VILLAGE OF MOUNT HOREB
E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PARKS, RECREATION, AND FORESTRY COMMISSION AGENDA
Tuesday, March 28, 2023 at 5:30 PM

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

1) Call to order
2) Roll call
3) Public comments - non-agenda items
4) Consent agenda
   a. Consideration of January 24, 2023 meeting minutes
5) Agenda Items
   a. Consider tennis court construction bid
   b. Discussion on Meylor Farm appraisal
   c. Discuss and consider 2023 Aquatic Center dates and hours of operation
   d. Discuss and consider setting aside funds in the capital budget for future purchases
   e. Discussion on the size of the Parks, Recreation, and Forestry Commission
   f. Discuss Parks, Recreation, and Forestry Commission mission statement
   g. Park planning update
   h. Discussion on pet waste station placement
   i. Mount Horeb Area Community Garden annual report
   j. Recreation Director Report
   k. Public Servies Director Report
6) Future agenda items
7) Meeting adjournment

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT

ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

MINUTES

PARKS, RECREATION AND FORESTRY COMMISSION

January 24, 2023, 5:30 PM, Municipal Building Board Room

PRESENT: Halverson, Monroe, Webber, Fendrick, Smith

ABSENT: None

OTHERS PRESENT: Dudley, Gorman, Owen – Village of Mount Horeb

Public Comments – non agenda items.
There were no public comments.

Consider minutes of the December 13, 2022 meeting.
Webber moved; Smith seconded to approve the minutes of the December 13, 2022 meeting. Motion carried.

Park planning update with MSA
Gorman reviewed the January 17 kickoff meeting with MSA and the timeline of the project. The next meeting will be February 14 during the regular Summer Frolic Committee meeting and will be held as a focus group meeting with MSA gathering feedback. The public survey is out and will be available until February 10. Fendrick said we should try to be consistent with the Foster family's desires when it comes to Grandma Foster Park.

Consider draft plan for tennis courts from Fred Kolkmann
Gorman updated the Commission on the December 29 meeting with Fred Kolkmann, the school district and the pickleball group. In addition to the base bid for the project, there are two alternate bids for installing a 8'x12' bang board and for extending the fence for the pickleball courts to allow a center walkway between the six pickleball courts. Gorman stated that the school district is also reviewing the plans and should have a decision to approve by the end of the week. Webber moved, Smith seconded to approve the plans and allow Kolkmann to bid out the project. Motion carried.

Discuss Commission mission statement
Halverson stated that the Finance and Personnel Committee has requested that all committees and commissions have a mission statement to define their roles and goals. Halverson would like the commission to develop one over the coming months. Halverson will develop a draft statement to help lead the process.

Discuss setting aside capital budget funds for future park land
Fendrick stated that there have been discussions at the Finance and Personnel Committee meetings about setting aside funds every year for future park acquisition. Owen said these recommendations would be included in the annual capital budget recommendations from this Commission.

Discussion on meeting with school district and letter of intent to purchase property for recreational purposes

Owen updated the Commission on the January meeting with the school district. Since that time, Terry Kurth and his group has put in an offer to purchase two of the lots that would be used for the football field. The Village Board will be discussing this next week.

Recreation Director's Report

Dudley reviewed her report.

Public Services Director's Report

Gorman reviewed his report.

Consider items for future agendas

- Set aside funds in capital budget for future purchases
- Consider tennis court construction bids
- Discussion on the size of the Commission
- Meylor farm appraisal
- Mission statement

Set next meeting date and time

The next meeting was set for February 28, 2023 at 5:30 pm at the Municipal Building Board Room

Adjourn

Fendrick moved, Webber seconded to adjourn at 6:13 pm.

Minutes prepared by Jeff Gorman, Public Services Director

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.a

Consider tennis court construction bid

BACKGROUND

The Village budgeted $200,000 in our capital budget for the tennis court project. Our consultant on the project, Fred Kolkmann, sent out RFP's and we received no bids on the project. Fred talked to some of the contractors and sent out RFP's a second time. On March 10, we received one bid from Parisi Construction in the amount of $280,000 for the base bid. The base bid included all of the tennis court and pickleball court reconstruction, including the divider fencing between the individual pickleball courts and between the tennis courts and pickleball courts. The divider fencing was one of the items desired by the pickleball group and does help keep balls in their own courts. Fred is checking with Parisi to see how much the divider fencing is in the $280,000 bid.

There were also two alternative bids. Alternative bid #1 was to extend the pickleball fencing to the north to allow a center walking aisle between the pickleball courts. The amount of Alt bid #1 was $37,000. Alternative bid #2 is for the installation of a 8'x12' bangboard on the NE fence. The bid came in at $12,000.

The bid from Parisi has been shared with the school district and they will be discussing it at their March 20 BOE meeting.

RECOMMENDATION

We all agree that the reconstruction is definitely needed. The Commission should see if it is possible to come up with the additional $80,000. Options include the Park Development Fund, ARPA funding and donations from the pickleball group. One item of note: we did budget $50,000 in 2023 for replacing the playground equipment at Foster Park. Since we are currently planning for redevelopment of that park, we will not be replacing the playground equipment in 2023, but we may use some of that funding for planning services. We may be able to use some of those funds for the project.

ATTACHMENTS

1. Tennis Ct bid Parisi 3.10.23

DOCUMENT 005000

BID FORM

SUBMITTED BY:

Company: Parisi Construction, LLC

Address: 508 South Nine Mound Road Verona, WI 53593

Estimator: Jeremy Hillebrand

Phone Number: 608-712-4155

SUBMITTED TO: Mr. Jeff Gorman
Public Services Director
Village of Mount Horeb
Municipal Building
138 E. Main Street
Mount Horeb, WI 53572

FOR: 2023 Tennis/Pickleball Court Reconstruction
Mount Horeb Middle School
Mount Horeb, WI

PROJECT NO.: 23 - 010

OWNER: Village of Mount Horeb
Municipal Building
138 E. Main Street
Mount Horeb, WI 53572

The undersigned, being familiar with the local conditions affecting the cost of the work and with the Contract Documents, including the Advertisement for Proposals, Instructions to Bidders, and Plans on file in the office of FKT&SS, LLC in accordance with the provisions thereof, hereby proposes to furnish all labor, materials, and equipment necessary for:

Acknowledgement of Addenda:

Addendum # ____________ Date Received: ____________________________

Addendum # ____________ Date Received: ____________________________

BASE PROPOSAL: Includes pulverizing of the old court, removal of fence fabric, base, asphalt binder, asphalt surface course, re-install fence fabric and new divider fences, net posts, control joints, Armor, apply 4 coat color system, striping and landscaping for the sum of:

Two-hundred eighty thousand dollars $ 280,000.00

ALTERNATE BID #1: Add to the base bid the cost of extending the pickleball court area to the north, additional fencing, and walk changes for the sum of:

Thirty-seven thousand dollars $ 37,000.00`

ALTERNATE BID #2: Add to the base bid the cost of additional line posts, 8 x 12' Bakko Slim Line back board and installation for the sum of:

Twelve thousand dollars $ 12,000.00

UNIT PRICES

A. All unit prices, where applicable, shall include the removal and disposal of existing materials.

1. Unit Price One: Provide a unit price for the excavation and replacement of any soft areas. Price includes removal of soft soils, fabric, placement and compaction of new base in 6" lifts. Price will be determined by surface area in square yards times depth in yards.

$ 50.00`
per cubic yard

In submitting this proposal, it is understood that the right is reserved by the Owner to reject any and all proposals and it is agreed that this proposal may not be withdrawn for a period of 60 days after the date of the opening. The Owner reserves the right to accept any or all proposals items regardless of the order listed. It is the Owner's intent to award the contract to one Contractor.

All Addenda shall become part of the proposal and the work, and shall be acknowledged above in the spaces provided.

A proposal shall be rejected if it contains any alteration or erasure unless the alteration or erasure is corrected as herein provided. An alteration or erasure may be crossed out and the correction thereof printed in ink or typewritten adjacent thereto and initialed in ink by the person signing the proposal. The person signing the proposal shall also file a certificate with the proposal explaining the correction of the alteration or erasure.

If a Corporation, what is the State of Incorporation?: Wisconsin

If a Partnership, state full name of all co-partners: ____________________

OFFICIAL ADDRESS	FIRM NAME
508 S Nine Mound Rd	Parisi Construction, LLC
Verona, WI 53593	By Bob Endres *[signature]*
	Title President
	By
	Title

FIRST-TIER SUBCONTRACTORS LIST

SUBMIT WITH PRIME CONTRACTOR BID

PROJECT TITLE: Mount Horeb Middle School Tennis/Pickleball Court Construction

FIRST TIER SUBCONTRACTOR NAMES (Legal name of company)	Street address, city and state where company home office is located
Tri-County Paving	7579 S. Meixner Rd DeForest, WI
Century Fence	1300 Hickory St Pewaukee, WI
Holbrook Court Services	7528 Tower Dr West Bend, WI

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
PARISI CONSTRUCTION, LLC
508 S. Nine Mound Road
Verona, WI 53593

SURETY:
(Name, legal status and principal place of business)
WESTERN SURETY COMPANY
151 N. Franklin Street
Chicago, IL 60606

OWNER:
(Name, legal status and address)
VILLAGE OF MOUNT HOREB
138 E. Main Street, Mount Horeb, WI 53572

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Amount bid
(5% of Amount Bid)

PROJECT:
(Name, location or address, and Project number, if any)
2023 Tennis/Pickleball Court Reconstruction Mount Horeb Middle School

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 27th day of February, 2023

Craig [signature] *(Witness)*	PARISI CONSTRUCTION, LLC *(Principal)* [signature] *(Seal)*
	(Title)
[signature] *(Witness)*	WESTERN SURETY COMPANY *(Surety)* [signature]
	(Title) Trudy A. Szalewski, Attorney in Fact

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Kelly Cody, Roxanne Jensen, Individually of Green Bay, Wisconsin
Trudy A. Szalewski, Brian Krause, Individually of Milwaukee, Wisconsin

its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 10th day of June, 2022.

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

WESTERN SURETY COMPANY

Paul T. Bruflat

Paul T. Bruflat, Vice President

State of South Dakota
County of Minnehaha } ss

On this 10th day of June, 2022, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026

M. BENT
SEAL NOTARY PUBLIC SOUTH DAKOTA SEAL

M. Bent

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 27th day of Feb 2023

WESTERN SURETY COMPANY CORPORATE SEAL SOUTH DAKOTA

WESTERN SURETY COMPANY

L. Nelson

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.b

Discussion on Meylor Farm appraisal

BACKGROUND

RECOMMENDATION

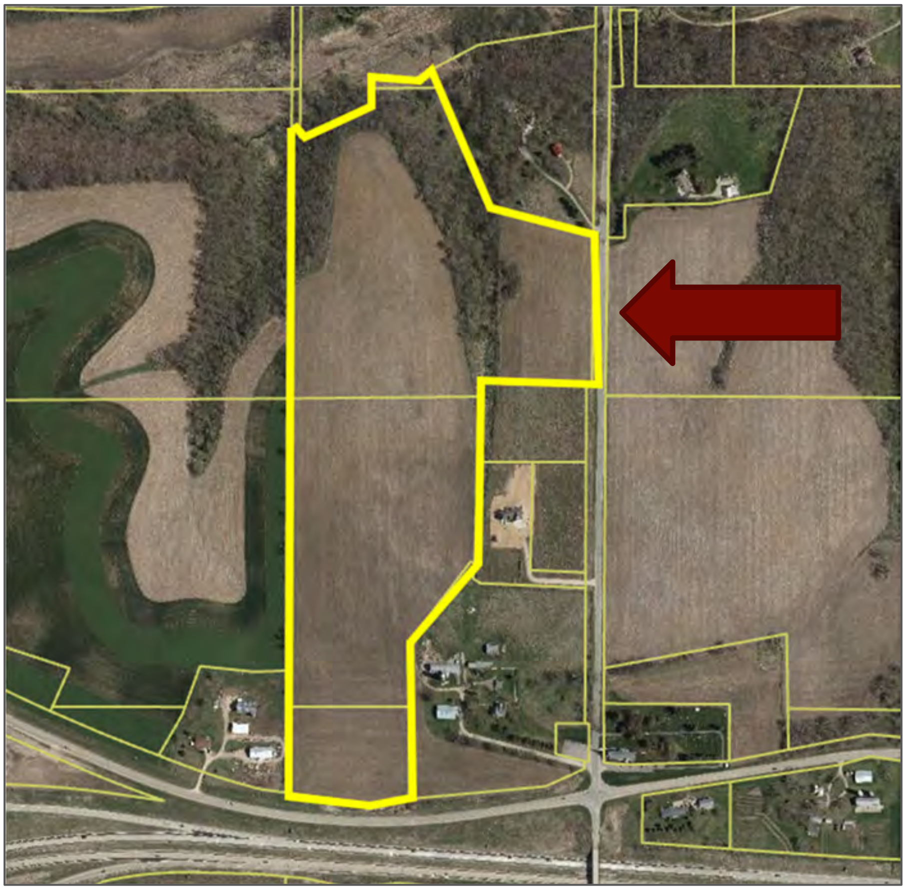
ATTACHMENTS

1. Meylor appraisal

Appraisal Report of the

Proposed Meylor Park Land
57.50 Acres Vacant Land

Located Along Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin



Effective Date: February 24, 2023
Report Date: March 3, 2023

Prepared for:
Mr. Nicholas Owen
Village of Mount Horeb

Prepared by:
Kevin F. Meicher
Meicher Real Estate LLC

Meicher Real Estate LLC
Commercial Real Estate Appraisal Services

MEICHER
REAL ESTATE LLC
COMMERCIAL REAL ESTATE APPRAISAL SERVICES

March 3, 2023

Village of Mount Horeb
Mr. Nicholas Owen
138 East Main Street
Mount Horeb, Wisconsin 53572

Re: Appraisal Report of the Proposed Meylor Park Land - 57.50 Acres Vacant Land located Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin

Dear Mr. Owen:

The enclosed Appraisal Report has been prepared in response to your request. The report is subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum of this report.

The accompanying report, to which this letter is attached, describes the site, pertinent data considered, and discusses the methods of appraisal used in reaching our conclusion. The opinions of value contained herein are subject to the Statement of Assumptions and Limiting Conditions included within.

The market value estimates are based upon a physical inspection of the land by Kevin F. Meicher on February 24, 2023, as well as a review of information made available by the owner and public records. This information forms the basis and serves as a guide for the valuation.

6273 University Avenue, Suite C
P.O. Box 628034, Middleton Wisconsin 53562
Phone: (608) 833-3176
email: kevin@mreappraisal.com

The Proposed Meylor Park site will include four adjacent parcels that will contain approximately 57.50 acres. The proposed park will include playground area, park shelter, soccer fields, pickle / tennis courts, baseball diamond(s), and dog park. Parcel 054/0607-083-9595-0 is divided by US Highway 18/151 and Ridgeview Road and per the client's request, we have utilized the site area north of Ridgeview Road and estimated to be approximately 4.80 acres. This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map. The site is irregular in shape with level to sloping topography. The site has approximately 645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. There are currently no site improvements. The current zoning is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale.

According to the Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural. According to Village of Mount Horeb Personnel and the Village's Comprehensive Plan, the subject site is located within a future growth area with expected annexation and development exceeds twenty years.

Our final opinion of value is based on a variety of factors including: location, size, zoning parameters, highest and best use, neighborhood development trends, and current land sales activities in the competitive market area. By virtue of the inspection, investigation, and analyses, it is our opinion that the Market Value of the Fee Simple Interest as of February 24, 2023, is **$600,000.**

Our compensation is not contingent upon the value reported. We appreciated the opportunity to work on this engagement and are available to answer any questions you may have concerning the analysis and conclusions.

Respectfully submitted,

MEICHER REAL ESTATE LLC

Kevin F. Meicher	William P Mueller
Wisconsin Certified General Appraiser #758	Appraiser Trainee

6273 University Avenue, Suite C Phone: (608) 833-3176
P.O. Box 628034, Middleton Wisconsin 53562 email: kevin@mreappraisal.com

Table of Contents

SECTION I: SUBJECT PROPERTY PHOTOGRAPHS

SITE VIEW

SITE VIEW

SITE VIEW

SITE VIEW

STREET VIEW

STREET VIEW

SECTION II: EXECUTIVE SUMMARY

Executive Summary

Property Name:	Proposed Meylor Park Land - 57.50 Acres Vacant Land
Property Location:	Located along Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin
Property Type:	Vacant Land
Owner of Record:	Windy Ridge Farm Inc
Land Area:	57.50 Acres
Frontage:	645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road
Zoning:	AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale
Floodplain:	According to the Federal Emergency Management Agency (FEMA), the subject site is not located within a flood zone
Highest and Best Use:	As Vacant: Agricultural As Improved: N/A
Interest Appraised:	Fee Simple
Date of Valuation:	February 24, 2023
Date of Report:	March 3, 2023
Estimated Marketing Period:	6 - 12 months

Final Opinion of Value

"As Is" Value as of February 24, 2023 **$600,000**

SECTION III: ASSIGNMENT PROCESS SUMMARY

Assignment Process Summary

In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.

For each appraisal, appraisal review, and appraisal consulting assignment an appraiser must identify the scope of work performed. Following the Scope of Work principle, the appraiser must first identify the client, the intended user(s), the intended use of the assignment results, and the type of value being developed.

Subject Property Identification

Legal Owner/History: The current owner of the subject property is Windy Ridge Farm Inc. There was a related party transfer for one of the parcels from Lorriane K. Meylor to Windy Ridge Farm Inc. There have been no other reported sales of the subject property throughout our five-year sales history research.

Property Address: 57.50 acres located along Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin.

Tax ID Number(s): 054/0607-082-8300-7, 054/0607-083-8090-0, 054/0607-082-9570-0, and 4.80 acres from 054/0607-083-9595-0

Legal Description: Please note that a current Title Insurance Policy was not available for review to verify the legal description. Therefore, this appraisal is subject to review and verification of this legal description if / when a current Title Insurance Policy is available.

Client Information

This appraisal report is being completed for Mr. Nicholas Owen of the Village Mount Horeb, located at 138 East Main Street, Mount Horeb. The Village of Mount Horeb and/or its affiliates are the intended users of this appraisal.

Use of the Appraisal

It is our understanding this appraisal is to be used for internal decision-making purposes.

Purpose of the Appraisal

The purpose of this assignment is to determine the unencumbered Fee Simple Market Value of the subject property in "As Is" condition.

Definitions

These terms are defined by *The Dictionary of Real Estate Appraisal,* 5th edition, as follows:

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 and knowledgeably and assuming the price is not affected by undue stimulus." Implicitly in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in 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.*

The value conclusions reported herein assumes a "cash to seller" transaction.

Fee Simple Estate: *An absolute ownership interest unencumbered by any other interest or estate; subject to only the limitations of eminent domain, escheat, police power, and taxation.*

With the exception of any deed restrictions or easements of record, the fee is assumed to be free and clear of all other liens, encumbrances, restrictions and/or defects of title. Notwithstanding the foregoing definition, encumbrances that run with the fee ownership of the property are utility easements and declarations per municipal approvals including the zoning currently in place. No additional reservations were reported. However, we recommend that a current and complete title search and survey be done on the property to determine the existence of any additional easements and encumbrances. Conditions of record and the valuation estimates contained in this report are subject to a current title search. The market values expressed and the property rights appraised are subject to these public utility easements, set back requirements, and any additional easements or encumbrances that may be determined as a result of a current title search and survey.

Exposure Time: *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.*

Marketing Time: *The estimated length of time the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a sale at market value after the effective date of the appraisal.*

It is the appraiser's opinion the estimated marketing time and exposure time for this property would be 6 to 12 months under a Market Value scenario. This marketing time is based upon a review of similar properties in the market area, a review of statistical data, and discussions with brokers knowledgeable in the marketing and sale of these types of properties.

Extraordinary Assumptions: *An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.* This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map.

Hypothetical Conditions: *That which is contrary to what exists but is supposed for the purpose of the analysis.* There are no Hypothetical Conditions associated with this valuation.

Jurisdictional Exceptions: *An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.* There are no Jurisdictional Exceptions associated with this valuation.

Dates of Value

The effective date of the "As Is" Market Value is February 24, 2023, which coincides with the date of visual inspection of the property by the appraiser(s). This report date is March 3, 2023.

Disclosure of Prior Services

USPAP requires disclosure of prior services provided related to the subject property within the previous three years. We have not provided appraisal services related to the subject property.

Scope of Work

As mentioned previously, in developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal. The appraiser must also be sure that the scope of work meets or exceeds both the expectations of the intended users and what the appraiser's peer's actions would be, as well as that their scope of work can be understood by the "general public."

In preparing the appraisal, the appraiser:

- Inspected the subject site
- Gathered information on the subject property and comparable land sales
- Confirmed all comparable sales information with at least one of the parties involved with the transaction, listing or sales agent, register of deeds, and/or assessor files
- Analyzed the data and applied the sales comparison approach only. As this is vacant land, the cost and income capitalization approaches were not applicable.

Appraisal Standards and Reporting Guidelines

The Uniform Standards of Professional Appraisal Practice (USPAP) allows for two individual types of reports: the Appraisal Report or the Restricted Appraisal Report. The essential difference between these two options is the content and level of information provided. The appropriate reporting option is dependent on intended use and intended users. An Appraisal Report prescribes the minimum level of reporting necessary for an assignment that has any intended user(s) in addition to the client, and for an assignment in which the client may need to understand the appraiser's rationale, or the client may not have specialized knowledge about the subject property. As this report option establishes a minimum level of information, the appraiser must decide if additional detail or explanation is required, given the intended use and intended users of the report. A Restricted Appraisal Report may not include rationale for how an appraiser arrived at his or her opinions, and conclusions may not be easily understood. In this case, any data, reasoning, and analyses not discussed in the report are retained in the appraiser's work file.

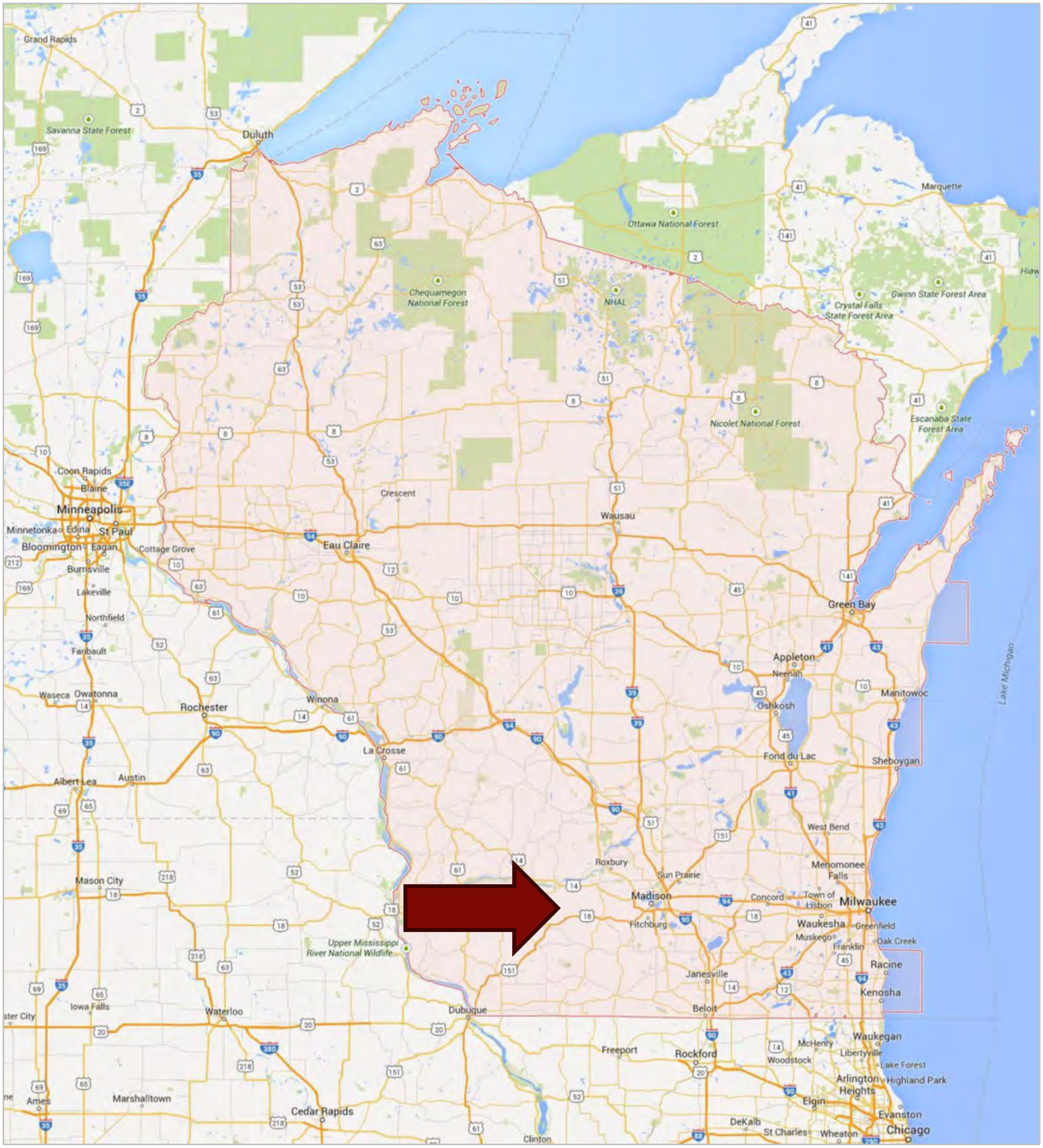
The enclosed Appraisal Report has been prepared in response to your request. The report is subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum of this report.

COMPETENCY STATEMENT

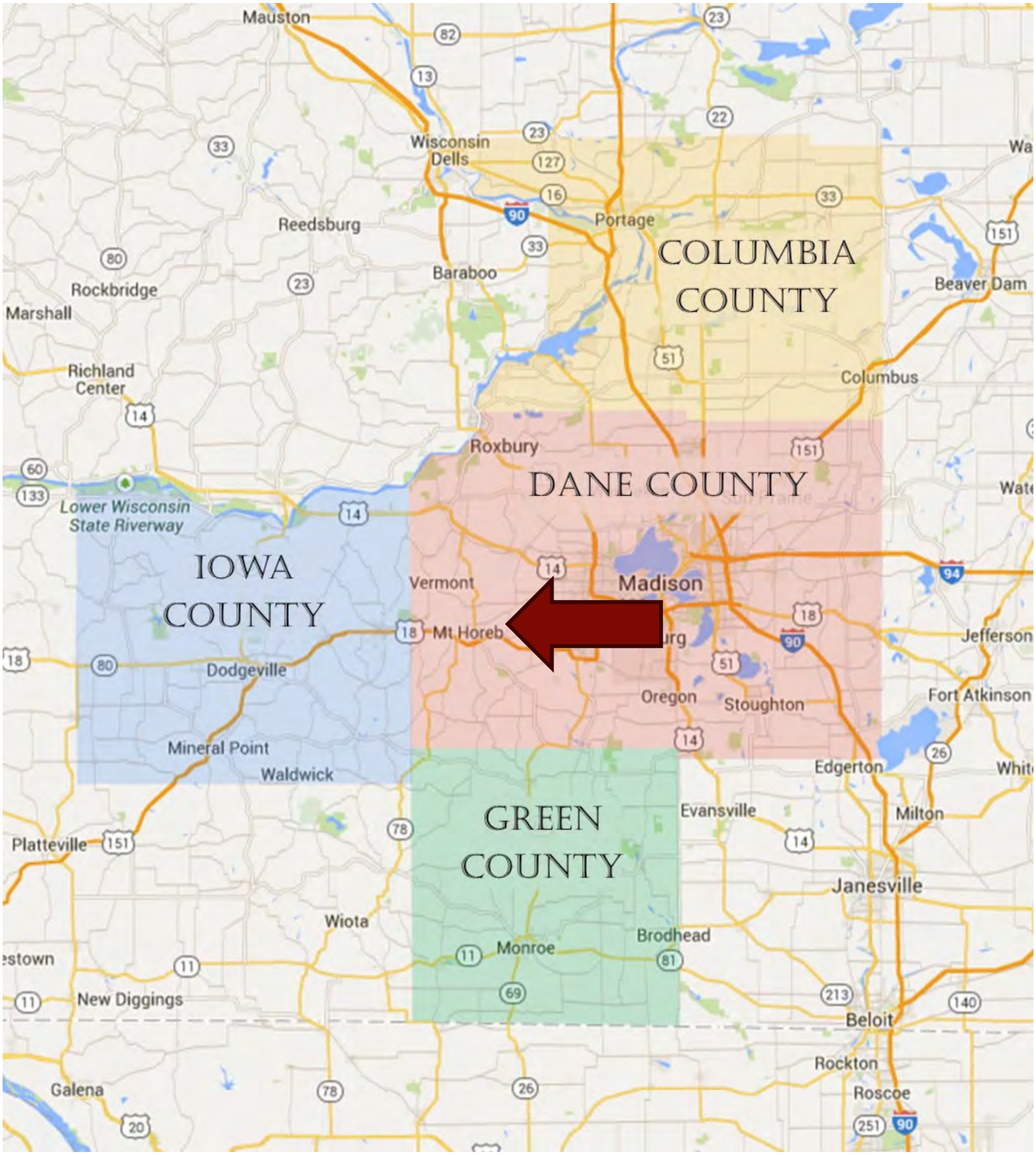
Meicher Real Estate specializes in services that include commercial real estate appraisal, brokerage, and consulting, which conform to USPAP and FIRREA guidelines. Kevin F. Meicher, a certified general appraiser with over 25 years of commercial appraisal experience, is qualified and knowledgeable in valuing these types of commercial properties, including the subject and similar properties.

SECTION IV: REGIONAL AND MARKET AREA ANALYSIS

State Map

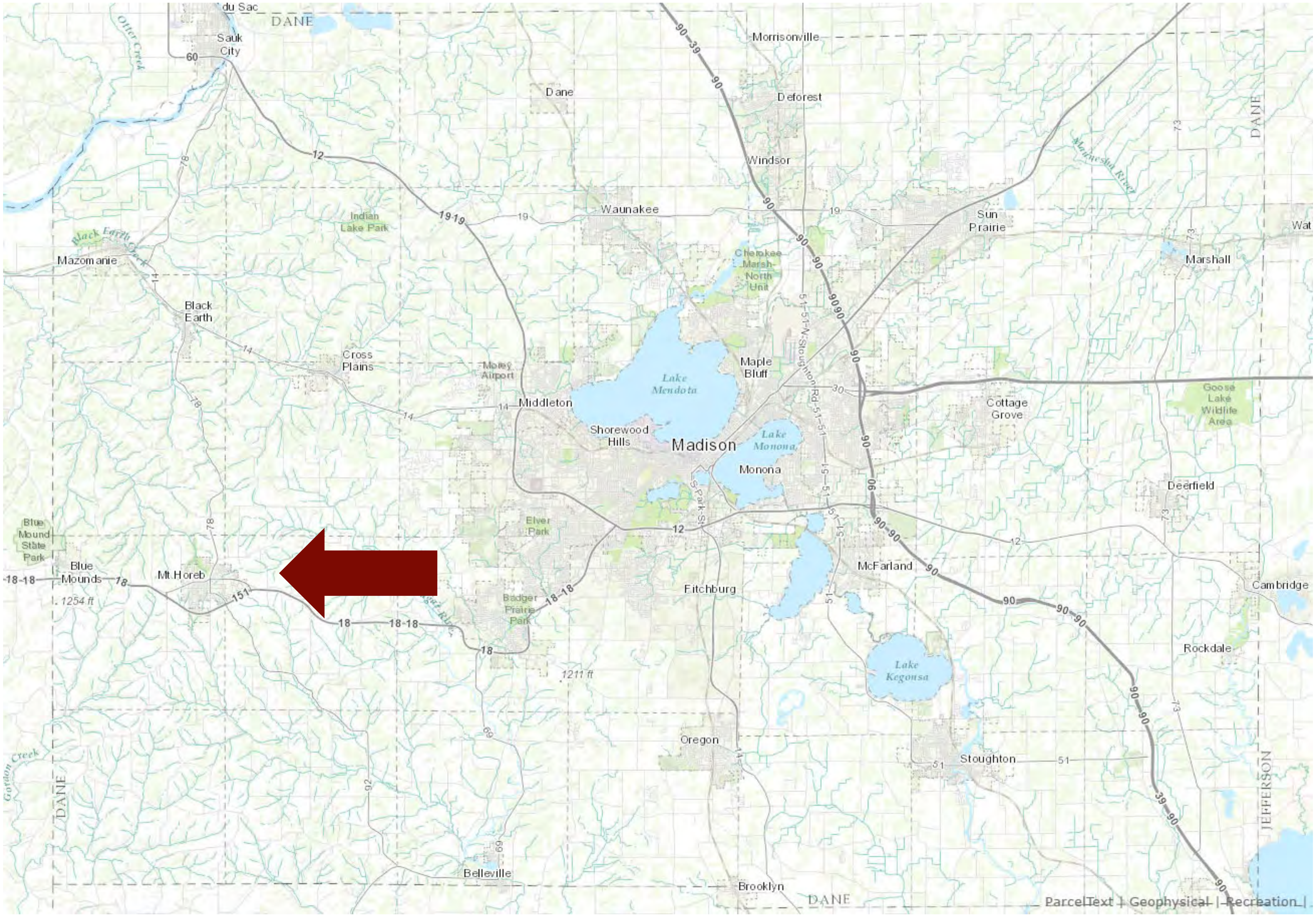

Grand Rapids
Savanna State Forest
Duluth
Marquette
Ottawa National Forest
Chequamegon National Forest
NHAL
Crystal Falls State Forest Area
Gwinn State Forest Area
Nicolet National Forest
Escanaba State Forest Area
Coon Rapids
Blaine
Minneapolis
Minnetonka
Edina
St Paul
Bloomington
Eagan
Cottage Grove
Burnsville
Lakeville
Northfield
Faribault
Crescent
Wausau
Eau Claire
Green Bay
Appleton
Neenah
Oshkosh
Manitowoc
Lake Michigan
Waseca
Owatonna
Rochester
Winona
La Crosse
Fond du Lac
Sheboygan
Albert Lea
Austin
West Bend
Menomonee Falls
Roxbury
Sun Prairie
Madison
Concord
Town of Lisbon
Milwaukee
Fitchburg
Waukesha
Greenfield
Muskego
Franklin
Oak Creek
Mason City
Upper Mississippi River National Wildlife
Janesville
Racine
Kenosha
Beloit
Iowa Falls
Waterloo
Dubuque
Freeport
Rockford
McHenry
Woodstock
Waukegan
Libertyville
Lake Forest
Highland Park
Arlington Heights
Elgin
Ames
Marshalltown
Cedar Rapids
Clinton
DeKalb
St Charles
Wheaton
Evanston
Chicago

Map of the Madison Metropolitan Statistical Area (MSA)



Source: GoogleMaps.com & Meicher Real Estate

Dane County Map

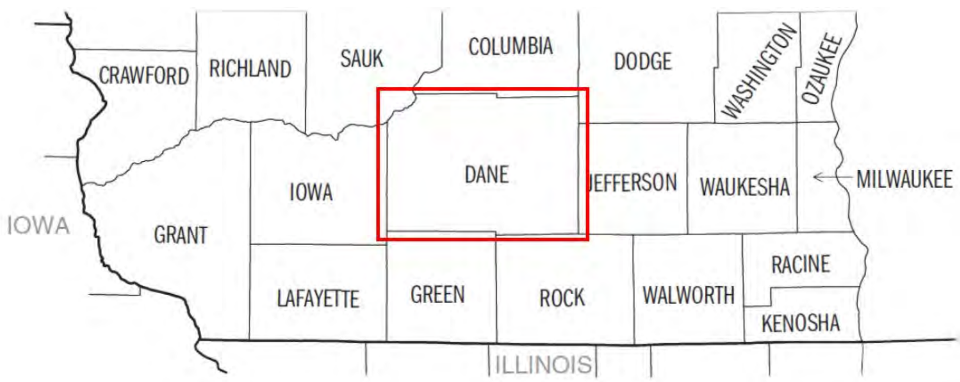


Dane County Analysis

The subject property is located within the Town of Springdale, Dane County, Wisconsin. Therefore an overview of Dane County and the Madison Metropolitan Statistical Area (MSA), which this section will present, provides a basis for understanding the area dynamics insofar as they might affect the subject property.

Location and Linkages

Dane County is located in south central Wisconsin and encompasses approximately 1,200 square miles containing over 60 municipalities. Bordering counties include Columbia to the north, Dodge to the northeast, Jefferson to the east, Rock to the southeast, Green to the south, Iowa to the west, and Sauk to the northwest. The County has over 35 lakes and 489 miles of streams and rivers including the Wisconsin River and the Rock River. It is the second most populous county in Wisconsin, smaller only than Milwaukee County. The county seat is the City of Madison, which is also the state capitol. The Madison Metropolitan Statistical Area (MSA) includes the counties of Columbia, Dane, Green, and Iowa.



The City of Madison is located approximately 45 miles north of Janesville, 55 miles south of the Wisconsin Dells, 75 miles west of Milwaukee, 75 miles north of Rockford, IL, 90 miles northeast of Dubuque, IA, 150 miles southeast of La Crosse, 150 miles south of Wausau, 150 miles southwest of Green Bay, 150 miles northwest of Chicago, IL, 180 miles southeast of Eau Claire, and 270 miles southeast of Minneapolis, MN. Madison and Dane County have excellent transportation linkages to these large, nearby markets. Madison is located at the hub of a network of federal and state highways serving southern Wisconsin. Routes passing through the area include Interstate Highways 39, 90, and 94; U.S. Highways 12, 14, 18, 51, and 151; and many State and County Highways.

Automobile access throughout the Madison area is regarded as average. The city lacks an efficient cross-town freeway system. The east-west arterial streets that run through Madison ultimately have to be routed through the Isthmus between Lakes Mendota and Monona. This 10 block wide stretch of land is densely developed with its earliest construction dating back to the mid 1800's. Therefore, cross-town traffic attempting to travel east-to-west, or vice versa, through Madison often experiences congestion when going through the Isthmus area. In order to compensate for this poor traffic pattern, the City of Madison and Dane County constructed the Beltline Highway System (Highway 12) to ring the city. The Beltline Highway, around the east, south, and west sides of the city, provides a much more efficient traffic circulation in these peripheral areas.

The Madison area has an excellent city-owned bus system that provides the community with a high level of public transit service. The Madison Metro is a national leader in seat-miles per capita provided to its service area. The city's transportation links, along with the relatively small size of the area, allow for relatively easy commutes to area employment centers.

Six inter-city bus lines provide daily scheduled services between Madison and major Wisconsin and Midwestern cities. The Union Pacific Railroad, the Soo / Milwaukee Railroad, and the Wisconsin and Southern Railroads provide rail freight service to Madison businesses. Amtrak passenger rail service is also available via connection with the Amtrak Thruway Bus Service which has multiple pick-up points in Madison, although the nearest Amtrak station is located 30 miles from Madison in Columbus.

Dane County Regional Airport/Truax Field, a FAA-certified airport owned and operated by Dane County, provides passenger air service to the Madison area and surrounding region via 5 commercial air carriers with connections to international hubs. The Dane County Regional Airport offers approximately 100 scheduled commercial flights daily, supporting roughly 1.6 million passengers yearly. Authority for a Foreign Trade Zone has been granted to Dane County through its airport which allows for more efficient receiving and inventory of imported products. Dane County's airport is the second largest commercial airport in the State of Wisconsin, second only to the General Mitchell International Airport in Milwaukee.

Population

Population is a primary indicator of an area's demographic and economic trends, therefore an analysis of the past and projected population trends within the area provides a guide to understanding the market.

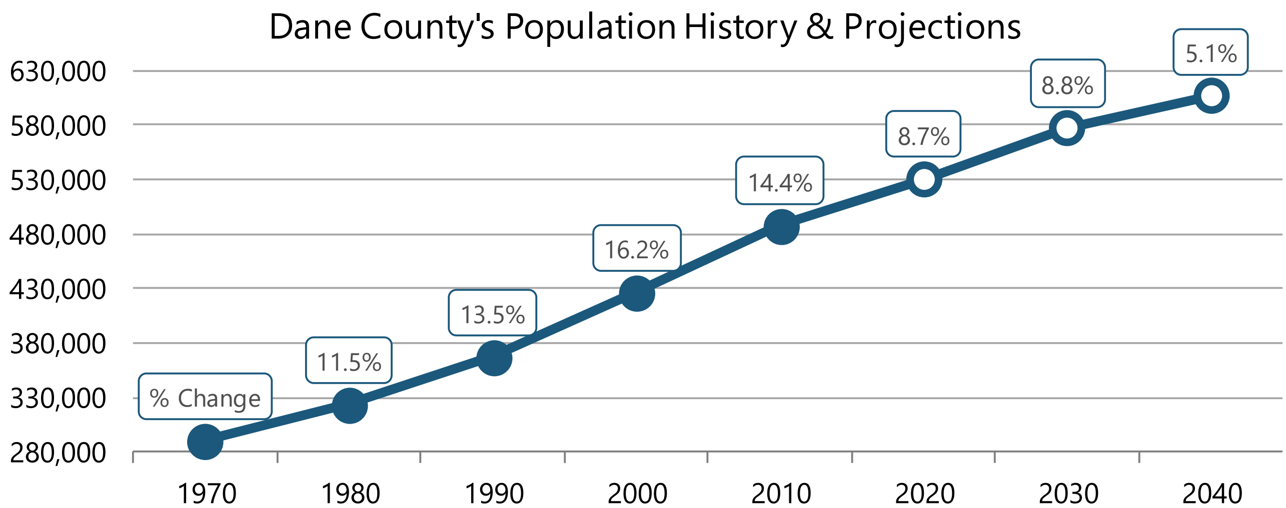
As mentioned previously, Dane County is the second most populous county in Wisconsin, smaller only than Milwaukee County, and it continues to experience high growth rates. From 2000 to 2010, nearly 32,400 more births than deaths occurred in Dane County, resulting in a natural increase of 7.6% of the population, significantly higher than the statewide total of 4.5%. During the same period, migration to Dane County resulted in an additional 6.8% gain. Most of the surrounding counties also saw population increases much higher than the state total of 6.0%, including Sauk (12.2% including 8.0% due to migration), Jefferson (10.5%), Green (9.5%) and Columbia (8.3%) while Rock, Iowa and Dodge counties saw growth rates under 6.0%.

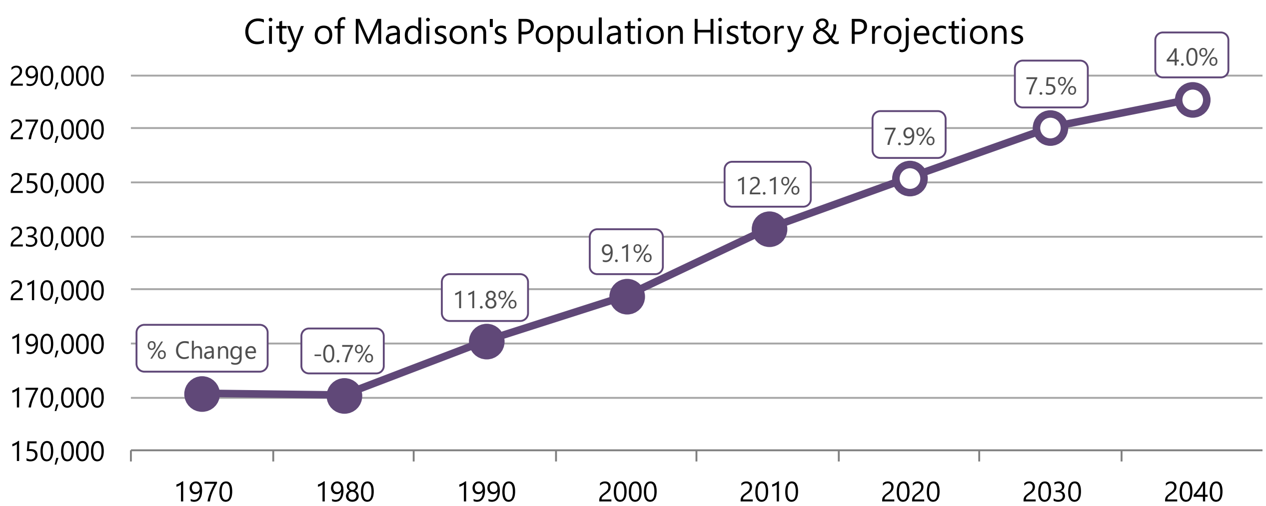
Population	2000 Census	2010 Census	% Change
United States	281,421,906	308,745,538	9.7%
Wisconsin	5,363,715	5,686,986	6.0%
Dane County	426,526	488,073	14.4%
City of Madison	208,054	233,209	12.1%
City of Sun Prairie	20,369	29,364	44.2%
City of Fitchburg	20,501	25,260	23.2%
City of Middleton	15,770	17,442	10.6%
City of Stoughton	12,354	12,611	2.1%

Source: U.S. Census

Nearly half of the county's population is located within the City of Madison, although the fastest growing municipalities included the City of Verona (+50.6%), the City of Sun Prairie (+44.2%), and the Village of Waunakee (+34.5%). Aside from the capitol, the county's largest municipalities include the cities of Sun Prairie, Fitchburg, and Middleton, each of which is considered a suburb of Madison.

The following graphs display the population history and projections for Dane County and the City of Madison.



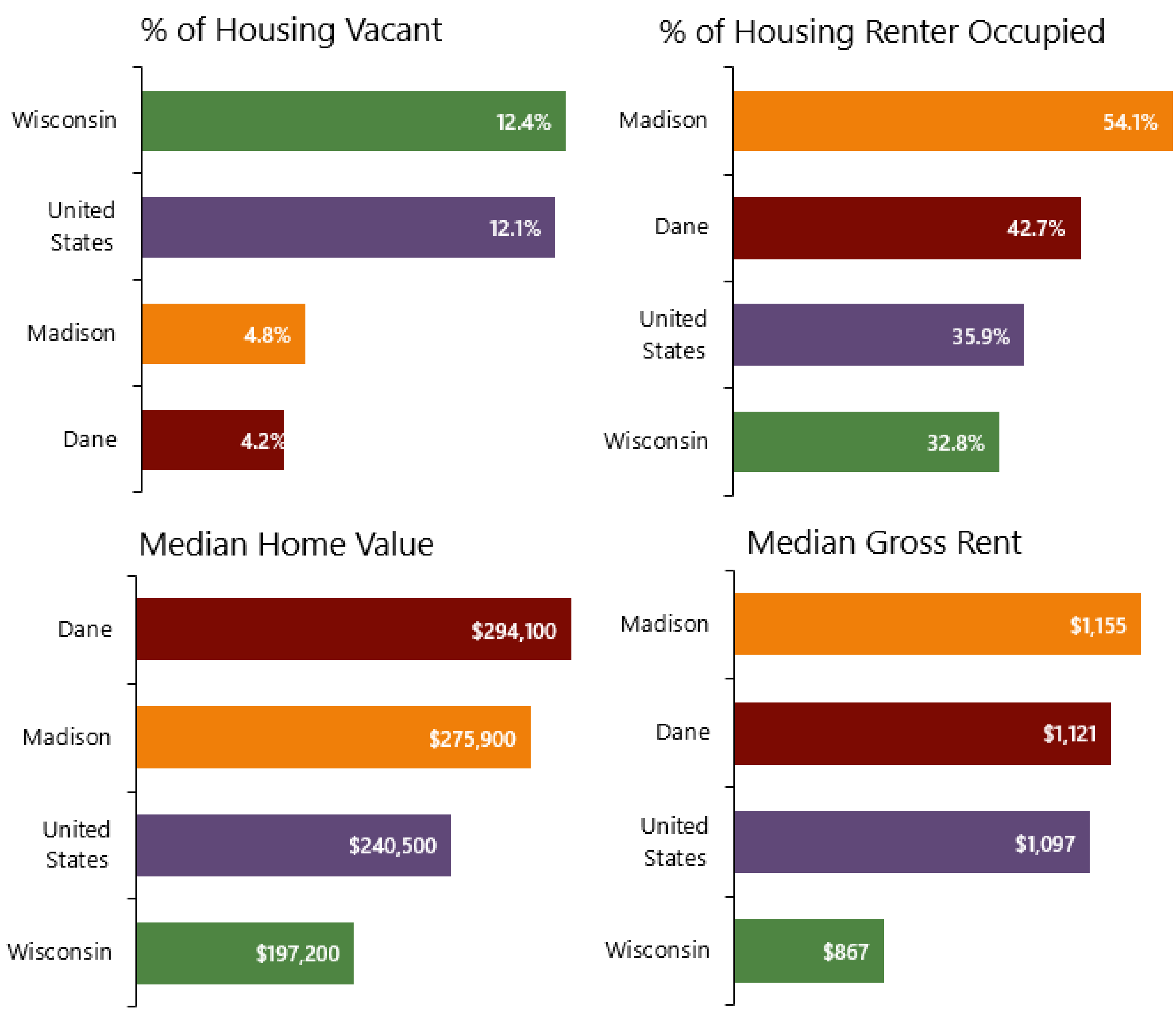


Source: U.S. Census (historical) & WI DOA (projections)

As the previous charts illustrate, Dane County has consistently reported the highest population growth rates during the past four decades. The County's population totaled 488,073 residents in 2010, an increase of 14.4% from ten years prior; compared to statewide growth of 6.0% and national growth of 9.7%. The City of Madison's population totaled 233,209 residents in 2010, an increase of 12.1%, indicating much of the county's growth is coming from outside of Madison. The Wisconsin Department of Administration projects just under 9% growth for the county during the next two decades, and just under 8% growth for the city. However, estimates as of 2016 indicate recent population growth rates in the State of Wisconsin have been steadily declining. The slowing population growth is attributed to several factors, including a continuous loss of population due to migration to other states following the recession, Wisconsin's aging population and lower birth rates. Most of the population loss has occurred in rural counties, while urban areas have seen some growth.

Residential Market

The U.S. Census Bureau conducts the American Community Survey (ACS) for information between Census years. According to survey data from 2019, the most recent year available, the City of Madison and Dane County have extremely low residential vacancy rates at 4.8% and 4.2% respectively, compared to 12.4% statewide. Approximately 54.1% of the city's housing is renter occupied, much higher than the county or state, primarily due to the presence of the UW-Madison campus. The median home value in Dane County is $294,100, approximately $18,000 higher than the City of Madison median and $97,000 higher than the statewide median home value. However, the median gross rent (including utilities) in the City of Madison of $1,155 is higher than the countywide median of $1,121, both of which are significantly higher than the statewide median of $867.



Source: 2019 American Community Survey 1-Year Estimates

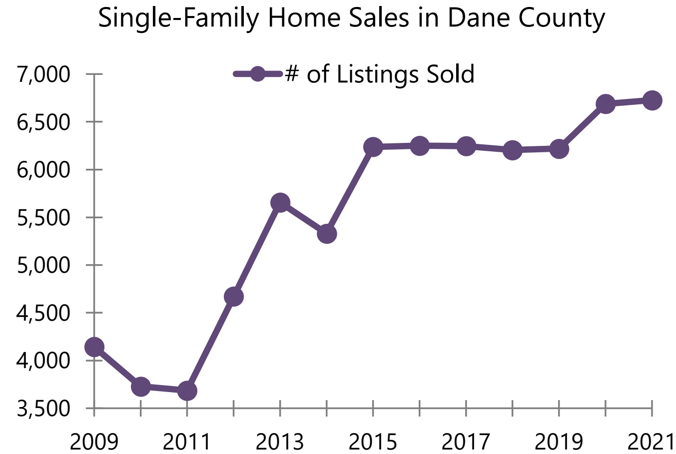
Single-Family Home Sales

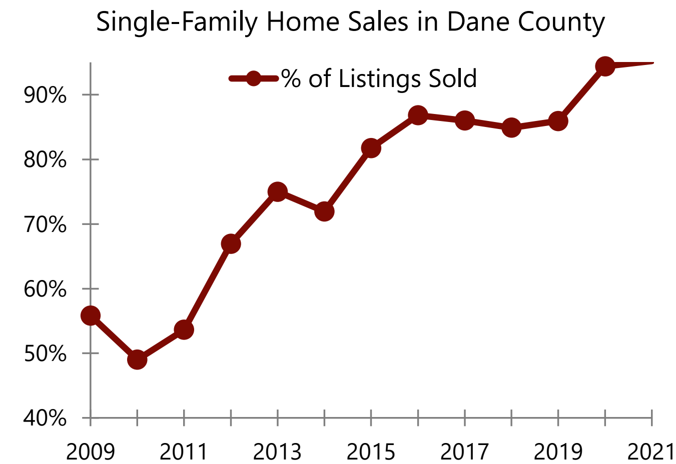
The South Central Wisconsin Multiple Listing Service (MLS) provides more detailed statistics on single-family home sales within Dane County, although this data includes homes that have sold through MLS only; it does not include homes that were sold directly by owners or builders, including new construction contracts.

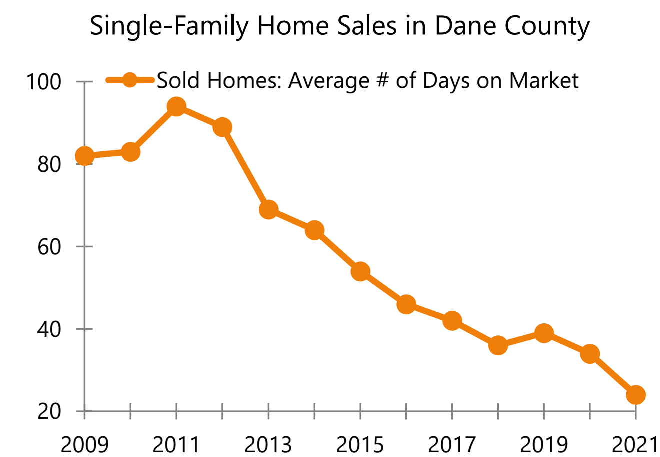
The number of sales within Dane County has been increasing since bottoming out in 2011 when only 3,725 sales occurred. By 2013 the market reached pre-recession levels, and following a slight dip in 2014 total sales skyrocketed to over 6,000 annually the last five years. New home sales have seen a much slower recovery, with only 906 sales occurring in 2021 (15.6% of all home sales), down from 1,408 sales in 2004 (32% of all sales).

The percent of all listings which sold has followed a similar trend, even surpassing the pre-recession levels during the past five years. In 2021, a total of 7,066 homes were listed for sale, of which 95% were sold, far higher than the average for the past 10 years.

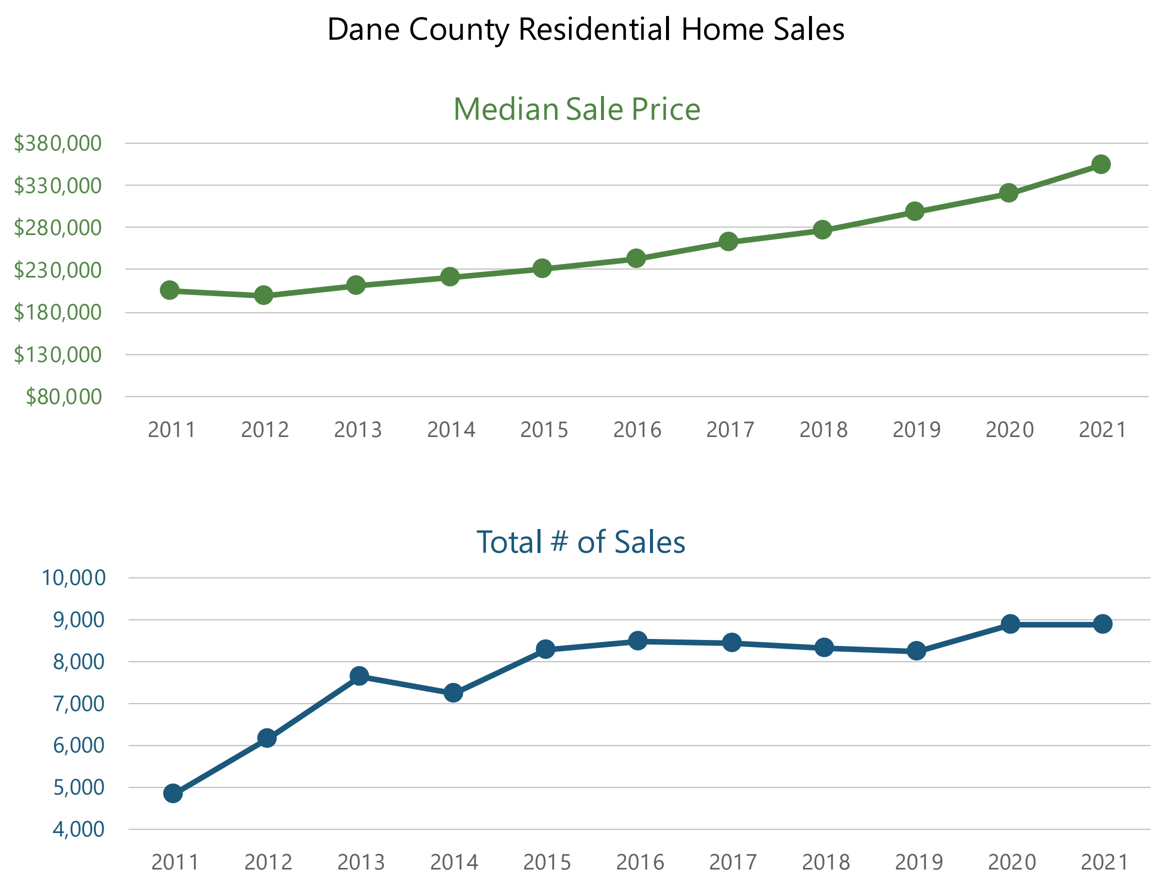
Of the listings that sold, the average number of days the home was listed on the market had been increasing each year until peaking at 94 days during 2011. The following years have recorded significant decreases, with the average at only 24 days in 2021.





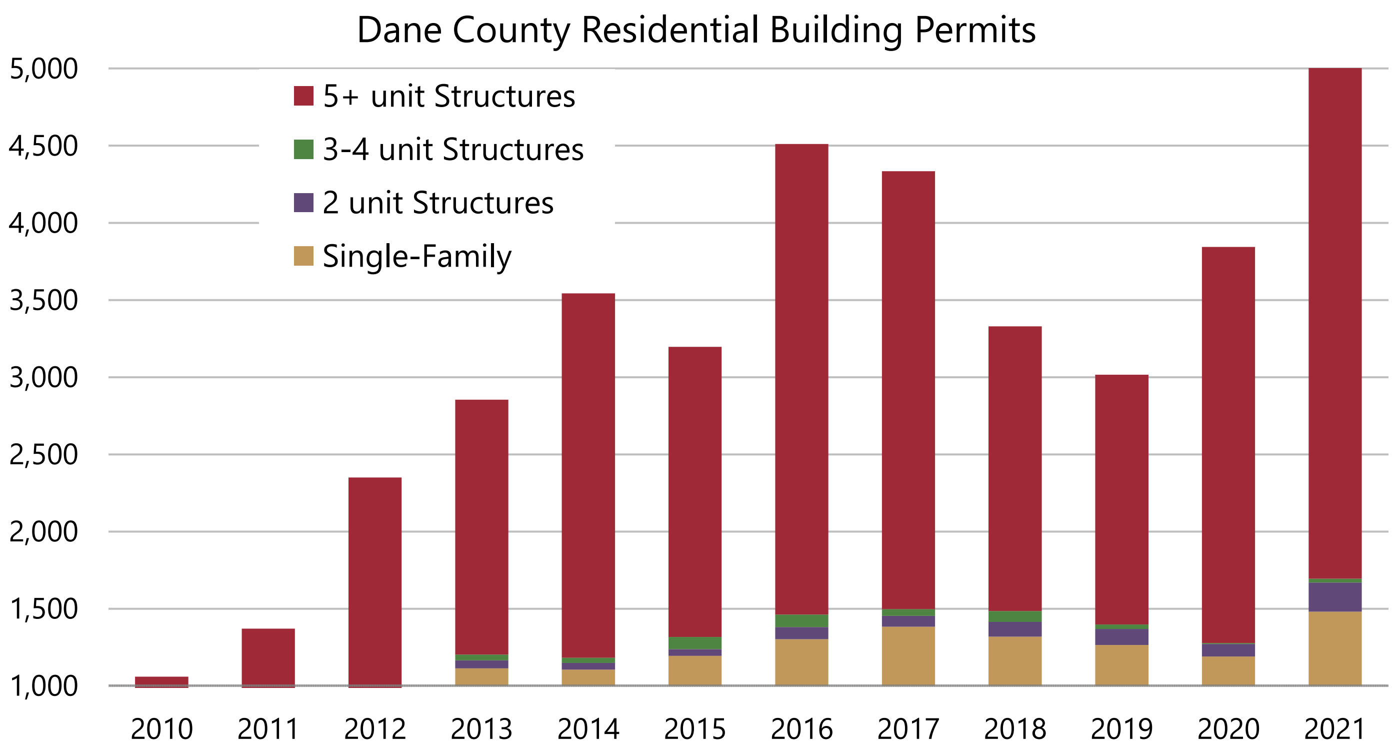


According to MLS data, after steadily rising in the mid-2000s to $270,000 in 2007, the average sale price in Dane County began to decline in 2008 and dropped significantly in 2009 to only $245,000 due to the national recession. Government incentives to revive the market caused sale prices to recover somewhat in 2010 and 2011, only to drop again in 2012. However, gradually increasing since 2012 have pushed the average sale price far above pre-recession levels, reaching $353,380 in 2020. Sellers are also nearly reaching their asking prices; the average sale was for 99.54% of the list price in 2020, compared to only 95.3% in 2011.



New Development

A review of the number of new residential building permits issued each year provides another indication of local market trends, including in the multi-family sector. The following chart illustrates of the number of construction permits issued for residential structures (single family and multi-family, including condominiums) in Dane County per the SOCDS (State of the Cities Data System).

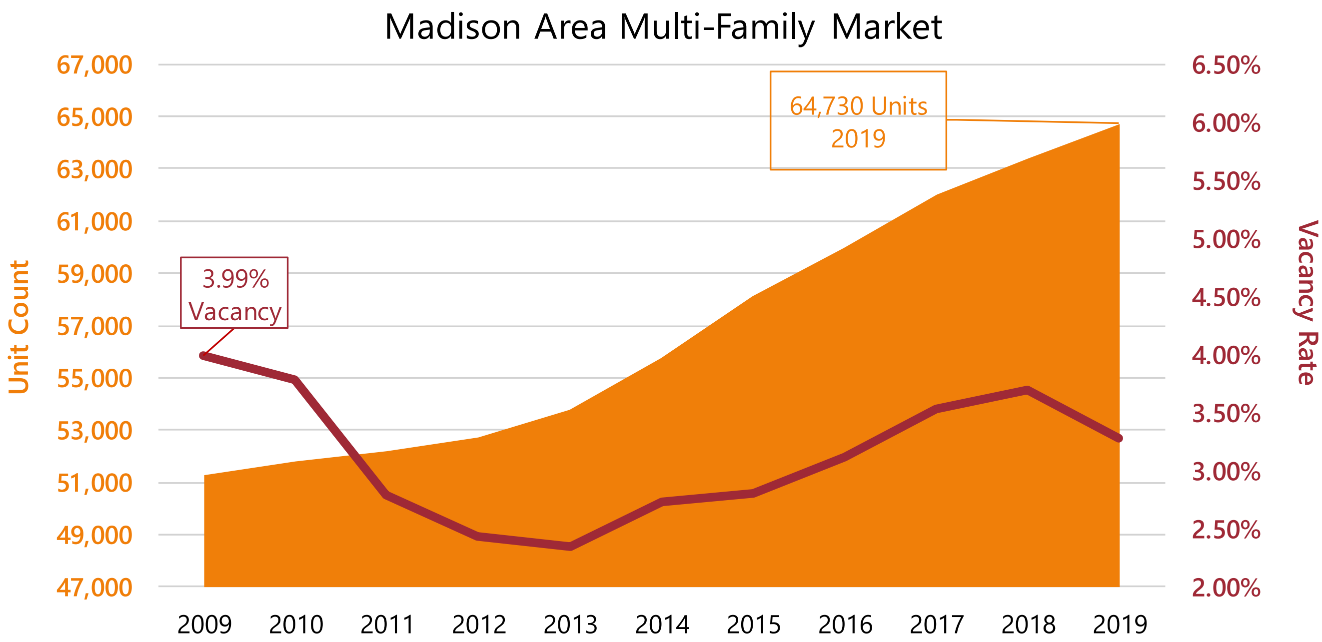


Since the mid-1990s residential construction within Dane County steadily increased each year until peaking in 2003 when permits were issued for 5,400 units, nearly half of which were multi-family. New construction declined in the following years due to an oversupply within the market which was compounded by the recession in 2009. From 2006 to 2010, year-over-year decreases averaged 25%. In the years since, multi-family construction has recovered significantly, while single family construction has remained low. While just under half of all residential building permits issued within Dane County during the past ten years were for projects located within the City of Madison, 62% of the county's multi-family units were built in the city.

The Dane County and greater Madison Metropolitan Area have historically sustained a strong multi-family housing market even when the national housing market has experienced volatility. Prior to the 2008 recession, low interest rates and the availability of financing resulted in an overflow of new construction and apartment dwellers moving to ownership. After the recession, many homeowners experienced difficulty maintaining mortgages which resulted in an increase in foreclosures and many homeowners transitioning back to rental properties. These returning renters and the lack of new units coming on-line resulted in a significant drop in vacancy rates to historic lows. As this trend became apparent, new construction has exploded, especially since 2012.

Multi-Family Market

The following graph displays a summary of data collected by Madison Gas & Electric in the greater Madison Area. Although this survey reports only on properties serviced by MG&E utilities (which includes most every apartment building in the area), it is considered to provide a good indicator of historical trends. The survey includes the entire City of Madison as well as the suburbs of Monona, Fitchburg, Middleton, Oregon, Waunakee, and Cross Plains.



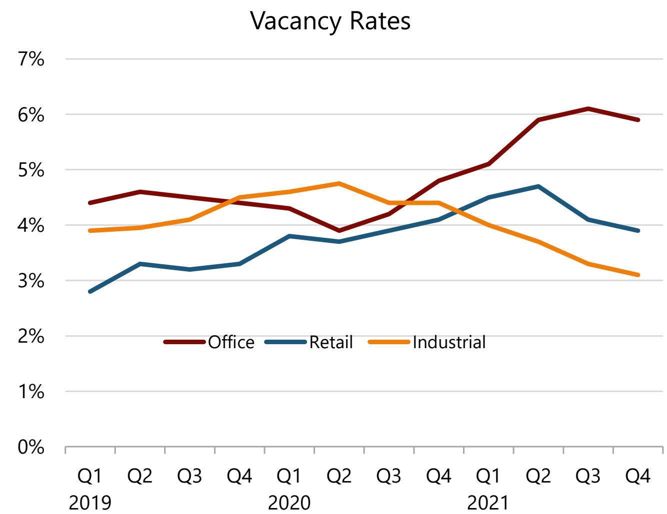
Source: Madison Gas & Electric

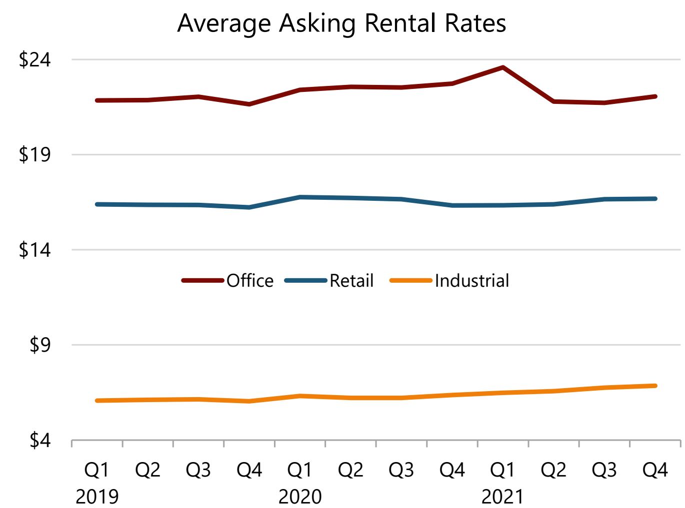
Madison's average annual vacancy rate has drastically declined in recent years, even as the total number of units has steadily increased. During the period shown, vacancy peaked at 6.31% in 2005, although this was not considered to suggest a weak multi-family market as a 5 or 6% vacancy rate is considered strong by national standards. Since then, vacancy declined each year, with a slight spike during the recession in 2009, until bottoming out at an average of 2.3% across the city in 2013. Vacancy has gradually increased over the years, reaching 3.3% during 2019, as a result of the record number of units coming on-line.

From 2004 to 2008, the year-over-year growth in the total number of units was consistently near 1.3% until declining to an average of 0.9% from 2009 to 2012. As discussed later in this report, new construction within the City has exploded in recent years due to the demand indicated by the record low vacancy rates. From 2015 to 2019, the rental housing stock has averaged an increase of 3.0% annually. Despite this aggressive pace, demand has remained strong enough to keep vacancy rates at historic lows.

Commercial Real Estate

Surveys of the local office, retail and industrial markets are published by the research firm CoStar. This data includes vacancy and rental rates for properties in the Madison Metro area, which are summarized in the following charts.





Source: CoStar Reports

The Dane County office market's overall vacancy rate has been steadily increasing in the past three years. Vacancy averaged 4.4% at the beginning of 2019, increasing to 5.9% by the fourth quarter of 2021. Asking rents (on Gross terms) have gradually fluctuated during the same period, averaging $22.06 per square foot at the end of fourth quarter 2021.

According to the CoStar survey data, the industrial vacancy rate has been gradually decreasing during the past three years, from 3.9% at the beginning of 2019, to a high 4.8% in the second quarter 2020 and decreasing to a low of 3.1% in the fourth quarter of 2021. Rental rates have gradually increased in the last three years, increasing from $6.08 per square foot in the first quarter of 2019 to $6.86 per square foot in the fourth quarter of 2021 (on NNN terms).

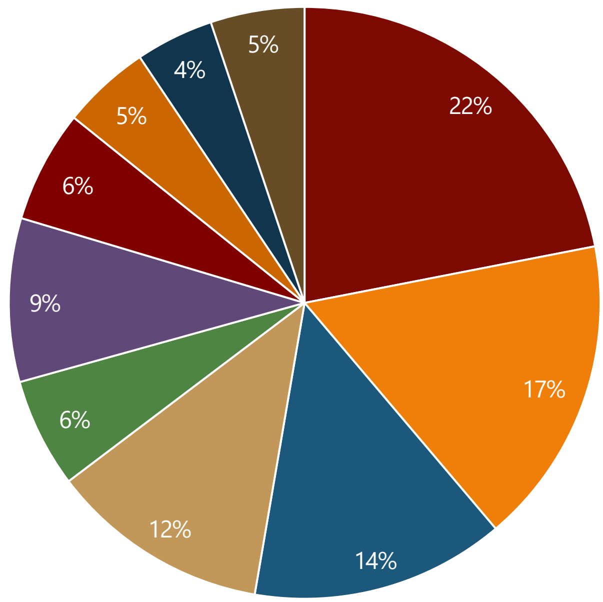
The local retail market has also been fluctuating during the last few years as vacancy has ranged from 2.8% to 3.9%. The average asking lease rate (on NNN terms) at the beginning of 2019 was $16.39 per square foot, compared to $16.69 at the end of 2021.

Employment

The following chart displays Bureau of Laboratoryor Statistics data for the Madison Metropolitan Statistical Area, which includes the counties of Columbia, Dane, Iowa and Green.

Madison MSA's Largest Industries

Number of Employees as of 2020



Industry	# of Employees (2019)	% Growth (2018-2019)
Government	85,400	-6.4%
Trade, Transportation, and Utilities	65,700	-0.6%
Professional and Business Services	54,000	0.0%
Education and Health Services	46,700	-8.3%
Leisure and Hospitality	23,300	-38.5%
Manufacturing	34,800	-4.4%
Financial Activities	23,900	-1.2%
Other Services	18,800	-8.7%
Information	16,600	-5.7%
Mining, Logging, and Construction	20,000	7.5%
Total	**389,200**	**-6.8%**

Source: Bureau of Labor Statistics (BLS)

The public sector accounts for a significant percentage of employment in the Madison Metropolitan Statistical Area. Nearly 22% of non-farm employees worked for the government in 2020. Employers include the State, County, and City governments.

The education industry also thrives in this area, due to the University of Wisconsin-Madison and the Madison Metropolitan School District. Research activity on the University of Wisconsin-Madison campus is a major stimulus for growth in high-tech industries. The University maintains numerous resources for businesses interested in accessing research facilities and programs. Grants, venture capital, and loans are available to help businesses further their research and development goals. Research is taking place in the fields of medicine, genetic engineering, robotics, highway planning, agriculture, aviation and aeronautics, and zoology, among others.

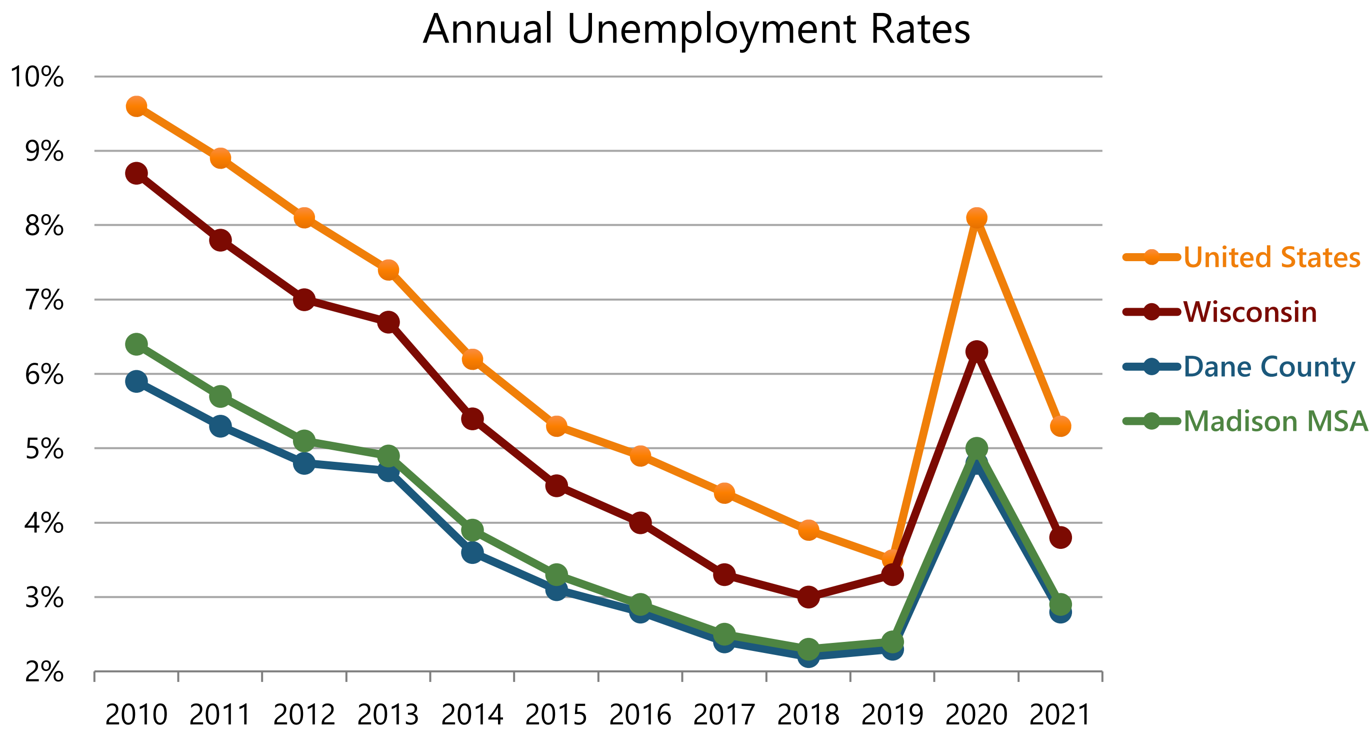
Hospitals are also one of the Madison Metropolitan Statistical Area's top industries, with UW Hospital and Clinics, Dean Health Systems, Meriter Health Services, and St. Mary's Hospital each within the top 25 largest employers in the county. During the last ten years, the Education and Health Services industry has grown by nearly 23%.

High-tech companies have also grown rapidly in the area, more than doubling since 1990. From 2006 to 2015 alone the industry grew by an astonishing 64%. Companies specializing in high-tech industry are playing an increasing role in the Madison area economy. Biotechnology, medical / biomedical researchers, microelectronics software and other computer-related firms dominate Dane County's research community.

Overall, the Madison Metropolitan Statistical Area is not considered to be reliant on any one industry, therefore the economy would not be vulnerable by a slump in any particular segment.

Unemployment

The following chart displays the average unemployment rate each year during the last decade for the United States, the State of Wisconsin, Dane County, and the Madison Metropolitan Statistical Area (MSA). As shown, Dane County and the Madison metropolitan statistical areas continually average much lower than the state of Wisconsin. This is mainly due to the fact that the Madison area offers a wide opportunity for stable employment through the university system and the state government headquarters. Unemployment rates have been steadily decreasing since the peaks in 2009 and 2010. In 2019, the Madison MSA unemployment was at 2.5%, while Dane County was 2.4%, both less than the State of Wisconsin, which was at 3.3%. In, 2020, all regions unemployment rates increased significantly due to the COVID-19 pandemic. The Madison MSA unemployment rate increased to 4.8%, while Dane County increased to 4.9% compared to the State of Wisconsin at 6.3%.



Source: U.S. Bureau of Labor Statistics

Agriculture

Agriculture plays a large role in the area's economy. Close to one-sixth of all farms in Wisconsin are in the Greater Madison trade area. Diversified farming contributes greatly to Madison's stability and continued prosperity. Dane County is ranked among the top ten counties in the nation in value of farm products. Leading agricultural products are corn, alfalfa, tobacco, oats, eggs, cattle, hogs, and dairy products.

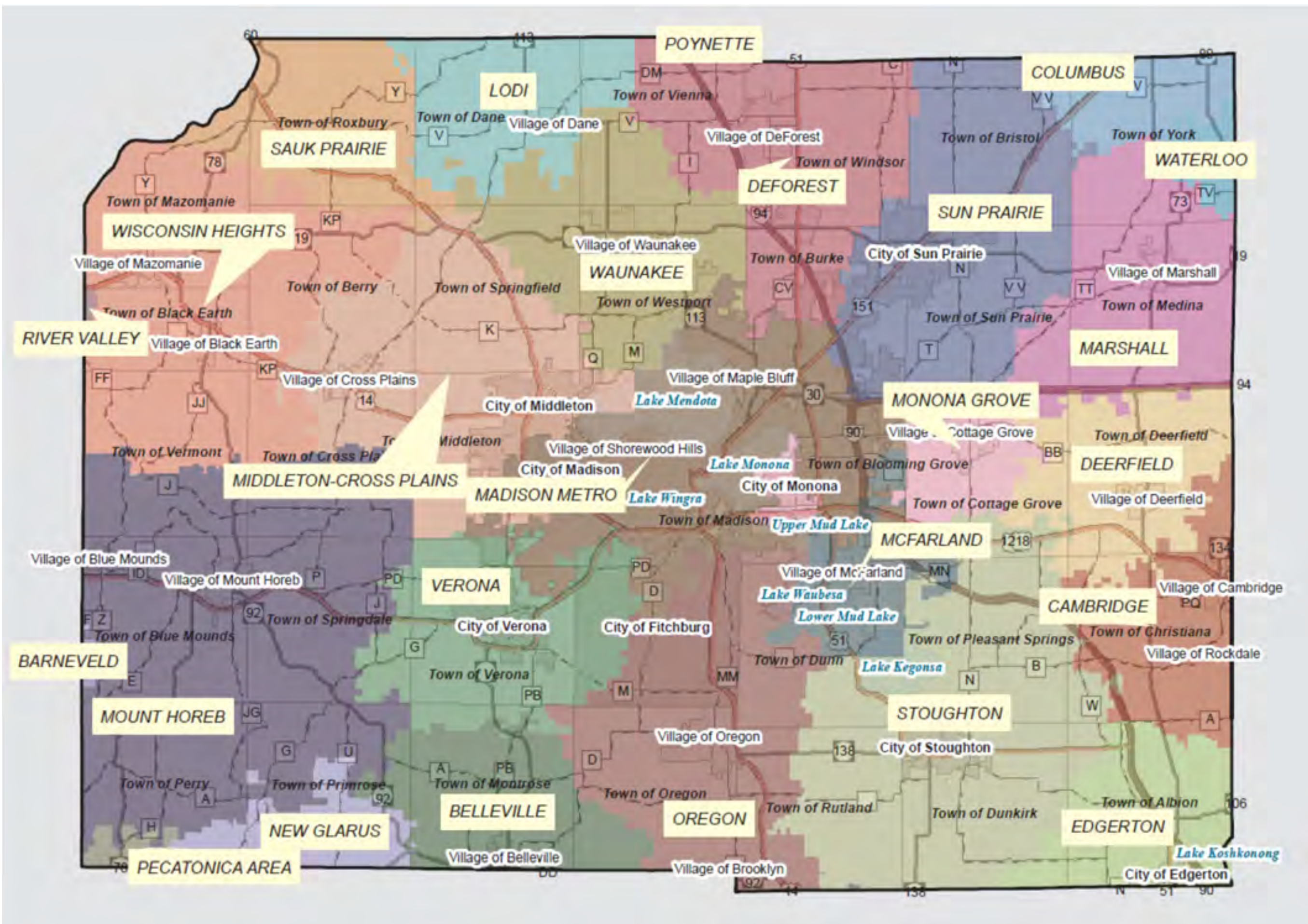
Dane County is considered to be an intensively farmed agricultural area and ranks second in the state in the value of agricultural products sold. Dairy products are the most profitable commodities in Dane County's agricultural sector. Madison is currently making excellent progress toward its goal of becoming the center for the world dairy industry.

Other

Education

Sixteen public school districts and 22 private schools serve more than 76,000 students in Dane County. The Madison Metropolitan School District is the largest in the county with an enrollment of 27,185 students for the 2013-2014 school year.

Map of Dane County School Districts



Source: Dane County Comprehensive Plan

The University of Wisconsin-Madison is consistently ranked in the top ten of the nation's educational institutions. The University of Wisconsin-Madison is the flagship of the state's university system and plays a major role in both Madison and Dane County. It is a major employer in the area, and it attracts over 40,000 students in its undergraduate, graduate, and specialty schools. The University also attracts businesses and capital with its research in science and engineering.

Madison is also the home of other important state educational programs. Madison Area Technical College (MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for over 30,000 people.

Government

Dane County is governed by the County Board which has 37 supervisors and a county executive. The county also has more than 55 committees, boards, and commissions to address countywide issues. The county's largest responsibilities are building and maintaining highways and operating welfare programs.

City government is directed by the mayor, who is the chief executive officer of the city, and by the common council which has 20 elected alder persons. The City of Madison has over 60 committees, boards, and commissions to assist in the decision-making processes. The City of Madison offers a full-service government with full time police and fire protection.

Recreational and Cultural

Dane County and the City of Madison have over 10,800 acres dedicated for public use. The focal point of recreational activities in the Madison area are centered around sporting and cultural functions related to the University of Wisconsin-Madison and the chain of lakes inter-connected by the Yahara River. These lakes include Mendota, Monona, Waubesa, Kegonsa, and Upper and Lower Mud lakes. Other recreational facilities in Dane County include 16 public golf courses, 123 camping sites, 46 miles of hiking trails, over 150 miles of bike trails, public hunting grounds, snowmobile trails, skiing facilities, and approximately 35 area lakes.

Summary

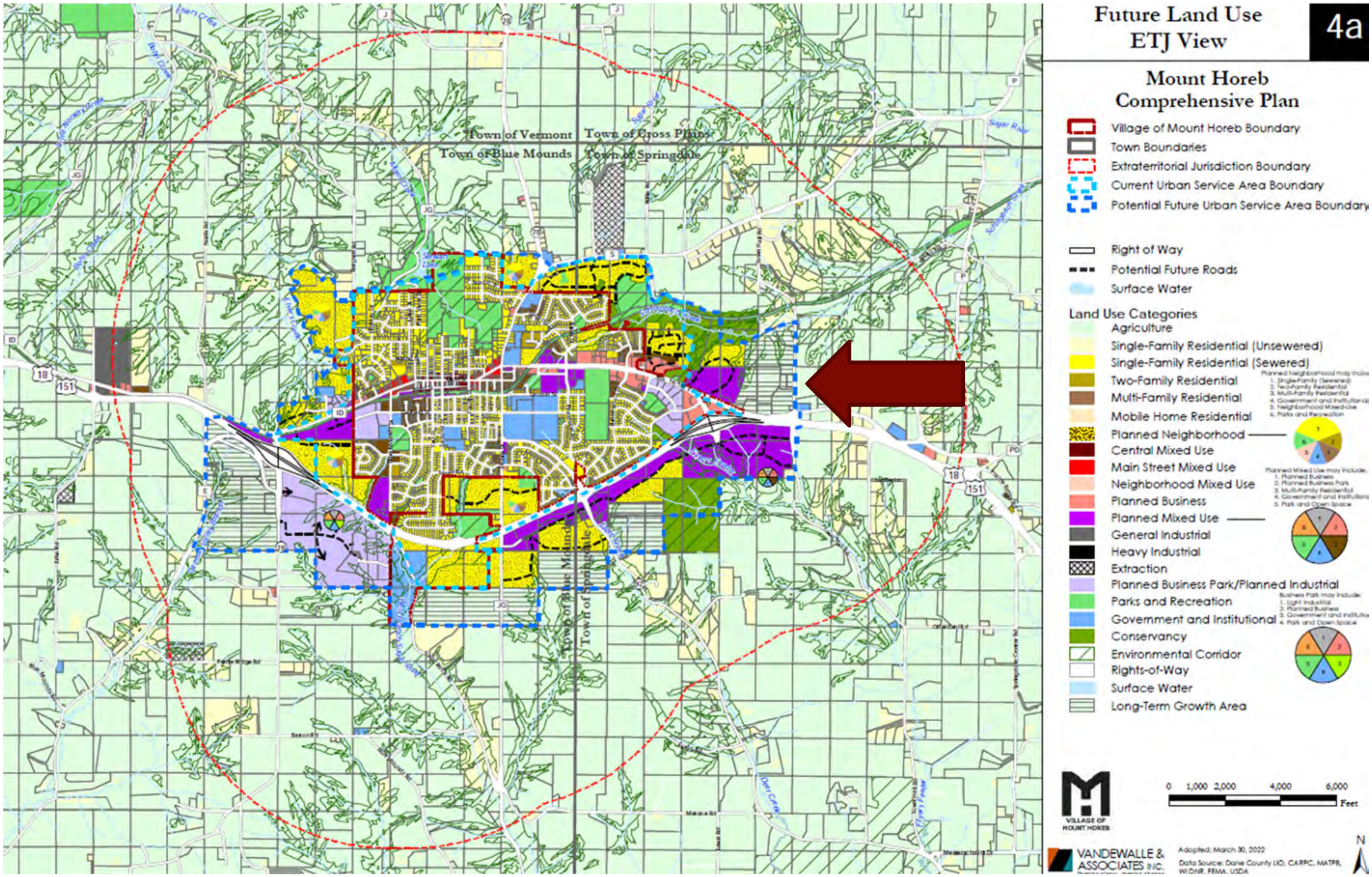
The City of Madison and the Dane County area have historically been regarded as having a high quality of life and stable economic base. The area's strong economy, employment base, governmental influence, and stable housing market are all indicators of a strong and healthy local economy.

The Madison area is home to the state's capitol, the University of Wisconsin, and many large businesses that have created a diversified economy. Overall, the area is not reliant to any one industry and would not be affected by a slump in any particular segment. The highly educated population is continuing its steady growth. Madison's generally strong economy has had a positive effect on its real estate market. Overall, the long-term prospects for this area and its real estate market conditions are positive.

Also, the City of Madison has long been recognized in several nationally published newspapers and magazines. From being the "Safest Mid-sized City in America" to the "Top Farmers Market in America", the City of Madison continues to be a popular relocation city for young families. As the residential and commercial markets continue to grow within the City of Madison and its surrounding communities, the City has been recognized as one of the "Hottest Cities for House Hunting", as well as receiving high regard for its constant support of its small businesses.

Madison and Dane County's strong economies have had a positive effect on the real estate market as a whole. Data on single-family home sales from the WRA indicates a strong housing market with median sale prices and the number of sales reaching pre-recession levels. Occupancy levels for commercial properties are typically considered to be strong, with market rent levels being stable to increasing.

Village of Mount Horeb Land Use Map



Market Area Analysis

Introduction

The subject property is located along Town Hall Road and Ridgeview Road within the Town of Springdale and in the close proximity to the Village of Mount Horeb. The village consists of 2.91 square miles of land located in the southwestern quadrant of Dane County, Wisconsin. The Village of Mount Horeb is located approximately 15 miles southwest of Madison. The main transportation linkages include US 151, US 18, and Wisconsin State Highways 78 and 92. The village benefits greatly from being situated in close proximity to Madison. An overview of the Village of Mount Horeb will provide a basis for an understanding of the area dynamics insofar as they might affect the subject property.

Surrounding Land Uses

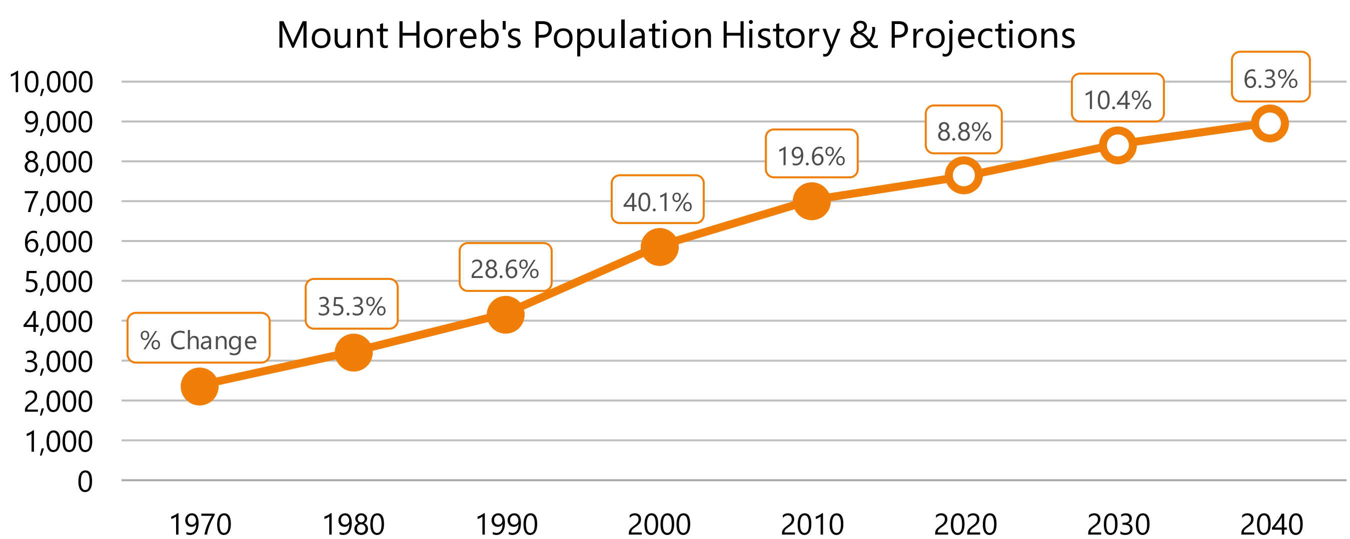
The subject property is located along Town Hall Road and Ridgeview Road within the Town of Springdale. The surrounding land uses are predominately agricultural and recreational uses with rural homes. The Military Ridge Bike Trail borders the northern portion of the subject site.

The Village of Mount Horeb Comprehensive Plan encourages preserving the historic character of its downtown. Several tax incentives and grants for rehabilitation are available for owners of properties listed on the historic registers. The following map displays the future land use for the downtown redevelopment.

Downtown Future Downtown Land Use Map

Population

An analysis of the area's population indicates past, present, and probable future effects of these demographic changes as they relate to the city and surrounding area. The graph below displays the Village of Mount Horeb's population history as recorded each decade by the U.S. Census, and projections by the Wisconsin Department of Administration.

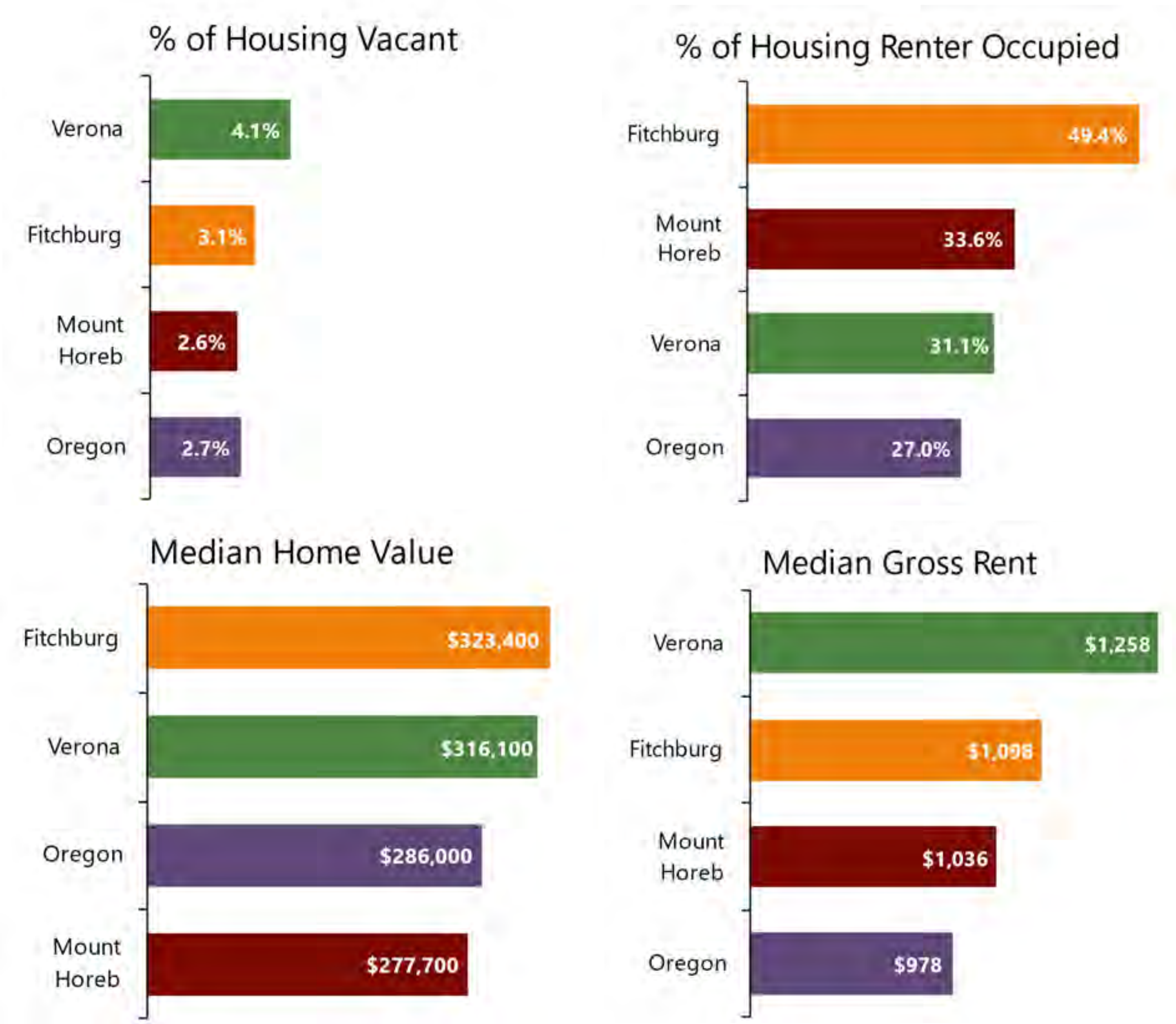


Source: U.S. Census (historical) & WI DOA (projections)

Census Data

A comparison to other markets, including the other Madison suburbs provides a useful baseline from which to analyze the subject market. As the subject is a suburb of Madison, the City of Verona, City of Fitchburg and Village of Oregon respectively, will also be examined. The U.S. Census Bureau conducts the American Community Survey (ACS) for information between Census years. Due to the small size of the subject market, the 5 year surveys are considered more representative than the annual surveys.

As illustrated in the following graphs, Mount Horeb has an overall vacancy rate of 5.9%, compared to 3.3% for the City of Verona and 4.1% for the Village of Oregon. Mount Horeb's renter-occupancy rate of 32.9% is higher than the City of Verona and Village of Oregon. The median home value of $262,900 in Mount Horeb is significantly less than the Cities of Fitchburg and Verona, while the median gross rent of $943 per month is higher than the Village of Oregon.



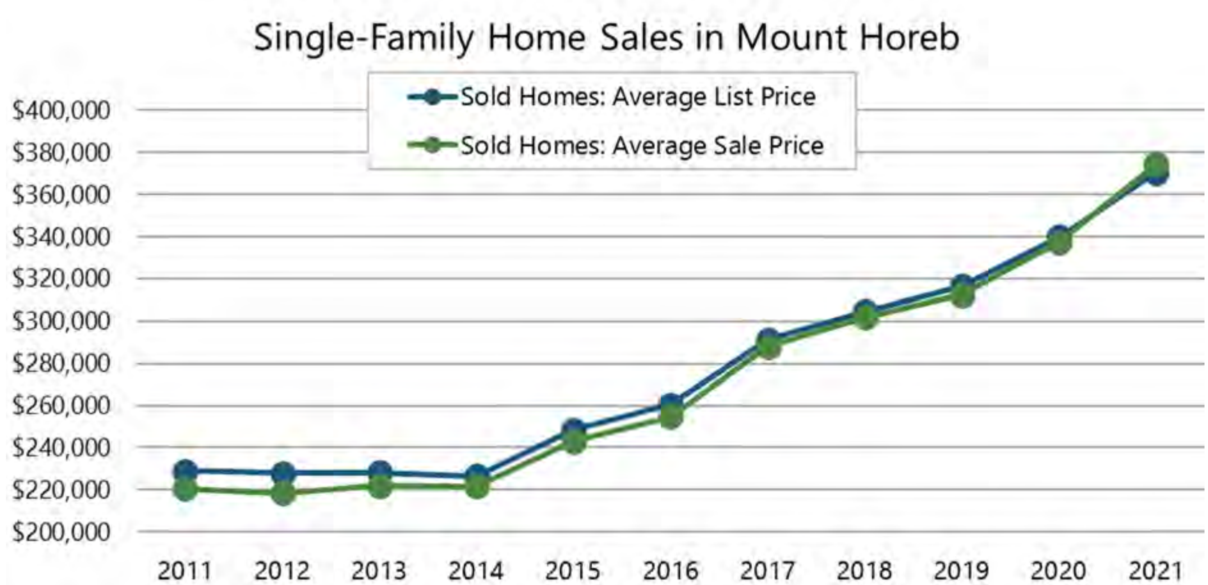
Source: 2016-2020 American Community Survey 5-Year Estimates

Single-Family Home Sales

The South Central Wisconsin Multiple Listing Service (MLS) provides more detailed statistics on single-family home sales within Dane County, although this data includes homes that have sold through MLS only; it does not include homes that were sold directly by owners or builders, including new construction contracts.

The number of sales within the Village of Mount Horeb has been increasing since bottoming out in 2010 and 2011 when only 57 sales occurred each year. By 2013 the market surpassed pre-recession levels with 112 sales occurring. A total of 106 sales occurred in 2021 with approximately 85% of all listings sold. Of the listings that sold, the average number of days the home was listed on the market peaked at 147 days in 2012, decreasing significantly in the years since to only 23 days in 2021.

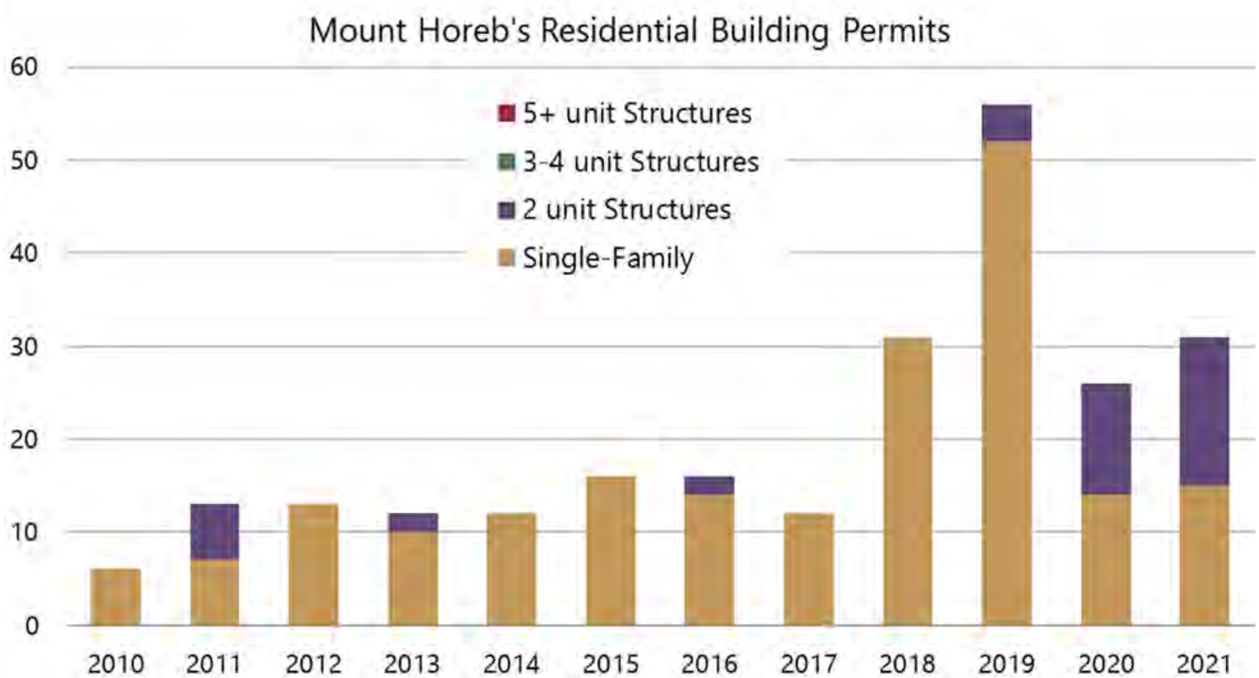
The average sale price hovered peaked at $244,000 prior to the recession, before dropping to only $206,000 in 2009. Government incentives to revive the housing market caused sale prices to recover somewhat in 2010, however the average sale price remained stagnant near $230,000 from 2010 through 2014. However, in 2015 the average sale price rose to $245,000 and increased to $374,536 in 2021.



Source: South Central Wisconsin MLS

New Development

A review of the number of new building permits issued each year can provide an indication of the local market trends. The following chart displays the number of Single-Family and Multi-Family building permits issued in the Village of Mount Horeb during the last ten years according to the State of the Cities Data System (SOCDS). New development in the Village began decreasing in the years prior to the recession, and has remained limited in the following years. Less than 20 permits have been issued per year from 2009 to 2016; increasing to 52 permits in 2018. In 2021, there were 16 two-unit structure permits and 35 single-family permits.



Source: SOCDS

Economic Development

The Village of Mount Horeb currently has three Tax Incremental Districts. TID #3, the East Side Corridor, TID #4 contributed to the construction on Springdale Street, and TID #5, the West Central area which include the Main Street Central Business District. The Mount Horeb Revolving Loan Fund was created with a grant from the USDA to encourage business start-ups and expansion with the village limits.

Employment

Although the primary employment center for the area is from the Madison Metro Area which is within a 15-minute drive from the Village of Mount Horeb, there are many employers in the Village of Mount Horeb as well. The following table displays the Village of Mount Horeb's largest employers according to the Mount Horeb Area Economic Development Corporation. The Village's largest employer is Duluth Holdings Inc, followed by Ingle Living Communities which operates three senior housing facilities in Mount Horeb.

Village of Mount Horeb's Largest Private Employers

Rank	Employer Name	# of Employees
1	Duluth Holdings Inc	250 - 499
2	Ingleside Manor	100 - 249
3	Miller & Sons	100 - 249
4	Miller & Sons Supermarket	100 - 249
5	Tyrol Basin	50 - 99
6	Swiss Cellars	50 - 99
7	Premier Cooperative	50 - 99
8	Mt Horeb Intermediate Center	50 - 99
9	Mt Horeb Middle School	50 - 99
10	Mt Horeb Primary Center	50 - 99

Source: Job Center of Wisconsin

Government

The governing body for the Village of Mount Horeb is the board of trustees, elected at-large by the voters of the village for two year terms. The board of trustees is a seven member village board, made up of one village president and six village trustees. The Police Department is made up of 10 full time officers, 2 part time officers and 2 support staff. The Fire department has 5 full time employees and 15 volunteers. The EMS has five full time employees and 44 volunteers. Most government and institutional properties are located in the central part of the Village.

Education

The residents of the village are served by the Mount Horeb Area School District, which had a total enrollment of 2,384 students for the 2021-2022 school year. The district operates two pre-school and kindergarten schools, the Primary Center (grades 1-2), the Intermediate Center (grades 3-5), the Middle School (grades 6-8) and the High School (grades 9-12). In addition to the public schools, the village has two private pre-schools: Hearts and Hands and Children's Community School.

The village is within close proximity to the University of Wisconsin-Madison, Edgewood College and Madison Area Technical College. These institutions offer a variety of further education opportunities for village residents.

Recreation

The Mount Horeb area features 11 village parks and offers several fishing streams. These parks include Boecks Park, Garfield Park, Grandma Fosters Park, Grundahl Park, Himsel Park, Jaycee Park, Liberty Park, Lions Park, Nesheim Park, Viking Park and Waltz Park. Along with these parks are the Blue Mound State Park, Brigham County Park and Stewart County Park.

Blue Mound State Park is on the tallest hill in southern Wisconsin, about 25 miles west of Madison. The top of the hill is 1,716 feet above sea level, the seventh highest spot in the entire state. The 1,153 acre park is a popular place for swimming, hiking, camping, cross-country skiing and mountain biking.

Brigham County Park is a 112 acre park located just northeast of the Village of Blue Mounds on County Highway F. The park provides a panoramic view of the Wisconsin River Valley and also includes a group camp area, a 25 unit rustic campground, two shelter facilities, picnic area, play equipment and a self-guided nature trail through a maple woods.

Another popular park is the Donald Park which is located between the communities of Mount Horeb and Mount Vernon on State Highway 92. The park is part of a system of Dane County recreation areas and in the future provides both a habitat for wildlife as well as a recreation opportunity for county residents. The park contains over 450 acres in southwestern Wisconsin and boasts substantial wooded tracts, renown trout streams, a bass pond, interesting rock formations and 80 acres of recently restored native prairie.

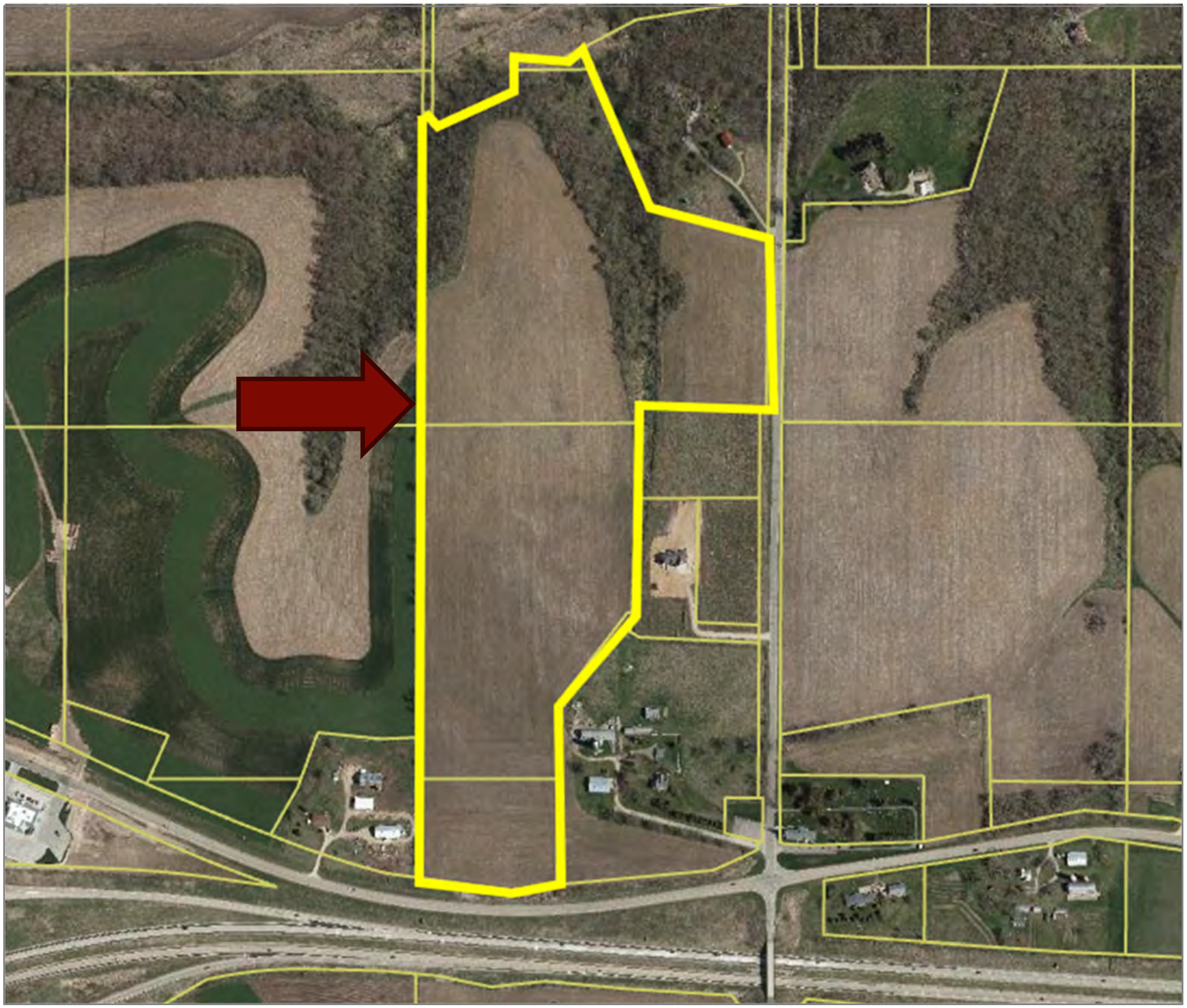
Besides the many parks the Village of Mount Horeb area has to offer, residents can also enjoy other activities such as swimming at the Mount Horeb Aquatic Center, camping at Tom's Campground, and skiing and snowboarding at Tyrol Basin Ski & Snowboard Area. The Norsk Golf Club is also available to residents to enjoy with its 9-hole challenging golf course, pro shop, group or private lessons, cart and club rentals, and a complete bar and grill with a bowling alley.

Summary

Overall, the area surrounding the subject can best be described as a community that is poised for stable to moderate growth due, in most part, to the proximity to surrounding cities. The subject property is well positioned in the neighborhood near the area demand generators.

SECTION V: SITE ANALYSIS

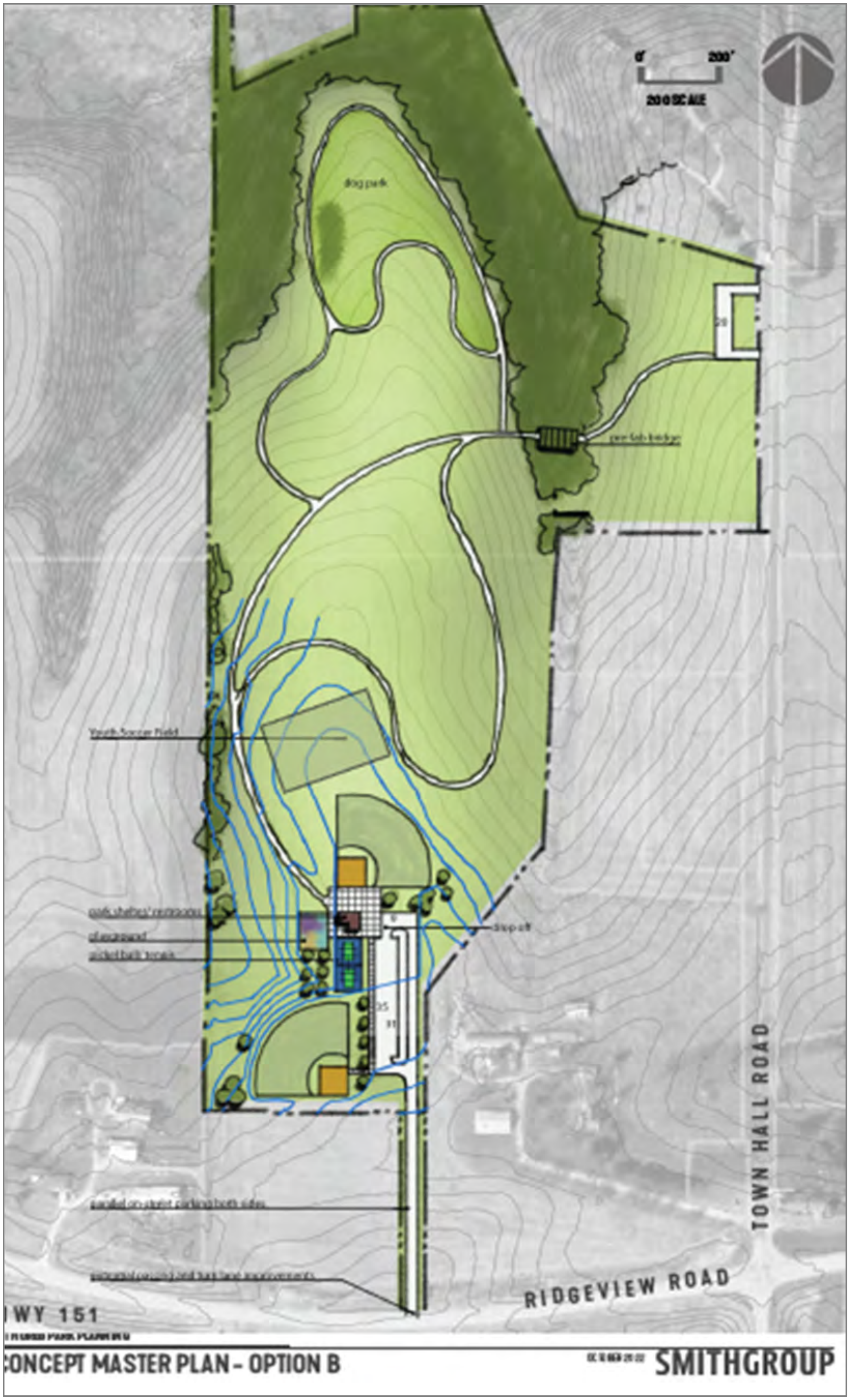
AERIAL SITE VIEW



Source: Dane County GIS

PROPOSED MEYLOR PARK CONCEPT A

PROPOSED MEYLOR PARK CONCEPT B



Site Analysis

The Proposed Meylor Park site will include four adjacent parcels that will contain approximately 57.50 acres. The proposed park will include playground area, park shelter, soccer fields, pickle / tennis courts, baseball diamond(s), and dog park. Parcel 054/0607-083-9595-0 is divided by US Highway 18/151 and Ridgeview Road and per the client's request, we have utilized the site area north of Ridgeview Road and estimated to be approximately 4.80 acres. This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map. The site is irregular in shape with level to sloping topography. The site has approximately 645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. There are currently no site improvements. The current zoning is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale.

According to the Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural. According to Village of Mount Horeb Personnel and the Village's Comprehensive Plan, the subject site is located within a future growth area with expected annexation and development exceeds twenty years.

Size and Shape:	57.50 acres; the site is irregular in shape
Frontage, Accessibility:	645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. Ingress and egress to the site are from the same.
Topography:	The site has level to rolling topography
Utilities:	Property would require well and septic; electric at lot line
Site Improvements:	There are no site improvements. The site is currently utilized for agricultural purposes.

Flood Plain

According to the Federal Emergency Management Agency (FEMA), the subject site is located within Zone X, a low to moderate risk flood zone. The Community Panel Number for the map is 55025C0365G, and the effective date of this map is January 2, 2009. A copy of the flood map is located in the addendum. FEMA Zone X Description:

Areas outside the 1% annual chance floodplain, 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No base flood elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Zoning

The current zoning of the subject site is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale. A specific compliance analysis was not performed to determine whether or not the subject property is in conformance with all zoning parameters, such as landscape surface ratios, maximum floor area ratios, minimum lot area requirements, and maximum building size requirements. It is assumed that the addition will be constructed in compliance with all applicable zoning and building codes, therefore it is anticipated that the subject would be classified as a legal and conforming use within this district. Any conformance issues with the zoning text are subject to interpretation by City of Fitchburg personnel.

Easements and Encroachments

Typical utility easements are assumed to exist on the site. These easements are normal and do not negatively impact the overall development. No apparent encroachments or adverse easements were noted from physical inspection; however, the appraisers make no guarantee in that regard. We assume for the purposes of this report that there are no adverse easements or conditions. From an inspection of the site and review of the information; the usual utility easements exist on the property.

Environmental

The appraiser(s) are not qualified to detect the presence of environmental contaminants. The presence of potentially hazardous materials may impact the value of the property. Unless otherwise stated in this report, the value estimates are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover such contaminants. Any party relying on this appraisal is urged to retain an expert in this field, if desired.

Real Estate Taxes and Assessed Value

The subject property is assessed by Accurate Appraisal who is contracted by the Town of Springdale. Assessed values are based upon the assessor's estimate of fair market value, typically through an application of a comparison of improved sales as well as an income approach. Real estate taxes are paid one year in arrears. For instance, 2022 taxes are due on January 31, 2023, or in two installments payable on January 31 and July 31, 2023.

The subject parcel number is 054/0607-082-8300-7, 054/0607-083-8090-0, 054/0607-082-9570-0, and 4.80 acres from 054/0607-083-9595-0. The combined total 2022 assessment is $53,000 for the land with no improvement, decreasing $1,300 from the prior year. The 2022 tax rate for the Town of Springdale was $14.44 per $1,000 of assessed value, for a total tax expense of $784. According to public records, all tax payments are current for the subject. The following chart contains a summary of the assessments and taxes for the subject's parcels.

Tax Summary Chart

Parcel Number	Description	Zoning	Site Area (Acres)	Site Area (SF)	2022 Land Assessment	2022 Imprvmt Assessment	2022 Total Assessment	2021 Total Assessment	2022 Tax Expense	2022 Tax Rate
*054/0607-083-9595-0	Part of Parcel North 151	AT-35	4.80	209,088	$1,200	$0	$1,200	$1,200	$18	$14.79
054/0607-082-8300-7	Entire Parcel	AT-35	0.30	13,068	$1,200	$0	$1,200	$1,200	$18	$14.79
054/0607-083-8090-0	Entire Parcel	AT-35	21.60	940,896	$3,900	$0	$3,900	$4,600	$58	$12.54
054/0607-082-9570-0	Entire Parcel	AT-35	30.80	1,341,648	$46,700	$0	$46,700	$47,300	$691	$14.61
Totals			**57.50**	**2,504,700**	**$53,000**	**0**	**$53,000**	**$54,300**	**$784**	**$14.44**

CONCLUSION

Based upon our analysis, the subject property appears to be adequate for agricultural or recreation uses. A purchaser of the site would be bound by the zoning and approvals in place and would either purchase the site with the intention of continued quarry use or incur time and expense in rezoning for another use.

SECTION VI: HIGHEST AND BEST USE/ VALUATION METHODOLOGY

Highest and Best Use Analysis

Since real estate value is determined by its use potential, the reported opinion of value, are based on the highest and best use of the property. An analysis of the highest and best use of a property provides the foundation for a thorough investigation of the interaction of market forces. The collection and analysis of the general data used to estimate property value provides the evidence on which a highest and best use conclusion is based.

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet four test criteria; namely, legal permissibility, physical possibility, financial feasibility, and maximal profitability.

1. Legally Permissible Uses - What uses are legally permitted on the subject site with respect to zoning ordinances and deed restrictions?
2. Physically Possible - What uses are physically possible on the subject site?
3. Feasible Uses - Of those uses determined to be physically possible and legally permissible, which ones will produce a positive return?
4. Highest Net Return - Of those uses that are feasible, legally permissible, and physically possible, which will produce the highest net return?

Estimating the highest and best use generally involves consideration of the subject property under two scenarios: as vacant land and as proposed to be improved. The as vacant scenario assumes that the subject site is vacant or can be made vacant for development. The highest and best use as improved addresses whether the proposed improvements are the best utilization of the property. The highest and best use of the underlying land may differ from that of the property as improved if the improvements do not constitute an appropriate use generating the highest net return to the land. The overall purpose of determining the highest and best use of the property as improved is to identify the use that would be expected to produce the greatest value to the site.

When potential buyers contemplate purchasing real estate for personal use or occupancy, their principal motivations are perceived benefits of enhanced enjoyment, prestige, and privacy. Purchasers of investment property are frequently motivated by the promise of net income or capital accumulation and certain tax advantages. These investors are more directly concerned with feasibility, an indication that a project has a reasonable likelihood of satisfying their specific objectives. These objectives may include assured occupancy, establishing operating costs at a reasonable and acceptable level, and potential property appreciation.

"As Vacant"

Legally Permissible

Zoning of the subject site is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale. If the vacant site was sold, the current zoning would legally encumber the site to be developed as per the municipal approvals currently in-place. Any other type of development would most likely be subject to rezoning and approvals. Given surrounding land use patterns and neighborhood plans, agricultural or recreational uses would most likely be allowable. Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural.

Physically Possible

To be a physically possible use, the size, shape and topographical features of the site must be adequate in order to support any proposed or existing development. The physical aspects of the site do not appear to impose constraints that would restrict it from being developed under the highest and best use.

The subject site contains a total site area of approximately 57.50 acres. The site is irregular in shape with a level to sloping topography. The size and topography of the site does not appear to limit any legally permissible uses, either as currently zoned or under a scenario of rezoning (as if vacant) for some alternative type of development.

The site will be served with the necessary public utilities that have sufficient capability to serve most forms of development (consistent with surrounding land use patterns) and it is assumed the site has adequate load-bearing capacities for development. The subject would require well and septic.

Financially Feasible and Maximally Productive

The last two elements pertain to financial feasibility and maximum profitability. The Highest and Best Use of the property, after meeting the first two constraints, must prove to be financially feasible and maximally productive. The use must be expected to produce a positive net income or rate of return to an investor. In order to provide maximum return, careful consideration must be given to the infrastructure costs to be incurred for the development, as well as various soft costs that will be incurred by the developer. The developer must consider the supply and demand characteristics of the local market and the potential users of the planned development for this area.

Sufficient demand is considered to exist for agricultural use, given the location and as evidenced by survey data reviewed regarding sales trends of similar properties in the area, supply and demand characteristics in the immediate area, and development trends.

As vacant and after considering the legally permissible and physically possible uses, it is the appraisers' opinion the most financially feasible and maximally productive use of the site would be for some type of agricultural or recreational uses. Considering similar properties in the area this type of use is considered to provide the greatest return to the land and should result in the highest underlying land value given the preliminary approvals currently in place.

"As Improved"

As the site is currently vacant land, an analysis of the site "As Improved" is the same as the "As Vacant" scenario. The valuation methodology will be developed next. The highest and best use analysis has formed the basis for comparison in the three approaches to value.

Valuation Methodology

The valuation process involves researching current market conditions and trends as well as collecting and analyzing specific site data relating to the subject property. Based upon the market and site data obtained, an analysis of the subject's competitive position and market appeal may then be prepared. Value conclusions are drawn based upon this information and the informed judgment of the appraiser(s).

VALUATION APPROACHES DEFINED

In the valuation of real estate, any one or combination of the three traditional appraisal methods may be used. These three methods are known as the cost, sales comparison, and income capitalization approaches to value. All three approaches are based on the economic principle of substitution.

Cost Approach

The methodology of the cost approach suggests that the value of the property being appraised tends to be set by the cost of producing an equally desirable substitute property without undue delay. This approach entails the preparation of a replacement or reproduction cost estimate for the subject improvements new (maintaining comparable quality and utility) and then deducting for losses in value sustained through physical, functional, and economic obsolescence. The estimated land value is then added to the cost, as adjusted, to arrive at a final value estimate. The accuracy of the cost approach is determined to a large extent by the availability of data on land sales and construction costs as well as estimates of physical, functional, and economic depreciation. This approach is most accurate when used for a property that is improved to its highest and best use and where depreciation is of little consequence. It is most often used for newly constructed properties or for special purpose properties like hospitals, churches, or schools where data regarding the other two approaches is limited or not relevant.

Sales Comparison Approach

The methodology of the sales comparison approach suggests that the value of the property being appraised tends to be set by the cost of acquiring an equally desirable substitute property without undue delay. This approach requires a detailed comparison of sales of comparable properties to the subject property. The accuracy of this approach is determined to a large extent by the existence of and availability of data on recent sales of properties that are similar to the subject in use, location, age, size, quality, condition, and general appeal. Therefore, a sufficient number of comparable sale transactions must be available for analysis, and the information obtained including price, financial terms, and property description must be reasonably reliable. As such, this approach is most accurate when used for properties that have wide market appeal and are frequently bought and sold on the open market. It can be used with a variety of property types and is the only relevant approach in most vacant land appraisals.

Income Capitalization Approach

The methodology of the income capitalization approach suggests that the value of the property being appraised tends to be set by the present worth of its future benefits. For rental properties, the future benefits are defined as the projected net operating income (i.e., cash flow before debt service) plus the net sales proceeds at disposition. The present worth of the future benefits may be estimated by the direct capitalization method or by a discounted cash flow (DCF) analysis. The accuracy of the income capitalization approach depends to a large extent on the availability of comparable rental data, vacancy rates, operating expenses, holding costs, and the perceived rate of return required by investors for the property type being analyzed.

VALUATION APPROACHES DEVELOPED

In this appraisal, only the Sales Comparison approach to value has been developed, and is considered to be the only applicable approach to value.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. As there are no improvements on the subject property, and it is considered to be vacant land only, this approach was not considered to be applicable.

The **sales comparison approach** has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach was given primary weight in the final value indication, as this approach is considered to be the only applicable approach to value.

The **income capitalization approach** reflects the value of a property based on income potential. As the subject property has no source of income, and is considered to be vacant land only, this approach was not considered to be applicable and therefore was not developed.

SECTION VII: SALES COMPARISON APPROACH

Sales Comparison Approach

The "Sales Comparison Approach" is defined in *The Appraisal of Real Estate*, Twelfth Edition (sponsored by the Appraisal Institute) as:

> *Approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparable sales.*

Comparable properties are best analyzed on a unit of comparison basis (e.g., per square foot, acre, etc.). By using the appropriate unit of comparison, the effect of varying property sizes can be mitigated. The most common unit of comparison for a land valuation is the price per square foot or acre of land. Analyzing this indicator most closely reflects the actions and decision processes of buyers and sellers in the marketplace.

The sales comparison approach has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach is considered to be the only applicable approach to value, although, most representative data available varied in regards to location, size, and conditions of the local market.

LAND VALUATION

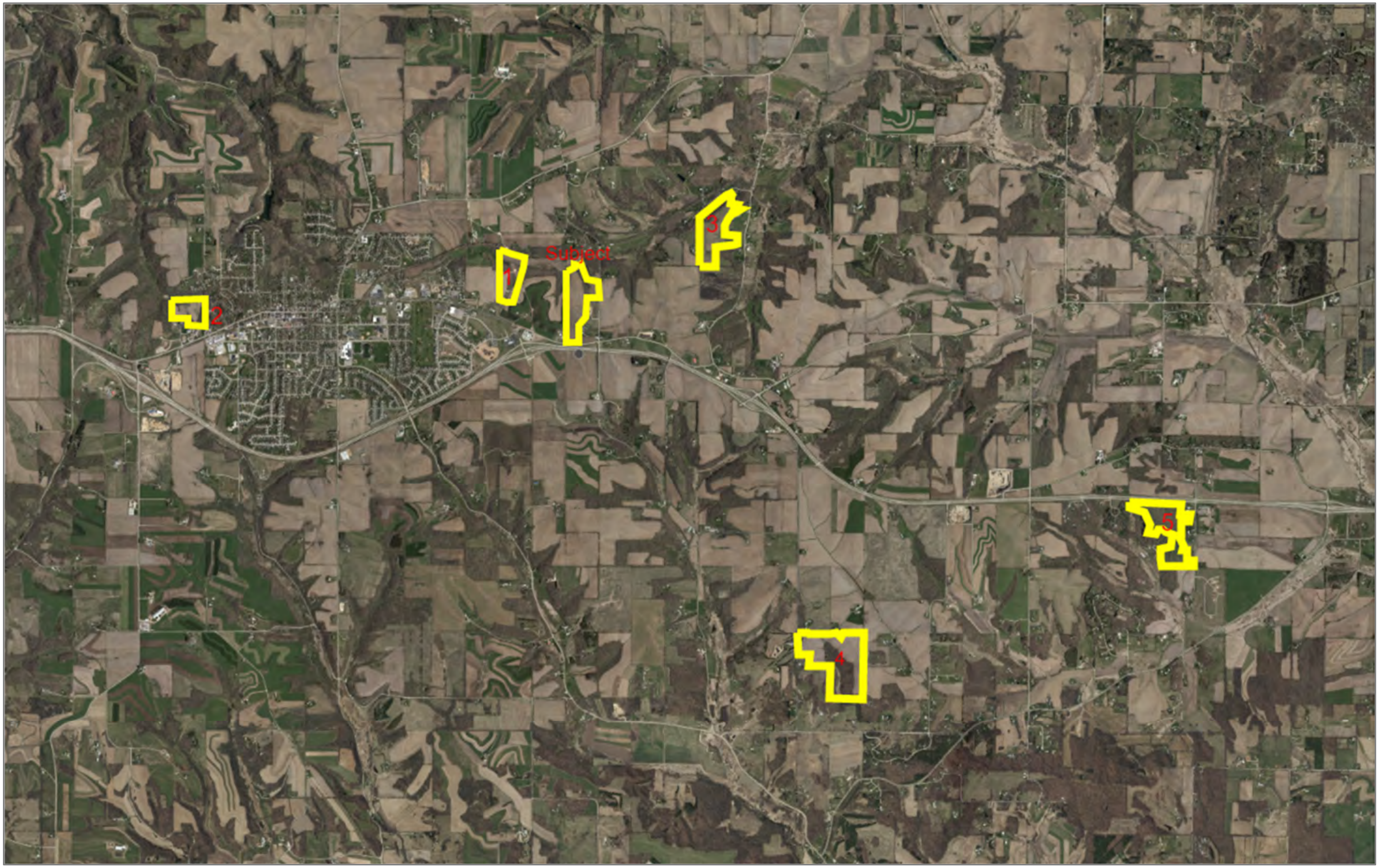
The following page contains the Comparable Land Sales Summary Chart. This table includes five comparable land sales that were purchased with the intent of development similar to the subject site.

COMPARABLE LAND SALES SUMMARY CHART

#	Site Address	Sale Date	Grantor / Grantee	Zoning	Site Size		Total Sale Price	Unit Price	
1	**36.30 Acres Ridgeview Road** **Town of Springdale, WI**	Feb-18	Elmer & Norma Baker Revocable Trust / Community Developer Inc	AT-35	Acres: Sq Ft:	36.30 1,581,228	$333,000	Per Acre: Per Sq Ft:	$9,174 $0.21
		Comments:	*This site contains 36.3 acres and is located within the Town of Springdale and east of the Shenandoah Hills residential subdivision. This site is landlocked. According to the Village of Mount Horeb Comprehensive Plan, the site will be part of a future residential development and will be annexed into the Village of Mount Horeb prior to development.*						
2	**27.50 Acres Oak Tree Court** **Town of Blue Mounds, WI**	Jul-21	Estate of Ralph Buechner / Life Church	Ag	Acres: Sq Ft:	27.50 1,197,900	$300,000	Per Acre: Per Sq Ft:	$10,909 $0.25
		Comments:	*This site contains approximately 27.50 acres located within the Town of Blue Mounds and adjacent to Mound View residential subdivision. There is an easement to access the property from Oak Tree Court. According to the Village of Mount Horeb Comprehensive Plan, the site will be part of a future residential development and will be annexed into the Village of Mount Horeb prior to development. The site was purchased by the adjacent church.*						
3	**61.07 Acres County Highway P** **Town of Springdale, WI**	Jun-20	Estate of Richard Holler / Creekland Partners LLC	RM-16	Acres: Sq Ft:	61.07 2,660,209	$525,000	Per Acre: Per Sq Ft:	$8,597 $0.20
		Comments:	*This site contains approximately 61.07 acres and located within the Town of Springdale. The site has one home site available. The site is appears to be landlocked.*						
4	**8641 Zahler Road** **Town of Springdale, WI**	Jan-21	Kenneth Zahler Trust / Strike Eagle LLC	AT-35	Acres: Sq Ft:	115.60 5,035,536	$1,155,600	per Acre: per Sq Ft:	$9,997 $0.23
		Comments:	*This sale include three adjacent parcels located along Zahler Drive within the Town of Springdale. A portion of one parcel is split by Zahler Road. There are approximately 31.96 wooded acres and 83.60 acres of tillable lands. Buildable site.*						
5	**66 Acres Spring Rose Road** **Town of Springdale, WI**	Dec-20	Thomas Gust / Linda & Gene Farley Center for Peace, Justice, Sustainability Inc	AT-35	Acres: Sq Ft:	60.36 2,629,282	$525,000	per Acre: per Sq Ft:	$8,698 $0.20
		Comments:	*This sale includes two adjacent parcels that contain approximately 60.6 acres and located along Spring Rose Road and Highway 151 within the Town of Springdale. There are 2.35 wooded acres and 64.58 tillable acres. Buildable lot.*						

		Site Size	Total Sale Price		Unit Price
Mean	Sq Ft:	2,184,026	$567,720	per Sq Ft:	$0.22
	Acres:	60.17		per Acre:	$9,475
Median	Sq Ft:	2,105,255	$525,000	per Sq Ft:	$0.21
	Acres:	60.36		per Acre:	$9,174

Sales Comparable Map



Comparable Land Sales Adjustments

Adjustments to the sale prices of comparable properties are required to account for differences that may exist between a comparable and the subject. Adjustments are typically considered for sale characteristics including property rights transferred, financing, conditions of sale, economic conditions, date of sale, and physical characteristics including location, zoning, access, density, and size.

Sale Characteristics

The subcategories of adjustments prior to considering physical attributes include property rights transferred, financing, conditions of the sale, economic conditions, and time. Applying adjustments to the sale price of each comparable for these categories results in a current, cash terms, and transaction of equivalent property rights between typically motivated participants.

Property Rights Transferred

The comparable sales primarily represented arm's-length transactions, which involved the transfer of fee simple interest on an all cash or equivalent terms basis. No legal encumbrances were present which could be considered to have been a detriment or an enhancement to the appeal and marketability of title. Therefore, no adjustments were required for the property rights conveyed.

Financing

No adjustments are required if the terms and conditions of the comparable sale financing is considered to be typical for this type of transaction and indicative of market trends. Although, sales that transfer via land contract, with seller financing, etc. require a downward adjustment. Based upon the financing terms that could be verified, the comparable sales were sold for cash or cash equivalent terms. Therefore, the terms and conditions of these transfers did not require any financing adjustments.

Conditions of Sale

Based on our understanding of each transaction, there appeared not to be significant extenuating circumstances that would warrant adjustments for the conditions of the sales, as the sales were arm's- lengths and involved no atypical conditions of sale for this type of property.

Date of Sale

Each of the comparable sales transactions occurred from February 2018 through July 2021. Upward adjustments of two percent annually are considered for time due to the inherent increase in demand, therefore annual adjustments for dates of sale may be warranted for older sales.

Timeline Continuum for Development

This is a characteristic that differentiates most sales for comparison purposes. This is difficult to pinpoint to any degree of accuracy for most comparable sales. However, trends are evident as sites that cannot be developed within a relatively short time frame (one to two years) typically have discounted sales prices, while sites that can be developed within a short time frame tend to demand a premium. Therefore, properties with estimated timelines for development that varied in comparison to the subject are adjusted.

Physical Adjustments

After adjusting for all economic / transaction related differences, the appraiser analyzes the physical attributes of each comparable compared to the subject property. For adjustment purposes, only those physical differences which impact the price / value of a property are considered. The adjustment parameters include location, access and visibility, site size, site use / amenities, shape / functional utility, and topography.

Location

Location encompasses a number of issues, including locations within different sub-market areas, density, the character / condition of surrounding development, corner versus interior location, access, and visibility. It is important to assess which factors truly impact value for different types of real estate.

The subject's location is considered to be relatively similar to superior to the comparable sales utilized, based upon locational setting with visibility, land values, rent levels, sales prices, and demand. Location is also affected by zoning of a particular jurisdiction and/or subdivision. Adjustments were made accordingly.

Access / Visibility

Access and visibility to each comparable property, as well as the subject property, is a key factor for development. With restricted access or lack of visibility a property could be adversely impacted with slower sales or lower sale prices to compensate for the lack of access and / or visibility. Conversely, those properties with convenient access and increased visibility will be impacted positively.

Site Size / Density

With respect to size, as the site increases in size the sales price per acre typically decreases, with all other factors remaining equal. This is due to the diminishing marginal returns associated with each additional unit (acre) added. As mentioned above with regard to location, the density for development can affect the consideration given for a site to a greater degree than the size of the site. Size was the biggest factor of adjustments. Sites with larger areas were adjusted upward, while sites with smaller areas were adjusted downward.

Density

The lower the density of a property the higher price per unit the property will command with all other factors being equal. With the increased density results in a lower price per unit or lot while the comparable price per acre will remain relatively similar to other developments with lower density approvals.

Site Use / Amenities

Properties will vary in the aspect of inclusions of development. While some developments may be specifically catering towards single family developments, other sites may have a mixed use of single family housing units, multi-family housing units, and commercial businesses. With this variety of options, a buyer may tend to pay a premium for the added benefits of these approvals.

Other Physical Characteristics

Similar to the site use and amenities, each development will vary in the approvals which will take into consideration the site's shape, functional utility, and topography. An irregularly shaped parcel or a parcel with a greatly varying topography may be limited in the approvals for development. Conversely, a development that adjoins a wetland area will tend to command a higher price per unit as this is seen as an added benefit towards the future sites of the development.

The following pages contain a summary of the adjustments applied.

LAND SALES ADJUSTMENT GRID

Proposed Meylor Park Land - 57.50 Acres Located along Town Hall Road & Ridgeview Road, Town of Springdale, WI						
COMPARABLE SALE #	1	2	3	4	5	
Sale Price Per Acre	**$9,174**	**$10,909**	**$8,597**	**$9,997**	**$8,698**	
Sale Price per Sq Ft	**$0.21**	**$0.25**	**$0.20**	**$0.23**	**$0.20**	
Sale Characteristics:						
Property Rights	0%	0%	0%	0%	0%	
Financing	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Date of Sale	10%	4%	6%	4%	6%	
Timeline For Development	0%	0%	0%	0%	0%	
Total Sale Adjustments	**10%**	**4%**	**6%**	**4%**	**6%**	
Adjusted Sale Price per Acre	**$10,091**	**$11,345**	**$9,112**	**$10,396**	**$9,220**	
Adjusted Sale Price per Sq Ft	**$0.23**	**$0.26**	**$0.21**	**$0.24**	**$0.21**	
Physical Characteristics:						
Site Location	0%	0%	0%	5%	5%	
Access/Visibility	0%	0%	10%	0%	0%	
Site Size	-5%	-10%	0%	10%	0%	
Density	0%	0%	0%	0%	0%	
Site Use / Amenities	0%	0%	0%	0%	0%	
Shape / Functional Utility	0%	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	0%	
Total Physical Adjustments	**-5%**	**-10%**	**10%**	**15%**	**5%**	
Final Adjusted Sale Price per Acre	**$9,586**	**$10,211**	**$10,024**	**$11,956**	**$9,681**	
Final Adjusted Sale Price per Sq Ft	**$0.22**	**$0.23**	**$0.23**	**$0.27**	**$0.22**	
Total Adjustment to Sale Price	**4%**	**-6%**	**17%**	**20%**	**11%**	

Summary	Unadjusted	Adjusted	Estimated Land Value				
Mean Price Per Acre	**$9,475**	**$10,292**	**57.50**	Acres @	**$10,500**	per Acre =	**$603,750**
Median Price Per Acre	**$9,174**	**$10,024**	**2,504,700**	Sq Ft @	**$0.24**	perSq Ft =	**$601,128**
Mean Price Per Sq Ft	**$0.21**	**$0.23**	**Reconciled Value (Rounded)**				**$600,000**
Median Price Per Sq Ft	**$0.22**	**$0.24**					

LAND VALUE CONCLUSION

After considering all factors of adjustment, each sale was considered to provide similar weight in forming the opinion of value of the subject sites as if vacant. The sales data is considered the most representative data available to assist the appraisers in forming an opinion of the value of the vacant land. The market value is estimated at $10,500 per acre or $0.24 per square foot. Therefore, it is the appraiser's opinion the applicable value for the subject site is as follows:

Estimated Land Value				
57.50	Acres @	**$10,500**	per Acre =	**$603,750**
2,504,700	Sq Ft @	**$0.24**	perSq Ft =	**$601,128**
Reconciled Value (Rounded)				**$600,000**

SECTION VIII: RECONCILIATION AND FINAL VALUE CONCLUSIONS

Reconciliation and Final Value Conclusions

Reconciliation is the portion of an appraisal where the various approaches to value are weighed to judge their reliability with respect to valuing the subject. Emphasis is usually placed on the approach, or approaches, that seem to best estimate the market value of the subject property. The values for the subject indicated by our valuation analysis are as follows:

FINAL OPINION OF MARKET VALUE

"As Is" Value as of February 24, 2023	**$600,000**

In this appraisal, only the Sales Comparison approach to value has been developed, and is considered to be the only applicable approach to value.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. As there are no improvements on the subject property, and it is considered to be vacant land only, this approach was not considered to be applicable.

The **sales comparison approach** has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach was given primary weight in the final value indication, as this approach is considered to be the only applicable approach to value.

The **income capitalization approach** reflects the value of a property based on income potential. As the subject property has no source of income, and is considered to be vacant land only, this approach was not considered to be applicable and therefore was not developed.

This report and the value estimates contained within are subject to the Assumptions and Limiting Conditions contained herein.

SECTION IX: LIMITING CONDITIONS AND CERTIFICATIONS

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions and limiting conditions.

1. No investigation has been made of, and no responsibility is assumed for, the legal description or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements, or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.
3. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government of private entity of organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
4. Full compliance with all applicable federal, state, and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.
5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions, which occur subsequent to the date hereof.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described at that there is no encroachment or trespass unless otherwise stated in this report.
7. Responsible ownership and competent property management are assumed.
8. The allocation, if any, in this report of the total valuation between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.
9. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property and no responsibility is assumed for their accuracy. No independent surveys were conducted.
10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal, or other subsurface mineral and use rights or conditions.
12. Cost estimates provided herein in the cost approach (if applicable) to value section are based on typical average replacement costs for similar utility of buildings. These costs are used only for the purpose of appraisal analysis. They should not be misconstrued as an exact cost to complete or rebuild this project. This is an appraisal estimate only.

13. The appraisal is made for valuation purposes only. It is not intended nor to be construed to be an engineering report. The appraiser(s) is (are) not qualified structural engineers, therefore are not qualified to judge the structural integrity of the improvements. Consequently, no warranty, representations or liability are assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including HVAC systems. Should there be any questions concerning same, it is strongly recommended that an engineering/construction inspection be obtained. The value estimate(s) is predicated on the assumption that all improvements, equipment and building services are structurally sound and suffer no concealed or latent defects or inadequacies.
14. Neither Meicher Real Estate LLC nor any individuals signing or associated with this report shall be required by reason of this report to give testimony or appear in court or other legal proceedings unless specific arrangements therefore have been previously made.
15. This report has been made only for the purpose stated and shall not be used for any other purpose. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of Meicher Real Estate LLC or any individuals signing or associated with this report, or the professional associations for organizations with which they are affiliated) shall be disseminated to third parties by any means without the prior written consent and approval of Meicher Real Estate LLC. The report may not be used for SEC filings.
16. The date of value to which the conclusion and opinion expressed in this report applies will be set forth in the letter of transmittal. The value opinion is based on the purchasing power of the United States' dollar as of the effective date of the value estimate(s).
17. Unless otherwise stated in this report, I (we) did not observe the existence of hazardous material, which may or may not be present on the property. I (we) have no knowledge of the existence of such materials on, or in, the property; however, we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, or in, the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
18. If the property being appraised is part of a larger tract, any values reported relate only to the portion being considered and should not be misconstrued as applying with equal validity to other portions of the larger tract.
19. Any projections of market or future rents, expenses, net operating income, mortgage terms, capital outlays, inflation, capitalization rates, or discount rates, are intended solely for analytical purposes and are not to be misconstrued as predictions by Meicher Real Estate LLC. They represent the judgment of the authors only as to the assumptions typically used by the market participants, and their accuracy is in no way guaranteed.
20. Unless otherwise stated, the values presented in this report exclude furniture, fixtures, and equipment (FF&E) and machinery and equipment (M&E) present (or to be present) in the property.

21. If improvements or renovations are proposed, this report specifically assumes completion within the time frame outlined herein. Should there be any subsequent changes or delays to the construction or renovations schedule, this may or may not materially alter the value conclusions presented. As we cannot be held responsible for these circumstances, if they do occur, we reserve the right to review any changes and may make the necessary modifications to the analysis at an additional charge.

22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

23. Unless otherwise agreed upon in writing (via contract or engagement for services), the client(s) upon accepting the appraisal, shall indemnify and hold harmless Meicher Real Estate, LLC and/or its individual staff members from and against all damages, expenses, claims, demands and costs; including legal fees and/or court costs.

24. Unless otherwise agreed upon in writing (via contract or engagement for services), the maximum damages recoverable from Meicher Real Estate LLC relative to this engagement shall be the amount of the moneys actually collected by Meicher Real Estate LLC for this assignment and under no circumstances shall any claim for consequential damages be made. In addition, there is no accountability or liability to any third party.

25. The by-law's and Regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each appraisal signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal was prepared may distribute copies of this appraisal, in its entirety, to such third parties as may be selected by the party for whom this appraisal was completed, but shall not be given to third parties without the prior written consent of the signatory of this appraisal. Further, neither all nor any part of this appraisal shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communications without the prior written consent of the signatory of this appraisal.

26. Any controversy or claim arising out of or relating to this appraisal report or the services provided by Meicher Real Estate LLC pursuant thereto (including any such matter involving any parent, subsidiary, affiliate, successor in interest, assignee, or agent of the Company or of Meicher Real Estate LLC) shall be submitted first to voluntary mediation, and if mediation is not successful, then to binding arbitration, in accordance with the dispute resolution procedures set forth in Annex 1 hereto. Judgment on any arbitration award may be entered in any court having proper jurisdiction.

27. No recipient shall be relieved of the effect of, or its obligations under, any assumption or limiting condition hereof without the express written consent of Meicher Real Estate LLC.

28. Acceptance of and/or use of this report constitutes acceptance of all of the foregoing Assumptions and Limiting Conditions.

Privacy Notice

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as “nonpublic personal information” about you or your Client. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in provided appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A discloser required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able assist you with your needs. In order to protect you nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Certification

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF...

1. The statements of fact contained in this report are true and correct and I have not knowingly withheld any significant information
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, unbiased professional analyses, opinions, and conclusions
3. I have no interest, present or prospective, in the property that is the subject of this report or to the parties involved
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
5. I have not previously appraised the subject property within the last three years
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results
7. 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 the appraisal
8. My analyses, opinions, and conclusions that were developed and this report that has been prepared are in conformity with the requirements of the Code of Professional Ethics and the Supplemental Standards of Professional Practice of The Appraisal Institute and the Uniform Standards of Professional Appraisal Practice
9. The use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives
10. As of the date of this report, I have completed the requirements of the continuing education program of the States of Wisconsin and Illinois
11. I made a physical inspection of the subject property on February 24, 2023
12. William P. Mueller provided significant professional assistance to the person(s) signing this report
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or The Appraisal Institute or the MAI or RM designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned
14. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan

Kevin F. Meicher
Wisconsin Certified General Appraiser #758

William P. Mueller
Appraiser Trainee

SECTION X: ADDENDUM

Engagement Letter

January 23, 2023

Village of Mount Horeb
Nicholas Owen
Administrator
138 E Main St
Mount Horeb, WI 53572
Email: nic.owen@mounthorebwi.info
Phone: 608-437-9409

RE: Engagement Letter for appraisal services of the land for the proposed Meylor Park located along Town Hall Road, Mound Horeb, Dane County, Wisconsin.

Dear Mr. Owen,

Pursuant to your request, we are pleased to submit an engagement letter for the appraisal of the land for the proposed Meylor Park located along Town Hall Road, Mound Horeb, Dane County, Wisconsin.

The appraisal shall be prepared for Nicholas Owen of the Village of Mount Horeb and is for the sole and exclusive use of Village of Mount Horeb, and/or their affiliates. We request that you seek our written authorization before releasing the report to any party other than those referenced.

The purpose of the Appraisal Report will be for internal decision-making purposes. This appraisal will develop an "As Is" Market Value as of the date of inspection. The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The reports are subject to our Statement of Limiting Conditions and Appraiser Certifications which are attached to all appraisals prepared by this office.

The estimated completion date is projected to be within four to five weeks.

We will furnish you with electronic copy of the Appraisal Reports in PDF format, and paper copies if requested. Our fee for the appraisal will be [redacted]. These charges include all out-of-pocket expenses. The following information is requested for the appraisal (if available):

- Proposed certified survey (CSM) or site split
- Current tax parcel identification (larger parcel)
- Development plan
- Sales History / Offer to Purchase / Closing Statements (if applicable)
- Any other data in your files that may be relevant for valuation purposes

Additional consulting services, including testimony work, will be charged at an hourly rate of $250 for the additional time. The professional fees as indicated above are due upon completion of consulting services or delivery of the appraisal report.

We will proceed with the preparation of this consultation and/or appraisal upon receipt of a signed copy of this letter. If you have any questions about anything contained within this letter, please give us a call.

Sincerely,

Kevin F. Meicher
Meicher Real Estate

Accepted By:

Nicholas Owen

Mr. Nicholas Owen

01/25/23

Date

Assessor's Information

Parcel Number - 054/0607-082-8300-7

Current

Parcel Parents

Summary Report

Parcel Summary

More +

Municipality Name	TOWN OF SPRINGDALE
Parcel Description	SEC 8-6-7 NE1/4 NW1/4 S OF RR EXC W 33 F...
Owner Name	WINDY RIDGE FARM INC
Primary Address	**No parcel address available.**
Billing Address	318 KENSINGTON DR MADISON WI 53704

Show Municipal Contact Information

Assessment Detail

Less −

« ‹ Newer Older › »

Assessment Year	**2022**	**2021**
Valuation Classification	G5	G5
Assessment Acres	0.300	0.300
Land Value	$1,200.00	$1,200.00
Improved Value	$0.00	$0.00
Total Value	$1,200.00	$1,200.00
Average Assessment Ratio	N/A	N/A
Estimated Fair Market Value	N/A	N/A
Valuation Date	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
AT-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.
Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps

DCiMap

Tax Information

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« | ‹ Newer | Older › | »

Tax Year 2022		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$1,200.00	$0.00	$1,200.00
Taxes:		$17.75
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$17.75
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/17/2001	3374327		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-082-8300-7. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Madison, WI 53703

Home | Disclaimer | Privacy | Resources | Contact Us

Parcel Number - 054/0607-082-9570-0

Current

Parcel Parents

Summary Report

Parcel Summary

More +

Municipality Name	TOWN OF SPRINGDALE
Parcel Description	SEC 8-6-7 SE1/4 NW1/4 EXC W 33 FT N OF C...
Owner Name	WINDY RIDGE FARM INC
Primary Address	**No parcel address available.**
Billing Address	318 KENSINGTON DR MADISON WI 53704

Show Municipal Contact Information

Assessment Detail

Less −

« ‹ Newer Older › »

Assessment Year	**2022**	**2021**
Valuation Classification	G4 G5	G4 G5
Assessment Acres	30.800	30.800
Land Value	$46,700.00	$47,300.00
Improved Value	$0.00	$0.00
Total Value	$46,700.00	$47,300.00
Average Assessment Ratio	N/A	N/A
Estimated Fair Market Value	N/A	N/A
Valuation Date	10/25/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
AT-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.
Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps

DCiMap

Tax Information

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« | ‹ Newer | Older › | »

Tax Year 2022		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$46,700.00	$0.00	$46,700.00
Taxes:		$690.86
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$690.86
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/17/2001	3374327		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-082-9570-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Madison, WI 53703

Parcel Number - 054/0607-083-8090-0

Current

‹ Parcel Parents

Summary Report

Parcel Summary

More +

Municipality Name	TOWN OF SPRINGDALE
Parcel Description	SEC 8-6-7 NE1/4 SW1/4 EXC CSM 15133
Owner Name	WINDY RIDGE FARM INC
Primary Address	**No parcel address available.**
Billing Address	318 KENSINGTON DR MADISON WI 53704

Show Municipal Contact Information

Assessment Detail

Less −

« ‹ Newer Older › »

Assessment Year	**2022**	**2021**
Valuation Classification	G4	G4
Assessment Acres	21.600	21.600
Land Value	$3,900.00	$4,600.00
Improved Value	$0.00	$0.00
Total Value	$3,900.00	$4,600.00
Average Assessment Ratio	N/A	N/A
Estimated Fair Market Value	N/A	N/A
Valuation Date	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

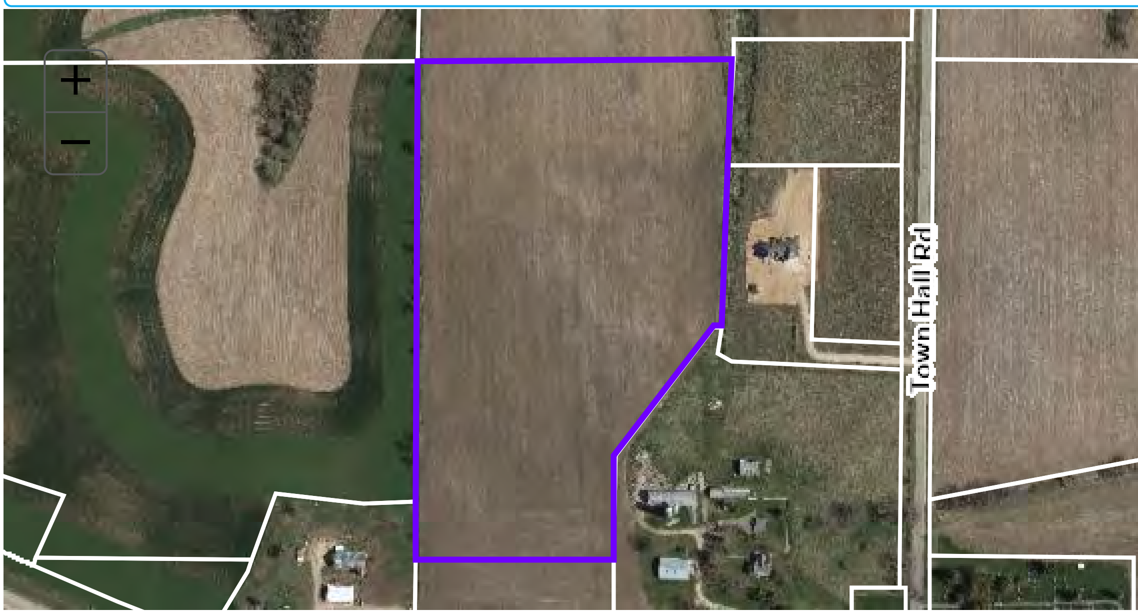
Zoning
AT-35

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information

E-Statement E-Bill E-Receipt Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2022		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$3,900.00	$0.00	$3,900.00
Taxes:		$57.70
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$57.70
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	09/16/2020	5637539		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-083-8090-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Parcel Number - 054/0607-083-9595-0

Current

Parcel Parents

Summary Report

Parcel Summary

More +

Municipality Name	TOWN OF SPRINGDALE
Parcel Description	SEC 8-6-7 SE1/4SW1/4 EXC CHURCH LANDS IN...
Owner Name	WINDY RIDGE FARM INC
Primary Address	**No parcel address available.**
Billing Address	318 KENSINGTON DR MADISON WI 53704

Show Municipal Contact Information

Assessment Detail

Less −

« ‹ Newer Older › »

Assessment Year	**2022**	**2021**
Valuation Classification	G4	G4
Assessment Acres	4.800	4.800
Land Value	$1,200.00	$1,400.00
Improved Value	$0.00	$0.00
Total Value	$1,200.00	$1,400.00
Average Assessment Ratio	N/A	N/A
Estimated Fair Market Value	N/A	N/A
Valuation Date	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
AT-35

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps

DCiMap

Tax Information

E-Statement E-Bill E-Receipt Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2022		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$1,200.00	$0.00	$1,200.00
Taxes:		$17.75
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$17.75
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	09/16/2020	5637539		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-083-9595-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

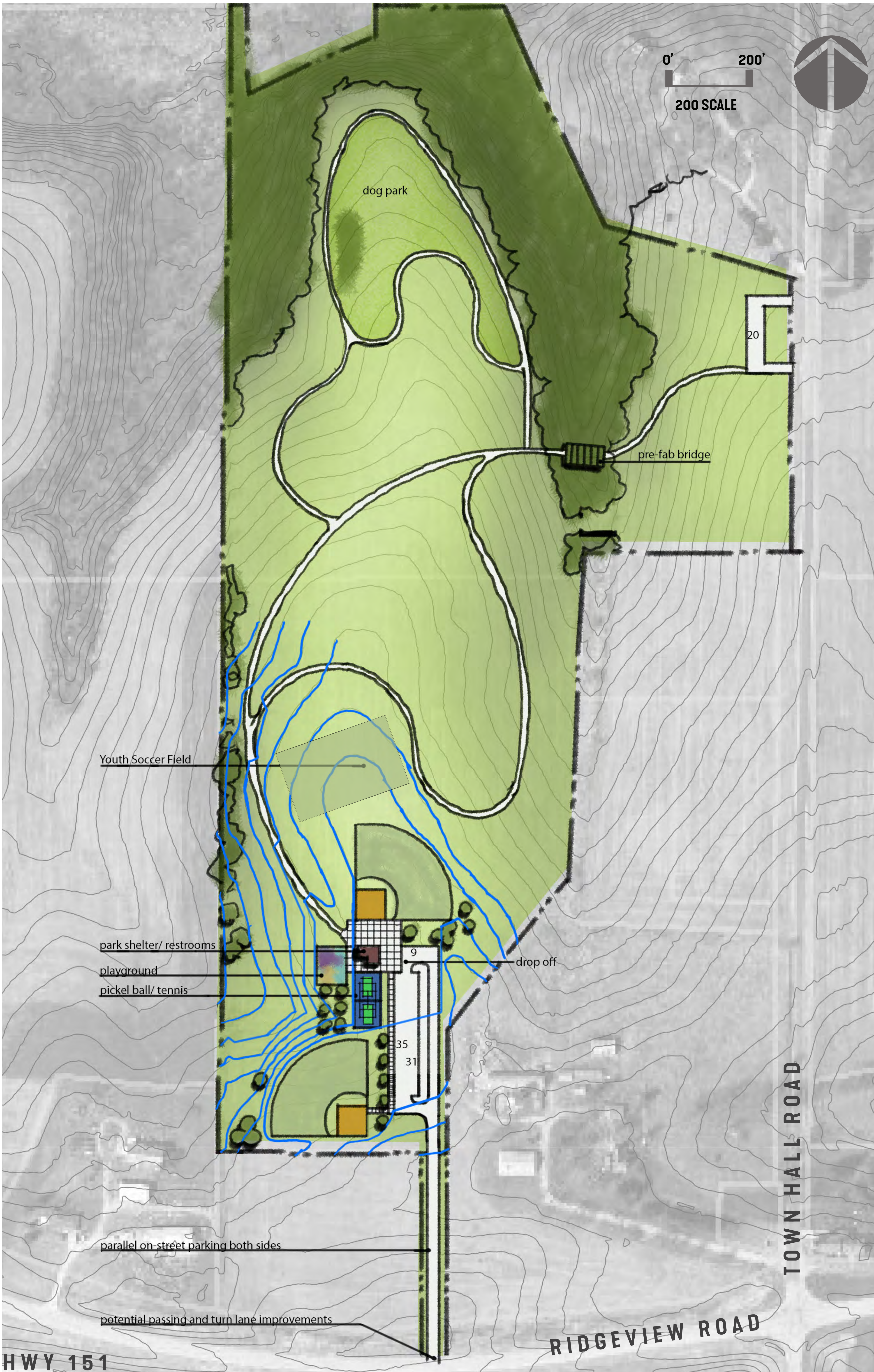
Proposed Park

MT HOREB PARK PLANNING

CONCEPT MASTER PLAN - OPTION A

OCTOBER 2022

SMITHGROUP



MT HOREB PARK PLANNING

CONCEPT MASTER PLAN - OPTION B

OCTOBER 2022

SMITHGROUP

Flood Map

National Flood Hazard Layer FIRMette

FEMA

89°41'59"W 43°0'49"N

89°41'22"W 43°0'22"N

Feet 0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) *Zone A, V, A99*
		With BFE or Depth *Zone AE, AO, AH, VE, AR*
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
		Future Conditions 1% Annual Chance Flood Hazard *Zone X*
		Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
		Area with Flood Risk due to Levee *Zone D*
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard *Zone X*
		Effective LOMRs
		Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES	B 20.2 / 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation
	8	Coastal Transect
	513	Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2023 at 1:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appraiser Qualifications

EXPIRES: 12/14/2023

NO. 758 - 10

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that

KEVIN F MEICHER

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 11th day of December in the year 1995.
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.

STATE OF WISCONSIN
FORWARD
DEPT. OF SAFETY AND PROFESSIONAL SERVICES

DSPS Secretary

This certificate was printed on the 21st day of December in the year 2021

APPRAISAL QUALIFICATIONS
OF
KEVIN F. MEICHER

Wisconsin Certified General Appraiser #758

MEICHER REAL ESTATE

Member / Owner
April 2001 to Present

Specializing in commercial real estate appraisal, brokerage and consulting, Meicher Real Estate, LLC consolidates the experience of individuals with diverse backgrounds and expertise. Specific services available include commercial real estate appraisal and consultation in conformity with USPAP and FIRREA; market and feasibility studies; business valuations; real estate brokerage; personal property and real property tax consultation; and expert witness testimony related to the services provided.

APPRAISAL EXPERTISE

Income Producing and Special Purpose Properties, Including (but not limited to) the Following:

- Apartment / Multi-Family Developments
- Lodging Facilities
- Special-Purpose Properties
- Retail Shopping Centers
- Subdivision and Condominium Developments (including retail, commercial, single and multi-family residential, and condominiums)
- Industrial / Warehouse / Production Facilities
- Senior Housing (Assisted Living, Adult Family Homes, Senior Apartments, CBRFs, RCACs)
- Office Buildings
- Corporate Headquarters Facilities
- Market Feasibility Studies

ADDITIONAL EXPERIENCE

President / Corporate Officer
Millennium Real Estate Group, Inc. (f/k/a MBM Associates, Inc.)
April 1995 – March 2001
Real estate appraisal, brokerage, and consulting company

Commercial Appraiser
Midwest Valuation Service, Inc. (f/k/a John P. Hill & Associates, Inc.)
March 1993 – August 1998
Commercial real estate appraisal

Other Real Estate Experience
Investment
Property Management
Financing
New Construction Coordination

CERTIFICATIONS AND PROFESSIONAL AFFILIATIONS

- Wisconsin Certified General Appraiser #758 - December, 1995
- Wisconsin Real Estate Broker's License - March, 1995
- Wisconsin Real Estate Salespersons License - May, 1993
- Associate Member of the Appraisal Institute – MAI Candidate
- Member of the Greater Madison Area Board of Realtors
- Member of the South Central Wisconsin Multiple Listing Service

EDUCATION

University of Wisconsin – Whitewater

B.B.A. Business - Finance (Real Estate Emphasis)

Areas of Study:

- Real Estate Development
- Real Estate Investments
- Real Estate
- Estates and Trusts

Appraisal Institute

Courses Completed:

- 310 - Capitalization Theory and Techniques
- 410 - Standards of Professional Practice, Part A
- 420 - Standards of Professional Practice, Part B
- 510 - Advanced Income Capitalization
- 520 - Highest & Best Use and Market Analysis
- 530 - Advanced Sales Comparison & Cost Approaches

Continuing Education

Completed Yearly for License Renewals

Courses include, but are not limited to, the following:

- USPAP
- Business Practices and Ethics
- Condominiums, Co-ops, and PUDs
- Analyzing Operating Expenses
- Supervising Appraisal Trainees
- Developing and Growing an Appraisal Practice
- Technology for Today's Appraiser
- Subdivision Analysis

REPRESENTATIVE CLIENTS / REFERENCES

Banks & Lending Companies

- Bank Mutual
- Bank of Mauston
- Bank of New Glarus
- Bank of Prairie Du Sac
- Bank of Sun Prairie
- Baraboo National Bank
- BMO Harris Bank
- Capitol Bank
- DMB Community Bank
- Farmers & Merchants Bank
- First Business Bank
- First Citizens Bank
- First National Bank & Trust
- Johnson Bank, NA
- McFarland State Bank
- Monona Bank
- National Mutual Benefit
- Oak Bank
- Old National Bank
- Oregon Community Bank
- Park Bank
- River Valley Bank
- Settlers Bank
- Starion Financial
- State Bank of Cross Plains
- Summit Credit Union
- TCF National
- Wintrust / Town Bank
- US Bank
- Waunakee Community Bank
- Westbury Bank
- Wisconsin Bank & Trust

Investors, Developers, Attorneys & Accountants

- Alexander Company
- Augusta Realty
- Axley Brynelson
- Baker Tilly
- City of Fitchburg
- City of Janesville
- City of Stoughton
- Coldwell Banker / Sveum Realtors
- Contemporary Real Estate
- DeWitt Ross & Stevens
- Elderspan
- Encore Construction
- Forward Development Group
- Forward Management
- Gallina Company
- Galway Companies
- Gorman & Company Inc
- Gregg Shimanksi Realty
- Haen Real Estate
- Heartland Properties
- Horizon Development
- Hovde Properties
- Intercon Construction
- Johnson Properties
- JSM Properties
- Knupp & Watson
- Krupp Construction
- M & M Real Estate
- McAllen Properties
- Meriter Hospitals
- Murphy and Desmond, S.C.
- North American Realty Advisors
- Promega Corp.
- Reinhart Boerner Van Deuren s.c.
- Rouse Management
- Rifken Group
- Steve Brown Apartments
- SVA Certified Public Accountants
- Sveum Enterprises
- T. Wall Properties
- University Research Park
- Valuation Compliance, LLC
- Veridian Homes
- Village of Waunakee
- Welton Enterprises
- Wisconsin Management

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.c

Discuss and consider 2023 Aquatic Center dates and hours of operation

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 2023 Proposed Aquatic Center Dates and Hours

HERITAGE
COMMUNITY
OPPORTUNITY

Mount Horeb Recreation Department

105 North Grove Street, Mount Horeb, WI 53572
Phone: 608.437.3400 | Email: jill.dudley@mounthorebwi.info

Aquatic Center Information

2022 Aquatic Center Dates and Hours of Operation

Dates:
June 6 – 9, 2022 (4:00-8:00pm – school still in session)
June 10 – August 20, 2022

Open Swim:
Monday through Thursday: 1:00-6:00pm (one break at 3:00pm)
Friday through Sunday: 1:00-7:00pm (two breaks at 3:00pm and 5:00pm)

Swim Lessons:
Session #1: Monday through Thursday, June 20 – June 30
Session #2: Tuesday through Friday, July 5 – 8 and Monday through Thursday, July 11-14
Session #3: Monday through Thursday, July 18 - 28
Session #4: Monday through Thursday, August 1 - 11

Morning times = 11:00-11:35am and 11:40am-12:15pm
Evening times = 6:15–6:45pm and 6:50-7:20pm

2023 Proposed Aquatic Center Dates and Hours of Operation

Dates:
June 8, 2023 (4:00-7:00pm – school still in session)
June 9 – August 20, 2023

Open Swim:
Monday through Thursday: 1:00-6:00pm (one break at 3:00pm)
Friday through Sunday: 1:00-7:00pm (one break at 4:00pm)

Swim Lessons:
Session #1: Monday through Thursday, June 19 – June 29
Session #2: Monday through Thursday, July 10 – June 20
Session #3: Monday through Thursday, July 24 – August 3
Session #4: Monday through Thursday, August 7 – August 17

Morning times = 10:45-11:20am and 11:30am-12:05pm
Evening times = 6:15–6:50pm and 6:55-7:30pm

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.d

Discuss and consider setting aside funds in the capital budget for future purchases

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.e

Discussion on the size of the Parks, Recreation, and Forestry Commission

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.f

Discuss Parks, Recreation, and Forestry Commission mission statement

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.g

Park planning update

BACKGROUND

Village staff and Brett will be meeting with MSA on March 27 to review the concept plan development.
I have attached the meeting notes from the February 14 focus group meeting with the Summer Frolic Committee and an overview of the public survey results.

RECOMMENDATION

ATTACHMENTS

1. MSA focus group meeting notes 2.14.23
2. MSA focus meeting sign in sheet
3. MSA survey results presentation 2.14.23

MEETING NOTES
GRANDMA FOSTER & GRUNDAHL PARK MASTER PLANS
Mount Horeb, WI - MSA #: 00385009
February 14th, 2023, 6:30-7:30 pm

Meeting Purpose:
Review Public Survey, Engage Stakeholders, Gauge Interest + Need for Potential Amenities

Review Items

1. **People/Entities**
   a. Project Leadership
      i. Village
         1. Jeff Gorman – Public Services Director
      ii. MSA
         1. Dan Schmitt – LA/Project Manager
         2. Emma Wenman – Landscape Designer
   b. Stakeholders/Partners/Jurisdictional
      i. See sign-in sheet
      ii. Village Departments
      iii. Summer Frolic Committee *(made up of nine community organizations)*
      iv. Pickleball

2. **Public Survey Results**
   a. Overview
      i. Survey results shared with stakeholder groups

3. **Engagement**
   a. Questions: **GRUNDHAL PARK**
      i. Is there anything (amenity, improvement) that stands out to you as needed at Grundahl Park?
         1. Basketball courts – at least 1-2 full high school size, would donate money, court access is limited in MH. Ex. see Dodgeville, Harris Park
         2. Revise/expand restroom, especially for Wednesday night live
         3. New announcer/storage building with more storage
         4. Pickleball - @old volleyball area?
            a. Conflict with rec and field space programming
            b. Maybe multi-sport court combination with basketball courts
            c. Wind is a major issue/concern
            d. 6 courts are being redone summer '23 (at other park space)
         5. Pump track? (see Aldo Leopold example)
            a. Mountain bike club currently uses 200' surface of bike trail near Waltz park as a practice space
            b. Natural surface path/track through park (and behind baseball outfield)

1230 South Boulevard
Baraboo, WI 53913

P (608) 356-2771
TF (800) 362-4505
F (608) 356-2770

www.msa-ps.com

c. Baseball
   i. New scoreboard, batting cages (by field? In multi-use building)
   ii. Slope off Bluemounds Street used as natural seating amphitheater
   iii. Drainage of baseball field is bad, but not much can be done w/o full regrading project

6. Lighting updates throughout entire park

ii. What is your view on accessibility in the park, do you foresee issues if certain elements aren't addressed?

iii. What is your opinion on building a larger multi-use event, sporting and performance facility for year-round use?

1. Indoor facility would be able to be used by all the represented groups –
   a. Pickleball, baseball/softball (batting cages), basketball, rec programming
   b. Also for events – with kitchen and bathrooms
      i. Rainy WNL, Frolic, Private parties
2. Location south of the parking lot? Where existing restrooms are? (#3, #8, #9 on ex. conditions map)
3. Open-air garage doors to open up the whole space, indoor/outdoor experience
4. Ask _______ about stone depth
5. Village setbacks
6. Parking close to new building (for ADA and easy access)

iv. How can we address a connection to the Military Ridge Bike Trail?

v. Would Grundahl benefit from an improvement on the existing community stage? A new outdoor performance area?

vi. Other

1. Look at octagon shelter – how much structural life is left? Do we retrofit, or replace/get rid of it
2. Permanent fence along south end of park between private residences and park (used for frolic/beer tent)
   a. Utility easement exists there
3. Co-op/tractor pad as place for carnival homes?
4. Area for grills?
5. Remove ex bathroom building, create more field/court space, introduce large multi-use building

b. Questions: **GRANDMA FOSTER PARK**

i. Is there anything (amenity, improvement) that stands out to you as <u>needed</u> at Grandma Foster Park?

1. Tree lighting occurs here, still will hold this event at Grandma Foster park
2. Public restrooms for the park and downtown area, next closest are at the train depot along the bike trail
   a. Could be a <u>nice</u> portable restroom, see Verona dog park

3. Possible performance space – current shelter is OK, but will need replacement in next 2-5 years
4. If not play equipment, other form of interactive/sensory play features tying into a public plaza

ii. What are your opinions on Grandma Foster Park being used as a plaza/gateway to the downtown, maintain as playground or both?
1. Is a splash/spray pad of interest?
2. Will the space benefit any downtown events, i.e. could you see programming in this space related to downtown events?
    a. Currently disconnected from downtown, but if there were something to draw people there or shifting events towards the park/having a performance space could benefit the space.
        i. There is a demand for downtown performance space (during activities they set up temporary stages/performance space)
    b. The old firehouse parking lot could be a tie-in point
        i. New development slated for 2024 in this space (with some public parking space – public easement in development agreement)
        ii. Could necessitate additional amenities in this space, activating the park
    c. EV charging station – prompts people to visit DT businesses and spend money while charging

iii. Are there design elements that would tie the park into the downtown? i.e. visual elements
1. Anything Norwegian, a troll
2. Themed design – DT currently has benches
3. Interactive art, generational play

iv. How can we address a connection to the Military Ridge Bike Trail?
1. Signage along route to direct people to and from the trail, downtown and park space
2. A trail/sidewalk easement to have a safe pedestrian connection?
3. Expansion of park with acquisition would provide more useable space and potential amenities

v. Other

4. **Project Schedule**
    a. Schedule
        i. Phase I: January – February 2023
            1. Inventory and Analysis
                a. Online Survey
                b. Focus Groups [we are here]
        ii. Phase II: March – April 2023

1. Concept Development
2. Public Engagement - Open House
    a. Yet to determine event/setting for public meeting

iii. Phase III: May – July 2023
1. Final Master Plan and Report
2. Adoption

Grundahl Park + Grandma Foster Park Master Plans
Mount Horeb, Wisconsin
Stakeholder Input Meeting Sign-In Sheet (2/14/2023)

Name	Email Address
Linda Fariss (Pickleball)	lcfariss@gmail.com
Mike Laesch (Frolic/Baseball)	laesch14@yahoo.com
Greg Kellesvig (Frolic/Baseball)	gkellesvig@gmail.com
Kurt Adler (Frolic/Softball Club/KC)	Kurtadler1@gmail.com
Steven Dumas (Frolic)	Steven.dumas@wisc.edu
Amy Mertz (Frolic)	president@mthorebsummerfrolic.com
Amy Kellesvig (Frolic)	info@mthorebsummerfrolic.com
Dirk Horne (Mountain Biking)	dirkhorne@gmail.com
Kent Gilkes (Basketball Club)	kcgilkes@charter.net
Jeff Gorman (Village of Mount Horeb)	Jeff.gorman@mounthorebwi.info
Bob Fallveno (MH Lion's Club)	bobnbecky@mhtc.net
Ellen Walton	ewalton@mhtc.net
Jim Almquist	jnalmquist@yahoo.com
Randy Hefty (Frolic)	randyhefty@gmail.com
Ryann Litt (Gridiron/Youth FB)	Rye.1213@yahoo.com

Public Survey + Stakeholder Comments Summary

GRANDMA FOSTER + GRUNDAHL PARK

February 14, 2023

MSA

Survey Overview:

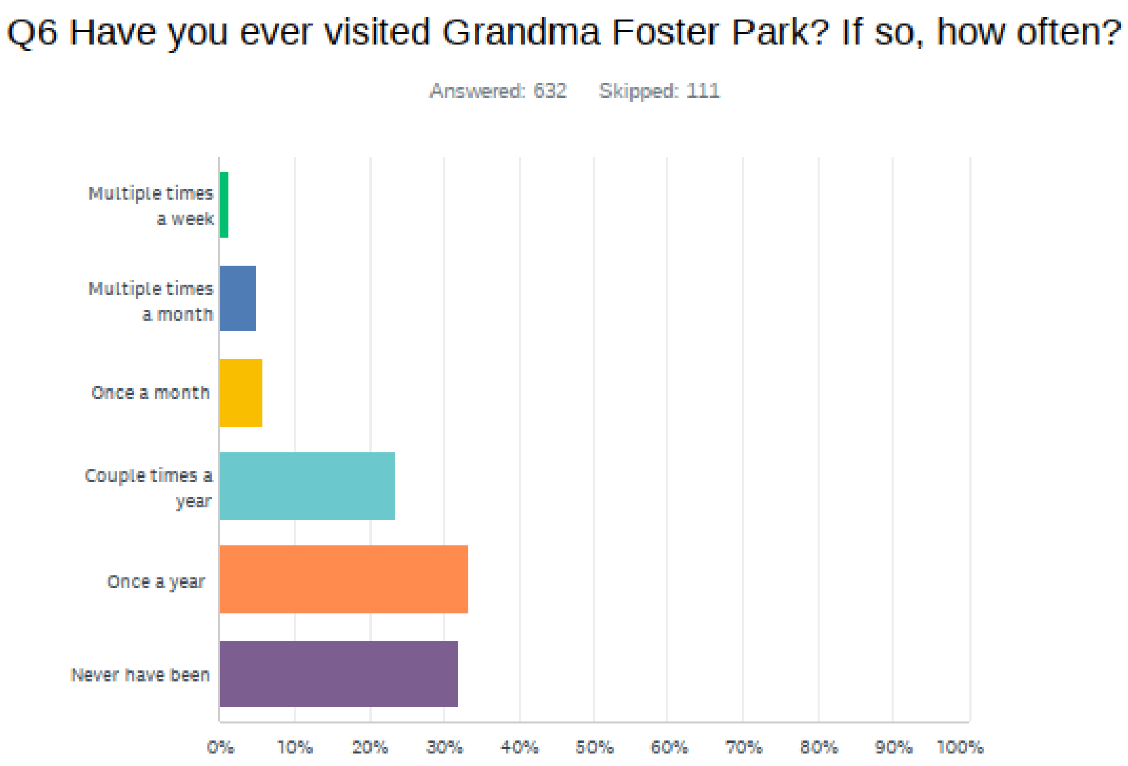
- **743 Responses**

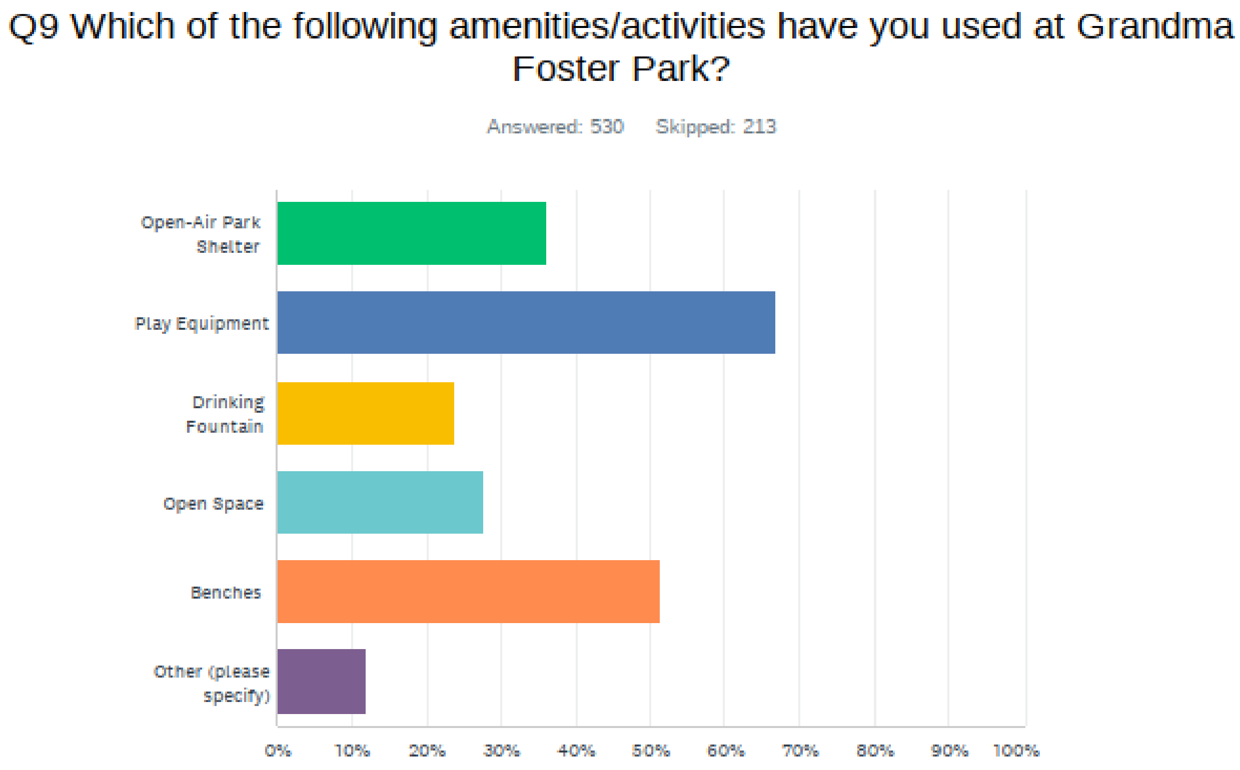
- **30.5%** of respondents have lived in Mt. Horeb for 20+ years

- **31.8%** of respondents have **never** been to Grandma Foster Park

- Only **0.62%** of respondents have **never** been to Grundahl Park

Survey Comments For Grandma Foster Park:

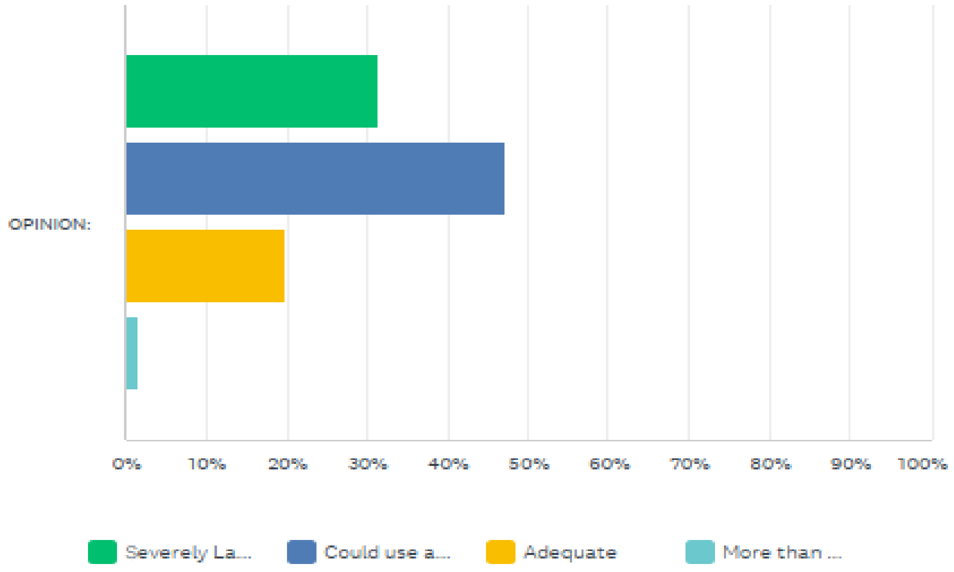




Survey Comments For Grandma Foster Park continued-

Q8 How would you rate the existing park amenities in terms of quantity and variety?

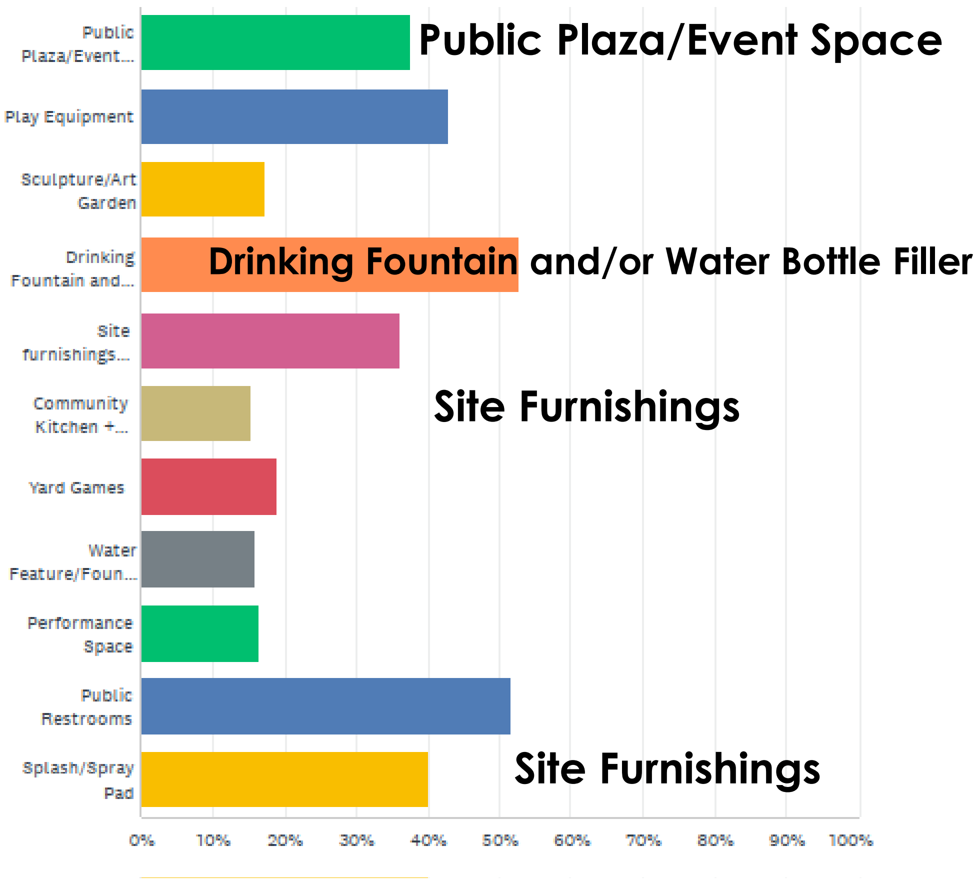
Answered: 622 Skipped: 121



	SEVERELY LACKING	COULD USE A LITTLE BIT MORE	ADEQUATE	MORE THAN NECESSARY	TOTAL
OPINION:	31.35% 195	46.95% 292	19.94% 124	1.77% 11	622

Q11 What activities or programming would you like to see introduced into Grandma Foster Park with a redesign?

Answered: 591 Skipped: 152



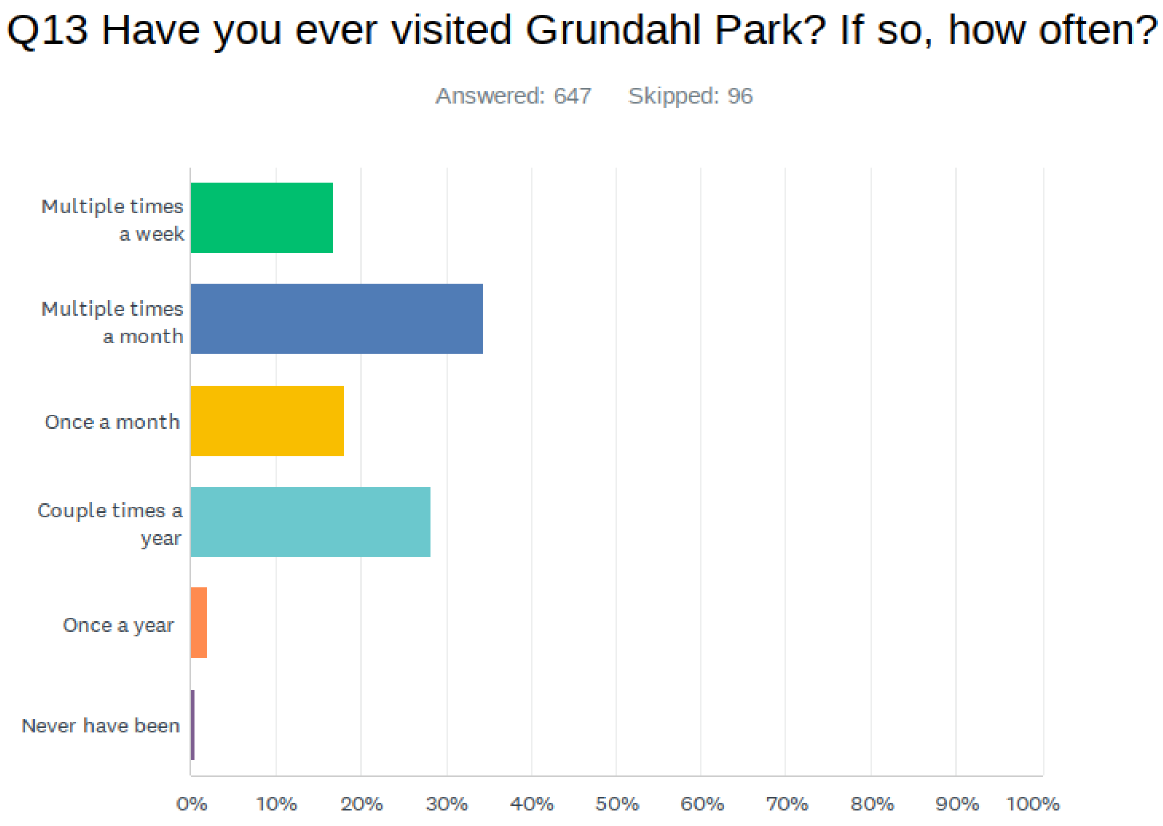
ANSWER CHOICES	RESPONSES	
Public Plaza/Event Space	37.56%	222
Play Equipment	42.81%	253
Sculpture/Art Garden	17.26%	102
Drinking Fountain and/or Water Bottle Filler	52.62%	311
Site furnishings (benches, picnic tables, grills, etc.)	36.04%	213
Community Kitchen + Garden	15.40%	91
Yard Games	18.78%	111
Water Feature/Fountain	15.74%	93
Performance Space	16.24%	96
Public Restrooms	51.61%	305
Splash/Spray Pad	39.93%	236
Total Respondents: 591		

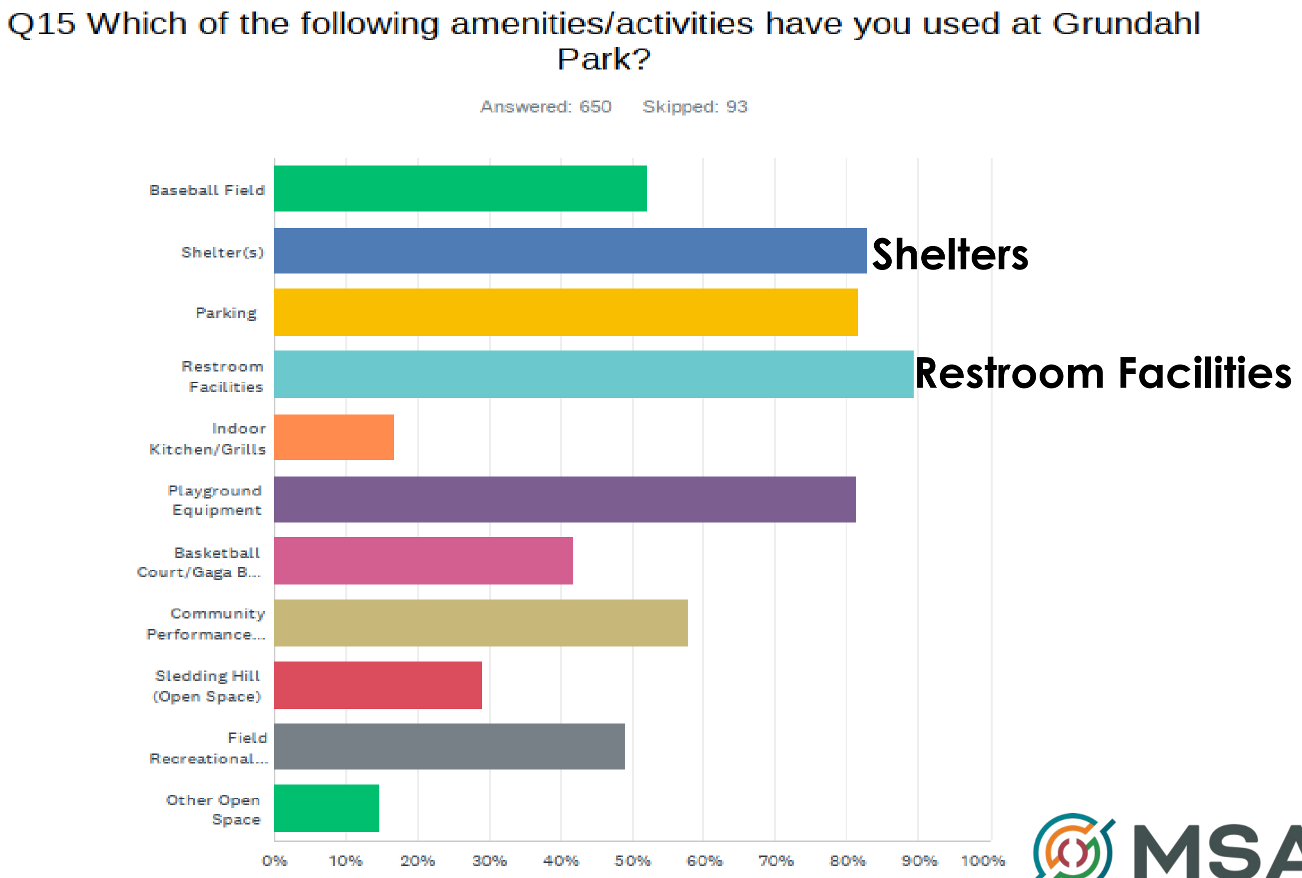
Q12. Is There Any Other Activity or Amenity That You Would Like at Grandma Foster Park?

Would like to see:

- Music in the park
- More lighting
- Bike trail sign system
- Better parking
- More visibility to downtown shoppers, tourists
- Swings
- Vending machine

Survey Comments For Grundahl Park:



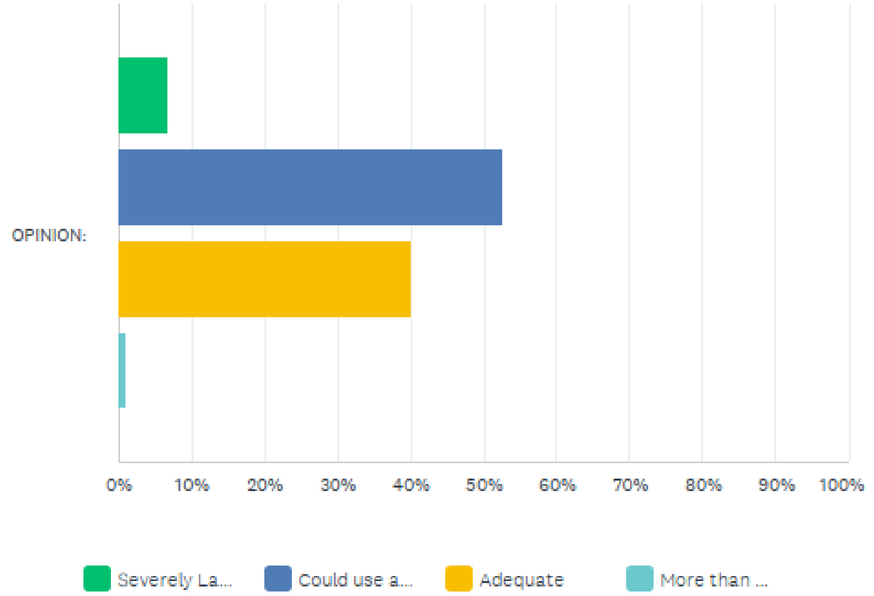


MSA

Survey Comments For Grundahl Park continued-

Q16 How would you rate the existing park amenities in terms of quantity and variety?

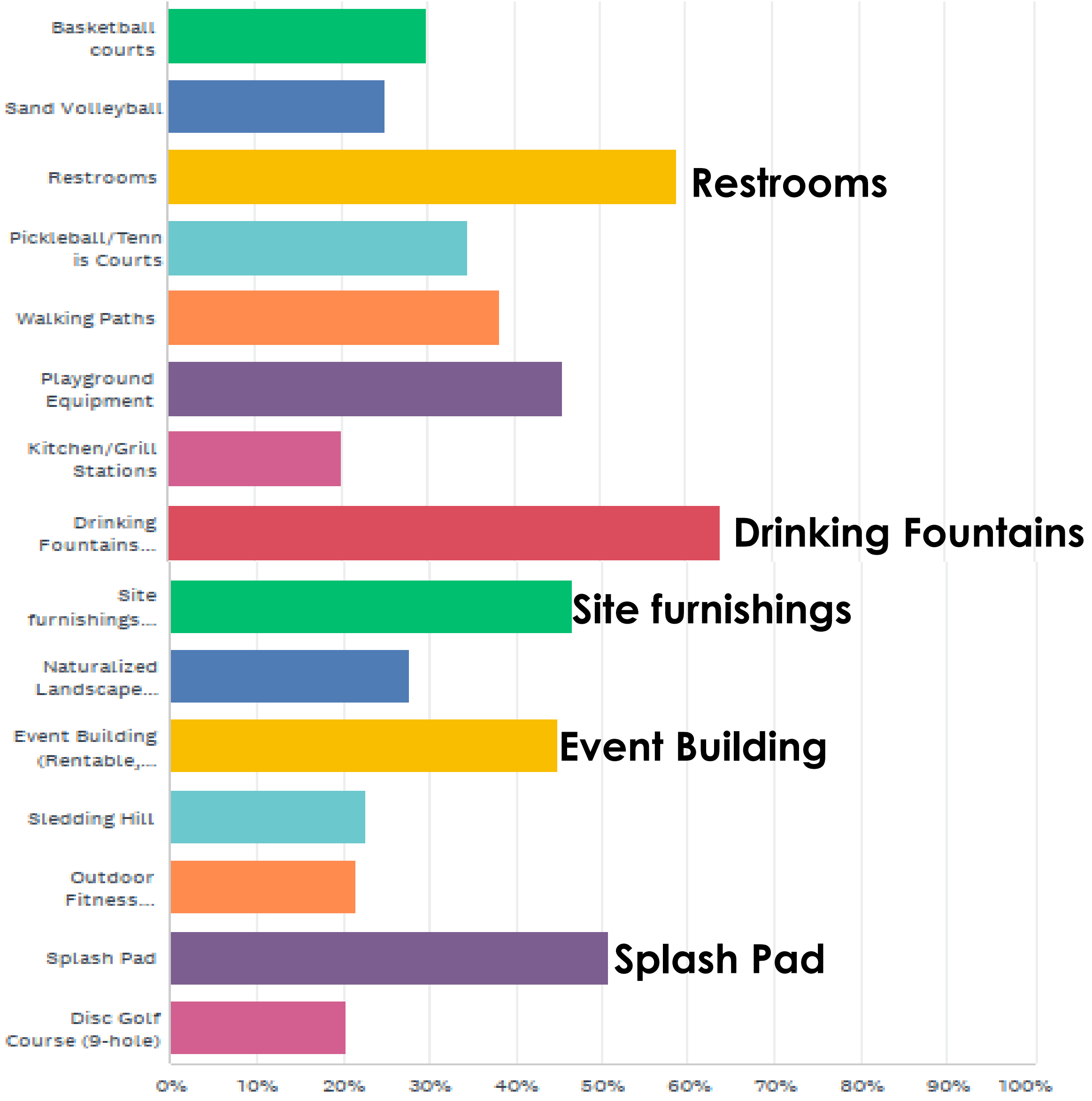
Answered: 646 Skipped: 97



	SEVERELY LACKING	COULD USE A LITTLE BIT MORE	ADEQUATE	MORE THAN NECESSARY	TOTAL
OPINION:	6.66% 43	52.48% 339	39.78% 257	1.08% 7	646

Q17 What activities or programming would you like to see included in the Grundahl Park Master Plan?

ANSWER CHOICES	RESPONSES	
Basketball courts	29.92%	190
Sand Volleyball	24.88%	158
Restrooms	58.90%	374
Pickleball/Tennis Courts	34.80%	221
Walking Paths	38.27%	243
Playground Equipment	45.67%	290
Kitchen/Grill Stations	20.00%	127
Drinking Fountains and/or Water Bottle Filler	63.78%	405
Site furnishings (benches, picnic tables, grills, etc.)	46.46%	295
Naturalized Landscape and/or landscape restoration	27.72%	176
Event Building (Rentable, Utilized for Summer Frolic Events)	44.88%	285
Sledding Hill	22.52%	143
Outdoor Fitness Stations/Equipment	21.26%	135
Splash Pad	50.55%	321
Disc Golf Course (9-hole)	20.31%	129
Total Respondents: 635		



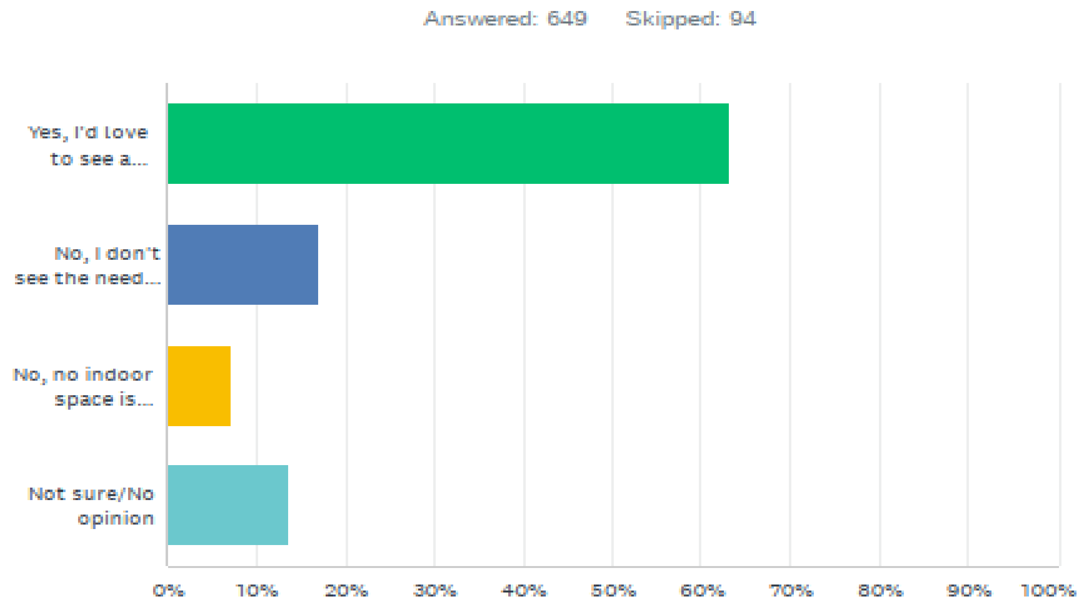
GRANDMA FOSTER + GRUNDAHL PARK

Q15. Is There Any Activity or Amenity That You Would Like To See at Grundahl Park?

Would like to see:

- Improved playground /climbing options for kids/More benches by the playground
- Updates to Bathrooms
- Water Fountain and Water Filling Station
- Four Season Facility
- More trees or shade/Nature and Green Space
- Multi-Purpose Building
- Dog park
- Pickleball
- Additional parking

Q18. Consider a 4-season programming space?

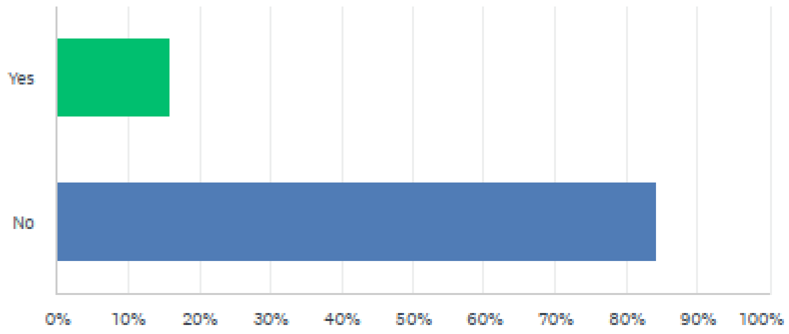


ANSWER CHOICES	RESPONSES	
Yes, I'd love to see a multi-purpose building.	62.87%	408
No, I don't see the need, smaller shelters with updated facilities would suffice.	16.80%	109
No, no indoor space is needed.	6.93%	45
Not sure/No opinion	13.41%	87
TOTAL		649

General Survey Comments:

Q21 Do you have any concerns about safety or accessibility in these parks?

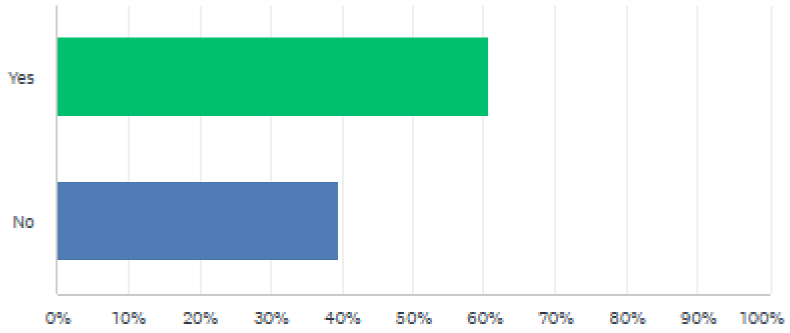
Answered: 637 Skipped: 106



- Accessible paths to amenities
- Updates to Bathrooms
- Lighting improvements
- Grandma Foster park and the road - lack of barriers
- Sidewalk updates/Parking updates

Q22 Do you or members of your household commonly (an average of at least once per month) drive somewhere outside of the Village of Mount Horeb to use other recreational facilities?

Answered: 640 Skipped: 103



- Blue Mound State Park
- Donald Park
- Cross Plains walking path/park
- Brigham county park
- Dog park in Verona
- Indoor pool/Splash Pads

Q23. Is There Any Program, Structured Activity, or Service You Would Like to See Offered in These Parks?

- Pickle ball
- More music/outdoor gathering spaces for events.
- Splash Pad
- Playground equipment and facilities for everyone
- More baseball/softball field space, football field space
- Dog Park and/or agility style course. More safe parking options.
- Indoor ice arena
- Summer camp program

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.h

Discussion on pet waste station placement

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.i

Mount Horeb Area Community Garden annual report

BACKGROUND

As part of the agreement with the Village, the community garden group is required to provide an annual report to the Parks, Rec and Forestry Commission.

RECOMMENDATION

ATTACHMENTS

1. MHACG 2022 Pres. Rpt.

Mt. Horeb Area Community Garden 2022 President's Report Feb. 26th, 2023

2022, our 5th year as a Community Garden in Himsel Park, has been a milestone.

Our irrigation system was installed in the spring with a grant from the Mount Horeb Community Foundation. This was the final project in creating the infrastructure for our gardening needs well into the future.

Thanks to the PRF Commission and the Water Utility Commission who generously shared in the cost of the permanent water hook up, we had a summer of easy access to water our gardens. And of course, we conserve water and pay our bills on time.

Through grant writing we were able to install an outside bulletin board on our garden shed to keep our gardeners informed. MAMGA (Madison Area Master Gardener Assoc.) also granted us funds to add organic Purple Cow compost to each plot and our edible perennial plantings.

We are pleased that we are successful in creating a legacy for MH. The needs of the community are met through weekly seasonal donations of fresh produce to Neighbors Helping Neighbors and the Senior Center.

We have not only kept every plot filled with enthusiastic gardeners of all ages, but also have an extensive waiting list for those interested in joining us (10 at this writing).

Our monthly newsletters inform our gardeners and neighbors of events, Work Parties, and garden education.

The board of directors meets regularly to cover current and future agendas. As education is a part of our mission, we plan to do more educating in organic gardening and seed saving for a sustainable future.

We have a relationship with the HS Ag teacher to start the plants for the Sr. Ctr./NHN plot and have student volunteers from the HS and 4H working toward their Silver Cord community service awards. And have reached out to local 4H groups and Girl Scout troops with educational and volunteer opportunities. New tools were donated this year by Gempler's, a Bully Broadfork, and Woodland Tools Co. of Madison with a variety of hand tools.

Our collaboration with the Driftless Seed Project brought the return, since Covid, of our Annual Harvest Brunch with live acoustic music, good food, and a final fall clean-up work party in October.

We hold our MHACG Annual Meeting in the 1st quarter of each year per our by-laws in which we share a President's annual report, a financial report, elect officers, and recruit new board members. Community gardeners and Mt. Horeb area residents are welcome to attend. This year's date is March 14th, 7pm. at The Driftless Historium, in the Education Room.

We are immensely grateful to everyone involved in this exciting and "growing" community endeavor.

Thank you!

Lynn Messinger

President of the Board of Directors of MHACG

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.j

Recreation Director Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Rec Directors Report

HERITAGE
COMMUNITY
OPPORTUNITY

Village of Mount Horeb
Recreation Department

105 North Grove Street
Mount Horeb, WI 53572
Phone (608) 437-3400 | Email: jill.dudley@mounthorebwi.info

PARKS, RECREATION, AND FORESTRY COMMISSION

March 28, 2023

Recreation Director's Report

1. February/March Program Numbers:

Program Name	2023 Participants	2022 Participant Numbers
Babysitting Class	5	8
Tae Kwon Do (winter session #2)	19	N/A (new program)
Strength Fusion	35	28
Exploring Clay	8	N/A (did not run)
Introduction to Pottery	4	N/A (did not run)
Martial Arts (winter session #3)	29	27
Coed Volleyball (Sundays)	12	N/A (new program)
Bingo Family Event	40	40
Wellness Workshops	0 (cancelled)	N/A (new program)
Be Active Fitness Challenge	9	18
Ballroom Dance (winter session #3)	5	5
Total Body Fitness	17	0
Chess Camp (spring session)	6	N/A (new program)
Junior Dance (spring session)	11	N/A (new program)

2. Upcoming April Programs: Art Class (session #2), Ballroom Dance (winter session #4), Fun with Volleyball, Little Star Kickers Soccer (spring), Engineering for Kids (session #3), Track and Field Decathlon, Martial Arts (spring session #1), Tae Kwon Do (spring), ESPORTS (spring).

3. Online registration for our 2023 summer activity guide started on March 20th and in-person started on March 21st. We had just over 660 transactions on March 20th alone and quite a few programs have already filled. In addition, there have been 50 pool passes purchased thus far.

4. New programs we have for this summer include: Little Trolls Volleyball Clinic, Rocketry Class, Coding for Kids, Cabaret Cardio for Every Body, and Coed Kickball League. We are also looking into partnering with the HS volleyball coach to run an outdoor grass volleyball league.

5. We currently have 28 shelter rentals so far this year.

6. We are back on the hunt for a summer office assistant. The person who was planning to work for us took a different job with higher pay.

7. We registered for a booth at the Chamber Job Fair on April 18th. We are hoping to find students who would have interest in being a lifeguard or office assistant.

8. We are working with the Summer Frolic to create a sponsorship for our lifeguards, so we can pay for certifications and help with retention.

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
March 28, 2023	

AGENDA ITEM # 5.k

Public Servies Director Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None