

APPRAISAL OF SURPLUS PROPERTY

Project No. 1166-02-21

Parcels 9 and 11
2600 / 2700 Sherman Street
Town of Stettin, Marathon County

For Real Estate Owned by

Wisconsin Department of Transportation

Prepared for

Ms. Patricia Massino
Real Estate Specialist Senior
WisDOT Northcentral Region
510 Hanson Lake Road
Rhineland, WI 54501

Effective Date: March 25, 2019
Submitted: April 1, 2019

BHA Project No. 2019.003

Prepared by
Cheryl R. Schroeder
Wisconsin CGA No. 1317



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PROPERTY OWNER DATA

PROPERTY OWNER: State of Wisconsin Department of Transportation

CONTACT / CONTACT PHONE: Ms. Patricia Massino at (715) 365-5766

CONTACT ADDRESS: WisDOT Northcentral Region - Rhinelander
510 Hanson Lake Road
Rhinelander, WI 54501

PROPERTY LOCATION: 2600/2700 Sherman Street, Town of Stettin, Marathon County

SIZE AND TYPE OF PROPERTY: 1.5-acre Vacant Commercial Land

SALES HISTORY

DOCUMENT	GRANTOR	GRANTEE	TRANSFER DATE	PRICE
DC 1447117	Northwest Trucks of Abbotsford	State of Wisconsin Department of Transportation	6/2/2006	\$2,900,000
WD 1439692	Ronald W. Decktrah & Lynn C. Decktrah	State of Wisconsin Department of Transportation	3/15/2006	\$1,870,000

HIGHEST & BEST USE

PRESENT USE: Vacant Land **ZONING:** C2 – Commercial District, Town of Stettin

H & B USE: Commercial land as a Separate Entity

MARKET VALUE

Surplus Property \$ 300,000

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PURPOSE AND INTENDED USE

The purpose of the appraisal reported herein is to estimate the market value of the fee simple interest in the property as of the date of inspection. The client and intended user of this report is the Wisconsin Department of Transportation (WisDOT). The intended use of the appraisal is for the client (WisDOT) to establish a market driven sale price for the subject surplus property.

ASSIGNMENT CONDITIONS

The highest and best use of the property is established in the context of the subject's Separate Entity Value, Enhancement Value or Assemblage Value (as described below). Appraisals of real property are typically based upon the highest and best use of the property assuming a willing buyer and willing seller. The disposition of surplus property can be appraised under different concepts such as the three discussed above and defined below.

MARKET VALUE

Market Value is typically defined as the amount in cash, which a well-informed buyer, willing but not obliged to buy the property would pay, and for which a well-informed seller, willing but not obligated to sell, would accept. This concept is only true when the value being achieved is Separate Entity Value. Enhancement and Assemblage Values typically don't meet the test for Market Value.¹

SEPARATE ENTITY VALUE

A surplus land parcel can qualify as a Separate Entity if it meets the highest and best use requirements to stand alone and be marketed as an economic unit of its own merit it would have to meet the tests of legal permissibility, physical possibility, financial feasibility and maximum profitability.²

ENHANCEMENT VALUE

A surplus land parcel can qualify as Enhancement Value. The test is to hypothetically assemble the surplus parcel with an abutter and measure the difference in value on a "before and after" basis it is the reverse of appraising a partial taking to a property. Enhancement value is particularly notable when it changes the highest and best use of the properties being assembled.³

¹as defined by WisDOT within their *Appraisal Report Standard Detailed Format Surplus Parcel, form RE1008*

²as defined by WisDOT within their *Appraisal Report Standard Detailed Format Surplus Parcel, form RE1008*

³as defined by WisDOT within their *Appraisal Report Standard Detailed Format Surplus Parcel, form RE1008*

ASSEMBLAGE VALUE

A surplus land parcel can qualify as Assemblage value if it fails to meet the test of the two prior valuation principles. Assemblage value is commonly referred to as “across the fence” value. Typically, the surplus land when assembled to an abutter would have no greater unit value than that of the abutter.¹

HYPOTHETICAL CONDITIONS

A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis.²

If the surplus land parcel is landlocked, and Assemblage Value is the highest and best use of the property, the surplus land is assumed to have legal access if the abutting land has legal access. If landlocked value is to be obtained, it should be so noted in the scope section of the report.

There are no hypothetical conditions made for this report.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.³

There are no extraordinary assumptions made for this report.

SCOPE OF WORK

The State of Wisconsin, Department of Transportation owns this property as a result of a prior highway acquisition project. This assignment requires the appraiser to estimate the market value of the subject property. The scope of work for this assignment includes the following:

¹as defined by WisDOT within their Appraisal Report Standard Detailed Format Surplus Parcel, form RE1008

² The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute

³ The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute

1. an on-site inspection of the subject property;
2. an investigation of pertinent facts relating to the subject property;
3. a determination of the physical characteristics of both the land and improvements (if any);
4. an analysis and determination of the highest and best use of the subject property with consideration of and conclusion given as to whether the highest and best use of the property is as a separate entity value, assemblage value or enhancement value (as defined by WisDOT on the preceding page);
5. an investigation of the market area to discover factors affecting property value;
6. a search of the market area for sales of comparable property;
7. an estimate of market value for the subject land as vacant; and
8. an estimate of market value for minor site improvements (if any) as they contribute to the overall market value of the property.

APPRAISAL AND REPORTING STANDARDS

This appraisal report is prepared in accordance with Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP).

MARKET VALUE

For this appraisal, the definition of market value to be applied herein is taken from UASFLA, Uniform Appraisal Standards for Federal Land Acquisitions, and reads as follows:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open and competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

EXPOSURE TIME

The definition of market value listed above presumes that a reasonable time is allowed for exposure in the open market. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal. Exposure time is presumed to precede the effective date of the appraisal.

Based upon the available sales data in the marketplace, an exposure time of approximately eight to twelve months would appear to have been reasonably appropriate for the subject property as of the date of valuation.

COMPETENCY PROVISION

I am aware of the competency provision of the Uniform Standards of Professional Appraisal Practice (USPAP). The author of this report meets those standards. Cheryl R. Schroeder inspected the property, analyzed pertinent market information and wrote the report.

It is my opinion that I am fully competent to perform this appraisal, due to the fact that:

1. I have full knowledge and experience in the nature of this assignment;
2. All necessary and appropriate steps have been taken in order to complete the assignment competently; and
3. I do not lack any knowledge or experience that would prohibit this assignment to be completed in a professional, competent manner, or where a biased or misleading opinion of value would be rendered.

CERTIFICATE OF APPRAISER

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

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

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the Standards and Ethics Education Requirement for Candidates of the Appraisal Institute.

I, Cheryl R. Schroeder, inspected the subject property. This appraisal and report were prepared by myself, Cheryl Schroeder. No one else provided significant real property appraisal assistance.

I have not revealed the findings and results of this appraisal to anyone other than the client, and I will not do so unless authorized by said client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have made field inspections of the sales relied upon in making this appraisal. The subject and sales relied upon in making this appraisal are as represented within this report.

It is my opinion that as of March 25, 2019, the date of inspection and the effective date of the appraisal, the market value of the property herein described is \$300,000.

Submitted April 1, 2019 by:



Cheryl Schroeder
Wisconsin CGA 1317
Becher-Hoppe Associates, Inc.

DESCRIPTION OF THE SUBJECT PROPERTY

LAND

The subject property is located in the northeast quadrant of the intersection of S. 28th Avenue and Sherman Street. While the subject property is part of the town of Stettin it lies on the eastern edge of the town limits and border with the city of Wausau. According to the Marathon County GIS records, the size of the subject property totals 1.5 acres, as does the WisDOT legal description.

The immediate neighborhood of the subject property has a variety of land uses including a combination of big box home improvement (Home Depot, Menards), service (Kwik Trip, Enterprise Rental), hospitality (Great Dane restaurant, 2510, Applebees, Marriott Courtyard, Hampton Inn), medical offices (ENT Allergy Associates, Marshfield Clinic hospital, Aspirus hospital) and manufacturing. The property is bounded by railroad property to the north, sloped right of way for the southbound I-39 ramp to the east, Sherman Street right of way to the south and S. 28th Avenue right of way to the west. Home Depot lies across Sherman Street to the south. Wausau Scrap metal lies across S. 28th Avenue to the west. O'Brien Steel Service is located in the southwest quadrant of the intersection of S. 28th Avenue and Sherman Street. See Exhibit 1-2 and 1-3, Aerial Photographs.

The land is irregular-shaped with approximately 160 feet of frontage along S. 28th Avenue and 400 feet of frontage along Sherman Avenue. The maximum depth of the lot from Sherman Avenue is 230 feet. The average width of the parcel (depth from S. 28th Ave) is 315 feet. The property is fairly level except for a slightly elevated terraced area along the eastern boundary. See Exhibit 1-4 – Topographic Map. The property is open with a small amount of scrub brush around the perimeter of the asphalt. The property is currently accessed via a right turn in, right turn out asphalt driveway from Sherman Street located near the center of the property's frontage. Driveway access will be relocated to the property's southeast corner where it will also be right turn in, right turn out. See Exhibit 2, Subject Photographs.

The property is served by municipal water and sewer services and natural gas service. There is an overhead electric line leading into the northwest corner of the property.

ENVIRONMENTAL CONCERNS

The subject property is comprised of remnants from three tax parcels (two real estate project parcels) impacted by the I-39 / STH 29 interchange project that occurred around 2005 – 2006. These parcels, located at 2600 Sherman Street and 2700 Sherman Street, respectively, both had environmental contamination and were open sites on the WisDNR BRRTS (Bureau for Remediation and Redevelopment Tracking System). Both sites were tested and cleaned to the satisfaction of WisDNR and both were closed. Both sites still

have continuing obligations to make sure the measures that were put in place to contain any remaining contamination remain intact. In addition, the property at 2700 Sherman Street has a deed restriction requiring the approval from WisDNR should the site be altered. See Exhibit 7-1 through 7-4 for the BRRTS records. See Exhibit 4-10 through 4-13.

A discussion with Matt Thompson, WisDNR – Eau Claire office, 715-839-3750, indicated that he did not feel that the environmental issues present would hinder redevelopment of the parcel. Most of the contamination was under the asphalt still present and would be capped once the site would be redeveloped with a building and associated parking area (replacing like for like). Storm water retention basins may require additional planning, coordination and approval from WisDNR to ensure that ponds or swales are lined and that the runoff water is channeled to an appropriate storm water receptacle. Matt Thompson's advice was that a developer or owner begin communicating plans to WisDNR as soon as possible in the development process.

IMPROVEMENTS

There are remnants of the asphalt parking lot, concrete curb, building pad and tiles and parking lot light bases. There is also a well surrounded by a concrete culvert. These site improvements contribute no value to the overall property.

LEGAL DESCRIPTION

The subject property is a fee simple interest in Part of Lot 1 and Lot 1-1 of Certified Survey Map 4178, recorded in Volume 15 of Certified Survey Maps on page 176 and also part of the Southwest ¼ of the Northwest 1/4 , Section 34, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin as further described in Exhibits 4-6 through 4-13.

2018 ASSESSMENTS and TAXES

The parcel numbers of the property are as follows: 076-2907-342-0982, 076-2907-342-0979, and 076-2907-342-0981.

The subject property is owned by the State of Wisconsin, and as such, is not assessed or taxed.

ZONING

The subject property falls under the zoning jurisdiction of the Town of Stettin. The property is zoned C2, Commercial District. The district is intended to promote business activities, such as general retail, commercial, personal and business services, and professional offices. Examples of permitted uses are shown in Exhibit 3-8. Any use permitted in the

C-1, Light Commercial District, are also allowed. Examples of C-1 permitted uses are shown in Exhibit 3-6.

Additional details on the lot size requirements and setbacks applicable to this District is given in Exhibit 3-10.

SALE HISTORY

The property as it is comprised now was conveyed to the State of Wisconsin Department of Transportation in different transactions with different parties. The part of the property identified as tax parcel 076-2907-342-0981 (1166-02-21 parcel 9) was transferred from Northwest Trucks of Abbotsford, Inc. f/k/a Northwest International Trucks, Inc., a Wisconsin corporation to the State of Wisconsin Department of Transportation via Deed by Corporation recorded as Document No. 1447117 on June 2, 2006 in the Marathon County Register of Deeds. The transfer amount was \$2,900,000. This transfer included additional lands that are now being used as right of way. See Exhibit 4-1.

The part of the property identified as tax parcels 076-2907-342-0982 and 076-2907-342-0979 (1166-02-21 parcel 9) was transferred from Ronald W. Decktrah and Lynn C. Decktrah to the State of Wisconsin Department of Transportation via Warranty Deed recorded as Document No. 1439692 on March 15, 2006 in the Marathon County Register of Deeds. The transfer amount was \$1,870,000. This transfer included additional land that is now being used as right of way. See Exhibit 4-2 and 4-3.

To my knowledge, the property has not been listed for sale within the last 5 years and is not publicly advertised for sale.

HIGHEST AND BEST USE

Highest and best use is defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

For vacant land, highest and best use is further defined as: among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for land, labor, capital and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. For improved properties, highest and best use is further defined as the use that should be made of a property that exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value

of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.¹

Legally Permissible

The property is zoned C2, Commercial District by the Town of Stettin. This district has a wide variety of uses including general retail, commercial, personal and business services and professional offices. The property meets the lot size requirements for the C2, Commercial District and has enough width and depth to allow for sufficient development utility given the required setbacks.

Physically Possible

The property is 1.5 acres in size. The property is large enough in size and has enough depth and width to support a wide variety of commercial use.

Financially Feasible

Within the subject property's real estate market, there have been numerous sales of commercial properties in the subject property neighborhood. These sales indicate demand, which would provide a net positive return on the property and be financially feasible uses.

Maximally Profitable

Given the size, allowable uses within zoning, location of the subject property, demand for property within the Wausau regional area, and higher unit values associated with commercial sales, a commercial use is considered the most profitable use of the property.

Based on this definition and the information gathered for this appraisal, it is my opinion the highest and best use of the subject property as vacant and improved is for commercial use. This highest and best use is supported by the subject's current use, its location, land area, topography, and the feasibility of using the location for continued commercial use.

The subject property "passes" all four tenets of the Highest and Best Use analysis for development on its own as a stand-alone parcel. Thus the Highest and Best analysis of Commercial applies to the parcel as a Separate Entity.

¹ Dictionary of Real Estate Appraisal, 4th Edition, Appraisal Institute, Page 135

APPRAISAL OF THE SUBJECT PROPERTY

APPROACHES TO VALUE

In general appraisal practice, an approach is a procedure used to derive an indication for the value of real estate. The three approaches most often used in the valuation of real estate are the cost, income capitalization and sale comparison approaches to value.

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 sales comparison approach is considered to be the best indicator of value because it represents the actions of buyers and sellers in the marketplace.

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 sales comparison approach.

INCOME CAPITALIZATION 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.

The approach or combination of approaches to be applied in the valuation of the subject property weighs heavily on the highest and best use of the property and the availability of reliable cost, income and market data. This assignment requires the appraiser to estimate the market value of the land. Since the improvements are minor and are not considered to contribute to the overall value of the land, the cost approach is not applicable. The property could generate income from a lease; however, commercial land leases are not very common in the Wausau regional area, and as such, an income capitalization approach is not considered applicable for this appraisal.

VALUATION OF THE SUBJECT AS VACANT

The subject property is approximately 1.5 acres in size and has a highest and best use of commercial. Sales of commercial land within the Wausau regional area, including the Cities of Wausau, Rothschild, Schofield, Village of Weston, Town of Rib Mountain and surrounding areas were researched and analyzed. The following commercial sales were considered for this appraisal of the subject land. See Exhibit 5 - Sale Location Map and Exhibit 6 - Comparable Sale Data Sheets.

Sale VC-3394 (4611 Lilac Avenue, Town of Rib Mountain): This is the sale of a 1.51-acre vacant parcel of land located on Lilac Avenue, one block east of Rib Mountain Drive. Level, open site. Site dimensions are approximately 350 ft by 187 ft. Nearest traffic counts (via WisDOT TCMap) on Lilac Ave between Tulip Lane and Phlox Lane is 3,900 vehicles. Traffic count on Rib Mtn Drive is 19,700 vehicles. This parcel sold in July of 2017 for \$257,100.

Sale VC-3395 (908 Cloverland Avenue, Town of Rib Mountain): This is the sale of a 2.53-acre parcel that had been improved with a residence. Site is level. Tree clearing needed. Approx. 320 ft. of frontage along Cloverland with depth of 345 ft. Site has since been developed with a light industrial / retail property, half of which is occupied by Gustave Larson (HVAC and refrigeration products) and the other half of which is available for lease (\$6.50 NNN with 5-yr minimum). Traffic count is 2,300 vehicles on Cloverland. This property sold in December of 2017 for \$475,000.

Sale VC-3396 (301 N. 17th Avenue, City of Wausau): This is the sale of a 1.26-acre parcel of commercial land located on the east side of N 17th Ave between the Bridge Street and Stewart Street. Approx. 235 ft of frontage along N 17th Ave and depth of 225 ft. The steep site has since been developed with a two-level design (building/parking on lower tier, additional parking on upper tier). Property has been developed with a dentist's office. Traffic Count (WisDOT TCMap) is an average of 10,050 vehicles. The parcel sold in May of 2016 for \$277,750.

Sale VC-3397 (1415 West Street, City of Wausau): This is the sale of a 5-acre parcel of land located on the east side of S 17th Avenue across from the Marathon Co. Highway Dept. Site is level and open. Lot dimensions are 300 feet of frontage along S. 17th Avenue and 735 ft along West Street. Traffic count (WisDOT TCMap) is approx. 12,600 vehicles. Site is being developed with a Kwik Trip. The parcel transferred in February of 2018 for \$1,000,000.

ADJUSTMENTS TO COMPARABLE SALES

The table on the following page is a sales comparison grid. This table is shown to illustrate the appraiser's comparison of the subject property with the three comparable sales just described. Adjustments to the comparables for an element of value (neighborhood, site, zoning, etc...) are indicated by a dollar or percentage amount and a plus (+) or a minus (-) sign. The plus sign indicates an upward adjustment to a sale in which the element of value for the sale is considered inferior to the same element of value for the subject. The minus sign indicates a downward adjustment to a sale in which the element of value for the sale is considered superior to the same element of value for subject. The dollar or percentage amount indicates the strength of the adjustment. If no adjustment is required for an element of value, this is indicated by an equal (=) sign.

APPRAISAL REPORT

COMPARABLE SALES ADJUSTMENT GRID

ITEM	Subject Property	1st Comparable		2nd Comparable		3rd Comparable		4th Comparable	
	Surplus Parcels 9, 11	VC-3394		VC-3395		VC-3396		VC-3397	
Address	2600, 2700 Sherman Street Town of Stettin	4611 Lilac Avenue Town of Rib Mountain		908 Cloverland Lane Town of Rib Mountain		301 N. 17th Avenue City of Wausau		1415 West Street City of Wausau	
Sale Price	N/A	\$ 257,100		\$ 475,000		\$ 277,750		\$ 1,000,000	
Motivation/Financing	N/A	N/A	\$ -	N/A	\$ -	N/A	\$ -	N/A	\$ -
Sale Date/Time Adj.	3/25/2019 3%	7/25/17	+ 12,212	12/22/17	+ 17,813	5/31/16	+ 22,914	2/26/18	+ 30,000
Time Adj. Sale Price	N/A	\$ 269,312		\$ 492,813		\$ 300,664		\$ 1,030,000	
ITEM	SUBJECT	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-	DESCRIBE SALE	+/-
Adjusted Unit Price	XXXXXX	XXXXXX	\$ 178,352 / ac	XXXXXX	\$ 194,788 / ac	XXXXXX	\$ 238,622 / ac	XXXXXX	\$ 206,000 / ac
Location	Near I-39 / Sherman Street interchange, visibility from STH 29 to southbound I-39 ramp, traffic count 7,700 vehicles along Sherman St. and 14,300 vehicles along 28th Avenue	1 block east of Rib Mountain drive, near I-39 / Rib Mtn. drive interchange, traffic count 3,900 vehicles	+ 5 %	Cloverland Lane is side road off Rib Mtn. Drive getting secondary development, traffic count of 2,300 vehicles	+ 5 %	Local Connector street located between two I-39 interchanges, traffic count average of 10,050 vehicles, I-39 visibility	- 10 %	Local Connector street located near two I-39 interchanges, traffic count average of 12,600 vehicles	=
Access	Driveway from Sherman Street	Driveway from Lilac Avenue	=	Driveway from Cloverland	=	Driveway off Financial Way	=	Driveway off West Street, will get curb cut off 17th Ave	=
Size Regression	1.5 ac.	1.51 ac.	=	2.53 ac.	=	1.26 ac.	=	5.0 ac.	+ 20 %
Site Characteristics	Irregular-shaped, average width (west to east) of 315 ft, maximum depth (north to south) of 230 ft, level with small "bench" along northeastern corner	Rectangular-shaped, level, adequate width and depth for variety of development	=	Rectangular-shaped, level, adequate width and depth for variety of development	=	Regluar-shaped, adequate width and depth for development, steep site	+ 5 %	Regluar-shaped, level, ample width and depth for development	=
Environmental Concerns	Subject property has 2 WisDNR Closed ERP (Environmental Repair Program) sites. However, there are continual obligations with both and a deed restriction on part of the property.	None known	- 5 %	None known	- 5 %	None known	- 5 %	None known	- 5 %
Zoning	C2- Commercial District Town of Stettin	UC- Urban Commercial	=	UDD - Unified Development	=	IB - Interchange Business	=	B2 - Community Service	=
RATING: Equivalent (=), Inferior (+) OR Superior (-) to Subject		VC-3394	=	VC-3395	=	VC-3396	- 10 %	VC-3397	+ 15 %
INDICATED UNIT MV*		\$ 178,400 / ac		\$ 194,800 / ac		\$ 214,800 / ac		\$ 236,900 / ac	

* Unit prices are rounded to the closest \$100 per acre

ADJUSTMENT EXPLANATIONS

MOTIVATION/FINANCING: The sales were arms-length transactions with financing the same as cash. No adjustments are warranted for motivation or financing.

TIME: The commercial real estate market in the Wausau regional area has been steady over the past several years with moderate but sustainable growth. A market adjustment of 3% per year (applied on a monthly basis) is applied to account for the difference of market conditions between the date of the sale and the effective date of the appraisal.

LOCATION: The subject is located in a mixed-use commercial area near an I-39 interchange and benefits from modest traffic along Sherman Street and more substantial traffic along 28th Avenue, both considered minor arterials. Sales VC-3394 and 3395 are both located in the Town of Rib Mountain, approximately one block off Rib Mountain Drive. These are collector roads with less vehicle traffic. These locations are considered inferior and an upward adjustment is made. Sale VC-3396 is located adjacent to 17th Avenue, a minor arterial, and is situated between two I-39 interchanges. This location is superior and it's adjusted downward. Sale VC-3397 is located in the southeast quadrant of West Street and 17th Avenue, a minor arterial but with a lower traffic count in this area. This location is considered similar to the subject property and no adjustments are made.

ACCESS: The subject property and comparable sales all have access and no adjustments have been made.

SIZE REGRESSION: Typically, the economic principle of size regression dictates that large quantities sell at a discounted rate. The subject property is 1.5 acres in size. Sales VC-3394, VC-3395 and VC-3396 are considered similar in size and no adjustments are made. Sale VC-3397 is larger and would likely benefit from a discounting in price due to size regression tendencies. This sale is adjusted upward.

SITE CHARACTERISTICS: The subject property and Sales VC-3394, VC-3395, and VC-3397 have an adequate size, width, depth for development. No adjustments are made. Sale VC-3396 had a steep slope with a retention pond that had to be reshaped. This is an additional cost to site development. This sale is considered inferior and it is adjusted upward. The subject property has an old asphalt parking lot and building pad that have had to remain in place as part of the "cap". The removal of these items (including the old curb and well, which may need to remain intact depending on WisDNR) adds marginal work to the initial site development grading, grading that is similar to all sites for development. No other adjustments are made for the presence of these items on the subject property.

ENVIRONMENTAL CONCERNS: The subject property has had environmental contamination in the past but has been cleaned up enough for WisDNR to close the sites with the provision that there are continuing obligations. Additionally, 2700 Sherman Street has a deed restriction requiring WisDNR approval for any site alteration. The WisDNR project manager monitoring this site feels the site can be altered and developed in a manner that will not interfere with the contained contamination. Since there is still a risk

factor involved that the sales comparables do not have, the sales are considered superior and are adjusted downward what is considered a reasonable risk of 5%.

ZONING: The subject property has a commercial zoning which allows for a variety of commercial zoning. All four sales are similarly commercial or business zoned. No adjustments are made for zoning.

VACANT LAND VALUE

The sales chosen for comparison are similar to the subject in terms of commercial site potential, site utility, location and size. After adjustments were made, the unit value indicated for the subject parcel falls within a range from \$178,400 to \$214,800 per acre. Twenty percent weight was placed each on Sales VC-3394, VC-3395 and VC-3396. The most weight, forty percent was placed on Sale VC-3397, as despite the size difference, I considered this the most similar to the subject property. A reconciliation of the four sales at \$200,000 per acre, is shown as follows:

Reconciliation of Sales			
<u>Sale</u>	<u>Weight</u>	<u>Adjusted Market Value</u>	<u>Contribution</u>
VC-3394	20%	\$ 178,400 / ac.	\$ 35,680 / ac.
VC-3395	20%	\$ 194,800 / ac.	\$ 38,960 / ac.
VC-3396	20%	\$ 214,800 / ac.	\$ 42,960 / ac.
VC-3397	40%	\$ 206,000 / ac.	\$ 82,400 / ac.
	100%	Reconciled Market Value	\$ 200,000 / ac.

The overall market value of the subject land, as of March 25, 2019, the effective date of this appraisal, is \$300,000 and is shown as follows:

Value of the Subject Land

Surplus Property 1.5 ac @ \$200,000 / ac = \$300,000

Submitted April 1, 2019 by:



Cheryl R. Schroeder
Wisconsin CGA 1317
Becher-Hoppe Associates, Inc.

ASSUMPTIONS AND LIMITING CONDITIONS

Unless specified otherwise, this appraisal assumes the subject property is free of liens and encumbrances, in responsible ownership, under competent management, with free and clear title. The appraiser assumes no responsibility for matters legal in nature, and infers no opinion of title.

Legal descriptions and dimensions supplied by the client are thought to be authoritative, but the appraiser neither assumes nor suggests responsibility for either. The appraiser has not surveyed the property. Maps, drawings, and pictures presented in this report are intended merely to assist the reader.

The information contained within the Appraisal or upon which the Appraisal is based has been gathered from sources the Appraiser assumes to be reliable and accurate. Some of such information may have been provided by the owner of the Property. Neither the Appraiser nor Becher-Hoppe Associates, Inc. shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions dimensions, sketches exhibits, and factual matters. Any authorized user of the Appraisal is obligated to bring to the attention of Becher-Hoppe Associates, Inc. any inaccuracies or errors that is believes are contained within this Appraisal.

This report may not be used by any party other than the client and intended users, as so identified in this report, without the prior written consent of the appraiser. No portion of this report or addendum material may be photocopied and/or distributed to a third party without the prior consent of the appraiser.

The opinion of value is only as of the date stated in the Appraisal. Changes since that data in external and market factors or in the Property itself can significantly affect property value.

Possession of all or any part of this report, or a copy thereof, does not confer the right of publication. Neither all nor any part of this report may be conveyed to the public through advertising, public relations, news releases, sales brochures, or other media without the written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without prior written consent of the appraiser. This statement applies notwithstanding the requirements of the Freedom of Information Act.

This report may not be used for any purpose other than the purpose for which it was prepared. Its use is restricted to consideration of its entire contents.

The preparation of this report shall not obligate the appraiser to testify or appear in court unless prior arrangements have been made with the appraiser.

In the event this valuation relates to a portion of real estate that is part of a larger interest in the real estate: (1) The value reported is for such real estate as outlined only and should not be construed as applying with equal validity to other portions of a larger portion or interest. (2) The sum of values estimated for individual portions of the property may not equal the value of the property considered in its entirety.

Unless specified otherwise, the appraiser has not considered the existence of potentially hazardous material on the property used in the construction or maintenance of improvements, if any, and the existence of toxic waste. The appraiser is not qualified to detect such substances. It is assumed the property is free of hazardous waste as that term is defined under both Federal and State statutes. The appraiser has not been provided with an environmental study, nor has the appraiser undertaken any environmental study. The reader is urged to consult experts in this field if appropriate.

The appraiser has not undertaken a soils analysis in conjunction with this study, and assumes subject property soils would support septic systems adequate to accommodate one or more improvements. Development activity undertaken should be based on a soils test conducted by a licensed site evaluator.

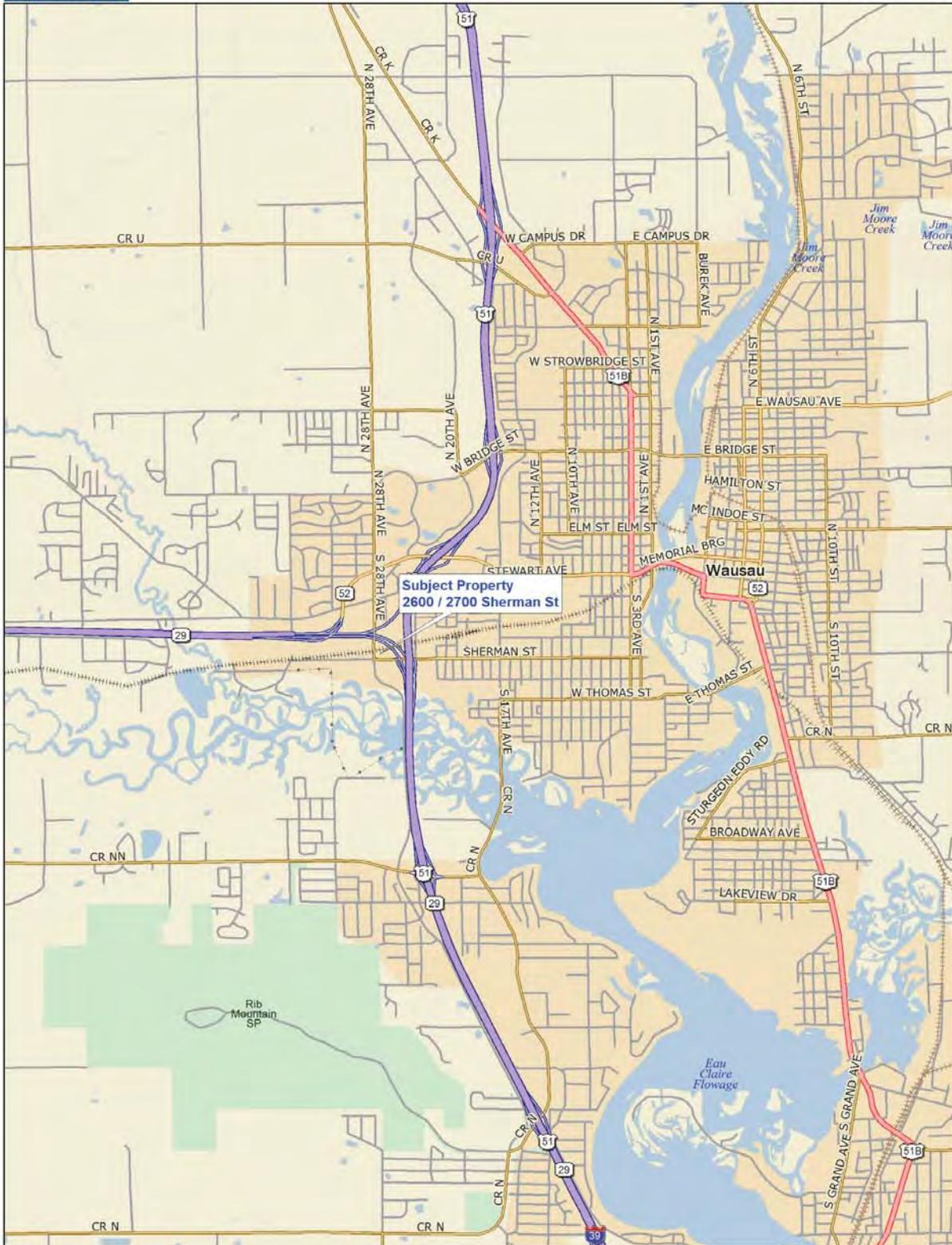
Opinions regarding zoning and other land use regulations rendered by local governments are not binding, although they may be used in this report to provide a reasonable analysis of uses to which the property may legally be put. Final decisions on questionable land use policies rest on a vote of the appropriate board.

Any liability on the part of the appraiser's firm is limited to the amount of fee actually collected for work conducted by the appraiser or appraiser's firm.

SUBJECT MAPS



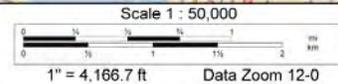
DeLorme Street Atlas USA® 2014



Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2014.

www.delorme.com



Location Map

SURPLUS PROPERTY

EXHIBIT 1-1

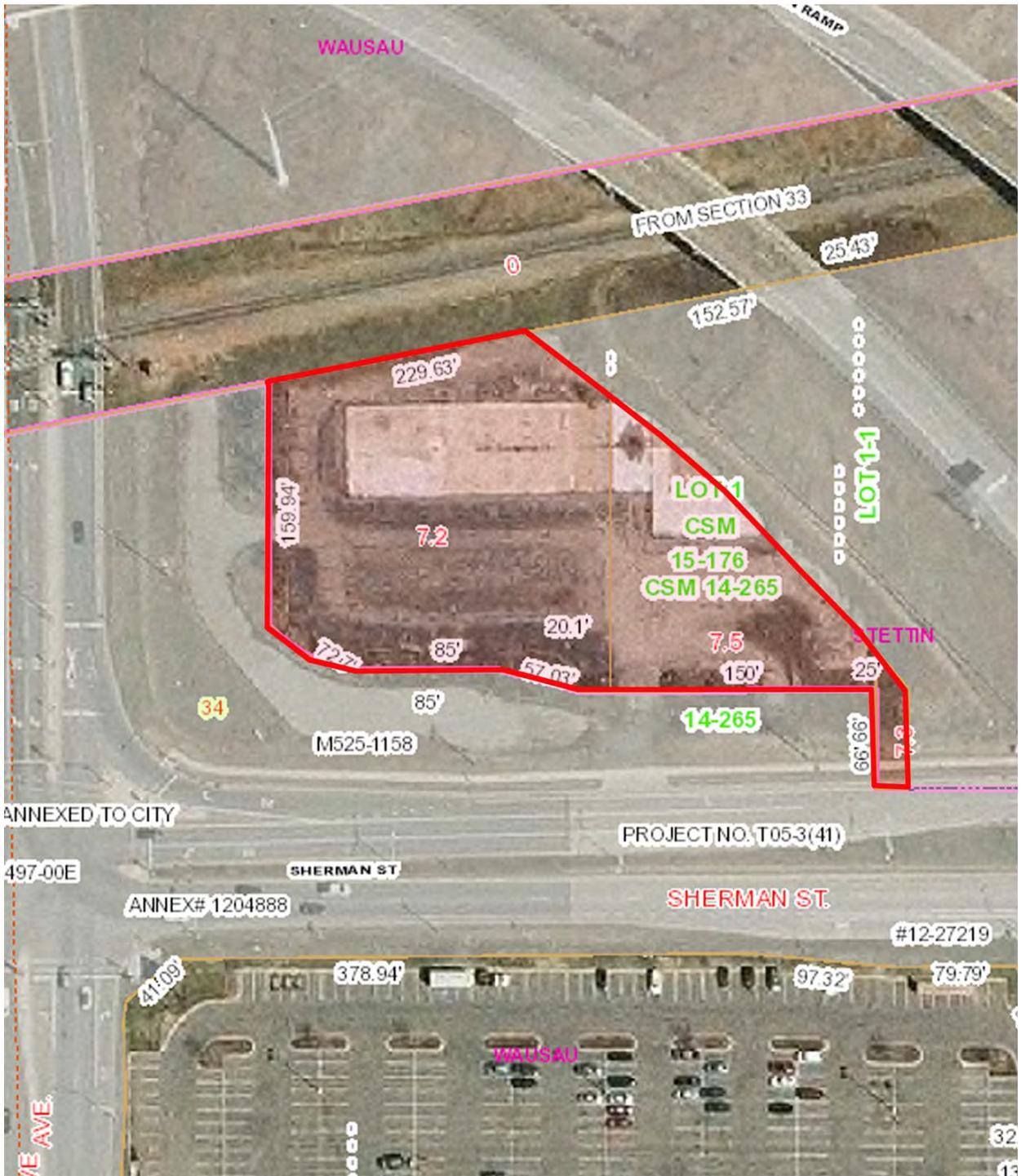
1166-02-21, PARCEL 9 & 11

SUBJECT MAPS



Aerial Photograph (circa 2005)

SUBJECT MAPS



Aerial Photograph (recent)

SUBJECT PHOTOGRAPHS



Northwest-facing view of the property taken from Sherman Street. Photograph taken by Cheryl Schroeder on March 21, 2019.



Northeast-facing view of the property taken from the intersection of Sherman Street and S 28th Avenue. Photograph taken by Cheryl Schroeder on March 21, 2019.

SUBJECT PHOTOGRAPHS



Northwest-facing view of the property taken from the property's southern boundary. Photograph taken by Cheryl Schroeder on March 25, 2019.



West-facing view of the remaining concrete pad and tile floor. Photograph taken by Cheryl Schroeder on March 25, 2019.

SUBJECT PHOTOGRAPHS



East-facing view of the property taken from the N28th Avenue. Photograph taken by Cheryl Schroeder on March 25, 2019.



Southeast-facing view of the property. Photograph taken by Cheryl Schroeder on March 25, 2019.

SUBJECT PHOTOGRAPHS



South-facing view of the property. Photograph taken by Cheryl Schroeder on March 25, 2019.



Close-up of the curb and parking lot remnants. Photograph taken by Cheryl Schroeder on March 25, 2019.

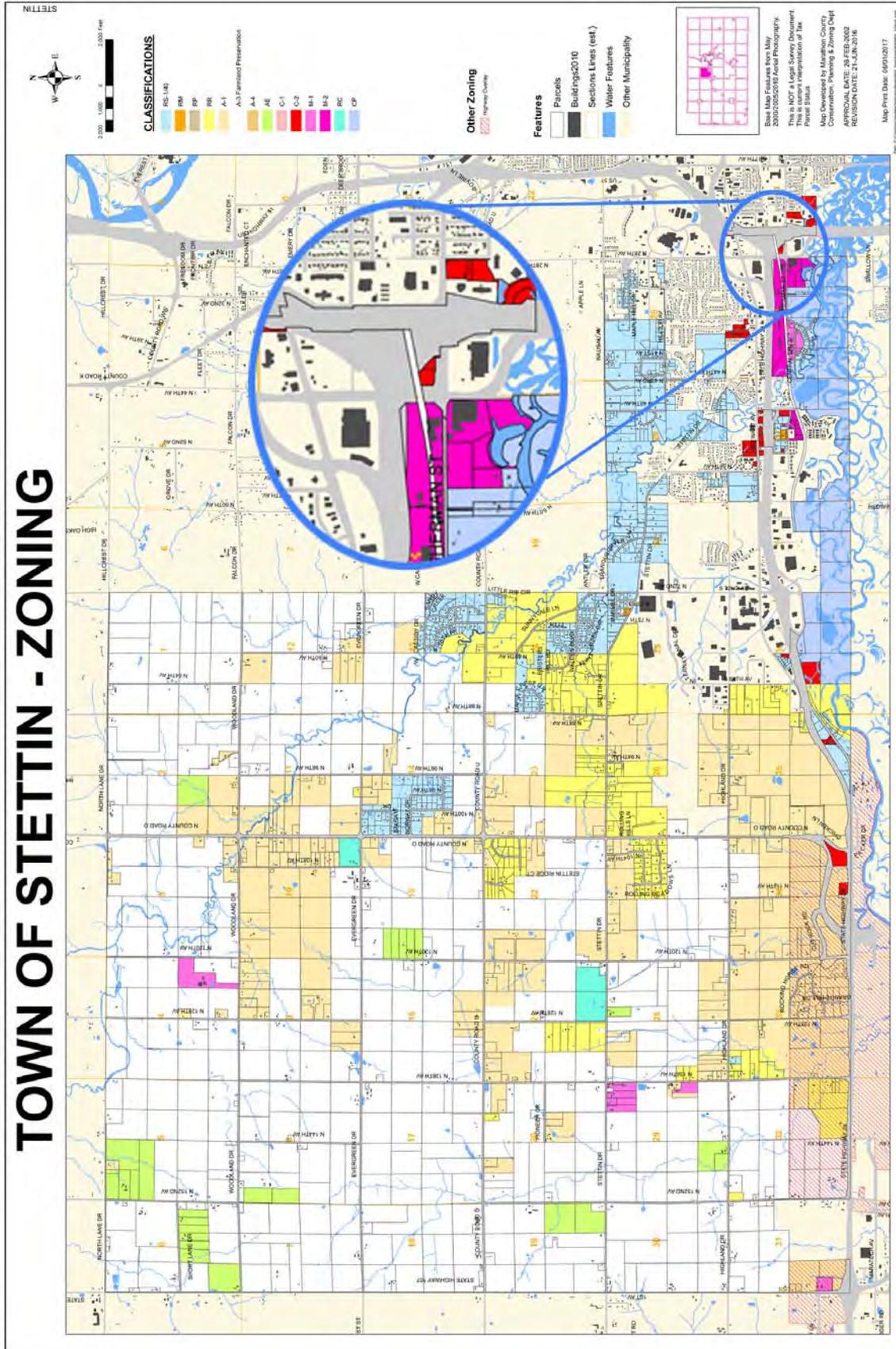
SUBJECT PHOTOGRAPHS



Close-up of a well casing on the property. Photograph taken by Cheryl Schroeder on March 25, 2019.

SUBJECT ZONING

TOWN OF STETTIN - ZONING



SUBJECT ZONING

2.7 HEIGHT REGULATIONS AND EXCEPTIONS.

- (1) Height of the following structures, except for airport regulations, may exceed limits for the district in which they are located: cooling towers, stacks, barns, lookout towers, silos, windmills, water towers, church spires, radio and television aerials, masts, antennas and similar mechanical appurtenances.
- (2) Churches, schools, hospitals, sanatoriums and other public and quasi-public buildings may be erected to a greater height not exceeding 60 feet provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.
- (3) Adjacent to airports the maximum height of any object, except for field crops and fences under 5 feet high, located within 500 feet of either side of the centerline of a landing strip and extended to a distance of 2 miles from the end of the runway shall be no higher than 1/50 of the distance of the object to the boundary of the airport as provided in ss. 114.136(2)(b), Wis. Stats.

2.8 HIGHWAY SETBACKS.

For the purpose of determining the distance buildings and other structures shall be setback from streets and highways, the streets and highways of the Town are divided into the following classes:

- (1) CLASS A HIGHWAYS.
 - (a) All State and federal highways are hereby designated as Class A highways.
 - (b) The setback line for Class A highways shall be 110' from the centerline of the highway or 50 feet from the average right-of-way line, whichever is greater, except that for any freeway or divided Class A highway the setback distance shall be 50 feet from the right-of-way line.
- (2) CLASS B HIGHWAYS.
 - (a) All County trunk highways are hereby designated as Class B highways. For the purpose of this chapter any road will be considered as a County trunk after it has been placed on the County trunk system by the County Board and approved by the State Department of Transportation.
 - (b) The setback for Class B highways shall be 83 feet from the centerline of such highway or 42 feet from the right-of-way line, whichever distance is greater. Buildings which were legally built at a setback of 75 feet to 83 feet from the centerline may be added to or rebuilt on the existing foundation subject to the limitations in Section 2.4(1)(a)4 and 2.10.
- (3) CLASS C HIGHWAYS.
 - (a) All town roads, public streets and highways not otherwise classified are hereby designated Class C highways.

SUBJECT ZONING

- (b) The setback from Class C highways shall be 63 feet from the centerline of such highway or 30 feet from the right-of-way line, whichever is greater.

(4) PRIVATE EASEMENT ROADS

The setback from private easements serving more than one residence or parcel shall be 30 feet from the described easement or, in the case of an easement that does not have a legal description, 30 feet from the nearest point on the edge of the traveled way.

2.9 REDUCED BUILDING SETBACKS.

- (1) A setback less than the setback required for the appropriate class of highway may be permitted where there are existing principal buildings within 200 feet of the proposed building site that are built to less than the required setbacks. In such cases, the setback shall be no less than the average of the setbacks of the nearest principal building on each side of the proposed site. When there is no principal building within 200 feet on one side the setback required in Section 2.8 shall be used to calculate the average. The average is not to include any building now within 10 feet of the right-of-way.

For the purpose of this section measurements shall be the shortest distance from the centerline or right-of-way to the building foundation or that part of the building which is totally enclosed. The intent is to discount such additions or appurtenances (not limited by enumeration) as roof overhangs, patios, decks, landings, open porches, stoops, etc. All buildings and structures shall be constructed behind the averaged setback line.

- (2) Any modification of other highway setbacks may be permitted by the Board of Appeals according to the variance provisions of this chapter. See Section 2.6(3)(d) for modification of rear yard setbacks.

2.10 VISION CLEARANCE TRIANGLE.

- (1) In each quadrant of every public street intersection or street-railroad intersection, there shall be a vision clearance triangle bounded by the street centerlines and a line connecting points on them 300 feet from a Class A highway intersection, 200 feet from a Class B highway intersection and 150 feet from a Class C highway intersection.
- (2) Within a vision clearance triangle, no structure or object of natural growth shall be constructed, maintained or permitted to grow between a height of 2- 1/2 feet and 10 feet above the elevation of the street or highway grade at the centerline, except as provided in Section 2.11. Parking lots are prohibited within the vision clearance triangle.
- (3) The planting and harvesting of field crops is permitted but not so as to constitute a substantial obstruction to the view of motorists and pedestrians across the vision triangle from one highway or street to another.

SUBJECT ZONING

2.11 STRUCTURES PERMITTED WITHIN SETBACK LINES.

- (1) Open fences.
- (2) Petroleum and gas transmission lines, telephone, telegraph and power transmission towers, poles and lines and portable equipment both above and below ground that is readily removable in its entirety. Additions to and replacement of all such structures may be made, provided the owner will file with the Zoning Administrator an agreement in writing that the owner will move or remove all new construction, additions and replacements erected after the adoption of this chapter at his expense, when necessary to the public interest, i.e. highway construction, airport, sewer and water lines, etc.
- (3) Underground structures not capable of being used as foundations for future prohibited over ground structures.
- (4) The planting and harvesting of field crops, shrubbery and trees except that no trees, shrubbery or field crops, shall be planted so as to constitute a substantial obstruction to the view of motorists and pedestrians across the vision clearance triangle from one highway or street to another.
- (5) Access or frontage roads constructed by the public to plans approved by the County Highway Committee.
- (6) Permitted signs and signs placed by the public authorities for the guidance or warning of traffic.

2.12 MOBILE HOME LIMITATION

Within those districts contained in this code where mobile homes are allowed as independent dwelling units, the mobile home and the land upon which it is located shall be owned in common.

2.13 BUFFER ZONE

The expected close proximity of Commercial and/ Manufacturing Districts to Residential Districts make it necessary to regulate uses, structures and outside storage related to the operation of a business in such Commercial and/or Manufacturing District. Therefore no storage of materials, goods, supplies, or equipment related to the operation of a business in the Commercial and/or Manufacturing District shall be visible from an adjoining Residential District or the road right of way adjoining any Commercial or Manufacturing Zoned property.

SUBJECT ZONING

DISTRICTS AND MAPS

4.1 ZONING DISTRICTS.

For the purpose of determining separation of uses, the RS-1/40, RR, RM, and RP are all considered to be residential districts. In A-1, AE, A-3 and A-4 when the principal structure is a residence the parcel shall be treated as a residential parcel for all use determinations and accessory structures, except that pole buildings are acceptable accessory structures in districts greater than 5 acres. When the parcel does not have a residence, and the principal structure is a farm structure, such as the main barn on a dairy farm, the parcel shall be treated as an agricultural parcel for all use determinations and accessory structures. The lands of the Town may be divided into the following districts:

RS-1/40	Single Family Residence District
RR	Rural/Residential District
RM	Multiple Family Residence District
RP	Planned Development Residence District
CP	Conservancy Protection District
RC	Recreation District
A-1	Agricultural District
A-3	Farmland Preservation Agricultural District
A-4	Agricultural Transition District
AE	Agricultural/Estate District
C-1	Light Commercial District
C-2	Commercial District
M-1	Light Industrial and Office District
M-2	Heavy Industrial District
FP	Floodplain Overlay District
HW	Highway Overlay District
SW	Shoreland-Wetland Overlay District

4.2 MAPS.

These districts are shown upon the zoning map of the Town of Stettin, designated as the "Zoning Map of Town of Stettin, Marathon County, Wisconsin" and as said map is prepared and adopted by the town coming under this chapter, it thereby becomes a part of this chapter. All notations, references and other information shown upon the zoning map of the town shall be as much a part of this chapter as if the matter and the things set forth by the map are fully described herein.

4.3 BOUNDARIES OF DISTRICTS, EXCEPT FOR THE VARIOUS FLOOD AND SHORELAND-WETLAND BOUNDARIES.

In unsubdivided property, unless otherwise indicated on the map, the district boundary lines are the centerlines of streets, highways, railroads, section lines, quarter-section lines, quarter-quarter lines, quarter-quarter-quarter lines or such lines extended or connected. Where not otherwise indicated on the map, it is intended that the district boundary line be measured at right angles to the nearest highway right-of-way line and be not less than 300' in depth.

SUBJECT ZONING

4.14 C-1 LIGHT COMMERCIAL DISTRICT.

- (1) **PURPOSE.** The C-1 Light Commercial district is intended for small sites which purpose falls between the uses permitted in the Residential and C-2 Commercial Districts. This District encourages the provision of small scale retail and service uses. Uses in this District are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be compatible with the surrounding residential areas.
- (2) **PERMITTED USES.**
 - (a) Small Appliance Repair
 - (b) Hair Salons
 - (c) Professional Offices such as Accounting, Computer Services
 - (d) Crafts and/or Handicrafts
 - (e) Sewing and Alterations
 - (f) Dressmaking
 - (g) Bicycle Repair
- (3) **SPECIAL EXCEPTIONS.** The following are special uses permitted when the location of the use shall have been approved and a special exception permit granted by the Town Board, taking into consideration recommendations of the Town Planning Commission, after a public hearing. Such approval shall be consistent with the general purpose and intent of this chapter and shall be based upon such evidence as may be presented at such public hearing, tending to show the desirability of specific proposed locations for a specific use from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious or toxic gases and odors, noise, vibration, operation of heavy vehicular traffic and increased traffic on the public streets.
 - (a) Pet services, excluding Kennels
 - (b) Gift shops
 - (c) Photography Studio
 - (d) Garden shop
 - (e) Permitted accessory uses may include a single family residence.
- (4) **HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS.**
 - (a) Height. Except as otherwise provided in this chapter, no building shall exceed 35 feet.
 - (b) Minimum lot size shall be 40,000 square feet.

SUBJECT ZONING

- (c) Floor area: Amount of floor area designated for light commercial within a residential structure shall not exceed 25% of the total residential structures square footage, excluding any garage. Any separate structures exceeding 2,500 square feet site plan review by the Plan Commission.
- (c) Front Yard.
 - 1. There shall be a minimum front yard not less than 50' from the right of way.
- (d) Side Yards.
 - 1. Side yards shall be not less than 30' wide.
 - 2. There shall be a side yard not less than 40' wide along the side of any lot in a C-1 Commercial District which abuts the side lot line of a lot in a Residential District.
- (e) Rear Yard. There shall be a rear yard of not less than 30' in depth.
- (f) Existing structures: Shall be reviewed by a professional engineer or architect to meet the change of use standards in the International Existing Building Code as adopted by the State of Wisconsin.
- (g) Off Street Parking: Parking areas shall not exceed 8 stalls unless approved by Special Exception.

SUBJECT ZONING

4.15 C-2 COMMERCIAL DISTRICT.

- (1) **PURPOSE.** This District is intended to promote business activities, such as general retail, commercial, personal and business services, and professional offices.
- (2) **PERMITTED USES.**
 - (a) Any uses permitted in a C-1 District
 - (b) Animal hospitals and clinics, except kennels
 - (c) Banks and financial institutions
 - (d) Business, office machines and supplies, sales and services
 - (e) Business or professional offices and clinics
 - (f) Barber and beauty shops
 - (g) Funeral homes
 - (h) Government services building
 - (i) Libraries and museums
 - (j) Meeting halls
 - (k) Photographer, photography studio
 - (l) Retail stores offering goods & services
 - (m) Indoor recreational facility
 - (n) Restaurant or cafe, except drive-in
 - (o) Signs, subject to Sections 6.1-6.5
 - (p) Accessory uses, such as parking, storage and product servicing or repair, clearly incidental to any part of the above uses
- (3) **SPECIAL EXCEPTIONS.** The following are special uses permitted when the location of the use shall have been approved and a special exception permit granted by the Town Board, taking into consideration recommendations of the Town Planning Commission, after a public hearing. Such approval shall be consistent with the general purpose and intent of this chapter and shall be based upon such evidence as may be presented at such public hearing, tending to show the desirability of specific proposed locations for a specific use from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious or toxic gases and odors, noise, vibration, operation of heavy vehicular traffic and increased traffic on the public streets.
 - (a) Any special exception listed in a C-1 district.

SUBJECT ZONING

- (b) Single family dwellings
- (c) Amusement establishments and parks
- (d) Animal kennels
- (e) Auction room
- (f) Motor or recreational vehicle sales, service stations, repair, body shops, or car washes. All motor vehicle repair and service shall be conducted in an enclosed building
- (g) Day care or child care facilities
- (h) Drive-in restaurants or theaters
- (i) Farm machinery and equipment sales and service
- (j) Feed and seed stores
- (k) Hotels and motels
- (l) Mobile homes sales and service
- (m) Printing and duplicating facilities
- (n) Public utility and service facilities
- (o) Radio, TV and telecommunications towers (See Section 7.1-7.9).
- (p) Stadiums, auditoriums and arenas
- (q) Schools- i.e. music, dance, business or training
- (r) Taverns and outdoor sports facilities which are part of a tavern's operations
- (s) Wholesaling establishments
- (t) Wood Pallet establishment
- (u) Building materials and product sales
- (v) Mini warehousing, warehousing and storage other than accessory to permitted retail uses
- (w) Accessory uses, such as parking, storage and product servicing or repair, clearly incidental to any part of the above uses
- (x) Charging stations for charging electric vehicles.

SUBJECT ZONING

- (4) HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS.
- (a) Height: Except as otherwise provided in this chapter, no building shall exceed a height of 35'. One additional foot of extra height may be permitted provided one additional foot of each side and rear yards for each additional foot of extra height is also established up to a maximum height of 60' unless the Town Board, taking into consideration recommendations of the Town Planning Commission, approves a greater height. See Section 2.7.
 - (b) Lot area. The minimum lot area shall be 40,000 sq. ft. and the minimum lot width shall be 150' at the building line.
 - (c) Floor Area. Buildings used in whole or part for dwelling purposes, as opposed to accommodations for transients, shall have a floor area as required by the regulations of RM Multiple Family Residence District.
 - (d) Front Yard.
 - 1. There shall be a minimum front yard not less than 50' from the right of way.
 - (e) Side Yards.
 - 1. Side yards shall be not less than 30' wide.
 - 2. There shall be a side yard not less than 40' wide along the side of any lot in a C-2 Commercial District which abuts the side lot line of a lot in a Residential District.
 - (f) Rear Yard. There shall be a rear yard of not less than 30' in depth.
 - (g) Setback Lines. See Sections 2.8, 2.10 and 3.1.
 - (h) Off Street Parking. See Sections 5.1-5.3.
 - (i) Outdoor Storage. The outdoor storage that occurs with the uses in this district makes it necessary to regulate uses, structures, fences and their placement within this District, and which therefore must be contained within an enclosed building, solid fence or adequate screening. Such storage shall be screened from first floor windows, which may exist or potentially exist, on adjacent properties. Also see section 2.13.

LEGAL DOCUMENTS

ORIGINAL

Document Number
DEED BY CORPORATION
Wisconsin Department of Transportation
Exempt from fee: s.77.25(2r) Wis. Stats.
RE3005 1096

1447117
NORTHWEST TRUCKS/WI DOT
REGISTER'S OFFICE
MARATHON COUNTY, WI
JUN 02 2006 10:55 AM

THIS DEED, made by Northwest Trucks of Abbotsford, Inc., f/k/a Northwest International Trucks, Inc., a Wisconsin Corporation

Michael J. Sydow
REGISTER

a corporation duly organized and existing under the laws of the State of Wisconsin and duly authorized to transact business in the State of Wisconsin, with its principal place of business at P.O. Box G, City of Abbotsford, County of State of Wisconsin, GRANTOR, conveys and warrants the property described below to State of Wisconsin, Department of Transportation GRANTEE, for the sum of Two Million Nine Hundred Thousand Dollars and No Cents (\$2,900,000.00).

This space is reserved for recording data

Return to

Wisconsin Department of Transportation
c/o Steigerwaldt Land Services, Inc.
856 North Fourth Street
Tomahawk, Wisconsin 54487

11.00 by PATCO

Parcel Identification Number/Tax Key Number

076-2907-342-0981

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: Royal Credit Union None

Legal Description

That part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34), Township Twenty-Nine (29) North, Range Seven (7) East, in the Town of Stettin, Marathon County, Wisconsin, described as follows: Commencing at the Northwest corner of said section 34; running thence South 00°06'15" West, 2357.10 feet to the south right of way of the Chicago and Northwestern Transportation Company Railroad; thence North 79°28'00" East, along said railroad right of way, 581.18 feet to the point of beginning; thence continuing along said right of way North 79°28'00" East, 403.62 feet; thence South 00°24'35" West, 421.64 feet to the North line of Sherman Street; thence along the North line of Sherman Street, North 89°54'25" West, 393.80 feet; and thence North 00°00'00" East, 347.20 feet to the point of beginning; subject to easements of record.

Together with a non-exclusive easement for ingress and egress on, over and across the south sixty-six (66) feet of Lot 1 and Lot 1-1 of Certified Survey Map No. 4178 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 15 of Certified Survey Maps on Page 176, and the existing and future roads (Parcel A) as shown on Survey Map filed as Document No. 766769 in the Miscellaneous Document File in said Register's office.

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of GRANTOR corporation.

May 24 2006
(Date)

CORPORATE ACKNOWLEDGEMENT

Northwest Trucks of Abbotsford, Inc.
(Corporation Name)
Pat Galvin, Pres.
(Pat Galvin - President)
(Print Name, Title)

State of ARIZONA
MARICOPA County } ss.
On the above date, this instrument was acknowledged before me by the named person(s) or officers.

Wanda P. Carlisle



OFFICIAL SEAL
WANDA P. CARLISLE
Notary Public, STATE OF ARIZONA
MARICOPA COUNTY
My Commission Expires April 24, 2009

Project I.D. 1166-02-21 This instrument drafted by Barbara A. Taves-Steigerwaldt Land Services Parcel 9

1447117

LEGAL DOCUMENTS

Document Number
WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee: s.77.25(2) Wis. Stats.
DT1560 98 (Replaces RE3004)

THIS DEED, made by Ronald W. Drecktrah and Lynn C. Drecktrah, husband and wife, GRANTOR, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, GRANTEE, for the sum of One Million Eight Hundred Seventy Thousand Dollars and No Cents (\$ 1,870,000.00).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

Associated Bank

Legal Description This is not homestead property:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements, covenants, and conditions of record; municipal and zoning ordinances and agreements entered under them; and general taxes levied in the year of closing.

1439692
DRECKTRAH/WI DDT
REGISTER'S OFFICE
MARATHON COUNTY, WI
MAR 15 2006 4:33 PM

Michael J. Sydow
REGISTER

This space is reserved for recording data

Return to

Wisconsin Dept. of Transportation
c/o Steigerwaldt Land Services
856 North Fourth Street
Tomahawk, WI 54487

13.00 chg RATIO

Parcel Identification Number/Tax Key Number
37-076-4-2907-342-00982&30-076-4-2907-342-0979
ASWNN

Ronald W. Drecktrah
(Signature)

Ronald W. Drecktrah
(Print Name)

Lynn C. Drecktrah
(Signature)

Lynn C. Drecktrah
(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

March 15, 2006
(Date)

State of Wisconsin

Marathon County ss

On the above date, this instrument was acknowledged before me by the named person(s).

Barbara A. Taves
(Signature, Notary Public, State of Wisconsin)

Barbara A. Taves
(Print or Type Name, Notary Public, State of Wisconsin)

May 20, 2007
(Date Commission Expires)

Project ID 1166-02-21

This instrument was drafted by Barbara A. Taves of Steigerwaldt Land Services, Inc.

Parcel No. 11

LEGAL DOCUMENTS

Project I.D. 1166-02-21
Parcel 11
Ronald W. and Lynn C. Drecktrah (Grantor)

Being a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 34, Town 29 North,
Range 7 East, Town of Stettin, Marathon County, Wisconsin described as follows:

All the interests and properties owned by the Grantor further described as:

Those lands recorded with the Marathon County Register of Deeds under Warranty Deed, between Albert Miller (Grantor) and Ronald W. Drecktrah and Lynn C. Drecktrah, his wife (Grantees), as recorded on December 30, 1982, in Volume 356 of Micro Records Page 718.

Those lands recorded with the Marathon County Register of Deeds under Warranty Deed, between Menard, Inc. Profit Sharing Plan and Trust, formerly known as Menard Construction, Inc. Profit Sharing Plan and Trust (Grantor) and Ronald W. Drecktrah and Lynn C. Drecktrah, husband and wife, as survivorship marital property (Grantees), as recorded on January 21, 1986, in Volume 417 of Micro Records Pages 279, 280, and 281.

Those lands recorded with the Marathon County Register of Deeds under Warranty Deed, between Menard, Inc. Profit Sharing Plan and Trust, formerly known as Menard Construction, Inc. Profit Sharing Plan and Trust (Grantor) and Ronald W. Drecktrah and Lynn C. Drecktrah, husband and wife, as survivorship marital property (Grantees), as recorded on September 19, 1986, in Volume 436 of Micro Records Pages 417, 418, and 419.

Excepting those lands dedicated to the Town of Stettin by Quit Claim Deed as recorded with the Marathon County Register of Deeds on April 6, 1990, in Volume 525 of Micro Records Page 1158.

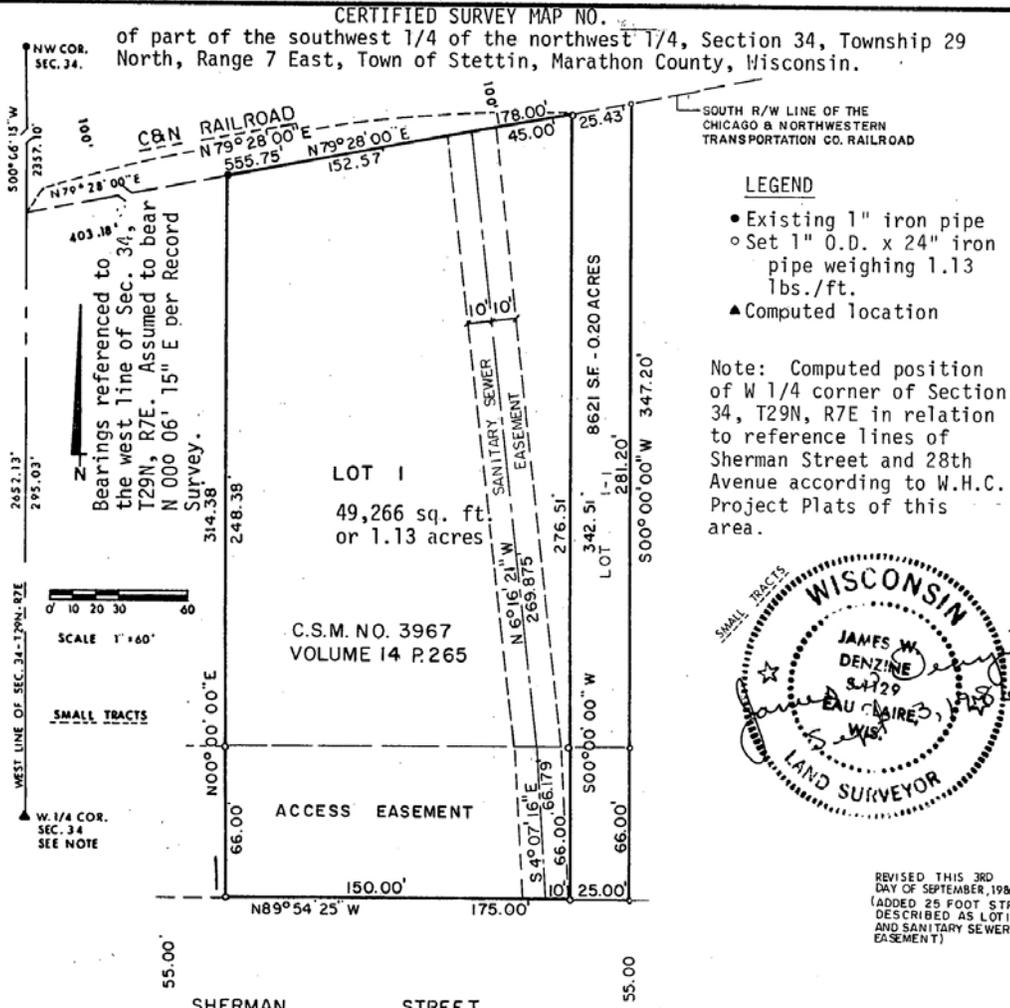
Total acreage of properties described above containing 2.17 acres more or less.

1439692 . .

LEGAL DOCUMENTS

856223

4178



I, James W. Denzine, Registered Land Surveyor, hereby certify: That I have surveyed, divided and mapped a part of the southwest 1/4 of the northwest 1/4, Section 34, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin described as follows:

Commencing at the northwest corner of said Section 34; thence S 00° 06' 15" W 2357.10 feet to the south right of way of the Chicago and Northwestern Transportation Company Railroad; thence N 79° 28' 00" E along said railroad right of way 403.18 feet to the point of beginning; thence continuing along the south right of way of said railroad N 79° 28' 00" E 152.57 feet; thence S 00° 00' 00" W 342.51 feet to the north right of way of Sherman Street; thence along the north right of way of Sherman Street N 89° 54' 25" W 150.00 feet; thence N 00° 00' 00" E 314.38 feet to the point of beginning.

Said parcel contains 49,266 square feet or 1.13 acres. Parcel subject to an easement for ingress and egress over to the south 66.00 feet thereof. Parcel also subject to any other easements of record.

That I have made this survey, land division and map by the direction of Menard Profit Sharing Plan and Trust, owner of said land. That said map is a correct representation of the exterior boundaries of the lands surveyed and the subdivision thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of Eau Claire County in surveying, dividing and mapping the same.

Dated this 20th day of December, 1985:

James W. Denzine
James W. Denzine, R.L.S. (No. 1129)

Sheet 1 of 1
Page 1 of 2

LEGAL DOCUMENTS

Sheet 1 of 1
Page 2 of 2

LOT 1-1

TOGETHER WITH a parcel of land located in said southwest one-quarter of the northwest one-quarter (SW 1/4 - NW 1/4) Section 34, T29N, R7E, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the northwest corner of said Section 34; thence S 00° 06' 15" W on the west line of said Section, 2357.10 feet to the south line of C & N Railroad; thence N 79° 28' 00" E on said south line, 555.75 feet to the northeast corner of Lot 1 of the certified survey map on file and of record in the office of the Register of Deeds for Marathon County in Volume 14 of C.S.M.'s, page 265 and the point of beginning; Thence continuing N 79° 28' 00" E on said south line of the C & N Railroad, 25.43 feet; Thence S 00° 00' 00" W, 347.20 feet; Thence N 89° 54' 25" W, 25.00 feet to the southeast corner of said Lot 1; Thence N 00° 00' 00" E on the east line of said Lot 1, a distance of 342.51 feet to the point of beginning;
Said parcel containing 8621 square feet or 0.20 acres.



REGISTRAR'S OFFICE
Marathon County, Wis. }
Received for Record this SEP. 9 1986
day of AD. 18
at 9:17 a.m. A.M. and recorded
in Vol. # 15 of C.S.M.
on page 176
Frank J. Burchett
Registrar

July 6 1986 / Rates

856223

chq R-100 6-10

LEGAL DOCUMENTS

LEGAL DESCRIPTION

PROJECT: 1166-02-21 parcels 9 & 11
INTEREST REQUIRED: Remnant sale
Written by: JTB 02/25/2019
Checked by: PJM 3/1/2019
OK for deed: BLS 3/4/2019
Saved to: \\Rhi31fp1\3public\apps\reads\LEGALS\excess\parcels\Marathon\11660221\Par_9_11

Part of Lot 1 and Lot 1-1 of Certified Survey Map 4178, recorded in Volume 15 of Certified Survey Maps on Page 176 and also Part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 34, Township 29 North, Range 7 East, Town of Stettin, Marathon, County Wisconsin.

Commencing at the West $\frac{1}{4}$ Corner of said Section 34;

Thence N $0^{\circ}29'00''$ W, along the west line of said Section 34 a distance of 109.58 feet;

Thence N $89^{\circ}30'51''$ E, a distance of 105.70 feet to the east line of 28th Avenue and the **Point of Beginning**;

Thence S $48^{\circ}01'22''$ E, 80.40 feet to the north line of Sherman Street;

Thence N $89^{\circ}24'37''$ E, along the north line of Sherman Street 429.39 feet;

Thence N $0^{\circ}35'21''$ W, 66.00 feet, to a Point of Curvature;

Thence Northwesterly 351.61 feet, along the arc of a curve having a radius of 1292.39 feet; (the chord bears N $47^{\circ}01'31''$ W, 350.52 feet.), to the south line of the Chicago and Northwestern Transportation Company Railroad;

Thence S $78^{\circ}53'08''$ W, along the south line of said Railroad 238.68 feet, to the east line of 28th Avenue;

Thence S $0^{\circ}31'24''$ E, along said east line of 28th Avenue 209.64 feet, to the **Point of Beginning**;

Except, the South 30.00 feet of the East 25.00 feet of the above described parcel.

Except, those lands dedicated to the Town of Stettin by Quit Claim Deed as recorded with the Marathon County Register of Deeds on April 6, 1990 in Volume 525 of Micro Records Page 1158.

Said parcel contains 1.5 acres of land, more or less.

It is expressly intended and agreed by and between the parties hereto that:

No right of access shall accrue between this parcel and the highway currently designated as 28th Avenue.

LEGAL DOCUMENTS

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on-premise signs.

All existing public and private utilities and recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

The above-described lands shall be subject to all applicable zoning laws and/or ordinances, and all easements, reservations, and restrictions of record, including those environmental deed restrictions recorded in Marathon County Register of Deeds on November 12, 2004, as Document #1393345.

In the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for the purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the GRANTEE will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

In the event of a breach of any of the above non-discrimination covenants, the Wisconsin Department of Transportation will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to, vest in, and become the absolute property of the Wisconsin Department of Transportation and its assigns.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, and shall recover in any such action its costs and expenses of enforcing the restriction, including actual attorney fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.

LEGAL DOCUMENTS



LEGAL DOCUMENTS

923190

DOCUMENT NO STATE BAR OF WISCONSIN FORM 3 - 1982 QUIT CLAIM DEED

525 PAGE 1158

THIS SPACE RESERVED FOR RECORDS REGISTER'S OFFICE Marathon County, WI) SS '90 APR 6 AM 11 28

923190 27-8 9-7

RONALD W. DRECKTRAH & LYNN C. DRECKTRAH, his wife

Volume 525 of MICRO

quit-claims to TOWN OF STETTIN

RECORDS on page 1158

Patrick F. Braatz REGISTER

the following described real estate in Marathon County, State of Wisconsin:

Chk. 4.03

RETURN TO Town of Stettin c/o Leroy Rusch, Clerk 5503 Stewart Avenue Wausau WI 54401

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, more fully described as follows:

Tax Parcel No:

Commencing at the Northwest corner of said Section 34, said corner designated by a found 1" iron pipe; thence 50°06'15"W, 2357.10 feet along the West line of the Northwest 1/4 of said Section 34 to the South right-of-way of the Chicago & Northwestern Transportation Company Railroad; thence N79°28'00"E, 106.42 feet along said railroad right-of-way to the West line of 28th Avenue, said point being the point of beginning of this description; thence continuing N79°28'00"E, 67.13 feet along aforesaid railroad right-of-way; thence S0°00'00"W, 159.94 feet; thence on a non-tangential curve to the left, having a radius of 85.00 feet, whose long chord bears S64°35'12"E, 72.70 feet; thence S89°54'25"E, 85.00 feet; thence S74°39'25"E, 57.03 feet; thence S89°54'25"E, 195.1 feet, S0°05'35"W, 66.00 feet to the North line of Sherman Street; thence N89°54'25"W, 406.66 feet along the North line of Sherman Street to the Easterly line of 28th Avenue; thence N47°26'20"W, 81.46 feet along the Easterly line of 28th Avenue; thence N0°00'00"E, 204.65 feet along the East line of 28th Avenue to the point of beginning of this description.

Said Parcel contains 1.36 acres and is subject to easements and restrictions of record.

This Quit Claim is given for the purpose of dedication of the above described property for use as a public street or road. Conveyed with this Quit Claim Deed is an easement for ingress and egress over and across future and existing roads (Parcel A) shown on Dittloft Engineering, Inc., Survey Job No. 79-194 dated November 1979 which easement is fully described on Survey Map filed as Document No. 766769 in Miscellaneous Document File in Office of Register of Deeds for Marathon County, Wisconsin.

This is NOT homestead property. (is) (is not)

Dated this August 19 89 day of

FEE (SEAL)

#77.25 (12) EXEMPT (SEAL)

RONALD W. DRECKTRAH LYNN C. DRECKTRAH

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of 19

STATE OF WISCONSIN ss. Personally came before me this day of 19 the above named

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

to me known to be the Person who executed the foregoing instrument and acknowledge the same.

Notary Public My Commission is permanent (if not, state expiration date: 8/18 1991)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Name of Persons signing PATRICK D. BRAATZ REGISTER OF DEEDS

Stock No. 13003

LEGAL DOCUMENTS

Deed Restriction

Document Number

Document Title

Declaration of Restrictions

In Re: The property located in the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4), Section Thirty-four (34), Township Twenty-nine (29) North, Range Six (6) East, in the Town of Stettin, Marathon County, Wisconsin, as more fully described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

STATE OF WISCONSIN)
) ss
COUNTY OF MARATHON)

WHEREAS, Ronald W. Drecktrah and Lynn C. Drecktrah, husband and wife, are the owners of the above-described Property.

WHEREAS, one or more heavy-end petroleum or heavy metal discharges have occurred on this property, and as of December 18, 2003, when soil samples were collected on this Property, diesel range organics (DRO), arsenic, chromium, and lead contamination remained in soil on this property at the following location: beneath the paved surfaces and building foundation depicted by Exhibit B attached hereto and incorporated herein by reference, labeled "NR 720 RCL Exceedances."

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the Property at the present time.

NOW THEREFORE, the owner hereby declares that all of the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The paved surfaces and the building foundation that existed on the above-described property on the date that this restriction was signed form a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. The paved surfaces and the building foundation shall be maintained on the above-described property in the locations shown on Exhibit B attached hereto and incorporated herein by reference, labeled "NR 720 RCL Exceedances," unless another barrier, with an infiltration rate of 10^-7 cm/sec or less, is installed and maintained in their place. The existing structures, and any replacement barrier with an infiltration rate of 10^-7 cm/sec or less, shall be maintained on the above-described property in compliance with the "Pavement Surface Evaluation and Maintenance Plan," dated July of 2004, that was submitted to the Wisconsin Department of Natural Resources by Ronald W. Drecktrah and Lynn C. Drecktrah, as required by section NR 724.13(2), Wis. Adm. Code (1999).

1393345
DRECKTRAH/DNR
REGISTER'S OFFICE
MARATHON COUNTY, WI
NOV 12 2004 4:24 PM

Michael J. Sydow
REGISTER

Recording Area

Name and Return Address

Matthew D. Rowe, Esq.
Ruder, Ware & Michler, L.L.S.C.
500 Third Street, P.O. Box 8050
Wausau, WI 54402-8050

ck 17.00

076.2907.342.0982; 076.2907.342.0979
Parcel Identification Number (PIN)

LEGAL DOCUMENTS

1393345

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist as depicted in Exhibit B attached hereto and incorporated herein by reference, labeled "NR 720 RCL Exceedances," unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described Property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the Property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the Property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

IN WITNESS WHEREOF, the owner of the Property has executed this Declaration of Restrictions, this 11 day of November 2004.

Signature: Ronald W. Drecktrah
Ronald W. Drecktrah

Signature: Lynn C. Drecktrah
Lynn C. Drecktrah

Subscribed and sworn to before me
This 11 day of November, 2004.

Lawrence M. Jurdem
Notary Public, State of Wisconsin
My commission 10/22/06

This document was drafted by Steven P. Lipowski, Esq., Ruder, Ware & Michler, L.L.S.C., 500 Third Street, P.O. Box 8050, Wausau, WI 54402-8050.

LEGAL DOCUMENTS

1393345 . .

EXHIBIT A

Legal Description

The Property is legally described as follows:

Parcel 1:

That part of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section thirty-four (34), Township twenty-nine (29) North, Range seven (7) East, in the Town of Stettin, Marathon County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 34, said corner designated by a found 1" iron pipe; thence S 0° 06' 15" W, 2357.10 feet along the West line of the NW 1/4 of said Section 34 to the South right-of-way of the Chicago & Northwestern Transportation Company Railroad; thence N 79° 28' 00" E, 173.55 feet along said railroad right-of-way, said point being the point of beginning of this description; thence S 0° 00' 00" W, 159.94 feet; thence on a non-tangential curve to the left, having a radius of 85.00 feet; whose long chord bears S 64° 35' 12" E, 72.70 feet; thence S 89° 54' 25" E, 85.00 feet; thence S 74° 39' 25" E, 57.03 feet; thence S 89° 54' 25" E, 20.10 feet; thence N 0° 00' 00" E, 248.38 feet; thence S 79° 28' 00" W, 229.63 feet along South right-of-way of aforesaid railroad to the point of beginning.

Together with an easement for ingress and egress over and across existing and future roads (Parcel A) as shown on Survey Map filed as Document #766769 in the Miscellaneous Document File in the Office of the Register of Deeds for Marathon County.

PIN: 076.2907.342.0982

AND

Parcel 2:

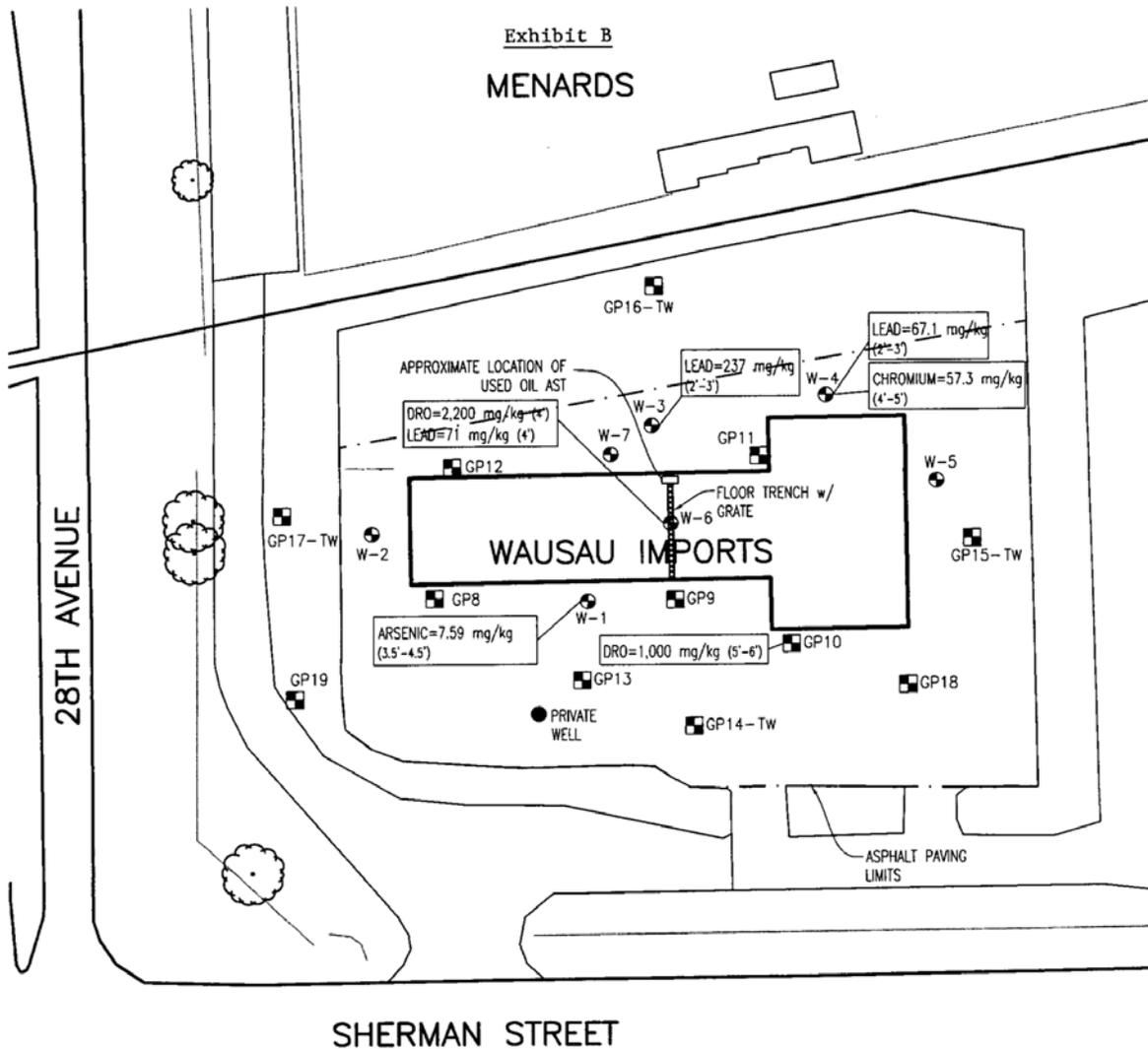
Lot 1 and lot 1-1 of Certified Survey Map Number 4178 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 15 of Certified Survey Maps on page 176; being a part of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section thirty-four (34), Township twenty-nine (29) North, Range seven (7) East, in the Town of Stettin, Marathon County, Wisconsin.

PIN: 076.2907.342.0979

The Property is approximately 2.43 acres.

856223

LEGAL DOCUMENTS

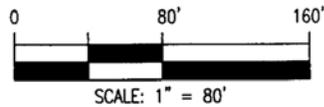


NR 720 RCL EXCEEDANCES



LEGEND

- RMT'S GEOPROBE LOCATION
- PRIVATE WELL
- (3.5'-4.5') DEPTH OF SOIL SAMPLE
- BHA'S GEOPROBE LOCATION
- TW BHA'S GEOPROBE LOCATION w/
TEMPORARY GROUNDWATER WELL



BHA
BECHER-HOPPE ASSOCIATES
ENGINEERS ARCHITECTS SCIENTISTS
330 FOURTH STREET PO BOX 8000 WAUSAU, WI 54401 (715) 848-8000

NR 720 RCL EXCEEDANCES
FIGURE 3
WAUSAU IMPORTS

DATE 10/21/03
INITIALS PROJECT
MBH 2003.081.07
SCALE 1"=80'
REVISION DATE: 6/2/04

© Copyright 2003, Becher-Hoppe Associates Inc.

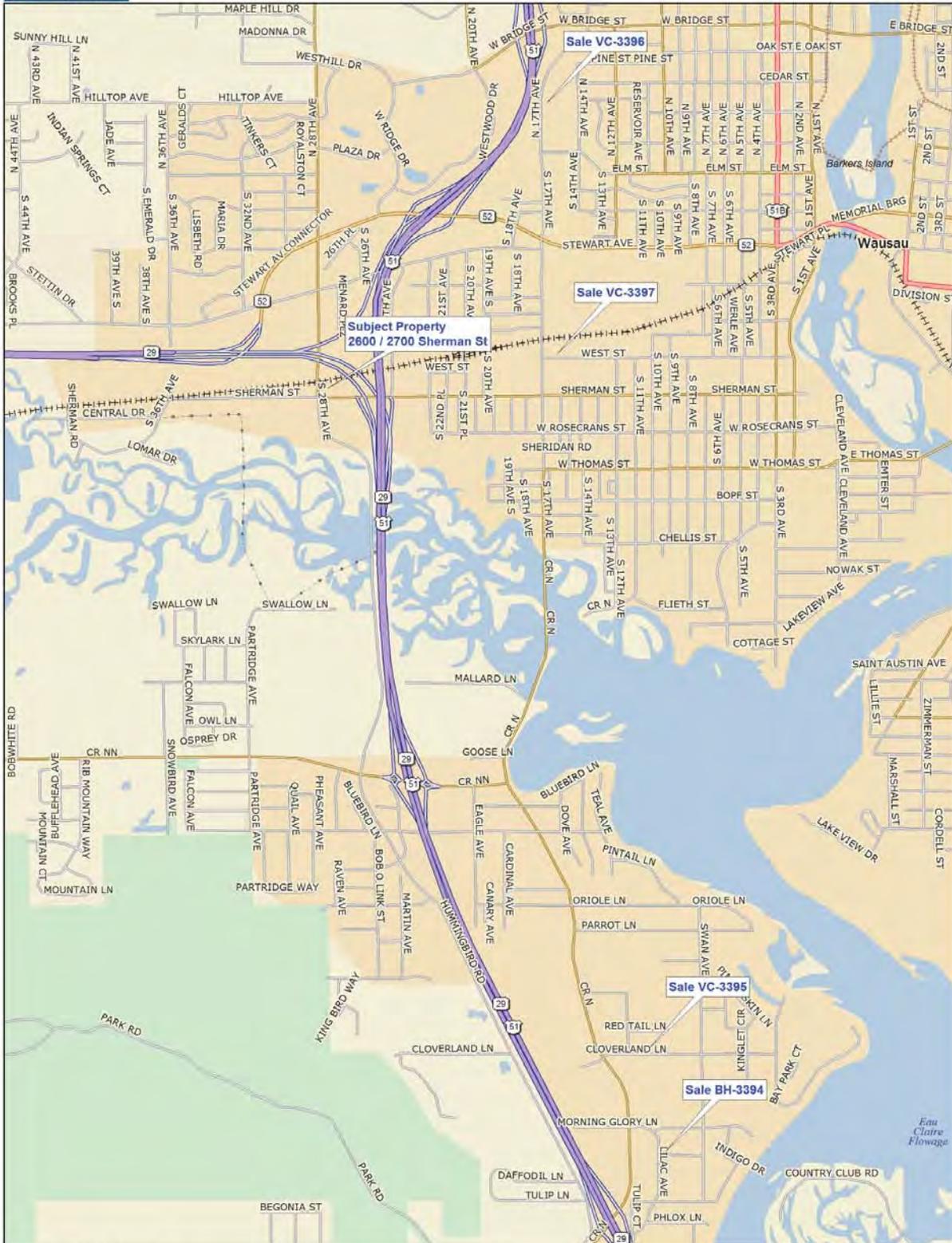
P:\BHA Projects\2003\2003-081-004\001\200308base-001.dwg

1393345

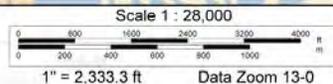
SALE LOCATIONS



DeLorme Street Atlas USA® 2014



Data use subject to license.
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 www.delorme.com



COMPARABLE SALE VC-3394



LOCATION: 4611 Lilac Avenue, Town of Rib Mountain

SALE PRICE: \$257,100

DATE: 7/25/2017

NET SIZE: 1.51 ac.

UNIT PRICE: \$170,265 / ac.

GRANTOR: Ryder Truck Rental, Inc.

GRANTEE: TRS Development LLC

INTENDED USE: Commercial

ZONING: UC - Urban Commercial

DOCUMENT TYPE: Special Warranty Deed

RECORDING DATA: Doc. # 1741050

FINANCING: Cash Equivalent

LEGAL DESCRIPTION: Lot two (2) of CSM No. 10738 recorded in Register of Deeds for Marathon Co., WI, in Vol 44 of CMSs on pg 180, as Doc No. 1174240; being part of the NW 1/4 NW 1/4 of Section 14, Township 28 North, Range 7 East, in the Town of Rib Mountain, Marathon County, WI

VERIFIED BY: Reg. of Deeds

TO: Cheryl Schroeder

PHONE NUMBER: Not Listed

DATE VERIFIED: 3/28/2019

DESCRIPTION: This is the sale of a 1.51-acre vacant parcel of land located on Lilac Avenue, one block east of Rib Mountain Drive. Level, open site. Site dimensions are approximately 350 ft by 187 ft. Nearest traffic counts (via WisDOT TCMAP) on Lilac Ave between Tulip Lane and Phlox Lane is 3,900 vehicles. Traffic count on Rib Mtn Drive is 19,700 vehicles.



COMPARABLE SALE VC-3395



LOCATION: 908 Cloverland Lane, Town of Rib Mountain

SALE PRICE: \$475,000

DATE: 12/22/2017

NET SIZE: 2.53 ac.

UNIT PRICE: \$187,747 / ac.

GRANTOR: Ron & Joan Wimmer Revoc. Trust

GRANTEE: CD Smith Construction Inc.

INTENDED USE: Retail / Light Indust

ZONING: UDD - Unified Developme

DOCUMENT TYPE: Trustee's Deed

RECORDING DATA: Doc. # 1750616



FINANCING: Cash Equivalent

LEGAL DESCRIPTION: Lot 1 of CSM No. 13390 recorded in the Register of Deeds for Marathon Co., Wisconsin, on 6/15/2004 in Vol 58 of CSMs, at Pg 137, as Doc No. 1377110, being a part of the NW1/4 SW1/4 of Section 11, Township 28 North, Range 7 East, Town of Rib Mountain, Marathon Co., WI.

VERIFIED BY: Tim Wimmer (agent)

TO: Cheryl Schroeder

PHONE NUMBER: (715) 302-0552

DATE VERIFIED: 3/27/2019

DESCRIPTION: This is the sale of a 2.53-acre parcel that had been improved with a residence(no value). Site is level. Tree clearing needed. Approx. 320 ft. of frontage along Cloverland with depth of 345 ft. Site has since been developed with a light industrial / retail property, half of which is occupied by Gustave Larson (HVAC and refrigeration products) and the other half of which is available for lease (\$6.50 NNN with 5-yr minimum). Traffic count is 2,300 vehicles on Cloverland.

SURPLUS PROPERTY

EXHIBIT 6-2

1166-02-21, PARCEL 9 & 11

COMPARABLE SALE VC-3396



LOCATION: 301 N 17th Avenue, City of Wausau

SALE PRICE: \$277,750

DATE: 5/31/2016

NET SIZE: 1.26 ac.

UNIT PRICE: \$220,437 / ac.

GRANTOR: Roland Lokre

GRANTEE: Wausau Smiles Properties, LLC

INTENDED USE: Dentist office

ZONING: IB - Interchange Business

DOCUMENT TYPE: Warranty Deed

RECORDING DATA: Doc. # 1714593



FINANCING: Cash Equivalent

LEGAL DESCRIPTION: Lot 1 CSM No. 13624, Vol 60 of CSMs, pg 1, Doc No. 1391257; w/ that part of vacated 17th Ave shown on CSM No. 14234 (Vol 63 CSMs, pg 61, Doc. No. 1437288), lying directly West of/contiguous to Lot 1; being part of the NE¼ SE¼, S27, T29 N, R7 E, Wausau, Marathon Co., WI.

VERIFIED BY: Don Hall

TO: Cheryl Schroeder

PHONE NUMBER: (715) 571-6001

DATE VERIFIED: 3/27/2019

DESCRIPTION: This is the sale of a 1.26-acre parcel of commercial land located on the east side of N 17th Ave between Bridge St. and Stewart St. Approx. 235 ft of frontage along N 17th Ave and depth of 225 ft. The steep site since developed with a two-level design with additional parking on upper tier. Dentist office top floor, lower level rented out to tenant. Traffic Count (WisDOT TCMaP) average of 10,050 vehicles. Reportedly grantee paid small premium for mountain views. Resulting dentist offices

COMPARABLE SALE VC-3397



LOCATION: 1415 West Street, City of Wausau

SALE PRICE: \$1,000,000

DATE: 2/26/2018

NET SIZE: 5.0 ac.

UNIT PRICE: \$200,000 / ac.

GRANTOR: Apogee Wausau Group Inc.

GRANTEE: Kwik Trip Inc.

INTENDED USE: Convenience Store

ZONING: B2 - Community Service

DOCUMENT TYPE: Warranty Deed

RECORDING DATA: Doc. # 1753926

FINANCING: Cash Equivalent

LEGAL DESCRIPTION: Lot 1 of CSM No. 16063 recorded in the Register of Deeds for Marathon Co., in Vol 74 of CSMs on pg 17, as Doc No. 1597878; being part of the SE 1/4 NE 1/4 of Section 34, Township 29 North, Range 7 East, City of Wausau, Marathon Co., WI; subject to easements of record.

VERIFIED BY: Gene Davis (agent)

TO: Cheryl Schroeder

PHONE NUMBER: (715) 261-2922

DATE VERIFIED: 3/28/2019

DESCRIPTION: This is the sale of a 5-acre parcel of land located on the east side of S 17th Ave. across from the Marathon Co. Highway Dept. Site is level and open. Lot dimensions are 300 feet of frontage along S 17th Avenue and 735 ft along West Street. Traffic count (WisDOT TCMAP) is approx. 12,600 vehicles. Approx. 3 acres of site being developed with a Kwik Trip. Several parties expressed interested in acquiring portion but grantor kept asking price high and wanted to sell all.

SURPLUS PROPERTY

EXHIBIT 6-4

1166-02-21, PARCEL 9 & 11



Wisconsin Department of Natural Resources

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

[Basic Search](#) > [Search Results](#) > 02-37-517952 Activity Details

02-37-517952 NORTHWEST INT'L TRUCKS						
CLOSED ERP						
 <p>Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations, review the Continuing Obligations Packet (PDF) (formerly GIS Registry Packet) linked in the Actions section below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.</p>						
Location Name <small>(Click Location Name to View Location Details)</small>			County	WDNR Region		
NORTHWEST INTERNATIONAL TRUCKS			MARATHON	WEST CNTRL		
Address			Municipality			
2600 SHERMAN ST			WAUSAU			
PLSS Description		Latitude	Google Maps	RR Sites Map		
SW 1/4 of the NW 1/4 of Sec 34, T29N, R07E		44.9527219	CLICK TO VIEW	CLICK TO VIEW		
Additional Location Description		Longitude	Facility ID	Size (Acres)		
		-89.6680911	737099770	3.5		
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			2003-09-29	2007-09-21	2008-09-17	
Characteristics						
PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	Continuing Obligations Apply? 
No	No	No	No	No	No	Yes
Actions						
<small>Place Cursor Over Action Code to View Description</small>						
Date	Code	Name	Comment			
2003-09-29	1	Notification				
2003-12-02	2	RP Letter Sent				
2004-01-23	99	Miscellaneous	WORKING ON PROPOSALS			
2004-01-30	99	Miscellaneous	NOTIFICATION OF CONSULTANT			
2004-02-09	35	Site Investigation Workplan Received (w/out Fee)	TERRACON CONSULTANT			
2004-02-26	81	Site Investigation Workplan Not Approved	NEW PLAN NEEDED IN 30 DAYS			
2004-03-26	35	Site Investigation Workplan Received (w/out Fee)	MODIFIED WORK PLAN SUBMITTED			
2004-04-28	36	Site Investigation Workplan Approved	VERBAL APPROVAL OF SIWP WITH MODIFICATIONS			
2004-08-24	37	SI Report Received (w/out Fee)				
2006-07-05	200	Push Action Taken	ASKED WDOT IF THEY OWN PROPERTY. CLOSURE REQUEST IS OVERDUE.			
2006-09-06	99	Miscellaneous	TREAT/DISPOSE FORM REC'D FOR WDOT WORK ON SITE. SOIL TO LINCOLN CTY LANDFILL.			
2006-10-10	99	Miscellaneous	EMAIL ASKING WHEN CLOSURE PACKET WOULD BE SUBMITTED.			
2007-02-20	79	Closure Review Request Received				
2007-02-20	710	Database Fee Paid for Residual Soil Contamination				
2007-02-20	50	GIS Registry Site	AUTOPOPULATED FROM 700/710 ACTION ENTRY ON 03-MAR-07			
2007-05-04	80	Closure Not Recommended	MIM			
2007-07-12	99	Miscellaneous	AMENDED CLOSURE REQUEST SUBMITTED.			
2007-09-20	48	NR 140 Exemption at Closure	AS PER LISA GUTKNECHT			
2007-09-21	11	Activity Closed				
2007-09-21	99	Miscellaneous	FINAL CLOSURE LETTER SENT.			
2007-09-21	46	Impacted Right-of-Way (ROW) Notification	AUTO-POPULATED 2018-03-20			
2007-09-21	232					

		Continuing Obligation - Residual Soil Contamination	
2007-09-21	56	Continuing Obligation(s) Applied	AUTO-POPULATED AS REPLACEMENT FOR CODE 50
Linked to Code 56:		20070921_56_CO_Packet.pdf	Click to Download or Open
2008-02-01	99	Miscellaneous	MAINTENANCE PLAN AMENDMENT SUBMITTED.
2008-08-01	99	Miscellaneous	DOT SUBMITTAL. CAP CHANGED DUR TO HIGHWAY CONST ON SITE.
2008-09-17	99	Miscellaneous	DOT SUBMITTAL FOR GREEN PROJECT SPECIALS.
Impacts			
Type		Comment	
Contamination in Right of Way		-	
Groundwater Contamination		-	
Soil Contamination		-	
Substances			
Substance	Type	Est Amt Released	Units
Metals	Metals		
Volatile Organic Compounds	VOC		
Who			
Role	Name/Address		
Responsible Party	WI DEPT OF TRANSPORTATION (DOT) PO BOX 7965 5 S MADISON, WI 53707		
For Additional Information, Please Contact			
DEENA KINNEY 715-839-2784 deena.kinney@wisconsin.gov			

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the [disclaimers page](#) for more information. We welcome your [Feedback](#).

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Wisconsin Department of Natural Resources
Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name below to view the Location Details page for this Activity. Other Activities, if present, may be viewed from that page.

[Basic Search](#) > [Search Results](#) > 02-37-477872 Activity Details

02-37-477872 WAUSAU IMPORTS						
CLOSED ERP						
 <p>Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations, review the Continuing Obligations Packet (PDF) (formerly GIS Registry Packet) linked in the Actions section below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.</p>						
Location Name <small>(Click Location Name to View Location Details)</small>			County	WDNR Region		
WAUSAU IMPORTS			MARATHON	WEST CNTRL		
Address			Municipality			
2700 SHERMAN ST			WAUSAU			
PLSS Description		Latitude	Google Maps	RR Sites Map		
SW 1/4 of the NW 1/4 of Sec 34, T29N, R07E		44.9527434	CLICK TO VIEW	CLICK TO VIEW		
Additional Location Description		Longitude	Facility ID	Size (Acres)		
		-89.6693081	737137390	UNKNOWN		
Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action	
DNR RR			2003-04-04	2004-12-13	2008-09-24	
Characteristics						
PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	Continuing Obligations Apply? <small>(?)</small>
No	No	No	No	No	No	Yes
Actions						
<small>Place Cursor Over Action Code to View Description</small>						
Date	Code	Name	Comment			
2003-04-04	1	Notification				
2003-07-16	2	RP Letter Sent				
2003-08-18	99	Miscellaneous	BECHER HOPPE HIRED AS CONSULTANTS FOR WAUSAU IMPORTS			
2003-09-09	35	Site Investigation Workplan Received (w/out Fee)				
2003-09-09	36	Site Investigation Workplan Approved				
2004-03-17	37	SI Report Received (w/out Fee)				
2004-07-28	79	Closure Review Request Received				
2004-07-28	710	Database Fee Paid for Residual Soil Contamination				
2004-07-28	99	Miscellaneous	DNR REQUEST ADD'L INFO BEFORE WE CAN REVIEW CLOSURE			
2004-10-14	84	Remaining Actions Needed				
2004-10-14	52	Deed Restriction for Soil at Closeout				
2004-10-14	50	GIS Registry Site				
2004-10-18	99	Miscellaneous	CLOSURE LETTER SENT			
2004-12-13	99	Miscellaneous	RECORDED DEED RECEIVED			
2004-12-13	236	Continuing Obligation - Residual GW Contamination	*** AUTO POPULATED AT FINAL CLOSURE DUE TO 700 ACTION ***			
2004-12-13	232	Continuing Obligation - Residual Soil Contamination	*** AUTO POPULATED AT FINAL CLOSURE DUE TO 710 ACTION ***			
2004-12-13	222	Continuing Obligation - Maintain Cap Over Contaminated Area				
2004-12-13	56	Continuing Obligation(s) Applied				
Linked to Code 56: 20041213_56_CO_Packet.pdf <small>Click to Download or Open</small>						
2004-12-13	700	Database Fee Paid for Residual Groundwater Contamination				
2004-12-13	11	Activity Closed	FINAL CLOSURE LETTER SENT			
2006-03-01	99	Miscellaneous	WDOT REQUEST APPROVAL OF DEED RESTRICTON ACTIVITY - CHANGE CAP			

2006-03-06	99	Miscellaneous	APPROVAL OF CAP CHANGE
2006-03-16	99	Miscellaneous	WDOT NOW OWNS THE PROPERTY.
2006-07-19	186	Closure Audit Review Follow-up Needed	LETTER SENT TO RP ASKING THEM TO REPAIR ASPHALT CAP
2006-07-19	185	Closure Audit Review Complete	
Linked to Code 185		0237477872_COAudit_2006.pdf <small>Click to Download or Open</small>	
2006-09-06	99	Miscellaneous	TREAT/DISPOSE FORM REC'D FOR WDOT WORK ON SITE. SOIL TO LINCOLN CTY LANDFILL.
2007-03-13	99	Miscellaneous	FOLLOW-UP ON INSTITUTIONAL CONTROL AUDIT - CAP MAINTENANCE.
2007-04-18	99	Miscellaneous	DOT REQUEST REMOVAL OF A PORTION OF THE ASPHALT COVER DUE TO CHANGES IN FILL AREAS.
2007-04-27	99	Miscellaneous	CONDITIONAL APPROVAL OF DESIGN CHANGES AS LONG AS THEY KEEP TWO FOOT COVER.
2008-08-01	99	Miscellaneous	DOT SUBMITTAL. CAP CHANGED DUR TO HIGHWAY CONST ON SITE.
2008-08-17	99	Miscellaneous	DOT SUBMITTAL FOR GREEN PROJECT SPECIALS.
2008-09-24	187	Closure Audit Follow-up Completed	LETTER SENT TO DOT STATING THAT THEY HAVE RETURNED TO COMPLIANCE.
Other Documents and Images Not Linked to Actions Above <small>Click File Name to Download or Open</small>			
The file below contains permanent records related to the site available at the time the paper Site File was scanned and uploaded. Records withheld by the department due to confidentiality, attorney-client privilege, and other sensitive records, as well as lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request.			
Site File	0237477872_Site_File.pdf		pdf
Who			
Role	Name/Address		
Responsible Party	WI DEPT OF TRANSPORTATION (DOT) 1681 SECOND AVE S WISCONSIN RAPIDS, WI 54494		
For Additional Information, Please Contact DEENA KINNEY 715-839-2784 deena.kinney@wisconsin.gov			

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Education

*Master of Business Administration
Real Estate Concentration
University of Cincinnati*

*Bachelor of Science
Engineering
University of Rhode Island*

Professional Registration

*Wisconsin Certified General
Appraiser No. 1317*

Continuing Education

*Real Estate Acquisition Under the
Uniform Act*

*International Right of Way Assoc.
200 - Principles of RE Negotiations*

410- Appraisal Review

600 - Environmental Awareness

*Appraisal Institute
7-hour Update USPAP*

Small Hotel/Motel Evaluation

Eminent Domain & Condemnation

Business Practice and Ethics

*Marshall & Swift Residential Cost
Training*

*Uniform Appraisal Standards for
Federal Land Acquisition*

*Residential Design and Functional
Utility*

*Valuation of Detrimental Conditions in
Real Estate*

*Residential Property Construction
and Inspection*

*WisDOT
Appraisal Training for Eminent
Domain*

READS Training

Professional Membership

Appraisal Institute Practicing Affiliate

*International Right of Way
Association*

Community

Wausau YMCA Swim Team Asst.



Ms. Schroeder is a Real Estate Specialist in the Real Estate Group at Becher Hoppe. She provides real estate appraisal services and negotiation services for public agency real estate acquisition projects.

Cheryl appraises and negotiates for Wisconsin Department of Transportation - Highways, Wisconsin Department of Transportation - Bureau of Aeronautics, and Local Public Agencies (LPA). She has served as an expert witness for the Wisconsin Department of Justice for several real estate compensation appeal trials and condemnation commission hearings. Cheryl is on the WisDOT Statewide List of Approved LPA fee appraisal consultants and the WisDOT Statewide List of Approved LPA negotiation consultants.

Representative Appraisal Projects

USH 53/STH 35, Intersection of Rose St. and West George St., La Crosse

Appraiser for the reconstruction of USH 53/STH 35 (Rose Street) and local roads near the intersection of Rose Street with West George Street. Responsible for 21 residential appraisals. Issues included proximity damages and landscaping.

STH 23, East county line to CTH K, Fond du Lac County

Appraiser for one segment of the expansion of STH 23 between Taft Road, approx. 1½ miles east of Fond du Lac, to the Fond du Lac / Sheboygan county line. Responsible for 12 appraisals of agricultural and rural residential parcels. Appraisal issues included loss of access, driveway relocation, fencing, larger parcel consideration, and temporary limited easement valuation.

STH 26, Rosendale to North county line, Fond du Lac County

Appraiser for the road improvement project of STH 26 between Rosendale and the north county line for Fond du Lac County. Responsible for 26 appraisals of agricultural and rural residential properties. Appraisal issues included problems in determining clear title, larger parcel, proximity damages, temporary limited easements, fencing and cost-to-cure estimates.

USH 10, Marshfield to Stevens Point, Wood County

Appraiser for the expansion of USH 10 to a four-lane divided highway between Junction City and Marshfield. Responsible for approximately 70 appraisals that included numerous residential relocations, several trucking companies, and complex acquisitions from farms and businesses over a three-year period.

USH 12 Bypass, I90 and I94 to STH 33, Sauk County

Appraiser for the expansion of USH 12 to a four-lane divided highway with interchanges and roundabouts between Lake Delton and Baraboo. Responsible for 28 appraisals of agricultural, transitional, commercial, and residential property, and an appraisal for a campground.

STH 172, STH 54 to Austin Straubel Airport, Brown County

Appraiser for the reconstruction of STH 172 from STH 54 to Austin Straubel Airport. Project design included three roundabouts. Responsible for 16 real estate appraisals, including residential property, rural commercial property, agricultural property, casino, and airport property.

USH 51, CTH K – Business 51 Interchange, City of Wausau, Marathon Co.

Appraiser for partial property acquisitions (strip fee acquisitions, temporary easements, permanent easements) from 13 parcels impacted by an intersection realignment and reconstruction project. Property types impacted included: improved residential, transitional agricultural, and fringe commercial land. Appraisal issues included strip acquisitions, landscaping acquisition, temporary and permanent easement valuation, and severance damages.