

COMMON COUNCIL AGENDA
June 26, 2023
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

THE COUNCIL WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COUNCIL BY MEMBERS OF THE PUBLIC. THE COUNCIL WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING.

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on June 12, 2023
2. Approve/Deny: Original Alcohol Beverage Retail License/Class B Beer - Lake Mills Hospitality, LLC DBA Quality Inn, 2115 E. Main Street.

II. GENERAL BUSINESS:

1. Approve/Deny: Second Reading and Public Hearing for Ordinance 1957-23 amending Chapter 434-3 to adopt Wis. Stats 948.61 - Dangerous Weapon other than Firearm on school premises.
2. Approve/Deny: First Reading and set a Public Hearing for July 24, 2023 for Ordinance 1961-23 - Amending Chapter 382 - Minors, specifically chapters 382-13, 14 & 15 as it relates to possession and sales of tobacco products by/to persons under the age of 18.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Approve/Deny: Resolution 4513-23 creating a certified survey map for a portion of parcel 276-0314-20000, generally located at STH 33/Alexander Avenue.
2. Plan Commission: Second Reading a Public Hearing for Ordinance 1956-23 rezoning parcels: 276-0839-00000 & 276-0838-00000, located at 311 3rd Street and 312 N. Park Street, respectively, from R-1 Residential & B-2 Business to B-3 Business. Applicant: Grasse Funeral & Cremation Service.
3. Plan Commission: Approve Deny: First Reading and set a Public Hearing for July 24, 2023 for Ordinance 1958-23 rezoning parcel 276-0314-20000 from Agricultural to B-2 Business. The parcel is generally located at STH 33/ Alexander Avenue. Applicant: Mark Bush; property owners: James and Rebecca Krueger.
4. Plan Commission: Approve Deny: First Reading and set a Public Hearing for July 24, 2023 for



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Ordinance 1959-23 rezoning parcel 276-2256-00000 from B-2 Business to B-3 Business. The parcel is located at 2423 E. Main Street. Applicant: Ken Dale, WIRE Courtyard MHP, LLC.

5. Public Works: Approve/Deny: Bids for the expansion of the Reedsburg Business Park, E. Main Street/S. Golf Course Road.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Library Board, Zoning Board, CDA (any other committees or commissions with reports).

V. OFFICE OF THE MAYOR:

VI. ADJOURN:



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City of Reedsburg Meeting of the Common Council
June 12, 2023

Present: Mayor Dave Estes, Alderpersons Sonny Hyde, Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.
Absent: None.
Others Present: City Administrator Tim Becker, Finance Director/City Clerk-Treasurer Jacob Crosetto, Police Chief Pat Cummings, City Attorney Maximilian Buckner, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on May 22, 2023; May 2023 Expenditure Report; 2023-2024 Liquor and Tobacco Retail Licenses; and the May 2023 Building Permit Report.

Motion: Seamonson, Second: Braunschweig to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS:

- A. Approve/Deny: First reading and set a Public Hearing for July 10, 2023 for Ordinance 1960-23 - Chapter 615 - Vehicles and Traffic amendments.
 - a. **Motion: Schulte, Second: Gargano to approve setting the Public Hearing on Ordinance 1960-23 for July 10, 2023 as presented. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Public Works: Approve/Deny: Resolution 4512-23 confirming Common Council review of the Compliance Maintenance Annual Report (CMAR) for the Waste Water Treatment Plant.
 - a. **Motion: Knudsen, Second: Peterson to Resolution 4512-23 as presented. Motion carried 9-0.**

Motion: Gargano, Second: Hyde to adjourn.
Motion carried 9-0. Meeting adjourned at 6:12 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 7-1-2023 ending: 6/30/2024
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of RECOSBORO

County of SARASOTA Aldermanic Dist. No. _____
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1029737667-04</u>	
FEIN Number <u>83-1706406</u>	
TYPE OF LICENSE REQUESTED	FEE
☐ Class A beer	\$
☒ Class B beer	\$ <u>100.00</u>
☐ Class C wine	\$
☐ Class A liquor	\$
☐ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ <u>25.00</u>
TOTAL FEE	\$ <u>125.00</u>

Name (Individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
LAKE MILLS HOSPITALITY LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>PATEL</u>	(First) <u>VIPUL</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code) <u>234 MEADOW LN, COLUMBUS, WI 53925</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name _____ Business Phone Number 608 524 8535
2. Address of Premises 2115 E MAIN ST Post Office & Zip Code RECOSBORO, WI 53959

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

STORED: BEHIND FRONT DESK & STORED IN CLOSET
SOLD: AT DESK, ROOMS, POOL

4. Legal description (omit if street address is given above): LAKE MILLS

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? LAKE MILLS HOSPITALITY LLC

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☒ Yes ☐ No

LEARN TO SERVE

WI RESPONSIBLE BEVERAGE SERVER TRAINING

7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No

9. (a) Corporate/limited liability company applicants only: Insert state WI and date 08/27/2018 of registration.

- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☐ Yes ☒ No

- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain. ☐ Yes ☒ No

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>VICK PATOL (Vick Patol)</u>	Title/Member <u>PROBATIONARY</u>	Date <u>05/28/23</u>
Signature <u>[Signature]</u>	Phone Number <u>920 319 9576</u>	Email Address <u>VickPatol3@tchoco.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>5/31/2023</u>	Date reported to council / board <u>6-26-2023</u>	Date provisional license issued <u>—</u>	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

ORDINANCE NO. 1957-23

(Chapter 434-3 Offenses against public safety and welfare - Amendment)

The City of Reedsburg, Sauk County, does hereby ordain as follows:

SECTION I: PURPOSE

The purpose of this ordinance is to amend Chapter 434-3 Offenses against public safety and welfare to adopt Wisconsin statute 948.61 - Dangerous Weapon other than Firearm on school premises.

SECTION II: PROVISION AMENDED

City of Reedsburg Code Chapter 434-3 is revised by this Ordinance.

SECTION III: PROVISION AS AMENDED

City of Reedsburg Code Chapter 434-3 is amended to read as follows:

Offenses against public safety and welfare

Chapter 434-3 Offenses against public safety and welfare

§ 434-3 (A) State Law Adopted

(15) Dangerous Weapon other than Firearm on school premises. (§948.61)

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 434-4.

Dated this 26th day of June 2023.

David G. Estes, Mayor

1st Reading at Council:

Public Hearing Noticed:

2nd Reading at Council/Public Hearing:

Published, Enactment Date:

Jacob Crosetto, Clerk/Treasurer

May 22, 2023

June 1 & 8, 2023

June 26, 2023

July 6, 2023

948.61 Dangerous weapons other than firearms on school premises.

(1) In this section:

(a) "Dangerous weapon" has the meaning specified in s. 939.22 (10), except "dangerous weapon" does not include any firearm and does include any beebee or pellet-firing gun that expels a projectile through the force of air pressure or any starter pistol.

(b) "School" means a public school, parochial or private school, or tribal school, as defined in s. 115.001 (15m), which provides an educational program for one or more grades between grades 1 and 12 and which is commonly known as an elementary school, middle school, junior high school, senior high school, or high school.

(c) "School premises" means any school building, grounds, recreation area or athletic field or any other property owned, used or operated for school administration.

(2) Any person who knowingly possesses or goes armed with a dangerous weapon on school premises is guilty of:

(a) A Class A misdemeanor.

(b) A Class I felony, if the violation is the person's 2nd or subsequent violation of this section within a 5-year period, as measured from the dates the violations occurred.

(3) This section does not apply to any person who:

(a) Uses a weapon solely for school-sanctioned purposes.

(b) Engages in military activities, sponsored by the federal or state government, when acting in the discharge of his or her official duties.

(c) Is a law enforcement officer or state-certified commission warden acting in the discharge of his or her official duties.

(d) Participates in a convocation authorized by school authorities in which weapons of collectors or instructors are handled or displayed.

(e) Drives a motor vehicle in which a dangerous weapon is located onto school premises for school-sanctioned purposes or for the purpose of delivering or picking up passengers or property. The weapon may not be removed from the vehicle or be used in any manner.

(f) Possesses or uses a bow and arrow or knife while legally hunting in a school forest if the school board has decided that hunting may be allowed in the school forest under s. 120.13 (38).

948.61(4)(4) A person under 17 years of age who has violated this section is subject to the provisions of ch. 938, unless jurisdiction is waived under s. 938.18 or the person is subject to the jurisdiction of a court of criminal jurisdiction under s. 938.183.

History: 1987 a. 332; 1991 a. 17; 1993 a. 336; 1995 a. 27, 77; 2001 a. 109; 2005 a. 290; 2007 a. 27; 2009 a. 302.

Pellet guns and BB guns are dangerous weapons under this section. Interest of Michelle A.D. 181 Wis. 2d 917, 512 N.W.2d 248 (Ct. App. 1994).

ORDINANCE NO. 1961-23
(Chapter 382 Minors -Amendment)

The City of Reedsburg, Sauk County, does hereby ordain as follows:

SECTION I: PURPOSE

The purpose of this ordinance is to amend Chapter 382 Minors, specifically 382-13 Purchase or possession of cigarettes or tobacco products by persons under 21 prohibited, 382-14 – Purchase or possession of tobacco products, and 382-15 Sale of tobacco products.

SECTION II: PROVISION AMENDED

City of Reedsburg Code Chapter 382 is amended by this ordinance.

SECTION III: PROVISION AS AMENDED

382-13 and 385-15 are a amended as stated below. 382-14 is removed from the City of Reedsburg Code Chapter 382.

§ 382-13. Purchase or possession of cigarettes or tobacco products by persons under 18 prohibited.

[Amended 5-14-2018 by Ord. No. 1868-18; 2-10-2020 by Ord. No. 1903-20; _____ by Ord. No. _____]

- A. Definitions. In this section, the definitions in § 254.911, Wis. Stats., are adopted and fully incorporated herein.
- B. No person under 18 years of age may falsely represent his or her age for purpose of receiving any cigarette, nicotine product, or tobacco product.
- C. No person under 18 years of age may purchase, attempt to purchase, or possess any cigarette, nicotine product, or tobacco product except as follows:
 - (1) A person under 18 years of age may purchase or possess cigarettes, nicotine products, or tobacco products for the sole purpose of resale in the course of employment during his or her working hours if employed by a retailer.
 - (2) A person under 18 years of age, but not under 15 years of age, may purchase, attempt to purchase or possess cigarettes, nicotine products, or tobacco products in the course of his or her participation in an investigation under § 254.916, Wis. Stats., that is conducted in accordance with § 254.916(3), Wis. Stats.
- D. No person may purchase cigarettes, tobacco products, or nicotine products on behalf of, or to provide to, any person who is under 18 years of age.
- E. A law enforcement officer shall seize any cigarette, nicotine product, or tobacco product that has been sold to and is in the possession of a person under 18 years of age.

F. This ordinance shall strictly comply with and shall automatically amend to comply with §§ 254.911, 254.916, and 254.92, Wis. Stats., if the statute is amended.

§ 382-15. Sale of tobacco products. [Amended 3-25-2013; 2-10-2020 by Ord. No. 1903-20; _____ by Ord. No. _____]

As provided in § 134.66(2)(am), Wis. Stats., no retailer, direct marketer, manufacturer, distributor, jobber, subjobber, no agent, employee or independent contractor of a retailer, direct marketer, manufacturer, distributor, jobber or subjobber and no agent or employee of any independent contractor may provide, for nominal or no consideration, cigarettes, tobacco products or nicotine products to any person except in a place where no person younger than 18 years of age is present or permitted to enter unless the person who is younger than 18 years of age is accompanied by his or parent or guardian or by his or her spouse who has attained the age of 18 years. This ordinance shall strictly comply with and shall automatically amend to comply with §134.66(2)(am).

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 382.
Dated this 24th day of July 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

June 26, 2023
July 6 & 13, 2023
July 24, 2023
August 3, 2023

RESOLUTION
(CSM – Part of annexed Parcel #276-0314-20000)

File No. 4513-23

Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 26th day of June, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 26th day of June, 2023.

Jacob Crosetto
City Clerk

Staff Report

DATE: June 13, 2023; Council – July 24, 2023 (2nd reading)

APPLICANT: Mark Bush (Dollar General)

LOCATION: NW corner of W Main St & Alexander Ave & City View Dr; Parcel 276-0314-20000

ZONING: Currently Agricultural

PROPOSED LAND USE REQUEST: CSM; Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide parent parcel into two parcels and rezone Lot 1 to B-2 Business

General Findings

SURROUNDING LAND USES:

- North – Ag
- West – Ag, Residential
- South – Multi-family Residential
- East – Residential, Commercial

ZONING:

- North – Ag
- West – Ag
- South – R-3 Residential
- East – R-2 Residential, B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Alexander Ave, City View Dr; 100' ROW, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The property was annexed earlier this year. Dollar General proposes to buy only a portion of the lot. The Kruegers would maintain ownership of the north lot.

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Mark Bush

ADDRESS: 361 Summit Blvd, Suite 110 **CITY:** Birmingham **STATE:** AL

ZIP: 35243 **PHONE:** 205-968-9220 **PARCEL #:** _____

E-MAIL: mbush@cgpri.com

PROPERTY OWNER: (if different from Applicant) James & Rebecca Krueger

LOCATION: (if different from address above) Parcel # 030-0286-00000, Reedsburg, WI

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** To be provided at a later date

☐ **Conditional Use Permit:** N/A

For **CONDITIONAL USE PERMIT** requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** Agricultural **To:** B-2 General Business **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) Full plans to be submitted at later date. See attached conceptual plan.

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** Parking count reduction from 43 spaces to 35 spaces.

For **VARIANCE** requests, also answer "D" on back page.

☐ **Other or Annexation:** N/A

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Mark Bush | 5/1/23

Applicant Signature / Date

James J. Krueger | 5/4/23

Owner Signature / Date

Rebecca Krueger

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance.
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



SCALE: 1"=100'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '100'' in the middle, and '200'' at the right end.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

I, MATTHEW MOKANYK, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'41" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1928.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.06 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG SAID LINE A DISTANCE OF 695.23 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. AND THE SOUTHERLY RIGHT OF WAY OF 84TH DIVISION RAILSPLITTERS MEMORIAL HIGHWAY (S.T.H.-33)(100' PUBLIC); THENCE SOUTH 44°47'33" EAST ALONG SAID LINE A DISTANCE OF 495.83 FEET; THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID C.S.M. AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET; THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET TO THE SOUTHEAST CORNER OF SAID C.S.M. AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 183,702 SQUARE FEET OR 4.217 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF REEDSBURG DG, LLC, PURCHASER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF REEDSBURG, COUNTY HAS NO ORDINANCE IN PLACE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2023.
MATTHEW T. MOKANYK PLS 3078-8

OWNER'S CERTIFICATE
AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF REEDSBURG FOR APPROVAL.

_____ DATED _____, 2023
JAMES J. & REBECCA J. KRUEGER

STATE OF WISCONSIN)
SAUK COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023, THE ABOVE NAMED JAMES J. & REBECCA J. KRUEGER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

_____ NOTARY PUBLIC, _____ WISCONSIN
MY COMMISSION EXPIRES _____

TOWN OF REEDSBURG APPROVAL CERTIFICATE
APPROVED BY THE TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, BY RESOLUTION
No. _____, THIS ____ DAY OF _____, 2023.

REBECCA MEYER



Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

2023.5.5
134 S. Locust Street
Reedsburg, WI 53959
(608) 524-6404

Re: Parking requirements at the proposed Dollar General at *Reedsburg, WI*.

Timothy Becker, City Administrator:

Through the years, Dollar General has refined the design criteria for new store development. With over 17,000 stores in productive operation, we have gathered significant data.

One area which we are balanced between development cost and customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 35 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak Christmas season levels.

Thanks for your consideration and feel free to contact me with any other questions you may have.

Best Regards,

Bridges Cunningham

Dollar General Corporation
Plan Coordinator Central Region
615.855.5587
brcunnin@dollargeneral.com



May 30, 2023

Brian Duvalle
Building Inspector/Planning/Zoning Administrator
134 S. Locust Street
Reedsburg, WI 53959

Re: Parking Reduction Request

Mr. Duvalle,

Please find the attached documentation for a parking reduction request related to the proposed Dollar General project on the southwest corner of WI-33 and Alexander Avenue.

The project consists of a 12,480-sft (10,940 sft sales floor area) Dollar General store. The project will include building and parking lot construction, utility connections, storm water detention, lighting, and landscaping.

Parking Reduction Requested:

We are requesting a reduced parking count as required by The Reedsburg Code of Ordinances. This ordinance requires 1 space per 200 sft of public building area, resulting in 10,940 sft / 200 sft = 55 spaces required. We are requesting Planning Commission approval to reduce parking from 55 to 40 spaces. Dollar General has over 17,000 stores in productive operation including many that have been developed recently across the region. Based on the 12,480 sft store, more than 40 spaces are not needed even during peak shopping seasons and hours. The development is a quick, in-and-out service and parking turnover is short. Only 2-4 employees work at a time.

Narrative Statement

The proposed development will create a local neighborhood store which will provide a quick alternative to traveling long distances to purchase everyday commodities. The store will generate approximately 8-10 employees (2-4 per shift) and will have a positive economic impact on the neighborhood and surrounding area.

The parking reduction will not be contrary to public interest. There will be little to no impacts on noise, glare and odor associated with this development. Reducing the parking area will only help, as it will mean less lighting and less stormwater runoff that has the potential to be polluted by leaking vehicles. Therefore, this request is in line with public interest.

Substantial justice will be done by granting the parking reduction request based on the parking demand information presented above. Reduction of parking is a fair solution for both the community and Dollar General, as it will result in less impervious area that's not needed.

The ordinance parking requirements are in place to ensure that sufficient parking is provided for the particular use. In this case, 40 parking spaces are sufficient even during peak demand. The overall development and the requested parking reduction are in accord with the general purpose and intent of the zoning ordinance. The reduction will not permit a use of the property that is not otherwise permitted in the district, nor will they grant special privilege on the applicant.

The special circumstance for this request is unique to this property and the proposed development. The hardship created by application of the zoning code is the unusually large parking requirement for this particular use. In relation, additional parking will contribute to increased stormwater runoff. The requested parking reduction is the minimum required to accomplish the purpose.

Thank you for your cooperation on this project. Please let us know if any additional information is needed to process this request.

Sincerely,

Hurley & Stewart, LLC

Eric Barkovich, P.E.

ORDINANCE NO. 1956-23
(Zoning Change – 311 3rd Street; Parcel 276-0839-00000 and
312 North Park Street; Parcel 276-0838-00000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning properties from R-1 Residential and B-2 Business to B-3 Business in the City of Reedsburg.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

311 3rd Street; Parcel 276-0839-00000 and 312 North Park Street; Parcel 276-0838-00000
Reedsburg, Wisconsin, are hereby zoned B-3 Business

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 26th day of June, 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

May 22, 2023
June 1 & June 8, 2023
June 26, 2023
July 6, 2023

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Grasse Funeral & Cremation Service
ADDRESS: 312 N. Park St. CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 608-524-2337 FAX: 608-524-6970
E-MAIL: elliott.grassefuneral@gmail.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 311 3rd Street, Reedsburg PARCEL #: 0839-00000

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ Certified Survey Map (CSM): _____
- ☐ Conditional Use Permit: _____
For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ Preliminary Plat: _____ Final Plat: _____ Name of Plat: _____
- ☒ Rezoning - From: Residential (R1) To: Commercial (X)
- ☐ Site Plan Review: (See "B" on back page) _____
- ☐ Zoning Appeal / Interpretation: _____
- ☐ Zoning Variance: _____
For *VARIANCE* requests, also answer "C" on back page.
- ☐ Other: _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

[Signature] 14/24/2023
Applicant Signature / Date

[Signature] 14/24/2023
Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	<u>X</u>
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	_____
Comp Plan Amend \$200	_____

Date Paid _____
Receipt # _____

Staff Report

DATE: 5/9/2023

APPLICANT: Grasse Funeral & Cremation Service

LOCATION: 311 3rd St; Parcel 276-0839-00000

ZONING: R-1 Residential

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning of property from R-1 Residential to B-1, B-2, or B-3 Business. The Plan Commission may also consider rezoning from B-2 to B-1 or B-3 Business the adjacent parcel at 312 N Park St; Parcel 276-0838-00000.

General Findings

SURROUNDING LAND USES:

- North – Single-family residential
- West – Single-family residential
- South – City Park
- East – Single-family residential

ZONING:

- North – R-1
- West – R-1
- South – G
- East – R-1

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 3rd Street; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low density residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Staff Comments

The owner of Grasse funeral home (previously Hoof) has an opportunity to buy the adjacent property. His plan would then be to raze the house and add a new parking lot. Therefore he needs to rezone that property to Business.

As we recently had with First Presbyterian, the past practice has been to rezone this area's lots to B-3, although those were currently used as residential. However that would make the funeral business a conditional use. Rezoning to B-1 would have less stringent zoning standards than B-2 and is located near the downtown, but this would require rezoning of the current funeral lot as well.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, May 9, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

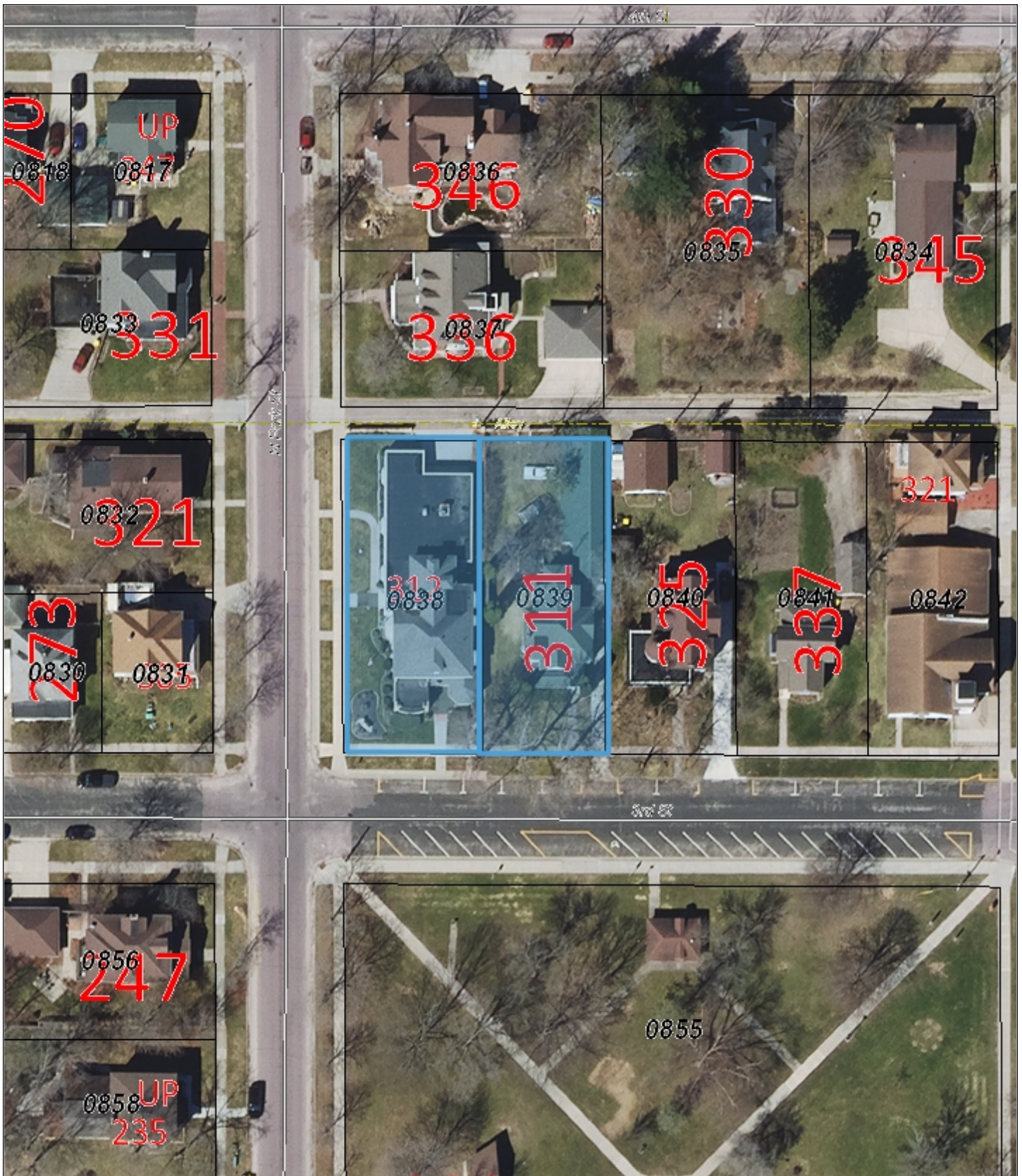


SCALE: 1" = 69'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 4/25/2023



City of Reedsburg GIS

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SCALE: 1" = 69'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 4/25/2023



APPRAISAL OF REAL PROPERTY

LOCATED AT:

311 3rd St
CITY OF REEDSBURG ORIG PLAT E 61.5' OF LOT 7 BLK 7
Reedsburg, WI 53959

FOR:

Laurie Gawronski
S1490 Bluebird Ln
Lyndon Station, WI 53944

AS OF:

08/03/2022

BY:

Thomas S. O'Brien
O'Brien Appraisals
S5315 Sleepy Hollow Dr.
Baraboo WI 53913
608-434-2500
608-356-7799 Fax

Borrower	n/a			File No. 082922624		
Property Address	311 3rd St					
City	Reedsburg	County	SAUK	State	WI	Zip Code 53959
Lender/Client	Laurie Gawronski					

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	311 3rd St
	Legal Description	CITY OF REEDSBURG ORIG PLAT E 61.5' OF LOT 7 BLK 7
	City	Reedsburg
	County	SAUK
	State	WI
	Zip Code	53959
	Census Tract	0010.03
	Map Reference	12660
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	n/a
	Lender/Client	Laurie Gawronski
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,188
	Price per Square Foot	\$
	Location	N;Res;
	Age	130
	Condition	C5
	Total Rooms	8
	Bedrooms	4
	Baths	1.1
APPRAISER	Appraiser	Thomas S. O'Brien
	Date of Appraised Value	08/03/2022
VALUE	Final Estimate of Value	\$ 185,000

Borrower	n/a			File No.	082922624
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

At the request of the client, this is a retrospective appraisal report with an effective date of 08/03/2022.

APPRAISER:

Signature: 
 Name: Thomas S. O'Brien
Wisconsin Licensed Appraiser
 State Certification #: _____
 or State License #: 1107-4
 State: WI Expiration Date of Certification or License: 12/14/2023
 Date of Signature and Report: 08/31/2022
 Effective Date of Appraisal: 08/03/2022
 Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): 08/03/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Uniform Residential Appraisal Report

311 3rd St
File # 082922624

SUBJECT

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	311 3rd St	City	Reedsburg	State	WI	Zip Code	53959
Borrower	n/a	Owner of Public Record	James Thomas Werth	County	SAUK		
Legal Description	CITY OF REEDSBURG ORIG PLAT E 61.5' OF LOT 7 BLK 7						
Assessor's Parcel #	276-0839-00000	Tax Year	2021	R.E. Taxes \$	3,362		
Neighborhood Name	Reedsburg	Map Reference	12660	Census Tract	0010.03		
Occupant	☒ Owner ☐ Tenant ☐ Vacant	Special Assessments \$	153	☐ PUD	HOA \$ 0	☐ per year	☐ per month
Property Rights Appraised	☒ Fee Simple ☐ Leasehold ☐ Other (describe)						
Assignment Type	☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Estate Planning						
Lender/Client	Laurie Gawronski	Address	S1490 Bluebird Ln, Lyndon Station, WI 53944				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?							
☐ Yes ☒ No							
Report data source(s) used, offering price(s), and date(s).							
Owner, MLS data							

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	☐ Yes ☐ No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?				
☐ Yes ☐ No				
If Yes, report the total dollar amount and describe the items to be paid.				

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	☒ Urban ☐ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	60 %	
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☒ Shortage ☐ In Balance ☐ Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	159	Low 87	Multi-Family	5 %	
Neighborhood Boundaries	City Reedsburg: Loosely bounded by 22nd St in the North to Golf Course Rd			205	High 149	Commercial	30 %	
	in the east to Ski Hill Rd in the south to Alexander Ave. in the west.			179	Pred. 120	Other	%	
Neighborhood Description	Reedsburg: The neighborhood considered is the city of Reedsburg, a small urban market of about 3 square miles and a population of about 10,000 people. The neighborhood enjoys a fairly stable local economy with average to good access to all necessary supporting functions such as employments, schools, shopping, and recreation.							
Market Conditions (including support for the above conclusions)	Land record data and MLS statistics as well as sale/resale of properties in the neighborhood indicates a list-sell ratio of over 100% on average and typical marketing times for competing properties of under 30 days. One unit housing price and age information is taken from comps in the grid. Land use figures are estimates only. MLS data shows a shortage of supply.							

SITE

Dimensions	See attached map	Area	9714 sf	Shape	Rectangle	View	N;Res;
Specific Zoning Classification	R-1	Zoning Description	Single family residential				
Zoning Compliance	☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?							
☒ Yes ☐ No If No, describe The highest							
and best use of the subject property appears to be as improved.							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒		Water	☒	Street Asphalt	☒	☐
Gas	☒		Sanitary Sewer	☒	Alley Asphalt	☒	☐
FEMA Special Flood Hazard Area	☐ Yes ☒ No	FEMA Flood Zone	X	FEMA Map #	55111C0192F	FEMA Map Date	11/20/2013
Are the utilities and off-site improvements typical for the market area?							
☒ Yes ☐ No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?							
☐ Yes ☒ No If Yes, describe							
Special assessment of \$152.52 per year for garbage/recycling. Site dimensions on the included map are taken from the Sauk County GIS website and are not intended to be exact. No other adverse easements or assessments noted.							

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	Foundation Walls	Stone/Ave.	Floors	Wd/Cpt/Fair
# of Stories 2	☒ Full Basement ☐ Partial Basement	Exterior Walls	Alum./Ave	Walls	Plaster/Ave
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 1,094 sq.ft.	Roof Surface	Comp/Ave.	Trim/Finish	Wood/Stain/Ave
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %	Gutters & Downspouts	Metal/Ave.	Bath Floor	Cpt/Ave
Design (Style) Farm	☐ Outside Entry/Exit ☐ Sump Pump	Window Type	Dbl Hung/Ave.	Bath Wainscot	Modular/Ave.
Year Built 1892	Evidence of ☐ Infestation	Storm Sash/Insulated	Included/Ave	Car Storage	☐ None
Effective Age (Yrs) 40	☐ Dampness ☐ Settlement	Screens	Included/Ave	☒ Driveway	# of Cars 2
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair ☐ Stairs	☐ Other Fuel NG	☒ Fireplace(s) # 1	☐ Fence None	☒ Garage	# of Cars 4
☐ Floor ☒ Scuttle	Cooling ☐ Central Air Conditioning	☒ Patio/Deck Patio	☒ Porch 2Enc2Opn	☐ Carport	# of Cars 0
☐ Finished ☐ Heated	☐ Individual ☒ Other None	☐ Pool None	☐ Other None	☐ Att.	☒ Det. ☐ Built-in
Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)					
Finished area above grade contains: 8 Rooms 4 Bedrooms 1.1 Bath(s) 2,188 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). FA/NG furnace, NG water heater, 60 amp fused electrical service, fireplace in living room, two enclosed porches, two open porches, concrete patio at the rear, 4-car, heated detached garage.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;The subject is a very good quality, older two story Victorian style house. The house includes the original wood work including wood floors and pocket doors. The condition and functionality of the fireplace in the living room is unknown. The condition of the house is below average for the market and is lacking in updates to flooring and fixtures but it appears structurally sound and functionally adequate. An inspection by a licensed home inspector is recommended. The improvements include a heated, detached garage/shop of about 1176 square feet.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?					
☐ Yes ☒ No If Yes, describe					
Unless noted otherwise, the utilities were on and functioning at the time of the inspection.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?					
☒ Yes ☐ No If No, describe					

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SALES COMPARISON APPROACH

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 234,900 to \$ 234,900 .														
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 159,900 to \$ 204,900 .														
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 311 3rd St Reedsburg, WI 53959			149 W Main St Reedsburg, WI 53959			273 3rd St Reedsburg, WI 53959			526 N Park St Reedsburg, WI 53959					
Proximity to Subject						0.50 miles SW			0.05 miles W			0.18 miles N		
Sale Price			\$			\$ 159,900			\$ 159,900			\$ 204,900		
Sale Price/Gross Liv. Area			\$ sq.ft.			\$ 72.58 sq.ft.			\$ 85.42 sq.ft.			\$ 102.86 sq.ft.		
Data Source(s)						SCWMLS#1892913;DOM 8			SCWMLS#1936052;DOM 11			SCWMLS#1911914;DOM 7		
Verification Source(s)						First Weber/Assessor			First Weber/Assessor			ReMax Grand/Assessor		
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sales or Financing						ArmLth			ArmLth			ArmLth		
Concessions						Conv;5000			Conv;0			Conv;4000		
Date of Sale/Time						s10/20;c09/20			s07/22;c06/22			s08/21;c06/21		
Location			N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site			9714 sf			14025 sf			0 4424 sf			0 17424 sf		
View			N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)			DT2;Victorian			DT2;Farm			0 DT2;Farm			0 DT2;Farm		
Quality of Construction			Q3			Q4			Q3			Q3		
Actual Age			130			120			0 120			0 149		
Condition			C5			C4			C4			C3		
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count			8 4 1.1			6 3 2.0			0 7 4 1.1			8 4 1.1		
Gross Living Area			2,188 sq.ft.			2,203 sq.ft.			0 1,872 sq.ft.			+12,640 1,992 sq.ft.		
Basement & Finished Rooms Below Grade			1094sf0sfin			912sf0sfin			0 888sf0sfin			0 932sf0sfin		
Functional Utility			Good			Good			Good			Good		
Heating/Cooling			FA/NG/None			FA/NG/Cent			-1,500 FA/NG/None			FA/NG/Cent		
Energy Efficient Items			None			None			None			None		
Garage/Carport			4gd2dw			2gd2dw			+10,000 1gd1dw			+15,000 2gd2dw		
Porch/Patio/Deck			2Balc1Pto3EP			Patio			+6,500 2EncPchFence			+2,000 Deck,Cov'dPch		
Fireplace/Other			Fireplace			None			+3,000 None			+3,000 Fireplace		
Net Adjustment (Total)						⊗ + □ - \$ 13,000			⊗ + □ - \$ 23,640			□ + ⊗ - \$ -2,160		
Adjusted Sale Price of Comparables						Net Adj. 8.1 %			Net Adj. 14.8 %			Net Adj. 1.1 %		
						Gross Adj. 28.8 % \$ 172,900			Gross Adj. 27.3 % \$ 183,540			Gross Adj. 23.8 % \$ 202,740		
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain														
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
Data Source(s) Owner														
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.														
Data Source(s) MLS Data														
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
ITEM			SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer														
Price of Prior Sale/Transfer														
Data Source(s)			Sauk Co. Treasurer			mls data			mls data			mls data		
Effective Date of Data Source(s)			08/03/2022			08/03/2022			08/29/2022			08/03/2022		
Analysis of prior sale or transfer history of the subject property and comparable sales There are no recent transfers of title for the subject. The sales histories of the comparable sales are as listed.														
Summary of Sales Comparison Approach See comments on the following page.														
Indicated Value by Sales Comparison Approach \$ 185,000														

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 185,000			Cost Approach (if developed) \$			Income Approach (if developed) \$		
Due to a lack of rental information, the income approach does not apply. The cost approach is not thought to be a reliable indicator of value in this case and therefore was not developed. Most weight is given to the sales comparison approach as it most accurately reflects the attitudes of buyers and sellers.								
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: As Is: This appraisal is made "as is".								
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 185,000 , as of 08/03/2022 , which is the date of inspection and the effective date of this appraisal.								

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ADDITIONAL COMMENTS

The South Central Wisconsin Multiple Listing Service (SCWMLS or MLS) is the data source used in the search for comparable sales.

The geographic range used in the search for sales data included the City of Reedsburg. Additional parameters set in the search for sales data included all older, better quality two story houses of 1,600 square feet or more that sold within the 24 months prior to the effective date of this report which has been stated as 08/03/2022.

Sellers are occasionally requested to offer sales concessions in some local real estate transactions. The typical scenario involves no or low money down finance packages in which sellers are requested to pay buyer closing costs and prepaids. Where this occurs, the sale is adjusted at the face value of the seller-paid concession to reflect the true cost to the buyer.

Site values are believed to be roughly equal regardless of site size so no site adjustments are made.

Construction quality adjustments reflect the original use of materials relative to the subject.

No age adjustments are made in favor of Condition Adjustments.

Condition adjustments reflect degree of renovations/updates and or wear and tear relative to the subject.

Room Counts are adjusted at \$1000 per finished room and \$4000 per finished bath.

Square footage adjustments are made at a value of \$40.00 per square foot for above grade GLA and at \$20.00 for below grade GLA.

Garage space is adjusted at \$5000 per garage stall.

Central air, decks and patios are adjusted at \$1500 each. Screened porches are adjusted at \$2,000 each with enclosed porches adjusted at \$2500. Balconies and open porches are adjusted at \$1000 each. Fireplaces are valued at \$3000 each.

The figure shown as indicated on the sales comparison approach is within the range of adjusted sales prices shown and therefore represents a reasonable opinion of market value.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

OPINION OF SITE VALUE = \$

Source of cost data DWELLING Sq.Ft. @ \$ = \$

Quality rating from cost service Effective date of cost data Sq.Ft. @ \$ = \$

Comments on Cost Approach (gross living area calculations, depreciation, etc.) = \$

The cost approach is not thought to be a reliable indicator of value and therefore was not developed for this report.

Garage/Carport Sq.Ft. @ \$ = \$

Total Estimate of Cost-New = \$

Less Physical Functional External

Depreciation = \$()

Depreciated Cost of Improvements = \$

"As-is" Value of Site Improvements = \$

Estimated Remaining Economic Life (HUD and VA only) Years

INDICATED VALUE BY COST APPROACH = \$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, 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 each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

311 3rd St
File # 082922624

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Thomas S O'Brien

Name

Thomas S. O'Brien

Company Name

O'Brien Appraisals LLC

Company Address

S5315 Sleepy Hollow Rd
Baraboo, WI 53913

Telephone Number

(608) 434-2500

Email Address

obrient@firstweber.com

Date of Signature and Report

08/31/2022

Effective Date of Appraisal

08/03/2022

State Certification #

or State License #

1107-4

or Other (describe)State #

State

WI

Expiration Date of Certification or License

12/14/2023

ADDRESS OF PROPERTY APPRAISED

311 3rd St
Reedsburg, WI 53959

APPRAISED VALUE OF SUBJECT PROPERTY \$

185,000

LENDER/CLIENT

Name

No AMC

Company Name

Laurie Gawronski

Company Address

S1490 Bluebird Ln, Lyndon Station, WI 53944

Email Address

lgawronski@ramhealth.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection
- ☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
Date of Inspection

Uniform Residential Appraisal Report

311 3rd St
File # 082922624

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
	Address		311 3rd St Reedsburg, WI 53959		445 N Locust St Reedsburg, WI 53959											
	Proximity to Subject				0.12 miles NE											
	Sale Price		\$					\$			\$					
	Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 99.48 sq.ft.			\$ sq.ft.			\$ sq.ft.					
	Data Source(s)				SCWMLS#1915540;DOM 2											
	Verification Source(s)				First Weber/Assessor											
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
	Sales or Financing				ArmLth											
	Concessions				Conv;4500		-4,500									
	Date of Sale/Time				s09/21;c08/21											
	Location		N;Res;		N;Res;											
	Leasehold/Fee Simple		Fee Simple		Fee Simple											
	Site		9714 sf		10367 sf		0									
	View		N;Res;		N;Res;											
	Design (Style)		DT2;Victorian		DT2;Farm		0									
	Quality of Construction		Q3		Q3											
	Actual Age		130		87		0									
	Condition		C5		C4		-10,000									
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths
	Room Count		8	4	1.1	8	4	2.0	-2,000							
	Gross Living Area		2,188 sq.ft.		1,909 sq.ft.		+11,160		sq.ft.				sq.ft.			
	Basement & Finished		1094sf0sfin		780sf585sfin		-11,700									
	Rooms Below Grade				1rr0br0.1ba1o		-4,000									
	Functional Utility		Good		Good											
	Heating/Cooling		FA/NG/None		FA/NG/None											
	Energy Efficient Items		None		None											
	Garage/Carport		4qd2dw		1qd1dw		+15,000									
	Porch/Patio/Deck		2Balc1Pto3EP		DckEncPch		+4,000									
	Fireplace/Other		Fireplace		None		+3,000									
	Net Adjustment (Total)				☒ + ☐ -		\$ 960		☐ + ☐ -		\$		☐ + ☐ -		\$	
	Adjusted Sale Price				Net Adj.		0.5 %		Net Adj.		%		Net Adj.		%	
	of Comparables				Gross Adj.		34.4 %		\$ 190,860		Gross Adj.		%		\$	
	SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).														
		ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
		Date of Prior Sale/Transfer														
		Price of Prior Sale/Transfer														
		Data Source(s)		Sauk Co. Treasurer		mls data										
		Effective Date of Data Source(s)		08/03/2022		08/03/2022										
		Analysis of prior sale or transfer history of the subject property and comparable sales														
ANALYSIS / COMMENTS	Analysis/Comments															

Tax Document

CITY OF REEDSBURG
TREASURER
PO BOX 490
REEDSBURG WI 53959

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2021
REAL ESTATE
WERTH, JAMES THOMAS



500667/276 0839-00000
JAMES THOMAS WERTH
C/O LAURIE GAWRONSKI POA
S1490 BLUEBIRD LN
LYNDON STATION WI 53944

Parcel Number: 276 0839-00000
Bill Number: 500667

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
311 3RD ST
Sec. 10, T12N, R4E
CITY OF REEDSBURG ORIG PLAT E 61.5' OF LOT 7 BLK 7
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 16,800	ASSESSED VALUE IMPROVEMENTS 148,200	TOTAL ASSESSED VALUE 165,000	AVERAGE ASSMT. RATIO 0.957227533	NET ASSESSED VALUE RATE 0.02037652 (Does NOT reflect credits)	NET PROPERTY TAX 3101.88																																				
ESTIMATED FAIR MARKET VALUE LAND 17,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 154,800	TOTAL ESTIMATED FAIR MARKET VALUE 172,400	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 216.66	RECYCLING & GARBAGE 152.52																																				
<table><tr><th>TAXING JURISDICTION</th><th>2020 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2021 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2020 NET TAX</th><th>2021 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>Sauk County</td><td>206,784</td><td>202,879</td><td>695.71</td><td>626.08</td><td>-10.0%</td></tr><tr><td>City of Reedsburg</td><td>1,437,369</td><td>1,333,664</td><td>1,522.57</td><td>1,522.59</td><td>0.0%</td></tr><tr><td>MATC</td><td>522,210</td><td>545,625</td><td>145.03</td><td>136.73</td><td>-5.7%</td></tr><tr><td>Reedsburg Schools</td><td>9,526,193</td><td>9,396,686</td><td>1,108.21</td><td>1,076.72</td><td>-2.8%</td></tr><tr><td>TOTAL</td><td>11,692,556</td><td>11,478,854</td><td>3,471.52</td><td>3,362.12</td><td>-3.2%</td></tr></table>						TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE	Sauk County	206,784	202,879	695.71	626.08	-10.0%	City of Reedsburg	1,437,369	1,333,664	1,522.57	1,522.59	0.0%	MATC	522,210	545,625	145.03	136.73	-5.7%	Reedsburg Schools	9,526,193	9,396,686	1,108.21	1,076.72	-2.8%	TOTAL	11,692,556	11,478,854	3,471.52	3,362.12	-3.2%
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TOTAL	11,692,556	11,478,854	3,471.52	3,362.12	-3.2%																																				
FIRST DOLLAR CREDIT			-56.30	-57.24	1.7%																																				
LOTTERY AND GAMING CREDIT			-137.98	-203.00	47.1%																																				
NET PROPERTY TAX			3,277.24	3,101.88	-5.4%																																				

TOTAL DUE: \$3,254.40
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2022

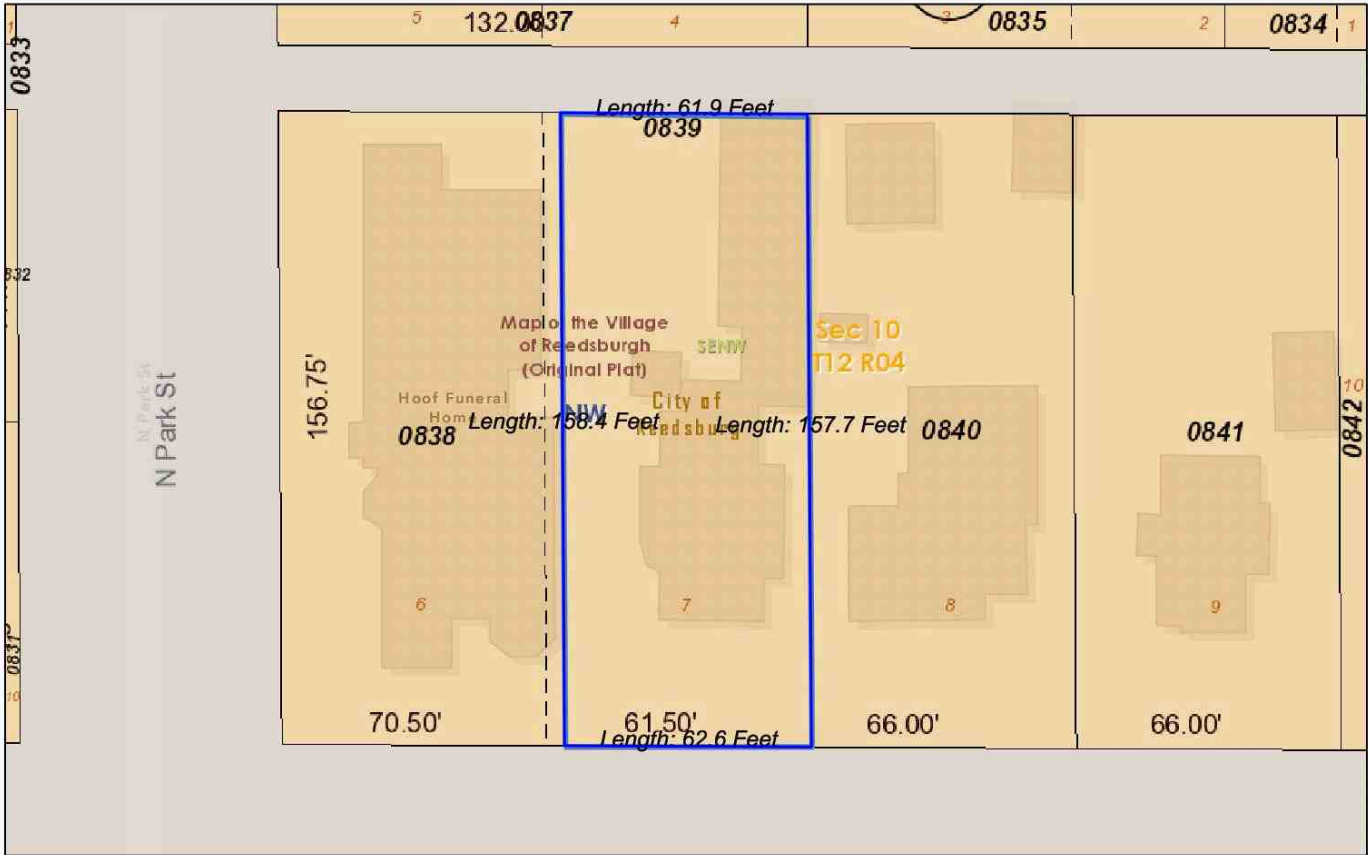
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases							
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Reedsburg Schools	1,060,434	248.08	2038				

PAY 1ST INSTALLMENT OF: \$1,602.40 BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF REEDSBURG TREASURER PO BOX 490 REEDSBURG WI 53959 PIN# 276 0839-00000 WERTH, JAMES THOMAS BILL NUMBER: 500667 INCLUDE THIS STUB WITH YOUR PAYMENT	PAY 2ND INSTALLMENT OF: \$1,652.00 BY JULY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: SAUK COUNTY TREASURER 505 BROADWAY STREET, RM 148 BARABOO, WI 53913 PIN# 276 0839-00000 WERTH, JAMES THOMAS BILL NUMBER: 500667 INCLUDE THIS STUB WITH YOUR PAYMENT	PAY FULL AMOUNT OF: \$3,254.40 BY JANUARY 31, 2022 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF REEDSBURG TREASURER PO BOX 490 REEDSBURG WI 53959 PIN# 276 0839-00000 WERTH, JAMES THOMAS BILL NUMBER: 500667 INCLUDE THIS STUB WITH YOUR PAYMENT
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Plat Map

311 3rd St Plat



8/29/2022, 8:37:28 AM

- Override 1

Control Corners

Center of Section Corner

Meander Corner

Other

Quarter Corner

Section Corner

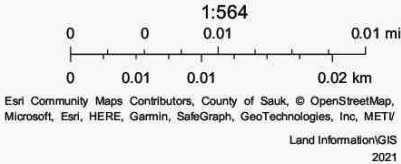
Township Corner

Municipal Boundaries

PLSS Fractional Lots

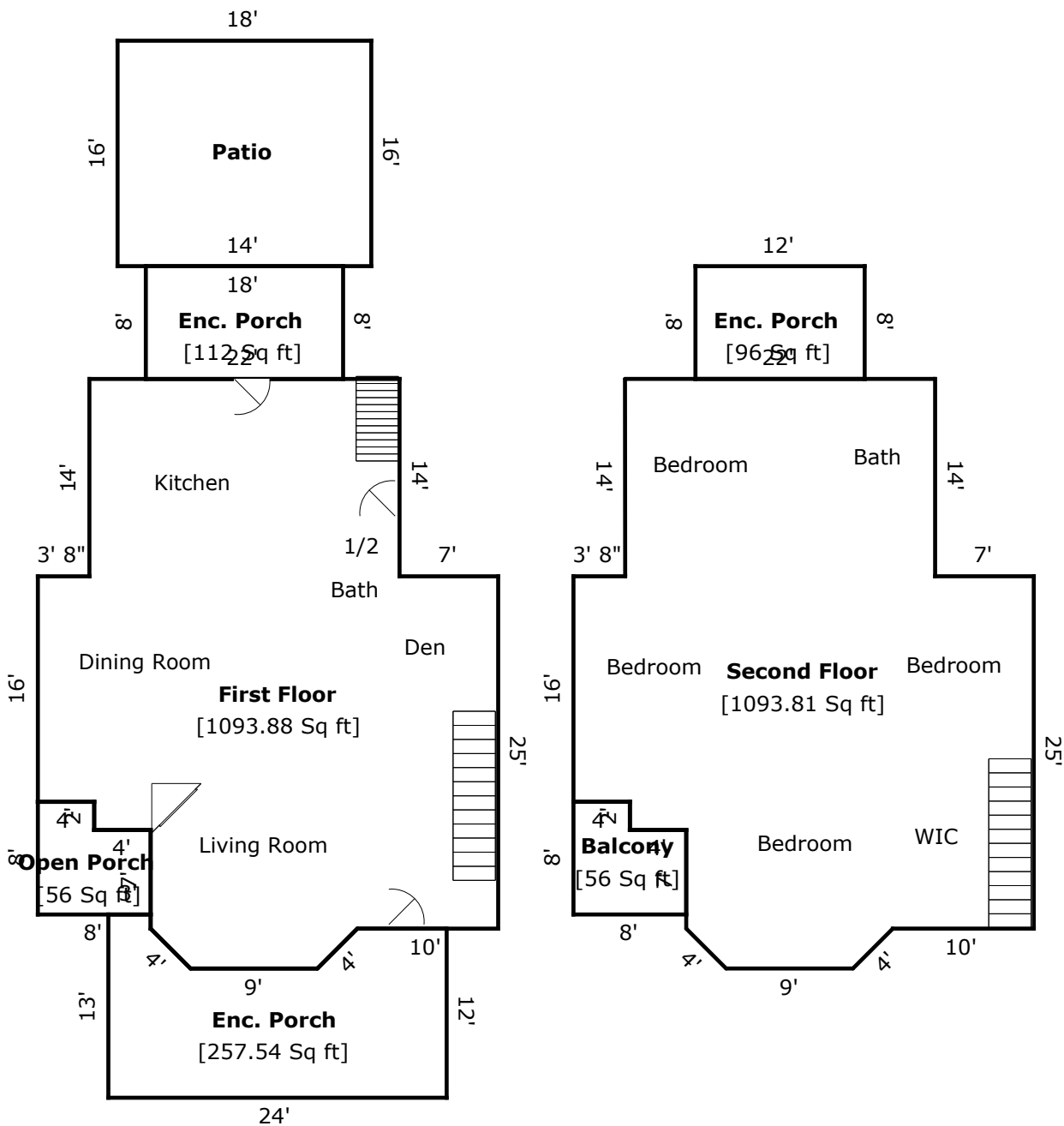
PLSS 1/4 1/4 Section

PLSS 1/4 Section



Building Sketch (Page - 1)

Borrower	n/a				
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower	n/a				
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1093.88 Sq ft	0.5 × 2.83 × 2.83 = 4 0.5 × 2.83 × 2.83 = 4 9 × 2.83 = 25.46 22 × 14 = 308 25 × 24.66 = 616.42 4 × 2 = 8 8 × 16 = 128	
Second Floor	1093.81 Sq ft	0.5 × 2.83 × 2.83 = 4 0.5 × 2.83 × 2.83 = 4 9 × 2.83 = 25.46 0.5 × 14 × 0.01 = 0.07 21.99 × 14 = 307.86 25 × 24.66 = 616.42 4 × 2 = 8 16 × 8 = 128	
Total Living Area (Rounded):		2188 Sq ft	
Non-living Area			
Enc. Porch	257.54 Sq ft	12 × 6.34 = 76.12 17.66 × 9.17 = 161.94 0.5 × 2.83 × 2.83 = 4 3.83 × 3 = 11.49 0.5 × 2.83 × 2.83 = 4	
Enc. Porch	112 Sq ft	14 × 8 = 112	
Open Porch	56 Sq ft	8 × 6 = 48 2 × 4 = 8	
Patio	288 Sq ft	18 × 16 = 288	
Balcony	56 Sq ft	8 × 6 = 48 4 × 2 = 8	
Enc. Porch	96 Sq ft	12 × 8 = 96	

Market Conditions Addendum to the Appraisal Report

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address	311 3rd St	City	Reedsburg	State	WI	ZIP Code	53959
Borrower	n/a						

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Comparable Active Listings				☒ Declining	☒ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)				☒ Declining	☒ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price				☐ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market				☐ Declining	☐ Stable	☐ Increasing
Median Comparable List Price				☒ Increasing	☒ Stable	☒ Declining
Median Comparable Listings Days on Market				☒ Declining	☒ Stable	☒ Increasing
Median Sale Price as % of List Price				☐ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				☐ Yes	☒ No	
				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Sellers are not required to offer sales concessions in most local real estate transactions.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

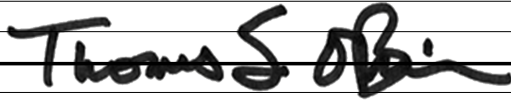
Foreclosure sales are not a significant trend in the local market.

Cite data sources for above information. MLS data, appraisal files and local experience.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Sellers are not required to offer sales concessions in most local real estate transactions. MLS data indicates typical marketing times for competing properties in the neighborhood considered of 120 to 180 days. Overall the sales to listing price ratio remains at about 98%. With limited data available, this form shows limited neighborhood trends.

If the subject is a unit in a condominium or cooperative project , complete the following:				Project Name:		
Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☒ Declining	☒ Stable	☒ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☒ Declining	☒ Stable	☒ Increasing
Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.						
Summarize the above trends and address the impact on the subject unit and project.						

Signature		Signature	
Appraiser Name	Thomas S. O'Brien	Supervisory Appraiser Name	
Company Name	O'Brien Appraisals LLC	Company Name	
Company Address	S5315 Sleepy Hollow Rd, Baraboo, WI 53913	Company Address	
State License/Certification #	1107-4	State	WI
Email Address	obrient@firstweber.com	State License/Certification #	
		State	
		Email Address	

Subject Photo Page

Borrower	n/a				
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				



Subject Front

311 3rd St
Sales Price
Gross Living Area 2,188
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 1.1
Location N;Res;
View N;Res;
Site 9714 sf
Quality Q3
Age 130



Subject Rear



Subject Street

Interior Photos

Borrower	n/a				
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				



Living Room



Dining Room



Den



Kitchen



Main Level 1/2 Bath



Bedroom #1



Bedroom #2



Bedroom #3



Bedroom #4



Upper Level Bath



Detached Garage

Comparable Photo Page

Borrower	n/a					
Property Address	311 3rd St					
City	Reedsburg	County	SAUK	State	WI	Zip Code 53959
Lender/Client	Laurie Gawronski					



Comparable 1

149 W Main St	
Prox. to Subject	0.50 miles SW
Sale Price	159,900
Gross Living Area	2,203
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	14025 sf
Quality	Q4
Age	120



Comparable 2

273 3rd St	
Prox. to Subject	0.05 miles W
Sale Price	159,900
Gross Living Area	1,872
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	4424 sf
Quality	Q3
Age	120



Comparable 3

526 N Park St	
Prox. to Subject	0.18 miles N
Sale Price	204,900
Gross Living Area	1,992
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	17424 sf
Quality	Q3
Age	149

Comparable Photo Page

Borrower	n/a					
Property Address	311 3rd St					
City	Reedsburg	County	SAUK	State	WI	Zip Code 53959
Lender/Client	Laurie Gawronski					



Comparable 4

445 N Locust St	
Prox. to Subject	0.12 miles NE
Sale Price	189,900
Gross Living Area	1,909
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10367 sf
Quality	Q3
Age	87

Comparable 5

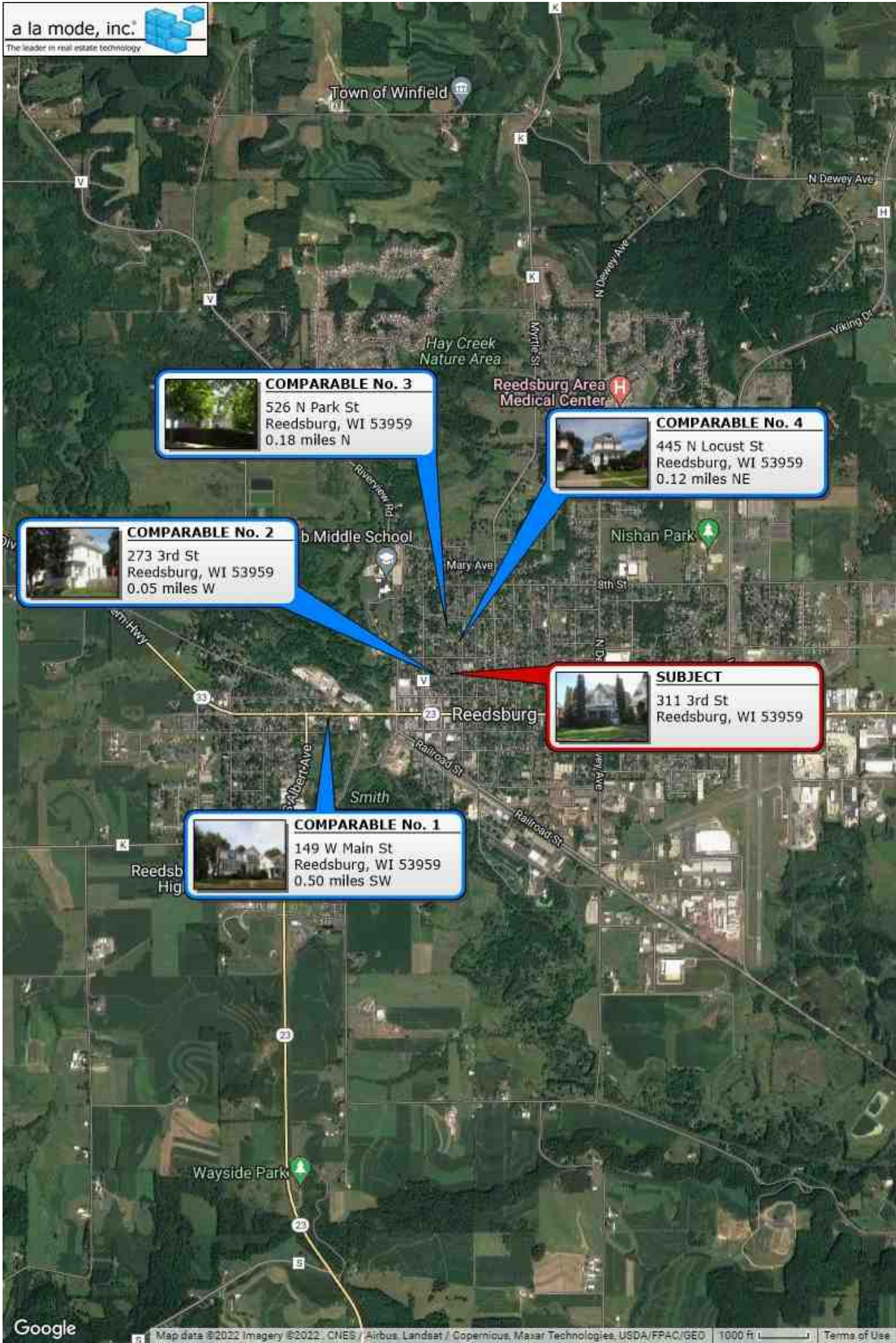
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Location Map

Borrower	n/a				
Property Address	311 3rd St				
City	Reedsburg	County	SAUK	State	WI Zip Code 53959
Lender/Client	Laurie Gawronski				



Appraisers Certificate

NO. 1107 - 4

EXPIRES: 12/14/2023

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
THOMAS S O'BRIEN
was granted a certificate to practice as a
LICENSED APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED
TRANSACTIONS IS AQB COMPLIANT
in the State of Wisconsin in accordance with Wisconsin Law
on the 18th day of March in the year 1998.
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.



Russ B. Linn
DPS Secretary

This certificate was printed on the 17th day of November in the year 2021

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ASHI & WISCONSIN STATE STANDARD OF PRACTICE	Included for your convenience

BUILDING DATA

Approx. Age/year built 125 yrs Building Style: 2 story

Front of House Faces:

- ☐ North
☒ South
☐ East
☐ West

Main Entrance Faces:

- ☐ North
☒ South
☐ East
☐ West

WEATHER DATA

Weather Conditions: ☐ Snowing ☐ Raining ☐ Drizzling ☐ Foggy ☐ Sunny ☒ Cloudy

Temperature 51°

Ground Conditions: ☐ Snow Covered Approx. _____ inches ☐ Muddy ☐ Standing Water ☐ Wet ☒ Dry
☐ Frost Covered

Service Walks, Driveways, and Patios: Any flat surfaces close to the foundation of the home or garage should be pitched away from the foundation such that any water which falls in these areas will flow away from the foundation. Large flat paved areas have a tendency over time to settle and move, many times this settling is along the foundation of the home or garage. Trip hazards associated with these settings should be repaired as soon as possible to avoid personal injury. These areas should be repaired so water will not stand or drain along these foundations. The only exception to this is if there is a proper drain installed that can handle the volume of water you could expect. Asphalt driveways need to have any large cracks filled and the entire surface sealed periodically. This should be done prior to the winter to prevent damage from freezing and thawing.

Decks, Porches Steps, Stoops and Balconies: These are usually extensions of the interior floor space outdoors which are in close proximity to the house and connect with interior floor. When these components of a house are constructed of wood they require special care. Any component which is buried in the ground and made of untreated wood will rot within a couple of years. Only treated lumber should come in contact with the ground. Untreated wood should be painted or stained regularly to protect it from moisture as well as any treated wood, which should be treated with a water repellent if not painted or stained. Most paint stores can provide information on the latest products to help you preserve these parts of your home.

Railings and Balusters: Railings are recommended for any steps over three high and guardrails (36" high, with a minimum of 30" and maximum of 38") for any raised area over 24" in height. Balusters are also recommended which should be close enough that children can not get their head through. This spacing should not be more than 4.5 inches on center for new construction and 6 inches on center for older homes.

Fencing and Retaining Walls: Fencing and Retaining Walls are only evaluated for visual appearance. Fencing and Retaining Walls may be decorative or functional. It takes a specialist to evaluate the functional adequacy of the fencing or retaining wall. The biggest problem with fencing is usually physical damage or deterioration of its components. The biggest enemy of a retaining wall is pressure. The source of this pressure may be tree roots, movement of soil above or behind the wall, or water build up. If a wall shows movement an expert opinion is needed to determine a course of action, it will not get better without action on your part. In many cases rebuilding the wall may be necessary.

Grading and Drainage: The most important factor contributing to a dry basement is the outside control of water next to the foundation. This requires maintaining a proper slope of the material (either dirt, paving or slab) next to the foundation. This slope should be 1" per foot for 5 to 6 feet from the foundation. It is important to also keep the dirt at least 8" below the sill and not be touching any wood. In addition any material which will hold or trap moisture next to the foundation should be avoided. We do recommend planting grass or perennials next to the foundation which minimizes disturbing the surface of the area and helps promote runoff and minimize the amount of water next to the foundation.

Window Wells: Water may accumulate in window wells. This is usually caused by improper grading of the yard adjacent to the window area. Improving the grading or changing the amount of water in the area sloped toward the window is critical to improving the situation. It will probably require a specialist to evaluate the situation and propose a variety of solutions. Plastic covers are helpful in keeping the window wells from accumulating debris.

Trees and Shrubs: Trees or shrubs should not rub on the home. (siding, foundation or roof of a building) There should be at least 6 to 12" minimum space (in a strong wind) or more if the situation dictates. Trimming trees back from a roof may help extend the life of the roof by reducing the chance of moss or mildew buildup as well as physical contact with the roof surface.

GROUND S

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- * Grading & Landscaping Affecting the Foundation at: ☐ North ☐ South ☐ East ☒ West
☐ Recommend Backfill ☐ Wood in Contact with Soil
☒ Recommend Window wells ☐ Recommend Planting sod or Perennials along foundation
☒ Recommend Trimming Trees/Shrubs

Comments: Negative grade along west exterior at foundation. Ground level basement windows require window wells to control grade. Trim back and remove trees, shrubs, vines away from roof/siding.

Driveway: ☐ None
 (Material used:)

- ☒ Concrete
☐ Asphalt
☐ Brick
☐ Gravel
☐ Other

(Condition of above listed items:)

- ☐ Not Visible
☐ Sat. ☒ Marginal ☒ Poor
☐ Pitched toward house
☒ Trip Hazard (Safety Item)
☒ Settling cracks
☒ Fill Cracks & Seal

Service Walks: ☐ None

- ☒ Concrete
☐ Flagstone
☐ Brick
☐ Patio Block
☐ Other

(Condition of above listed items:)

- ☐ Not Visible
☐ Sat. ☒ Marginal ☐ Poor
☐ Pitched toward house
☒ Trip Hazard (Safety Item)
☒ Settling cracks

Patio: ☒ None

- ☐ Concrete
☐ Flagstone
☐ Brick
☐ Patio Block
☐ Other

(Condition of above listed items:)

- ☐ Not Visible
☐ Sat. ☐ Marginal ☐ Poor
☐ Pitched toward house
☐ Trip Hazard (Safety Item)
☐ Settling cracks

Comments: Pitting, settling, crackings in driveway, service walks and stoops. Settling created multiple trip hazards in driveway, walk

Deck: ☒ None

(2) Porch: ☐ None

Steps/Stoops: ☐ None Balcony: ☐ None

(Material used:)

- ☐ Treated Wood
☐ Painted/Stained
☐ Other
☐ Railing Present

- ☒ Concrete
☒ Wood
☐ Other
☒ Railing Present

Recommend repair/replacement/installation:

- ☐ Guardrail/balusters ☐ Guardrail/balusters

(Condition of above listed items:)

- ☐ None visible
☐ Sat. ☐ Marg. ☐ Poor
☐ Trip Hazard
☐ Pitched toward house
☐ Cracked
☒ Settled
☒ Dry rot

- ☒ Concrete
☐ Wood
☐ Other
☒ Railing Present

Recommend repair/replacement/installation:

- ☐ Handrail/balusters

- ☐ Not visible
☐ Sat. ☒ Marg. ☒ Poor
☐ Trip Hazard (Safety Item)
☐ Pitched toward house
☒ Cracked
☒ Settled
☐ Dry rot

- ☐ Concrete
☒ Wood
☐ Other
☒ Railing Present

Recommend repair/replacement/installation:

- ☐ Guardrail/balusters

- ☐ Not visible
☐ Sat. ☒ Marg. ☒ Poor
☐ Trip Hazard
☐ Pitched toward house
☐ Cracked
☐ Settled
☒ Dry rot

Comments: Wood damage, rot on exterior wood in porches/balcony. Moisture staining/damage to porch ceilings. Retaining wall failed (defect)

Fencing: ☒ None
 (Material used:)

- ☐ Wood ☐ Vinyl/Metal
☐ Wire ☐ Other

(Conditions of above listed items:)

- ☐ Sat. ☐ Marginal ☐ Poor

Retaining Wall: ☐ None

(Material used:)

- ☐ Wood ☒ Stone
☐ Concrete ☐ Other

(Conditions of above listed items:)

- ☐ Sat. ☐ Marginal ☒ Poor

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Siding: Siding is the material which covers most of the exterior of a home. A variety of materials have been used over the years to perform this function. Wood, Metal, Brick, Stone, Stucco, Vinyl, Slate, Fiberboard, EIFS, and some other materials are the most common. The purpose of this material is to protect the structural components and interior of the home from wind and weather. (The inspection of EIFS siding is specifically excluded from our inspection. This material requires a specialized inspection by a EIFS certified inspector.) When paint or covering material begins to crack, peel, or wear thin it is time to consider refinishing. This refinishing is important to extend the useful life of the siding and protects it from the elements and helps it perform its function. Some siding materials require painting or staining more frequently than others.

Trim: Trim is the generic name given to all the boards, bits and moldings that are not part of the Siding. Trim serves to seal and protect the joints where the siding ends. This may be around doors and windows at corners or simply where the siding ends or changes. When paint or covering material begins to crack, peel, or wear thin it is time to consider refinishing. This refinishing is important to extend the useful life of the trim and protects it from the elements and helps it perform its function. Some trim materials require painting or staining more frequently than others.

Soffit and Facia: The soffit is the area under the ends of the rafters. Soffits are not present on homes with a small or no overhang. Facia is the board capping the end of the rafter or roof truss and is adjacent to and perpendicular to the soffit. The facia is normally the surface the gutters are fastened to. Again as with the siding and trim when paint or covering material begins to crack, peel, or wear thin it is time to consider refinishing. This refinishing is important to extend the useful life of the soffit and facia and protects it from the elements and helps it perform its function. Some trim materials require painting or staining more frequently than others.

Down spouts: Down spouts and their extensions are important elements to roof water control. Having extensions that are a minimum of 4 feet long is important to help keep water away from the basement wall and foundation. If there are no gutters or down spouts on a home or garage we strongly recommend that they be installed. This will not only help control roof water but will also help extend the life of siding and other components of the home.

Windows and Doors: Windows, doors, trim and the caulking around them can be a serious lose of heat in the winter. Caulking is much like paint in that it has a somewhat short life compared to the windows and doors which they surround. It is important that the caulking kept in good condition to maintain the energy efficiency of the home.

Windows that show signs of frosting up or sweating may indicate a leaky window or excess humidity in the home. If the sweating is on the inside of the window it is probably a leaky storm window. If it is on the inside of the storm it would indicate a leaky window.

Wood on a window or trim may exhibit blistering or peeling paint which usually means excess moisture is getting into the system. You should look for roof leaks, bad gutters, interior moisture from baths or laundry or even a poorly ventilated crawl space. A house that is freshly painted may hide signs like those listed above. Only after a few years will the problems become apparent.

When installing new glassing material in an older home, treat the area to be glassed with linseed oil to prepare it for the glassing and to help keep the new glassing from drying out.

Storms and Screens: Storm windows are designed to help weatherproof your home. They are made of many different materials each having advantages and disadvantages. The wood windows need to be maintained like the other windows in your home. Needing to be painted or stained and glassed to keep them in good shape. The newer metal or vinyl windows require much less maintenance, about all that is required is to keep components and the glass from being broken.

Gutters: The gutters should be cleaned and checked at least twice per year. Leaves and other debris must be removed so the roof water can flow freely to the down spouts and away from the house. This cleaning is extremely important if you have trees growing close to the house. If your gutters are galvanized steel you may want to use a rust preventative primer to coat the inside of the gutter to help extend the life and keep from getting rust stains on the outside of the gutters.

SIDING, TRIM, STORMS & SCREENS, GUTTERS, and DOWN SPOUTS

Siding:

(Material Used:)

☒ Wood☐ Vinyl☐ Slate☒ Metal☐ Fiberboard☐ Stucco☐ Brick/Stone☐ Other☐ EIFS (this type of siding system requires a special inspection by a certified EIFS inspector and is not part of this inspection)

(Condition of above listed items:)

☒ Sat.☒ Marg.☐ Poor☐ Cracked, Damaged☐ Dry rot

Recommend:

☒ Repair☐ Painting

Trim:

☒ Wood☐ Vinyl☒ Metal☐ Other☐ Sat.☒ Marg.☒ Poor☒ Cracked, Damaged☒ Dry rot☒ Repair☐ Painting

Soffit/Fascia:

☒ Wood☐ Vinyl☒ Metal☐ Other☒ Sat.☒ Marg.☐ Poor☐ Cracked, Damaged☒ Dry rot☒ Repair☐ Painting

Window Frames:

☒ Wood☐ Vinyl☐ Metal☐ Other☐ Sat.☒ Marg.☐ Poor☐ Damaged☐ Dry rot☒ Repair☐ Painting

Comments: All areas of exterior wood siding, trim, soffit, fascia, porch ceilings need resealing / repair or full replace. Loose siding on metal upper NORTH and west. All wood window and door frames need repair, replace also.

Storms & Screens: ☐ None

(Material Used:)

☒ Wood☐ Insulated Glass☒ Vinyl/Wood/Metal combo.

(Storm & Screens are checked for exterior appearance only and will not be operated.)

(Condition of above listed items:)

☐ Sat.☒ Marg.☐ Poor☐ Dry rot☐ Screens/Storms not Installed☒ Broken or cracked glass☒ Recommend Repair/Painting

Gutters: ☐ None ☐ Partial

☒ Metal☐ Vinyl☐ Copper☐ Other☐ Sat.☒ Marg.☒ Poor☐ Rusty☐ Holes☒ Leaking Joints☒ Leaking Corners☒ Recommend Cleaning☒ Recommend Repair/Painting

Down spouts: ☐ None ☐ Partial

☒ Metal☐ Vinyl☐ Copper☐ Other☐ Sat.☒ Marg.☐ Poor☐ Holes/Leaking☒ Recommend Repair/Painting☐ Recommend Extensions☐ North ☐ South ☐ East ☐ West☐ N.E. ☐ S.E. ☐ N.W. ☐ S.W.

Comments: Storm and screen repair, replace needed.

Recommend replace existing gutter system with new full gutter system with downspouts and full existing extensions properly control roof water

Caulking: (General Condition) ☐ Satisfactory ☒ Marginal ☐ Poor

(Caulking is required at all open joints where water or air penetration will cause a potential problem)

Comments: Caulk and seal around any exterior wall penetrations, door, window frames. Moisture issue.

Exterior Electrical Service: The electrical service is provided by the power company through the service drop (for an overhead service) or service lateral (for underground service). It is important that any obvious safety problems be taken care of as soon as possible. Electricity can be dangerous or deadly. It is important also that the clearance be maintained and that any contact with the electrical service be avoided. The other parts of the exterior electrical service are the weather head, service entrance with a drip loop, the driven ground rod or rods, and the meter socket. It is best to avoid contact with these components.

Most newer electrical service are 100 amps to 200 amps and 240 volts. Some of the older services are 30 amps to 60 amps. A 30 amp service will normally require replacement to satisfy the modern family and its electrical needs. A 60 amp service is marginal and may require replacement if the household load is increased.

Air Conditioning or Heat Pump: The definition of Conditioned Air is air that has its temperature, humidity, or cleanliness altered. The temperature and humidity change happens in the household air conditioning unit. The cleanliness changes as a function of the air filtering unit which is covered elsewhere in this report.

The unit outside contains two important components of the Air Conditioning system. The Compressor and the Condenser are both contained inside the enclosure. The majority of the space is consumed by the condenser and a small part of the enclosure is the compressor. The condenser is the heat exchanger which looks similar to an automotive radiator and the compressor is a unit about the size of an electric motor. When this unit is operating as an air conditioner it is giving off heat which is being removed from the inside of the house.

It is important to have as much clearance as possible around the unit with a minimum of 2' on all sides. A dryer vent should not be close to the unit because the lint may plug part of the condenser and inhibit the operation of the unit. It is also important to keep vegetation away from the unit and also keep grass clippings and other debris away. Some units have a double row condenser and need to be split to do a proper job of cleaning which must be done by a heating technician. Annual cleaning and service will keep your unit in top operating condition. This may be much cheaper in the long run than having a catastrophic failure because of lack of periodic maintenance.

EXTERIOR ELECTRICAL, GAS and AIR CONDITIONING

Electrical Service: Meter Location East Exterior

☒ **Overhead**

- ☐ Service drop interfered with or obstructed by _____
- Service drop 10' or more above yard & 12' or more above where vehicles pass ☒ Yes ☐ No
- Service drop 3' or more above roofs with a 4/12 or less pitch ☒ Yes ☐ No
- Service drop out of reach of normal living space ☒ Yes ☐ No
- Weather head and drip loop proper ☒ Yes ☐ No
- Mast and meter socket securely fastened to the house ☒ Yes ☐ No
- Driven ground rod/rods visible ☐ Yes ☒ No
- Frayed service drop / Exposed connectors ☐ Yes ☒ No

☐ **Underground**

- ☐ Apparent Problems with the service lateral explain _____
- Driven ground rods visible ☐ Yes ☐ No
- Lateral conduit and meter socket are securely fastened to the house ☐ Yes ☐ No

Potential Safety Hazard with Electrical Service:

☐ Yes ☐ No

- ☐ Round Meter Socket may not be adequate for 100 amp or larger service

Explain hazard condition: _____

Exterior Outlets present: ☒ Yes ☐ No

GFCI present: ☐ Yes ☒ No (Recommend

Operate: ☒ Yes ☐ No

Operate: ☐ Yes ☐ No Installation)

Open Ground/Rev. Polarity: ☐ Yes ☒ No

Reset Location: _____

☐ Handyman or extension cord wiring

Potential Safety Hazard with Exterior Outlets: ☐ Yes ☒ No

☐ Recommend Repair or Evaluation by Licenced Electrician

Comments: Update exterior outlets to GFCI outlets

Main Gas Shutoff/Meter Location: ☒ Outside ☐ Inside ☐ North ☐ South ☐ East ☒ West

☐ Central A/C

☐ Thru the Wall A/C

Air Conditioning or Heat Pump Compressor and Condenser: ☐ None ☐ Name Plate not Legible

(DO NOT OPERATE UNIT IF TEMP. IS UNDER 65°F.)

#1 Manufacturer _____ Approx. age _____ Outside shutoff: ☐ Yes ☐ No

Serial # _____ Model # _____ ☐ Cooling Fan Running

Visual Condition: ☐ Sat. ☐ Marg. ☐ Poor ☐ Rusty ☐ Dirty ☐ Recommend Cleaning ☐ Not Level (over 5-10°)

☐ Trim weeds/bushes around A/C ☐ Insulation on lines missing/deteriorated

Comments: _____

☐ None ☐ Name Plate not Legible

#2 Manufacturer _____ Approx. age _____ Outside shutoff: ☐ Yes ☐ No

Serial # _____ Model # _____ ☐ Cooling Fan Running

Visual Condition: ☐ Sat. ☐ Marg. ☐ Poor ☐ Rusty ☐ Dirty ☐ Recommend Cleaning ☐ Not Level (over 5-10°)

☐ Trim weeds/bushes around A/C ☐ Insulation on lines missing/deteriorated

Comments: _____

Roof Types: The major types of residential roof are Gable, Hip, Mansard, A-Frame, Flat and Shed. There are other types but this covers a majority of the most common types. These roofs vary in pitch from flat to very steep and are made of a variety of materials. Asphalt shingles are by far the most common. Others include Tile, Metal, Wood, Slate, Cement Asbestos, Built-up, and Membrane (Rubber and Plastic). These roofs have a variety of life expectancies.

Flat roofs are prone to leaking and may cause a serious problem. We recommend that this type roof be checked by a Professional Roofer.

Roof Type	Life Expectancy	Special Remarks
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
Asphalt Multi-Thickness Shingles*	20-30 years	Heavier and more durable than regular asphalt shingles
Asphalt Interlocking Shingles*	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles.
Wood Shingles	15-20 years **	Treat with preservative every 5 years to prevent decay.
Clay Tiles* Cement Tiles*	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base.
Slate shingles*	30-100 years ***	Extremely durable, but brittle and expensive.
Asbestos Cement Shingles*	30-75 years	Durable, but brittle and difficult to repair.
Metal Roofing	15-40 years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single ply Membrane	15-25 years (Mfgr' claim)	New material; not yet passed test of time.

* Not recommended for use on low slope roof

** Depending on local conditions and proper installation

*** Depending on quality of slate

Maintenance: Roofs should be checked visually at least twice a year (spring and fall), finding missing or damaged shingles, tabs or tiles may indicate a serious problem. You must get as close as possible to really see what is happening with a roof. Cracks and worn spots can only be seen if you get close. If you can not get close use a pair of binoculars to see as much as you can. Curling and cupping are signs of age and are normal, however, this condition should be evaluated by a Professional Roofer if it is getting to the point where a new roof would not lay flat over the top of this roof.

Wood roofs require maintenance. To get the maximum life out of a wood roof you must keep vegetation and mildew off of the roof and it should be treated with a preservative periodically to prevent premature aging. It is important to keep trees and shrubs trimmed back away for the roofing material. Consult with a wood roof specialist for proper care and maintenance.

Ventilation: Ventilation is very important to the useful life of the roof. With proper ventilation a roof will last as listed above. With too little ventilation the roof is exposed the temperatures that tend to shorten the life of the roof. The rule of thumb for minimum free vent area of 1 sq ft. of ventilation for every 300 sq ft. (1/300) of attic floor space for an attic with a vapor barrier and more than 50% but less than 75% of the net free ventilation area at the low sides of the roof, and double this amount of vents (1/150) for an attic without a vapor barrier or with more than 75% of the net free ventilation area at the low side of the roof.

Valleys and Flashings: Valleys and flashing may be made of a variety of material. Their purpose is to keep water out of the attic space and subsequently out of the home. Valleys and Flashings which are covered with other roofing material or roofing cement (tar) are considered NOT visible and can not be inspected.

ROOF, VALLEYS, AND FLASHINGS

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Roof Description:

Type of Roof or Combination:

- ☒ Gable
- ☒ Flat
- ☐ Hip
- ☐ Mansard
- ☐ Gambrel
- ☐ Shed
- ☐ Other

Roof Pitch:

- ☐ Low
- ☒ Medium
- ☒ Steep
- ☒ Flat (see note below)

Exposed Roofing Material:

- ☒ Asphalt
- ☐ Built up
- ☐ Tile
- ☒ Metal
- ☒ Membrane (Rubber or Plastic)
- ☐ Other
- ☐ Roll Asphalt
- ☐ Wood
- ☐ Slate
- ☐ Cement Asbestos

Type Ventilation:

- ☒ Soffit
- ☐ Ridge
- ☐ Top
- ☒ Gable
- ☐ Powered
- ☐ Other

Flashing Material:

- ☐ Not Visible
- ☒ Metal
- ☐ Copper
- ☐ Asphalt
- ☐ Other

Valley Material:

- ☐ None
- ☐ Not Visible
- ☐ Metal
- ☐ Copper
- ☒ Asphalt
- ☐ Other

Ventilation Appears Adequate: ☒ Yes ☐ No (Recommend Additional Ventilation)

Plumbing Vent Visible: ☒ Yes ☐ No (May indicate improperly vented plumbing)

(Note: Flat roofs are prone to leaking and may cause a serious problem. We recommend that this type roof be checked by a Professional Roofer.)

Apparent Conditions at the time of Inspection: (Inspector will not go on a roof if the conditions are hazardous and could cause personal injury or damage to the roof or supporting structure.)

Visibility:

- ☒ All ☐ None
- Percent ___% visible
- Limited by

Inspected from:

- ☒ Roof
- ☒ Ladder at Eaves
- ☐ Ground w/Binoculars

Roof Location	Layers Visible	Approx. Age
ALL	1	7-10 yrs
Metal	1	20+

Reason for not walking on the roof:

Roofing Covering:

- ☒ Sat. ☐ Marg. ☐ Poor
- ☐ Curling
- ☐ Cupping
- ☐ Cracking
- ☒ Nail Popping
- ☐ Missing tabs Shingles/tiles
- ☐ Ponding
- ☐ Moss Buildup
- ☐ Pitting
- ☐ Other

Flashing:

- ☒ Sat. ☐ Marg. ☐ Poor
- ☐ Rusted
- ☐ Holes
- ☐ Recommend Sealing
- ☐ Not Visible

Valleys:

- ☒ Sat. ☐ Marg. ☐ Poor
- ☐ Rusted
- ☐ Holes
- ☐ Recommend Sealing
- ☐ Not Visible

Comments: Couple nail pops. Monitor. Seal as needed. Normal for age.

☐ RECOMMEND HAVING A PROFESSIONAL ROOFING CONTRACTOR EVALUATE

Skylights: Skylights may be installed flat on the roof or in bulkheads or cupolas which raise the glassing above the roof surface. The biggest problem with skylights is keeping them weather tight. Many times owners mistake condensation problems for leaking skylight fixtures. Both situations may lead to damage and should be repaired.

Chimneys: Chimneys are primarily made of four components which are visible from the outside of the home. The chimney chase, the flue, the chimney cap, and the flue cap. The chase is the part you normally see outside the house above the roof or on the side of the house and in most cases it is either square or rectangular in shape. The cap is directly on top of the chase and covers the area between the chase and the flue and extends beyond the outside perimeter of the chase. The flue usually sticks above the cap a few inches and is either metal or clay and is the part of the chimney that carries the gasses from the appliance. The flue cap is the part above the flue that keeps rain from going down the chimney and usually incorporates a screen to keep birds and small animals out of the flue.

With some metal chimneys the outside of the flue acts as the chimney chase. It is important with these metal chimneys that the proper flashing is used to keep the area from leaking and maintain proper spacing between the chimney and the wood members of the roof and house framing. These chimneys usually do not have a chimney cap but do have a flue cap. If you see any discoloration or black material on the outside of this type of chimney you should get a professional to evaluate the situation immediately.

With a masonry chimney made of (brick, stone, or block) the flue is usually made of clay tile. Some old masonry chimneys are not lined at all and should be evaluated by a chimney technician. Any serious deterioration of the clay tile can mean trouble. Today with all the high efficiency furnaces there are many water heaters vented into a chimney tile that is too large for that appliance.

If you are going to install a high efficiency furnace make sure the contractor is evaluating the flue size for the remaining water heater. A liner may be necessary.

Wall Construction: Wall construction is difficult to see from the outside. Most homes are wood frame construction but on some older or larger homes it may be possible to have masonry construction. In most cases it is not possible for the inspector to determine.

Exterior Doors: Exterior doors are the means of entry or exit. The weather stripping is important as it is with windows. It is important that a door fit tightly to keep the elements out but free to open and close easily. Doors made of some materials need to be painted frequently, usually at the same time as the house trim.

SKYLIGHTS, CHIMNEY, WALLS, AND DOORS

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Skylights: ☒ None ☐ No Access

Visible Condition:

☐ Sat. ☐ Marg. ☐ Poor

Comments Recommend chimney
tech evaluates chimney
structure, joints, cap
Unlined chimney only
has one appliance venting
into it. Possible CO
issue.

Chimneys: ☐ None ☐ Not Evaluated

Chimney Location:

#1 West Exterior

#2 _____

#3 _____

Location Viewed from:

☐ Roof

☐ No Access to Roof

☒ Ladder at Eves.

☐ Ground w/Binocular

Materials Used:

Chase:

Flue:

#1 #2 #3

#1 #2 #3

☒ ☐ ☐ Brick

☐ ☐ ☐ Tile

☐ ☐ ☐ Stone

☐ ☐ ☐ Metal

☐ ☐ ☐ Metal

☒ ☐ ☐ Unlined

☐ ☐ ☐ Block

☐ ☐ ☐ Not Visible

☐ ☐ ☐ Framed

☐ ☐ ☐ Other _____

☐ ☐ ☐ Other _____

Observed Conditions:

#1 #2 #3

#1 #2 #3

☐ ☐ ☐ Cracked Cap

☐ ☐ ☐ Cracks

☒ ☐ ☐ Loose Joints

☐ ☐ ☐ Scaling

☐ ☐ ☐ Holes in metal

☐ ☐ ☐ Creosote

☐ ☐ ☐ Rust

☐ ☐ ☐ Broken/missing Tile

☒ ☐ ☐ Spalling

☐ ☐ ☐ Flaking

Recommendations:

☐ HAVE FLUE CLEANED AND EVALUATED

☐ INSTALL CRICKET/SADDLE FLASHING

☐ HAVE RAIN CAP INSTALLED

Note: (Chimney chase cracks, loose mortar joints, and cracked chimney caps may be evidence that extensive chimney repair is needed. We recommend consulting a chimney professional to determine appropriate actions.)

Wall construction:

☐ Not Visible

☐ Masonry

☒ Wood Frame

☐ Other _____

Exterior Doors:

No Access (Explain below)

Door Operated: Yes

No

Weather Striping: Satisfactory:

Marginal

Poor

Door Condition: Satisfactory:

Marginal

Poor

Storm Door Condition: Satisfactory

Marginal

Poor

Patio: (1) Front: (1) Back: (3) Side:

Other

☐	☐	☐	☐	☐
☐	☒	☐	☒	☐
☐	☐	☒	☐	☐
☐	☐	☐	☐	☐
☐	☒	☒	☒	☐
☐	☐	☐	☐	☐
☐	☒	☒	☒	☐
☐	☐	☐	☐	☐

Comments Old entry door units, door frames, thresholds. Monitor
yearly. Expect repair, replace

Garages: The garage may be part of the house or a separate structure. This is the area normally used to store vehicles and other equipment and supplies used outside the home. The structural concerns are primarily the same as the house. In addition it is advantageous to have the sill plates elevated above the floor level to minimize the amount of water the sill plate is exposed to, and assure that the sill plate is not in contact with water or moisture for long periods of time. This long term exposure to moisture may cause rot and deterioration in the sill plate.

We recommend that outlets in the garage be protected by GFCI devices. This would protect anyone using power tools in the garage from serious electrical shock. If there is a freezer or refrigerator in the garage care must be taken that it is plugged into a normal outlet. Compressors in this equipment can cause the GFCI to trip and whatever is stored in these units would be subject to spoilage.

Overhead Door Opener: It is recommended that you provide a separate electrical outlet specifically for the garage door opener. Any garage door opener MUST have a working safety reverse to be considered adequate. The safety of anyone coming in contact with a door being closed should be protected by this safety reverse. This is especially true of children and small pets. This safety reverse should be checked periodically to assure that it is working properly. The sensitivity and close or open dimensions and pressures are usually adjustable. It may be desirable to have a garage door technician adjust and care for your door. It may be dangerous to do this work yourself if you do not understand how it works. Before making any adjustments disconnect the electrical power to the opener because the opener may operate unexpectedly while making adjustment.

The overhead garage door also has counterbalance springs to help reduce the apparent weight of the door which must be lifted by the person opening the door or the garage door opener. These springs are susceptible to breakage and must be replaced periodically. It is a good idea to replace both springs when one breaks to limit the number of service calls by the garage door technician. We recommend that a garage door technician be used to do this work because it can be dangerous to change these springs.

The garage door is a very expensive item and proper maintenance and care are necessary to keep it in good condition. Painting, keeping the door level and square, and maintaining the counterbalance springs in good condition are all important to keeping the door operating properly. The bottom section of the door is susceptible to damage from water, snow and salt. It is particularly important to keep this section well painted to protect it. If it becomes necessary, you may have to replace the bottom section.

The garage slab is usually quite large and may develop settling cracks. This is normal and in most cases will not cause any problem.

GARAGE

☐ NONE

Page 15

Garage:

☐ Attached

☒ Detached

No. Cars _____

Roof, Gutters, Down Spouts, Siding, and Trim

☐ Same as House

Roof Material:

☐ Same as House

☒ Asphalt Shingles

☐ Roll Asphalt

☐ Built up

☐ Metal

☐ Wood

☐ Other _____

Approximate

Layers Age

1 3-5 yrs

Roof Condition:

☒ Sat. ☐ Marg. ☐ Poor

Observed Condition:

☐ Curling ☐ Cracking

☐ Cupping ☐ Nail Popping

☐ Moss Build up ☐ Missing Tabs Shingles/Tile

☐ Pitting

Gutters and Down spouts Materials: ☒ None

☒ Gutters and Down Spouts Recommended

☐ Same as House

☐ Metal

☐ Vinyl

☐ Copper

☐ Other _____

Gutter and Down spout Condition:

☐ Sat. ☐ Marg. ☐ Poor

Siding

Material:

☐ Same as house

☒ Wood

☐ Metal

☐ Brick/Stone

☐ Stucco

☐ Fiberboard

☐ Slate

☐ Vinyl

☒ Other Block

Trim

Material:

☐ Same as house

☒ Wood

☐ Metal

☐ Vinyl

☐ Other _____

Trim Condition:

☐ Sat. ☒ Marg. ☒ Poor

Siding Condition:

☐ Sat. ☒ Marg. ☐ Poor

Electric Door Opener: ☐ None

Operates ☒ Yes ☐ No

Safety Reverse: (Touch)

Operates ☒ Yes ☐ No

Electric Eye: ☐ None

Operates: ☐ Yes ☐ No

Door Reverses:

☒ Yes ☐ No

Recommend:

☐ Adjustment or Replacement

Overhead Garage Door(s) Material:

☒ Wood ☒ Fiberglass ☐ Masonite

☐ Metal

☐ Other _____

Overhead Garage Door Condition:

☐ Satisfactory ☒ Marginal ☐ Poor

☐ Recommend Priming & Painting inside and edges

☒ Recommend Repair or Replacement

☒ Replace/Repair Weather Stripping

Service Door Material: ☐ None

☒ Wood ☐ Metal ☐ Other _____

Service Door Condition: ☐ Access Blocked

☐ Sat. ☐ Marg. ☒ Poor

Floor Material:

☒ Concrete ☐ Gravel ☐ Asphalt

☐ Dirt ☐ Other _____

Floor Condition:

☒ Sat. ☐ Marg. ☐ Poor

☒ Typical Cracks ☐ Large Settling Cracks ☐ Holes

Firewall Between Garage and House:

☒ Not required ☐ Yes ☐ No

Step(4" Min.) between Garage and House:

☒ Not required ☐ Yes ☐ No

Sill plates:

☐ Elevated ☒ Floor level ☐ Both

☐ Not Visible ☐ Rotted

Electrical: ☐ None ☐ Not Accessible

☒ Separate Service ☐ Sub-Panel ☐ House circuit

Switches: ☒ Yes ☐ No

Outlets: ☒ Yes ☐ No

GFCI: ☐ Yes ☒ No

Outlet/GFCI Operating ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch /Outlet Cover Missing ☐ Yes ☒ No

☒ Handyman or Extension cord wiring

(If Separate Service or Sub-Panel see page 33)

Comments: Old window, door units. Expect repair, replace. Older electrical, extension cord wiring thru out. Evidence of old roof issues. Roof has been replaced. Trim trees, shrubs, vines off and away from building. Recommend full gutter system with downspouts and full extensions. Control roof water

The kitchen and bathroom are two of the most important rooms in a home. The kitchen may be the center of living in many homes or a little used room off to the side. The bathroom of course is important to the whole family. They have some unique problems due to the heavy use of water and appliances which use water.

The ASHI standard for the kitchen requires that we examine the counter top, cabinets, walls, floors, plumbing, electrical, and presence of a heat/cooling source. We DO NOT check thermostats or timers just the basic operation of the appliances that are staying with the home.

In the bathroom we will check walls and ceiling condition and look for moisture stains. Moisture stains in a bathroom may be from outside the room (a roof leak or bathroom above or other water source) or condensation from inside the room from showers and baths. For a bathroom with a shower or tub it is important to have an exhaust fan vented to the outside of the home to help remove moisture from the room. The fan should minimize the amount of condensation in the room.

Bathrooms require ongoing maintenance. Caulking, assuring that ceramic tile are properly sealed and caulking around tubs, and shower stalls to keep water spillage from seeping through to whatever is below, should be done on a regular basis. This is important not only to keep the area under the bathroom from being stained but also to keep the floor and framing members dry and free from rot. Shower pans are difficult to determine whether they are leaking or not. The metal shower pans are expected to last between 10 and 20 years. Shower pan leaks may not be visible unless the shower is in use. When caulking around a tub it is important to fill the tub with water, this will widen the gap between the tub and shower surround, due to the weight of the water, so you can be assured that the gap is completely filled.

A slow drain on sinks, tubs, or showers may indicate a buildup of hair and soap scum in the drain or trap. We recommend removing the drain components with the proper tools to remove this material. WE DO NOT RECOMMEND CAUSTIC DRAIN CLEANERS! Some problem drains may necessitate calling a professional plumber.

We check the counter top, cabinets, walls, floors, plumbing, electrical, and presence of a heat/cooling source and ventilation system. If it is present we will check the pump in a whirlpool tub for operation only. We do not check pools, hot tubs, or spas.

We recommend in both the bathroom and kitchen to have GFCI outlets within 6 ft. of a water source. Any outlet withing 6 ft. of water with either reverse polarity or open ground will be written up as a SAFETY HAZARD.

KITCHEN

Page 17

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Moisture Stains
☒ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☐ Marg. ☒ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Holes
☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
Outlets ☒ Yes ☐ No
Operates ☒ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☒ Marg. ☐ Poor
Faucet Leaks ☒ Yes ☐ No
Pipe Leaks ☐ Yes ☒ No
Functional Flow ☒ Yes ☐ No
Functional Drainage ☒ Yes ☐ No

Appliances: ☐ None/Not Tested

Present:

- ☐ Yes ☒ No ☐ Not Tested
☒ Yes ☐ No ☒ Not Tested
☒ Yes ☐ No ☒ Not Tested
☒ Yes ☐ No ☒ Not Tested
☐ Yes ☒ No ☐ Not Tested
☒ Yes ☐ No ☒ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested

(We do not check thermostats, timers or clocks.)

Counter Tops:

- ☐ None
☐ Sat. ☒ Marg. ☐ Poor
☒ Recommend Repairs

Sink Base Cabinets: ☐ None

- ☐ Sat. ☒ Marg. ☐ Poor
☒ Recommend Repairs

Operates:

- Disposal ☐ Yes ☐ No
Range ☐ Yes ☐ No
Oven ☐ Yes ☐ No
Dishwasher ☐ Yes ☐ No
Exhaust/Recirculating Fan ☐ Yes ☐ No
Refrigerator ☐ Yes ☐ No
Other ☐ Yes ☐ No
Other ☐ Yes ☐ No

(We are only confirming the appliances operate.)

- Open Ground/Rev. Polarity ☐ Yes ☒ No
Switch/Outlet Cover Missing ☐ Yes ☒ No

GFCI Present: ☐ Yes ☒ No

GFCI Operates: ☐ Yes ☐ No

Comments: Smoke damage to ceiling. Old appliances expect replace. Counter, cabinet, flooring, plumbing Repair, replace needed.

KITCHEN

(See remarks, Page 16)

Walls and Ceilings:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Moisture Stains
☐ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☐ Yes ☐ No

Doors & Windows

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Holes
☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☐ Yes ☐ No
Outlets ☐ Yes ☐ No
Operates ☐ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☐ Marg. ☐ Poor
Faucet Leaks ☐ Yes ☐ No
Pipe Leaks ☐ Yes ☐ No
Functional Flow ☐ Yes ☐ No
Functional Drainage ☐ Yes ☐ No

Appliances: ☐ None/Not Tested

Present:

- ☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested
☐ Yes ☐ No ☐ Not Tested

(We do not check thermostats, timers or clocks.)

Counter Tops:

- ☐ None
☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Sink Base Cabinets: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Operates:

- Disposal ☐ Yes ☐ No
Range ☐ Yes ☐ No
Oven ☐ Yes ☐ No
Dishwasher ☐ Yes ☐ No
Exhaust/Recirculating Fan ☐ Yes ☐ No
Refrigerator ☐ Yes ☐ No
Other ☐ Yes ☐ No
Other ☐ Yes ☐ No

(We are only confirming the appliances operate.)

- Open Ground/Rev. Polarity ☐ Yes ☐ No
Switch/Outlet Cover Missing ☐ Yes ☐ No

GFCI Present: ☐ Yes ☐ No

GFCI Operates: ☐ Yes ☐ No

Comments: _____

In the bathroom we will check walls and ceiling condition and look for moisture stains. Moisture stains in a bathroom may be from outside the room (a roof leak or bathroom above or other water source) or condensation from inside the room from showers and baths. For a bathroom with a shower or tub it is important to have an exhaust fan vented to the outside of the home to help remove moisture from the room. The fan should minimize the amount of condensation in the room.

Bathrooms require ongoing maintenance. Caulking, assuring that ceramic tile are properly sealed and caulking around tubs, and shower stalls to keep water spillage from seeping through to whatever is below, should be done on a regular basis. This is important not only to keep the area under the bathroom from being stained but also to keep the floor and framing members dry and free from rot. Shower pans are difficult to determine whether they are leaking or not. The metal shower pans are expected to last between 10 and 20 years. Shower pan leaks may not be visible unless the shower is in use. When caulking around a tub it is important to fill the tub with water, this will widen the gap between the tub and shower surround, due to the weight of the water, so you can be assured that the gap is completely filled.

A slow drain on sinks, tubs, or showers may indicate a buildup of hair and soap scum in the drain or trap. We recommend removing the drain components with the proper tools to remove this material. **WE DO NOT RECOMMEND CAUSTIC DRAIN CLEANERS!** Some problem drains may necessitate calling a professional plumber.

We check the counter top, cabinets, walls, floors, plumbing, electrical, and presence of a heat/cooling source and ventilation system. If it is present we will check the pump in a whirlpool tub for operation only. We do not check pools, hot tubs, or spas.

We recommend in both the bathroom and kitchen to have GFCI outlets within 6 ft. of a water source. Any outlet withing 6 ft. of water with either reverse polarity or open ground will be written up as a **SAFETY HAZARD**.

Upper BATHROOM Full

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Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☒ Moisture Stains
☐ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Holes
☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
Outlets ☐ Yes ☒ No
Operates ☒ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☒ Marg. ☒ Poor
Faucet Leaks ☒ Yes ☐ No
Pipe Leaks ☐ Yes ☒ No
Functional Flow ☐ Yes ☒ No
Functional Drainage ☐ Yes ☐ No

Toilet: ☒ Operates

- ☐ Bowl Loose
☐ Bowl Cracked
☐ Toilet Leaks

Shower or Tub: ☐ None

- ☐ Sat. ☐ Marg. ☒ Poor
☐ Ceramic
☒ Plastic/Fiberglass
☐ Masonite
☐ Other

Counter Tops: ☒ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Sink Base Cabinets: ☒ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Vent Fan: ☒ None

- ☐ Operates
☐ Noisy

Caulking or Grout Needed:

- ☒ Yes ☐ No

Tub surround

Whirlpool Tub: ☒ None ☐ Not Tested

- Pump Operates ☐ Yes ☐ No

Comments: Heat unit not operating. Faucet leaks, shower diverter not operating proper. Caulking needed base of tub, tub surround. Expect full replace. Recommend plumber

BATHROOM

(See remarks, Page 16)

Walls and Ceilings:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Moisture Stains
☐ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☐ Yes ☐ No

Doors & Windows

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Holes ☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☐ Yes ☐ No
Outlets ☐ Yes ☐ No
Operates ☐ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☐ Marg. ☐ Poor
Faucet Leaks ☐ Yes ☐ No
Pipe Leaks ☐ Yes ☐ No
Functional Flow ☐ Yes ☐ No
Functional Drainage ☐ Yes ☐ No

Toilet: ☐ Operates

- ☐ Bowl Loose
☐ Bowl Cracked
☐ Toilet Leaks

Shower or Tub: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Ceramic
☐ Plastic/Fiberglass
☐ Masonite
☐ Other

Counter Tops: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Sink Base Cabinets: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Vent Fan: ☐ None

- ☐ Operates
☐ Noisy

Caulking or Grout Needed:

- ☐ Yes ☐ No

Whirlpool Tub: ☐ None ☐ Not Tested

- Pump Operates ☐ Yes ☐ No

Comments:

In the bathroom we will check walls and ceiling condition and look for moisture stains. Moisture stains in a bathroom may be from outside the room (a roof leak or bathroom above or other water source) or condensation from inside the room from showers and baths. For a bathroom with a shower or tub it is important to have an exhaust fan vented to the outside of the home to help remove moisture from the room. The fan should minimize the amount of condensation in the room.

Bathrooms require ongoing maintenance. Caulking, assuring that ceramic tile are properly sealed and caulking around tubs, and shower stalls to keep water spillage from seeping through to whatever is below, should be done on a regular basis. This is important not only to keep the area under the bathroom from being stained but also to keep the floor and framing members dry and free from rot. Shower pans are difficult to determine whether they are leaking or not. The metal shower pans are expected to last between 10 and 20 years. Shower pan leaks may not be visible unless the shower is in use. When caulking around a tub it is important to fill the tub with water, this will widen the gap between the tub and shower surround, due to the weight of the water, so you can be assured that the gap is completely filled.

A slow drain on sinks, tubs, or showers may indicate a buildup of hair and soap scum in the drain or trap. We recommend removing the drain components with the proper tools to remove this material. **WE DO NOT RECOMMEND CAUSTIC DRAIN CLEANERS!** Some problem drains may necessitate calling a professional plumber.

We check the counter top, cabinets, walls, floors, plumbing, electrical, and presence of a heat/cooling source and ventilation system. If it is present we will check the pump in a whirlpool tub for operation only. We do not check pools, hot tubs, or spas.

We recommend in both the bathroom and kitchen to have GFCI outlets within 6 ft. of a water source. Any outlet withing 6 ft. of water with either reverse polarity or open ground will be written up as a **SAFETY HAZARD**.

Walls and Ceilings:

- ☐ Sat. ☒ Marg ☐ Poor
☐ Moisture Stains
☐ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☒ Marg ☐ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg ☐ Poor
☐ Holes
☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☐ Yes ☒ No
 Operates ☒ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☒ Marg ☐ Poor
 Faucet Leaks ☒ Yes ☐ No
 Pipe Leaks ☒ Yes ☐ No
 Functional Flow ☐ Yes ☒ No
 Functional Drainage ☐ Yes ☒ No

Toilet: ☒ Operates

- ☐ Bowl Loose
☐ Bowl Cracked
☐ Toilet Leaks

Shower or Tub: ☒ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Ceramic
☐ Plastic/Fiberglass
☐ Masonite
☐ Other _____

Counter Tops:

- ☐ None
☒ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Sink Base Cabinets: ☐ None

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Recommend Repairs

Vent Fan: ☒ None

- ☐ Operates
☐ Noisy

Caulking or Grout Needed:

- ☐ Yes ☒ No

Whirlpool Tub: ☒ None ☐ Not Tested

- Pump Operates ☐ Yes ☐ No

GFCI Present: ☐ Yes ☐ No

- GFCI Operates: ☐ Yes ☐ No

Comments: Floors, walls, ceilings, windows, doors repair, replace needed. Recommend plumber for supply and drain leaks

BATHROOM

(See remarks, Page 16)

Walls and Ceilings:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Moisture Stains
☐ Typical Cracks
☐ Holes

Floors:

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Sloping ☐ Rotted
☐ Squeaking
☐ Carpet/Rug covered

Heat/Cooling Source Present:

- ☐ Yes ☐ No

Doors & Windows

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Holes ☐ Cracked Glass
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☐ Yes ☐ No
 Outlets ☐ Yes ☐ No
 Operates ☐ Yes ☐ No

Plumbing: ☐ Not On

- ☐ Sat. ☐ Marg. ☐ Poor
 Faucet Leaks ☐ Yes ☐ No
 Pipe Leaks ☐ Yes ☐ No
 Functional Flow ☐ Yes ☐ No
 Functional Drainage ☐ Yes ☐ No

Toilet: ☐ Operates

- ☐ Bowl Loose
☐ Bowl Cracked
☐ Toilet Leaks

Shower or Tub: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Ceramic
☐ Plastic/Fiberglass
☐ Masonite
☐ Other _____

Counter Tops:

- ☐ None
☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Sink Base Cabinets: ☐ None

- ☐ Sat. ☐ Marg. ☐ Poor
☐ Recommend Repairs

Vent Fan: ☐ None

- ☐ Operates
☐ Noisy

Caulking or Grout Needed:

- ☐ Yes ☐ No

Whirlpool Tub: ☐ None ☐ Not Tested

- Pump Operates ☐ Yes ☐ No

GFCI Present: ☐ Yes ☐ No

- GFCI Operates: ☐ Yes ☐ No

Comments:

Walls and Ceilings: There are several types of material used to construct walls and ceilings. These most often include wood lath and plaster in many older homes, plaster on gypsum lath in many modern more expensive homes, and dry wall gypsum with taped joints for most homes built today. These materials all offer good fire resistance and a good surface to either be painted or covered with a wall covering such as paneling or wall paper.

Cracking, and nail pops are common problems with plaster or drywall surfaces. Nail pops are not normally a structural problem but an indication of movement between the drywall and the framing material. Small cracks are normally not a problem particularly in older plaster or when the crack is along a drywall joint. Repairing plaster cracks in older plaster may not be permanent. If a crack free surface is desired it may require laminating drywall over the current plaster. Many small imperfections in plaster and drywall surfaces occur over time and there are those who feel this adds character to the home.

Floors: Although floors are normally covered and floor coverings are not part of the inspection the normal material used for floor covering are carpeting, vinyl, ceramic tile, and hardwood. These materials will last a long time if maintained properly. Cleaning is very important to the life of any floor covering. Wood floors may require refinishing at some point in their life. This is normally a big job and if you don't possess the tools and talent it may best be left to a professional. Vinyl flooring and carpeting are normally replaced not only because they are worn out but also because the colors and patterns become outdated. Floor coverings such as vinyl or carpet will be excluded from the inspection. These improvements are prone to staining and wear, cleaning or even replacement may be necessary. Ceramic tile floors may need repair if they are chipped or broken. The tiles are normally replaced if it is possible to find replacements. It is always a good idea to have some extra tiles on hand in case of a broken or damaged tile.

Floors that slope excessively may be an indication of support problems. Squeaky floors may be difficult to repair depending on their location.

Windows and Doors: A representative number of windows and doors will be operated and evaluated for condition. Insulated glass is susceptible to leaky seals. This condition is very difficult to detect and may not always be evident until the windows are cleaned. Staining between the panes of glass are the best indication of a broken seal. All swinging doors should have appropriate door stops to keep door knobs from damaging walls.

Electrical: Checking a representative number of outlets and switches is accomplished during the inspection. We check switches for operation and outlets for reverse polarity and open grounds. Any open grounds or reverse polarity discovered at the exterior or at plumbing facets are reported as SAFETY HAZARDS.

ROOMS

Page 23

Bed Room upper
NW

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☒ Moisture Stains
☐ Typical Cracks
☒ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☒ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☒ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

Comments: Cosmetics thru out walls, ceilings, floors, doors, windows
Need refinish, repair, replace.

Bed Room upper
W

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Moisture Stains
☒ Typical Cracks
☐ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☐ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☒ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

(2) Bed Room upper
SE/SW

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☒ Moisture Stains
☐ Typical Cracks
☒ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☐ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☒ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

Entry
Living Room MAIN
S

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Moisture Stains
☒ Typical Cracks
☐ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☐ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☒ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

Comments:

ROOMS (See remarks, page 20)

Dining Room

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Moisture Stains
☒ Typical Cracks
☐ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☐ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☐ Yes ☐ No
 Outlets ☐ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

Den Room

Walls and Ceilings:

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Moisture Stains
☒ Typical Cracks
☐ Holes (Doors, Walls, Ceilings)

Floors:

- ☒ Sat. ☐ Marg. ☐ Poor
☐ Sloping
☐ Squeaking

Heat/Cooling Source Present:

- ☒ Yes ☐ No

Doors & Windows

- ☐ Sat. ☒ Marg. ☐ Poor
☐ Cracked Glass/Holes
☐ Evidence of leaking insulate glass

Electrical Present:

- Switches ☒ Yes ☐ No
 Outlets ☒ Yes ☐ No
 Operates ☒ Yes ☐ No

Open Ground/Rev. Polarity ☐ Yes ☒ No

Switch/Outlet Cover Missing ☐ Yes ☒ No

Loose Unsecured Switch/Outlet ☐ Yes ☒ No

Fireplace: Builders include fireplaces in homes which have adequate heat without considering the fireplace. As a matter of fact many fireplaces are a waste of energy not a saver. Heat loss is due to warm air that goes up the flue when the flue damper is open. Fireplaces are normally built with one open face but may have two, three or four. In any fireplace it is important to pay attention to the dimensions of openings and the flue. An improperly designed fireplace will not draw properly.

The flue damper should operate properly seal the firebox from the flue, this helps reduce heat loss when the fireplace is not in use. A natural or masonry fireplace has a firebox built of fire brick. A manufactured fireplace will have a fire box made of a combination of steel and fire brick. When burning wood it is necessary to have your flue and fireplace cleaned at least annually before each heating season. If you have a gas fireplace it is still a good idea to have the flue and fireplace checked annually. Cleaning may not be necessary, but system problems may develop and pose a fire hazard.

A fireplace or wood stove flue can not be shared with another piece of equipment. Only one stove, fireplace or furnace per flue.

Fireplace Insert: When there is a fireplace insert installed it becomes next to impossible to see the chimney flue without removing the insert. IF THERE IS A FIREPLACE INSERT WE RECOMMEND THE INSERT AND THE CHIMNEY BE CHECKED BY A CHIMNEY PROFESSIONAL.

Smoke Detector: We recommend that you have one working smoke detector per floor of most homes.

Carbon Monoxide Detector: We recommend at least one CO digital detector per home in the sleeping area.

Wood Stove: Wood stoves require at least 36" clearance to any combustible material. A wood stove make it very difficult to inspect the chimney flue. IF THERE IS A WOOD STOVE WE RECOMMEND THAT YOU HAVE A CHIMNEY PROFESSIONAL INSPECT AND EVALUATE THE INSTALLATION.

Attic: The Attic is the space between the upper floor ceiling and the underside of the roof. It may be unimproved space, or just be anything left over above the collar ties and behind knee walls. Depending on how the house was built it may be impossible to get into this area and be able to do an inspection. In some cases this may be sealed space with no access. In most situations a view from the scuttle hole is the only method of observation.

It is from this area that you can observe the bottom of the roof boards and the roof framing structure. It is also where you can observe the insulation for the top of the structure. You should not enter this area unless there is enough room to do so and there is at least a partial floor. If there is no floor walking on the trusses or the ceiling joists may be the only method of access. It can be difficult to balance on these members and if you miss step you will probably go through the drywall ceiling. DO NOT GO UP THERE UNLESS YOU KNOW WHAT TO EXPECT.

You can also tell something about the ventilation in this area. Black or stained roof boards can indicate a leak or more likely is an indication of condensation. The condensation can only be solved by improving the ventilation. Poor ventilation will also shorten the useful life of the roof.

Insulation
Insulation Type R-Value Chart

Insulation Type	R-Value per Inch	Insulation Type	R-Value per Inch	Insulation Type	R-Value per Inch
Loose Fill/Blown in:		Rigid Board:		Blanket or Batts:	
Fiberglass	2.2	Fiberglass	4.0	Fiberglass	3.1
Rock wool	2.9	Polystyrene:		Rock wool	3.7
Cellulose	3.6	Extruded	3.9	Site Foamed:	
Vermiculite	2.1	Bead Board	3.6	UFFI	4.2
		Urethane	6.0	Urethane	6.0
				Aircrete	4.0

FIREPLACE ☐ None

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Location: #1 Living Rm #2 _____ #3 _____

#1 #2 #3	#1 #2 #3
☐ ☐ ☐ Gas	☐ ☐ ☐ Damper Operates <u>(NO)</u>
☒ ☐ ☐ Wood	☐ ☐ ☐ DAMPER MISSING/NOT ACCESSIBLE
☐ ☐ ☐ Stove or Insert	☐ ☐ ☐ Hearth Adequate <u>(NO)</u>
☐ ☐ ☐ Masonry	☐ ☐ ☐ Mantle Adequate
☒ ☐ ☐ Metal	☒ ☐ ☐ <u>(VISIBLE CRACKS)</u> LOOSE OR MISSING MORTAR JOINTS
☐ ☐ ☐ Built in Blower	☐ ☐ ☐ MANTLE LOOSE
☐ ☐ ☐ Blower Operates	☐ ☐ ☐ FLUE SHARED WITH OTHER EQUIP.

(FIREPLACE INSERTS ARE NOT EVALUATED BECAUSE OF LIMITED VISIBILITY.)

Fireplace flues have limited visibility every effort is made to see as much as possible, but we seldom see more than 25% of a flue.

☒ **RECOMMEND CLEANING AND RE-EVALUATION OF ONE OR MORE FLUE(S).**

Comments: Recommend fireplace tech fully evaluates fireplace unit, chimney before using. Expect repair, full replace.

WINDOW INTERIOR: ☐ Sat. ☒ Marginal ☒ Poor

☒ Representative Number of Windows Operated.

☒ Need Refinishing ☐ Painted Shut

☒ Cracked or Broken Glass ☒ Broken Sash Cord or Counterbalance Mechanism

☒ Glazing Compound Needed ☒ Missing Hardware

☐ Suspect Insulated Glass Leaking Seal

☐ No Safety Glazing where required

Comments: Window refinishing, repair, replace needed. Glazing repair thru out some not operating. Repair or fully replace.

SMOKE DETECTORS ☒ Yes ☐ No

Comments: Old smoke detectors. Recommend update thru out. Install smoke and CO detectors on all levels. Safety items.

Recommend (1) CO detector in the sleeping area at a minimum.

ATTIC ☐ No Access

Access by: ☐ None

- ☒ Stairs
☒ Pull Down
☐ Scuttle Hole
☐ Knee Wall

Inspected From:

- ☒ In Attic
☐ Scuttle Hole
☐ Access Panel
☐ Other _____

Location of Access:

- ☐ Bedroom Closet
☒ Bedroom Hall
☐ Garage
☐ Other _____
☐ Recommend adding insulation to access door.

Flooring: ☐ None

- ☒ Complete
☐ Partial

Insulation: ☐ None

- ☐ Fiberglass Batts
☐ Fiberglass Loose
☐ Cellulose
☒ Vermiculite
☐ Other _____

Insulation Location:

- ☒ Floor
☐ Walls
☐ Rafters
☐ Other _____

Insulation Amount:

- 3 Average Inches
10 Approx. R-Value
☒ Recommend adding insulation in the attic

Vapor Barrier:

- ☒ Not Visible
☐ Improperly Installed
☐ Kraft Paper/Plastic

Sheathing Material:

- ☐ Plywood
☒ 1 x Boards
☐ Flake/Particle Board
☐ Other _____

Roof Sheathing:

- ☐ Not Visible
☐ Rotted
☐ Stained
☐ Delaminated
☒ Water Stains from Leaks
☐ Active ☒ Old

Roof Framing:

- ☒ Wood Rafters/Joists
☒ Collar Ties
☐ Wood Trusses
☐ Other _____

Comments: Vermiculite is an asbestos product. Seal in place or fully remove. Safety. Recommend adding 12 inches of insulation to attic. Old moisture.

Chimney Chase:

- ☒ Not Visible
☐ Gaps/Cracks/Black Stain
☐ Discoloration
☐ Efflorescence on Block

Evidence of:

- ☐ Structural Problems
☒ Condensation
☒ Leaking

Exhaust Fans:

- ☒ Not Visible
☐ to Attic
☐ to Outside

Electrical:

- ☐ Open Junction Box
☐ Handyman Wiring
☐ Visible Knob and Tube

Undercarriage for Stairs: ☐ None ☐ to 2nd Floor ☐ to Attic Material: ☐ Wood ☐ Metal ☐ Other

Condition: ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Needs Repair
☐ Handrailings required for all Stairs & Stairwells

BASEMENT: The basement is a very important part of your home and may reveal visual foundation problems. It is the full height area under the home who's exterior perimeter is the foundation walls. In many homes today the basement area is an integral part to the home. Many basements are partially or completely finished as living space. When this is done it becomes impossible for the inspector to evaluate the basement walls because he can't see them. It is also impossible to evaluate walls totally or partially covered with storage (stacked boxes or shelving). We do not move any personal items to gain access to such walls. NO REPRESENTATION IS MADE AS TO THE CONDITION OF COVERED WALLS.

CONCERNS: The two most serious concerns with a basement are water penetration and structural damage. Water penetration is particularly damaging when the basement area is finished or used to house the laundry room, furnace, water heater, or other items which may be damaged by water. Structural damage on the other hand may affect the whole building. Any basement that has significant cracks or leaks has technically failed, although there are very few basements that are totally free of cracks, moisture, or efflorescence.

CRACKS: Step cracks in block basement walls are quite common. Step cracks and vertical cracks usually are not a problem unless they are large (over 1/4") in width, are not uniform in width, or show an offset in the surface of the wall. Cracks that are stable and do not change are usually not a problem. For larger or non uniform cracks or cracks with an offset additional evaluation may be required by a basement professional. It is always important to MONITOR these cracks to make sure they are not changing.

HORIZONTAL CRACKS can be the most troublesome. Horizontal cracks are usually caused by pressure from the outside of the foundation. This may either be caused by pressure from expansive soil, improper construction practices, or excessive moisture in the soil next to the foundation. If these cracks are not stable or are larger than 1/4", further evaluation may be needed to determine if reinforcing the wall may be necessary. It is always important to MONITOR these cracks to make sure they are not changing.

MONITORING YOUR BASEMENT: We feel that it is important to visually examine your basement and foundation on a regular basis. Any changes that you don't understand may require advise from a professional.

VAPOR BARRIER: It is recommend that any dirt floor should be covered with a vapor barrier to minimize moisture and radon gas entering the basement area.

MOISTURE in a basement is not unusual. Everything possible should be done to keep the basement dry. Efflorescence (the white or yellow buildup of dissolved salts which look like fuzz) on a wall is an indication of moisture passing through this wall at some point in the past. Checking the grading and roof water control should be the first step in solving this problem. Improvements in the grading and extending the down spouts can in many cases solve this problem. The next step is to check the sump level just before the pump operates. This level should be below the bottom of the drain tile entering the sump crock. The drain tile can't work properly if it is full of water. If these two actions do not solve the problem professional help may be needed.

WATER: Standing water is always a concern. Again improvements in the grading and extending the down spouts can in many cases solve this problem. Sometimes a down spout extension coming off, usually during lawn mowing, will cause a puddle to form somewhere in the basement. Simple replacement of the down spout extension and placing a sheet metal screw through the elbow and extension, to keep from accidentally removing the extension, will solve the problem.

PALMER VALVE: In some older homes a Palmer Valve is used in place of a sump crock. This valve allows foundation drain tile water to enter the sewer system and keeps sewer back up water from entering the drain tile. If this system is in place the Palmer Valve must be free and working.

DRAIN TILE: We can't offer an opinion as to the existence or condition of drain tile because they are not visible and are not part of the inspection report.

CAUTION!

There are many companies who do "basement waterproofing". We usually do NOT recommend this kind of a solution because we consider it only temporary and prone to failure. If the drain tile systems in and around the basement are working properly you should not need this kind of solution. Reputable basement contractors can usually offer a wider range of solutions to your problem. It is always good to have two or more opinions on a solution for a wet basement.

Although we DO NOT DO PEST INSPECTIONS in some cases we do see evidence of pest infestations. You may also want to do a periodic look around up here yourself. You do not have to enter the space to look around.

BASEMENT ☐ None

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Stairs:

Under Carriage:

Material: ☐ Not Visible

☒ Wood ☐ Metal ☐ Other _____

Condition: ☐ Not Visible

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Needs Repair

☒ Hand Rail: ☐ Yes ☒ No

Condition:

☐ Satisfactory ☐ Marginal ☐ Poor

Headroom Over Stairs:

☒ Satisfactory ☐ Marginal ☐ Poor

Drainage: ☐ Sump Pump Not Accessible

☐ Sump Crock Present ☐ Needs Cleaning

☐ Sump Pump Present: Working ☐ Yes ☐ No

☒ Visible Floor Drain (s)

☐ Palmer Valve Present: Working ☐ Yes ☐ No

☒ Moisture Stains ☐ Efflorescence Present

☐ Mold or Mildew Present

☒ Painted Walls ☐ Standing Water

Comments: No handrails on basement steps. Safety item.

Basement Floor:

Material:

☒ Concrete ☐ Dirt ☐ Gravel

☒ Typical Cracks ☐ Large Cracks

☐ Holes ☐ Other _____

% _____ Visible limited by _____

☒ Satisfactory ☐ Marginal ☐ Poor

Foundation Walls:

Material: ☐ Not Visible

☒ Concrete Block ☐ Poured Concrete

☐ Brick ☒ Fieldstone ☐ Wood

Wall Condition: North South East West

Wall Covered/Obstructed ☐ ☐ ☐ ☐

Horizontal Crack ☐ ☐ ☐ ☐

Step/Diagonal Crack ☐ ☐ ☐ ☐

Vertical Crack ☐ ☐ ☐ ☐

Movement Apparent ☐ ☐ ☐ ☐

☒ Satisfactory ☐ Marginal ☐ Poor

☒ MONITOR

☐ HAVE EVALUATED BY BASEMENT SPECIALIST

Evidence of moisture entry into basement on all sides. Monitor during heavy wet periods. Repair as needed. Lower level tested dry for inspection

FLOOR SUPPORT SYSTEM (Viewed from Basement)

Girders: ☐ Not Visible

☒ Wood ☐ Steel ☐ Other _____

☒ Satisfactory ☐ Marginal ☐ Poor

Columns: ☐ Not Visible

☒ Wood ☐ Steel ☒ Other Brick

☒ Satisfactory ☐ Marginal ☐ Poor

Joists: ☐ Not Visible

☒ Wood ☐ Steel ☐ Trusses ☐ Mfg. "I" Joist

2 X 10 ☐ Other _____

☒ Satisfactory ☐ Marginal ☐ Poor

Sub Floor: ☐ Not Visible

☐ Plywood ☒ Plank ☐ Particle/Flake Board

☐ Other _____

☒ Satisfactory ☐ Marginal ☐ Poor

☐ Signs or Moisture or Rot

Comments: _____

☐ HAVE EVALUATED BY STRUCTURAL ENGINEER

Comments: _____

CRAWL SPACE: A crawl space is a area under the floor of a building and between the bottom of the floor joists and the top of the soil or floor of the crawl space. It may also look like a partial basement which is not high enough to stand up in. A crawl space is very similar to a basement and susceptible to the same kind of concerns and solutions. Everything that applies to a basement applies to a crawlspace and there are some additional concerns.

CONCERNS: Many crawl spaces have dirt floors. These dirt floors should be covered with a vapor barrier to prevent the build up of moisture in the crawl space area. Crawl spaces without a vapor barrier many time have a musty smell caused by moisture buildup. These crawl spaces, especially if they are not connected to the basement, should have vents to the outside to reduce the moisture level in the area. These vents would be open in the summer and closed in the winter. This kind of crawl spaces should also have insulation between the floor joists.

ACCESS: Crawl spaces may have limited access or no access at all. They may be muddy, lack sufficient clearance to enter, or have evidence of small animals living in them. Inspectors are not required to go into any crawl space that is determined to pose a safety risk.. Every effort will be made to get into these areas short of using tools, other than a screwdriver, to remove doors. Those areas where we can't enter will not be inspected and are not part of the inspection.

LAUNDRY ROOM: The laundry room is considered to be any area where the washer, dryer and laundry sink are located. Remember FLEXIBLE VENT TUBING IS NOT RECOMMENDED FOR DRYERS and may be a fire hazard. We recommend only the galvanized metal solid vent tube with galvanized elbows.

CRAWL SPACE/SLAB ON GRADE

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Slab on Grade: ☐ None % Visible _____

- ☐ Signs of Settlement or Movement
- ☐ Cracking
- ☐ Other Problems _____
- ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Needs Repair

Crawl Space: ☐ Yes ☐ No ☐ No Access

Description:

- ☐ Full Crawl Space
- ☐ Combination Basement/Crawl Space

Access From: ☐ Exterior

☐ Interior Hatch or Door ☐ Basement

Inspected From:

- ☐ Access Panel ☐ In Crawl Space

Ventilation: ☐ None ☐ Not Visible

☐ Wall Vents ☐ Power Vents

Vapor Barrier: ☐ None ☐ Not Visible

☐ Kraft Paper ☐ Plastic

☐ Other _____

Floor: ☐ Satisfactory ☐ Marginal ☐ Poor

% _____ Visible limited by _____

Material:

- ☐ Concrete ☐ Dirt ☐ Gravel
- ☐ Typical Cracks ☐ Large Cracks
- ☐ Holes ☐ Other _____

Foundation Walls:

Material: ☐ Not Visible

☐ Concrete Block ☐ Poured Concrete

☐ Brick ☐ Fieldstone ☐ Wood

Comments: _____

Wall Condition:

- ☐ Moisture Stains ☐ Standing Water
- ☐ Efflorescence Present ☐ Painted Walls

	North	South	East	West
Wall Covered/Obstructed	☐	☐	☐	☐
Horizontal Crack	☐	☐	☐	☐
Step/Diagonal Crack	☐	☐	☐	☐
Vertical Crack	☐	☐	☐	☐
Movement Apparent	☐	☐	☐	☐

☐ Satisfactory ☐ Marginal ☐ Poor

☐ **MONITOR**

☐ **HAVE EVALUATED BY BASEMENT SPECIALIST**

FLOOR SUPPORT SYSTEM

Girders: ☐ Not Visible ☐ Not Present

☐ Wood ☐ Steel ☐ Other _____

☐ Satisfactory ☐ Marginal ☐ Poor

Columns: ☐ Not Visible ☐ Not Present

☐ Wood ☐ Steel ☐ Other _____

Column Footings: ☐ Present ☐ Not Visible

☐ Satisfactory ☐ Marginal ☐ Poor

Joists: ☐ Not Visible

☐ Wood ☐ Steel ☐ Trusses ☐ Mfg. "T" Joist

2 X _____ ☐ Other _____

☐ Satisfactory ☐ Marginal ☐ Poor

Sub Floor: ☐ Not Visible

☐ Plywood ☐ Plank ☐ Particle/Flake Board

☐ Other _____

☐ Satisfactory ☐ Marginal ☐ Poor

☐ Signs or Moisture or Rot

☐ **HAVE EVALUATED BY STRUCTURAL ENGINEER**

☐ **FIRST/SECOND FLOOR**

LAUNDRY ROOM

☒ **BASEMENT**

Laundry sink:

☒ Yes ☐ No

Room Data: Heat Source Present ☐ Yes ☒ No

Faucet Leaks ☐ Yes ☒ No

Room Ventilated ☐ Yes ☐ No ☒ Part of Basement

Pipe Leaks ☐ Yes ☒ No

Dryer Venting: ☒ Wall/Window ☐ Ceiling ☐ Not Vented

Cross Connection ☐ Yes ☒ No

Appliances Present: ☐ Washer ☐ Dryer

Pressure Adequate ☒ Yes ☐ No

☐ Other _____

Drainage Adequate ☒ Yes ☐ No

FLEXIBLE VENT TUBING FOR DRYER VENT NOT RECOMMENDED

Utilities:

☐ Recommend Aluminum Hard Pipe Venting Dryer to Exterior

Electric: Outlet Present ☒ Yes ☐ No Open Ground/Reverse Polarity ☐ Yes ☒ No Switch/outlet cover missing ☐ Yes ☒ No

Dryer Hookup: ☐ Gas ☒ Electric ☐ Both ☐ Not Visible ☐ None

Gas: ☒ Not Present ☐ Not Visible ☐ No shutoff ☐ Hooked to Dryer ☐ Need Cap

Comments: Loose electrical hook up for dryer. Repair needed
Safety issue

PLUMBING SYSTEM: The plumbing system of the house is composed of the water supply, waste water discharge systems, and venting:

WELLS: THE EXAMINATION OF THE WELL IS EXPRESSLY EXCLUDED FOR THIS INSPECTION REPORT. It is recommended that you have the well inspected by a qualified professional and the water checked for purity by a qualified lab.

SEPTIC: THE EXAMINATION OF THE SEPTIC SYSTEM IS EXPRESSLY EXCLUDED FOR THIS INSPECTION REPORT. It is recommended that you have the septic system inspected by a qualified professional.

PIPES: The supply pipes can be of a variety of materials. The galvanized supply pipes have an expected life of 20 to 30 years. The build up of material inside the pipes will reduce the flow. The horizontal runs of pipes will build up first and may require replacement long before the vertical runs. These pipes can not be checked unless a piece of the pipe is removed, although reduced water flow in an area served by a particular pipe is a pretty good indication. If the pipes are close to the end of their useful life you may consider replacing them soon. Copper pipes have a useful life of as long as 60 years before needing replacement.

HOSE BIBS: Hose bibs should only be used when the temperature is above freezing. When the temperature is anticipated to drop below freezing the hose bib system should be winterized. In order to winterize the hose bib you must locate the inside valve and shut it off. This valve should have a small cap on it which will bleed the water out of the system. You then go outside and open the hose bib and let the water drain out. Then you replace the cap and go outside and close the valve. The system is now winterized. Hose bibs can not be tested when they are winterized.

WATER SOFTENER: The water softener will only be observed for the evidence of the plumbing being hooked up or not. WE DO NOT HAVE THE EQUIPMENT TO TEST THE OPERATION OF THE WATER SOFTENER.

WATER HEATER: A water heater can be expected to last between 5 to 10 years. If the water heater is 10 years old it should be considered in marginal condition and in need of repair or replacement soon. This is not normally a great expense and should be budgeted for in the future. Water heaters usually need not be replaced until they leak, unless they are in a location where a water leak may cause damage.

NOTICE:

Mechanical plumbing devices are notorious for operating one moment and not operating the next. They can even malfunction intermittently. Therefore we assume no liability unless it can be conclusively shown that the device inspected was inoperable or in immediate need of repair or not performing its intended function at the time of the inspection and that the inspector did not notify the client of the condition.

PLUMBING

Water Supply: ☒ City ☐ PrivateMain Shutoff Location: West Wall

Material:

☒ Copper ☒ Galvanized ☐ Plastic
☐ Other _____Visible Service Entry Lead Piping ☐ Yes ☐ No ☐ Unknown

Observed Condition:

☒ Adequate Pressure ☐ Poor Pressure
☐ Cross Connection Present

Pipes:

☒ Corroded ☐ Leaking
☐ Valves broken or Missing
☐ Improper SupportHose bibs: ☐ None☐ Operates ☒ Not testedWell Pump: ☒ None☐ Submersible ☐ Jet pump
☐ In Basement ☐ Outside
☐ Well house ☐ Well PitWater Softener: ☒ None ☐ PresentPlumbing hooked up ☐ Yes ☐ No
(Water Softeners are Not evaluated.)Waste and Vent System: ☒ City ☐ Private

Material:

☒ Cast Iron ☒ Galvanized ☐ Copper ☒ Plastic
☐ Other _____

Observed Condition:

Discharge Adequate ☒ Yes ☐ No
☐ Improperly Vented Fixtures

Pipes:

☒ Corroded ☐ Leaking
☐ Improper Support ☐ Insulated

Well & Septic

Inspection Recommended ☐ Yes ☒ NoComments: Older mixed plumbing
thru out. Expect repair, replace,
updates listed bathroom and
kitchen issues Repair, Replace☒ RECOMMEND HAVING A LICENCED PLUMBER EVALUATE THE SYSTEM

Water Heater:

☐ Blanket covered / No AccessBrand Name: State☒ Gas ☐ Electric ☐ Oil ☐ Other _____Capacity in Gallons: 40Serial No. m86520552Model No. SEV-40-NRT6-JMApproximate Age: 36 years☒ Relief Valve present ☒ Extension Proper☐ Missing Relief valve or ExtensionVent Pipe: ☐ N/A ☐ Satisfactory☐ Rusty ☐ Improper Pitch☒ Flue CO Tested 0-5 ppm CO☒ RECOMMEND HAVING CHIMNEY

EVALUATED. (May need a liner)

Water Heater: ☐ None☐ Blanket covered / No Access

Brand Name: _____

☐ Gas ☐ Electric ☐ Oil ☐ Other _____

Capacity in Gallons: _____

Serial No. _____

Model No. _____

Approximate Age: _____ years

☐ Relief Valve present ☐ Extension Proper☐ Missing Relief valve or ExtensionVent Pipe: ☐ N/A ☐ Satisfactory☐ Rusty ☐ Improper Pitch☐ Flue CO Tested _____ ppm CO☐ RECOMMEND HAVING CHIMNEY

EVALUATED. (May need a liner)

Comments: Very old unit. Monitor yearly Expect replace

HEATING SYSTEM: The heating system is primarily the interior parts of the system used to provide a comfortable room temperature when outside temperatures are below 60°F. There are many different kinds of heating systems all of which have advantages and disadvantages. The normal useful life of some of these units is listed below:

FURNACES (Hot Air)		BOILERS (Hot water or Steam)	
Gas fired hot air	15 to 20 years	Cast iron boiler	30 to 50 years
Oil fired hot air	20 to 30 years	Steel boiler	30 to 40 years
		Copper boiler	10 to 20 years
		Circulating pump (hot water)	10 to 15 years
AIR CONDITIONING			
Air Conditioning compressor	8 to 12 years		

Gas fired hot air furnaces are probably the most common furnace installed for most domestic applications. These units have a useful life of 15 to 20 years or may go well beyond this age. However if the furnace is over 15 years old an annual check by a furnace technician may be a good idea. A furnace which needs cleaning or is not burning efficiently and has a cracked heat exchanger can be a deadly source of Carbon Monoxide in the home. Replacement of these furnaces may be a good idea especially if it is one of the less efficient older models. A new high efficiency furnace may save enough in fuel cost to justify replacement. When installing a high efficiency furnace it is necessary to evaluate the chimney if a gas water heater will continue to use the chimney. Downsizing of the flue may be required. The inspection does NOT include checking the pilot safety switch or the safety limit switch. These checks are beyond the scope of the visual inspection.

Oil fired forced air furnaces are not as common as they once were. Many of them have been replaced or retrofitted to gas fired, if natural gas is available. An oil fired forced air furnace requires annual service by a furnace technician. The improved efficiency of a clean and tuned oil fired furnace will pay for itself in reduced heating bills.

Air filter changing every 30 to 60 days is necessary for the proper operation of the forced air furnace or air conditioning air handler. Not changing the filter at the proper interval may cause failure of the heat exchanger or plugging of the air conditioning evaporator (A-frame) coil. These are both very expensive repairs and changing of the filter is an inexpensive alternative. If you have a high efficiency paper filter or an electrostatic filter you should follow the manufacture's recommendations. In most cases these high efficiency units do not require changing as often as a standard filter.

Heat exchangers because of their design are very difficult to examine without disassembly. If a failed heat exchanger is suspected we recommend having a HVAC technician do an in depth examination of the heat exchanger. Our visual methods are hampered due to limited visibility.

TIF8800 gas detector is very sensitive to many gases. We can not distinguish between these gases which may be carbon monoxide, carbon dioxide, natural gas, sewer gas, water vapor, refrigerant, among others. Normally these detectors indicate nothing in the plenum or at a heat register. If we get an indication and it is persistent we will recommend having an HVAC technician evaluate the system. There may be nothing wrong with the unit but an evaluation is warranted.

Boilers and their systems require annual service by a technician who is qualified to do so. Instructions in the operation and servicing of these systems is necessary. **Steam boilers are more complex and possibly dangerous to operate and service and should not be attempted by the layman.**

Air Conditioning should NOT be operated unless the circuit breaker has been on for at least 24 hours. Many units have heaters to heat the lubricating oil which keeps the refrigerant and the oil separated. Proper lubrication is not accomplished if refrigerant and oil are mixed and a compressor failure may result.

RECOMMEND HVAC TECHNICIAN EVALUATE means that we have found a condition that may indicate a serious problem with your heating or cooling equipment. **This evaluation should take place before closing.**

Furnace Upgrades

Heil/Whirlpool/Tempstar NUGK Serial H540 and Smaller Armstrong/Magic Chef EG6B-EG7B-ALL and EGG Heil/Whirlpool/Tempstar/Dayton/Sear Models: NUGK, NULK, NUDK, NDLK, NRLF, NRGF, NUGE, NULE, Burner Problems 1,9023 and Lower Lennox Furnace Cracked Heat Exchanger Problem (at the curve) on the following Lennox Furnaces have the corresponding warranties:

G-8, G-9	No warranty, Heat exchanger is not available
G-10, G-12	10 years warranty
G-11	15 years warranty

Lennox will provide a heat exchanger at no charge if the furnace is under warranty. Labor is an additional charge. The cost of heat exchanger for the G-10, G-11, & G-12 is estimated to be \$200.00 plus Installation.

Problem Furnaces

Miller Climatrol Prefix - 140 -149, Suffixes 75 and Higher

York International Heat Pipe Furnaces

Parts of the furnaces vent system are prone to corrosion (Sold under the following trade names)

Luxaire, Fraser-Johnson and Moncrief

Borg-Warner and York

Models

PAUT-LD08N073, PAUT-LD12N073
PAUT-LD12N105, PAUT-LD16N105

Models

PINUD08N06301, PINUD12N06301
PINUD12N08901, PINUD16N08901

Owners of these Furnaces may call
1-800-310-3476 Between 8 a.m. and 5 p.m.

Rheem Furnace Recall

Heat exchanger replacement
RGEA, RGEB

Furnace replacement
RGEA, RGED 45, 60, 75
prior to date code M0192
RGED 90, 105, 120
prior to date code M4391

Oil Furnace Voluntary Recall

The Ducane Company of Columbia, SC Announced a voluntary recall 2,100 Oil furnaces because their heat exchanger can crack. The retrofit involves 150,000 and 200,000 BTU Ducane oil furnaces distributed nation wide between April 1994 and August 1996 under the following brand names:

American Standard
AUH150A960A and
AUH200A960A

Bard
FUS150D60A and
FUS200A960A

Carrier
58BTA195xxx58BTA10120 and
58BTA260xxx58BTA10120

Duncane
UHZA150D34C2 and
UHZA 200D34C2

Goodman/Janitrol/GMC
UH-150(BK,DU) and
UH-200(BK,DU)

Heil/Tempstar
NT005150BKA1 and
NT005200BKA1

Inter-City Products
(Arcoaire, Comfortmaker)
ND150A020 and OND200A020

Lincoln Barriere
LBU150 and LBU200

Nordyne (Miller/Intertherm)
01HA-150C20B and
01HA-200C20B

Quit Automatic
UHZA150D34 and
UHZA200D34

York
026-32647-005-006 & -015

The model numbers are located on an identification plate inside the furnaces' front door. Consumers who own recalled furnaces should call their dealer for a free upgrade kit. For more information, consumers should call the Ducane Company at (800) 600-4811.

High Efficiency Gas Furnaces with possible Corrosion Problems

Manufacturer	Trade names	Brand Names	Model Nos.
ARKLA IND PREWAY INDUSTRIES 1-800-237-5207	Heat Control	Century Reclaimer I	GRD & GRU
		Comfort-Aire	
		Reclaimer II	GRE-P & GRU-P
	Trane and General Electric	Elite	BLD_HBLD_P BLU_H BLU_P
	Arco Comfort Products	Arcoaire	GDC & GUE
COLEMAN COMPANY	Climate Control	Comfortmaker	G_C611 G_U601
	Arkla Ind	Recuperative I	DR&UR
	Coleman Co.	Coleman Series 2900	2940-666, 2960-666, 2960-766, 2970-766, 2985-766
SMITH AND JONES	SJC or Arkla Ind	SJC Corporation	UR-40D10 DR-40D10
		Frigiking Tappan	UR-60D14 DR-60D14
		Janitrol	UR-80D14 DR-80D14
		Arkia	UR-100D16 DR-100D16 UR-120D16 DR-120D16
AMANA REFRIGERATION	Amana Refrigeration	Energy Command	EGHW100DA-3
LENNOX	Lennox	Pulse	All between 1982-1989

HEATING SYSTEM

Page 33

Forced Air: ☐ None

Brand Name: Luxaire

Fuel: ☒ Gas ☐ LP ☐ Oil ☐ Electric
☐ Other

Serial No.: W1H0259499

Model No.: TG9S100C16MP11A

Approximate Age: 12 years

Blower: ☐ None (Gravity circulation)

☐ Belt Drive ☒ Direct Drive

Inspection: ☐ Not Inspected because

Boiler System: ☐ None ☐ Steam ☐ Hot Water

Brand Name: _____

Fuel: ☐ Gas ☐ LP ☐ Oil ☐ Electric
☐ Other

Serial No.: _____

Model No.: _____

Approximate Age: _____ years

Pump: ☐ Yes ☐ No

☐ Multi-Zone (Zone Valves Not Tested)

Inspection: ☐ Not Inspected because

Heat Exchanger: ☐ Not Visible

☒ Visual w/ Mirror ☒ Sealed

☐ Rusty ☐ Flame Distortion

☐ Suspect Cracked Heat Exchanger

☐ Other

Furnace Enclosure:

☐ Rust present inside/outside Enclosure

Present:

☒ Disconnect ☒ Normal Safety Controls

CO Test: ☐ Not Tested ☐ Plenum/Register

☒ Heat exchanger/Flue CO ppm 0-4

Tester Used MONOXOR II

Flue Pipe: ☐ Metal ☒ PVC ☐ Draft Hood

☐ Draft Inducer ☐ Proper Pitch

Filter: ☐ None ☐ High Efficiency

☐ Electro-Static ☒ Standard

☒ Recommend cleaning/changing filter

Distribution: ☒ Metal Ducts ☐ Flexible Ducts

Cold Air Return ☒ Yes ☐ No ☐ Multi-Zone (not tested)

Operation: ☐ Not Operated

☒ Fired with thermostat

☐ DID NOT FIRE ☐ Excess Noise/Vibration

Operation Appears Normal ☒ Yes ☐ No

☐ RECOMMEND HVAC TECHNICIAN EVALUATE

Other: Asbestos wrap on heat runs. Safety item. Seal in place or fully remove.

Comments:

Maintain and service yearly

Boiler: ☐ Not Visible

☐ Visual w/ Mirror ☐ Sealed

☐ Rusty ☐ Flame Distortion

☐ Suspect Problem with System

☐ Other

Boiler Enclosure:

☐ Rust present inside/outside Enclosure

Present:

☐ Disconnect ☐ Temp/Pressure Gage

☐ Relief Valve ☐ Extension Proper

CO Test: ☐ Not Tested ☐ Next to boiler

☐ Heat exchanger/Flue CO ppm _____

Tester Used _____

Flue Pipe: ☐ Metal ☐ PVC ☐ Draft Hood

☐ Draft Inducer ☐ Proper Pitch

Distribution: ☐ Baseboard ☐ Radiator

☐ Radiant Floor/Ceiling

Operation: ☐ Not Operated

☐ Fired with thermostat

☐ DID NOT FIRE

☐ Excess Noise/Vibration

Operation Appears Normal ☐ Yes ☐ No

COOLING

☐ N/A

☐ Central Air ☐ Thru Wall unit ☒ Window Unit (Not Inspected)

Description: ☐ Air Cooled ☐ Water Cooled

☐ Cooling Tower ☐ Heat Pump

☐ Not Operated due to outside Temp.

☐ Operated w/thermostat

Temperature Differential _____ °F

Supply _____ °F Return _____ °F

Lines: ☐ Visible Damage to Lines

☐ Insulation Missing/Deteriorated

Comments: Very old window unit
Expect replace

☐ RECOMMEND HVAC TECHNICIAN EVALUATE

THE ELECTRICAL SERVICE:

The normal modern electrical service will be fed by three wires and will be 120/240 Volts. Any service that is a 120 Volt 30 Amp (two wire) may not be adequate for modern living. Either of these conditions may require replacement. Newer homes will have a minimum of 100 Amp service and larger homes will likely have a 200 Amp service. There are many older homes that have 60 Amp 240 Volt services. These services may be adequate for three bedroom homes with gas stove, gas water heater, gas dryer and not more than one window air conditioner.

To properly determine the size of the service you need to check the service wire size, the main fuse or breaker size, and the rating of the service panel. For a service with more than one main shutoff is more difficult to determine the size of the service. In most locations up to six main shut offs are allowed within a short distance of one another. The service rating will be designated as the size of the smallest of the determining factors.

Knob and tube wiring is present in many older homes. It should be checked by an electrician to determine if it is adequate. It is important to assure this type of wiring is not covered with insulation.

Recessed Lighting fixtures that are used in many new homes should have a baffle around them to keep insulation away thereby keeping the fixture from overheating.

Aluminum branch wiring is a potential safety hazard and should be evaluated by an electrician. There are techniques that can be used to make aluminum wiring safe.

Reverse polarity and Open ground are the most common concerns found in electrical outlet wiring. Reverse polarity is simply where the hot and common wires are reversed. The fix for this problem is usually relatively inexpensive. Open ground may be a more complex problem to trouble shoot. It may be as simple as a missing or loose ground wire or as serious as a non grounded electrical system. In most cases it will require an electrician to evaluate.

GFCI's (ground fault circuit interrupter) are recommended for bathrooms, kitchens, exterior, and garage outlets. GFCI's sense the flow of electricity through a circuit. If it senses a unbalanced flow between the hot and common conductors (as little as .005 amps) it will trip the circuit in 1/40 of a second. A GFCI is intended to protect the person unlike the circuit breaker in the service box which is meant to protect the wiring in the circuit and fixtures.

NEVER CONNECT A REFRIGERATOR OR A FREEZER TO A GFCI CIRCUIT. The compressor may cause the GFCI to trip when it starts. Any motor operated equipment may also trip the GFCI upon startup.

Service Conductor Rating

Conductor Type and Size

RH-RHH-RHW-THHW-THW-THWN-THHN-

XHHW-USE

Copper Wire Gauge	Aluminum or Copper-clad AL Wire Gauge	Rating Amps
4	2	100
3	1	110
2	1/0	125
1	2/0	150
1/0	3/0	175
2/0	4/0	200
3/0	250 kcmil	225
4/0	300 kcmil	250
250 kcmil	350 kcmil	300
350 kcmil	500 kcmil	350
400 kcmil	600 kcmil	400

Rule of Thumb

wire size for circuits

For copper wire

Wire Circuit

Gauge Amperage

14 15Amp

12 20Amp

10 30Amp

08 40Amp

06 50Amp

Air Conditioners may be an

exception to this rule of thumb.

Bare Conductors: Where bare conductors are used with insulated conductors, their allowable ampacities shall be limited to those permitted for the adjacent insulated conductors.

ELECTRICAL

Main Panel: Location EAST STAIR
LANDINGSub Panel: Location GarageAmperage: 60(?)

- ☐ Breakers ☒ Fuses ☐ Appears Grounded
☐ GFCI present ☐ Operates

Main Wires: ☐ Not Visible

- ☒ Copper ☐ Aluminum ☐ Copper Zinc clad
☐ Service wires undersize

Branch wires: ☐ Not Visible

- ☒ Copper ☐ Aluminum ☐ Copper Zinc clad
☒ Romex ☒ BX cable ☒ Conduit
☐ Knob and Tube

Observed Conditions:

- ☒ Double Tapping ☒ Main ☒ Branch
☐ Oversized Breaker or fuse
☐ Disconnected 240V. Line to:
☐ Range ☐ Dryer ☐ Other _____
☐ Openings in Panel
☐ Improper or Missing screws
☐ Main Breaker over 6' 7" high
☐ Less than 30" x 36" Clearance to panel

Feed Amperage: 100(?)

- ☐ Breakers ☐ Fuses ☒ Appears Grounded
☒ Neutral and Ground Separated

Feed Wires: ☐ Not Visible

- ☒ Copper ☐ Aluminum ☐ Copper Zinc clad
☐ Feed wires undersize

Branch Wires: ☐ Not Visible

- ☒ Copper ☐ Aluminum ☐ Copper Zinc clad
☒ Romex ☒ BX cable ☒ Conduit
☐ Knob and Tube

Observed Conditions:

- ☐ Double Tapping
☐ Oversized Breaker or fuse
☐ Disconnected 240V. Line to:
☐ Range ☐ Dryer ☐ Other _____
☒ Openings in Panel
☐ Improper or Missing screws

Panel(s) Condition: ☐ Satisfactory☒ Marginal → ☒ Poor

Randomly through out the house, garage, and exterior of the house a number of light fixtures, switches and receptacles have been tested. The results of these tests indicate the condition of the electrical system:

Visible Wiring, fixtures, switches, and receptacles:

- ☐ Satisfactory ☒ Marginal ☐ Poor
☐ Open Grounds ☐ Reverse Polarity ☐ GFCI's Not Operating
☐ Missing Junction box Covers ☐ Missing or Broken Switch Plates or Outlet Covers

☒ Handyman Wiring☒ Loose/Broken Outlet☒ RECOMMEND HAVING AN ELECTRICIAN EVALUATE THE SYSTEM

Comments: Recommend electrician fully evaluates entire system
Fused system, listed electrical issues thru out. Expect full
update and replace.

Summary Page

This is a check list of some of the typical items you would expect to find on the Summary Page of the Home Inspection Report. These are very important items to remember to put on the appropriate part of the Summary Page.

Major Defects:

- Roof coverings that are beyond repair
- Basement foundation problems
- cracked rafters
- rotted porches
- thermopane glass leaking seals
- Potential cracked heat exchanger (have evaluated)
- Furnace on upgrade list
- Attic problems- cracked rafters, delaminated plywood

Items Not Operating:

- Disposals
- Dishwashers
- Range hoods
- Bathroom exhaust fans
- Sump pumps
- Well pumps
- Furnaces
- Boilers
- Water heaters
- GFCI breakers and/or outlets

Safety Hazards:

- Open ground & reverse polarity near water
- Relief valve & extension missing or improper
- Trip hazard walkways, decks and porches
- Missing or poorly constructed railings
- Gas leaks
- Handyman wiring-extension cord wiring
- Open junction boxes
- Woodburners vented into same flue with other appliances
- Double - tapped 240 volt breakers or fuses
- Oversized circuit breaker for wire size
- No overload protection
- Firewall missing between garage and living area
- Buried knob and tube wiring
- Holes in vent pipes, or improperly installed vent pipes

Deferred Maintenance :

- Roof that is 15 + years
- Furnace that is 13 + years
- A/C that is 13 + years
- Well pump (if age is known) that is 13 + years
- Sump pumps
- Water heater that is 5 + years

SUMMARY

Major Defects: (Items that have failed or may fail soon)

Safety Hazards:

- ① Settling in exterior concrete created multiple trip hazards
- ② Asbestos insulation in attic
- ③ Asbestos wrap on heat runs
- ④ Electrical Safety issues house and garage. Extension Cord wiring, unsecured electric
- ⑤ Update old smoke detectors. Install CO detectors all levels
- ⑥ No handrails on basement steps

Items Not Operating:

- ① Some entry doors
- ② Window units
- ③ Interior heat units (electric)
- ④ A/C window unit
- ⑤ Interior Areas of plumbing
shower diverter, drain plugs, toilets

Deferred Maintenance: (Items that are close to their normal life expectancy and may need repair or replacement anytime within the next 5 years)

- ① Exterior wood house/garage
- ② Entry door units house/garage
- ③ Window Units house/garage
- ④ Plumbing System
- ⑤ Electrical System House/garage
- ⑥ Water Heater
- ⑦ Retaining Wall

RECOMMEND FURTHER EVALUATION OF:

- ☐ Roof by Roofing Contractor
- ☐ Chimney for lone Water Heater by Chimney Professional
- ☐ Basement by Basement Specialist or Basement Contractor
- ☐ Floor Structure by a Structural Engineer or Licensed Carpenter
- ☒ Plumbing System by Licensed Plumber
- ☒ Air Conditioner and/or Furnace/Boiler by HVAC Technician
- ☒ Electrical system by Licensed Electrician
- ☐ Recommend Pest Inspector

Important items listed in this report may have inadvertently been left off the Summary Page. You should read the entire report including Comments and General information to know as much as possible about the subject house, on the day of the inspection.

**THIS IS NOT A WARRANTY OR GUARANTEE
EXPRESSED OR IMPLIED**

DEFINITIONS OF CONDITION

Apparent Condition of systems and structure components:

SATISFACTORY (Sat.) - The system or structural component is functioning as it was originally intended or serving its original purpose. It may however show signs of normal wear and tear, and/or deterioration consistent with its age.

MARGINAL (Marg.) - Either by virtue of its age or apparent condition this system or component is likely to require repair or replacement within the next 5 years.

POOR - The apparent condition of the system or component indicates that it has failed or will fail very soon. Repair or replacement is eminent.

Installed systems and components:

Interior and Exterior Structural Components; Roofing; Plumbing; Electrical; Heating; Central Air Conditioning (tested only when weather permits); Insulation and Ventilation.

Readily accessible systems and components:

Systems and components where Inspectors are not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

Definition of Home Inspection:

"Home Inspection" means the process by which a home inspector examines the observable systems and components of improvements to residential real property that are readily accessible. Although the inspector will make every effort to determine the condition of the major components of the home, no inspector will pick up every minute, hidden, or latent defect. The inspector's ability to find all defects may be limited by access to areas of the home where some components are located or the lack of accurate information about some components or systems. The report is an opinion of the condition of the installed systems or components of the home. This opinion is arrived at through the use of the best visual and technical means available to the inspector. This is simply an informed OPINION.

Definition of Home Warranty:

A warranty is an insurance policy sold to the buyer or seller that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will cover any projected loss and make a profit for the warranty seller.

We are Providing a Home Inspection:

The Services we are providing you are a **HOME INSPECTION** and we make no warranty or guarantee as the condition of any of the inspected systems or components.

(Exterior)
COMMENTS

Page 39

- ① Negative grade along west exterior foundation. Raise and repitch
- ② Ground level basement windows require window wells to properly control grade moisture.
- ③ Trim back and remove trees, shrubs and vines off and away from roof and siding. Pest, moisture, maintenance
- ④ Pitting, settling and heavy cracking in driveway, service walks, stoops. Properly seal and repair or fully replace as needed. Areas of settling created multiple trip hazards. Safety item.
- ⑤ Wood damage, rot, moisture damage on exterior wood on porches and balcony. Properly seal and repair or fully replace
- ⑥ Rear stone retaining wall is failing. Defect. Expect full replace.
- ⑦ All exterior wood siding, trim, soffit, fascia, window, door frames has areas of wood damage, rot. Properly seal, replace, repair
- ⑧ Areas of sealing and repair needed on metal siding, loose siding on upper north and open seams upper west.
- ⑨ Storm and screen repair and replace needed
- ⑩ Recommend replace fully gutter system. Install full and proper extensions. Properly control roof water
- ⑪ Caulk and seal around all exterior wall penetrations, door and window frames. Moisture issue.
- ⑫ Recommend chimney tech evaluates chimney for repair or full replace. May be improperly sized for single appliance. Possible CO issue
- ⑬ Older entry door units both house and garage. Watch/monitor door units, door frames, thresholds. Expect repair or replace
- ⑭ See page 15 For garage comments. Areas of needed repair or replace. Safety issues

(Interior)
COMMENTS

Page 39

- ① Kitchen has smoke damage across ceiling. Counter top, cabinet, flooring and plumbing repair, replacement needed. Older appliances and electrical.
- ② Wall, ceiling, floor repair, replace needed in both bathrooms. Leaks at faucets, tub and sinks. Old toilet flush/drain slow. Shower diverter in full bath not operating proper. Recommend plumber evaluates, repairs, replaces as needed. Kitchen and both bathrooms, also basement laundry sink.
- ③ Cosmetics thru out walls, ceilings, floors, interior doors. Cracks, moisture staining, damage.
- ④ Recommend fireplace tech evaluates fireplace and chimney flue before using.
- ⑤ Old window units. Some not operating proper. Refinish, glazing, hardware, replacement. Expect repair, replace. Expect update.
- ⑥ Update all smoke detectors and install/maintain CO detectors on all levels. Safety issue.
- ⑦ Attic insulation is an asbestos product. Safety item. Seal in place or fully remove. Recommend adding 12 inches of insulation to attic.
- ⑧ No handrails on basement steps. Safety issue. Install/replace. Evidence of old moisture entry into basement. Monitor during heavy wet periods. Repair as needed.
- ⑨ Loose electric hook up for dryer. Safety item. Properly secure.
- ⑩ Older mixed plumbing system. Monitor yearly. Expect repair or replace. Listed bathroom and kitchen plumbing issues. Very old water heater. Recommend plumber evaluates, repairs, replaces system.
- ⑪ Maintain and service furnace yearly. Expect repair. Asbestos wrap on basement heat runs. Safety item. Seal in place or fully remove.
- ⑫ Listed electrical safety issues thru out house and garage. Recommend electrician evaluates entire fused, 2 wire system. Handyman extension cord wiring, loose unsecured outlets, dated wires. Expect updates, repairs and possible full replace.

RECEIPT

Date: 9/26/22 Inspection Number DLO922-13 Paid By: Check# MAILED Cash
Name: Bob Anderson Credit Card
Address: 311 3rd St
City: Reedsburg State: Wis Zip Code:

IN THE AMOUNT OF:

Inspection \$ 400.00Radon \$ DILHR \$ Other \$ Inspector's Name: DON A LEISTERInspector's Signature: Don A LeisterTOTAL \$ 400.00

Mail Payment To: 1608 Oak Street, Prairie du Sac, Wisconsin 53578

ORDINANCE NO. 1958-23
(Zoning Change – Parcel 276-0314-20000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning property from Agricultural to B-2 Business.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Lot 1 of Parcel 276-0314-20000 as based on attached Certified Survey Map
Reedsburg, Wisconsin, is hereby zoned B-2 Business.

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 24th day of July 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

June 26, 2023

Public Hearing Noticed:

July 6, 2023 & July 13, 2023

2nd Reading at Council/Public Hearing:

July 24, 2023

Published, Enactment Date:

August 3, 2023

Staff Report

DATE: June 13, 2023; Council – July 24, 2023 (2nd reading)

APPLICANT: Mark Bush (Dollar General)

LOCATION: NW corner of W Main St & Alexander Ave & City View Dr; Parcel 276-0314-20000

ZONING: Currently Agricultural

PROPOSED LAND USE REQUEST: CSM; Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide parent parcel into two parcels and rezone Lot 1 to B-2 Business

General Findings

SURROUNDING LAND USES:

- North – Ag
- West – Ag, Residential
- South – Multi-family Residential
- East – Residential, Commercial

ZONING:

- North – Ag
- West – Ag
- South – R-3 Residential
- East – R-2 Residential, B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Alexander Ave, City View Dr; 100' ROW, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The property was annexed earlier this year. Dollar General proposes to buy only a portion of the lot. The Kruegers would maintain ownership of the north lot.

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Mark Bush

ADDRESS: 361 Summit Blvd, Suite 110 **CITY:** Birmingham **STATE:** AL

ZIP: 35243 **PHONE:** 205-968-9220 **PARCEL #:** _____

E-MAIL: mbush@cgpri.com

PROPERTY OWNER: (if different from Applicant) James & Rebecca Krueger

LOCATION: (if different from address above) Parcel # 030-0286-00000, Reedsburg, WI

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** To be provided at a later date

☐ **Conditional Use Permit:** N/A

For **CONDITIONAL USE PERMIT** requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** Agricultural **To:** B-2 General Business **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) Full plans to be submitted at later date. See attached conceptual plan.

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** Parking count reduction from 43 spaces to 35 spaces.

For **VARIANCE** requests, also answer "D" on back page.

☐ **Other or Annexation:** N/A

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Mark Bush 5/1/23

Applicant Signature / Date

James J. Krueger 5/4/23

Owner Signature / Date

Rebecca Krueger

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

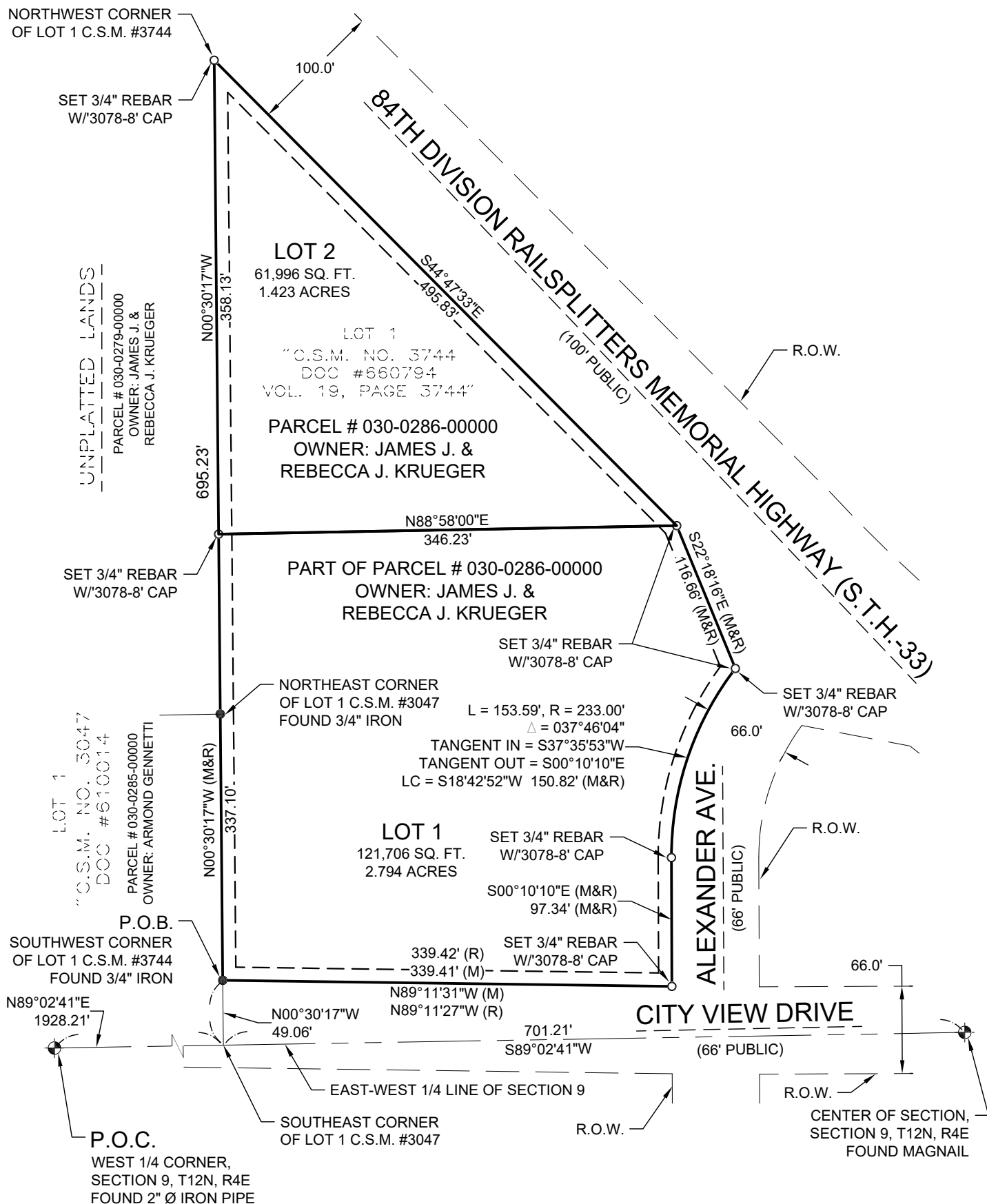
- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance.
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



MATTHEW T. MOKANYK PLS 3078-8

DATE _____

The basis for bearings is: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (1991), ALONG THE EAST-WEST 1/4 LINE OF SECTION 9 FROM THE WEST 1/4 CORNER TO THE CENTER OF SECTION, SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, MEASURED AS N89°02'41"E.

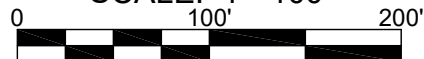
LEGEND

- SET 3/4"x24" IRON REBAR 1.502 LBS./LIN. FT
- FOUND IRON
- ▲ FOUND MAG NAIL
- (R) RECORDED AS

Job: 23444004
Date: 05/23/23
Drawn: CEL
Chk'd.: M.T.M.
Sheet: 1 of 2 Sheets



SCALE: 1"=100'



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

I, MATTHEW MOKANYK, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'41" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1928.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.06 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG SAID LINE A DISTANCE OF 695.23 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. AND THE SOUTHERLY RIGHT OF WAY OF 84TH DIVISION RAILSPLITTERS MEMORIAL HIGHWAY (S.T.H.-33)(100' PUBLIC); THENCE SOUTH 44°47'33" EAST ALONG SAID LINE A DISTANCE OF 495.83 FEET; THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID C.S.M. AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET; THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET TO THE SOUTHEAST CORNER OF SAID C.S.M. AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 183,702 SQUARE FEET OR 4.217 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF REEDSBURG DG, LLC, PURCHASER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF REEDSBURG, COUNTY HAS NO ORDINANCE IN PLACE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2023.
MATTHEW T. MOKANYK PLS 3078-8

OWNER'S CERTIFICATE
AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF REEDSBURG FOR APPROVAL.

_____ DATED _____, 2023
JAMES J. & REBECCA J. KRUEGER

STATE OF WISCONSIN)
SAUK COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023, THE ABOVE NAMED JAMES J. & REBECCA J. KRUEGER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

_____ NOTARY PUBLIC, _____ WISCONSIN
MY COMMISSION EXPIRES _____

TOWN OF REEDSBURG APPROVAL CERTIFICATE
APPROVED BY THE TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, BY RESOLUTION
No. _____, THIS ____ DAY OF _____, 2023.

REBECCA MEYER



Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

2023.5.5
134 S. Locust Street
Reedsburg, WI 53959
(608) 524-6404

Re: Parking requirements at the proposed Dollar General at *Reedsburg, WI*.

Timothy Becker, City Administrator:

Through the years, Dollar General has refined the design criteria for new store development. With over 17,000 stores in productive operation, we have gathered significant data.

One area which we are balanced between development cost and customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 35 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak Christmas season levels.

Thanks for your consideration and feel free to contact me with any other questions you may have.

Best Regards,

Bridges Cunningham

Dollar General Corporation
Plan Coordinator Central Region
615.855.5587
brcunnin@dollargeneral.com



May 30, 2023

Brian Duvalle
Building Inspector/Planning/Zoning Administrator
134 S. Locust Street
Reedsburg, WI 53959

Re: Parking Reduction Request

Mr. Duvalle,

Please find the attached documentation for a parking reduction request related to the proposed Dollar General project on the southwest corner of WI-33 and Alexander Avenue.

The project consists of a 12,480-sft (10,940 sft sales floor area) Dollar General store. The project will include building and parking lot construction, utility connections, storm water detention, lighting, and landscaping.

Parking Reduction Requested:

We are requesting a reduced parking count as required by The Reedsburg Code of Ordinances. This ordinance requires 1 space per 200 sft of public building area, resulting in 10,940 sft / 200 sft = 55 spaces required. We are requesting Planning Commission approval to reduce parking from 55 to 40 spaces. Dollar General has over 17,000 stores in productive operation including many that have been developed recently across the region. Based on the 12,480 sft store, more than 40 spaces are not needed even during peak shopping seasons and hours. The development is a quick, in-and-out service and parking turnover is short. Only 2-4 employees work at a time.

Narrative Statement

The proposed development will create a local neighborhood store which will provide a quick alternative to traveling long distances to purchase everyday commodities. The store will generate approximately 8-10 employees (2-4 per shift) and will have a positive economic impact on the neighborhood and surrounding area.

The parking reduction will not be contrary to public interest. There will be little to no impacts on noise, glare and odor associated with this development. Reducing the parking area will only help, as it will mean less lighting and less stormwater runoff that has the potential to be polluted by leaking vehicles. Therefore, this request is in line with public interest.

Substantial justice will be done by granting the parking reduction request based on the parking demand information presented above. Reduction of parking is a fair solution for both the community and Dollar General, as it will result in less impervious area that's not needed.

The ordinance parking requirements are in place to ensure that sufficient parking is provided for the particular use. In this case, 40 parking spaces are sufficient even during peak demand. The overall development and the requested parking reduction are in accord with the general purpose and intent of the zoning ordinance. The reduction will not permit a use of the property that is not otherwise permitted in the district, nor will they grant special privilege on the applicant.

The special circumstance for this request is unique to this property and the proposed development. The hardship created by application of the zoning code is the unusually large parking requirement for this particular use. In relation, additional parking will contribute to increased stormwater runoff. The requested parking reduction is the minimum required to accomplish the purpose.

Thank you for your cooperation on this project. Please let us know if any additional information is needed to process this request.

Sincerely,

Hurley & Stewart, LLC

Eric Barkovich, P.E.

ORDINANCE NO. 1959-23
(Zoning Change – 2423 E Main St; parcel #276-2256-00000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning property from B-2 Business to B-3 Business.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Lot 1 of Parcel 276-2256-00000 as based on attached Certified Survey Map
Reedsburg, Wisconsin, is hereby zoned B-3 Business.

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 24th day of July 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

June 26, 2023
July 6, 2023 & July 13, 2023
July 24, 2023
August 3, 2023

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Ken Dale

ADDRESS: 2423 E. Main St. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 720-699-9800 x 140 **PARCEL #:** 2256-00000

E-MAIL: Kenneth.Dale@impactmhc.com

PROPERTY OWNER: (if different from Applicant) WIRE Courtyard MHP, LLC

LOCATION: (if different from address above) _____

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☒ **Rezoning - From:** B-2 **To:** B-3 **TID #** 030-0285-00000

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

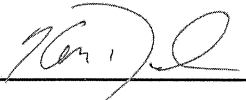
☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer "D" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

 _____
Applicant Signature / Date

6/5/23

 _____
Owner Signature / Date

6/5/23

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	<u>X</u>
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>6/6/2023</u>	_____
Receipt #	_____	_____

Staff Report

DATE OF MEETING: June 13, 2023; 6:00 PM – Plan Commission
July 24, 2023; 6:00PM – City Council

APPLICANT: Ken Dale

LOCATION: 2423 E Main St; parcel #276-2256-00000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning property from B-2 Business to B-3 Business per § 690-13.

General Findings

SURROUNDING LAND USES:

- North – Vacant
- West – Commercial
- South – Commercial
- East – Commercial

ZONING:

- North – B-2 Business
- West – B-2 Business
- South – B-2 Business
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St; 110' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

AMBULANCE:

FIRE:

POLICE:

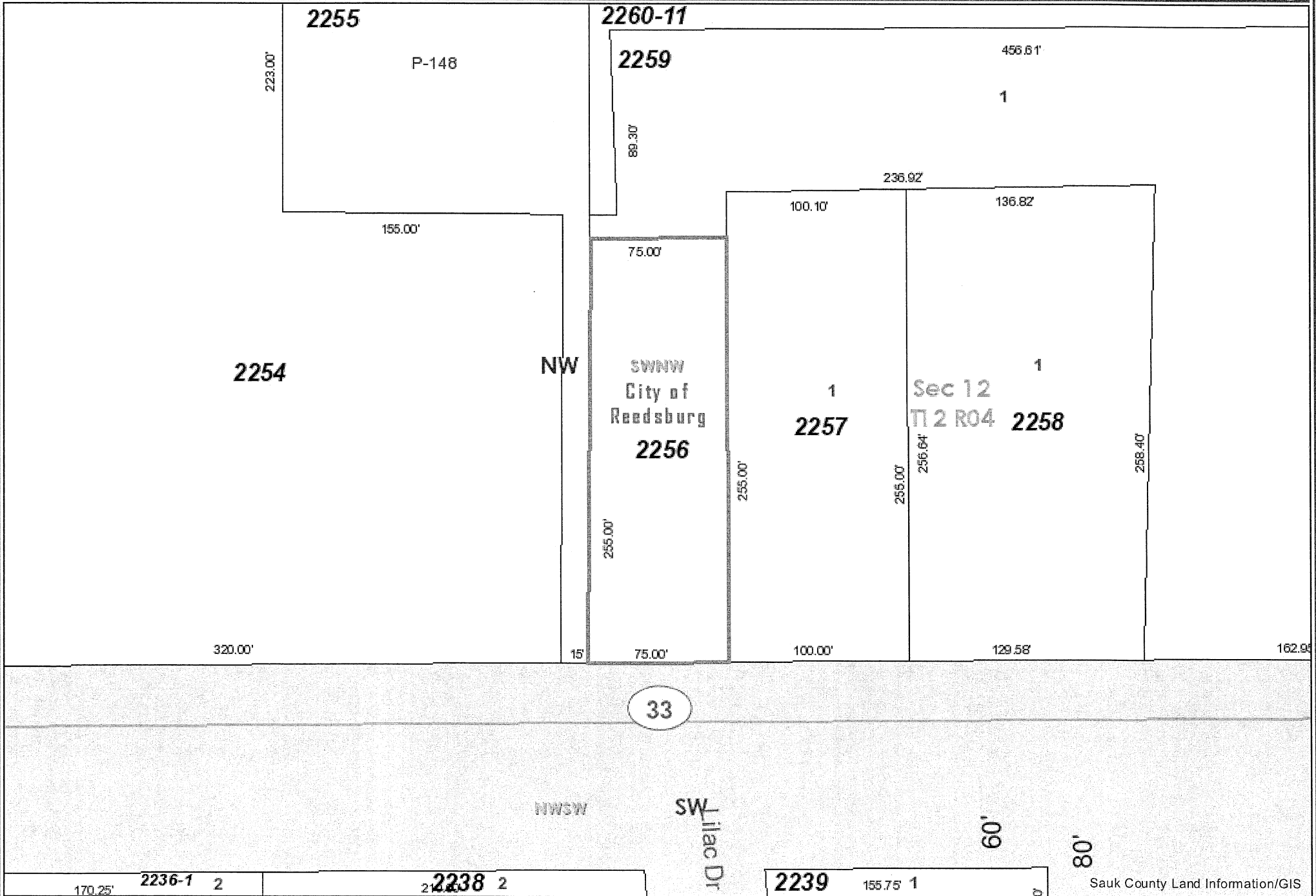
PUBLIC WORKS:

SCHOOL:

UTILITIES:

STAFF COMMENTS: The property contains a single-family dwelling that was built in 1955. I received a call from an appraiser asking about the non-conforming status of the dwelling, which could not be re-built as a residence in case of fire, etc. therefore the prospective buyer cannot get a loan for it. I advised her that rezoning is the only option.

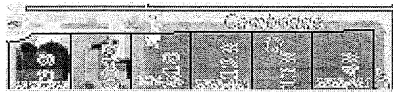
Sauk County Zoning Web Map



0 0.01 0.02 mi

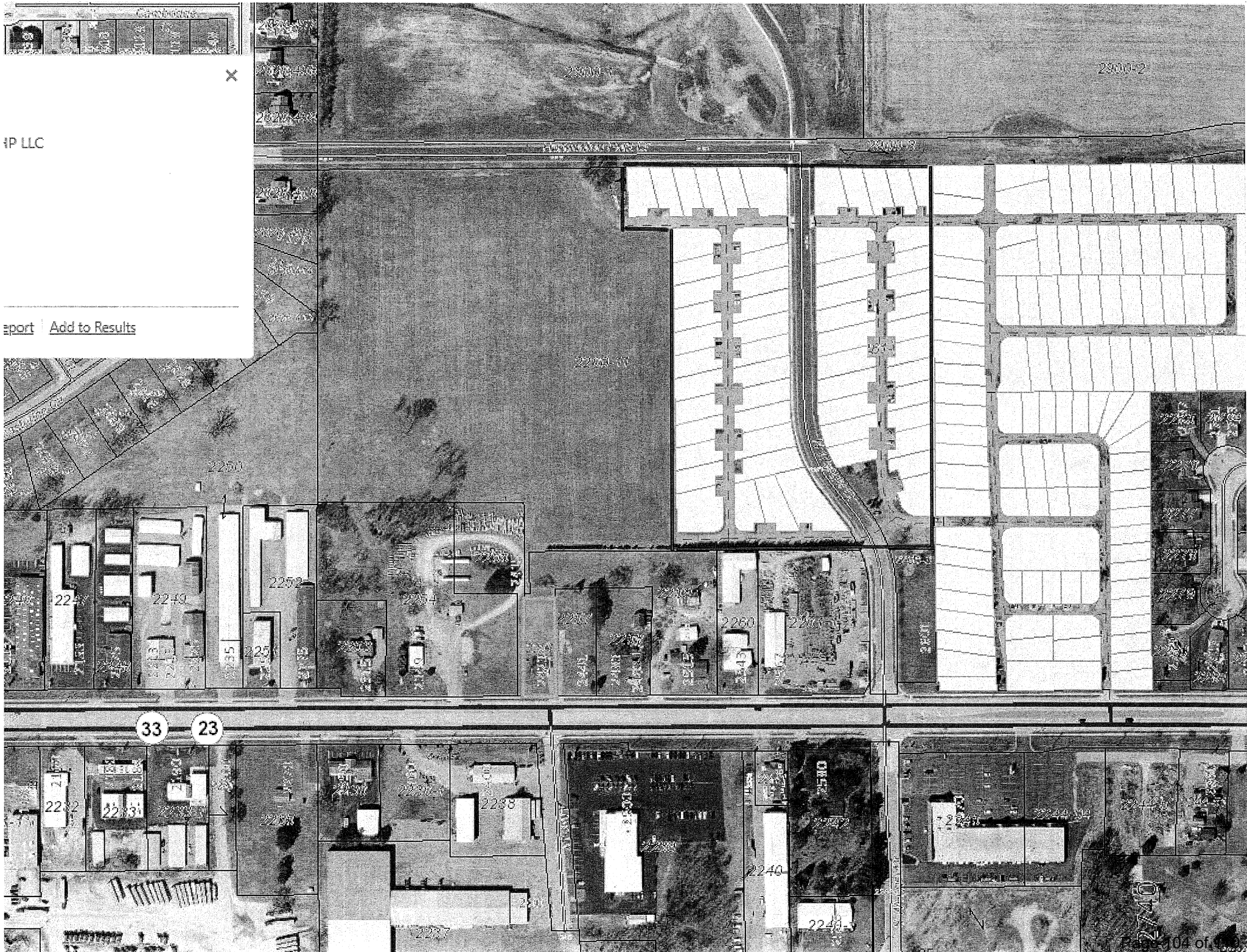


Sauk County Land Information/GIS



IP LLC

Report | [Add to Results](#)



millman
NATIONAL LAND SURVEYORS
SURVEYING
CONSULTING
Real Support - Title Review
4111 Bradley Creek NW
Columbia, MD 21046
Phone 800-520-1010
Fax 301-442-0334
www.millman.com
landsurveyors@millman.com

ALWAYS PREPARED FOR:
IMPACT MHC
PO Box 457
Columbia, Maryland 21043

2423, 2601, 2625 and 2701
East Main Street
City of Hagerstown
County of St. Mary's
State of Maryland

GRAPHIC SCALE
1 INCH = 60 FEET

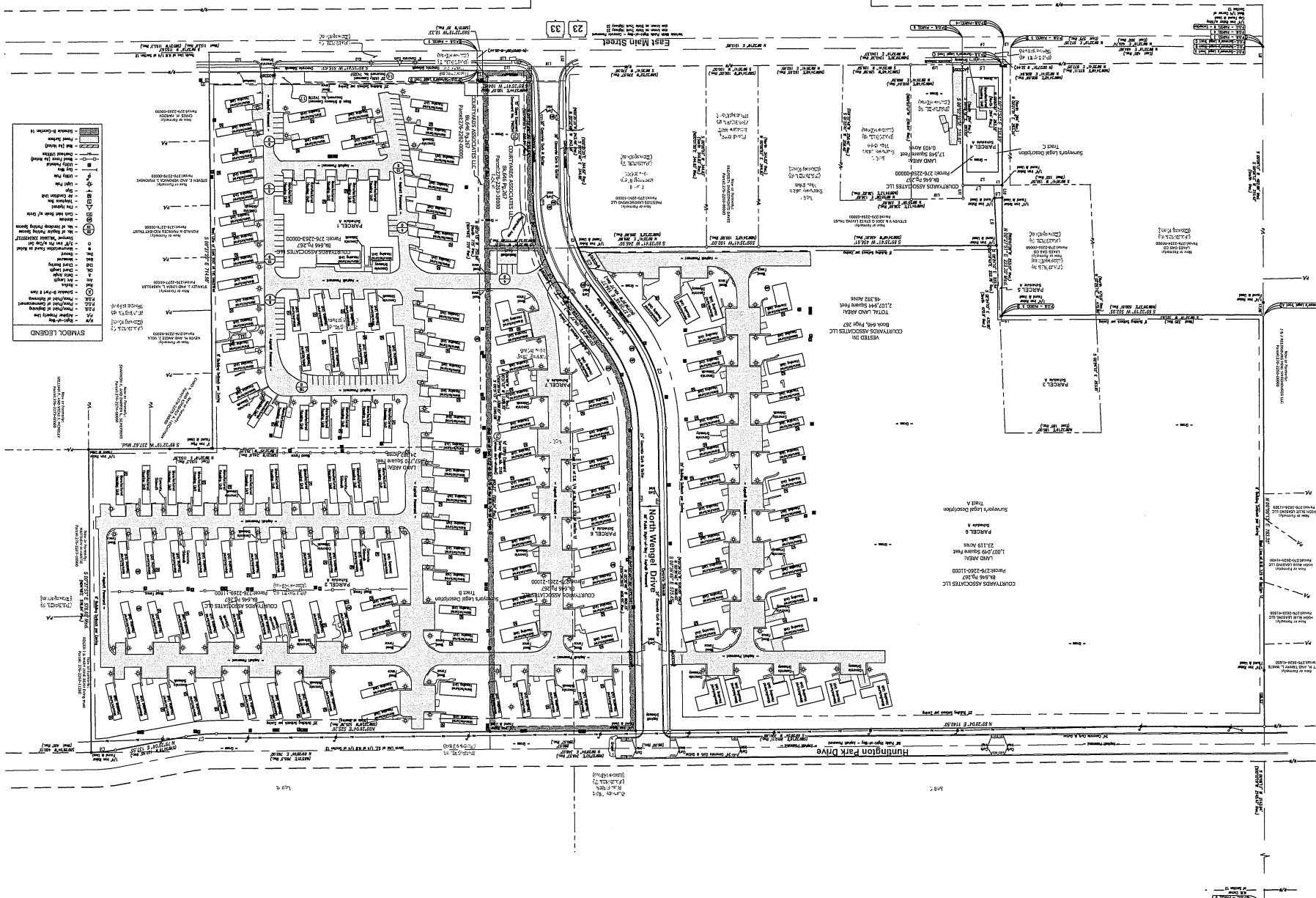
North Arrow

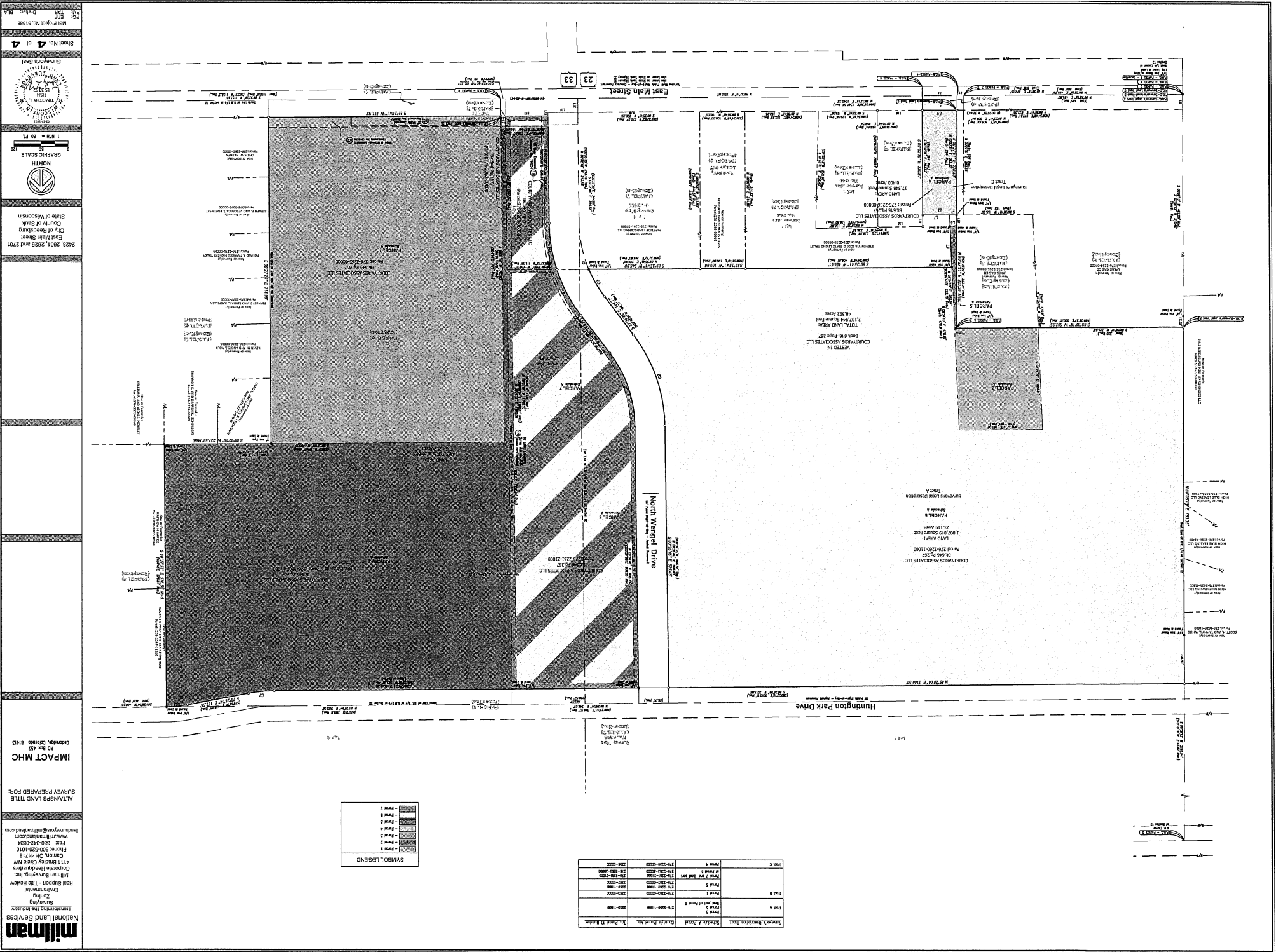
SYMBOL LEGEND

- Surveyor's Legal Description
- Parcel Boundary
- Lot Boundary
- Right of Way
- Utility
- Other

Sheet No. 2 of 4

PC, ERM
M&T
Date: 11/15/2022





IMPACT MHC
PO Box 457
SUNBELT, MISSISSIPPI 39514
Phone: 601-552-1010
Fax: 601-552-1011
www.impactmhc.com
info@impactmhc.com

Survey Data:
Parcel 1: 1.0000 Acres
Parcel 2: 1.0000 Acres
Parcel 3: 1.0000 Acres
Parcel 4: 1.0000 Acres
Parcel 5: 1.0000 Acres
Parcel 6: 1.0000 Acres
Parcel 7: 1.0000 Acres

Map Scale:
1" = 100' (GRAPHIC SCALE)

North Arrow:
N

Map Title:
Survey of Land and Title

Map Date:
2/21/2022

Map Author:
IMPACT MHC

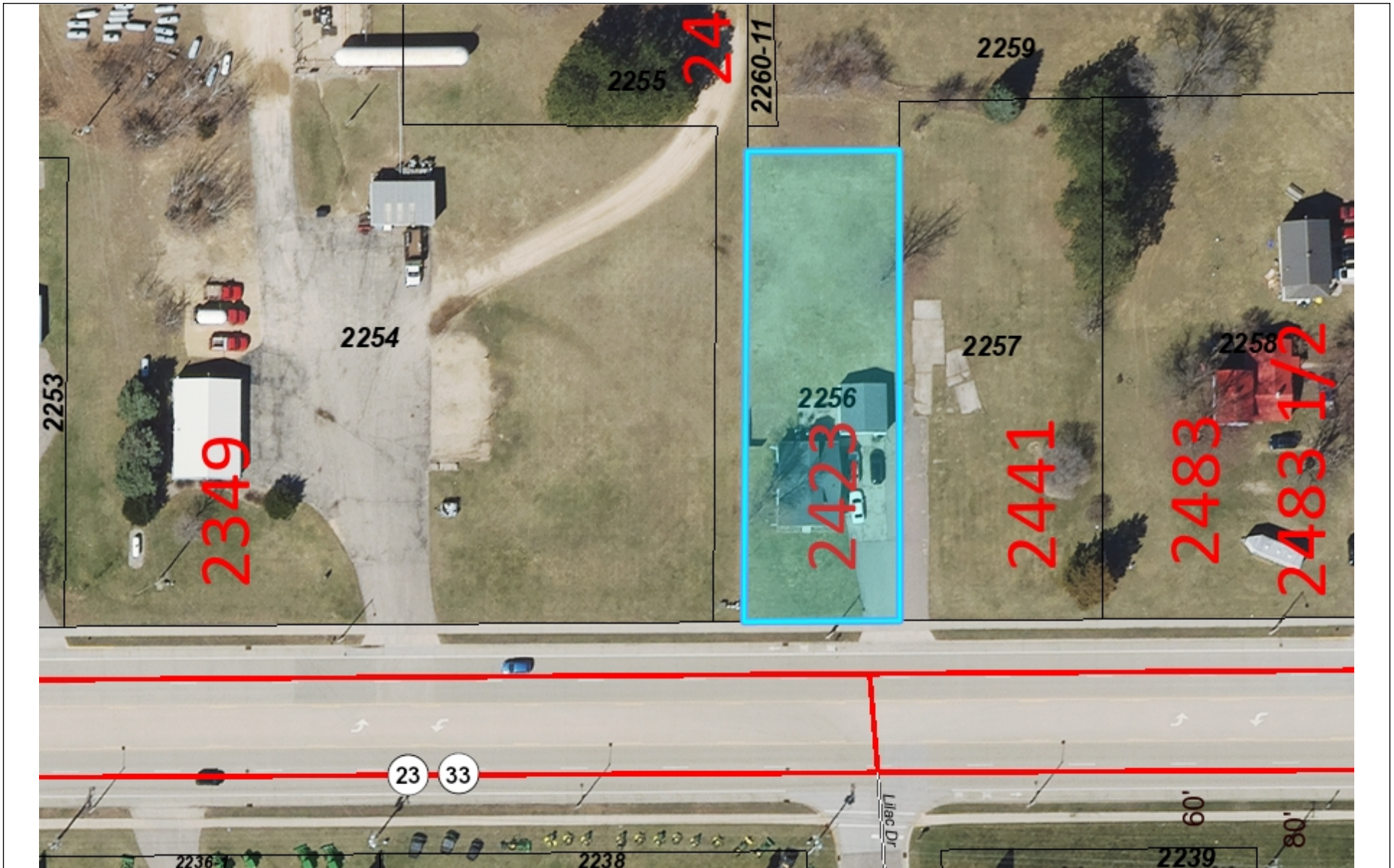
Map Project:
Survey of Land and Title

Map Sheet:
Sheet No. 1 of 1

Map Location:
Sunbelt, Mississippi

Map Contact:
info@impactmhc.com

Map Notes:
This map was prepared by IMPACT MHC, a professional land surveying firm, for the purpose of showing the boundaries and areas of the land described herein. The map is based on the survey data provided by the client and is subject to the terms and conditions of the survey agreement. The map is not to be used for any other purpose without the written consent of IMPACT MHC.



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 69'

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 6/6/2023



June 13, 2023

Steve Zibell
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Re: Reedsburg Business Park Expansion
Vierbicher Project No. 210134
Reedsburg, Wisconsin
Bid Results & Notice Of Award

Dear Steve:

We have reviewed the bids received on June 9, 2023, for the above-referenced project. Nine (9) bids were received. The bids ranged in price with Alternate 1 from \$3,921,612.96 to \$5,400,268.08. H. James & Sons, Inc. was the low bidder. A tabulation of all bids received is attached.

The bid submitted by H. James & Sons, Inc. meets the requirements of the bidding documents and is therefore considered responsive. We therefore recommend acceptance of the bid submitted by H. James & Sons, Inc.

Attached, please find the Notice of Award for the above referenced project. Once the contract has been awarded by the City of Reedsburg, please have the Notice of Award signed, then scan and email to our attention. We will then forward the documents onto the Contractor for execution.

We have transitioned to a paperless work atmosphere, if requested, hard copies shall be sent to and from our office.

If you have any questions, please let us know.

Sincerely,

Matt Muchow, PE

Enclosures Letter of Recommendation
Notice of Award
Bid Tabulation

SECTION 00 51 00

NOTICE OF AWARD

Date: _____

Project: Business Park Expansion

Owner: City of Reedsburg

Engineer's Project No.: 210134

Bidder: H. James & Sons, Inc.

Bidder's Address: 4624 Ideal Rd., PO Box 40, Fennimore, WI 53809

You are notified that your Bid plus Alternate dated June 9, 2023, for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

construction of Skinner Drive (2,640 feet), Golf Course Road (1,230 feet) and STH 136 intersection improvements including excavation, grading, base course, sanitary sewer, storm sewer, water main, curb and gutter, concrete sidewalk, asphalt paving, and restoration of the work area. The project also includes overall lot grading, rock excavation, gateway sign, sewer and water extensions, restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

The Contract Price of your Contract is Three Million, Nine Hundred Twenty One Thousand, Six Hundred Twelve Dollars 96/100 (\$3,921,612.96).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
Insurance Certificates as indicated by the General Conditions (Paragraph 5.03)

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Reedsburg
Owner

By: _____
Authorized Signature

Title

Date



				Apparent Low Bid									
Reedsburg Business Park Expansion				H. James & Sons, Inc.		Mashuda Contractors		A-1 Excavating LLC		Meise Construction Inc		Integrity Grading and Excavating, Inc.	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount
General													
1	Mobilization, Performance & Payment Bonds	LS	1	\$98,969.00	\$ 98,969.00	\$450,167.00	\$ 450,167.00	\$130,539.00	\$ 130,539.00	\$75,000.00	\$ 75,000.00	\$206,000.00	\$ 206,000.00
2	Traffic Control (Project)	LS	1	\$13,600.00	\$ 13,600.00	\$13,600.00	\$ 13,600.00	\$16,600.00	\$ 16,600.00	\$5,000.00	\$ 5,000.00	\$13,600.00	\$ 13,600.00
3	Project Identification Sign	LS	1	\$750.00	\$ 750.00	\$1,500.00	\$ 1,500.00	\$800.00	\$ 800.00	\$1,500.00	\$ 1,500.00	\$15,000.00	\$ 15,000.00
Subtotal - General				\$	113,319.00	\$	465,267.00	\$	147,939.00	\$	81,500.00	\$	234,600.00
Lot Grading & Demolition													
4	Clearing & Grubbing	LS	1	\$25,000.00	\$ 25,000.00	\$24,000.00	\$ 24,000.00	\$59,140.00	\$ 59,140.00	\$55,520.00	\$ 55,520.00	\$39,348.00	\$ 39,348.00
5	Remove Existing Buildings including Asbestos materials including all footings and foundations. See Pre-Demolition Asbestos Inspection	LS	1	\$35,000.00	\$ 35,000.00	\$60,000.00	\$ 60,000.00	\$89,920.00	\$ 89,920.00	\$51,483.00	\$ 51,483.00	\$68,362.84	\$ 68,362.84
6	Strip, Salvage, & Re-Spread Topsoil	CY	86,000	\$3.23	\$ 277,780.00	\$0.01	\$ 860.00	\$1.00	\$ 86,000.00	\$3.00	\$ 258,000.00	\$4.09	\$ 351,740.00
7	Common Excavation - On-Site	CY	105,900	\$3.08	\$ 326,172.00	\$3.02	\$ 319,818.00	\$7.30	\$ 773,070.00	\$2.86	\$ 302,874.00	\$3.99	\$ 422,541.00
8	Rock Excavation (Including moving and placing material on-site)	CY	5,900	\$11.40	\$ 67,260.00	\$5.79	\$ 34,161.00	\$5.00	\$ 29,500.00	\$20.00	\$ 118,000.00	\$14.80	\$ 87,320.00
9	Stormwater Pond - Clay Liner (Trucked-In)	CY	900	\$0.01	\$ 9.00	\$20.00	\$ 18,000.00	\$10.00	\$ 9,000.00	\$21.00	\$ 18,900.00	\$43.50	\$ 39,150.00
10	Stormwater Pond - Clay Liner (On-Site Material)	CY	1,200	\$12.53	\$ 15,036.00	\$6.50	\$ 7,800.00	\$5.00	\$ 6,000.00	\$8.00	\$ 9,600.00	\$17.50	\$ 21,000.00
11	Engineered Soil (Infiltration Basin Bottom)	CY	220	\$55.00	\$ 12,100.00	\$48.50	\$ 10,670.00	\$55.00	\$ 12,100.00	\$50.00	\$ 11,000.00	\$126.94	\$ 27,926.80
12	Erosion Mat Class II, Type B (Basin Overflow) w/ Seed & Fertilizer	SY	270	\$5.10	\$ 1,377.00	\$5.10	\$ 1,377.00	\$6.00	\$ 1,620.00	\$2.60	\$ 702.00	\$5.10	\$ 1,377.00
13	Rip-Rap - Heavy	TON	90	\$30.00	\$ 2,700.00	\$51.00	\$ 4,590.00	\$80.00	\$ 7,200.00	\$75.00	\$ 6,750.00	\$56.10	\$ 5,049.00
14	Silt Fence	LF	2,460	\$1.85	\$ 4,551.00	\$1.85	\$ 4,551.00	\$2.00	\$ 4,920.00	\$1.50	\$ 3,690.00	\$1.85	\$ 4,551.00
15	Erosion Mat Class I, Type A w/ & Fertilizer	SY	4,900	\$2.70	\$ 13,230.00	\$2.70	\$ 13,230.00	\$3.00	\$ 14,700.00	\$1.30	\$ 6,370.00	\$2.70	\$ 13,230.00
16	Erosion Mat Class I, Type A w/ Native Seed Mix (Agrecol - Shortgrass Prairie for Medium Soils or approved equal) & Fertilizer (Pond Slopes)	SY	10,420	\$3.10	\$ 32,302.00	\$3.10	\$ 32,302.00	\$3.30	\$ 34,386.00	\$1.65	\$ 17,193.00	\$3.10	\$ 32,302.00
17	Erosion Mat Class I, Type A w/ Native Seed Mix (Agrecol - Shortgrass Prairie for Dry Soils or approved equal) & Fertilizer (Landscape Berm Slopes)	SY	10,950	\$3.10	\$ 33,945.00	\$3.10	\$ 33,945.00	\$3.30	\$ 36,135.00	\$1.65	\$ 18,067.50	\$3.10	\$ 33,945.00
18	Restoration w/ Seed, Fertilizer & Mulch	SY	268,000	\$0.48	\$ 128,640.00	\$0.48	\$ 128,640.00	\$0.17	\$ 45,560.00	\$0.42	\$ 112,560.00	\$0.48	\$ 128,640.00
Subtotal - Lot Grading & Demolition				\$	975,102.00	\$	693,944.00	\$	1,209,251.00	\$	990,709.50	\$	1,276,482.64
Industrial Park Road (Skinner Drive)													
Street and Sidewalk													
19	Excavation Below Subgrade (EBS) (Excavation Only)	CY	360	\$5.00	\$ 1,800.00	\$4.50	\$ 1,620.00	\$12.00	\$ 4,320.00	\$10.00	\$ 3,600.00	\$9.02	\$ 3,247.20
20	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	3,710	\$16.25	\$ 60,287.50	\$15.85	\$ 58,803.50	\$17.00	\$ 63,070.00	\$14.50	\$ 53,795.00	\$14.46	\$ 53,646.60
21	Base Aggregate Dense - 3" (Includes Base for EBS) - 8" Depth	TON	5,660	\$16.00	\$ 90,560.00	\$14.20	\$ 80,372.00	\$16.00	\$ 90,560.00	\$14.50	\$ 82,070.00	\$13.69	\$ 77,485.40
22	Finish Grading In Prep. Of Paving	LF	2,440	\$1.14	\$ 2,781.60	\$1.14	\$ 2,781.60	\$1.25	\$ 3,050.00	\$1.14	\$ 2,781.60	\$1.14	\$ 2,781.60
23	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	1,010	\$73.65	\$ 74,386.50	\$73.65	\$ 74,386.50	\$74.00	\$ 74,740.00	\$73.65	\$ 74,386.50	\$73.65	\$ 74,386.50
24	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	1,130	\$65.92	\$ 74,489.60	\$65.92	\$ 74,489.60	\$66.00	\$ 74,580.00	\$65.92	\$ 74,489.60	\$65.92	\$ 74,489.60
25	Asphalt Cleaning & Sweeping	SY	8,680	\$0.01	\$ 86.80	\$0.01	\$ 86.80	\$0.05	\$ 434.00	\$0.10	\$ 868.00	\$0.01	\$ 86.80
26	Asphaltic Tack Coat	SY	8,680	\$0.15	\$ 1,302.00	\$0.15	\$ 1,302.00	\$0.20	\$ 1,736.00	\$0.15	\$ 1,302.00	\$0.15	\$ 1,302.00
27	Street Sign - Stop Sign w/ Street Name Sign	EA	1	\$460.00	\$ 460.00	\$400.00	\$ 400.00	\$450.00	\$ 450.00	\$250.00	\$ 250.00	\$400.00	\$ 400.00

28	Street Sign - Speed Limit 25 MPG - R2-1 (24"x30")	EA	2	\$350.00	\$ 700.00	\$350.00	\$ 700.00	\$400.00	\$ 800.00	\$275.00	\$ 550.00	\$350.00	\$ 700.00
29	Restoration within ROW W/ Seed, Mulch, & Fertilizer (6,500 SY +/-)	LS	1	\$6,500.00	\$ 6,500.00	\$6,500.00	\$ 6,500.00	\$6,500.00	\$ 6,500.00	\$0.50	\$ 0.50	\$6,500.00	\$ 6,500.00
30	Inlet Protection - Type D	EA	19	\$155.00	\$ 2,945.00	\$155.00	\$ 2,945.00	\$175.00	\$ 3,325.00	\$100.00	\$ 1,900.00	\$155.00	\$ 2,945.00
31	Gateway Business Park Sign - (Include \$25,000 in bid as allowance for design and construction of Gateway sign. Contractor shall coordinate with City after bid for design and construction of sign with the \$25,000 contract allowance)	LS	1	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00
32	Clear Stone Tracking Pad	TON	80	\$18.75	\$ 1,500.00	\$34.40	\$ 2,752.00	\$10.00	\$ 800.00	\$25.00	\$ 2,000.00	\$25.00	\$ 2,000.00
33	Concrete Curb & Gutter - 30"	LF	4,905	\$19.00	\$ 93,195.00	\$19.00	\$ 93,195.00	\$17.50	\$ 85,837.50	\$19.33	\$ 94,813.65	\$19.00	\$ 93,195.00
34	5" Concrete Sidewalk	SF	12,220	\$5.25	\$ 64,155.00	\$5.25	\$ 64,155.00	\$6.05	\$ 73,931.00	\$5.38	\$ 65,743.60	\$5.25	\$ 64,155.00
Subtotal - Street and Sidewalk				\$	500,149.00	\$	489,489.00	\$	509,133.50	\$	483,550.45	\$	482,320.70
Sanitary Sewer													
35	Sanitary Sewer - 8" PVC SDR 35	LF	1,789	\$42.75	\$ 76,479.75	\$42.75	\$ 76,479.75	\$39.00	\$ 69,771.00	\$79.00	\$ 141,331.00	\$57.46	\$ 102,795.94
36	Sanitary Sewer Televising	LF	1,789	\$0.60	\$ 1,073.40	\$0.60	\$ 1,073.40	\$1.50	\$ 2,683.50	\$1.50	\$ 2,683.50	\$5.00	\$ 8,945.00
37	Sanitary Sewer Service - 6" PVC SDR 35	LF	420	\$59.00	\$ 24,780.00	\$59.00	\$ 24,780.00	\$45.00	\$ 18,900.00	\$75.00	\$ 31,500.00	\$50.79	\$ 21,331.80
38	Rock Excavation	LF	900	\$0.01	\$ 9.00	\$30.00	\$ 27,000.00	\$41.00	\$ 36,900.00	\$30.00	\$ 27,000.00	\$47.82	\$ 43,038.00
39	Sanitary Sewer - 48" Dia. Manhole	EA	9	\$4,760.00	\$ 42,840.00	\$4,760.00	\$ 42,840.00	\$5,940.00	\$ 53,460.00	\$5,412.00	\$ 48,708.00	\$5,240.77	\$ 47,166.93
Subtotal - Sanitary Sewer				\$	145,182.15	\$	172,173.15	\$	181,714.50	\$	251,222.50	\$	223,277.67
Water Distribution													
40	Water Main - 12" D.I.	LF	2,017	\$92.53	\$ 186,633.01	\$92.53	\$ 186,633.01	\$101.00	\$ 203,717.00	\$110.00	\$ 221,870.00	\$117.54	\$ 237,078.18
41	Water Main - 8" D.I.	LF	270	\$103.25	\$ 27,877.50	\$103.25	\$ 27,877.50	\$86.00	\$ 23,220.00	\$92.00	\$ 24,840.00	\$90.11	\$ 24,329.70
42	Water Main - 6" D.I.	LF	54	\$176.25	\$ 9,517.50	\$176.25	\$ 9,517.50	\$63.00	\$ 3,402.00	\$80.00	\$ 4,320.00	\$72.61	\$ 3,920.94
43	Gate Valves - 6"	EA	6	\$2,100.00	\$ 12,600.00	\$2,100.00	\$ 12,600.00	\$2,095.00	\$ 12,570.00	\$2,138.00	\$ 12,828.00	\$1,673.23	\$ 10,039.38
44	Gate Valves - 12"	EA	7	\$4,310.00	\$ 30,170.00	\$4,310.00	\$ 30,170.00	\$5,015.00	\$ 35,105.00	\$5,219.00	\$ 36,533.00	\$4,122.94	\$ 28,860.58
45	Relocate Existing Hydrant	EA	1	\$3,120.00	\$ 3,120.00	\$3,120.00	\$ 3,120.00	\$1,200.00	\$ 1,200.00	\$1,500.00	\$ 1,500.00	\$2,762.62	\$ 2,762.62
46	Hydrant - New w/ Marker Flag	EA	5	\$6,225.00	\$ 31,125.00	\$6,225.00	\$ 31,125.00	\$5,910.00	\$ 29,550.00	\$5,500.00	\$ 27,500.00	\$5,775.68	\$ 28,878.40
47	Connect to Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,360.00	\$ 2,360.00	\$2,700.00	\$ 2,700.00	\$2,750.00	\$ 2,750.00	\$1,050.29	\$ 1,050.29
48	Rock Excavation	LF	500	\$0.01	\$ 5.00	\$30.00	\$ 15,000.00	\$1.00	\$ 500.00	\$25.00	\$ 12,500.00	\$44.36	\$ 22,180.00
Subtotal - Water Distribution				\$	303,348.01	\$	318,403.01	\$	311,964.00	\$	344,641.00	\$	359,100.09
Storm Sewer													
49	Storm Sewer - 12" HDPE	LF	69	\$62.85	\$ 4,336.65	\$51.50	\$ 3,553.50	\$44.00	\$ 3,036.00	\$65.00	\$ 4,485.00	\$46.86	\$ 3,233.34
50	Storm Sewer - 15" HDPE	LF	593	\$52.50	\$ 31,132.50	\$55.00	\$ 32,615.00	\$39.00	\$ 23,127.00	\$65.00	\$ 38,545.00	\$49.82	\$ 29,543.26
51	Storm Sewer - 15" RCP	LF	7	\$70.25	\$ 491.75	\$86.25	\$ 603.75	\$94.00	\$ 658.00	\$95.00	\$ 665.00	\$65.15	\$ 456.05
52	Storm Sewer - 18" HDPE	LF	762	\$42.50	\$ 32,385.00	\$56.75	\$ 43,243.50	\$43.00	\$ 32,766.00	\$69.00	\$ 52,578.00	\$54.56	\$ 41,574.72
53	Storm Sewer - 24" HDPE	LF	349	\$50.50	\$ 17,624.50	\$68.25	\$ 23,819.25	\$56.00	\$ 19,544.00	\$84.00	\$ 29,316.00	\$65.36	\$ 22,810.64
54	Storm Sewer - 24" RCP	LF	117	\$81.25	\$ 9,506.25	\$87.25	\$ 10,208.25	\$80.00	\$ 9,360.00	\$110.00	\$ 12,870.00	\$90.08	\$ 10,539.36
55	Storm Sewer - 30" HDPE	LF	440	\$65.00	\$ 28,600.00	\$87.25	\$ 38,390.00	\$71.00	\$ 31,240.00	\$109.00	\$ 47,960.00	\$70.20	\$ 30,888.00
56	Storm Sewer - 30" RCP	LF	31	\$107.25	\$ 3,324.75	\$123.00	\$ 3,813.00	\$116.00	\$ 3,596.00	\$145.00	\$ 4,495.00	\$122.38	\$ 3,793.78
57	Storm Sewer - 36" HDPE	LF	421	\$78.50	\$ 33,048.50	\$104.25	\$ 43,889.25	\$86.00	\$ 36,206.00	\$127.00	\$ 53,467.00	\$93.08	\$ 39,186.68
58	Storm Sewer - 36" RCP	LF	35	\$153.75	\$ 5,381.25	\$152.50	\$ 5,337.50	\$150.00	\$ 5,250.00	\$178.00	\$ 6,230.00	\$154.43	\$ 5,405.05
59	Storm Sewer - 24" RCP Endwall W/Trash Rack	EA	1	\$2,460.00	\$ 2,460.00	\$2,326.00	\$ 2,326.00	\$2,800.00	\$ 2,800.00	\$2,632.00	\$ 2,632.00	\$1,997.76	\$ 1,997.76
60	Storm Sewer - 30" RCP Endwall W/Trash Rack	EA	1	\$3,060.00	\$ 3,060.00	\$2,826.00	\$ 2,826.00	\$3,425.00	\$ 3,425.00	\$3,256.00	\$ 3,256.00	\$2,653.72	\$ 2,653.72
61	Storm Sewer - 36" RCP Endwall W/Trash Rack	EA	1	\$4,075.00	\$ 4,075.00	\$3,921.00	\$ 3,921.00	\$4,645.00	\$ 4,645.00	\$4,558.00	\$ 4,558.00	\$3,181.26	\$ 3,181.26
62	Storm Sewer Field Inlet - 36" W/ Frame & Grate	EA	1	\$2,950.00	\$ 2,950.00	\$2,973.00	\$ 2,973.00	\$2,765.00	\$ 2,765.00	\$2,860.00	\$ 2,860.00	\$3,248.27	\$ 3,248.27
63	Storm Sewer Field Inlet - 48" W/Frame & Grate	EA	1	\$2,750.00	\$ 2,750.00	\$3,086.00	\$ 3,086.00	\$3,355.00	\$ 3,355.00	\$3,870.00	\$ 3,870.00	\$4,941.66	\$ 4,941.66
64	Storm Sewer Manhole - 48" Outlet Structure	EA	1	\$3,515.00	\$ 3,515.00	\$3,418.00	\$ 3,418.00	\$4,810.00	\$ 4,810.00	\$5,022.00	\$ 5,022.00	\$4,777.07	\$ 4,777.07
65	Storm Sewer Manhole - 48" W/ Frame & Grate	EA	3	\$3,005.00	\$ 9,015.00	\$3,147.00	\$ 9,441.00	\$3,875.00	\$ 11,625.00	\$3,870.00	\$ 11,610.00	\$4,201.21	\$ 12,603.63
66	Storm Sewer Manhole - 60" W/Frame & Grate	EA	1	\$4,200.00	\$ 4,200.00	\$4,680.00	\$ 4,680.00	\$5,520.00	\$ 5,520.00	\$5,256.00	\$ 5,256.00	\$5,083.04	\$ 5,083.04
67	Storm Sewer Manhole - 72" W/Frame & Grate	EA	2	\$5,650.00	\$ 11,300.00	\$5,990.00	\$ 11,980.00	\$7,040.00	\$ 14,080.00	\$6,988.00	\$ 13,976.00	\$7,797.71	\$ 15,595.42
68	Storm Sewer Curb Inlet - 48" Manhole W/ Frame & Grate	EA	2	\$3,250.00	\$ 6,500.00	\$3,351.00	\$ 6,702.00	\$4,090.00	\$ 8,180.00	\$3,870.00	\$ 7,740.00	\$4,201.21	\$ 8,402.42
69	Storm Sewer Curb Inlet - 60" Manhole W/ Frame & Grate	EA	3	\$4,350.00	\$ 13,050.00	\$4,680.00	\$ 14,040.00	\$5,520.00	\$ 16,560.00	\$5,256.00	\$ 15,768.00	\$5,524.75	\$ 16,574.25
70	Storm Sewer Curb Inlet - 72" Manhole W/ Frame & Grate	EA	3	\$5,805.00	\$ 17,415.00	\$5,990.00	\$ 17,970.00	\$7,040.00	\$ 21,120.00	\$6,988.00	\$ 20,964.00	\$7,872.44	\$ 23,617.32
71	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	11	\$2,400.00	\$ 26,400.00	\$2,854.00	\$ 31,394.00	\$3,320.00	\$ 36,520.00	\$2,948.00	\$ 32,428.00	\$3,513.10	\$ 38,644.10
Subtotal - Storm Sewer				\$	272,521.15	\$	320,230.00	\$	300,188.00	\$	380,551.00	\$	328,750.80

STH 136 Intersection Improvements													
72	Sawcut Asphalt	LF	1,680	\$1.50	\$ 2,520.00	\$1.35	\$ 2,268.00	\$3.00	\$ 5,040.00	\$2.00	\$ 3,360.00	\$1.35	\$ 2,268.00
73	Remove Existing Asphalt (+/- 790 SY)	LS	1	\$4,500.00	\$ 4,500.00	\$1,478.00	\$ 1,478.00	\$4,800.00	\$ 4,800.00	\$1,700.00	\$ 1,700.00	\$1,643.94	\$ 1,643.94
74	Common Excavation - On-Site (+/- 1,220 CY)	LS	1	\$12,200.00	\$ 12,200.00	\$9,821.00	\$ 9,821.00	\$19,500.00	\$ 19,500.00	\$28,000.00	\$ 28,000.00	\$9,990.97	\$ 9,990.97
75	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	910	\$20.50	\$ 18,655.00	\$17.10	\$ 15,561.00	\$19.00	\$ 17,290.00	\$14.50	\$ 13,195.00	\$15.88	\$ 14,450.80
76	Base Aggregate Dense - 3" - 8" Depth	TON	1,220	\$19.50	\$ 23,790.00	\$14.10	\$ 17,202.00	\$19.00	\$ 23,180.00	\$14.50	\$ 17,690.00	\$15.34	\$ 18,714.80
77	Base Aggregate Dense - 3/4" (Shouldering)	TON	100	\$25.75	\$ 2,575.00	\$27.00	\$ 2,700.00	\$25.00	\$ 2,500.00	\$30.00	\$ 3,000.00	\$29.39	\$ 2,939.00
78	Finish Grading In Prep. of Paving	LF	890	\$3.15	\$ 2,803.50	\$3.15	\$ 2,803.50	\$3.50	\$ 3,115.00	\$3.15	\$ 2,803.50	\$3.15	\$ 2,803.50
79	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	235	\$84.00	\$ 19,740.00	\$84.00	\$ 19,740.00	\$86.00	\$ 20,210.00	\$84.00	\$ 19,740.00	\$84.00	\$ 19,740.00
80	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	265	\$75.90	\$ 20,113.50	\$75.90	\$ 20,113.50	\$77.00	\$ 20,405.00	\$75.90	\$ 20,113.50	\$75.90	\$ 20,113.50
81	HMA Pavement - Driveway (2.5"), 4MT 58-28 S	TON	15	\$130.00	\$ 1,950.00	\$130.00	\$ 1,950.00	\$140.00	\$ 2,100.00	\$130.00	\$ 1,950.00	\$130.00	\$ 1,950.00
82	Asphalt Flume (2")	TON	4	\$97.00	\$ 388.00	\$97.00	\$ 388.00	\$137.00	\$ 548.00	\$200.00	\$ 800.00	\$97.00	\$ 388.00
83	Asphaltic Tack Coat	SY	2,040	\$0.15	\$ 306.00	\$0.15	\$ 306.00	\$0.20	\$ 408.00	\$0.15	\$ 306.00	\$0.15	\$ 306.00
84	Storm Sewer - 18" RCP	LF	40	\$103.00	\$ 4,120.00	\$61.25	\$ 2,450.00	\$77.00	\$ 3,080.00	\$91.00	\$ 3,640.00	\$82.22	\$ 3,288.80
85	Storm Sewer - 18" RCP EW	EA	2	\$1,000.00	\$ 2,000.00	\$868.00	\$ 1,736.00	\$1,410.00	\$ 2,820.00	\$1,686.00	\$ 3,372.00	\$1,415.62	\$ 2,831.24
86	Relocate Existing Signs	LS	1	\$1,000.00	\$ 1,000.00	\$550.00	\$ 550.00	\$500.00	\$ 500.00	\$500.00	\$ 500.00	\$550.00	\$ 550.00
87	Pavement Marking Line - 4-inch Epoxy	LF	1,680	\$2.50	\$ 4,200.00	\$2.50	\$ 4,200.00	\$2.70	\$ 4,536.00	\$3.00	\$ 5,040.00	\$2.50	\$ 4,200.00
88	Pavement Marking Line - 8-inch Epoxy	LF	350	\$10.00	\$ 3,500.00	\$10.00	\$ 3,500.00	\$10.50	\$ 3,675.00	\$9.00	\$ 3,150.00	\$10.00	\$ 3,500.00
89	Pavement Marking Stop Line - 18-Inch Epoxy	LF	20	\$16.00	\$ 320.00	\$16.00	\$ 320.00	\$17.00	\$ 340.00	\$18.00	\$ 360.00	\$16.00	\$ 320.00
90	Pavement Marking Words and Arrows - Epoxy	EA	2	\$325.00	\$ 650.00	\$325.00	\$ 650.00	\$375.00	\$ 750.00	\$400.00	\$ 800.00	\$325.00	\$ 650.00
91	Street Sign - Speed Limit 25 MPG - R2-1 (24"x30")	EA	1	\$350.00	\$ 350.00	\$350.00	\$ 350.00	\$400.00	\$ 400.00	\$225.00	\$ 225.00	\$350.00	\$ 350.00
92	Erosion Mat W/ Topsoil, Seed & Fertilizer	SY	3,200	\$4.45	\$ 14,240.00	\$2.70	\$ 8,640.00	\$5.70	\$ 18,240.00	\$1.35	\$ 4,320.00	\$2.70	\$ 8,640.00
Subtotal - STH 136 Intersection Improvements				\$	139,921.00	\$	116,727.00	\$	153,437.00	\$	134,065.00	\$	119,638.55
Total - Industrial Park Road (Skinner Drive)				\$	2,449,542.31	\$	2,576,233.16	\$	2,813,627.00	\$	2,666,239.45	\$	3,024,170.45
North Section - Golf Course Road													
Street and Sidewalk													
93	Remove Existing Asphalt	SY	3,260	\$2.50	\$ 8,150.00	\$1.87	\$ 6,096.20	\$3.00	\$ 9,780.00	\$1.86	\$ 6,063.60	\$2.10	\$ 6,846.00
94	Sawcut Asphalt	LF	90	\$1.50	\$ 135.00	\$1.35	\$ 121.50	\$4.00	\$ 360.00	\$2.00	\$ 180.00	\$1.35	\$ 121.50
95	Excavation Below Subgrade (EBS) (Excavation Only)	CY	380	\$5.00	\$ 1,900.00	\$4.88	\$ 1,854.40	\$12.00	\$ 4,560.00	\$10.00	\$ 3,800.00	\$9.02	\$ 3,427.60
96	Common Excavation (2,250 CY +/-)	LS	1	\$11,250.00	\$ 11,250.00	\$10,980.00	\$ 10,980.00	\$32,000.00	\$ 32,000.00	\$33,300.00	\$ 33,300.00	\$18,425.97	\$ 18,425.97
97	Base Aggregate Dense - 1 3/4" - 6" Depth	TON	2,150	\$15.75	\$ 33,862.50	\$15.75	\$ 33,862.50	\$17.00	\$ 36,550.00	\$14.00	\$ 30,100.00	\$14.86	\$ 31,949.00
98	Base Aggregate Dense - 3" (Includes Base for EBS) - 8" Depth	TON	3,480	\$15.50	\$ 53,940.00	\$14.65	\$ 50,982.00	\$16.00	\$ 55,680.00	\$14.00	\$ 48,720.00	\$13.86	\$ 48,232.80
99	Finish Grading In Prep. Of Stone Base	LF	1,340	\$1.85	\$ 2,479.00	\$1.85	\$ 2,479.00	\$2.00	\$ 2,680.00	\$1.85	\$ 2,479.00	\$1.85	\$ 2,479.00
100	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	590	\$73.60	\$ 43,424.00	\$73.60	\$ 43,424.00	\$74.00	\$ 43,660.00	\$73.60	\$ 43,424.00	\$73.60	\$ 43,424.00
101	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	670	\$66.50	\$ 44,555.00	\$66.50	\$ 44,555.00	\$67.00	\$ 44,890.00	\$66.50	\$ 44,555.00	\$66.50	\$ 44,555.00
102	HMA Pavement - Driveway (2.5"), 4MT 58-28 S	TON	20	\$172.00	\$ 3,440.00	\$172.00	\$ 3,440.00	\$182.00	\$ 3,640.00	\$172.00	\$ 3,440.00	\$172.00	\$ 3,440.00
103	Asphaltic Tack Coat	SY	5,150	\$0.15	\$ 772.50	\$0.15	\$ 772.50	\$0.20	\$ 1,030.00	\$0.15	\$ 772.50	\$0.15	\$ 772.50
104	Inlet Protection - Type D	EA	5	\$155.00	\$ 775.00	\$155.00	\$ 775.00	\$175.00	\$ 875.00	\$100.00	\$ 500.00	\$155.00	\$ 775.00
105	Clear Stone Tracking Pad	TON	100	\$15.00	\$ 1,500.00	\$34.40	\$ 3,440.00	\$10.00	\$ 1,000.00	\$25.00	\$ 2,500.00	\$25.00	\$ 2,500.00
106	Restoration within ROW W/ Seed, Mulch, & Fertilizer (1800 SY +/-)	LS	1	\$1,800.00	\$ 1,800.00	\$1,800.00	\$ 1,800.00	\$7,200.00	\$ 7,200.00	\$1,500.00	\$ 1,500.00	\$1,800.00	\$ 1,800.00
107	Erosion Mat w/ Seed & Fertilizer	SY	1,800	\$2.70	\$ 4,860.00	\$2.70	\$ 4,860.00	\$3.00	\$ 5,400.00	\$1.35	\$ 2,430.00	\$2.70	\$ 4,860.00
108	Concrete Curb & Gutter - 30"	LF	2,578	\$19.00	\$ 48,982.00	\$19.00	\$ 48,982.00	\$18.00	\$ 46,404.00	\$19.62	\$ 50,580.36	\$19.00	\$ 48,982.00
109	Detectable Warning Field (2'x4')	EA	2	\$400.00	\$ 800.00	\$400.00	\$ 800.00	\$550.00	\$ 1,100.00	\$1,200.00	\$ 2,400.00	\$400.00	\$ 800.00
110	5" Concrete Sidewalk	SF	2,320	\$5.25	\$ 12,180.00	\$5.25	\$ 12,180.00	\$6.00	\$ 13,920.00	\$5.94	\$ 13,780.80	\$5.25	\$ 12,180.00
Subtotal - Street and Sidewalk				\$	274,805.00	\$	271,404.10	\$	310,729.00	\$	290,525.26	\$	275,570.37
Sanitary Sewer													
111	Reconstruct Existing Sanitary Manhole (Sta 67+55)	EA	1	\$1,550.00	\$ 1,550.00	\$1,550.00	\$ 1,550.00	\$1,150.00	\$ 1,150.00	\$1,192.00	\$ 1,192.00	\$2,116.22	\$ 2,116.22
112	Adjust Existing Sanitary Manhole Rim	EA	3	\$485.00	\$ 1,455.00	\$485.00	\$ 1,455.00	\$600.00	\$ 1,800.00	\$744.00	\$ 2,232.00	\$833.23	\$ 2,499.69
Subtotal - Sanitary Sewer				\$	3,005.00	\$	3,005.00	\$	2,950.00	\$	3,424.00	\$	4,615.91
Water Distribution													
113	Connect To Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,300.00	\$ 2,300.00	\$2,700.00	\$ 2,700.00	\$3,000.00	\$ 3,000.00	\$1,558.83	\$ 1,558.83
114	Water Main - 12" D.I.	LF	516	\$102.10	\$ 52,683.60	\$102.10	\$ 52,683.60	\$111.00	\$ 57,276.00	\$118.00	\$ 60,888.00	\$123.82	\$ 63,891.12
115	Water Main - 8" D.I.	LF	37	\$105.75	\$ 3,912.75	\$105.75	\$ 3,912.75	\$91.00	\$ 3,367.00	\$90.00	\$ 3,330.00	\$90.23	\$ 3,338.51
116	Gate Valves - 12"	EA	2	\$4,310.00	\$ 8,620.00	\$4,310.00	\$ 8,620.00	\$5,015.00	\$ 10,030.00	\$5,219.00	\$ 10,438.00	\$4,122.94	\$ 8,245.88
Subtotal - Water Distribution				\$	67,516.35	\$	67,516.35	\$	73,373.00	\$	77,656.00	\$	77,034.34

Storm Sewer													
117	Connect to Existing 6" Roof Drains	EA	2	\$200.00	\$ 400.00	\$200.00	\$ 400.00	\$1,000.00	\$ 2,000.00	\$500.00	\$ 1,000.00	\$468.17	\$ 936.34
118	Storm Sewer - 6" PVC	LF	110	\$31.75	\$ 3,492.50	\$20.00	\$ 2,200.00	\$32.00	\$ 3,520.00	\$55.00	\$ 6,050.00	\$33.68	\$ 3,704.80
119	Storm Sewer - 12" HDPE	LF	451	\$40.50	\$ 18,265.50	\$42.00	\$ 18,942.00	\$39.00	\$ 17,589.00	\$65.00	\$ 29,315.00	\$48.06	\$ 21,675.06
120	Storm Sewer - 12" RCP	LF	107	\$53.00	\$ 5,671.00	\$58.00	\$ 6,206.00	\$60.00	\$ 6,420.00	\$80.00	\$ 8,560.00	\$60.29	\$ 6,451.03
121	Storm Sewer - 15" HDPE	LF	38	\$45.00	\$ 1,710.00	\$57.25	\$ 2,175.50	\$61.00	\$ 2,318.00	\$65.00	\$ 2,470.00	\$54.44	\$ 2,068.72
122	Storm Sewer - 15" RCP	LF	17	\$70.00	\$ 1,190.00	\$60.25	\$ 1,024.25	\$84.00	\$ 1,428.00	\$95.00	\$ 1,615.00	\$70.06	\$ 1,191.02
123	Storm Sewer - 18" HDPE	LF	106	\$55.50	\$ 5,883.00	\$55.25	\$ 5,856.50	\$51.00	\$ 5,406.00	\$70.00	\$ 7,420.00	\$58.44	\$ 6,194.64
124	Storm Sewer - 18" RCP	LF	88	\$69.00	\$ 6,072.00	\$69.75	\$ 6,138.00	\$67.00	\$ 5,896.00	\$100.00	\$ 8,800.00	\$69.16	\$ 6,086.08
125	Storm Sewer - 24" HDPE	LF	15	\$75.00	\$ 1,125.00	\$93.00	\$ 1,395.00	\$86.00	\$ 1,290.00	\$84.00	\$ 1,260.00	\$76.25	\$ 1,143.75
126	Storm Sewer - 24" RCP	LF	134	\$91.00	\$ 12,194.00	\$93.50	\$ 12,529.00	\$95.00	\$ 12,730.00	\$110.00	\$ 14,740.00	\$95.46	\$ 12,791.64
127	Storm Sewer - 12" RCP Endwall	EA	6	\$900.00	\$ 5,400.00	\$765.00	\$ 4,590.00	\$1,050.00	\$ 6,300.00	\$1,346.00	\$ 8,076.00	\$1,294.29	\$ 7,765.74
128	Storm Sewer - 15" RCP Endwall	EA	1	\$950.00	\$ 950.00	\$805.00	\$ 805.00	\$1,150.00	\$ 1,150.00	\$1,538.00	\$ 1,538.00	\$1,341.76	\$ 1,341.76
129	Storm Sewer - 18" RCP Endwall	EA	1	\$1,000.00	\$ 1,000.00	\$868.00	\$ 868.00	\$1,260.00	\$ 1,260.00	\$1,686.00	\$ 1,686.00	\$1,415.62	\$ 1,415.62
130	Storm Sewer - 24" RCP Endwall	EA	2	\$1,860.00	\$ 3,720.00	\$1,001.00	\$ 2,002.00	\$1,430.00	\$ 2,860.00	\$2,635.00	\$ 5,270.00	\$1,547.51	\$ 3,095.02
131	Storm Sewer Manhole - 48" W/ Frame & Grate	EA	3	\$2,750.00	\$ 8,250.00	\$3,147.00	\$ 9,441.00	\$3,695.00	\$ 11,085.00	\$3,870.00	\$ 11,610.00	\$2,854.73	\$ 8,564.19
132	Storm Sewer Manhole - 48" Outlet Structure W/ Frame & Grate	EA	2	\$3,515.00	\$ 7,030.00	\$3,418.00	\$ 6,836.00	\$4,810.00	\$ 9,620.00	\$5,022.00	\$ 10,044.00	\$4,777.07	\$ 9,554.14
133	Remove Existing Storm Sewer	LS	1	\$2,500.00	\$ 2,500.00	\$1,000.00	\$ 1,000.00	\$3,000.00	\$ 3,000.00	\$1,500.00	\$ 1,500.00	\$3,204.45	\$ 3,204.45
134	4" Storm Cleanout	EA	2	\$550.00	\$ 1,100.00	\$500.00	\$ 1,000.00	\$600.00	\$ 1,200.00	\$370.00	\$ 740.00	\$1,531.01	\$ 3,062.02
135	Storm Sewer - 6" Perforated HDPE Underdrain w/ Clear Stone	LF	380	\$12.75	\$ 4,845.00	\$18.00	\$ 6,840.00	\$12.00	\$ 4,560.00	\$15.00	\$ 5,700.00	\$32.26	\$ 12,258.80
136	Storm Sewer Curb Inlet - 48" Manhole W/ Frame & Grate	EA	3	\$3,250.00	\$ 9,750.00	\$3,285.00	\$ 9,855.00	\$3,990.00	\$ 11,970.00	\$3,870.00	\$ 11,610.00	\$4,845.41	\$ 14,536.23
137	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	4	\$2,400.00	\$ 9,600.00	\$2,854.00	\$ 11,416.00	\$3,260.00	\$ 13,040.00	\$2,948.00	\$ 11,792.00	\$3,513.10	\$ 14,052.40
Subtotal - Storm Sewer				\$	110,148.00	\$	111,519.25	\$	124,642.00	\$	150,796.00	\$	141,093.45
Total - North Section - Golf Course Road				\$	455,474.35	\$	453,444.70	\$	511,694.00	\$	522,401.26	\$	498,314.07
Wengel Drive to Golf Course Road Utilities													
General													
138	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	600	\$16.25	\$ 9,750.00	\$17.60	\$ 10,560.00	\$17.00	\$ 10,200.00	\$14.50	\$ 8,700.00	\$16.70	\$ 10,020.00
139	Base Aggregate Dense - 3" - 6" Depth	TON	600	\$16.00	\$ 9,600.00	\$15.00	\$ 9,000.00	\$17.00	\$ 10,200.00	\$14.50	\$ 8,700.00	\$13.83	\$ 8,298.00
140	Common Excavation (700 CY+/-)	LS	1	\$7,000.00	\$ 7,000.00	\$3,416.00	\$ 3,416.00	\$17,000.00	\$ 17,000.00	\$12,200.00	\$ 12,200.00	\$5,370.06	\$ 5,370.06
141	HMA Pavement - Upper Layer (1.75"), 4MT 58-28 S	TON	6	\$115.00	\$ 690.00	\$115.00	\$ 690.00	\$135.00	\$ 810.00	\$115.00	\$ 690.00	\$115.00	\$ 690.00
142	HMA Pavement - Lower Layer (1.75"), 4MT 58-28 S	TON	6	\$115.00	\$ 690.00	\$115.00	\$ 690.00	\$135.00	\$ 810.00	\$115.00	\$ 690.00	\$115.00	\$ 690.00
143	Sawcut Asphalt	LF	50	\$1.50	\$ 75.00	\$1.35	\$ 67.50	\$4.00	\$ 200.00	\$2.00	\$ 100.00	\$1.35	\$ 67.50
144	Storm Sewer - 12" RCP	LF	30	\$75.00	\$ 2,250.00	\$50.25	\$ 1,507.50	\$70.00	\$ 2,100.00	\$80.00	\$ 2,400.00	\$73.96	\$ 2,218.80
145	Storm Sewer - 12" RCP EW	EA	2	\$900.00	\$ 1,800.00	\$765.00	\$ 1,530.00	\$1,100.00	\$ 2,200.00	\$1,346.00	\$ 2,692.00	\$1,294.29	\$ 2,588.58
146	Erosion Mat w/ Seed & Fertilizer	SY	1,500	\$2.70	\$ 4,050.00	\$2.70	\$ 4,050.00	\$3.00	\$ 4,500.00	\$1.35	\$ 2,025.00	\$2.70	\$ 4,050.00
147	Restoration W/ Seed, Mulch, & Fertilizer (4,000 SY +/-)	LS	1	\$4,000.00	\$ 4,000.00	\$4,000.00	\$ 4,000.00	\$4,000.00	\$ 4,000.00	\$2,500.00	\$ 2,500.00	\$4,000.00	\$ 4,000.00
Subtotal - General				\$	39,905.00	\$	35,511.00	\$	52,020.00	\$	40,697.00	\$	37,992.94
Sanitary Sewer													
148	Connect to Existing Sanitary Sewer	EA	1	\$950.00	\$ 950.00	\$950.00	\$ 950.00	\$2,000.00	\$ 2,000.00	\$1,500.00	\$ 1,500.00	\$937.40	\$ 937.40
149	Sanitary Sewer - 8" PVC SDR 35	LF	35	\$805.00	\$ 28,175.00	\$805.00	\$ 28,175.00	\$98.00	\$ 3,430.00	\$76.00	\$ 2,660.00	\$78.64	\$ 2,752.40
150	Sanitary Sewer - 10" PVC SDR 35	LF	3,187	\$57.50	\$ 183,252.50	\$57.50	\$ 183,252.50	\$49.00	\$ 156,163.00	\$80.00	\$ 254,960.00	\$62.26	\$ 198,422.62
151	Sanitary Sewer - 10" PVC SDR 26	LF	1,093	\$80.00	\$ 87,440.00	\$80.00	\$ 87,440.00	\$90.00	\$ 98,370.00	\$207.00	\$ 226,251.00	\$76.62	\$ 83,745.66
152	Sanitary Lateral - 6" PVC SDR 35	LF	33	\$54.85	\$ 1,810.05	\$54.85	\$ 1,810.05	\$89.00	\$ 2,937.00	\$75.00	\$ 2,475.00	\$54.75	\$ 1,806.75
153	Sanitary Sewer Televising	LF	4,280	\$0.60	\$ 2,568.00	\$0.60	\$ 2,568.00	\$1.50	\$ 6,420.00	\$1.50	\$ 6,420.00	\$5.00	\$ 21,400.00
154	Rock Excavation	LF	1,420	\$30.00	\$ 42,600.00	\$30.00	\$ 42,600.00	\$91.00	\$ 129,220.00	\$50.00	\$ 71,000.00	\$139.16	\$ 197,607.20
155	Sanitary Sewer - 48" Dia. Manhole (More than 15')	EA	3	\$6,670.00	\$ 20,010.00	\$6,670.00	\$ 20,010.00	\$22,520.00	\$ 67,560.00	\$14,239.00	\$ 42,717.00	\$14,626.47	\$ 43,879.41
156	Sanitary Sewer - 48" Dia. Manhole (Less than 15')	EA	8	\$4,760.00	\$ 38,080.00	\$4,760.00	\$ 38,080.00	\$6,320.00	\$ 50,560.00	\$6,282.00	\$ 50,256.00	\$5,866.82	\$ 46,934.56
Subtotal - Sanitary Sewer				\$	404,885.55	\$	404,885.55	\$	516,660.00	\$	658,239.00	\$	597,486.00

Water Distribution													
157	Water Main - 12" D.I.	LF	4,180	\$90.50	\$ 378,290.00	\$90.50	\$ 378,290.00	\$98.00	\$ 409,640.00	\$120.00	\$ 501,600.00	\$113.49	\$ 474,388.20
158	Water Main - 8" D.I.	LF	42	\$103.00	\$ 4,326.00	\$103.00	\$ 4,326.00	\$86.00	\$ 3,612.00	\$108.00	\$ 4,536.00	\$93.37	\$ 3,921.54
159	Water Main - 6" D.I.	LF	80	\$140.00	\$ 11,200.00	\$140.00	\$ 11,200.00	\$74.00	\$ 5,920.00	\$91.00	\$ 7,280.00	\$75.11	\$ 6,008.80
160	Hydrant - New w/ Marker Flag	EA	5	\$6,225.00	\$ 31,125.00	\$6,225.00	\$ 31,125.00	\$5,910.00	\$ 29,550.00	\$5,500.00	\$ 27,500.00	\$5,775.68	\$ 28,878.40
161	Remove & Salvage Existing Hydrant	EA	1	\$3,120.00	\$ 3,120.00	\$3,120.00	\$ 3,120.00	\$400.00	\$ 400.00	\$1,500.00	\$ 1,500.00	\$5,763.45	\$ 5,763.45
162	Rock Excavation	LF	400	\$0.01	\$ 4.00	\$30.00	\$ 12,000.00	\$36.00	\$ 14,400.00	\$25.00	\$ 10,000.00	\$33.04	\$ 13,216.00
163	Connect to Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,300.00	\$ 2,300.00	\$2,700.00	\$ 2,700.00	\$3,000.00	\$ 3,000.00	\$900.47	\$ 900.47
164	Gate Valves - 6"	LF	5	\$2,100.00	\$ 10,500.00	\$2,100.00	\$ 10,500.00	\$2,095.00	\$ 10,475.00	\$2,138.00	\$ 10,690.00	\$1,673.23	\$ 8,366.15
165	Gate Valves - 8"	LF	1	\$2,650.00	\$ 2,650.00	\$2,650.00	\$ 2,650.00	\$2,860.00	\$ 2,860.00	\$2,927.00	\$ 2,927.00	\$2,335.77	\$ 2,335.77
166	Gate Valves - 12"	EA	5	\$4,310.00	\$ 21,550.00	\$4,310.00	\$ 21,550.00	\$5,015.00	\$ 25,075.00	\$5,219.00	\$ 26,095.00	\$4,122.94	\$ 20,614.70
Subtotal - Water Distribution				\$	465,065.00	\$	477,061.00	\$	504,632.00	\$	595,128.00	\$	564,393.48
Total - Wengel Drive to Golf Course Road Utilities				\$	909,855.55	\$	917,457.55	\$	1,073,312.00	\$	1,294,064.00	\$	1,199,872.42
Total - Reedsburg Business Park Expansion				\$	3,814,872.21	\$	3,947,135.41	\$	4,398,633.00	\$	4,482,704.71	\$	4,722,356.94
Alternate 1 - Additional Grading													
1A	Clearing & Grubbing	LS	1	\$1,500.00	\$ 1,500.00	\$1.00	\$ 1.00	\$1,610.00	\$ 1,610.00	\$1,000.00	\$ 1,000.00	\$1,055.00	\$ 1,055.00
2A	Strip, Salvage, & Re-Spread Topsoil (+/- 1,850 CY)	LS	1	\$5,975.50	\$ 5,975.50	\$9,250.00	\$ 9,250.00	\$10,000.00	\$ 10,000.00	\$8,900.00	\$ 8,900.00	\$14,018.93	\$ 14,018.93
3A	Common Excavation - On-Site (+/- 6,000)	LS	1	\$18,480.00	\$ 18,480.00	\$18,120.00	\$ 18,120.00	\$30,000.00	\$ 30,000.00	\$20,000.00	\$ 20,000.00	\$22,086.68	\$ 22,086.68
4A	Stormwater Pond - Clay Liner (Trucked-In)	CY	600	\$0.01	\$ 6.00	\$20.00	\$ 12,000.00	\$10.00	\$ 6,000.00	\$21.00	\$ 12,600.00	\$43.50	\$ 26,100.00
5A	Rock Excavation (Including moving and placing material on-site)	CY	1580	\$11.40	\$ 18,012.00	\$5.79	\$ 9,148.20	\$30.00	\$ 47,400.00	\$20.00	\$ 31,600.00	\$14.80	\$ 23,384.00
6A	Engineered Soil (Infiltration Basin Bottom)	CY	100	\$55.00	\$ 5,500.00	\$48.50	\$ 4,850.00	\$55.00	\$ 5,500.00	\$50.00	\$ 5,000.00	\$119.88	\$ 11,988.00
7A	Erosion Mat Class II, Type B (Basin Overflow) w/ Seed & Fertilizer	SY	360	\$6.50	\$ 2,340.00	\$6.50	\$ 2,340.00	\$7.00	\$ 2,520.00	\$2.60	\$ 936.00	\$6.50	\$ 2,340.00
8A	Rip-Rap - Heavy	TON	80	\$30.00	\$ 2,400.00	\$51.00	\$ 4,080.00	\$80.00	\$ 6,400.00	\$75.00	\$ 6,000.00	\$56.10	\$ 4,488.00
9A	Silt Fence	LF	750	\$2.00	\$ 1,500.00	\$2.00	\$ 1,500.00	\$2.50	\$ 1,875.00	\$1.50	\$ 1,125.00	\$2.00	\$ 1,500.00
10A	Erosion Mat w/ Seed & Fertilizer	SY	7450	\$2.10	\$ 15,645.00	\$2.10	\$ 15,645.00	\$2.30	\$ 17,135.00	\$1.35	\$ 10,057.50	\$2.10	\$ 15,645.00
11A	Storm Sewer - 12" RCP	LF	84	\$75.00	\$ 6,300.00	\$58.00	\$ 4,872.00	\$60.00	\$ 5,040.00	\$80.00	\$ 6,720.00	\$62.06	\$ 5,213.04
12A	Storm Sewer - 24" RCP	LF	127	\$81.75	\$ 10,382.25	\$89.50	\$ 11,366.50	\$90.00	\$ 11,430.00	\$110.00	\$ 13,970.00	\$92.49	\$ 11,746.23
13A	Storm Sewer - 6" Perforated HDPE Underdrain w/ Clear Stone	LF	200	\$12.75	\$ 2,550.00	\$18.00	\$ 3,600.00	\$12.00	\$ 2,400.00	\$15.00	\$ 3,000.00	\$39.61	\$ 7,922.00
14A	Storm Sewer Manhole - 48" Outlet Structure W/ Frame & Grate	EA	2	\$3,515.00	\$ 7,030.00	\$3,902.00	\$ 7,804.00	\$5,100.00	\$ 10,200.00	\$5,022.00	\$ 10,044.00	\$4,777.07	\$ 9,554.14
15A	Storm Sewer - 12" RCP Endwall	EA	6	\$900.00	\$ 5,400.00	\$765.00	\$ 4,590.00	\$1,050.00	\$ 6,300.00	\$1,346.00	\$ 8,076.00	\$1,294.29	\$ 7,765.74
16A	Storm Sewer - 24" RCP Endwall	EA	2	\$1,860.00	\$ 3,720.00	\$1,001.00	\$ 2,002.00	\$1,430.00	\$ 2,860.00	\$2,635.00	\$ 5,270.00	\$1,697.59	\$ 3,395.18
Alternate 1 - Additional Grading				\$	106,740.75	\$	111,168.70	\$	166,670.00	\$	144,298.50	\$	168,201.94
TOTAL - Reedsburg Business Park Expansion Plus Alternate 1				\$	3,921,612.96	\$	4,058,304.11	\$	4,565,303.00	\$	4,627,003.21	\$	4,890,558.88

Reedsburg Business Park Expansion Continued				Parisi Construction , LLC.		R.G. Huston Company, Inc.		Michels Road & Stone, Inc.		James Peterson Sons, Inc. - Utility Division	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount
General											
1	Mobilization, Performance & Payment Bonds	LS	1	\$190,000.00	\$ 190,000.00	\$144,712.25	\$ 144,712.25	\$230,612.00	\$ 230,612.00	\$99,502.45	\$ 99,502.45
2	Traffic Control (Project)	LS	1	\$24,900.00	\$ 24,900.00	\$13,600.00	\$ 13,600.00	\$17,700.00	\$ 17,700.00	\$35,605.50	\$ 35,605.50
3	Project Identification Sign	LS	1	\$1,300.00	\$ 1,300.00	\$2,000.00	\$ 2,000.00	\$3,500.00	\$ 3,500.00	\$2,000.00	\$ 2,000.00
Subtotal - General				\$	216,200.00	\$	160,312.25	\$	251,812.00	\$	137,107.95
Lot Grading & Demolition											
4	Clearing & Grubbing	LS	1	\$40,400.00	\$ 40,400.00	\$58,000.00	\$ 58,000.00	\$39,348.00	\$ 39,348.00	\$74,550.00	\$ 74,550.00
5	Remove Existing Buildings including Asbestos materials including all footings and foundations. See Pre-Demolition Asbestos Inspection	LS	1	\$70,800.00	\$ 70,800.00	\$40,000.00	\$ 40,000.00	\$47,000.00	\$ 47,000.00	\$89,250.00	\$ 89,250.00
6	Strip, Salvage, & Re-Spread Topsoil	CY	86,000	\$5.80	\$ 498,800.00	\$4.55	\$ 391,300.00	\$5.50	\$ 473,000.00	\$5.76	\$ 495,360.00
7	Common Excavation - On-Site	CY	105,900	\$3.70	\$ 391,830.00	\$2.75	\$ 291,225.00	\$5.40	\$ 571,860.00	\$5.76	\$ 609,984.00
8	Rock Excavation (Including moving and placing material on-site)	CY	5,900	\$15.25	\$ 89,975.00	\$13.40	\$ 79,060.00	\$17.00	\$ 100,300.00	\$18.38	\$ 108,442.00
9	Stormwater Pond - Clay Liner (Trucked-In)	CY	900	\$27.25	\$ 24,525.00	\$32.00	\$ 28,800.00	\$27.00	\$ 24,300.00	\$39.90	\$ 35,910.00
10	Stormwater Pond - Clay Liner (On-Site Material)	CY	1,200	\$8.90	\$ 10,680.00	\$18.00	\$ 21,600.00	\$9.20	\$ 11,040.00	\$11.55	\$ 13,860.00
11	Engineered Soil (Infiltration Basin Bottom)	CY	220	\$100.00	\$ 22,000.00	\$93.00	\$ 20,460.00	\$122.00	\$ 26,840.00	\$50.93	\$ 11,204.60
12	Erosion Mat Class II, Type B (Basin Overflow) w/ Seed & Fertilizer	SY	270	\$5.40	\$ 1,458.00	\$2.50	\$ 675.00	\$25.00	\$ 6,750.00	\$5.36	\$ 1,447.20
13	Rip-Rap - Heavy	TON	90	\$50.00	\$ 4,500.00	\$68.00	\$ 6,120.00	\$75.00	\$ 6,750.00	\$52.50	\$ 4,725.00
14	Silt Fence	LF	2,460	\$1.90	\$ 4,674.00	\$2.00	\$ 4,920.00	\$3.25	\$ 7,995.00	\$1.95	\$ 4,797.00
15	Erosion Mat Class I, Type A w/ & Fertilizer	SY	4,900	\$2.80	\$ 13,720.00	\$1.20	\$ 5,880.00	\$3.50	\$ 17,150.00	\$2.84	\$ 13,916.00
16	Erosion Mat Class I, Type A w/ Native Seed Mix (Agrecol - Shortgrass Prairie for Medium Soils or approved equal) &	SY	10,420	\$3.30	\$ 34,386.00	\$1.35	\$ 14,067.00	\$2.80	\$ 29,176.00	\$3.26	\$ 33,969.20
17	Erosion Mat Class I, Type A w/ Native Seed Mix (Agrecol - Shortgrass Prairie for Dry Soils or approved equal) &	SY	10,950	\$3.30	\$ 36,135.00	\$1.43	\$ 15,658.50	\$2.90	\$ 31,755.00	\$3.26	\$ 35,697.00
18	Restoration w/ Seed, Fertilizer & Mulch	SY	268,000	\$0.50	\$ 134,000.00	\$0.83	\$ 222,440.00	\$0.55	\$ 147,400.00	\$0.51	\$ 136,680.00
Subtotal - Lot Grading & Demolition				\$	1,377,883.00	\$	1,200,205.50	\$	1,540,664.00	\$	1,669,792.00
Industrial Park Road (Skinner Drive)											
Street and Sidewalk											
19	Excavation Below Subgrade (EBS) (Excavation Only)	CY	360	\$6.50	\$ 2,340.00	\$10.00	\$ 3,600.00	\$20.00	\$ 7,200.00	\$18.90	\$ 6,804.00
20	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	3,710	\$16.75	\$ 62,142.50	\$18.50	\$ 68,635.00	\$18.70	\$ 69,377.00	\$17.85	\$ 66,223.50
21	Base Aggregate Dense - 3" (Includes Base for EBS) - 8"	TON	5,660	\$15.75	\$ 89,145.00	\$17.50	\$ 99,050.00	\$16.90	\$ 95,654.00	\$16.80	\$ 95,088.00
22	Finish Grading In Prep. Of Paving	LF	2,440	\$9.80	\$ 23,912.00	\$3.20	\$ 7,808.00	\$1.14	\$ 2,781.60	\$1.20	\$ 2,928.00
23	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	1,010	\$77.00	\$ 77,770.00	\$73.65	\$ 74,386.50	\$73.65	\$ 74,386.50	\$77.34	\$ 78,113.40
24	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	1,130	\$69.00	\$ 77,970.00	\$65.92	\$ 74,489.60	\$65.92	\$ 74,489.60	\$69.22	\$ 78,218.60
25	Asphalt Cleaning & Sweeping	SY	8,680	\$0.01	\$ 86.80	\$0.01	\$ 86.80	\$0.01	\$ 86.80	\$0.11	\$ 954.80
26	Asphaltic Tack Coat	SY	8,680	\$0.15	\$ 1,302.00	\$0.15	\$ 1,302.00	\$0.15	\$ 1,302.00	\$0.16	\$ 1,388.80
27	Street Sign - Stop Sign w/ Street Name Sign	EA	1	\$420.00	\$ 420.00	\$500.00	\$ 500.00	\$775.00	\$ 775.00	\$483.00	\$ 483.00
28	Street Sign - Speed Limit 25 MPG - R2-1 (24"x30")	EA	2	\$370.00	\$ 740.00	\$500.00	\$ 1,000.00	\$585.00	\$ 1,170.00	\$367.50	\$ 735.00
29	Restoration within ROW W/ Seed, Mulch, & Fertilizer (6,500 SY +/-)	LS	1	\$6,800.00	\$ 6,800.00	\$3,000.00	\$ 3,000.00	\$14,300.00	\$ 14,300.00	\$6,825.00	\$ 6,825.00
30	Inlet Protection - Type D	EA	19	\$160.00	\$ 3,040.00	\$110.00	\$ 2,090.00	\$175.00	\$ 3,325.00	\$162.75	\$ 3,092.25
31	Gateway Business Park Sign - (Include \$25,000 in bid as allowance for design and construction of Gateway sign.	LS	1	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00
32	Clear Stone Tracking Pad	TON	80	\$46.00	\$ 3,680.00	\$36.00	\$ 2,880.00	\$24.30	\$ 1,944.00	\$36.75	\$ 2,940.00
33	Concrete Curb & Gutter - 30"	LF	4,905	\$19.60	\$ 96,138.00	\$19.19	\$ 94,126.95	\$19.00	\$ 93,195.00	\$20.14	\$ 98,786.70
34	5" Concrete Sidewalk	SF	12,220	\$5.45	\$ 66,599.00	\$5.95	\$ 72,709.00	\$5.25	\$ 64,155.00	\$5.57	\$ 68,065.40
Subtotal - Street and Sidewalk				\$	537,085.30	\$	530,663.85	\$	529,141.50	\$	535,646.45

Sanitary Sewer											
35	Sanitary Sewer - 8" PVC SDR 35	LF	1,789	\$50.00	\$ 89,450.00	\$58.00	\$ 103,762.00	\$49.00	\$ 87,661.00	\$46.52	\$ 83,224.28
36	Sanitary Sewer Televising	LF	1,789	\$3.20	\$ 5,724.80	\$3.00	\$ 5,367.00	\$4.00	\$ 7,156.00	\$4.52	\$ 8,086.28
37	Sanitary Sewer Service - 6" PVC SDR 35	LF	420	\$47.75	\$ 20,055.00	\$48.00	\$ 20,160.00	\$49.00	\$ 20,580.00	\$76.42	\$ 32,096.40
38	Rock Excavation	LF	900	\$30.25	\$ 27,225.00	\$33.65	\$ 30,285.00	\$32.00	\$ 28,800.00	\$30.19	\$ 27,171.00
39	Sanitary Sewer - 48" Dia. Manhole	EA	9	\$7,600.00	\$ 68,400.00	\$6,700.00	\$ 60,300.00	\$5,200.00	\$ 46,800.00	\$5,842.42	\$ 52,581.78
Subtotal - Sanitary Sewer				\$	210,854.80	\$	219,874.00	\$	190,997.00	\$	203,159.74
Water Distribution											
40	Water Main - 12" D.I.	LF	2,017	\$110.00	\$ 221,870.00	\$113.00	\$ 227,921.00	\$100.00	\$ 201,700.00	\$96.92	\$ 195,487.64
41	Water Main - 8" D.I.	LF	270	\$79.00	\$ 21,330.00	\$87.00	\$ 23,490.00	\$90.00	\$ 24,300.00	\$105.49	\$ 28,482.30
42	Water Main - 6" D.I.	LF	54	\$83.00	\$ 4,482.00	\$74.00	\$ 3,996.00	\$80.00	\$ 4,320.00	\$88.91	\$ 4,801.14
43	Gate Valves - 6"	EA	6	\$3,400.00	\$ 20,400.00	\$2,500.00	\$ 15,000.00	\$2,400.00	\$ 14,400.00	\$2,061.80	\$ 12,370.80
44	Gate Valves - 12"	EA	7	\$6,800.00	\$ 47,600.00	\$5,400.00	\$ 37,800.00	\$4,000.00	\$ 28,000.00	\$5,080.40	\$ 35,562.80
45	Relocate Existing Hydrant	EA	1	\$2,300.00	\$ 2,300.00	\$1,000.00	\$ 1,000.00	\$2,000.00	\$ 2,000.00	\$2,560.90	\$ 2,560.90
46	Hydrant - New w/ Marker Flag	EA	5	\$6,300.00	\$ 31,500.00	\$5,550.00	\$ 27,750.00	\$6,000.00	\$ 30,000.00	\$5,502.20	\$ 27,511.00
47	Connect to Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,340.00	\$ 2,340.00	\$3,000.00	\$ 3,000.00	\$4,155.20	\$ 4,155.20
48	Rock Excavation	LF	500	\$25.00	\$ 12,500.00	\$26.70	\$ 13,350.00	\$30.00	\$ 15,000.00	\$24.57	\$ 12,285.00
Subtotal - Water Distribution				\$	364,282.00	\$	352,647.00	\$	322,720.00	\$	323,216.78
Storm Sewer											
49	Storm Sewer - 12" HDPE	LF	69	\$52.00	\$ 3,588.00	\$38.00	\$ 2,622.00	\$50.00	\$ 3,450.00	\$93.71	\$ 6,465.99
50	Storm Sewer - 15" HDPE	LF	593	\$49.25	\$ 29,205.25	\$44.00	\$ 26,092.00	\$44.00	\$ 26,092.00	\$67.95	\$ 40,294.35
51	Storm Sewer - 15" RCP	LF	7	\$120.00	\$ 840.00	\$53.00	\$ 371.00	\$60.00	\$ 420.00	\$80.62	\$ 564.34
52	Storm Sewer - 18" HDPE	LF	762	\$54.00	\$ 41,148.00	\$53.00	\$ 40,386.00	\$47.00	\$ 35,814.00	\$43.29	\$ 32,986.98
53	Storm Sewer - 24" HDPE	LF	349	\$67.00	\$ 23,383.00	\$67.00	\$ 23,383.00	\$62.00	\$ 21,638.00	\$58.09	\$ 20,273.41
54	Storm Sewer - 24" RCP	LF	117	\$70.00	\$ 8,190.00	\$81.00	\$ 9,477.00	\$80.00	\$ 9,360.00	\$78.19	\$ 9,148.23
55	Storm Sewer - 30" HDPE	LF	440	\$88.00	\$ 38,720.00	\$87.00	\$ 38,280.00	\$75.00	\$ 33,000.00	\$69.22	\$ 30,456.80
56	Storm Sewer - 30" RCP	LF	31	\$120.00	\$ 3,720.00	\$105.00	\$ 3,255.00	\$110.00	\$ 3,410.00	\$149.40	\$ 4,631.40
57	Storm Sewer - 36" HDPE	LF	421	\$110.00	\$ 46,310.00	\$107.00	\$ 45,047.00	\$85.00	\$ 35,785.00	\$80.19	\$ 33,759.99
58	Storm Sewer - 36" RCP	LF	35	\$150.00	\$ 5,250.00	\$135.00	\$ 4,725.00	\$140.00	\$ 4,900.00	\$172.60	\$ 6,041.00
59	Storm Sewer - 24" RCP Endwall W/Trash Rack	EA	1	\$2,800.00	\$ 2,800.00	\$3,100.00	\$ 3,100.00	\$2,500.00	\$ 2,500.00	\$2,907.68	\$ 2,907.68
60	Storm Sewer - 30" RCP Endwall W/Trash Rack	EA	1	\$3,300.00	\$ 3,300.00	\$3,700.00	\$ 3,700.00	\$2,800.00	\$ 2,800.00	\$3,484.72	\$ 3,484.72
61	Storm Sewer - 36" RCP Endwall W/Trash Rack	EA	1	\$3,900.00	\$ 3,900.00	\$5,000.00	\$ 5,000.00	\$3,700.00	\$ 3,700.00	\$4,741.97	\$ 4,741.97
62	Storm Sewer Field Inlet - 36" W/ Frame & Grate	EA	1	\$3,100.00	\$ 3,100.00	\$2,850.00	\$ 2,850.00	\$4,100.00	\$ 4,100.00	\$2,438.68	\$ 2,438.68
63	Storm Sewer Field Inlet - 48" W/Frame & Grate	EA	1	\$3,600.00	\$ 3,600.00	\$2,750.00	\$ 2,750.00	\$5,000.00	\$ 5,000.00	\$3,914.68	\$ 3,914.68
64	Storm Sewer Manhole - 48" Outlet Structure	EA	1	\$5,000.00	\$ 5,000.00	\$3,600.00	\$ 3,600.00	\$6,000.00	\$ 6,000.00	\$2,789.95	\$ 2,789.95
65	Storm Sewer Manhole - 48" W/ Frame & Grate	EA	3	\$3,600.00	\$ 10,800.00	\$2,750.00	\$ 8,250.00	\$5,200.00	\$ 15,600.00	\$3,376.14	\$ 10,128.42
66	Storm Sewer Manhole - 60" W/Frame & Grate	EA	1	\$3,200.00	\$ 3,200.00	\$4,350.00	\$ 4,350.00	\$6,200.00	\$ 6,200.00	\$4,286.39	\$ 4,286.39
67	Storm Sewer Manhole - 72" W/Frame & Grate	EA	2	\$5,600.00	\$ 11,200.00	\$5,700.00	\$ 11,400.00	\$7,000.00	\$ 14,000.00	\$5,467.11	\$ 10,934.22
68	Storm Sewer Curb Inlet - 48" Manhole W/ Frame & Grate	EA	2	\$3,800.00	\$ 7,600.00	\$3,000.00	\$ 6,000.00	\$5,000.00	\$ 10,000.00	\$3,217.88	\$ 6,435.76
69	Storm Sewer Curb Inlet - 60" Manhole W/ Frame & Grate	EA	3	\$3,200.00	\$ 9,600.00	\$4,600.00	\$ 13,800.00	\$5,700.00	\$ 17,100.00	\$4,821.44	\$ 14,464.32
70	Storm Sewer Curb Inlet - 72" Manhole W/ Frame & Grate	EA	3	\$5,900.00	\$ 17,700.00	\$6,000.00	\$ 18,000.00	\$6,500.00	\$ 19,500.00	\$6,139.15	\$ 18,417.45
71	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	11	\$3,400.00	\$ 37,400.00	\$2,600.00	\$ 28,600.00	\$2,800.00	\$ 30,800.00	\$2,818.44	\$ 31,002.84
Subtotal - Storm Sewer				\$	319,554.25	\$	305,038.00	\$	311,169.00	\$	300,569.57
STH 136 Intersection Improvements											
72	Sawcut Asphalt	LF	1,680	\$1.80	\$ 3,024.00	\$1.75	\$ 2,940.00	\$1.75	\$ 2,940.00	\$1.42	\$ 2,385.60
73	Remove Existing Asphalt (+/- 790 SY)	LS	1	\$2,600.00	\$ 2,600.00	\$2,430.00	\$ 2,430.00	\$5,000.00	\$ 5,000.00	\$3,675.00	\$ 3,675.00
74	Common Excavation - On-Site (+/- 1,220 CY)	LS	1	\$15,500.00	\$ 15,500.00	\$21,000.00	\$ 21,000.00	\$34,000.00	\$ 34,000.00	\$30,450.00	\$ 30,450.00
75	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	910	\$18.50	\$ 16,835.00	\$18.50	\$ 16,835.00	\$18.70	\$ 17,017.00	\$19.95	\$ 18,154.50
76	Base Aggregate Dense - 3" - 8" Depth	TON	1,220	\$17.25	\$ 21,045.00	\$17.50	\$ 21,350.00	\$16.90	\$ 20,618.00	\$18.90	\$ 23,058.00
77	Base Aggregate Dense - 3/4" (Shouldering)	TON	100	\$30.00	\$ 3,000.00	\$23.00	\$ 2,300.00	\$67.00	\$ 6,700.00	\$36.75	\$ 3,675.00
78	Finish Grading In Prep. of Paving	LF	890	\$1.80	\$ 1,602.00	\$5.85	\$ 5,206.50	\$3.15	\$ 2,803.50	\$3.31	\$ 2,945.90

79	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	235	\$88.00	\$ 20,680.00	\$84.00	\$ 19,740.00	\$84.00	\$ 19,740.00	\$88.20	\$ 20,727.00
80	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	265	\$80.00	\$ 21,200.00	\$75.90	\$ 20,113.50	\$75.90	\$ 20,113.50	\$79.70	\$ 21,120.50
81	HMA Pavement - Driveway (2.5"), 4MT 58-28 S	TON	15	\$140.00	\$ 2,100.00	\$130.00	\$ 1,950.00	\$130.00	\$ 1,950.00	\$136.50	\$ 2,047.50
82	Asphalt Flume (2")	TON	4	\$100.00	\$ 400.00	\$97.00	\$ 388.00	\$97.00	\$ 388.00	\$101.85	\$ 407.40
83	Asphaltic Tack Coat	SY	2,040	\$0.15	\$ 306.00	\$0.15	\$ 306.00	\$0.15	\$ 306.00	\$0.16	\$ 326.40
84	Storm Sewer - 18" RCP	LF	40	\$71.00	\$ 2,840.00	\$57.00	\$ 2,280.00	\$100.00	\$ 4,000.00	\$69.40	\$ 2,776.00
85	Storm Sewer - 18" RCP EW	EA	2	\$2,300.00	\$ 4,600.00	\$1,400.00	\$ 2,800.00	\$2,400.00	\$ 4,800.00	\$1,136.12	\$ 2,272.24
86	Relocate Existing Signs	LS	1	\$1,000.00	\$ 1,000.00	\$460.00	\$ 460.00	\$550.00	\$ 550.00	\$2,000.00	\$ 2,000.00
87	Pavement Marking Line - 4-inch Epoxy	LF	1,680	\$2.60	\$ 4,368.00	\$2.50	\$ 4,200.00	\$2.50	\$ 4,200.00	\$3.26	\$ 5,476.80
88	Pavement Marking Line - 8-inch Epoxy	LF	350	\$10.50	\$ 3,675.00	\$10.00	\$ 3,500.00	\$10.00	\$ 3,500.00	\$7.72	\$ 2,702.00
89	Pavement Marking Stop Line - 18-Inch Epoxy	LF	20	\$16.75	\$ 335.00	\$16.00	\$ 320.00	\$16.00	\$ 320.00	\$11.03	\$ 220.60
90	Pavement Marking Words and Arrows - Epoxy	EA	2	\$340.00	\$ 680.00	\$325.00	\$ 650.00	\$325.00	\$ 650.00	\$393.75	\$ 787.50
91	Street Sign - Speed Limit 25 MPG - R2-1 (24"x30")	EA	1	\$370.00	\$ 370.00	\$500.00	\$ 500.00	\$585.00	\$ 585.00	\$367.50	\$ 367.50
92	Erosion Mat W/ Topsoil, Seed & Fertilizer	SY	3,200	\$2.80	\$ 8,960.00	\$2.00	\$ 6,400.00	\$6.30	\$ 20,160.00	\$2.84	\$ 9,088.00
Subtotal - STH 136 Intersection Improvements				\$	135,120.00	\$	135,669.00	\$	170,341.00	\$	154,663.44
Total - Industrial Park Road (Skinner Drive)				\$	3,160,979.35	\$	2,904,409.60	\$	3,316,844.50	\$	3,324,155.93
North Section - Golf Course Road											
Street and Sidewalk											
93	Remove Existing Asphalt	SY	3,260	\$3.30	\$ 10,758.00	\$3.00	\$ 9,780.00	\$5.50	\$ 17,930.00	\$3.68	\$ 11,996.80
94	Sawcut Asphalt	LF	90	\$1.80	\$ 162.00	\$1.75	\$ 157.50	\$1.75	\$ 157.50	\$1.42	\$ 127.80
95	Excavation Below Subgrade (EBS) (Excavation Only)	CY	380	\$12.25	\$ 4,655.00	\$34.00	\$ 12,920.00	\$20.00	\$ 7,600.00	\$21.00	\$ 7,980.00
96	Common Excavation (2,250 CY +/-)	LS	1	\$11,700.00	\$ 11,700.00	\$39,000.00	\$ 39,000.00	\$37,000.00	\$ 37,000.00	\$74,550.00	\$ 74,550.00
97	Base Aggregate Dense - 1 3/4" - 6" Depth	TON	2,150	\$16.50	\$ 35,475.00	\$18.50	\$ 39,775.00	\$18.70	\$ 40,205.00	\$17.85	\$ 38,377.50
98	Base Aggregate Dense - 3" (Includes Base for EBS) - 8" Depth	TON	3,480	\$16.00	\$ 55,680.00	\$17.50	\$ 60,900.00	\$16.90	\$ 58,812.00	\$16.80	\$ 58,464.00
99	Finish Grading In Prep. Of Stone Base	LF	1,340	\$9.40	\$ 12,596.00	\$2.90	\$ 3,886.00	\$1.85	\$ 2,479.00	\$1.95	\$ 2,613.00
100	HMA Pavement - Upper Layer (2"), 4MT 58-28 S	TON	590	\$77.00	\$ 45,430.00	\$73.60	\$ 43,424.00	\$73.60	\$ 43,424.00	\$77.28	\$ 45,595.20
101	HMA Pavement - Lower Layer (2.25"), 3MT 58-28 S	TON	670	\$70.00	\$ 46,900.00	\$66.50	\$ 44,555.00	\$66.50	\$ 44,555.00	\$69.83	\$ 46,786.10
102	HMA Pavement - Driveway (2.5"), 4MT 58-28 S	TON	20	\$180.00	\$ 3,600.00	\$172.00	\$ 3,440.00	\$172.00	\$ 3,440.00	\$180.60	\$ 3,612.00
103	Asphaltic Tack Coat	SY	5,150	\$0.15	\$ 772.50	\$0.15	\$ 772.50	\$0.15	\$ 772.50	\$0.16	\$ 824.00
104	Inlet Protection - Type D	EA	5	\$160.00	\$ 800.00	\$110.00	\$ 550.00	\$175.00	\$ 875.00	\$162.75	\$ 813.75
105	Clear Stone Tracking Pad	TON	100	\$46.00	\$ 4,600.00	\$36.00	\$ 3,600.00	\$24.30	\$ 2,430.00	\$26.25	\$ 2,625.00
106	Restoration within ROW W/ Seed, Mulch, & Fertilizer (1800 SY +/-)	LS	1	\$1,900.00	\$ 1,900.00	\$3,000.00	\$ 3,000.00	\$6,300.00	\$ 6,300.00	\$1,890.00	\$ 1,890.00
107	Erosion Mat w/ Seed & Fertilizer	SY	1,800	\$2.80	\$ 5,040.00	\$2.50	\$ 4,500.00	\$3.50	\$ 6,300.00	\$2.84	\$ 5,112.00
108	Concrete Curb & Gutter - 30"	LF	2,578	\$20.50	\$ 52,849.00	\$19.19	\$ 49,471.82	\$19.00	\$ 48,982.00	\$20.14	\$ 51,920.92
109	Detectable Warning Field (2'x4')	EA	2	\$425.00	\$ 850.00	\$404.04	\$ 808.08	\$400.00	\$ 800.00	\$424.00	\$ 848.00
110	5" Concrete Sidewalk	SF	2,320	\$7.40	\$ 17,168.00	\$6.00	\$ 13,920.00	\$5.25	\$ 12,180.00	\$5.57	\$ 12,922.40
Subtotal - Street and Sidewalk				\$	310,935.50	\$	334,459.90	\$	334,242.00	\$	367,058.47
Sanitary Sewer											
111	Reconstruct Existing Sanitary Manhole (Sta 67+55)	EA	1	\$2,200.00	\$ 2,200.00	\$3,200.00	\$ 3,200.00	\$2,000.00	\$ 2,000.00	\$3,290.75	\$ 3,290.75
112	Adjust Existing Sanitary Manhole Rim	EA	3	\$1,100.00	\$ 3,300.00	\$220.00	\$ 660.00	\$700.00	\$ 2,100.00	\$911.30	\$ 2,733.90
Subtotal - Sanitary Sewer				\$	5,500.00	\$	3,860.00	\$	4,100.00	\$	6,024.65
Water Distribution											
113	Connect To Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,340.00	\$ 2,340.00	\$3,000.00	\$ 3,000.00	\$3,155.20	\$ 3,155.20
114	Water Main - 12" D.I.	LF	516	\$110.00	\$ 56,760.00	\$117.00	\$ 60,372.00	\$100.00	\$ 51,600.00	\$112.57	\$ 58,086.12
115	Water Main - 8" D.I.	LF	37	\$180.00	\$ 6,660.00	\$88.00	\$ 3,256.00	\$100.00	\$ 3,700.00	\$117.73	\$ 4,356.01
116	Gate Valves - 12"	EA	2	\$6,800.00	\$ 13,600.00	\$5,400.00	\$ 10,800.00	\$4,000.00	\$ 8,000.00	\$5,080.40	\$ 10,160.80
Subtotal - Water Distribution				\$	79,320.00	\$	76,768.00	\$	66,300.00	\$	75,758.13
Storm Sewer											
117	Connect to Existing 6" Roof Drains	EA	2	\$560.00	\$ 1,120.00	\$900.00	\$ 1,800.00	\$200.00	\$ 400.00	\$215.35	\$ 430.70
118	Storm Sewer - 6" PVC	LF	110	\$57.00	\$ 6,270.00	\$32.00	\$ 3,520.00	\$32.00	\$ 3,520.00	\$41.55	\$ 4,570.50
119	Storm Sewer - 12" HDPE	LF	451	\$44.25	\$ 19,956.75	\$38.00	\$ 17,138.00	\$44.00	\$ 19,844.00	\$53.52	\$ 24,137.52
120	Storm Sewer - 12" RCP	LF	107	\$63.00	\$ 6,741.00	\$48.00	\$ 5,136.00	\$60.00	\$ 6,420.00	\$54.05	\$ 5,783.35
121	Storm Sewer - 15" HDPE	LF	38	\$54.00	\$ 2,052.00	\$44.00	\$ 1,672.00	\$50.00	\$ 1,900.00	\$88.56	\$ 3,365.28

122	Storm Sewer - 15" RCP	LF	17	\$100.00	\$ 1,700.00	\$53.00	\$ 901.00	\$72.00	\$ 1,224.00	\$80.62	\$ 1,370.54
123	Storm Sewer - 18" HDPE	LF	106	\$61.00	\$ 6,466.00	\$53.00	\$ 5,618.00	\$50.00	\$ 5,300.00	\$48.95	\$ 5,188.70
124	Storm Sewer - 18" RCP	LF	88	\$68.00	\$ 5,984.00	\$57.00	\$ 5,016.00	\$60.00	\$ 5,280.00	\$82.53	\$ 7,262.64
125	Storm Sewer - 24" HDPE	LF	15	\$78.00	\$ 1,170.00	\$67.00	\$ 1,005.00	\$65.00	\$ 975.00	\$90.58	\$ 1,358.70
126	Storm Sewer - 24" RCP	LF	134	\$88.00	\$ 11,792.00	\$80.00	\$ 10,720.00	\$80.00	\$ 10,720.00	\$86.69	\$ 11,616.46
127	Storm Sewer - 12" RCP Endwall	EA	6	\$2,000.00	\$ 12,000.00	\$1,300.00	\$ 7,800.00	\$1,500.00	\$ 9,000.00	\$998.48	\$ 5,990.88
128	Storm Sewer - 15" RCP Endwall	EA	1	\$2,200.00	\$ 2,200.00	\$1,330.00	\$ 1,330.00	\$1,600.00	\$ 1,600.00	\$1,038.64	\$ 1,038.64
129	Storm Sewer - 18" RCP Endwall	EA	1	\$2,300.00	\$ 2,300.00	\$1,400.00	\$ 1,400.00	\$1,700.00	\$ 1,700.00	\$1,136.12	\$ 1,136.12
130	Storm Sewer - 24" RCP Endwall	EA	2	\$2,800.00	\$ 5,600.00	\$1,540.00	\$ 3,080.00	\$2,300.00	\$ 4,600.00	\$1,293.68	\$ 2,587.36
131	Storm Sewer Manhole - 48" W/ Frame & Grate	EA	3	\$3,600.00	\$ 10,800.00	\$2,750.00	\$ 8,250.00	\$5,100.00	\$ 15,300.00	\$3,925.23	\$ 11,775.69
132	Storm Sewer Manhole - 48" Outlet Structure W/ Frame & Grate	EA	2	\$5,000.00	\$ 10,000.00	\$3,620.00	\$ 7,240.00	\$6,000.00	\$ 12,000.00	\$2,630.35	\$ 5,260.70
133	Remove Existing Storm Sewer	LS	1	\$6,100.00	\$ 6,100.00	\$3,200.00	\$ 3,200.00	\$11,000.00	\$ 11,000.00	\$500.00	\$ 500.00
134	4" Storm Cleanout	EA	2	\$410.00	\$ 820.00	\$675.00	\$ 1,350.00	\$700.00	\$ 1,400.00	\$150.00	\$ 300.00
135	Storm Sewer - 6" Perforated HDPE Underdrain w/ Clear Stone	LF	380	\$14.50	\$ 5,510.00	\$22.00	\$ 8,360.00	\$24.00	\$ 9,120.00	\$20.00	\$ 7,600.00
136	Storm Sewer Curb Inlet - 48" Manhole W/ Frame & Grate	EA	3	\$3,800.00	\$ 11,400.00	\$3,000.00	\$ 9,000.00	\$5,100.00	\$ 15,300.00	\$3,280.32	\$ 9,840.96
137	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	4	\$3,400.00	\$ 13,600.00	\$2,600.00	\$ 10,400.00	\$2,800.00	\$ 11,200.00	\$2,395.36	\$ 9,581.44
Subtotal - Storm Sewer				\$	143,581.75	\$	113,936.00	\$	147,803.00	\$	120,696.18
Total - North Section - Golf Course Road				\$	539,337.25	\$	529,023.90	\$	552,445.00	\$	569,537.43
Wengel Drive to Golf Course Road Utilities											
General											
138	Base Aggregate Dense - 1 1/4" - 6" Depth	TON	600	\$19.25	\$ 11,550.00	\$26.00	\$ 15,600.00	\$18.70	\$ 11,220.00	\$18.90	\$ 11,340.00
139	Base Aggregate Dense - 3" - 6" Depth	TON	600	\$16.50	\$ 9,900.00	\$22.00	\$ 13,200.00	\$16.90	\$ 10,140.00	\$19.95	\$ 11,970.00
140	Common Excavation (700 CY+/-)	LS	1	\$5,800.00	\$ 5,800.00	\$12,000.00	\$ 12,000.00	\$21,000.00	\$ 21,000.00	\$49,140.00	\$ 49,140.00
141	HMA Pavement - Upper Layer (1.75"), 4MT 58-28 S	TON	6	\$120.00	\$ 720.00	\$115.00	\$ 690.00	\$115.00	\$ 690.00	\$120.75	\$ 724.50
142	HMA Pavement - Lower Layer (1.75"), 4MT 58-28 S	TON	6	\$120.00	\$ 720.00	\$115.00	\$ 690.00	\$115.00	\$ 690.00	\$120.75	\$ 724.50
143	Sawcut Asphalt	LF	50	\$1.80	\$ 90.00	\$1.75	\$ 87.50	\$1.75	\$ 87.50	\$1.42	\$ 71.00
144	Storm Sewer - 12" RCP	LF	30	\$69.00	\$ 2,070.00	\$48.00	\$ 1,440.00	\$100.00	\$ 3,000.00	\$62.55	\$ 1,876.50
145	Storm Sewer - 12" RCP EW	EA	2	\$2,000.00	\$ 4,000.00	\$1,300.00	\$ 2,600.00	\$1,500.00	\$ 3,000.00	\$998.48	\$ 1,996.96
146	Erosion Mat w/ Seed & Fertilizer	SY	1,500	\$2.80	\$ 4,200.00	\$2.00	\$ 3,000.00	\$3.50	\$ 5,250.00	\$2.84	\$ 4,260.00
147	Restoration W/ Seed, Mulch, & Fertilizer (4,000 SY +/-)	LS	1	\$4,200.00	\$ 4,200.00	\$6,000.00	\$ 6,000.00	\$10,200.00	\$ 10,200.00	\$4,200.00	\$ 4,200.00
Subtotal - General				\$	43,250.00	\$	55,307.50	\$	65,277.50	\$	86,303.46
Sanitary Sewer											
148	Connect to Existing Sanitary Sewer	EA	1	\$2,300.00	\$ 2,300.00	\$865.00	\$ 865.00	\$1,000.00	\$ 1,000.00	\$1,616.75	\$ 1,616.75
149	Sanitary Sewer - 8" PVC SDR 35	LF	35	\$69.00	\$ 2,415.00	\$87.00	\$ 3,045.00	\$100.00	\$ 3,500.00	\$150.15	\$ 5,255.25
150	Sanitary Sewer - 10" PVC SDR 35	LF	3,187	\$61.00	\$ 194,407.00	\$120.00	\$ 382,440.00	\$62.00	\$ 197,594.00	\$52.84	\$ 168,401.08
151	Sanitary Sewer - 10" PVC SDR 26	LF	1,093	\$210.00	\$ 229,530.00	\$166.00	\$ 181,438.00	\$169.00	\$ 184,717.00	\$302.05	\$ 330,140.65
152	Sanitary Lateral - 6" PVC SDR 35	LF	33	\$53.00	\$ 1,749.00	\$84.00	\$ 2,772.00	\$50.00	\$ 1,650.00	\$140.29	\$ 4,629.57
153	Sanitary Sewer Televising	LF	4,280	\$3.20	\$ 13,696.00	\$3.00	\$ 12,840.00	\$3.00	\$ 12,840.00	\$3.53	\$ 15,108.40
154	Rock Excavation	LF	1,420	\$52.00	\$ 73,840.00	\$65.00	\$ 92,300.00	\$80.00	\$ 113,600.00	\$82.59	\$ 117,277.80
155	Sanitary Sewer - 48" Dia. Manhole (More than 15')	EA	3	\$10,400.00	\$ 31,200.00	\$7,400.00	\$ 22,200.00	\$14,000.00	\$ 42,000.00	\$13,823.81	\$ 41,471.43
156	Sanitary Sewer - 48" Dia. Manhole (Less than 15')	EA	8	\$7,600.00	\$ 60,800.00	\$6,700.00	\$ 53,600.00	\$5,200.00	\$ 41,600.00	\$5,874.22	\$ 46,993.76
Subtotal - Sanitary Sewer				\$	609,937.00	\$	751,500.00	\$	598,501.00	\$	730,894.69
Water Distribution											
157	Water Main - 12" D.I.	LF	4,180	\$110.00	\$ 459,800.00	\$144.00	\$ 601,920.00	\$95.00	\$ 397,100.00	\$93.17	\$ 389,450.60
158	Water Main - 8" D.I.	LF	42	\$80.00	\$ 3,360.00	\$87.00	\$ 3,654.00	\$80.00	\$ 3,360.00	\$107.10	\$ 4,498.20
159	Water Main - 6" D.I.	LF	80	\$84.00	\$ 6,720.00	\$74.00	\$ 5,920.00	\$80.00	\$ 6,400.00	\$88.24	\$ 7,059.20
160	Hydrant - New w/ Marker Flag	EA	5	\$6,300.00	\$ 31,500.00	\$5,550.00	\$ 27,750.00	\$6,000.00	\$ 30,000.00	\$5,541.20	\$ 27,706.00
161	Remove & Salvage Existing Hydrant	EA	1	\$1,100.00	\$ 1,100.00	\$525.00	\$ 525.00	\$2,000.00	\$ 2,000.00	\$2,560.90	\$ 2,560.90
162	Rock Excavation	LF	400	\$23.50	\$ 9,400.00	\$24.00	\$ 9,600.00	\$25.00	\$ 10,000.00	\$24.57	\$ 9,828.00
163	Connect to Existing Water Main	EA	1	\$2,300.00	\$ 2,300.00	\$2,340.00	\$ 2,340.00	\$3,000.00	\$ 3,000.00	\$4,155.20	\$ 4,155.20
164	Gate Valves - 6"	LF	5	\$3,400.00	\$ 17,000.00	\$2,500.00	\$ 12,500.00	\$2,400.00	\$ 12,000.00	\$2,061.80	\$ 10,309.00
165	Gate Valves - 8"	LF	1	\$4,200.00	\$ 4,200.00	\$3,250.00	\$ 3,250.00	\$3,500.00	\$ 3,500.00	\$2,878.20	\$ 2,878.20
166	Gate Valves - 12"	EA	5	\$6,800.00	\$ 34,000.00	\$5,400.00	\$ 27,000.00	\$4,000.00	\$ 20,000.00	\$5,080.40	\$ 25,402.00
Subtotal - Water Distribution				\$	569,380.00	\$	694,459.00	\$	487,360.00	\$	483,847.30
Total - Wengel Drive to Golf Course Road Utilities				\$	1,222,567.00	\$	1,501,266.50	\$	1,151,138.50	\$	1,301,045.45
Total - Reedsburg Business Park Expansion				\$	4,922,883.60	\$	4,934,700.00	\$	5,020,428.00	\$	5,194,738.81

Alternate 1 - Additional Grading											
1A	Clearing & Grubbing	LS	1	\$1,000.00	\$ 1,000.00	\$2,585.00	\$ 2,585.00	\$1,055.00	\$ 1,055.00	\$5,250.00	\$ 5,250.00
2A	Strip, Salvage, & Re-Spread Topsoil (+/- 1,850 CY)	LS	1	\$10,700.00	\$ 10,700.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$24,675.00	\$ 24,675.00
3A	Common Excavation - On-Site (+/- 6,000)	LS	1	\$22,200.00	\$ 22,200.00	\$16,500.00	\$ 16,500.00	\$29,000.00	\$ 29,000.00	\$55,912.50	\$ 55,912.50
4A	Stormwater Pond - Clay Liner (Trucked-In)	CY	600	\$27.25	\$ 16,350.00	\$60.00	\$ 36,000.00	\$27.00	\$ 16,200.00	\$39.90	\$ 23,940.00
5A	Rock Excavation (Including moving and placing material on-site)	CY	1580	\$15.25	\$ 24,095.00	\$19.00	\$ 30,020.00	\$17.00	\$ 26,860.00	\$21.00	\$ 33,180.00
6A	Engineered Soil (Infiltration Basin Bottom)	CY	100	\$100.00	\$ 10,000.00	\$93.00	\$ 9,300.00	\$122.00	\$ 12,200.00	\$50.93	\$ 5,093.00
7A	Erosion Mat Class II, Type B (Basin Overflow) w/ Seed & Fertilizer	SY	360	\$9.00	\$ 3,240.00	\$3.00	\$ 1,080.00	\$25.00	\$ 9,000.00	\$6.83	\$ 2,458.80
8A	Rip-Rap - Heavy	TON	80	\$54.00	\$ 4,320.00	\$68.00	\$ 5,440.00	\$75.00	\$ 6,000.00	\$52.50	\$ 4,200.00
9A	Silt Fence	LF	750	\$2.10	\$ 1,575.00	\$2.00	\$ 1,500.00	\$4.40	\$ 3,300.00	\$2.10	\$ 1,575.00
10A	Erosion Mat w/ Seed & Fertilizer	SY	7450	\$3.40	\$ 25,330.00	\$2.30	\$ 17,135.00	\$3.50	\$ 26,075.00	\$2.21	\$ 16,464.50
11A	Storm Sewer - 12" RCP	LF	84	\$71.00	\$ 5,964.00	\$48.00	\$ 4,032.00	\$100.00	\$ 8,400.00	\$54.05	\$ 4,540.20
12A	Storm Sewer - 24" RCP	LF	127	\$90.00	\$ 11,430.00	\$80.00	\$ 10,160.00	\$140.00	\$ 17,780.00	\$78.19	\$ 9,930.13
13A	Storm Sewer - 6" Perforated HDPE Underdrain w/ Clear Stone	LF	200	\$16.50	\$ 3,300.00	\$22.00	\$ 4,400.00	\$24.00	\$ 4,800.00	\$20.00	\$ 4,000.00
14A	Storm Sewer Manhole - 48" Outlet Structure W/ Frame & Grate	EA	2	\$4,500.00	\$ 9,000.00	\$3,600.00	\$ 7,200.00	\$6,000.00	\$ 12,000.00	\$2,865.95	\$ 5,731.90
15A	Storm Sewer - 12" RCP Endwall	EA	6	\$2,000.00	\$ 12,000.00	\$1,300.00	\$ 7,800.00	\$1,500.00	\$ 9,000.00	\$998.48	\$ 5,990.88
16A	Storm Sewer - 24" RCP Endwall	EA	2	\$2,800.00	\$ 5,600.00	\$1,540.00	\$ 3,080.00	\$2,300.00	\$ 4,600.00	\$1,293.68	\$ 2,587.36
Alternate 1 - Additional Grading				\$	166,104.00	\$	166,232.00	\$	196,270.00	\$	205,529.27
TOTAL - Reedsburg Business Park Expansion Plus Alternate 1				\$	5,088,987.60	\$	5,100,932.00	\$	5,216,698.00	\$	5,400,268.08