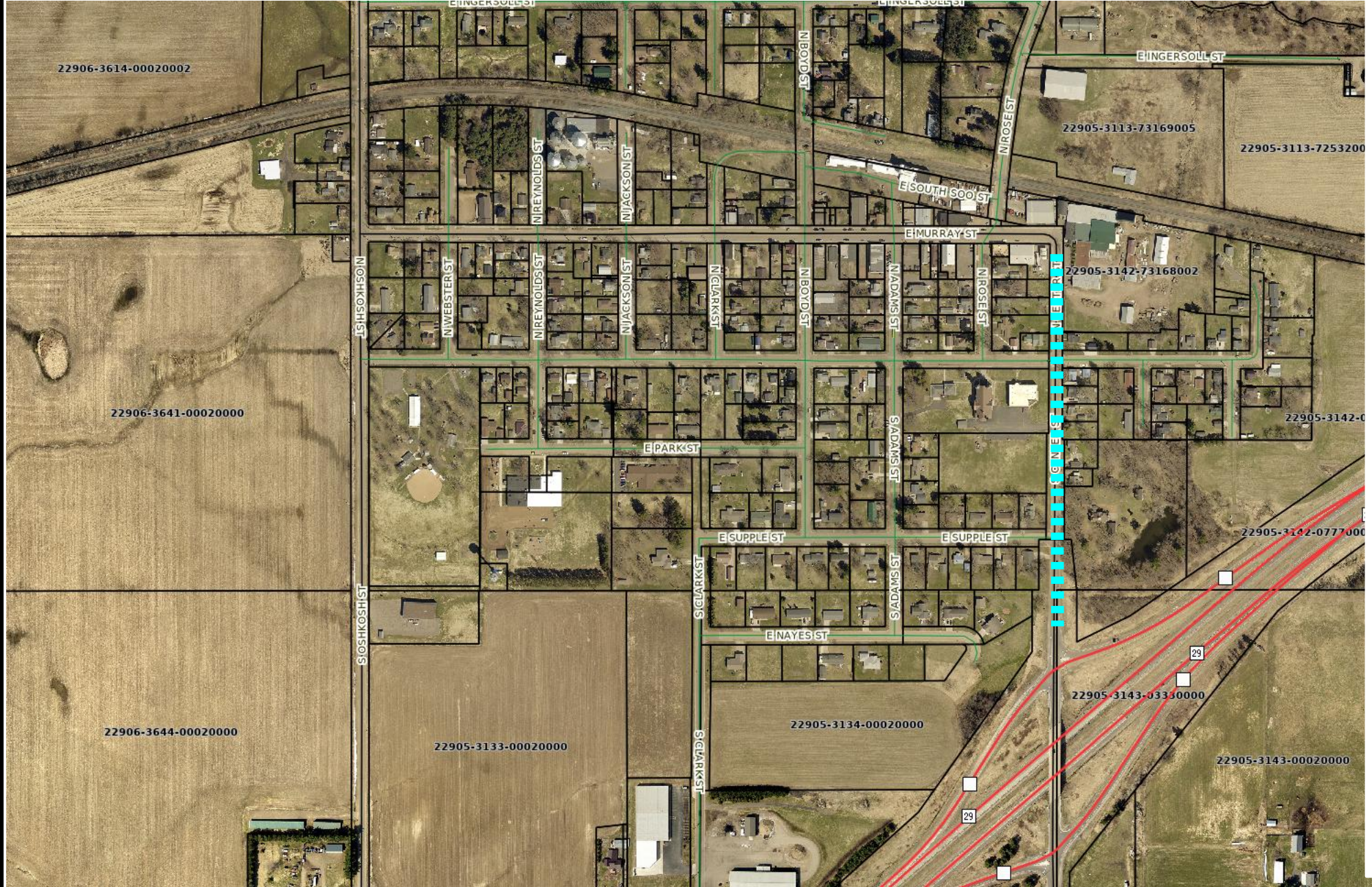
Attachment: City of Stanley Project Map (7425 : D. City of Stanley Shared Paving Projects on CTH H and CTH X)

Packet Pg. 13

Boyd

Printed 12/01/2022

Scale = 1:484'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

2023

WINTER ROAD SCHOOL

**WISCONSIN COUNTY
HIGHWAY ASSOCIATION**

JANUARY 23, 24, 25, 2023

CHULA VISTA RESORT

WISCONSIN DELLS, WI

**HOSTED BY:
WCHA CONFERENCE COORDINATING COMMITTEE**



www.wiscohwy.org

2023 WINTER ROAD SCHOOL**CHULA VISTA RESORT****JANUARY 23, 24 & 25, 2023****WISCONSIN COUNTY HIGHWAY
ASSOCIATION****2023 ASSOCIATION OFFICERS**

Roland Hawk, Wood CountyPresident

Jon Johnson, Eau Claire CountyPast President

Rob Krejci, St. Croix County.....Secretary

Roger Te Stroete, Sheboygan County.....Past Chair

Marv Thompson, Barron County.....Vice Chair

Tim Kessler, Washburn CountyChair

Jim Griesbach, Marathon CountyTreasurer

Daniel J. Fedderly P.E., P.L.S., WCHAExecutive Director

Gary L. Kennedy, WCHAProfessional Development Director

HOST WCHA CONFERENCE COORDINATING COMMITTEE

Jim Griesbach, Marathon County, Chair

Travis Schultz, Juneau County

Todd Every, Kewaunee County

John Hanz, Lincoln County

Jon Johnson, Eau Claire County

Brian Field, Dodge County

Mark Servi, Barron County

Eduardo Santiago Milwaukee County

Brian Kelley, Chippewa County

Gary Kennedy, WCHA Professional Development Director

Mike Stoffel, Ayres Associates

Scott Whitsett, Jewell Associates

Board of Directors

Southeast District

Commissioner: Allison Bussler, Waukesha County
Committee Member: Vacant

Southwest District

Commissioner: Kyle Kozelka, Crawford County
Committee Member: Tom Cornford, Crawford County

South Central District

Commissioner: Craig Hardy, Iowa County
Committee Member: Darren Schroeder, Columbia County

Central District

Commissioner: Nathan Check, Portage County
Committee Member: Vacant
WCHA Treasurer: James Griesbach, Marathon County
WCHA President: Roland Hawk, Wood County

West Central District

Commissioner: Brian Duell, Clark County
Committee Member: Vacant
WCHA Secretary: Rob Krejci, St. Croix County
WCHA Past President: Jon Johnson, Eau Claire County

Northeast District

Commissioner: Greg Schnell, Sheboygan County
Committee Member: Roger Te Stroete, Sheboygan County

North Central District

Commissioner: Troy Schalinske, Vilas County
Committee Member: Ted Cushing, Oneida County

Northwest District

Commissioner: Emil “Moe” Norby, Polk County
Committee Member: Steve Warndall
WCHA Vice Chairman, Marv Thompson, Barron County
WCHA Chairman, Tim Kessler, Washburn County

Monday, January 23, 2023

9:00 am – 4:00 pm	Registration – Grand Ballroom Lobby
9:00 am – 3:00 pm	Exhibit Areas Setup - Conference Center Rooms A thru I
9:00 am – 9:30 am Executive Board Room	CHAPP's Committee - Gary Kennedy, Chair
10:00 am – 11:00 am Executive Board Room	WCHA Executive Committee Meeting WCHA President, Roland Hawk
11:00 am – 12:00 pm Upper Grand Ballroom	New Commissioner Session Robbie Krejci, Jon Johnson & Roland Hawk, WCHA
12:00 pm – 1:00 pm	Lunch on your own
1:00 pm – 2:00 pm Executive Board Room	WCHA Committee Chairs Meeting WCHA President, Roland Hawk
2:00 pm – 3:00 pm Grand Ballroom	WisDOT review of Major Projects progress around the State (PDH's 1.0) Rebecca Burkel, DTSD Administrator Moderator, Tim Kessler, WCHA Chair
3:00 pm – 3:30 pm Grand Ballroom	NACE – Resources for Counties & What's Happening in DC (PDH's 0.5) Kevan Stone, NACE – Executive Director Moderator, Jon Johnson, WCHA Past President/NACE Director
3:30 pm – 4:00 pm Grand Ballroom	Winter Maintenance in Wisconsin: Charting a Salt Wise Future (PDH's 0.5) Allison Madison, Salt Wise Moderator – Tim Kessler, WCHA Chair
4:00 pm – 6:00 pm	Group Welcome – Food and Refreshments Sponsor(s): H.G. Meigs, Monroe Truck Equipment, Steigerwaldt Land Services, Inc., RT Vision, Inc. Conference Center Rooms A thru I
4:00 pm – 6:00 pm	Exhibit Areas Open - Conference Center Rooms A thru I
6:00 pm –Midnight	Hospitality Rooms Open

Tuesday, January 24, 2023

7:00 am – 4:30 pm	Registration – Grand Ballroom Lobby
7:00 am – 9:00 am Riverview Room	Breakfast Buffet in Riverview Room in Lower Atrium Level Sponsor(s): Jewell Associates and RH Batterman
7:00 am – 1:00 pm	Exhibit Areas Open - Conference Center Rooms A thru I
9:00 am – 10:00 am Grand Ballroom	A Federal Update (How to access the new federal funds) (PDH's 1.0) Tracy Duval, Mary Forlenza, FHWA Moderator – Marv Thompson, WCHA Vice Chair
10:00 am - 10:15 am	Coffee Refresh Break in Conference Center Rooms A thru I Sponsor(s): EMCS, Inc.
10:15 am – 11:15 am Grand Ballroom	Insurance Claims – The Process and Filing (PDH's 1.0) WI County Mutual and WWMIC Moderator - Tim Kessler, WCHA Chair
11:15 am – 12:00 pm Grand Ballroom	Legislative Recap (where are we?) WCHA/WCA (PDH's 0.75) Dan Bahr, WCA Legislative Associate Moderator - Tim Kessler, WCHA Chair

Committee Meetings

8:00 am – 9:00 am Laguna Room Aztec Room Upper Dells Room	Safety/Training Committee – Duane Jorgenson, Chair Technical Advisory Committee – Scott Schmidt, Chair Level of Service Committee – Brian Field, Chair
9:00 am – 10:00 am Upper Dells Room Aztec Room Laguna Room Executive Board Room	WCHA Associate Members - Chairs, Mike Stoffel & Scott Whitsett Bridge Committee – Pat Gavinski, Chair Utility Committee – Chris Hardy, Chair Work Zone Safety Committee – Craig Hardy, Chair
10:00 am – 11:00 am Laguna Room Upper Dells Ballroom	Joint WCHA Legislative & WCA Transportation Steering Committees Machinery Management Committee – Bill Kern, Chair
11:00 am – 12:00 pm Upper Dells Ballroom	WCHA Board of Directors Tim Kessler, WCHA Chair & Roland Hawk, WCHA President
Laguna Room	ACME - Engineers, OP Managers & Assistant Commissioners Kevin Lang, Chair

12:00 pm – 1:00 pm Riverview Room	Luncheon: Sponsored by. WI County Mutual, Rock Solid and MSA
---	---

Tuesday, January 24, 2023, Continued

1:00 pm OPENING SESSION and WELCOME in GRAND BALL ROOM

- Gary L. Kennedy, WCHA Professional Development Director

INVOCATION – Brian Kelley, Chippewa County

COLOR GUARD - PLEDGE OF ALLEGIANCE

Presentation of Colors: **Wisconsin Dells Legion**

NATIONAL ANTHEM & GOD BLESS AMERICA

Singing by

INTRODUCTIONS:

- Host/WCHA Conference Coordinating Committee
- Wisconsin County Highway Association President – Roland Hawk, Wood County

1:15 pm MODERATOR:

- WCHA President Roland Hawk, Wood County
- Introduction and Welcome of New Commissioners

1:20 pm – 1:30 pm Introduction of Executive Committee Officers and Board of Directors

Moderator – WCHA Chair – Tim Kessler, Washburn County

Moderator - WCHA President – Roland Hawk, Wood County

1:30 pm – 2:00 pm Keynote Speaker - (0.5 PDH)

Grand Ball Room Craig Thompson, Wisconsin Secretary of Transportation

Moderator: Daniel J. Fedderly P.E.; P.L.S. WCHA Executive Director

2:00 pm – 3:00 pm Richard Picciotto – National Recognized Speaker (PDH's 1.0)

Was Deputy Fire Chief for New York City during 9/11

Author of the book "Last Man Standing"

Moderator - Gary L. Kennedy, WCHA Professional Development Director

3:00 pm – 3:30 pm Break - Exhibit Areas Open - Conference Center Rooms A thru I

Sponsor(s):

3:30 pm – 4:30 pm Local Programs (what have we done and what do we have to do?) (PDH's 1.0)

Grand Ballroom Merrill Mechler-Hickson, Local Roads Programs and Finance Section Chief

Moderator – Tim Kessler, WCHA Chair

4:30 pm – 5:45 pm Auction – Sponsored by Cedar Corporation

Grand Ballroom

5:45 pm – Midnight Hospitality Rooms Open

DINNER IS ON YOUR OWN

Wednesday, January 25, 2023

6:30 am – 8:00 am	Breakfast: Sponsored by Henry G. Meigs, LLC Riverview Room in Lower Atrium Level
7:00 am – 11:30 am	Registration – Grand Ballroom Lobby
7:30 am – 8:15 am	Exhibit Areas Open Conference Center Rooms A thru I
8:15 am – 9:30 am	Association Business Meeting WCHA Organizational Options Attorney Andy Phillips, Attolles Law, s.c. Tim Kessler, WCHA Chair & Roland Hawk, WCHA President
9:30 am – 10:00 am	Break - Exhibit Areas Open Conference Center Rooms A thru I Breaks Sponsor(s):
10:00 am – 11:00 am	Employee Hiring and retention in a new environment (PDH's 1.0) Grand Ballroom Molly Adzic: Employee Resources Director, Marathon County Moderator – Jon Johnson, WCHA Past President
11:00 am – 12:00 pm	WCHA “a New Member Communications Plan” (PDH's 1.0) Grand Ballroom Kirsten Reader, IMPACT, Association Management Moderator: Roland Hawk, WCHA President
12:00 pm – 1:00 pm	Honor's Luncheon Upper Dells Ballroom Luncheon Sponsor(s): WI County Mutual and Ayres Associates

**STATEMENT OF EXPLANATION**

Resolution No. 02 - 23

**RESOLUTION TO AUTHORIZE THE SALE OF HIGHWAY DEPARTMENT
PROPERTY IN THE CITY OF CHIPPEWA FALLS - BRIAN KELLEY**

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

Resolution No. 02 - 23

**RESOLUTION TO AUTHORIZE THE SALE OF HIGHWAY DEPARTMENT PROPERTY IN THE CITY OF
CHIPPEWA FALLS - BRIAN KELLEY**

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

WHEREAS, all or a portion of the following property has been identified as no longer having any value to the Highway Department for highway purposes as shown on Exhibit 1 as Parcel "A":

A portion of vacated Marshall Street being located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows: COMMENCING at a Found 1-1/4" O.D. Iron Pipe at the Southeast Corner of Lot 11, Block 4, Chippewa Lumber and Boom Company's Addition; thence, N.40°24'34"W. along the Southwesterly Line of said Block 4, 208.86 feet; thence, S.49°35'39"W., 11.62 feet to a set 3/4" rebar at the POINT OF BEGINNING; thence, S.49°35'39"W., 21.38 feet to a set mag nail; thence, N.40°24'34"W. along the centerline of vacated Marshall Street, 212.60 feet to a set mag nail; thence, N.49°35'39"E., 20.19 feet to a set 3/4" rebar; thence, S.40°43'44"E., 212.60 feet to the POINT OF BEGINNING. Being subject to any easements of record; and

WHEREAS, Chippewa County will grant an ingress/egress easement to Four Sisters, Inc., as shown as Easement "A" on Exhibit 2:

An Ingress/Egress Easement over a portion of vacated Marshall Street being located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at a Found 1-1/4" Outside Diameter Iron Pipe at the Southeast Corner of Lot 11, Block 4, Chippewa Lumber and Boom Company's Addition; thence, N.40°24'34"W. along the Southwesterly Line of said Block 4, 208.86 feet; thence, S.49°35'39"W., 33.00 feet; thence, N.40°24'34"W. along the centerline of vacated Marshall Street, 212.60 feet to the POINT OF BEGINNING; thence, continuing along said centerline N.40°24'34"W., 51.40 feet; thence, N.49°35'39"E., 20.19 feet; thence, S.40°24'34"E., 51.40 feet; thence, S.49°35'39"W., 20.19 feet to the POINT OF BEGINNING. Being subject to any easements of record; and

WHEREAS, Four Sisters, Inc. will grant an ingress/egress easement to Chippewa County as shown as Easement "B" on Exhibit 2:

53
54 An Ingress/Egress Easement over a portion of vacated Marshall Street being located in
55 the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West,
56 City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly
57 described as follows:

58
59 COMMENCING at a Found 1-1/4" Outside Diameter Iron Pipe at the Southeast Corner of
60 Lot 11, Block 4, Chippewa Lumber and Boom Company's Addition; thence,
61 N.40°24'34"W. along the Southwesterly Line of said Block 4, 208.86 feet; thence,
62 S.49°35'39"W., 33.00 feet; thence, N.40°24'34"W. along the centerline of vacated
63 Marshall Street, 240.51 feet to the POINT OF BEGINNING; thence, continuing along said
64 centerline N.40°24'34"W., 23.49 feet; thence, S.49°35'39"W., 17.00 feet; thence,
65 S.76°17'48"E., 29.00 feet to the POINT OF BEGINNING. Being subject to any easements
66 of record.

67
68 WHEREAS, the Property was formerly a City street known as Marshall Street in the City
69 of Chippewa Falls; and

70
71 WHEREAS, Marshall Street was scheduled for improvements in 2021, which would be
72 partially funded by special assessments to the Highway Department and Fours Sisters, Inc.; and

73
74 WHEREAS, the Highway Department and Fours Sisters, Inc. petitioned the City of
75 Chippewa Falls to vacate Marshall Street; and

76
77 WHEREAS, on May 18, 2021 the Chippewa Falls City Council approved the vacation of
78 Marshall Street, with the easterly half of the former street being deeded to Chippewa County
79 and the westerly half of the former street being deeded to Four Sisters, Inc.; and

80
81 WHEREAS, the Property has no value for highway purposes and would provide further
82 room for the expansion of a local business; and

83
84 WHEREAS, the Property is held in Highway Department inventory, but generates no
85 property tax value and serves no purpose for the public; and

86
87 WHEREAS, a sale of the Property to the current owner of the adjacent parcel, Four
Sisters, Inc., would allow for expansion of their operations; and

88
89 WHEREAS, § 83.08(4), Wis. Stats., authorizes the sale of property owned by the County
90 in fee for highway purposes at private sale for fair market value to an owner of adjacent
91 property when the County Board has determined that the property is no longer necessary for
the County's use for highway purposes;

92
93 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

94 Property for fair market value to the current owner of the adjacent parcel, Four Sisters, Inc.,
 95 pursuant to § 83.08(4), Wis. Stats.; and

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

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

103 Forwarded to the County Board by the Highway Committee.
 104

105 **FINANCIAL IMPACT:**

106 Sale of this property will have a positive impact on the Highway Department budget as the fair
 107 market value is \$270.00. The cost of the appraisal by Radichel & Associates is \$500.00, which
 108 will be reimbursed by the buyer.
 109

110	12/8/2022	Highway Committee	
111	RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 1/10/2023 6:00 PM
112	MOVER:	Roger Calkins, District 11 (Vice-Chair)	
113	SECONDER:	James Flater, District 1	
114	AYES:	Sikorski, Calkins, Flater, Bischel, Rohmeyer	

115
 116 Approved as to Form:

Todd A. Pauls
 Todd A. Pauls, Corporation Counsel

11/29/2022

Lori Zwiefelhofer
 Lori Zwiefelhofer, Finance Director

11/29/2022

Randy B. Scholz
 Randy B. Scholz, County Administrator

12/4/2022

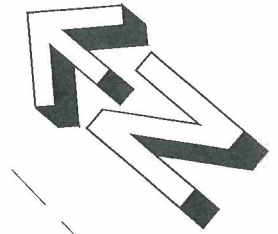
117

MAP OF SURVEY

Exhibit 1

Located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Wisconsin County Coordinate System (WCCS)
Chippewa County Grid
North American Datum (NAD) 1983/1991
U.S. Survey Foot



SCALE 1" = 40'

PARCEL "A"

A portion of vacated Marshall Street being located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

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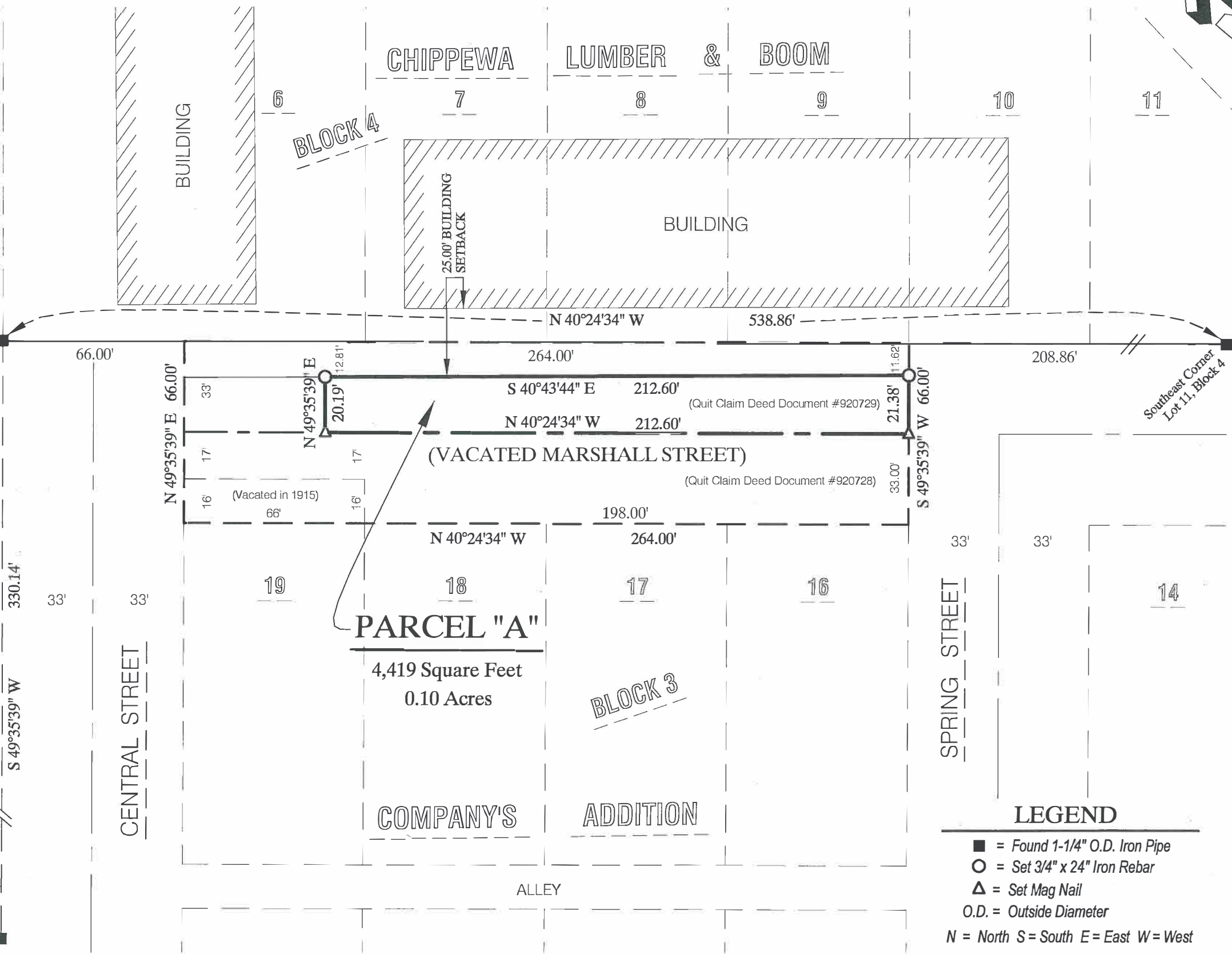
SURVEYOR'S CERTIFICATE

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Brian Kelley, Chippewa County Highway Commissioner, 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 15TH day of NOVEMBER, 2022.



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



LEGEND

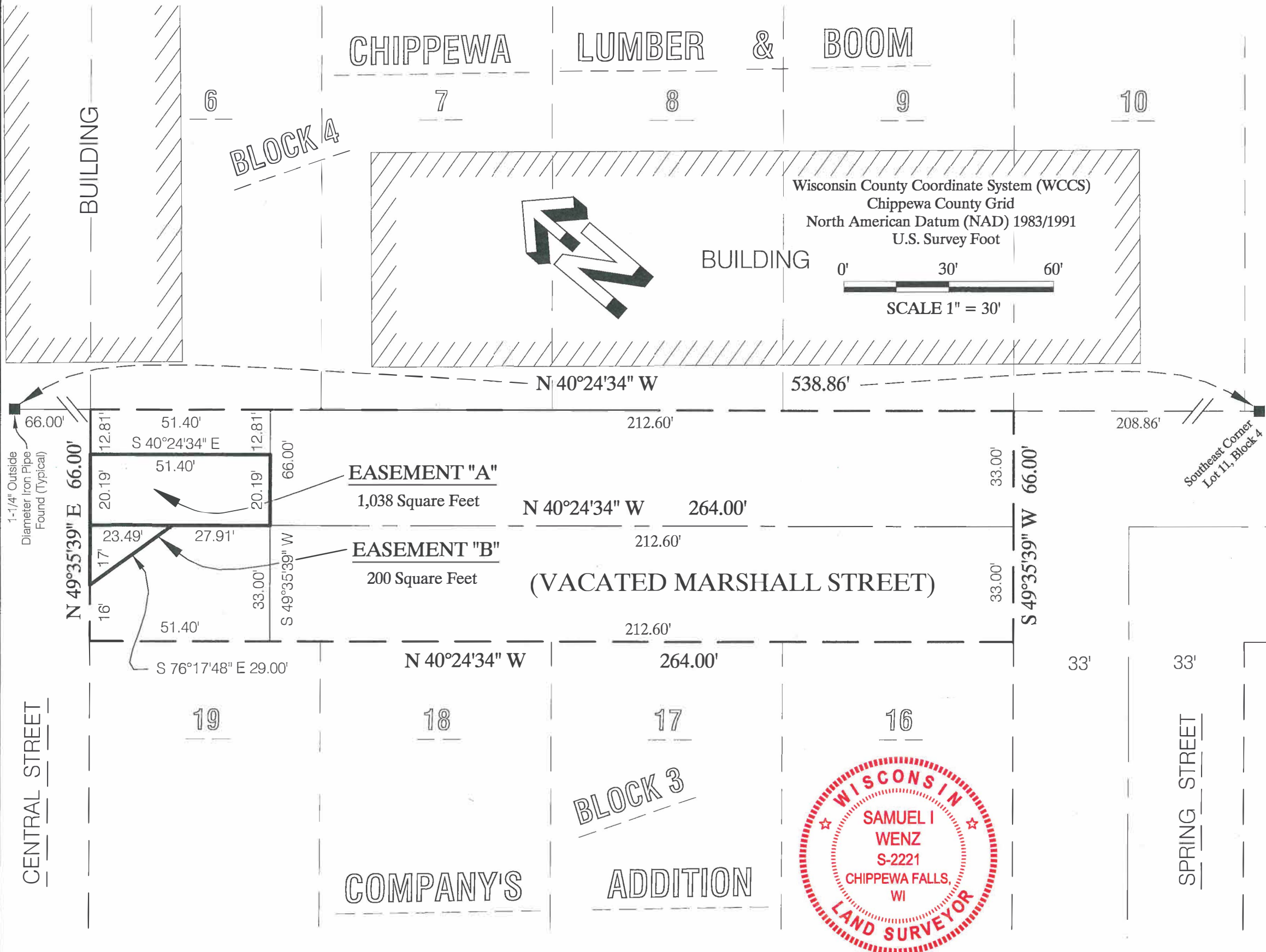
- = Found 1-1/4" O.D. Iron Pipe
 - = Set 3/4" x 24" Iron Rebar
 - Δ = Set Mag Nail
 - O.D. = Outside Diameter
 - N = North S = South E = East W = West
- Fieldwork Completed: 05/03/2022

Attachment: Exhibit 1, Survey of Parcel A (02 - 23 : Resolution to Authorize Sale of Highway Property in the City of CF - Brian Kelley)

MAP OF SURVEY

Exhibit 2

Located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.



EASEMENT "A"

An Ingress/Egress Easement over a portion of vacated Marshall Street being located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

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EASEMENT "B"

An Ingress/Egress Easement over a portion of vacated Marshall Street being located in the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

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SURVEYOR'S CERTIFICATE

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Brian Kelley of the Chippewa County Highway Department, I have surveyed and mapped the easement parcels 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 15th day of November, 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

Attachment: Exhibit 2, Surveys of Easements A and B (02 - 23 : Resolution to Authorize Sale of Highway Property in the City of CF - Brian

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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October 19, 2022

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

Re: Excess Property, Vacated Marshall St.

Dear Mr. Anderson:

As requested by you, we have prepared an appraisal of excess land that is vacated Marshall St. right of way, in the City of Chippewa Falls. The purpose of this appraisal is to estimate the market value of a 4,419 sq. ft parcel of vacated Marshall St. right of way in the City of Chippewa Falls.

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.

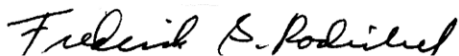
An inspection of the subject property and collection and analysis of the pertinent data was made.

It is our opinion that as of October 17, 2022, the market value of the property is \$270.

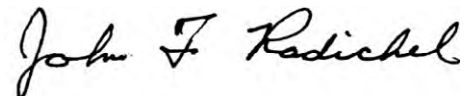
Enclosed is our narrative report along with the necessary exhibits in the addenda outlining the data and conclusions on which it is based.

Thank you for the opportunity to provide this service.

Sincerely,



Frederick G. Radichel, October 19, 2022
Certified General Appraiser #636



John F. Radichel, October 19, 2022
Certified General Appraiser #1162

PARCEL DESCRIPTION**PROPERTY OWNER:** Chippewa County Highway Department- Fred Anderson**PROPERTY ADDRESS:** Vacated Marshall St., Chippewa Falls WI**OWNER ADDRESS:** 801 East Grand Avenue, Chippewa Falls, WI 54729**PHONE:** (715) 738-2610**SIZE AND TYPE OF PROPERTY:** A 4,419 sq. ft. tract of Excess Road Right of Way.

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

PRESENT USE: Vacant**ZONING:** None, abutting Light Industrial**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 property that is vacated Marshall St. right of way, in the City of Chippewa Falls, 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 City of Chippewa Falls, as follows:

1. Gathering of sales data from the Chippewa County Register of Deeds. This search extended from January 1, 2021 to the date of the appraisal. Sales have also been gathered from the Western Wisconsin MLS from January 1, 2021 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 October 17, 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 4,419 sq. ft. strip of land in the vacated Marshall St. right of way in the City of Chippewa Falls. 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. There is only potential purchaser of the subject. This limits the value and creates a highest and best use of assemblage to one parcel.

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 2020-2021 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 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.

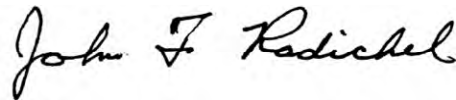
We have never provided appraisal services on this property.

On October 17, 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.

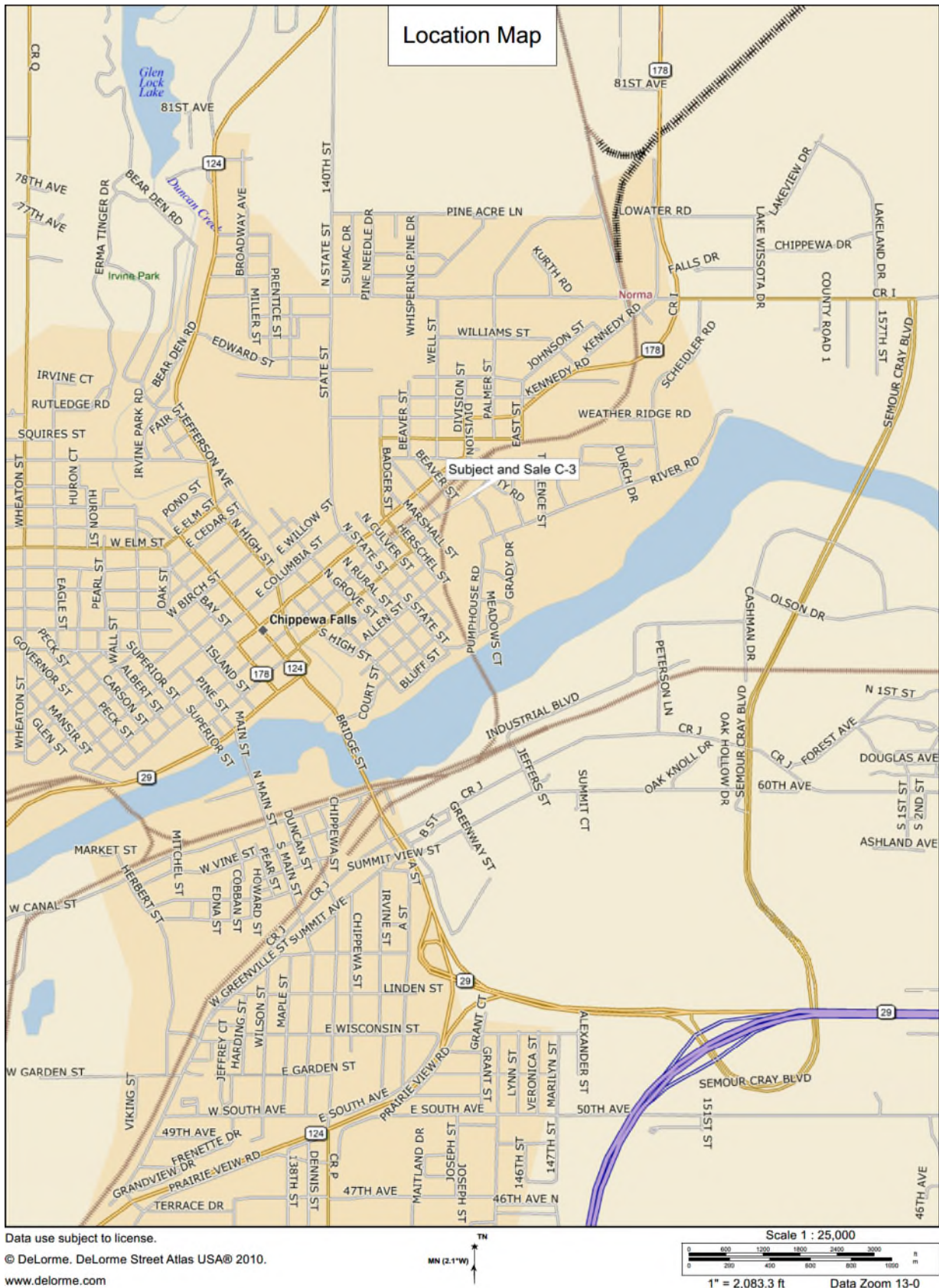
It is our opinion that as of October 17, 2022, the fair market value to the property herein described is: \$270.



Frederick G. Radichel, CGA #636
October 19, 2022



John F. Radichel, CGA #1162
October 19, 2022



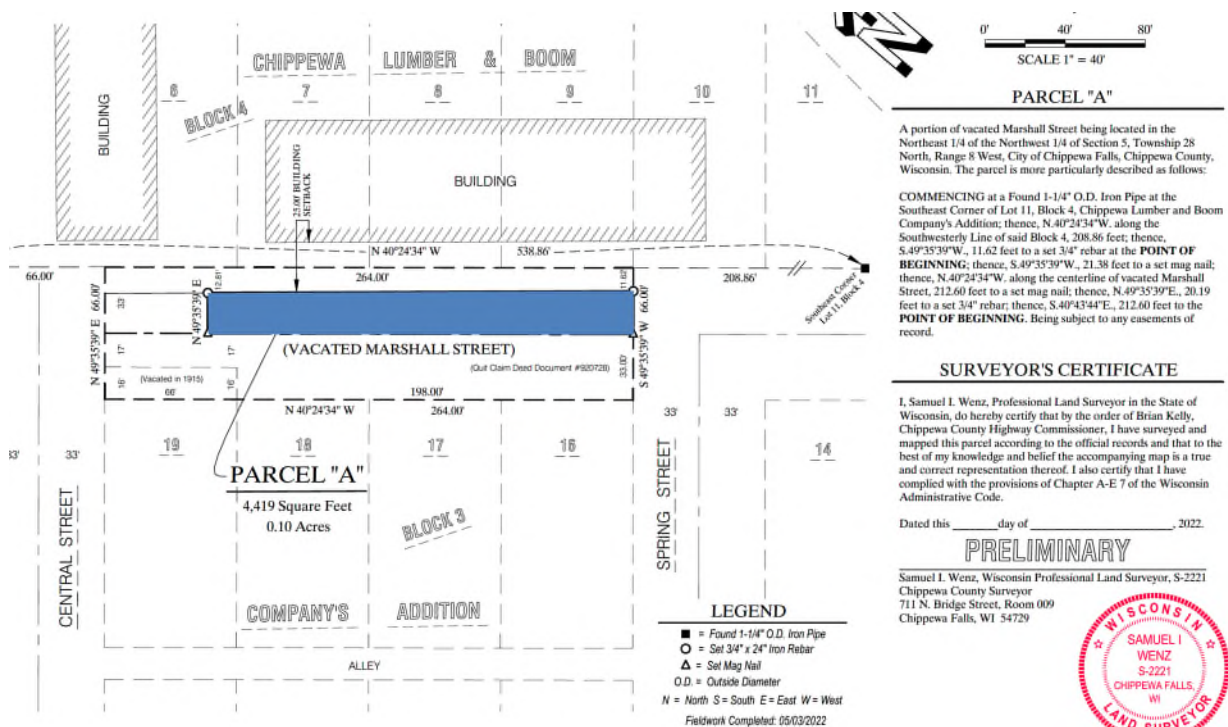
AREA AND NEIGHBORHOOD ANALYSIS

The subject is a part of vacated Marshall St. in the upper east side of Chippewa Falls, Wisconsin in the Town of Wheaton. This area is in the south-central portion of Chippewa County.

Chippewa County had a 2020 population of 66,297. This was a 6.2% increase over 2010 population. The majority of development in the county is in the Chippewa Falls area in the south part of the county. The population of Chippewa Falls was 14,731 in 2020. The city is cut into different areas by the Chippewa River running east to west and Duncan Creek which flows north to south and borders the east side of downtown. The subject is on the east side of Chippewa Falls just off of Grand Ave. North of Grand Ave. is an older residential neighborhood and south of Grand Ave. is a light industrial area surrounded by an older residential neighborhood.

SUBJECT PROPERTY

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

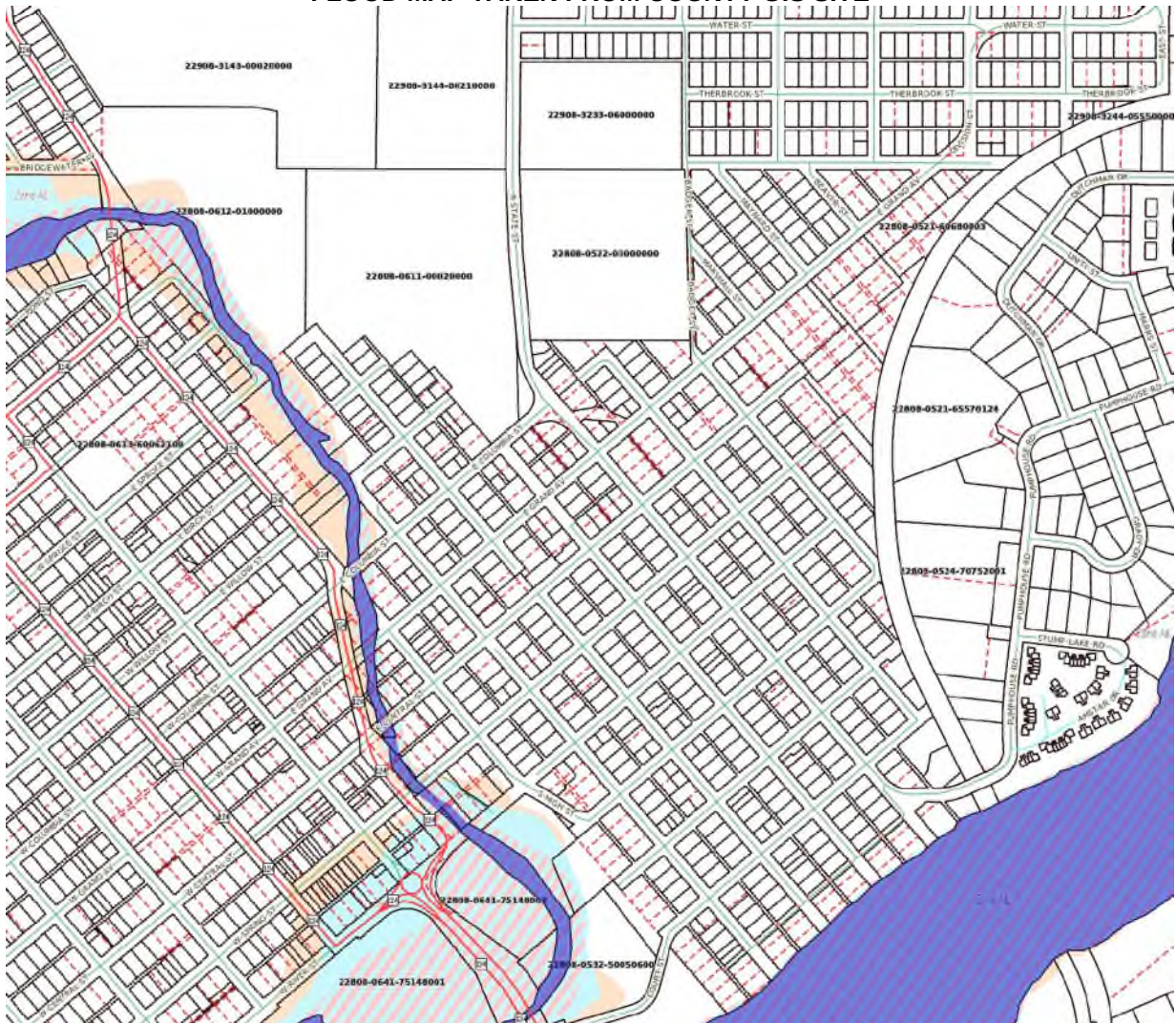


ASSESSMENT AND TAXES

Road right of way - not assessed

LAND: The subject property is a 4,419 sq. ft. strip of land being part of the vacated Marshall St. right of way. Because of its size and shape the property only has value as road right of way or to the abutting ownership. This limits the value of the subject.

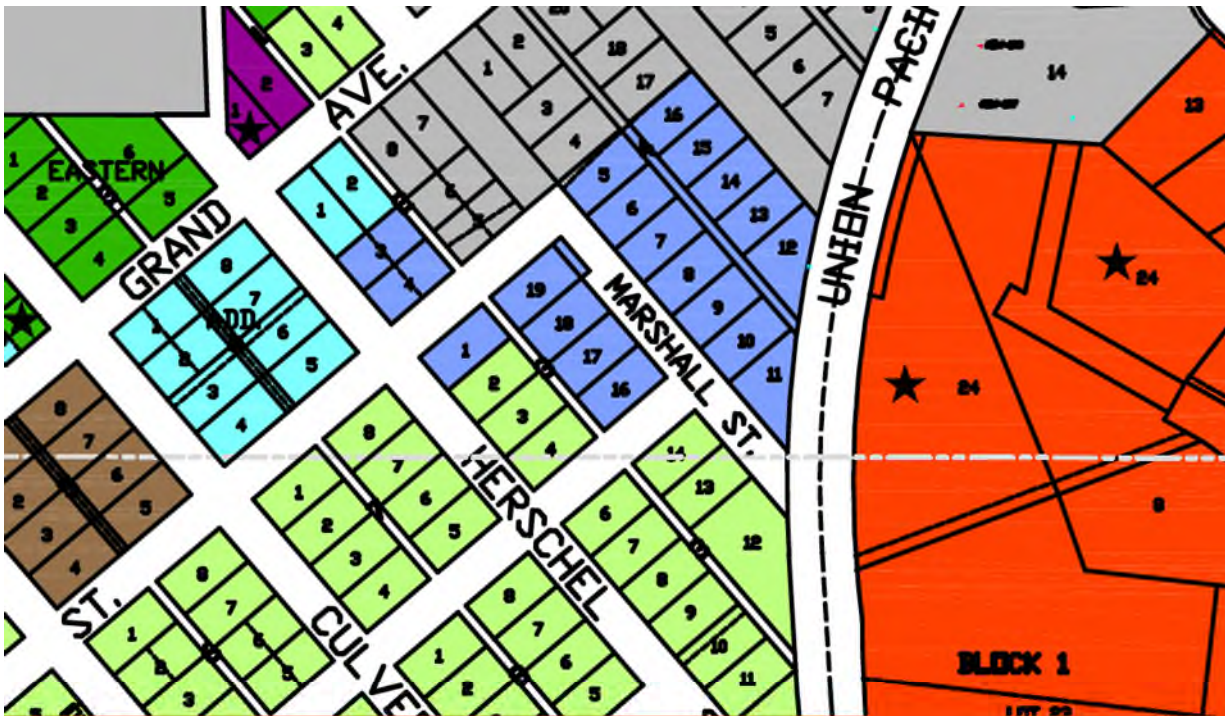
FLOOD MAP TAKEN FROM COUNTY GIS SITE



The subject is not located in a flood area.

IMPROVEMENTS: The subject property is unimproved.

ZONING: The property is not zoned, but is bordering Light Industrial by the City of Chippewa Falls.



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 4,419 sq. ft. 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 light industrial. The property shape is too narrow to develop the subject on its own.
2. Physically Possible: The subject contains 4,419 sq. ft. The subject's size and shape are not sufficient to allow for any independent use.
3. Financially Feasible: The subject's area is on the upper east side of Chippewa Falls which is a combination of residential and industrial. The demand for lots in this area is stable.
4. Economically Productive: The subject is a narrow strip that is on the upper east side of Chippewa Falls.

The subject is not zoned, but the abutting land is zoned Light Industrial. The subject is the part of the vacated right of way of Marshall St. The size and shape of the subject is not sufficient for independent industrial 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 4,419 sq. ft. strip of land which is owned by the county presently and is vacated right of way of Marshall St. Sales that were similar vacated right of way were found. The subject is one of the sales.

VACANT LAND VALUE

Summary of comparable sales prior to adjustment

SALE NUMBER	SALE DATE	SALE SIZE	SALE PRICE
C-1	8/6/2021	1,056 sf	\$500
C-2	6/3/2021	7,656 sf	\$500
C-3	6/25/2021	4,419 sf	\$500

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 #C-1		SALE #C-2		Sale #C-3	
SALE PRICE PER ACRE	XXXXX	\$500		\$500		\$500	
SALE DATE	6/29/22	8/6/2021	0	6/3/2021	0	6/25/2021	0
TERMS & CONDITIONS	N/A		\$		\$		\$
OTHER (Describe)			\$		\$		\$
ADJUSTED SALE PRICE	XXXXX	XXXXX	\$500	XXXXX	\$500	XXXXX	\$500
DESCRIPTION	DESCRIBE SUBJECT	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-
ADJUSTED SALE PRICE/SF	XXXXX	XXXXX	\$.473	XXXXX	\$.065	XXXXX	\$.0574
LOCATION	Chippewa Falls	Similar	0	Similar	0	Similar	0
TOPOGRAPHY	Gently rolling	Similar	0	Similar	0	Similar	0
UTILITIES	Municipal	Similar	0	Similar	0	Similar	0
ACCESS	Good	Good	0	Good	0	Good	0
SIZE	4,419 sf	1,056 sf	0	7,656 sf	0	8,712 sf	0
OTHER "Describe"			\$		\$		\$
TOTAL/ADJUSTMENTS	XXXXX	XXXXX	0	XXXXX	0	XXXXX	0
INDICATED VALUE OF THE SUBJECT/SF	XXXXX	XXXXX	\$.473	XXXXX	\$.065	XXXXX	\$.0574

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 10-2022. Because of the nature of the subject and sales, no time adjustment has been made.

LOCATION

The subject is located just south of Center St on the upper east side of Chippewa Falls. 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 and sales are similar and no adjustment will be made.

UTILITIES

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

ACCESS

The subject and sales are considered similar and no adjustment will be made.

SIZE

The subject is a narrow strip of land being 4,419 sf with the highest and use as an addition. The sales are similar in size and shape in that they are not developable by themselves. No adjustment will be made to the sales.

VALUE OF EXCESS LAND

After the necessary adjustments the range of value is \$.0574/sf to \$.473/sf. Sales 1 and 2 are considered the most reliable and we have concluded a value for the subject of \$.06/sf.

4,419 sf @ \$.06/sf

\$265.14 say \$270

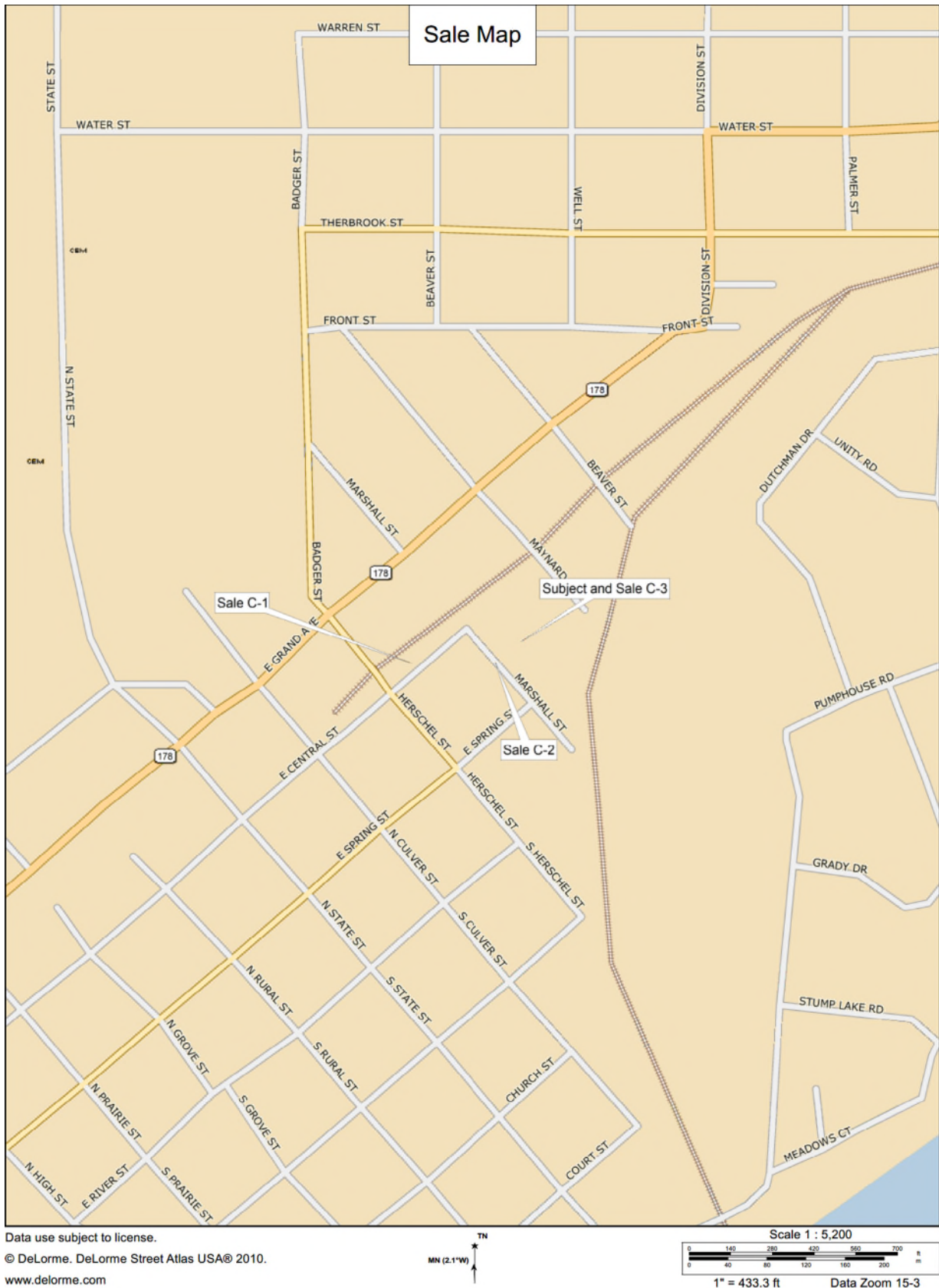
ADDENDA



Subject



Subject



COMPARABLE SALE C-1



LOCATION: Central Street

SALE PRICE: \$500

DATE: 8/6/2021

NET SIZE: +/- 1,056 sf

UNIT PRICE: \$.473/sf

GRANTOR: City of Chippewa Falls

GRANTEE: Michael Hutton

USE: Industrial

ZONING: Light Industrial

TYPE OF DOCUMENT: QCD

REC.DATA: Document No. 921577

LEGAL DESCRIPTION: The Southwestern one-half of the vacated alley located in Block 2, Chippewa Lumber & Boom Company's Addition, lying adjacent to Lots 3 and 4.

CONDITIONS OF SALE: Direct sale of vacated right of way to the abutting property

FINANCING: Cash to the Seller

VERIFIED BY: Supervisor of Assessments TO: John Radichel 10/17/22

REMARKS: Excess right of way sold by the City of Chippewa Falls to the adjoining property. Similar sale to the subject that is one block away on Center St.



COMPARABLE SALE 2



LOCATION: Vacated Marshall St.

SALE PRICE: \$500

DATE: 6/3/2021

NET SIZE: +/- 7,656 sf

UNIT PRICE: \$.065/sf

GRANTOR: City of Chippewa Falls

GRANTEE: Four Sisters, LLC

USE: Vacant

ZONING: Light Industrial

TYPE OF DOCUMENT: QCD

REC.DATA: Document No. 920728

LEGAL DESCRIPTION: The Southwestern one-half of the vacated Marshall Street lying between Central Street and Spring Street, except for the 16 foot wide strip of Marshall Street lying adjacent to Lot 19. Block 3, Chippewa Lumber & Boom's Addition that was vacated November 3, 1915. This is one-half of a discontinued street and is to become a part of 22808-0522-60680301 Vacation and discontinuance effected through Resolution No. 2021-30. Grantor does retain an easement for any public utilities which may presently exist or be located in that portion of Marshall Street being vacated and discontinued.

CONDITIONS OF SALE: Direct sale of vacated right of way to the abutting property.

FINANCING: Cash to the Seller

VERIFIED BY: Supervisor of Assessments TO: John Radichel 10/17/22

REMARKS: Vacated right of way that was sold by the City of Chippewa Falls. Sale was a direct from the city to abutting owner. Sale is abutting the subject.



COMPARABLE SALE C-3



LOCATION: Vacated Marshall St.

SALE PRICE: \$500

DATE: 6/25/2021

NET SIZE: +/- 8,712 sf

UNIT PRICE: \$.113/sf

GRANTOR: City of Chippewa Falls

GRANTEE: Chippewa County

USE: Vacant

ZONING: Light Industrial

TYPE OF DOCUMENT: Warranty Deed

REC.DATA: Document No. 921577

LEGAL DESCRIPTION: Commencing at the Southwesterly corner of Lot 6, Block 4, Chippewa Lumber and Boom Company s Addition to the City of Chippewa Falls, thence Southeasterly 264 feet along the Southwesterly borders of Lots 6, 7, 8, and 9, Block 4, Chippewa Lumber and Boom Company s Addition to the City of Chippewa Falls to the Southeasterly corner of said Lot 9, thence Southwesterly at a right angle 33 feet, thence Northwesterly at a right angle through vacated Marshall Street 264 feet to the Southeasterly side of Central Street, thence Northeasterly at a right angle 33 feet to the point of beginning at the said Southwesterly corner of Lot 6, Block 4. This is one-half of a discontinued street and is to become a part of 22808-0521-60680407. Vacation and discontinuance effected through Resolution No. 2021-30. Grantor does retain an easement for any public utilities which may presently exist or be located in that portion of Marshall Street being vacated and discontinued.

CONDITIONS OF SALE: Direct sale of vacated right of way to the abutting property

FINANCING: Cash to the Seller

VERIFIED BY: Supervisor of Assessments TO: John Radichel 10/17/22

REMARKS: Partly wooded tract that is the sale of the subject last year. Direct sale from the city to Chippewa County.



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: 715-456-9482

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
 715-704-0820

Radichel & Associates

1810 Susan Drive
Eau Claire, WI 54701**Invoice**

Date	Invoice #
10/19/2022	2922

Bill To
Chippewa County Highway Dept. 801 E. Grand Ave. Chippewa Falls, WI 54729

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Excess parcel of Marshall Street	500.00	500.0
		Total	\$500.0

Attachment: Invoice for Radichel Survey Costs (02 - 23 : Resolution to Authorize Sale of Highway Property in the City of CF - Brian Kelley)