

REAL ESTATE APPRAISAL REPORT

Project:

American Transmission Company
Cardinal – Hickory Creek

Property Location:

Old Adams Road
Ridgeway, Wisconsin 53582

Landowner(s):

Village of Ridgeway
113 Dougherty Court
Ridgeway, Wisconsin 53582

Prepared For:

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

Prepared By:

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

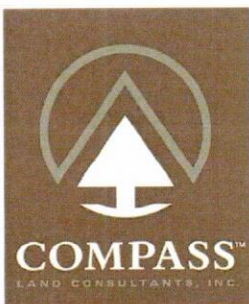
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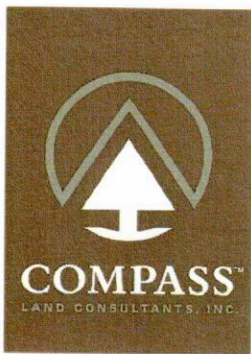
April 28, 2021

Date of Report:

May 20, 2021

(CLC #20027)





WE VALUE NATURE

May 20, 2020

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

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

Dear Ms. Mims:

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

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

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

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

Sincerely,


Jeffrey A. Olson
Real Estate Specialist

JAO/jh

Enc.

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I. Introductory Information

Summary of Appraisal Facts and Conclusions

Property Identification

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

Property Data

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

Sale History

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

Interest Acquired

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

Appraisal Conditions and Results

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

Market Value Estimate:

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

Compensation for Easement: \$2,600

II. Assignment Conditions

Client

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

Intended Use and Intended Users

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

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

Appraisal Problem

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

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

Interest Appraised

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

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

Definition of Market Value

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

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

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

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

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

Approaches to Value

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

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

Effective Date of Value

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

Scope of Work

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

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

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

Statement of Assumptions and Limiting Conditions

The appraisal is subject to the following:

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

Extraordinary Assumptions

The appraisal is not subject to any extraordinary assumptions.

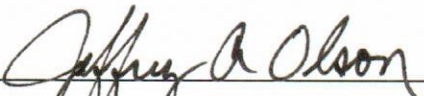
Hypothetical Conditions

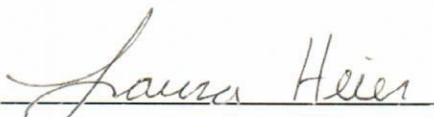
The *before* appraisal is not subject to any hypothetical conditions. The *after* appraisal is subject to the hypothetical condition that the Electric Transmission Line and Access Easement is in place and encumbering the property as of April 28, 2021.

Certificate of Appraiser

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

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


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


Laura B. Heier
Appraisal Assistant

Cardinal to Hickory Creek Transmission Line Project - Project Overview

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

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

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

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

Market Area and Neighborhood

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

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

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

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

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

Subject Property Information

Location, Size, and Access

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

Legal Description

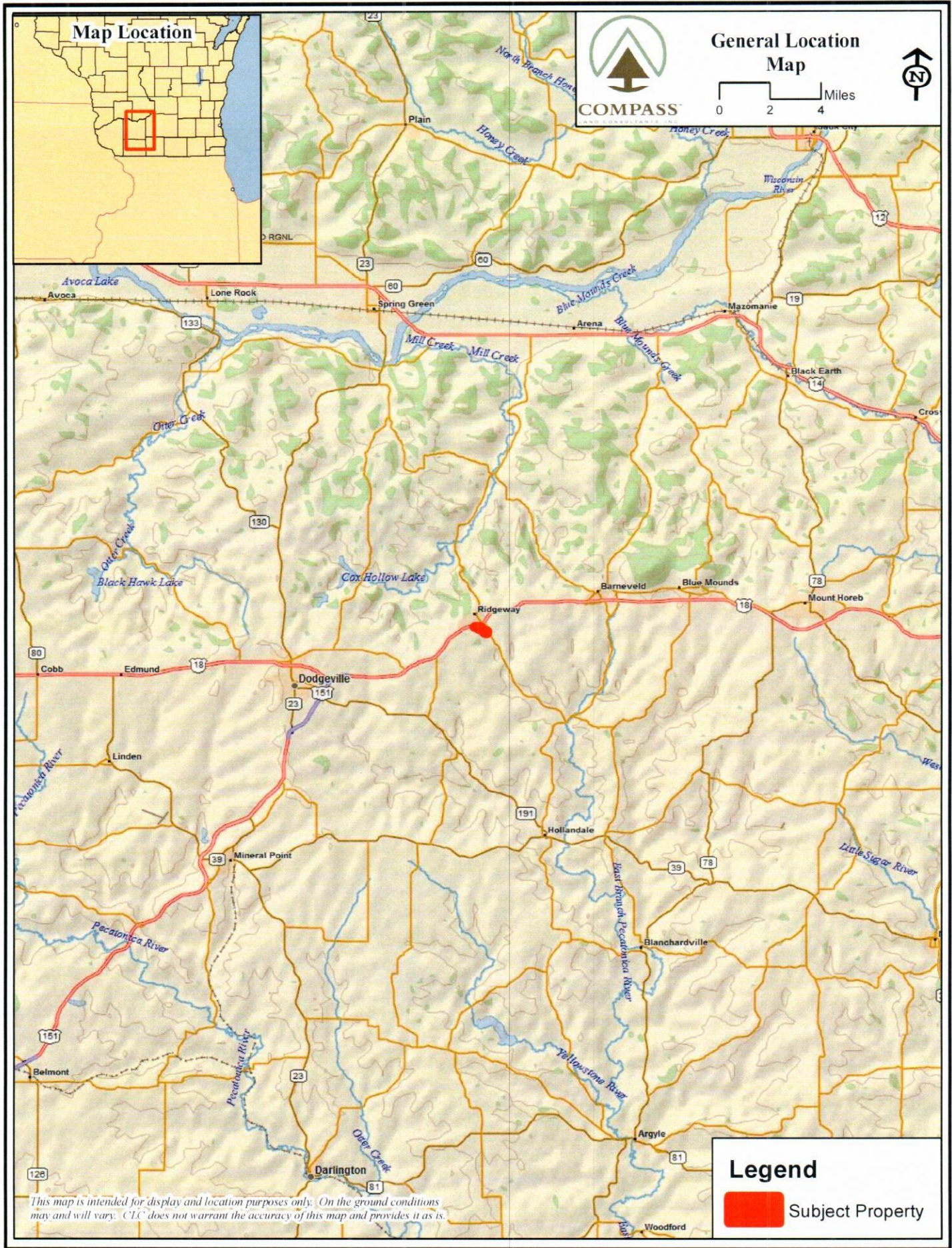
Part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, in Section 14, all in Township 6 North, Range 4 East, in the Village of Ridgeway, Iowa County, Wisconsin. (See the Addenda – Title Information and/or Parcel Reports.)

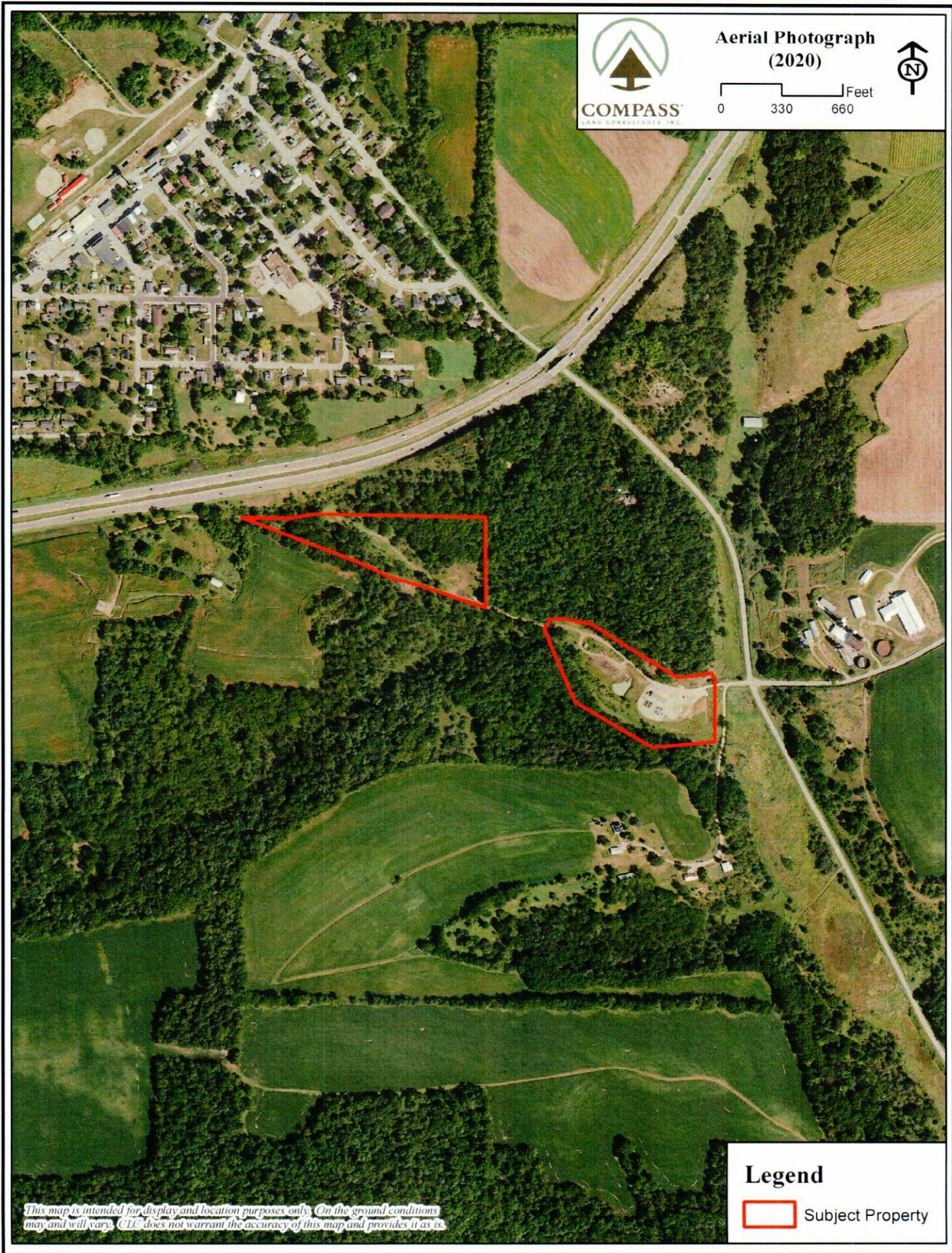
Utilities

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

Land

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





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

Improvements

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

Zoning and Land Use Restrictions

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

Assessment and Tax Information

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

Estate Appraised

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

Subject Property Photographs

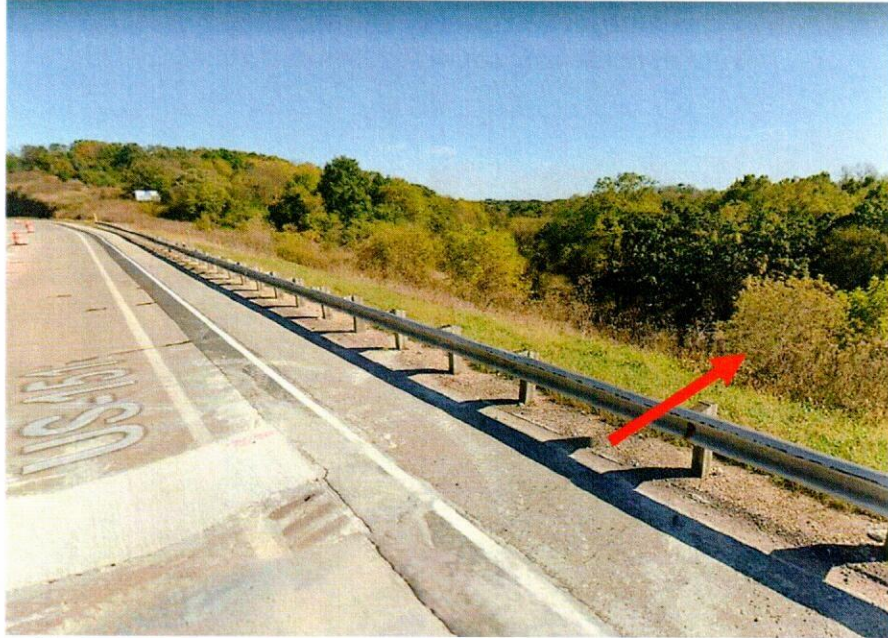
(Photos were taken by Laura B. Heier on April 28, 2021.)



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



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



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



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

III. Subject Property Before Valuation

Highest and Best Use

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

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

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

Highest and Best Use as Vacant

Legally Permissible

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

Physically Possible

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

Financially Feasible

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

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

Maximally Productive

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

Highest and Best Use as Improved

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

Sales Comparison Approach

Selection of Comparable Sales

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

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

Vacant Land Value *Before* Condition

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

Sales Comparison Adjustment Grid – Before Condition

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

Reconciliation and Estimate of Value – *Before* Condition

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

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

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

Subject Property *Before* Valuation

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

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

IV. Rights Acquired and Impacts to Remainder

The Easement

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

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

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

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

Rights Affected

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

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

Remainder

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

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

Location, Size, and Access

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

Legal Description

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

Utilities

The utilities are unchanged from the *before* condition.

Land

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

Improvements

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

Zoning and Restrictions

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

Assessment and Tax Information

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

Estate Appraised

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

V. Subject Property *After* Valuation

Highest and Best Use

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

Sales Comparison Approach

The Selected Comparable Sales

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

Rights Conveyed

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

Literature Review

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

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

Market Analysis and Paired Sales Method

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

Bundle of Rights Analysis

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

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

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

Valuation in the *After* Condition

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

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

Summary and Results of Analysis

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

Subject Property *After* Valuation

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

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

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

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

VI. Conclusion and Allocation of Damages

Conclusion

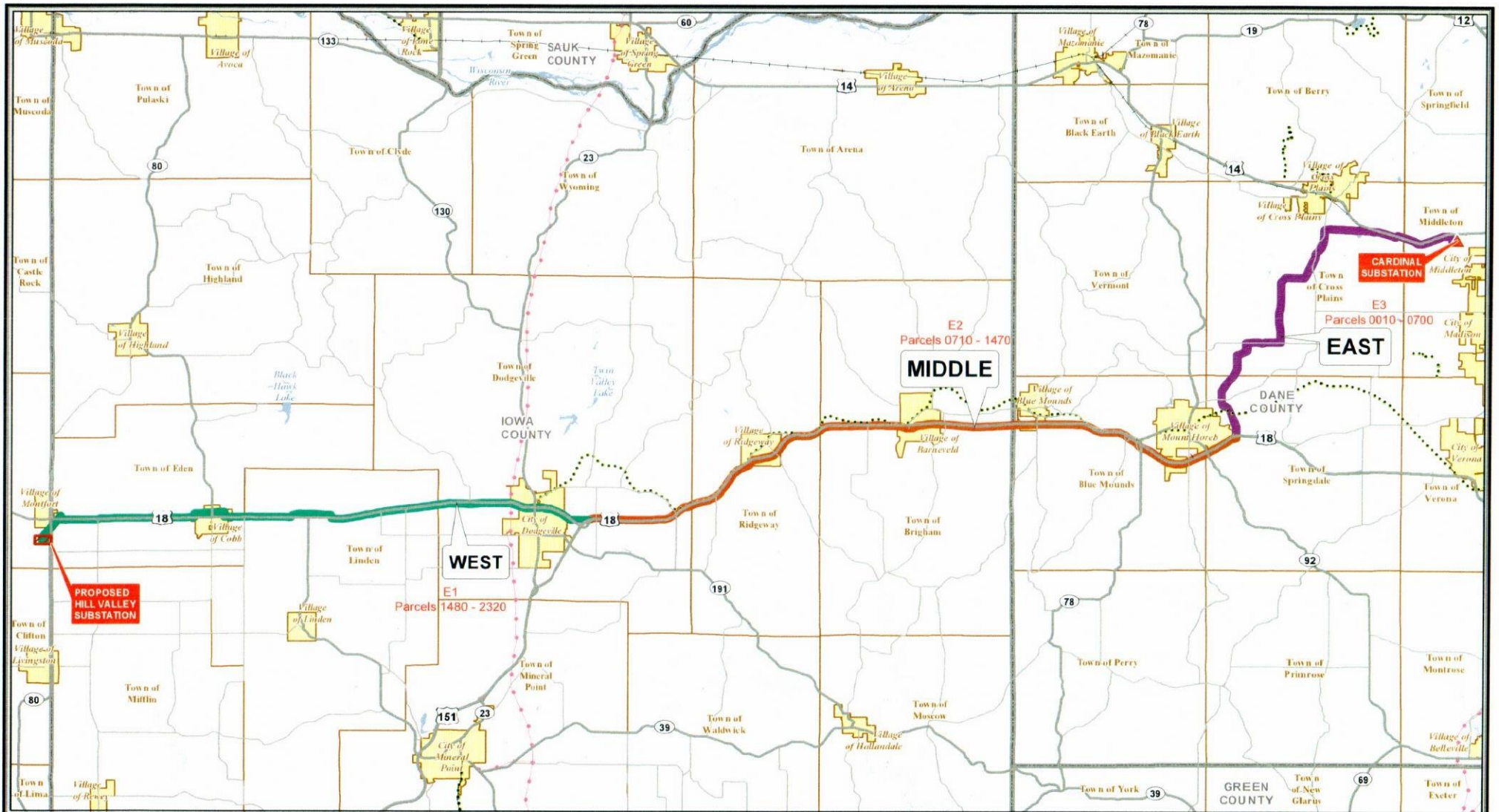
Total <i>Before</i> Value:	\$172,920
Total <i>After</i> Value:	<u>\$170,363</u>
Difference:	\$ 2,557
Rounded To:	\$ 2,600

Allocation of Damages

Electric Transmission Line and Access Easement:	2,600
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ADDENDA

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- Preferred Route - East
- Preferred Route - Middle
- Preferred Route - West

- Interstate / US or State Highway
- Railroad
- Approximate Gas Pipeline
- State / County Trail

- Open Water
- COUNTY BOUNDARY
- Town
- City/Village



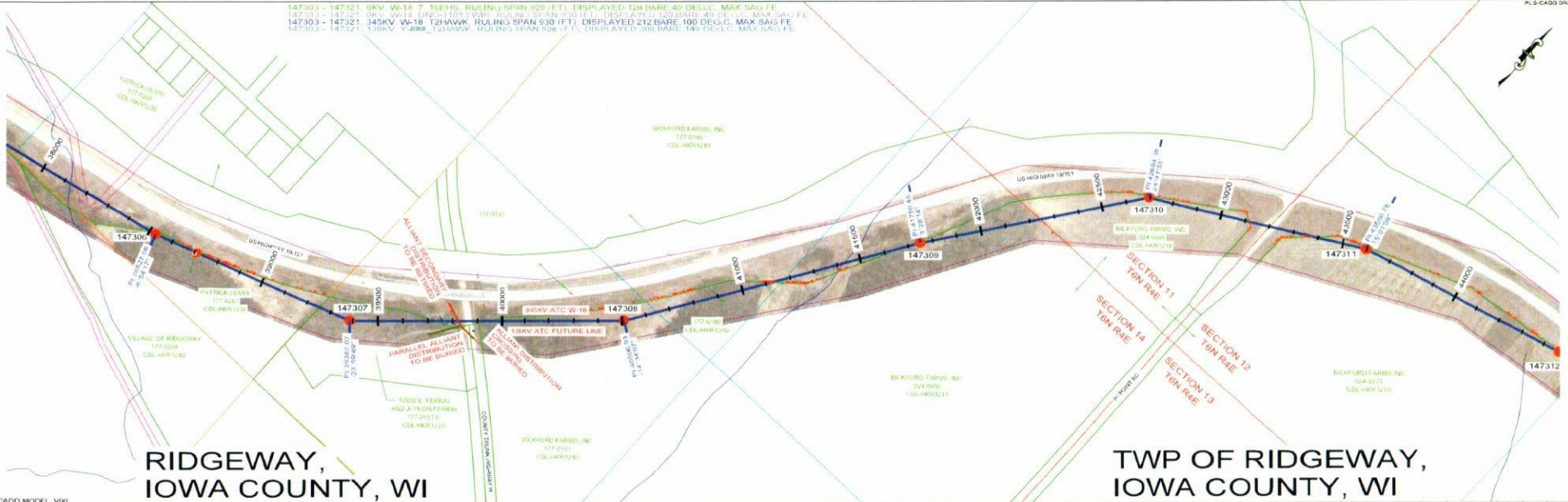
PREFERRED ROUTE - CONSTRUCTION SEGMENTS -

CARDINAL-HICKORY CREEK TRANSMISSION LINE PROJECT



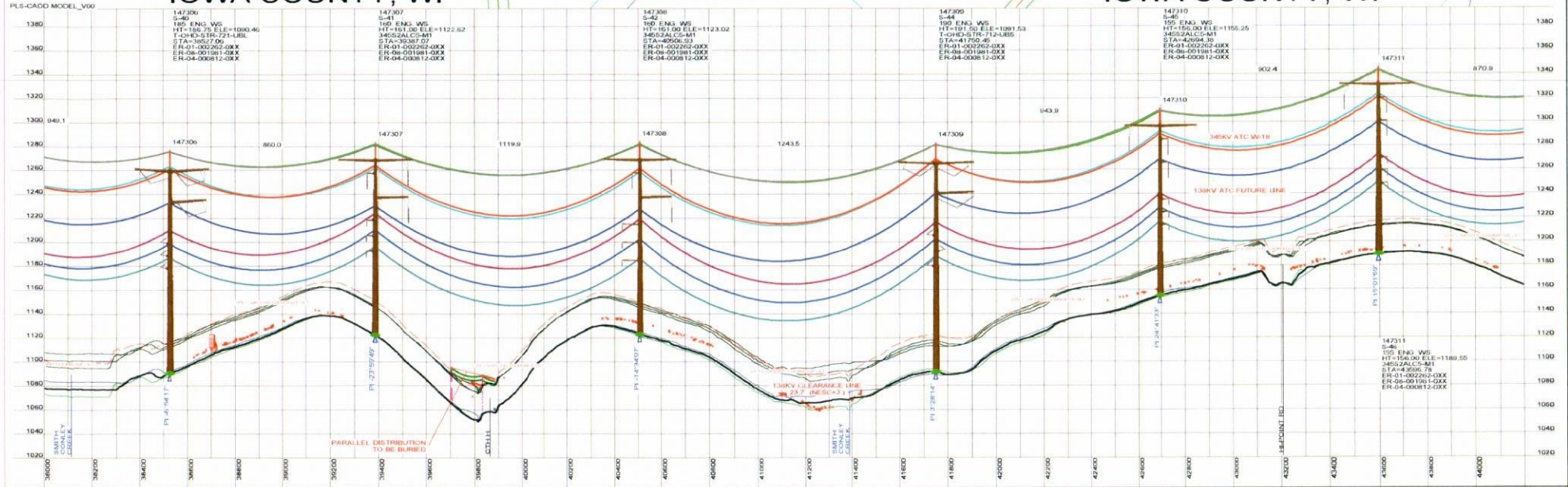
RFP Attachment 9.2

147305 - 147312 13KV W-18 7 16E145, RULING SPAN 929 (FT), DISPLAYED 120 BARE, 40 DEG.C, MAX SAG FE
 147303 - 147304 13KV W-18 12HAWK, RULING SPAN 930 (FT), DISPLAYED 120 BARE, 40 DEG.C, MAX SAG FE
 147309 - 147311 13KV W-18 12HAWK, RULING SPAN 930 (FT), DISPLAYED 120 BARE, 100 DEG.C, MAX SAG FE
 147309 - 147312 13KV W-18 12HAWK, RULING SPAN 930 (FT), DISPLAYED 120 BARE, 100 DEG.C, MAX SAG FE



**RIDGEWAY,
IOWA COUNTY, WI**

**TWP OF RIDGEWAY,
IOWA COUNTY, WI**



C	04/22/21	603962	LARGE ANGLE CONFO UPDATE	TDC	SEA	CDJ	ESL
B	12/18/20	603962	ISSUED FOR REAL ESTATE - NOT FOR CONSTRUCTION	MSB	TRT	CDJ	ESL
A	08/25/20	603962	ISSUED FOR RENEW - NEW CONSTRUCTION	SEA	SEA	CDJ	ESL
REV	00/00	00/00					

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



**HILL VALLEY - CARDINAL
 PLAN AND PROFILE
 W-18 - 345KV TRANSMISSION LINE**
 DRAWING # **HLV-CDL-W-18-03-023**



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

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

Applicant Information

Lori Hornbeck American Transmission Company 5303 Fen Oak Dr Madison, WI 53716	Sales Representative:Barbara Skoglund
--	---------------------------------------

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

Effective Date: 02/02/2021 at 8:00 am

Owner(s) of record:Village of Ridgeway, a municipal corporation

Legal description: See "Exhibit A" attached

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

Property address:Vacant Land, Village of Ridgeway, WI (Note: Please see included tax bill for mailing address.)

Mortgages / Leases / Land Contracts / UCC

None

Easements / Restrictions & Other Encumbrances

None

Judgments / Liens

None

General Taxes

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

This property appears to be exempt from real estate taxes.

Other Matters

None

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

Footnotes





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

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

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

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

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



EXHIBIT A

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

and

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

For informational purposes only

Property Address: Vacant Land, Village of Ridgeway, WI

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



2019 Property Record | Iowa County, WI

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

Owner Address

RIDGEWAY, VILLAGE OF ,
113 DOUGHERTY COURT
RIDGEWAY, WI53582

Owner

RIDGEWAY, VILLAGE OF

Property Information

Parcel ID: 0204
Document # Volume 233, Page 34
Tax Districts:
DODGEVILLE SCHOOL

Property Description

For a complete legal description, see recorded document.

PT OF NE1/4 OF SW1/4
Municipality: 177-VILLAGE OF RIDGEWAY
Property Address:

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

Land Valuation

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

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

2019 Property Record | Iowa County, WI

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

Owner Address

RIDGEWAY, VILLAGE OF ,
113 DOUGHERTY COURT
RIDGEWAY, WI53582

Owner

RIDGEWAY, VILLAGE OF

Property Information

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

Property Description

For a complete legal description, see recorded document.

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

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

Land Valuation

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

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

**ELECTRIC TRANSMISSION LINE EASEMENT
AND ACCESS EASEMENT**

Wis. Stat. Sec. 182.017(7)

Wis. Stat. Sec. 196.491(3e)

Not subject to Wis. Stat. § 77.22(1)

Document Number

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

Name and Return Address

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

Parcel Identification Number(s)

177-0204, 177-0206.C

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

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

The perpetual transmission line easement has the following specifications:

TRANSMISSION LINE EASEMENT:

Length: Approximately 194 feet

Width: Variable, not to exceed 27 feet

TRANSMISSION STRUCTURES:

Type: N/A

Number: N/A

Maximum height above existing ground level: N/A feet

TRANSMISSION LINE:

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

Number of circuits: 2

Number of conductors: 9

Number of static wires: 2

Minimum height above existing landscape (ground level) 20.7 feet

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

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

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

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

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

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

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

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

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

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

[signature page follows]

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

Village of Ridgeway

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

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

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF)

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

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission expires (is) _____

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

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

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

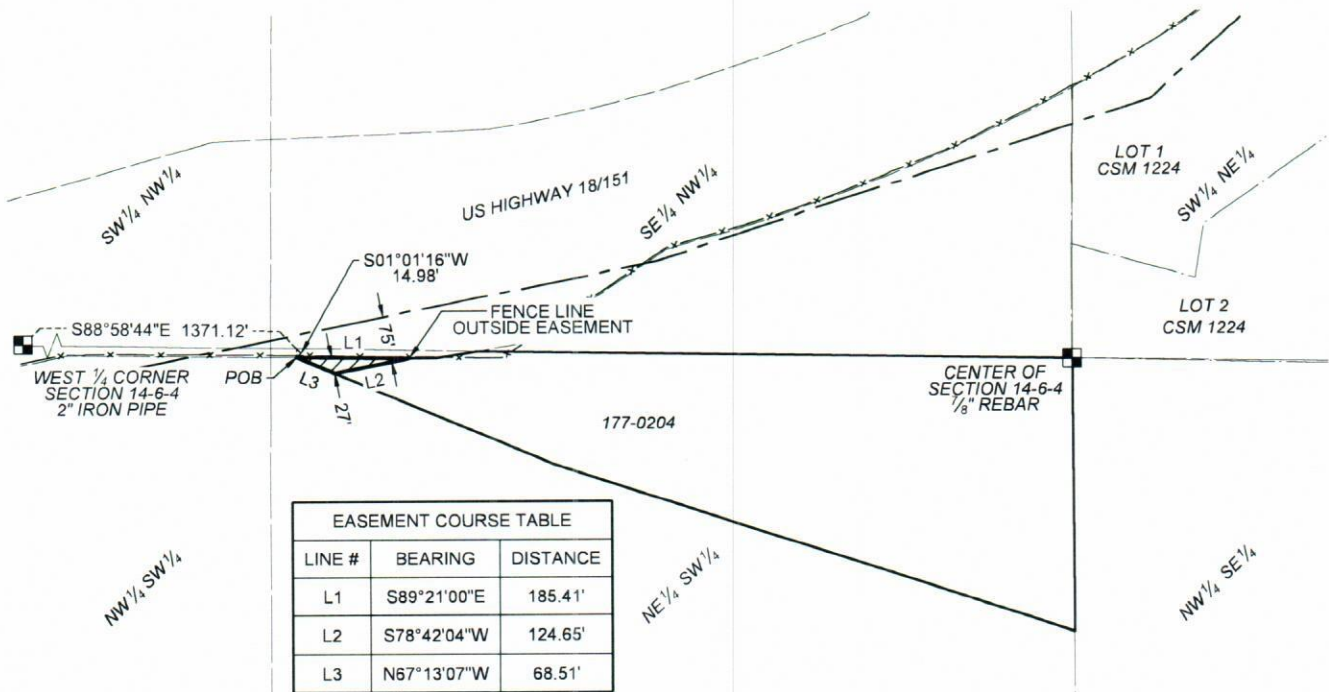
- (d) The utility shall control weeds and brush around the transmission line facilities. No herbicidal chemicals may be used for weed and brush control without the express written consent of the landowner. If weed and brush control is undertaken by the landowner under an agreement with the utility, the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

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

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

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

EASEMENT DESCRIPTION MAP (EXHIBIT "B")



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

LEGEND

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

MAP KEY

ATC TRANSMISSION LINE EASEMENT

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

NORTH

150 0 150 300FT

SCALE IN FEET

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

VILLAGE OF RIDGEWAY, IOWA COUNTY

ATC
AMERICAN TRANSMISSION COMPANY

ATC ID: CDL-HKR1240
PARCEL NO. 177-0204

AYRES

Drawn: NDT Scale: 1"=300'

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REVISIONS		

Date: 02/26/2021 SHEET NUMBER 1 OF 2



EASEMENT DESCRIPTION MAP (EXHIBIT "B")

TAX PARCEL 177-0204 EASEMENT LEGAL DESCRIPTION:

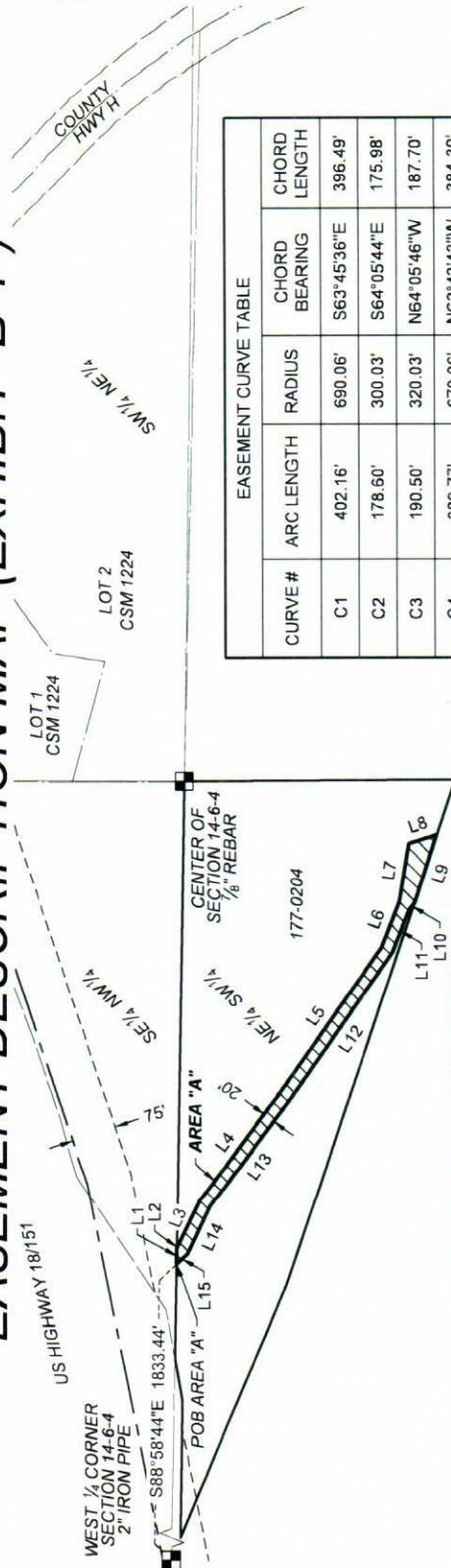
A variable width easement which crosses a part of the grantor's premises, being a part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 4 East, Village of Ridgeway, Iowa County, Wisconsin described as follows:

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

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

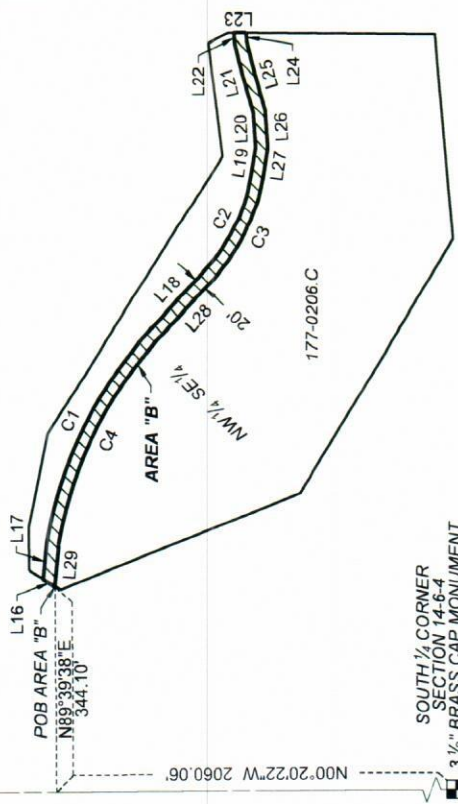
	ATC ID: CDL-HKR1240 PARCEL NO. 177-0204			
			Drawn: NDT	Scale: N/A
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EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")



CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	402.16'	690.06'	S63°45'36"E	396.49'
C2	178.60'	300.03'	S64°05'44"E	175.98'
C3	190.50'	320.03'	N64°05'46"W	187.70'
C4	388.77'	670.06'	N63°43'43"W	384.30'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S88°58'44"E	28.04'	L16	N31°55'30"E	22.37'
L2	S43°28'59"E	1.72'	L17	S84°41'54"E	60.55'
L3	S64°45'18"E	89.16'	L18	S47°03'52"E	130.49'
L4	S53°30'48"E	210.64'	L19	S81°08'57"E	47.49'
L5	S55°23'32"E	319.15'	L20	N86°32'58"E	58.53'
L6	S69°04'02"E	85.34'	L21	N75°04'04"E	115.99'
L7	S80°57'39"E	97.04'	L22	N85°22'53"E	18.49'
L8	S17°41'34"E	49.87'	L23	S00°44'05"W	20.09'
L9	N71°43'07"W	119.59'	L24	S65°22'53"W	14.81'
L10	N49°28'42"W	13.41'	L25	S75°04'04"W	116.20'
L11	N69°04'02"W	81.73'	L26	S86°32'58"W	62.70'
L12	N55°23'32"W	321.88'	L27	N81°08'57"W	49.65'
L13	N53°30'48"W	209.00'	L28	N47°03'52"W	130.49'
L14	N64°45'18"W	90.95'	L29	N84°41'54"W	69.83'
L15	N43°28'59"W	25.13'			



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

MAP KEY

ATC PERMANENT ACCESS EASEMENT

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

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

VILLAGE OF RIDGEWAY, IOWA COUNTY



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



Drawn: NDT Scale: 1"=300'

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REVISIONS

Date: 02/26/2021

SHEET NUMBER 1 OF 3



EASEMENT DESCRIPTION MAP (EXHIBIT "B-1")

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Two times their distance from adjacent lot lines.

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

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

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

Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Land Contract
Doc No: 360749
Grantor: Roger F. and Deanna M. Slaght
Grantee: Dennis Fingerson

<u>Price</u>	<u>Date</u>
\$80,000	April 15, 2019
<u>Size</u>	<u>Price/Acre</u>
8.090 Acres	\$9,889

Water Feature(s): None

Photo provided by Google Image.



A view from Military Ridge Road.

Location: Acreage on Military Ridge Road

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

Sale Verification: Courthouse Records

Conveyance Data

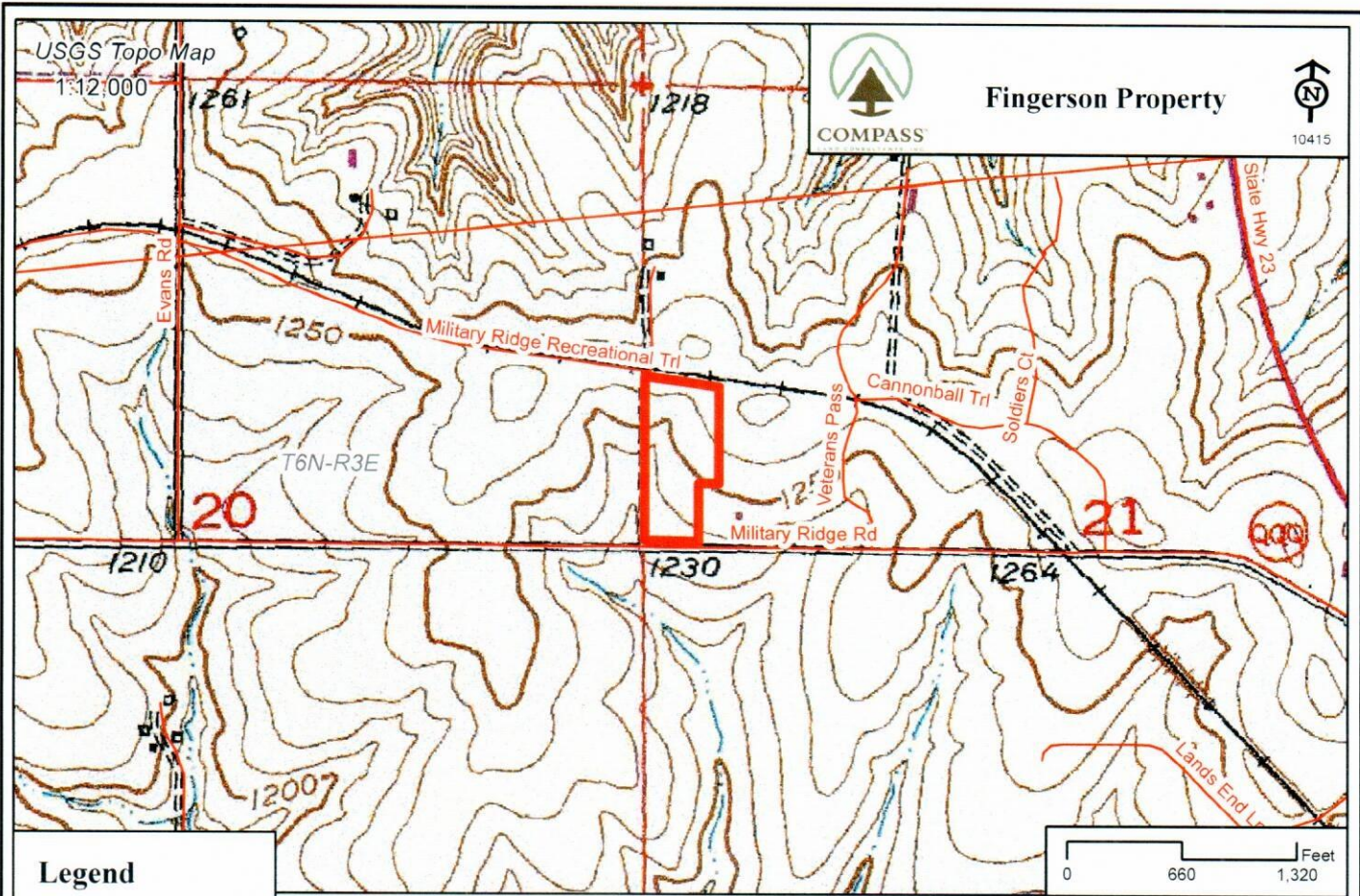
Terms: Cash at Closing
Conditions: No Unusual Circumstances
Market Exposure: Unknown
Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland
Topography: Level to Rolling
Access: Public Road
Utilities: Rural
Improvements: None
Land Cover: 100% Open

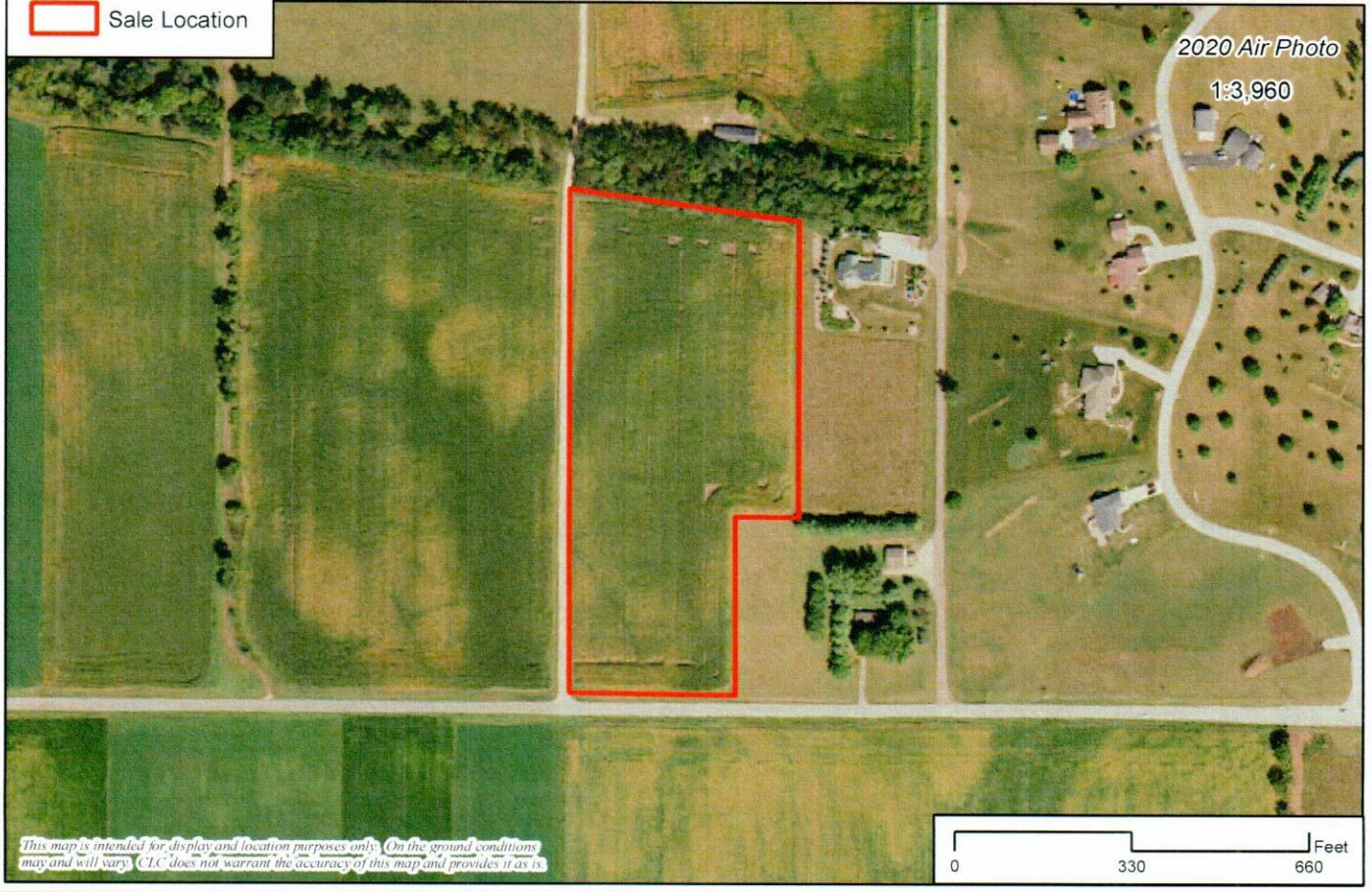
Additional Information

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



Legend

 Sale Location



2020 Air Photo
1:3,960

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

Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Warranty Deed

Doc No: 364705

Grantor: Keith A. and Laura L. Caulfield

Grantee: Amber Brings and Nicolas J. Nelson

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

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

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the clearing on the property.

Location: 8400 Spring Road

Legal Description: Part of Section 11, T7N-R5E, Town of Arena, Iowa County, WI.
Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Rolling

Access: Public Road

Utilities: Rural

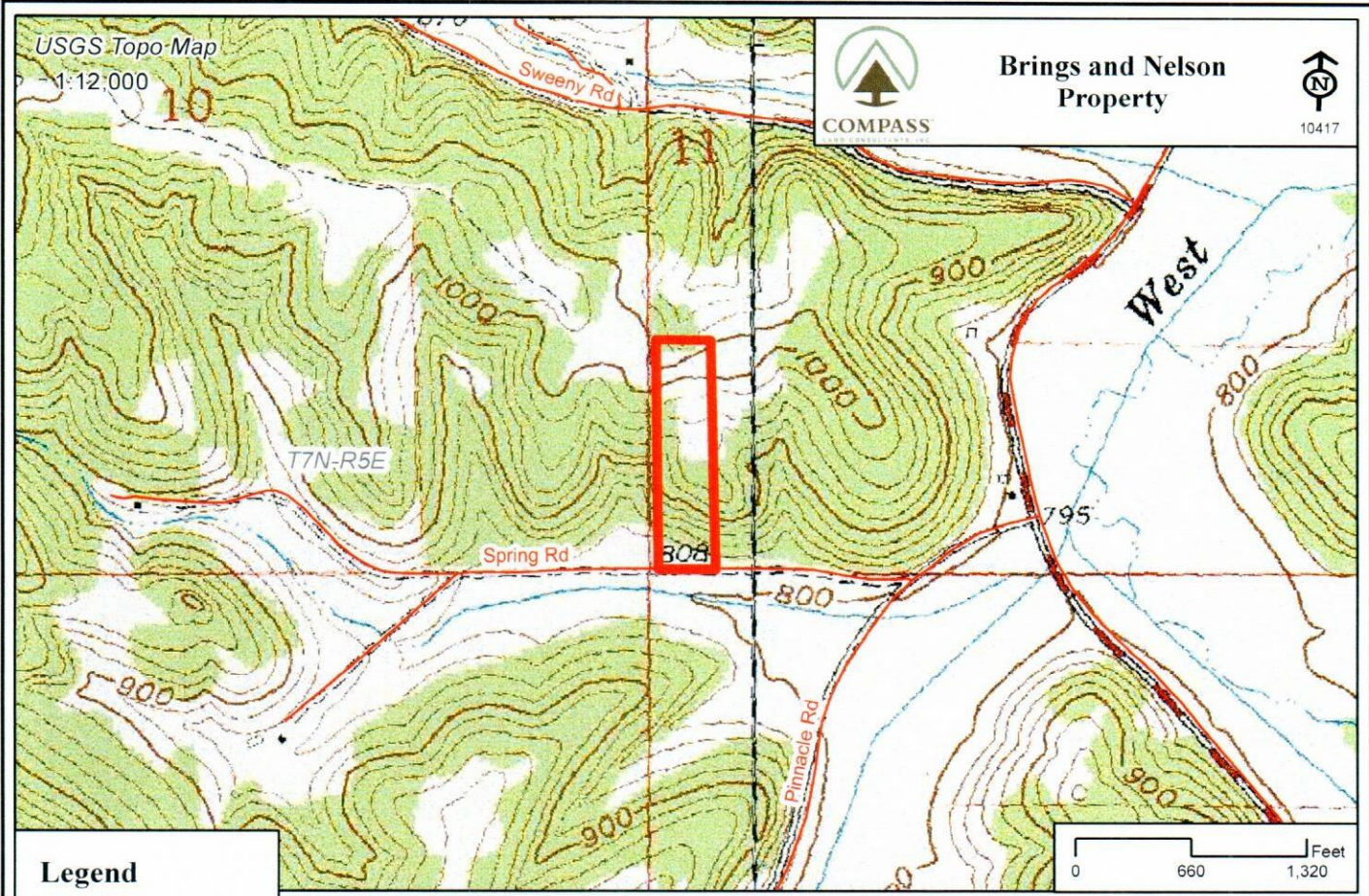
Improvements: None

Land Cover: 70% Wooded 30% Open

Forest Cover: Oak

Additional Information

A shared driveway is required for this lot.



Highest and Best Use
Residential

Intended Use
Residential

Zoning
Ag/Res (AR-1)

Recording Information

Warranty Deed
Doc No: 369325
Grantor: Sherry Casali
Grantee: Clayton Utzig

<u>Price</u>	<u>Date</u>
\$127,000	October 14, 2020
<u>Size</u>	<u>Price/Acre</u>
8.180 Acres	\$15,526

Water Feature(s): None



Photo provided by WiREx - MLS.

A view of the road frontage.

Location: Acreage on Mounds Park Road

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

Sale Verification: Courthouse Records

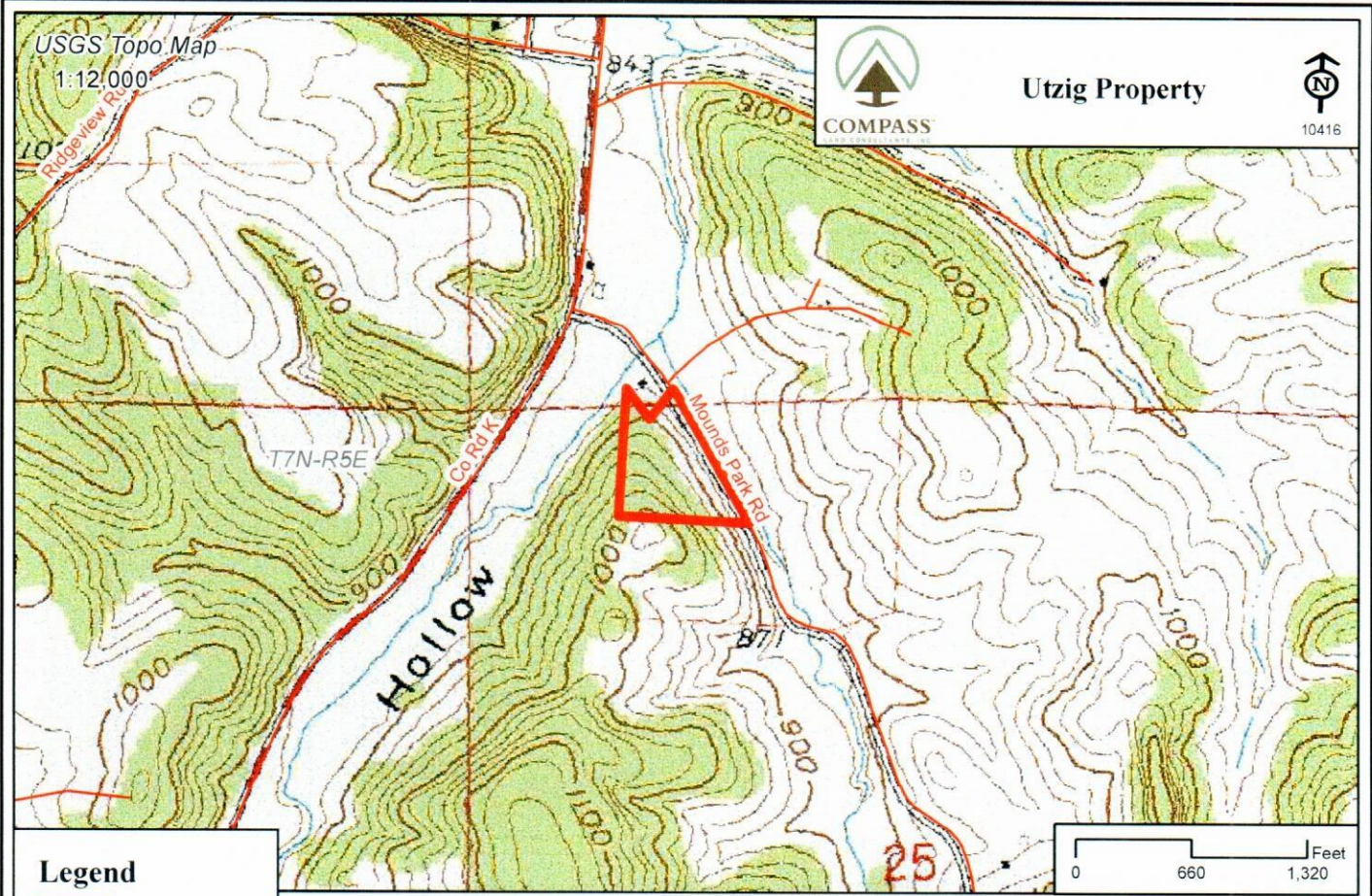
Conveyance Data	Site Characteristics
------------------------	-----------------------------

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

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

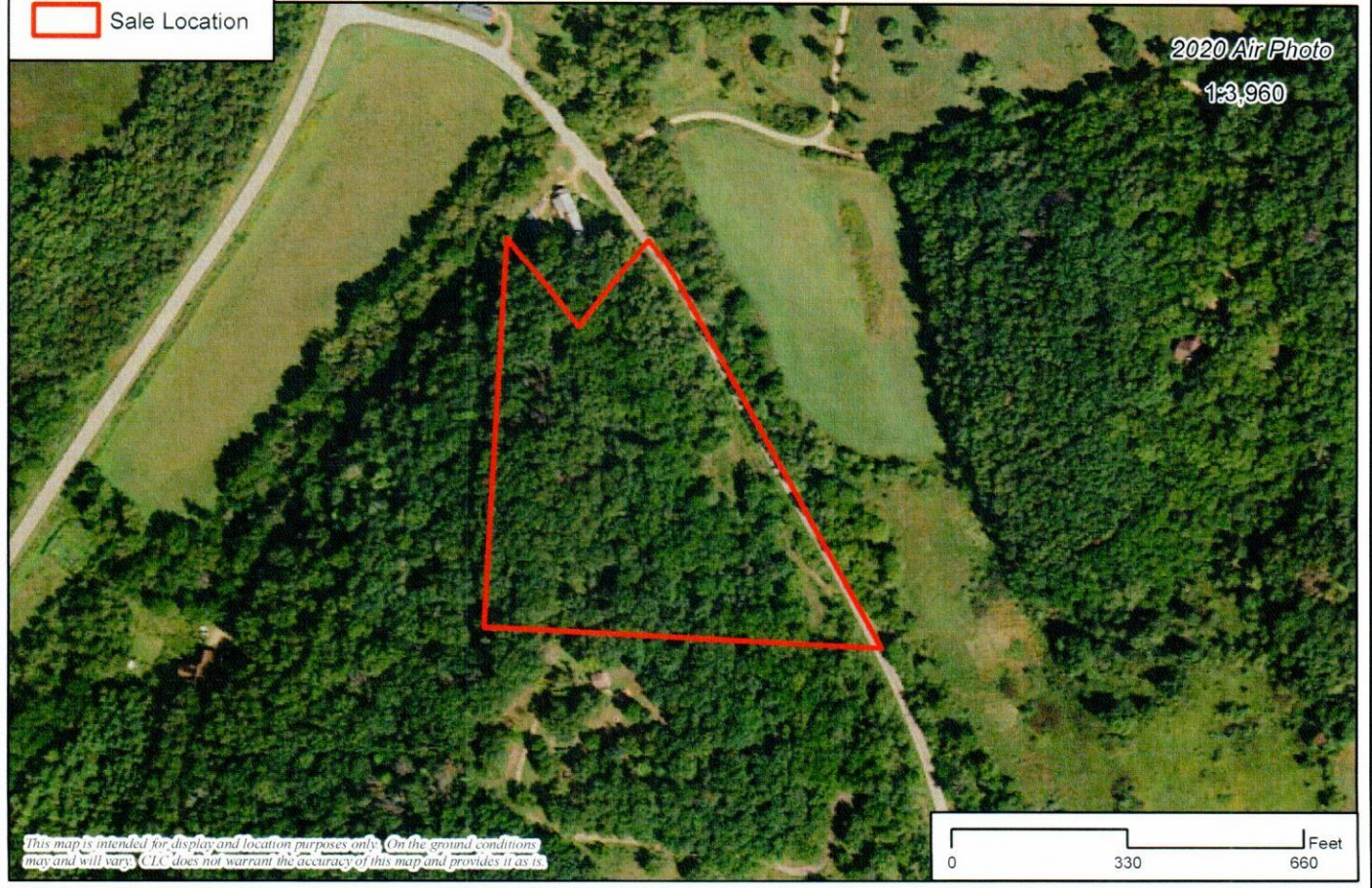
Additional Information

No Additional Comments.



Legend

 Sale Location



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

Highest and Best Use
Residential

Intended Use
Residential

Zoning
Agriculture (A-1)

Recording Information

Personal Rep. Deed

Doc No: 372269

Grantor: Estate of David S. Neumann

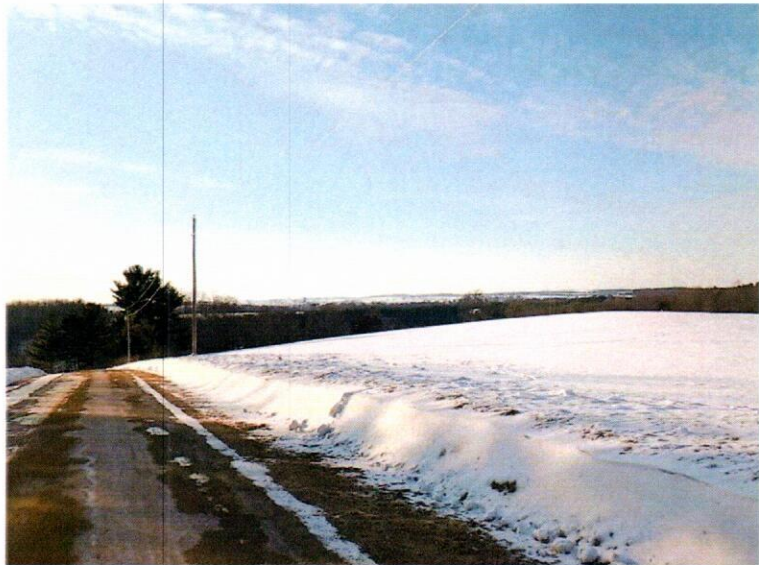
Grantee: Cole R. Roelli and Christl C. Burns-Roelli

Price	Date
\$90,000	March 25, 2021

Size	Price/Acre
12.500 Acres	\$7,200

Water Feature(s): None

Photo provided by WiREx - MLS.



A view of the road frontage.

Location: Acreage on Mathews Road

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

Deed(s) available upon request.

Sale Verification: Courthouse Records

Conveyance Data

Terms: Cash at Closing

Conditions: No Unusual Circumstances

Market Exposure: Real Estate Broker

Rights Conveyed: Usual Rights

Site Characteristics

Land Quality: 100% Upland

Topography: Level to Sloped

Access: Public Road

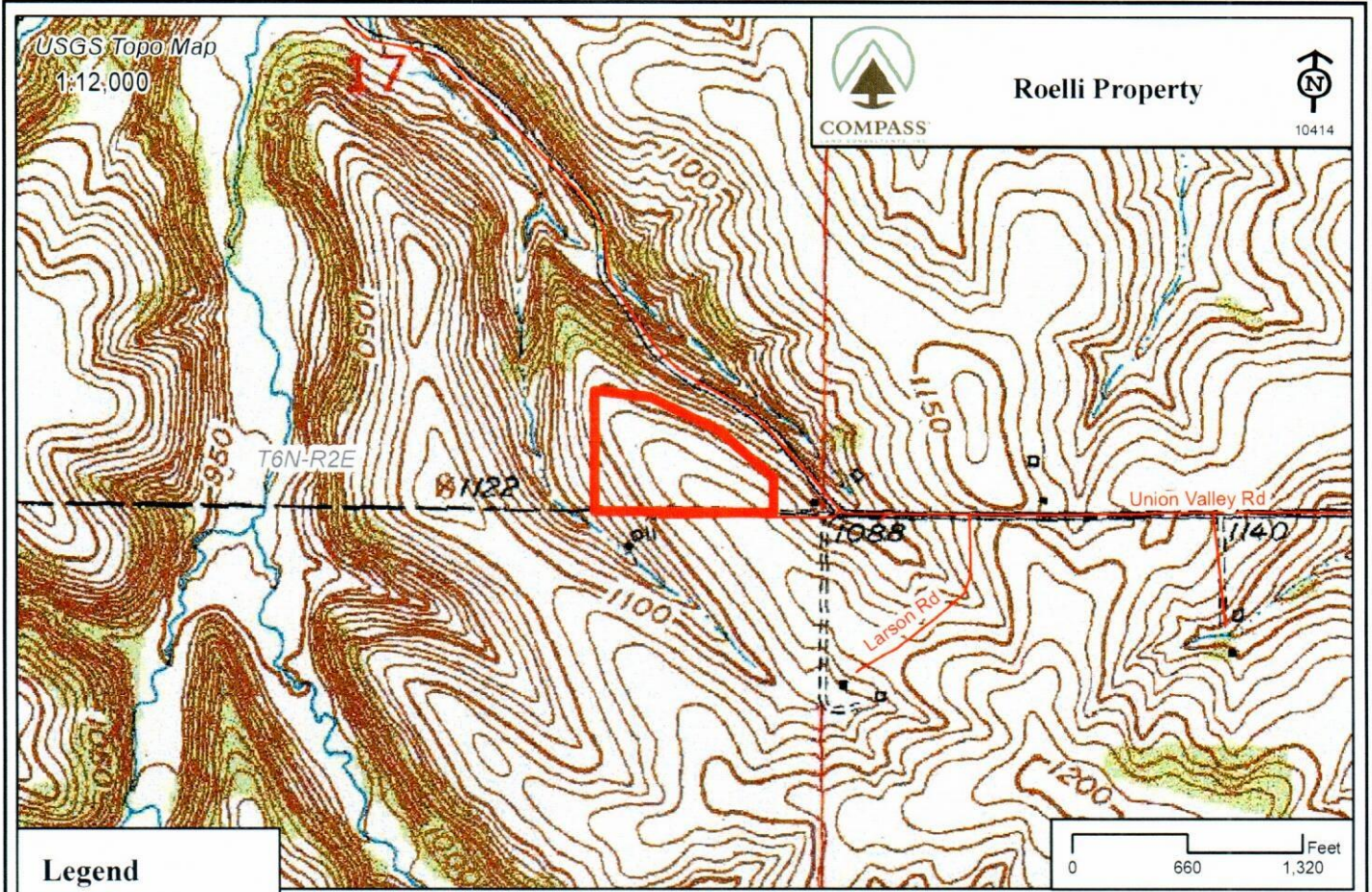
Utilities: Rural

Improvements: None

Land Cover: 90% Open 10% Wooded

Additional Information

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



Education:

University of Wisconsin – Stevens Point, WI

- Bachelor of Science – Forest Administration – 1988

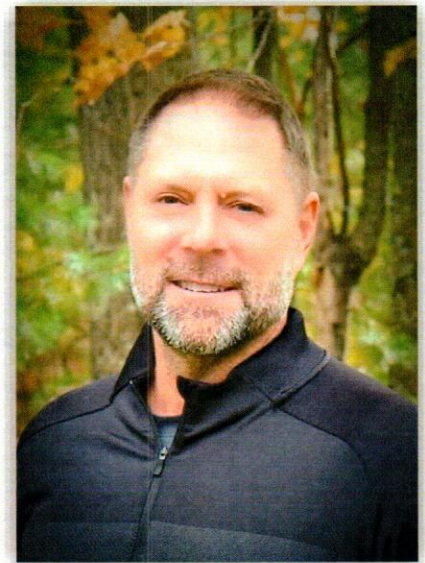
Employment:

2011 – Present:

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

1988 – 2011:

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



Experience:

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

Licenses, Memberships, and Organizations:

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

NO. 1502 - 10

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that
JEFFREY A OLSON

was granted a certificate to practice as a
**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

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

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

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



David B. Linn
D&PS Secretary

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

Laura B. Heier

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

Education:

University of Wisconsin - Stevens Point, WI

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

Employment:

2020 – Present:

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

2010- 2020

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



Experience:

Appraisal Assistant:

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

Forester:

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

Licenses, Memberships, and Organizations:

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