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KUENY ARCHITECTS, L.L.C.

Village of Weston

Facilities Condition Assessment and Master Planning Study

November 2016

Final

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Index

	<u>Page</u>
I. Executive Summary	3-7
II. Facilities Study-Project Background	7-8
III. Findings	9-47
<u>Municipal Center</u>	9-31
A. Operations and Staffing	10
B. Spatial Conditions	10-23
C. Equipment	23-26
D. Engineering Assessment	27-31
E. Municipal Center-Summary	31
<u>Safety Building</u>	32-44
A. Operations and Staffing	32
B. Spatial Conditions	33-39
C. Engineering Assessment	40-44
D. Safety Building-Summary	44-45
<u>Parks, Recreation & Forestry</u>	45-48
A. Operations and Staffing	45
B. Spatial Conditions	46
C. Parks, Recreation & Forestry Summary	47-48
<u>Ryan Street Storage Facility</u>	48-49
A. Ryan Street Conditions & Summary	48-49
IV. Drawings, Cost Analysis & Action Plan	49-50
V. Appendix 1- Adjacent Parcels	51
Appendix 2 – Snow Removal Comparison	52
Appendix 3 – Master Plans	53- 57
Appendix 4 – Master Plan – 2016 Cost Estimate	58-59
Appendix 5 – Site Survey	60

I. EXECUTIVE SUMMARY

Currently, the Village operates its Departments primarily from four locations within the Village limits. Our objective was to:

- Assess current and future spatial conditions at all four locations.
- Assist in determining future staffing levels at the Municipal Center and Parks, Recreation and Forestry.
- Complete an inventory of vehicles, equipment, and materials.
- Assess existing processes used to maintain Village infrastructure and study how the delivery of services is affected by the facilities.
- Conduct a structural analysis and engineering inspection of HVAC mechanicals, electrical, plumbing and fire inspection of the Municipal Center/Public Works building and Safety facility.
- Provide an Implementation Plan the Village can use in determining its infrastructure needs at all four locations.

MUNICIPAL CENTER

FINDINGS

While structurally sound, the existing metal, wood and concrete building was originally constructed in 1955. Since then the building has seen at least 4 additions and renovations, the last in 2002, which replaced the entryway, vestibule and reception space. It is our opinion, *portions* of the building can no longer support the increased spatial needs placed upon it by larger equipment and increased vehicle maintenance demands. The building also has asbestos in the ceiling and will require removal. Expensive updating repairs could be made to the building such as mechanical, electrical, plumbing, heating and lighting repairs; however it does not address the spatial or ADA accessibility issues throughout the building. Our findings indicate nearly a million dollars are likely needed in asbestos abatement and updating the mechanical, electrical and plumbing, (MEP) systems in the immediate future.

Conclusions

In its current form, the additional staffing of nearly 40 extra employees by year 2040 will place significant spatial needs on a facility that is already severely undersized. It no longer can support the growing administrative needs, larger equipment

and increased vehicle maintenance demands placed upon it. In our opinion, it is not cost effective to spend substantial dollars on upgrades on a facility that has outlived its useful life.

Recommendations

We recommend constructing a *new facility* capable of housing all Village Administrative spaces including, Amenities, Vehicle Maintenance, Vehicle Storage and Parks, Recreation & Forestry. We also recommend making the plan expandable to provide future spaces for additional entities (recommended by the Village) such as a Community and Public Health office, Bacteriological Lab, Village Attorney, Village Courtroom, (to be relocated from Safety Building), primary polling center and possibly a bank branch office. The cost for such a facility would range from 12 to 13 million. The **existing 8 acre site** will require the acquisition of the three neighboring properties to the west, specifically:

- D) 5602 Jamar Street, Assessed value, \$366,200
- E) 5604 Jamar Street, Assessed value, \$229,000
- F) 5606 Jamar Street, Assessed value, \$187,000

By 2020 to 2040 we also recommend closing off the adjacent portion of Sternberg Avenue. Lastly, we recommend updating the Ryan Street location to serve as a temporary base of operations for Signs and Utilities, (Storage).

Implementation

Before construction can begin, a new 2,500 ton Salt Shed will need to be constructed to the west, (located on one of the newly acquired lots), probably at the northwest corner. Once improvements are complete at Ryan, Signs and Utilities can relocate, making way for demolishing the (4) metal pre-engineered buildings and wood salt and sand sheds. At this point the site will be cleared leaving only the existing Municipal building. Operations will continue “as is”, constructing new administrative portions towards the west (on the newly acquired lots) and vehicle maintenance and storage on the eastern portion of the site. If construction is expected to occur over a multi-year term, Vehicle Maintenance should be built first, once complete it vacates the space leaving room for partial vehicle storage. Once the main facility is complete, Parks and Recreation would move in and vacate their buildings at Kennedy Park.

SAFETY BUILDING

Conclusions

The overall *amount of space* is sufficient in most cases however it is poorly configured. With badly needed upgrades to the HVAC system and an addition of separate restroom/shower/locker rooms and evidence room expansion, the building should continue serving the needs of Metro Police adequately. Currently, the Fire Department has sufficient amount of space for its vehicles, however it may need additional space if population trends continue as predicted.

Recommendations

Our recommendations include an immediate need to address the HVAC mechanical issues at an approximate cost of \$126,500. Spatially, the Evidence Room should be doubled as soon as possible at an estimated cost of \$80,008, followed by the planning and construction of the Armory Room and Restroom/Shower/locker rooms, costing approximately \$189,800. Finally, smaller rooms for records storage and training room should be built at an approximate cost of \$72,900. The entire site should be secured with a minimum 6' high chain link fence, approximately 1,100 LF with an automated gate and security cameras at an approximate cost of, \$30,000. Also, the roof leaks in multiple places and should be inspected and patched at a cost of \$8,000 . The parking lot and cracks should be sealed within the next 1-2 years at a possible cost of \$3,000 - \$4,000. The Village should plan by the year 2020 Safety Building expenses totaling \$514,208. Finally, the long-term continuance of the Municipal Courtroom being located within Everest Metro Police Safety Building should be evaluated. We recommend continued study of this issue, for now we have planned space within the Boardroom to serve as a Municipal Courtroom with a possible relocation by year 2030.

For the **South Area Fire District**, the entire exhaust removal system in the apparatus bay portion of the building should be troubleshot and retro-commissioned by a qualified technician. Upgrades to the break-room and splitting each of the three (3) sleeping quarters into an additional 3-6 quarters should be completed at the same time as the "training room" project. As we understand it, the cost for the training room and crew quarters is already in the budget and not part of our cost estimate. Finally, several of the floor drains are not working properly in the apparatus bays; they should be evaluated by a licensed plumber and corrected. (See Weston Cost Sheet) in the appendix.

Implementation

The HVAC project should be budgeted as soon as possible. At the same time, the new evidence storage room (located on the backside of the existing evidence room, what is now file storage) could be constructed without disturbing the

existing evidence room and its contents. Once the additional evidence room space is complete, the wall separating Evidence Room 1 from Evidence Room 2 could be removed. Finally, the restroom/shower/locker and armory room could be completed without disturbing on-going operations since their location in the building is presently being unused, (bicycle impound area). The improvements at the Fire District, (especially the retro-commissioning and floor drains) should be done immediately and the remaining issues within a 1-4 year time frame.

PARKS & RECREATION

Conclusions

The existing Parks and Recreation shop/storage building, (other than the shelter) is over 40 years old and in need of numerous repairs including HVAC, plumbing, and electrical. The office space next to the shelter is undersized and houses a staff of four plus seasonal. ADA accessibility is not up to 2016 standards and the restrooms are undersized without showers or appropriate lockers.

Recommendations

We recommend demolishing the existing “Hockey Shed” leaving the Parks Shelter available for rented events. The existing Parks Shop/Storage shed *could* remain for storage of ice and hockey equipment. Parks offices, vehicles, equipment and maintenance should operate out of the new Municipal Center.

Implementation

Upon completion of the new Municipal Center, Parks and Recreation would move into their new offices and shop and vacate their buildings at Kennedy Park.

RYAN STREET

Conclusions

The Ryan Street cold storage building is serving its purpose for storage of seasonal equipment; however it lacks any means of ventilation and is poorly lit. The building will also need to be updated with separate restroom/showers, ready room and heated shop if it is to serve as a temporary operating space for Signs and Utility storage.

Recommendations

We recommend the building be used as a temporary place of operations for Signs and Utility storage during the construction of the Municipal Center, providing a heated shop space, separate restroom/shower facilities and a small ready room at a cost of \$55,380.

The site will also require a holding tank septic system costing approximately \$6,000 plus a water well and pump costing approximately \$6,000-\$9,000 (depending on water being located 100-300 feet). We also recommend providing Industrial ceiling fans to circulate air and reduce moisture/condensation in the air. This should reduce the advance of equipment rust, costing approximately \$12,000. Also the large interior metal halide lighting fixtures should be replaced with better quality LED lights. We recommend installing 15,000 lumen fixtures at about \$6,000. Finally, the yard should be secured with appropriate fencing and a card activated gate used by authorized persons e.g. residents with stickers and staff. The card activated security system would cost a minimum of \$28,000 to fence in the building, approach and entry/exit. The total 2016 cost for the Ryan Street improvements is approximately \$116,080.

Implementation

The construction of additional spaces within the building, ventilation, lighting and security improvements should begin immediately. The improvements need to be complete before any demolition can occur at the Municipal site.

II. FACILITIES STUDY – SPACE NEEDS PROJECT BACKGROUND

PROJECT BACKGROUND

This Public Works needs analysis and engineering assessment report was prepared by Kueny Architects (KA) for the Village of Weston Wisconsin. It was prepared with information gathered from various Public Works Departments including DPW, Vehicle Maintenance, Parks, Everest Metro Police and South Fire District.

The following tasks were completed by (KA) in order to evaluate and recommend various space need requirements.

- Conducted interviews with selected employees and supervisory staff including, Village Administrator, Municipal Public Works and Parks Staff, Town Staff, Police and Fire Department staff.
- Observed field operations.

- Conducted an inventory of vehicles, equipment, parts, and shop needs.
- Conducted an inventory and assessment of facilities mechanical equipment.
- Reviewed existing operations so as to determine future needs, including:
 - Staffing Levels out to 2040
 - Administrative functions and archival requirements
 - Amenity requirements
 - Current facility and site conditions
- Reviewed findings with key personnel and provided recommendations.

HISTORY

In 1999 the Village underwent a space needs study in order to solve the growing departmental spatial needs of Municipal Administration, Police, Fire, EMT and Town needs. Conducted by Vierbicher Associates, the study proposed building either an attached, detached or entirely new municipal/police/fire facility at the Schofield Avenue site for an approximate 1999 cost of 5 million dollars, which in today's dollars would be closer to 8.0 – 9.0 million dollars. A more affordable solution came along in 2002 in the form of the Safety Building to solve the spatial needs of Police, Fire, EMT and Town. Through renovations at the Safety and Municipal buildings, the Village was able to adequately solve the space issues at that time for these Departments. In 2016 spatial conditions at the Municipal Center have once again become a problem, primarily due to population increases, increased staffing, and larger size of equipment used for snow removal operations. To a lesser extent the Safety Building has some spatial issues but suffers primarily from poor HVAC issues. The Village also recognizes that its Parks Department has operated out of make shift buildings for some time. The administrative duties and its mower/equipment storage and light maintenance activities are housed in Kennedy Park at 6002 Alderson Street

(KA) has been asked to evaluate the four departmental locations. Specific Departments and locations reviewed included:

- Weston Municipal Center/Public Works – 5500 Schofield Avenue
 - DPW Administration
 - Planning & Development
 - Street Repair & Maintenance
 - Water & Sewer Utility
 - Vehicle Maintenance

- DPW, Salt, Fueling, Yard
- Weston Safety Building, Metro Police, Fire, Municipal Court – 5303 Mesker Street
 - Metro Police, Fire, Courtroom, Town Office, Storage and Polling location
- Parks, Forestry & Recreation Site, Kennedy Park – 6002 Alderson Street
 - Parks Administration
 - Park Shelter, (Rental)
 - Shop, Equipment Maintenance & Storage
 - Storage, Outbuilding, (Hockey)
- Refuse & Recycling, (Seasonal Vehicle Storage Facility) – 8200 Ryan Street
 - Cold Storage of vehicles, equipment and materials.

III. FINDINGS

OVERVIEW

Our task was to analyze the Village's multiple locations, current spatial constraints, structural, mechanical, electrical and plumbing systems, (MEP) and recommend a cost effective planning solution. In order to accomplish this we analyzed:

- A. OPERATIONS**
- B. SPATIAL CONDITIONS**
- C. EQUIPMENT**
- D. ENGINEERING ASSESSMENT**
- E. SUMMARY**

A. OPERATIONS AND STAFFING – MUNICIPAL CENTER – SCHOFIELD AVENUE

FINDINGS AND RECOMMENDATIONS:

The majority of the current Municipal Operations are located at 5500 Schofield Avenue in the Village of Weston. Its primary purpose, besides administrative functions, includes snow removal, street repair and maintenance, storm-water management, water and sewer operations, sign maintenance, utilities and vehicle maintenance. This location services all heavy and light duty vehicles including sedans, light duty utility trucks, snow removal trucks, Parks Department vehicles and miscellaneous equipment for the Village. Staffing is primarily dictated by winter snow removal operations and road maintenance and construction. Snow routes are scheduled based on storm timing and prioritization. The established goal set by the Village is to clear all streets within 6 – 8 hours using 7 drivers. We have found this is typical in most municipalities. To verify this efficiency we conducted a Snow Removal Case Study of various municipalities. Our findings indicate the more population and area to plow the longer the duration of a typical snow route, i.e. 7-8 hours versus 4-5 hours. (See Appendix 2 for comparison with other communities).

B. SPATIAL CONDITIONS – MUNICIPAL CENTER – SCHOFIELD AVENUE

The majority of the current Municipal operations are situated on 8 acres in the Village of Weston. The original facility was constructed in 1955 with additions in 1967, 1977 (Offices) and a recent vestibule, entry, lobby improvement in 2002. Relocating the conference room was also completed in 2002. *The primary 20,309 square foot masonry and pre-engineered metal building consists of:*

Municipal Administration	6,916 SF
Community Boardroom	1,822 SF
Amenities/Lobby/Circulation	1,391 SF
Vehicle Maintenance	4,075 SF
Vehicle Storage/Wash Area	3,031 SF
Vehicle Storage	<u>3,074 SF</u>
Municipal Building Total	20,309 SF
Sign Shop	1,500 SF

Utility Shop/Garage	2,250 SF
Motor Pool Garage	1,800 SF
Cold Patch Shed	900 SF
Streets & Water Storage Shed	<u>1,350 SF</u>
Outbuildings Total	7,800 SF
 TOTAL	 28,109 SF

The Municipal Center serves as a “one stop shop” for all Village business. The current 2016 Village staff (Including Parks) consists of 35 FTE’s + 4 Parks FTE’s + 5 Seasonal=44 employees. By 2020, an additional 5 employees are planned to be added, including, (2) FTE Streets/Operators, (1) FTE Utilities + (1) Utilities Head & (1) Parks Technician. Staff in **2020 = 49**. Rapid growth of the Village is anticipated to increase by an additional 5,400 residents (from 15051 to 20,451) by year 2040.

Projected Year 2040 Staff (Including Parks)

Current 44 + 34 Additional FTE’s + 6 Seasonal by **2040 = 84**

The following functions and departments occupy the existing space along with projected additional spaces specifically:

	<u>Existing SF</u>	<u>Yr 2040 Plan SF</u>	<u>Add Vehicle</u>
<u>Planning and Zoning</u>			
Planning & Zoning <u>Director</u>	78 SF J.H.	159 SF Office	
(1) Future Zoning Administrator	00 SF	140 SF Office	
(1) Future Associate Planner	00 SF	130 SF Office	
Assistant Planner	86 SF J.W.	130 SF Office	
(1) Future Econ. Development	00 SF	130 SF Office	
Planning Technician,	63 SF V.P.	100 SF W/S	
Property Inspector, UDC	63 SF R.M.	120 SF W/S	
(1) Future Prop. Inspect	00 SF	120 SF W/S	1

Building Inspector	65 SF S.T.	120 SF W/S	
(1) Future Bldg. Inspect	00 SF	120 SF W/S	1
(1) Future Environmental Tech	00 SF	100 SF W/S	
(1) Future Plumbing Inspect.	00 SF	120 SF W/S	1
(1) Future Electrical Inspect.	00 SF	120 SF W/S	1
(2) Future Admin. Assistants	00	2 @ 64 SF	
(1) Current Seasonal Tech	64 SF	1 @ 64 SF	
(2) Future Seasonal Techs	64 SF	2 @ 64 SF	
Village Assessor	64 SF G.S.	120 SF Office	
(1) Future Assessor Asst.	00 SF	1 @ 64 SF W/S	
Current File Storage	250 SF (150 PD & 100 Boardroom)	500 SF	
Future Planning Room	00 SF	400 SF	
Future Small Conf. Rm. (Intakes)		154 SF	
Staff = 7 Current/ 20 Future		Future 4 PU's	

Finance and Support

Finance Support,	118 SF J.T.	130 SF Office (Lateral Files)	
Deputy Finance Director	95 SF D.S.	140 SF Office (Lateral Files)	
Finance Director	98 SF J.J.	175 SF Office (Lateral Files)	
Future Finance Support	00 SF	100 SF W/S	
Current File Storage	225 SF (125 PD & 100 Boardroom)	400 SF	
Staff = 3 Current/ 4 Future			

NOTE: 200 SF of space has been planned to provide a drive-up service bay used primarily to pay utility bills, taxes and other fees. The exact location within the plan has not been determined because it depends on the chosen layout. A remote service lane is probably preferable to an “alongside the building” lane because the lane will require a significant amount of wall space, (which in its current configuration would eliminate the layout of 6-8 offices along the exterior wall).

Boardroom/Community Rm./Courtroom/Polling Place

President's Office	00 SF	120 SF Office	
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Work Area Room	00 SF	100 SF Room
Administrative Assistant	00 SF	100 SF W/S
Boardroom	1,312 SF	1,800 SF Room
Waiting Area	200 SF	330 SF

At Safety Building Now

	<u>Existing SF</u>	<u>Yr 2040 Plan SF</u>
Pre-Trial Conference	330 SF	250 SF Room
Chair/Table Storage/Voting Equip.	197 SF	222 SF (118+58=46)
Clerk Lobby	102 SF	100 SF Open Room
Clerk's Office	216 SF (Julie, D. Clerk) Space Adequate	200 SF W/S
Files & Office Equip. Storage	140 SF	175 SF Room
Judge	251 SF	250 SF Office
Open Area/Circ	2,837 SF	1,200 SF
<u>Community Rm./Municipal Court</u>	1,623 SF	0000SF (In Boardroom)
Staff = 0 Current/4 Future		

Village Administration

Administrator's Office	189 SF D.G.	245 SF Office
Admin Specialist	80 SF Ronda	130 SF Office
Front Office Assistant	80 SF Sara	100 SF W/S
Front Office Assistant	80 SF Jessica	100 SF W/S
Village Clerk/E. Resource Dir.	83 SF S.W.	140 SF Office
Village Relations Coord.	168 SF R.D.	140 SF Office
Village Relations Specialist	80 SF Heather	100 SF W/S
(1) Future Emp. Res's Director	00 SF	140 SF
(1) Future Specialist Technician	00 SF	100 SF
(1) Future Employee Res. Asst.	00 SF	100 SF W/S
(1) Future General Use	00 SF	4 @ 64 SF W/S's
(1) Future Seasonal	00 SF	4 @ 64 SF W/S's
Scanning	76 SF	100 SF W/S (Next JJ/SW)
<u>Current File Storage</u>	275 SF (75 PD & 200 Vault)	400 SF (120 SF Fire-Proof)

Staff = 8 Current/**13 Future**

Large Conference Room #136	308 SF	340 SF Room
Small Conf. Room #146 Admin.	150 SF	160 SF Room
Large Conf. Room #329/ Future	000 SF	260 SF Room
Small Conf. Room #111/ Future	000 SF	180 SF Room

Technology Services

Technology Svcs. <u>Director</u>	139 SF N.C.	160 SF Office
Technology/IT Storage	144 SF	120 SF Room
Work Room	00 SF	100 SF Room
(1) Future GIS Technician	000 SF	100 SF W/S Share with PW
(1) Future IT Technician	000 SF	100 SF W/S
Staff = 1 Current/ 3 Future		

Public Works

PW <u>Director</u>	128 SF K.D.	155 SF Office
PW Deputy Director	108 SF M.W.	134 SF Office
Future PW Superintendant	00 SF	128 SF Office Yr 2025
Future PW	00 SF	113 SF Unassigned 2020
Future PW	00 SF	141 SF Unassigned 2030
Future PW Work Area/Offices	00 SF	138 SF Unassigned 2040
(2) Foreman (next to Lunch Rm.)	64 SF	2@90SF W/S's Tony/John+ Future
(7) Municipal Operator/Workers	00 SF No Office Requirements	+(3) Future Plow Operators
(1) Fleet Foreman	60 SF	120 SF Office in F. Garage
(2) Future PW Technicians	00 SF	2 @ 90 SF 2030 & 2040
(2) Seasonal PW Technicians	00 SF (Not counted in 35 FTE's)	1 @ 64SF 2020(2) co-share

Utilities

Utility Clerk,	128 SF DVS	147 SF Office
(3) Utility Operators	00 SF No Office Requirements	

Seasonal Assistant	Included Above (Not counted in 35 FTE's)	1 @ 64 SF W/S's
(2) Future Tech's/Seasonal	00 SF	2 @ 64 SF W/S's
Future Director	00 SF	140 SF Office
Staff =16 + 2 Seasonal = 18 Current/ 31 (Includes 3 additional plow operators)		
Future PW Vehicles 3 P.U's Streets + 1Utility + 3 Plow Trucks = (4) 10'x20's + (3) 16'x40's		

	<u>Existing SF</u>	<u>Yr 2040 Plan SF</u>
<u>Parks & Recreation</u>		
Director, Shawn	120 SF	140 SF Office
Parks Maint. & Aquatic Ctr. Mgr	100 SF	130 SF Office
Arborist,	100 SF	100 SF W/S
Technician	40 SF	64 SF W/S Needed ?
(3) Technicians/Seasonal	00 SF	00 SF W/S Space
Future P&R Community Director	000 SF	140 SF Office Yr 2025-2030
(1) Future Seasonal Tech	000 SF	00 SF W/S Space?
Staff = 4+3 Seasonal = 7 Current/ 9 Future		Future Add 2 Tandems
<u>Amenities</u>		
Men's RR/Locker/Shower	0000	1,245 SF
Women's RR/Locker/Shower	0000	648 SF
Men's Restroom	150 SF	115 SF
Women's Restroom	150 SF	131 SF
Women's RR/Locker/Shower	0000	648 SF
Janitor's Closet		100 SF
Lunch/Training Room	433 SF (In Vehicle Maintenance now)	1,328 SF
<u>Fleet Maintenance</u>		
Parts/Tool Storage	149 SF	
Fleet Office	116 SF (Co-Shared with Street Foreman)	
Repair Bays	3,377 SF	

Vehicle Storage

Vehicle Storage/Wash (Heated)	3,031 SF
Vehicle Storage (Unheated)	3,074 SF

Administration

Recommendation:

The (6) Director position offices range in size from approximately 80 to 139 SF. There is very little room for one on one meetings let alone meetings with 2-3 people which are common. In an improvement plan these offices should be a minimum of 140 SF with the ability to meet with 2-3 people at any given time. The (2) Deputy position offices are also small at 95 and 108 SF. At a minimum, these should be 125 SF. Frontline Foreman such as Streets, Fleet and Utilities typically need 100 SF. The Assistant Planning position, Property and Building Inspectors and Village Assessor offices range in size from 64 SF to 86 SF. Additional space is needed in each of these to house reference materials and the ability to meet with at least 1 person. These positions typically require 100-120 SF. The Community/Board Room is a multi-purpose room serving as the Village's primary meeting room for Board meetings and other functions such as senior, community meetings, and voting. The File Storage Room contains Planning and other Municipal documents requiring retention. There also exists approximately 350 square feet of files kept at the Safety Building, (primarily Planning, Finance & Utilities documents requiring retention). These files should be kept at the Municipal Center. Relocating the Parks, Recreation and Forestry FTE staff of four + 3 seasonal will require an additional 140 SF office for its Director, (1 of the 6 Directors indicated above). An additional office will be required for the Aquatic Center Manager and workstation for the Arborist. An additional *Community Recreations Director* may be added over the next few years to oversee the entire Parks and Recreation Department. An office space has been planned for this new position. The Street Foreman currently shares office space with the Fleet Foreman. An office sized each at 100 SF should be provided for the Streets Foreman, Utilities Foreman and additional future PW foreman, probably positioned next to the lunch/training room.

Recommendation:

Provide office space according to the Year 2040 Office Floor Plan, specifically:

Administration, 5,740 SF

Community Board Room/Municipal Court/Polling Center, 3,344 SF

Finance, 1,138 SF

Staff = 8 Current/**13 Future**

Staff = 0 Current/**4 Future**

Staff = 3 Current/**4 Future**

Parks, 650 SF
Planning and Zoning, 3,545 SF
Technology Services, 621 SF
Public Works, 1,568, Utilities 490 SF

Staff = 7 Current/**9 Future**
Staff = 7 Current/**20 Future**
Staff = 1 Current/**3 Future**
Staff = 18 Current/**31 Future**

Amenities

With only one small bathroom for men and one for women, the building lacks proper amenities for its current staffing of 40 employees. The current restrooms are undersized at approximately 150 SF and are non-compliant with the ADA. Accommodations should be made to provide separate Men's and Women's Restroom/Shower/Locker Rooms along with a mud room. Two (2) showers for each, maximum with full height lockers. Additionally, the building lacks a break/training room and wellness room for all employees.

Recommendation:

Provide separate Men's and Women's Restroom/Shower/Locker Rooms along with a mud room and adequate break/training room. Per 2040 Office Plan, 4,011 square feet is needed.

Vehicle Maintenance

The Department services all DPW and Parks vehicles out of this location including, heavy and light duty vehicles such as sedans, utility trucks, snow removal trucks, and miscellaneous equipment. The Fleet Maintenance area lacks sufficient number of service bays to maintain the Village's equipment including: (25) heavy duty vehicles and equipment, (34) Light duty, and (17) smaller pieces of equipment. The staff of (2) FTE, foreman and mechanic spend a lot of time moving vehicles around due to the shortage of bays. Besides needing additional service bays, the shop needs more space for tools, parts, tires, bulk fluids and a small bay for welding and small equipment repair. Very little has been spent on upgrades over the last 30+ years. Needed improvements include asbestos abatement of the ceiling insulation, plumbing, HVAC, electrical and improved lighting. See Engineering evaluation.

Recommendation:

Provide 6 service bays, the 5th is 20x25 used as a weld bay and storage steel. The 6th is for light maintenance. One bay to be used as a tire mounting bay. Provide a two tiered tire rack, 40 LF. partial storage on mezzanine. Provide a 5 ton capacity bridge crane and relocate the 3 ton jib crane. Service bays will use the two existing 13.5 ton jacks. The current

500 square foot 2-story parts area should be nearly doubled. Estimate 600 gallons per year 15-40, 600 Hydraulic, 120 Transmission. Per 2040 Plan, 9,090 square feet is needed.

Mezzanine

The 25'x25' roughly 625 SF mezzanine located above the parts area is used to store parts, tires, solvents, petroleum products. Approximately 1/2 of the area is used to store parts. As a courtesy, we were asked to estimate the loading capacity of this elevated area. We have determined the existing structural system of beams and load bearing walls provide a safe load capacity estimated at 60-75 lbs per square feet. The current parts and materials are not exceeding this limit. A load capacity sign, visible from the floor should be permanently fixed to this elevated area.

Vehicle Storage

Of the 57 pieces of Municipal equipment, approximately 21 are rotated in and out of the Ryan Street Cold Storage location due to seasonal requirements. An additional 9 pieces of light duty equipment are kept at Parks. At the Municipal Center, vehicles are stored wherever there is space, i.e. the 4 metal outbuildings, wash bay, maintenance bays and primary 3,031 SF heated vehicle storage building and adjoining un-insulated 3,074 SF storage bay. The warm vehicle storage space suffers from the following:

- Insufficient amount of minimally heated, indoor vehicle parking space for expensive pieces of response equipment.
- The warm storage area is difficult to enter, exit and park with snowplows attached. Currently trucks are parked back to back and a lot of time is spent moving vehicles around.
- The ceiling height is only 16'. The building was never intended to store large snow response equipment with side wings.
- Non-existent drive lane to enter and exit through the building due to vehicles parked in the lane.
- The garage lacks the necessary bay width to safely park modern snow removal equipment.

Recommendations:

Provide minimally heated, 50 degree warm vehicle storage for **76** vehicles and equipment, specifically:

- **49** Municipal vehicles and equipment, assumes more parking space is needed in the summer months than winter, (8) snow trucks are stored at Ryan Street during the summer, (57-8 snow plow trucks=49). The 13 pieces

of summer equipment use the parking spaces of the (8) snow trucks. See 2040 Plan for specific identification of vehicles, layout and circulation.

- 9 Parks vehicles and equipment.
- 5 *Additional future vehicles added in years 2016-2020* include: (2) additional Plow Trucks requiring 16'x40' bays,
- Grader, 13'x40', (1) Bobcat with attachments, 10'x20' and (1) Mower, 8'x10'.

By 2040

- 4 10'x20' spaces for future Planning and Zoning inspectors.
- 4 10'x25' spaces for a future Public Works Superintendent, Foreman and Techs.
- 3 16'x40' spaces for future Plow Routes added beyond Year 2020.
- 2 10'x35' spaces for future Parks Truck & Trailer tandems, (1) Year 2020, (1) Year 2030.

76 spaces for Vehicle Storage. We have planned 53,910 square feet of 50 degree minimally heated storage space.

Wash Bay

Vehicles are currently washed by hand occasionally by 1 -2 employees in drive aisles when time permits. Each vehicle takes approximately 20-30 minutes to wash by hand.

Recommendations:

At a minimum, we recommend providing a dedicated wash bay equipped with an underbody spray to clean small as well as large vehicles with multiple spray wands and a catwalk so as to flush water into the spreader boxes and equipment. An indoor wash facility will prolong the life of a vehicle. It's also a lot easier to service and maintain a vehicle that has had regular washing of the body and especially the undercarriage. We have planned 4,405 square feet for both a manual and automated bay.

Finally, employees should be trained to take on more responsibility for the care of the equipment they use. In new facilities, with clearly defined policies in place, we have found employees do tend to maintain their own equipment better. An automated wash bay is another tool employees can use to better maintain their own equipment.

Outbuildings & Departmental Shop Storage

All outbuildings are at least 40-50 years old and other than the Meter and Sign Shops, are unheated and in various states of disrepair. The Utility Department has vehicles, equipment and materials scattered primarily in (3) locations, (listed below). The Meter Department is located across the street. The outbuildings consist of:

- Metal Cold Storage Building approximately 7-9 Utility vans and Misc. equipment 2,250 SF
- Metal Cold Storage Building, storing 5-6 Motor Pool vehicles, 1,800 SF
- Metal Shed Building used for cold patch 900 SF
- Concrete/Metal Utility Shed (Streets & Water) 1,350 SF
- Concrete/Metal building used for Sign Shop & Storage 1,500 SF

Recommendations:

These buildings should be demolished incorporating space into an entirely new facility plan. For Departmental Shops and Storage, we have planned 5,500 square feet of space.

Utilities/Streets/Sewer/Water Shop

Plan **future** storage accordingly:

3x24 Rack for miscellaneous storage of pumps/gens, (2x3 each) with crane on rail

(4) Tampers each 2x3 #11 & 22

(1) Heat Blower 2x4

3x24 Racks for Rings, Collars, Valve Boxes

4x24 Shelving for pumps hoses & Misc (12' now)

#43 Miller Welder (Thawing lines)

#44 Miller Welder (Thawing lines)

Hobart 300 Amp for Thawing lines)

5x24 Storage Rack for HDPE Pipe (Under Roof)

3x24 Rack for Old & New Meters, (On floor now) most kept at Treatment Bldg.

2x24 Rack for Brass/Non Brass Fittings

10x40 area for Riser Rings, if racked 4x40+Cold Storage of 10x10 Hay Bales+4x10 area for Plastic Plow Edges

10x24 area for spare light fixtures, could be Cold

10x24 area for plastic rings (2 year supply) Cold now, if racked 4x20

Lab area with work bench. Work table/s, shelving and small 64 SF Workstation, 300 SF

Recommendation:

Plan for 1,900 SF Shop + 300 SF Lab/Workstation = 2,200 SF, (40x55).

Storage Shop

Plan **future** storage (could be Cold) accordingly:

Storage of overflow materials and products

20x25 area for 20 pallets of crack seal

Recommendation:

Plan for 960 SF (40x24)

Meter Shop. (Currently at Wastewater Treatment Plant)

Plan **future** storage accordingly:

10x12 Test Bench Area (Testing 5/8"-2" Meters)

1x3 (6 tier rack for small meters)

1x12 fittings rack

2x20 rack 4 tier for new meters in boxes

6x8 (space for 2 pallets)

2x4 Paint Cabinets (2)

3x4 Gear Cabinets (2)

Barrel of scrap meters

W/S 80 SF

Recommendation:

Plan for 960 SF (40x24)

Signs

Plan **future** storage accordingly:

480 SF Shop, with workbenches, work table, flammable cabinets, small exhaust hood and small 64 SF Workstation.

480 SF Miscellaneous storage (Cold Storage now) of 3x 15 Sign Rack, 4x40 Barricades, 10x60 sign posts,

(1) pallet of glass beads & Striper.

Recommendation:

Plan for 960 SF (40x24)

Parks, Recreation, Forestry Shop

Plan *future* storage accordingly:

Provide Shop with workbenches, work table, flammable cabinets, Herbicide storage, (cabinets), exhaust reel , small portable lift for mowers and a small secured parts area.

Recommendation:

Plan for 1,300 shop/storage space

Yard

Plan *future* yard storage accordingly:

Plows, (3) 4x10's, (4) 4x10's (Old scrap?) (4) 5x10's

Tow behind brush attachment, 4x10

4x20 space for decorative planters

Aggregates: On site quantities sufficient

Utilities- Castings 40x40, Should be Under Roof

Utilities - Plastic Pipe (18"-48" Dia.) 20x40 Pad

Above Ground Fueling Station (Gas Boy Card System)

Fuel is used by DPW, Parks, Fire and Police.

Diesel

Monthly Average 1966 gallons, Max. 3749

Unleaded

Monthly Average 2402 gallons, Max. 2874

Recommendation:

New gas dispensers are needed. In any improvement plan, a canopy should be provided to prolong the service life of the dispensers.

Salt Shed

Average annual salt use, 1997 tons maximum is 2557 tons

Future – Brine tank & dispensing equipment

- Timber/Wood Salt Shed, 1600 tons
- Timber/Wood Salt Shed, 1600 tons

Recommendation:

The Salt Sheds are nearing the end of their expected life cycle, probably due for replacement in 5-10 years. The location of these two structures also prevents any further facility expansion.

C. EQUIPMENT

The current Municipal fleet consists of approximately 66 pieces of rolling stock, (Includes 9 Parks). We conducted a cursory analysis on the average age of the 32 pickups, single and double axel dump trucks and calculated this part of the fleet is approximately 8.5 years old, ($270/32=8.4$). Typically most municipalities aim for an average age of 7 years. The older the fleet, the more maintenance required. If three pieces of equipment, #17 1993 Single Axle Dump Truck, #28 1990 Tri-axle Dump Truck and #100 1993 Leaf Truck were removed from the fleet calculation the average age would be a respectable 6.8 years old, $198 \text{ years}/29 \text{ vehicles}= 6.8 \text{ years old}$. The Village appears to have an effective replacement plan in place for these vehicles. NOTE: Vehicle #17 is slated to be replaced in 2018 along with #100. #28 is due for replacement in 2020. For our analysis we deleted (1) vehicle, #92 1986 TV Van which is 30 years old and unfairly skewing the results. (Assumes this was replaced with another vehicle # 86 or 88)? The age of the remaining 27 pieces of specialty equipment is typical of limited use equipment and consists of Heavy equipment such as loaders, rollers, tractors and excavators and Light equipment such as mowers, small tractors, leaf equipment and smaller equipment. Efforts should be made to gradually sell off the older units requiring major maintenance. Benchmark data based on past municipal studies conducted by consulting groups such as, (DMG, Maximus).

Ryan Street location is used to store seasonal equipment, specifically:

WINTER STORAGE In Winter approximately 13 vehicles parked at Ryan = 53 pieces at Municipal (53+13=66)

# 6x10	# 10x20	# 10x25	# 13x30	# 16x30	# 16x40
(2) leaf vacs, 108 (10x20) & 109		66 Chipper	100 Leaf Truck		99 Tanker 13x40

116 Sno Go	61 Flail/Mower/Boom+6'	14 Loader
27 Steel Roller	124 Yanmar Size 10x12	19 Rubber Roller
64 Tractor 10x10		111 Bucket Truck 30+

SUMMER STORAGE Approximately 1/2 of Snow Fleet Of the 66 (8) vehicles parked at Ryan = 58 pieces at Municipal (58+8=66)

<u># 6x10</u>	<u># 10x20</u>	<u># 10x25</u>	<u># 13x30</u>	<u># 16x30</u>	<u># 16x40</u>
	37 Sicard Blower	51 Beaver Washer	15 Dump	29 Dump 17 Dump 69 Dump 60 Dump 70 Dump	

TOTAL EQUIPMENT LIST

6x8

20 Mower 6x8 **Parks**
 34 Skid Steer **Parks**
 142 Toro Mower **6x8 Parks**
 143 Jacobson Mower 6x8 **Parks**
 Walker Zero Turn 6x8 **Parks**
 Zamboni 6x8 **Parks**
Total = 6

6x10

(1) leaf vac attachment 108 counts as 2 spaces (12x10)
 (1) leaf vac attachment 110 on Truck?
 116 Sno Go (Is this the new one/old one?)
 27 Steel Roller 6x10
 16 Air Comp (Mezzanine) not counted
 47 Skid Steer
 80 Generator
 123 4-Wheeler
 125 Beaver Pressure Washer (In Wash Bay)?
 226 Skid Steer
Total = 10 (Sno-Go at Ryan)?

10x20

1 Van **Utilities**

2 Pickup **Vehicle Maintenance**

3 Van **Utilities**

5 Van **Utilities**

Generator (Gen Set)

30 Shouldering attachment to Grader 10x15

37 Sicard Snow Blower – Deduct from Ryan

55 Pickup **Signs**

59 Pickup

76 LeSabre Sedan

88 Van **Utilities**

92 TV Van **Utilities** (Old ID# as 89)?

93 Van General

104 Van, **Building Inspection**

124 Pickup, Yanmar 10x12

Total = 15 -1 = 14

10x25

6 Pickup/Plow **Parks**

8 Pickup/Plow

12 Pickup/Plow **Parks**

21 Pickup/Anti Icing

31 Pickup Patch 13x25

51 Beaver Washer (Thawing Culverts) – Deduct from Ryan

61 Tractor/Mower/Boom 16x25

66 Morbark Chipper

81 Sweeper

85 Pickup/Plow

113 Trackless w/attachments 10x30

122 Pickup/Plow **Parks**

Total 12-1 = 11

13x30

14 Loader

15 Tri-axle – Deduct from Ryan

19 Rubber T Roller

100 Leaf Truck

111 Bucket Truck 13x35'

Total = 5-1 = 4

16x30

17 Dump Plow/wing single axle – Deduct from Ryan

29 Dump Plow single axle – Deduct from Ryan

32 Loader w/wing/plow
35 Bulldozer
38 Loader w/wing
60 Dump Plow/wing single axle – Deduct from Ryan
69 Dump Plow/wing single axle – Deduct from Ryan
70 Dump Plow/wing single axle 32' – Deduct from Ryan
Total = 8 - 5 = 3

16x40

4 Vactor
9 Dump Plow/wing Tandem
10 Dump Plow/wing Tandem asphalt repair
23 Excavator
25 Dump quad axle
26 Grader w/wing
28 Dump Tri-axle
90 Dump quad axle
99 Tanker 13x40
106 Tracked Excavator 13x40
Total = 10

Year 2016 58 Vehicles @ MC (Not including Ryan Street Vehicles)

2016-2020 FUTURE VEHICLE ADDITIONS.

(2) Additional Plow Trucks, (Assume 16x40) 8th truck in 2018/2019 & 9th truck in 2020-2025 per growth of the Village. Additionally plan for (1) Bobcat Excavator 10x20 with attachments? (1) Grader, possibly and (1) Mower

By Year 2020 63 (Not including Ryan Street Vehicles)

58 + 5 Future = 63

By Year 2040 FUTURE VEHICLE ADDITIONS.

(4) Additional 10x20 Pickups for Planning & Zoning Future Inspectors
(2) Additional 10x20 Pickup/Vans for PW
(2) Additional 10x25 Plow Pickups for PW
(3) Additional 16x40 Plow Trucks (Planned for Maximum Size)
(2) Additional Parks Tandems 10x40

TOTAL Year 2020 (63) + 13 Future = **76 Year 2040**, (7) 6x8's, (10) 6x10's, (21) 10x20's, (13) 10x25's, (2) 13x30's, (5) 10x40, (3) 16x30's (15) 16x40's

Trailers (All stored at Schofield Site)

(1) 10x10 "Red"	(1) 10x20 "Red"	(2) 10x20 Barricade Trailers	(3) 10x16 Parks Trailers
(1) 10x30 Eager Beaver Trailer	(1) 5x20 Pad for Buckets		

D. ENGINEERING ASSESSMENT:

HVAC Systems.

A number of different mechanical systems condition the Municipal Facility: Two each 4 ton roof top units. Gas fired constant volume single zone with economizers and barometric relief. This equipment conditions the western office spaces. From its tag information, we believe this equipment dates to 1992. From AS published references, the economic service life of this type of equipment is 15 years, which these units are well past. We note that with its economizer, this equipment is capable of satisfying modern ventilation code; however the gas pipe connecting this equipment is smaller than International Fuel Gas Code directive. As is typical of equipment of this age, the refrigerant used is R22; while this refrigerant is being phased out, we expect R22 for maintenance to be readily available for decades. Reports from the Village staff indicate temperature control is inconsistent and lacking in these areas. We note that simple systems such as this are not capable of maintaining precise control in compartmentalized spaces with a variety of exposures, which is the case here. The energy consumption of these older units is significantly higher than modern equipment, particularly in cooling mode. The owner should expect replacement of this equipment to be necessary within five years.

Two-ton roof top unit: This unit conditions the front entrance area. This equipment is newer, perhaps two years old, and uses modern R410a refrigerant. We note that this unit is not fitted with any kind of outside ventilation air intake accessory, thus ventilation code of any vintage will not be satisfied. This unit should serve for many years to come.-

Furnace, and through the wall air conditioner: This equipment serves the community room on the east side of the building. We note the furnace (mounted in the shop area) is a heating only system. This appears to be a newer Carrier conventional (80% combustion efficiency) system. This system appears to have a fairly large outside air intake; this arrangement is of concern as too much cold outside air can condense the flue gas which will ruin the heat exchanger quickly. We note that if anything close to code rates of outside air is balanced into this furnace, the flue gas will condense in cold weather, and damage will inevitably follow. The only cooling in this space is a through the wall unit, which we would expect to have little noticeable effect. If the aforementioned flue gas condensing is avoided, this furnace should serve for years, but this will be at minimal ventilation rate. To us the ultimate solution is to replace this residential system with a commercial grade unit, such as a roof top unit or commercial AHU/ duct furnace.

Shop and Vehicle Storage Areas.

We note the furthest north vehicle storage area is neither heated nor ventilated. The ceiling is insulated but the walls are not. The middle vehicle storage area has older simple unit heaters, several roof exhaust fans, a wall mount exhaust fan, and a vertical outside rack mounted direct gas fired make up air unit (MUAU). The southern shop area has a variety of roof mount exhaust fans (some of which may be nonoperational), a tailpipe exhaust system, and again a vertical rack mounted direct fired MUAU. The control of certain fans and the muau's appear to be by an automatic system through carbon monoxide/NOX sensors; whether this system is functioning in automatic mode is questionable. Other exhaust systems are manually operated. Unit heaters observed ranged from the very old to fairly recent (again, some may be nonoperational); all were 80% or less combustion efficiency. These simplistic systems are crude and energy inefficient.

Plumbing Systems. We observed the domestic water service to be small, 1" pipe with a 5/8" meter (this is typical residential service size), and does not have a backflow preventer of any type. We see this service size as well below code minimum for a building of this type. Most water pipe, both hot and cold, were not insulated or were insulated in an amateur fashion. Fixtures are generally older and worn, some badly, although excellent urinals with automatic flush valves were apparent. Water service size will remain a limiting factor for any future plans for this building. Gas service in this building appears to operate at 2psi with pressure regulators at appliances. We see the gas service as an evolution of the many additions to this building, and could require upgrade if alterations are considered. A 5hp air compressor was observed in the mezzanine area; this simple reciprocating unit did not have a dryer unit, but did appear near new. Compressed air pipe was typically threaded steel pipe, its design likely an evolution through most areas of the shop. Corrosion in this type of pipe is inevitable, so debris at the compressed air discharges will also be inevitable. No safety eyewash station or safety shower was observed.

Fire Protection. This facility does not have a fire protection sprinkler system. We did observe a zoned fire alarm system; however the placement of fire alarm devices is below current accessibility standards.

Lighting. Office areas typically had simple prismatic fluorescent fixtures on conventional switches, or in certain places, occupancy sensor switches. Most appeared to be using efficient T8 lamps, but some could be the older inefficient T12 lamp. The shop areas had a wide variety of fixtures ranging from very old and inefficient T12 8' strip fixtures, to very efficient LED low bay fixtures. Control in the shop area was also a mixed bag. Exterior lighting was

limited to building mounted wall pack HID fixtures. Some were on photo eye control, others were on simple switches.

Electrical Distribution Systems. This facility is served by an aerial fed 600A 240V three phase 'high leg' service which feeds an aged 600A main breaker. This main breaker is apparently triple lugged, feeding a 400A three phase distribution panel, and an also aged single phase 225A panel board, and unlabeled single phase breaker. The distribution panel and panel board feed numerous residential grade load center panels, subpanels, and various other unlabeled circuits. All panels are poorly labeled, and most have no available spares or have many half width 'cheater' breakers in place. This service and distribution have a number of serious code violations, is obsolete, and has safety concerns. Without going into small detail, we see this system in poor condition that will need significant rework if any significant project is considered to this building.

Structural/Architectural. Overall, the municipal building is structurally sound. The walls are displaying some visual settling, but nothing major was found, some tuck pointing though is required for non-structural cracks. The roof is in fairly good condition and is an EPDM system overlaid on a pre-engineered metal roof. The system over the administrative portion of the building was probably replaced in the early 1990's. The community room section has the original metal roof. Since nothing has been replaced for nearly 20 years, any improvement plan would entail reroofing the entire building, increasing the R value up to R-39. The windows are of various ages. In the administrative section, the boardroom windows appear to be original from 1955. Along the west and north walls, thermo panes with storm windows are present, probably 30+ years old. Along the south walls, windows were replaced in early 2000, and are in good condition. In an improvement plan, all windows should be consistently updated to match the newest windows along the south wall. Newer exterior LED entry/exit door lighting is present on all 4 building sides. The pre-engineered metal siding is showing signs of deterioration, especially at the base of the west wall of the administrative section and the older vehicle storage portion of the building.

The Municipal Center located at, 5500 Schofield is a dated building. Noted deficiencies include:

- Presence of mold, asbestos, and other facility contaminants,
- The building has no fire protection,
- The water service is undersized,

- The roof-top mechanical system servicing the western portion of the office core should be replaced in 0-5 years. (See additional notes under HVAC).
- The community room and its through the wall, residential air conditioner should be replaced with a commercial grade unit, such as a roof top unit or commercial AHU/ duct furnace. (See additional notes under HVAC)
- The electrical service has been poorly adapted over the years, electrical distribution which can be described as a bird's nest, and marginally effective and inefficient mechanical systems mostly at the end of their service life.

Recommendations:

If this building is to remain in service, comprehensive MEP system upgrades in all trades are recommended. This would include new electrical service, distribution, lighting, lighting control; new water service, water pipe, plumbing fixtures; new FP sprinkler service and sprinkler system, new packaged roof top units, new perimeter electric heat, new zoning controls, new shop heaters/exhaust/makeup air. The cost of a comprehensive upgrades would depend greatly on the accompanying Architectural work. If a complete renovation is considered, MEP work will approach **\$500,000 - \$1,000,000**. Performing upgrade work piecemeal while trying to preserve finish work to remain would increase that cost.

Out Buildings behind Municipal Building

HVAC. Only one space in the Sign Shop is heated; a gas fired unit heater is installed in western half of the building, with no ventilation. We note that most of these buildings are intended for vehicle storage; however none of them has an appropriate exhaust system.

Lighting. Light fixtures in these spaces were typically simple fluorescent strips on conventional switches.

Electrical Distribution. Most of these buildings had small single phase 100A load centers, which were apparently fed though a 200A load center in the vehicle storage building nearest the northwest corner of the Village Building.

Structural. All of the pre-engineered metal and/or wood buildings are well beyond their expected life expectancy of 40 years of age. Their locations also prevent any further facility expansion.

The Salt Sheds have outlived their expected life cycle. The location of these two structures also prevents any further facility expansion.

Fuel Shack. This is a small facility which has above ground gasoline and diesel fuel dispensing tanks for Village vehicles. Also observed is a domestic water pumping arrangement, which apparently uses a well which formerly served the domestic water needs of the Village Building which is now used to fill vehicle water tanks. All equipment appeared dated.

Out Building Recommendations:

In a building improvement plan, all of these structures need to be demolished to make way for renovated or new construction. All contents of these buildings, i.e. vehicles, materials, sign and utilities operations, will be incorporated into the main facility. A new Salt shed is recommended sized to handle yearly maximum need, approximately 2,500 tons along with a new Sand shed.

SUMMARY - EXISTING FACILITY DISADVANTAGES:

While structurally sound, the existing Municipal Center in its current form has outlived its useful life. It no longer can support the increased spatial needs placed upon it by growing administrative needs, larger equipment and increased vehicle maintenance demands. Expensive updating repairs could be made to the building such as mechanical, electrical, plumbing, heating and lighting repairs; however it does not address the spatial issues. We do not recommend spending any additional money on a building that does not meet the current and future *spatial needs* of the Village. The administrative portion of the building has undergone numerous additions throughout the years and is in need of multiple repairs including HVAC, plumbing electrical. It is also non-compliant with the Americans Disabilities Act, (ADA) which requires handicapped accessibility throughout the building, or at least a transition plan in place stating what and when improvements will be made.

E. MUNICIPAL CENTER - SUMMARY:

The Municipal Center and DPW yard have a long established presence at this location. It is easily accessible and centrally located within the Village. The 8 acre site would require the acquisition of three neighboring properties to the west, termed D, E & F, (See Appendix 1) to make the project feasible. If additional space were needed for yard items such as materials or pipe, these could be stored across the street at Utilities. We recommend building a new facility,

approximately 99,221 square feet in size capable of housing all departments for at least the next 50 years. New construction would include vehicle maintenance, vehicle storage, shop spaces and amenities. The Plan is also capable of adding space for outside entities such as a public health office and laboratory, branch bank, classroom and possibly a library branch. As for vehicle storage, there would be an increase in the number and size of parking space between vehicles which will improve safety entering and exiting the garage. The storage area would allow for parking approximately 76 pieces of rolling stock and equipment. Remaining vehicles and equipment would be stored at the Ryan Street location.

SAFETY BUILDING POLICE & FIRE – 5303 MESKER STREET

OVERVIEW

Our continued task was to analyze the Safety Building's current spatial constraints, structural, mechanical, electrical and plumbing systems, (MEP) and recommend a cost effective planning solution. In order to accomplish this we analyzed:

- A. OPERATIONS**
- B. SPATIAL CONDITIONS**
- C. ENGINEERING ASSESSMENT**
- D. SAFETY BUILDING – SUMMARY**

A. OPERATIONS – SAFETY BUILDING

Total Staff

The current Metro Police staff consists of 29 FTE's (26 Male/3 Female) + (1) PTE = **30**

5 Future employees include 2 additional officers+1 Detective+1Night Shift Supervisor, Lieutenant or Captain+1 PTE. Officers typically work a 12 hour shift.

Metro Police Staffing

Year 2016, Staff = 30

Year 2020, Staff = **35**

B. SPATIAL CONDITIONS – SAFETY BUILDING

The existing Safety Building located at 5303 Mesker Street was acquired by the Village of Weston in 2002 as a means of solving its spatial constraints for Police, Fire, and Courts. The building was formally used as an ice warehouse. It houses the following operations:

Everest Metro Police Department	17,804 SF
South Area Fire District, First Floor	12,226 SF
South Area Fire District, Second Floor	4,875 SF
Town of Weston & Municipal Court	<u>7,413 SF</u>
Total	42,318 SF

The Safety Building includes the following spaces:

Town of Weston & Municipal Court

Electrical Room	164	SF	
Town Office	168	SF	(Sara)Rent from Village, Adequate Space
Pre-Trial Conference	330	SF	
Chair/Table Storage/Voting Equip.	197	SF	
Clerk Lobby	102	SF	
Clerk's Office	216	SF	FTE (Julie) Space Adequate
Files & Office Equipment Storage	140	SF	
Judge	251	SF	PTE
Open Area	2,837	SF	
Community Room/Municipal Court	1,623	SF	10
Lobby/Circ	528	SF	

Entry	99	SF
Custodial Closet	290	SF
Women's Restroom	174	SF
Men's Restroom	183	SF
Stair	111	SF
Total	7,413	SF

Everest Metro Police Department

Current Room SF & Plan

Break Room	351	SF
Women's Restroom	36	SF
Men's Restroom	36	SF
(1) Captain-Administration <u>Office #1</u>	196	SF (Mark Hull)
(1) Captain-Operations <u>Office #2</u>	230	SF (Clay Schulz)
(1) Community Services Officer, (CSO) <u>Office #3</u>	184	SF (Leah Long)
(1) Chief's <u>Office #4</u>	264	SF (Wally Sparks)
Intoxilizer Room	223	SF
Lobby	327	SF
Public Unisex Toilet	62	SF
Clerical (3 w/stations) Space #27	721	SF Jill, Carrie, Marie
Support Area (Office Equipment)	67	SF
Office-Admin Assistant/Evidence Tech-Kristy	90	SF
Detective Sergeant, <u>Office #5</u> Space #31	169	SF (Dan Goff)
Detective, <u>Office #6</u>	121	SF (Shane Heilmann)
Corridor	199	SF
Hall	70	SF
Detective, <u>Office #7</u>	136	SF (Jason Weiland)
Storage Closet	33	SF
Hallway, Supplies, Mailroom	226	SF

Mechanical/Storage Room	343	SF
Conference Room	271	SF
(4) Sergeants, 2 per shift share one <u>Office #8</u>	190	SF (Nick & Rob Nights, Sam & Terry Days)
Hallway/Corridor	194	SF
Squad Room for 3 Officers per Sergeant=12	498	SF Squad Rm. Has 2 W/S's, conference table&(DIMS) photo computer
Current Wash Bay	1,468	SF
Unassigned Area Space #61	5,568	SF Small area used for Impounded bicycles
Corridor	956	SF
Current Evidence Storage	548	SF
Evidence Lab	335	SF
Unassigned Area	1,072	SF Used now as large open locker room
Armory	139	SF
Property Storage	100	SF
Tazer Room	80	SF
Corridor	271	SF
Covered Vehicle Storage	2,571	SF
Police File Storage Space #83	979	SF
Total	17,804	SF

South Area Fire & Emergency Response District

Operation is staffed with (3), POC's at all times, including a Battalion Chief, *Future* add (1)

Equipment Clean-Up	413	SF
Hall	319	SF
Physical Conditioning Room	105	SF
EMT & Shift Command	378	SF
Lift	28	SF
Men's Restroom/Shower	63	SF

Women's Restroom/Shower	67	SF
Men's Locker	160	SF
Women's Locker	156	SF
Fire Equipment Storage	161	SF
Corridor	118	SF
Stair	187	SF
Break Room	221	SF
Chief/Dispatch Fire Office	135	SF
Apparatus Bays	7,815	SF (9) primary vehicles, future will be 8
Wash Bay	1575	SF
Scuba Fill/Cylinders	<u>325</u>	SF Stores hose drying rack, Fire RV
Total	12,226	SF

Second Floor

Stairs	256	SF
Lift	36	SF
Lift Lobby	68	SF
Toilet	67	SF
Fire Barracks	277	SF
Fire Barracks	281	SF
Fire Barracks	299	SF
Mechanical Room	141	SF
Corridor	919	SF
Corridor	346	SF
Storage/Co-Use Room (To be renovated <u>with kitchen</u>)	1,920	SF
Stair	<u>265</u>	SF
Total Second Floor	4,875	

Areas in need of Improvement, (Per Safety Plan)

Unassigned Garage Area

Most of the existing garage area is undeveloped. At one time it was used to store vehicles however there currently is no means of exhaust removal. The only use of space currently is a 15x30 area used for impounding bicycles. There are no separate male and female restrooms, shower, locker, or mud room facilities. Separate facilities are needed and must be ADA compliant.

Recommendation:

Plan approximately 900 SF of space for Men's and Women's restroom/shower locker rooms.

Administrative Area

The current security glass and large opening at the counter could be designed better to avoid a potential security problem. Also, one of the detective's offices, (Dan Goff) is used to store night evidence. Access is gained through keys to multiple users which is a potential security problem (chain of custody) and compromises the Detective's privacy.

Recommendation:

Eliminate the slider glass doors and large opening at the service counter. Replace with more glass and smaller opening. For the night evidence issue, a pass-thru door into the evidence room, large enough to handle most items will be constructed into the evidence room addition. The Tech would process the evidence in morning. The lack of storage space for the Detective should be solved by installing a small pre-made closet enclosure with shelving and doors.

Current Police File Storage

The file storage space utilizes less than 1/3 of the current space. There exists several 4'x24' racks housing all Police files. As time goes on, less space will be required as more files get digitized.

Recommendation:

In this space, build a 372 square foot room complete with pallet racks for storing Police archives and records.

Evidence Storage

The current space is extremely confining. The 548 SF space needs to be doubled in order to prepare the Village for future evidence retention.

Recommendation:

Acquire additional 548 SF from the File Storage room to the west. The total amount of square feet would result in 1,096 SF. Approximately 25% of space will be used for permanent storage; the remaining 75% is actively changing. Provide space for (1) upright freezer (1) chest & (1) upright refrigerator/freezer. Provide an entry via pass-thru only accessible by Evidence Technician. A small 64 SF work station is also needed to process evidence.

Current Municipal Files

Recommendation:

The current Municipal files stored in the southeast corridor needs to be relocated back to the Municipal Center when space becomes available. The files consist of 200 SF of Weston Municipal records and 100 SF of Finance records.

Exercise Training Room

The Existing Training/Exercise Room consist of approximately 1000 SF.

Recommendation:

A new Exercise/Training room should be built alongside the Armory and near the new restroom/locker/shower core, approximately 450 SF.

Armory

A secured area is needed to store firearms and ammunition. Sergeants and Captains have access to this room, however Officers do not. Alongside of this room should be a gun cleaning area and workbench. In this same room, tazer lockup cabinets and property storage space should be available.

Recommendation:

Plan a secured room approximately 400 SF to house a 50 SF secured room for firearms and ammunition. Provide appropriate shelving. Outside of the armory, within the room provide (2) secured 2x4 cabinets for tazers. Next to this, plan an approximate 100 SF area equipped with a workbench and cleaning supply racks to be used to clean firearms. The remaining 200SF should be used to store property. On the backside of this room provide (2) 3x20 LF

of pallet racks to store equipment that has been taken off vehicles and awaiting re-installation when vehicles are sold.

Canopy for Police Cruisers

Covered space is used to store 8 cruisers.

Recommendation:

Provide a fence running from the canopy and terminating in between garage door 2&3 of the Property Storage Building. A secured fence, minimum of 6'High x 1,100 LF enclosing the site is recommended. Access into the site is gained via an automated access gate.

Property Storage Outbuildings

(1) Long-term storage building 25x40, space is adequate.

(1) Dedicated Everest Metro 30x40 4 bay pre-engineered metal building is adequate.

Possible addition in a 5-10 year period.

Parking Lot

The size of the parking lot is sufficient in size however could use a crack and seal coat treatment completed in the next 1-2 years.

South Area Fire District

As indicated already, the entire building requires extensive HVAC renovation. See Page 41 for specifics, (apparatus bays and break-room). As for exhaust removal in the apparatus bays, NO2 gas sensors are in place and when working properly should trigger the exhaust removal when air fouling begins. We understand there is a shortage of bunks in the sleeping quarters and many of the floor drains in the apparatus bays are not working properly.

Recommendations:

The entire system should be troubleshot and retro-commissioned by a qualified technician. We understand the multi-purpose room on the second floor is scheduled to be renovated in the near term into a "training room". Upgrades to the break-room and splitting each of the (3) sleeping quarters into an additional 3-6 quarters should be undertaken at the time of the "training room" project. Finally the floor drains should be evaluated by a licensed plumber and corrected.

C. ENGINEERING ASSESSMENT:

Police / Fire / Courtroom Facility, 5303 Mesker Street

HVAC Systems.

Furnace for Courtroom. The courtroom furnace is a residential 120mbh 90+% condensing combustion unit, with a relatively large outdoor air intake, high efficiency 5 ton condensing unit, and a Johnson Controls zoning package, all installed perhaps eight years ago. This unit serves the courtroom, court office, judge's chamber, corridor, and a small village office. Reports from the staff report control is inconsistent. We offer a few notes on this system: First, we are concerned by the use of this residential gear in this application with the significant amount of cold outside air that is apparently being drawn in; 90+ residential furnaces cannot manage low mixed return air temperatures (Carrier and Trane quote no lower than 60f mixed air temperature) as this will crack their heat exchanger, perhaps drawing in carbon monoxide into the occupied space. Secondly, although the outside air apparently being brought in by this system exceeds the furnaces capabilities, it is likely short of Wisconsin ventilation codes for the spaces served. Lastly, the spaces conditioned by this system have a diverse load profile that mixes interior spaces with perimeter spaces; infrequently used high occupancy spaces with typically low occupancy office spaces. Given this, the residential zoning package is effective to a point, but we see the wide load profile to be beyond the capabilities of this residential system. ASHRAE quotes the economic life of equipment such as this at 15 years; hence, these systems can be expected to serve for a number of years to come, provided cold mixed return air in a Wisconsin winter does not damage the heat exchanger.

Furnace for upstairs fire station spaces, located in an upstairs closet. This unit is labeled as 'F4', and is an 80mbh 90+% condensing furnace coupled with a much older 3 ton condensing unit. It does have a smaller outside air intake shared with 'F3'. Reports from the staff indicate control by this unit is acceptable. We infer that keeping the older condensing unit when the furnace was replaced was a budget driven decision. Clearly the cooling efficiency of this arrangement is quite low. The condensing unit may fail at any time, but the furnace (perhaps 8 years old) will likely serve reliably for some years to come.

Furnace for western ground floor police office spaces located in an upstairs closet. This unit is labeled as 'F3'. This unit is a 100mbh 90+% downflow condensing furnace again coupled with a much older 3 ton condensing unit.

Reports from the staff indicate control of the office spaces by this unit is consistently poor. Conditioning of several offices and a break room in particular were reported to be terrible. Tracing the ductwork proved challenging as much was hidden, but it was clear that the only supply registers in the problem rooms were toe kick registers fed by underfloor ductwork. We could not find where any supply ductwork from the furnace went underfloor, nor could we feel any supply air coming from these toe kick devices, nor could we see a reason that underfloor ductwork was necessary. We conclude that *little or no supply air is reaching these rooms due to poor design or installation*, hence the unsatisfactory control. We also suspect this unit is undersized for the load it is connected to. Correcting this situation likely will require a complete survey and rework of all ductwork, a thorough rebalance, perhaps equipment upgrade. Even with careful redesign and balance, the performance of this single zone residential unit in this commercial application will be a compromise. Many of the Courtroom furnace comments in regard to outdoor air ventilation will also apply to this troubled system.

Packaged unit serving interior Police and Fire Department office space. This pad mounted equipment is located adjacent to the generator in a locked fence area. We did observe it to be a Bryant single zone gas fired commercial packaged unit with economizer and power exhaust which we estimate as about 20 years old. Tracing of ductwork indicated this unit served the interior police spaces and most of the lower level fire department office spaces. Control by this unit was reported to be inconsistent. We note that this is commercial equipment has a compliant economizer capable of managing code outdoor air ventilation rates for these spaces, however, it has simple single zone control going to spaces that have diverse load profiles as previously described by the courtroom system. Given this, some control inconsistency should be expected. We suspect a careful balance would improve performance, but even with this we would not expect precise control. We further note that exterior ductwork insulation on this system appears to be deteriorating; repair of this is advised as energy loss could be considerable. This unit appears to be functional but is likely past its economic service life; unit replacement should be expected in the next 5 to 10 years.

Packaged unit serving north fire/police spaces. This unit is similar to the previously described police/fire unit, but perhaps of more recent manufacture. This unit does have a zoning package, and conditions a variety of spaces north of the apparatus bay. Some spaces in this area remain unfinished. The unit itself looked to be professionally installed, perhaps seven years old, and in good condition. A variety of spaces were conditioned by this unit, for which a zoning package was installed. No complaints on control were heard during our survey. On inspection of the ductwork we did note that return ductwork ended abruptly and drew it air from one of the unfinished (and perhaps

unconditioned) spaces. This could dramatically affect the cooling performances and efficiency of this unit. We see this equipment to be in good condition, likely to serve for years but recommend the described return air situation be investigated and corrected.

Restroom exhaust. Conventional ceiling exhaust fans were observed.

Apparatus bay systems. The fire department apparatus bay has three systems installed: gas fired unit heaters, a roof exhaust fan with many high and low mounted exhaust grilles and ductwork, and an overhead mounted direct fired make up air unit. We understand the exhaust fan and the muau are intended to be automatically controlled by a NO2 gas sensor which should energize this equipment when the air fowling begins. According to the users, this automatic system 'never worked'. The systems installed appear to be appropriate and in good condition, and should last for years. We do recommend the automatic control be troubleshot and retro-commissioned by a qualified technician.

Unfinished Fire Department area 'Basketball Court'. This area had several older unit heaters. This was also the area mentioned above from which the packaged unit drew its return air even though it received no supply air.

Unfinished vehicle storage area. An older make up air unit was observed, along with radiant tube heat and a roof mount exhaust fan. We suspect this area is infrequently used.

Plumbing System.

Water service is 2" size taken off the base of the sprinkler riser. This service appears appropriate and compliant. We do note that little or no of the copper water pipe in this building is insulated, which is contrary to current energy code. Water heaters. We observed a commercial 199mbh 100gal high efficiency commercial water heater, with a circulating pump which appeared to be professionally installed and perhaps seven years old. Other than lacking energy code items of heat traps and pipe insulation, this unit is appropriate, in good condition, and should be serviceable for years. We also observed at least two residential quality electric water heaters; one on a stand in the apparatus bay, and the other in the police storage area. Servicing these units yearly is advised as local water is likely high in iron and solids.

Plumbing Fixtures. Fixtures observed were commercial quality, appropriate, and in reasonable condition.

Interceptors. The apparatus bay has a catch basin interceptor which complies with Wisconsin code. Servicing and cleaning out this basin yearly is recommended.

Fire Protection.

This building is fully sprinkled. The sprinkler riser has an appropriate backflow preventer installed. An addressable fire alarm with appropriate devices was also observed. We see the building well served in this category.

Lighting

Office areas had 2x4 fluorescent troffer fixtures of various styles. Most appeared to have reasonably efficient T8 32w lamps. Control in some cases was by occupancy sensor, conventional switches elsewhere. The Apparatus Bay had T8 fluorescent high bay fixtures installed, controlled with conventional switches. Unfinished areas had a variety of lights including HID high bay fixtures. Exterior lighting was limited to HID wall packs. Lighting in this facility is reasonable and appropriate in our view.

Electrical Distribution Systems. The electrical service is 800A, 120/208V 3PH, 4W fed from a pad mount transformer at the northwest corner of the building. The service is 100% backed up by a diesel generator and automatic transfer switch. The observed distribution gear was newer and of good quality. Panels observed look to be reasonably loaded and had available spares. We see these systems as appropriate

Structural/Architectural. Overall, the Safety Building is structurally sound. The walls are displaying some visual settling, but nothing major was detected. The roof is the original pre-engineered metal roof and is displaying some leaks in various parts of the building. As part of an improvement plan, the entire roof should be evaluated to determine the exact location of the leaks, (probably at the fastening points). The elevator/lift appears to be in good working order. It was added to the building to satisfy an ADA compliance issue when the building was purchased in the early 2000's.

Recommendations:

- Either electrically preheating the outside air intake of the furnaces (approx \$4,500), or replacing them with commercial grade equipment (approx. \$25,000-\$30,000).
- Redesign and rebalance all supply ductwork from furnace 'F3'. Perhaps also install a zoning package and insulate all ductwork in the police office area. Estimated cost is speculation at this point, but perhaps \$7,000 to \$15,000.
- Installing electric perimeter baseboard heat in several perimeter spaces in the Police, Court office and Fire office areas (approx. \$8,500-\$12,000).
- Install a zoning package on the Bryant package unit and rebalance (approx. \$20,000-\$30,000).

- Replacing two old condensing units for 'F3' and 'F4'(approx. \$7,500).
- Retro-commission all systems in the apparatus bay. (approx. \$4,000-\$8,000)
- Rework the return air ductwork on the Carrier packaged unit and rebalance (approx. \$11,000-\$15,000).
- Insulate all water pipe (approx. \$3,500-\$5,000).
- Crack seal and coat the parking lot, (approximately \$3000-\$4,000).

D. SAFETY BUILDING SUMMARY

Conclusions:

The overall amount of space is sufficient in most cases however it is poorly configured. With badly needed upgrades to the HVAC system and an addition of separate restroom/shower/locker rooms and evidence room expansion, the building should continue serving the needs of Metro Police adequately. Currently, the Fire Department has sufficient amount of space for its vehicles, however it may need additional space if population trends continue as predicted.

Recommendations:

Our recommendations include an immediate need to address the HVAC mechanical issues at an approximate cost of \$126,500. Spatially, the Evidence Room should be doubled as soon as possible at an estimated cost of \$80,008, followed by the planning and construction of the Armory Room and Restroom/Shower/locker rooms, costing approximately \$189,800. Finally, smaller rooms for records storage and training room should be built at an approximate cost of \$72,900. The entire site should be secured with a minimum 6' high chain link fence, approximately 1,100 LF with an automated gate and security cameras at an approximate cost of, \$30,000. Also, the roof leaks in multiple places and should be inspected and patched at a cost of \$8,000 . The parking lot and cracks should be sealed within the next 1-2 years at a possible cost of \$3,000 - \$4,000. The Village should plan by the year 2020 Safety Building expenses totaling \$514,208. Finally, the long-term continuance of the Municipal Courtroom being located within Everest Metro Police Safety Building should be evaluated. We recommend continued study of this issue, for now we have planned space within the Boardroom to serve as a Municipal Courtroom with a possible relocation by year 2030.

For the **South Area Fire District**, the entire exhaust removal system in the apparatus bay portion of the building should be troubleshot and retro-commissioned by a qualified technician. Upgrades to the break-room and splitting each of the three (3) sleeping quarters into an additional 3-6 quarters should be completed at the same time as the "training room"

project. As we understand it, the cost for the training room and crew quarters is already in the budget and not part of our cost estimate. Finally, several of the floor drains are not working properly in the apparatus bays; they should be evaluated by a licensed plumber and corrected. (See Weston Cost Sheet) in the appendix.

Implementation:

The HVAC project should be budgeted as soon as possible. At the same time, the new Evidence Storage Room (located on the backside of the existing Evidence Room, what is now file storage) could be constructed without disturbing the existing room and its contents. Once the additional Evidence Room space is complete, the wall separating Evidence Room 1 from Evidence Room 2 could be removed. Finally, the restroom/shower/locker, training, file storage and armory rooms could be completed without disturbing on-going operations since their location in the building is presently being unused, (bicycle impound area).

PARKS, RECREATION & FORESTRY – KENNEDY PARK

A. OPERATIONS

Total Staff

The current Parks, Recreation and Forestry staff consists of 4 FTE's (3 Male/1 Female) + (3) Seasonal = **7**
2 Future employees include 1 seasonal technician and 1 Parks, Recreation & Forestry Community Director.

Parks, Recreation & Forestry Staffing

Year 2016, Staff = 4 FTE's + 3 Seasonal = **7**

Year **2020**, Staff = **9**

B. SPATIAL CONDITIONS

All of the current Parks operations are located at Kennedy Park, off of Alderson Street. This is by far the largest and most popular park in the Village of Weston. Maintaining its 39 acres along with the Aquatic Center in the summer months tasks its staff of (4) and seasonal employees. The staff operates out of a primarily wood constructed office building from the 1970's and renovated in 2002. In addition to the office renovation, a Park Shelter was added in the same year. Operations consist of the following:

Building #1 Administration & Parks Shelter, Metal (Built in 1970's)

Director, Office	120 SF
Parks Maint. & Aquatic Ctr. Manager Office	100 SF
Arborist, W/S	100 SF
Circulation	400 SF
<u>Park Shelter</u>	
Dining/Meeting Space	600SF
Storage Room (chairs)	160 SF
Kitchen	<u>120 SF</u>
Total	1600 SF

Building #2 Shop & Equipment Storage, Metal (Built in 1970's)

Cold Storage	750 SF
Warm Storage & Shop	600 SF
Storage Room, (Parts, Seeds, Insecticides)	<u>150 SF</u>
Total	1500 SF

Building #3 Seasonal Unheated Storage Shed, Wood

Storage of Seasonal Equipment	300 SF
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Building #4 Well #5 Building, Concrete

Well Building	400 SF
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C. PARKS, RECREATION & FORESTRY SUMMARY

Administration & Park Shelter

The small administrative and park shelter building is in need of a few repairs including HVAC, plumbing, and electrical. It is also non-compliant with the Americans Disabilities Act, (ADA) which requires handicapped accessibility throughout the building, or at least a transition plan in place stating what and when improvements will be made. The office spaces for 3 are small and should be increased especially for the Director's office and Aquatic Center Manager.

Amenities

The male and female restrooms are insufficient in size, non-compliant with 2016 ADA requirements and lack shower/s and lockers.

Vehicle Storage

The Department stores on site (3) pickup trucks, (4) mowers, (1) zamboni and miscellaneous snow & ice equipment in the small Shop/Storage Building. The roof of the building needs to be replaced along with other issues such as HVAC, plumbing and electrical. *The size* of the building would probably be adequate if the 3 pickups were parked elsewhere.

Equipment Maintenance

The Department performs light preventive maintenance on the 3 pickups, 4 mowers 1 skid steer and 1 zamboni. The building housing vehicles and operations dates back to the 1970's.

Summary

As an advantage, The Park Shelter is in relatively good condition and meets the needs placed upon it. As part of a Master Plan, it would be operationally more efficient and cost effective to plan new offices, amenities and vehicle storage at the Municipal Center location. Employees would start and end their day at the Center along with other DPW and Utility staff. The existing Shop/Storage Building could be used to store ice rink/skating equipment and zamboni.

Recommendations:

We recommend building a 1,300 square foot shop at the Municipal Center to perform light maintenance on mowers and small equipment. All equipment would be stored outside of the shop in the warm vehicle storage section of the building. Provisions have been made to park in tandem the existing (2) truck and trailer combinations as well as (3) more

expected to be added in years 2020, 2030 and 2040. Additionally, 650 square feet of office space, consisting of (5) hard-wall offices have been planned.

RYAN STREET STORAGE FACILITY

RYAN STREET CONDITIONS & SUMMARY

Used for Cold storage of seasonal equipment, this relatively new, pre-engineered metal, un-insulated building is serving its purpose for storage of seasonal equipment; however it lacks any means of ventilation and is poorly lit.

Recommendations:

We recommend the building be used as a temporary place of operations for Signs and Utility storage during the construction of the Municipal Center, providing a heated shop space, separate restroom/shower facilities and a small break room at a cost of \$55,380.

The site will also require a holding tank septic system costing approximately \$6,000 plus a water well and pump costing approximately \$6,000-\$9,000 (depending on water being located 100-300 feet). We also recommend providing Industrial ceiling fans to circulate air and reduce moisture/condensation in the air. This should reduce the advance of equipment rust, costing approximately \$12,000. Also the large interior metal halide lighting fixtures should be replaced with better quality LED lights. We recommend installing 15,000 lumen fixtures at about \$6,000. Finally, the yard should be secured with appropriate fencing and a card activated gate used by authorized persons e.g. residents with stickers and staff. The card activated security system would cost a minimum of \$28,000 to fence in the building, approach and entry/exit.

The total 2017 cost for the Ryan Street improvements is approximately \$116,080.

Implementation:

The restroom/showers ready room, shop space, ventilation, security and lighting improvements could begin immediately. They need to be completed before any demolition can occur at the Municipal site.

IV. DRAWINGS, COST ANALYSIS & ACTION PLAN

For the Municipal Center, our proposed floor plan consists of approximately 99,221 square feet of new construction. The cost of the facility is estimated at 12 -13 million.

Action Plan

Though somewhat small, **the 8 acre site** will probably require the acquisition of the three neighboring properties to the west, specifically:

- D) 5602 Jamar Street, Assessed value, \$366,200
- E) 5604 Jamar Street, Assessed value, \$229,000
- F) 5606 Jamar Street, Assessed value, \$187,000

Implementation

The plan will need to accommodate continuing operations at the Schofield Avenue Site. Before construction can begin, a new 2,500 ton Salt Shed will need to be constructed to the west, (located on one of the newly acquired lots), probably at the northwest corner. Running parallel with this effort, a temporary base of operations for Signs and Utility storage is needed. Ryan Street should serve as the temporary base. Once improvements are complete at Ryan, Signs and Utilities can relocate, making way for demolishing the (4) metal pre-engineered buildings and wood salt and sand sheds. At this point the site will be cleared leaving only the existing Municipal building. Operations will continue “as is”, constructing new administrative portions towards the west (on the newly acquired lots) and vehicle maintenance and storage on the eastern portion of the site. If construction is expected to occur over a multi-year term, Vehicle Maintenance should be built first, once complete it vacates the space leaving room for partial vehicle storage. Once the main facility is complete, Parks and Recreation would move in and vacate their buildings at Kennedy Park. By 2020 to 2040 we recommend closing off Sternberg Avenue, (where it divides the Municipal Center from the Wastewater Treatment Plant).

For the Safety Building, we recommend immediately addressing the HVAC mechanical issues along with retro-commissioning the existing exhaust removal system in the fire apparatus bays. At the same time, the new evidence storage room (located on the backside of the existing evidence room, what is now file storage) could be constructed

without disturbing the existing evidence room and its contents. Once the additional evidence room space is complete, the wall separating Evidence Room 1 from Evidence Room 2 would be removed. The restroom/shower/locker, training, file storage and armory rooms could be completed without disturbing on-going operations since their location in the building is presently being unused, (Bike impound area). For the Fire District, building additional sleeping quarters should be completed when the multi –purpose training room is scheduled to begin. Also, the roof leaks in multiple places and should be inspected along with needed seal coating of the parking lot. Finally, the long-term continuance of the Municipal Courtroom being located within Everest Metro Police Safety Building should be evaluated further, for now we have planned space within the Boardroom to serve as a Municipal Courtroom with a possible relocation by year 2020 to 2030.

For Parks, Recreation & Forestry, we recommend demolishing the existing “Hockey Shed” leaving the Parks Shelter available for rented events. The existing Parks Shop/Storage shed *could* remain for storage of ice and hockey equipment. Parks offices, vehicles, equipment and maintenance should operate out of the new Municipal Center.

For Ryan Street Equipment Storage, we recommend completing the needed improvements before any MC demolition would occur including providing a heated shop space, restrooms, break-room, lighting, ventilation fans and security fencing.

V. APPENDICES

APPENDIX 1 – ADJACENT PARCELS

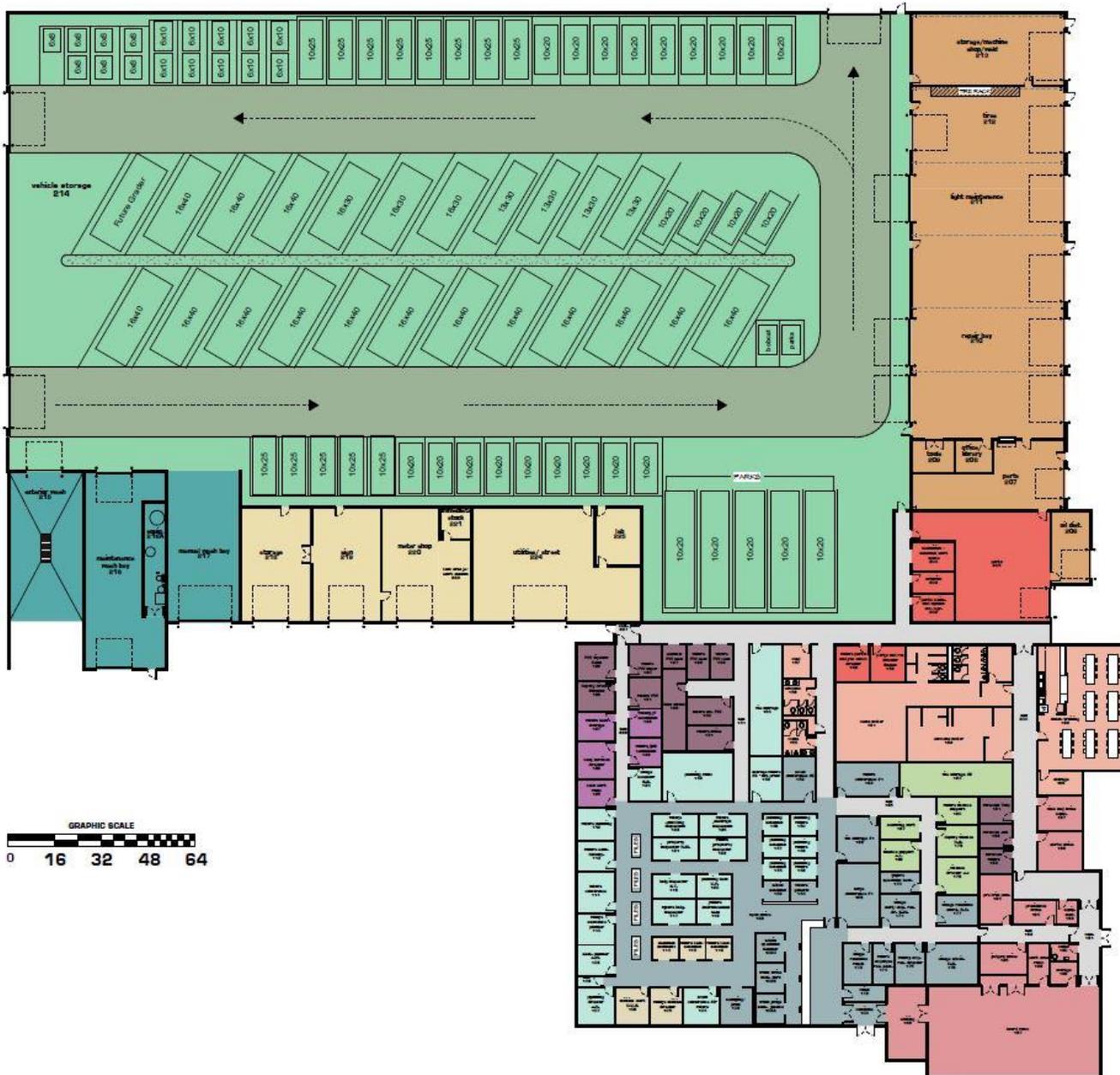


APPENDIX 2 – SNOW REMOVAL COMPARSION

	Population	# of Snow Routes	# of Drivers	Total Lane Miles (Center)	Average Miles per Route	Start to Plow at	Average Time (hours) to Complete a Route
Town of Salem WI	4,799	8	7	140	17.50	2"	4
Lake County IL	706,222	25	50	800	32.00	1"	
Village of Weston , WI	14,868	7	7	*133	18.93	2"	6-8
City of Oshkosh WI	66,344	18	18	105.16	5.84	3"	
Northbrook IL	33,311	17		545	32.06	1.5"	5
Moline IL	43,489	10	10		0.00	2"	8
City of Dubuque IA	58,234	14		628	44.86	1"	13
Town of Cedarburg WI	11,412	4	6	120	30.00	2"	4
City of Cedarburg WI	17,708	8		110	13.75	2"	4.5
Port of Washington	10,467	15	15	65	4.33	2"	4.5
Village of Grafton	11,508	9		115	12.78	2.5	
Village of Thienville	3,225	3	3	17	5.67	2"	3

*Note: The 133 centerline miles includes 117.20 for the Village and 15.31 for the Town.

APPENDIX 3 – MASTER PLANS



DEPARTMENTS	AREA
Circulation	3,847 SF
Proposed Administration	5,740 SF
Proposed Community / Municipal	3,344 SF
Proposed Employee Facilities	4,011 SF
Proposed Finance	1,138 SF
Proposed Parks	2,012 SF
Proposed Planning and Zoning	3,545 SF
Proposed Public Works	1,568 SF
Proposed PW - Utilities	490 SF
Proposed Repair Bay	9,090 SF
Proposed Shops	5,500 SF
Proposed Tech Services	621 SF
Proposed Vehicle Parking	53,910 SF
Proposed Wash Bay	4,405 SF
TOTAL	99,221 SF
OFFICE TOTAL	26,120 SF

Vehicle Storage Schedule		
Type	Count	Ryan Rd
6X8	7	1
6x10	10	-
10x20	22	-
10x25	13	1
10x40	5	1
13x30	4	1
16x30	3	5
16x40	15	-
Grand total: 79		

APPENDIX 3 – MASTER PLANS CONTINUED



DEPARTMENTS	AREA
Circulation	3,847 SF
Proposed Administration	5,740 SF
Proposed Community / Municipal	3,344 SF
Proposed Employee Facilities	4,011 SF
Proposed Finance	1,138 SF
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TOTAL	99,221 SF
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6x10	10	-
10x20	22	-
10x25	13	1
10x40	5	1
13x30	4	1
16x30	3	5
16x40	15	-
Grand total: 79		

APPENDIX 3 – MASTER PLANS CONTINUED – SAFETY BUILDING, 1st FLOOR

Department Legend

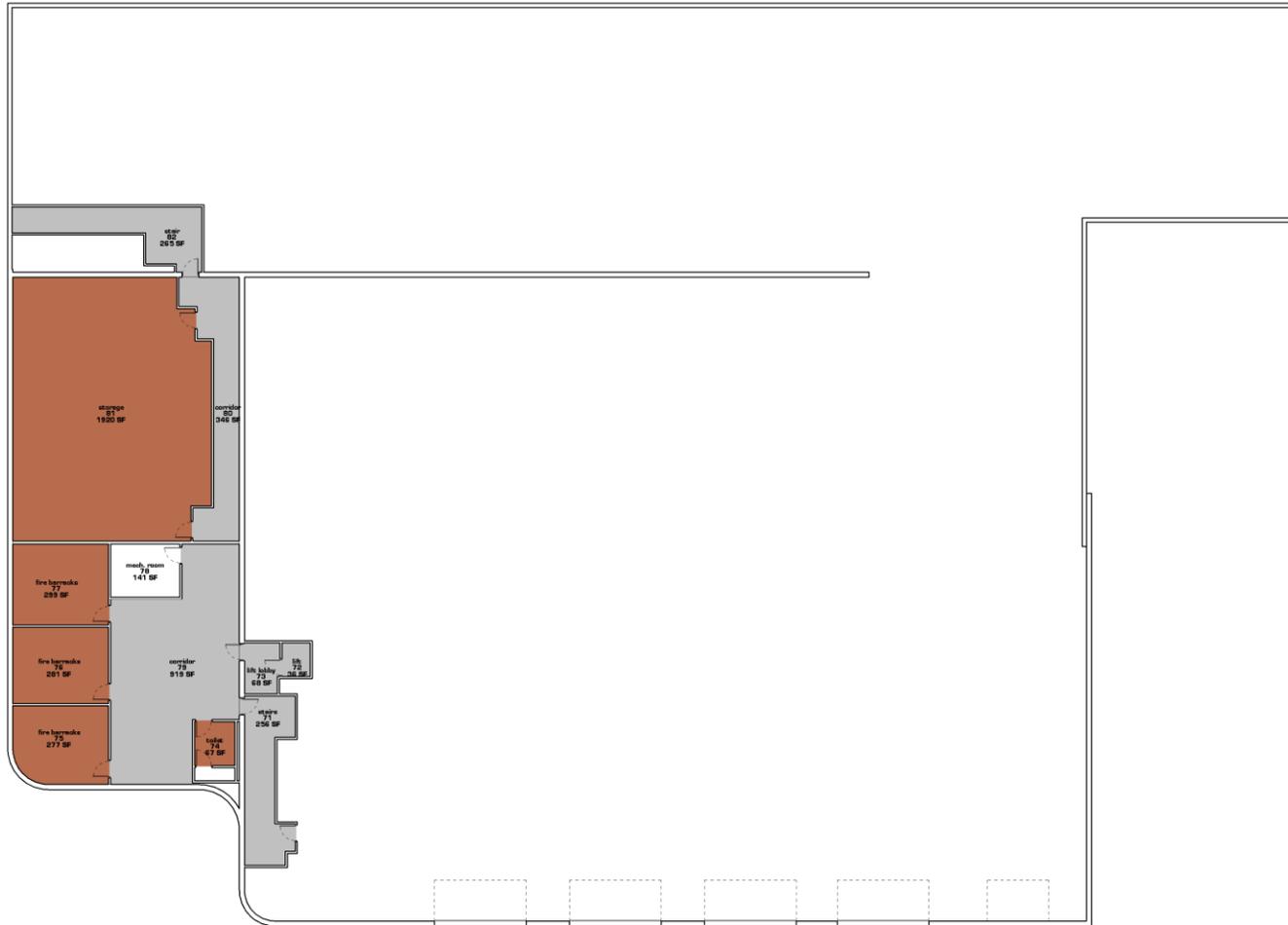
- Circulation
- Fire
- Municipal
- Police



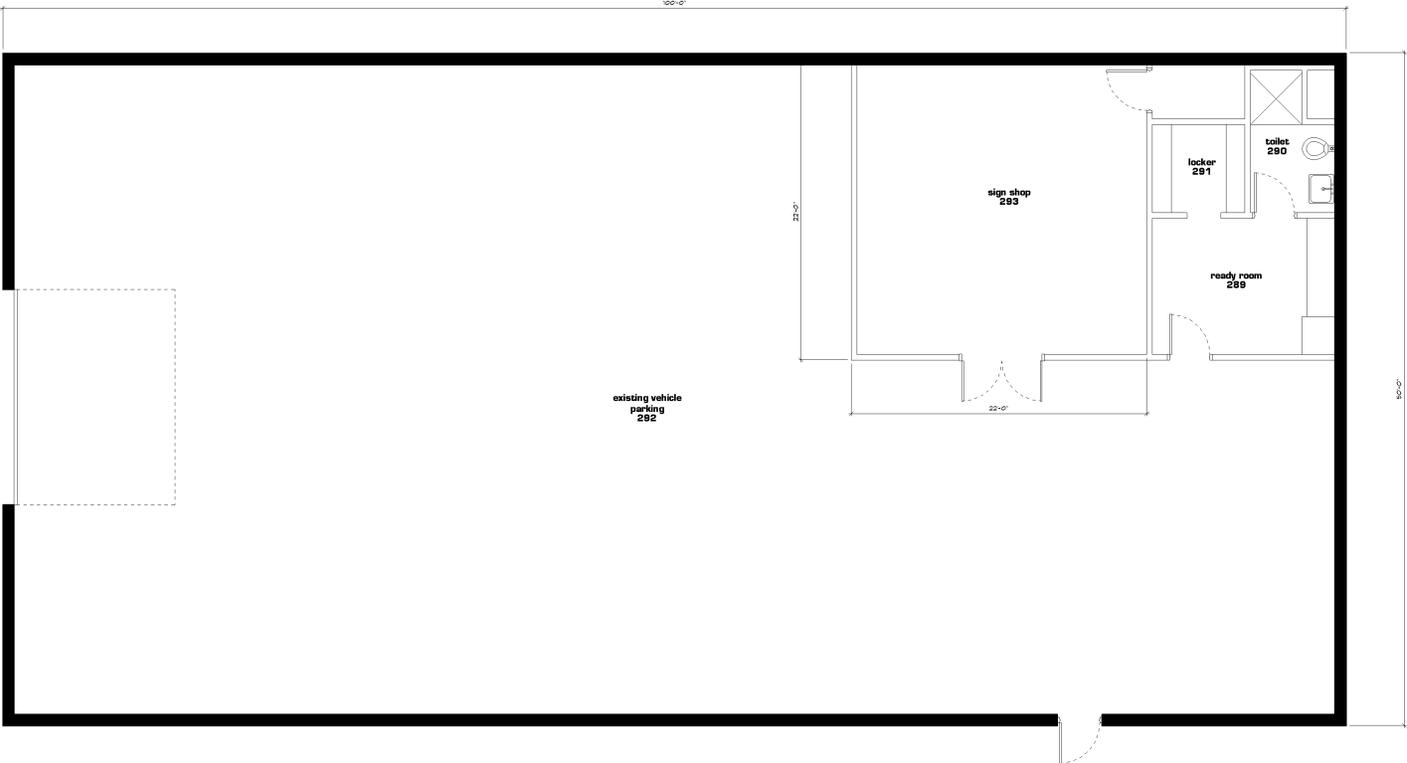
APPENNDIX 3 – MASTER PLANS CONTINUED – SAFETY BUILDING, 2nd FLOOR

Department Legend

- Circulation
- Fire



APPENDIX 3 – MASTER PLANS CONTINUED – RYAN STREET



APPENDIX 4 – MASTER PLAN - 2016 COST ESTIMATE

Description – Municipal Center		QTY	Unit Price	Estimated Cost 8/12/16
Office Interior Build-out		26,120	\$125	\$3,265,000
Vehicle Storage		53,910	\$85	\$4,582,350
Maintenance Shop		9,500	\$95	\$902,500
Wash Bay		4,405	\$75	\$330,375
Mezzanine and shops	8,500	7,475	\$75	\$560,625
		101,410		Sub Total \$9,640,850
Special Items - See below				\$1,157,800
A/E Fee				\$500,000
State plan fee and printing				\$12,500
Asbestos Removal / testing				\$35,000
Site improvements				\$475,000
Geotechnical Fees				\$45,000
Gas and electric services fee				\$25,000
				\$2,250,300
		Estimate		\$11,891,150
Contingency		6%		\$713,469
Project Estimate				\$12,604,619
Land				
Special Items				
Lifts		4	\$25,000	\$100,000
Crane		1	\$75,000	\$75,000
Fuel Island		1	\$285,000	\$285,000
Wash Bay Equipment		1	\$210,000	\$210,000
Salt Storage		1	\$350,000	\$350,000
Overhead Fluid Delivery System		16	\$3,800	\$60,800
Misc. Items - Furnishings		1	\$65,000	\$65,000
Pressure Washer		1	\$12,000	\$12,000
				\$1,157,800
Facility Cost related to cost per sq/ft		101,410	\$10,115,850	\$99.75

Description – Safety Building	QTY	Unit Price	Estimated Cost 11/10/16
HVAC Mechanical Issues			\$126,500
Evidence Storage Room	548	\$146.00*	\$80,008
Restroom/Locker/Shower Rooms	900	\$146.00*	\$131,400
Armory/Weapons Bench/Storage Room	400	\$146.00*	\$58,400
Training Room	450	\$100.00	\$45,000
File Storage Room	372	\$75.00	\$27,900
Security – 1,100 LF Fence, Gate, Cameras		\$27.70 LF**	\$30,000
Roof Inspection & Patch			\$8,000
Floor Drain Inspection & Clean-out			\$3,000
Asphalt Sealant			\$4,000
Total 2016 – 2020 Improvements			\$514,208
Description – Ryan Street Building			
Description – Ryan Street Building	QTY	Unit Price	Estimated Cost 11/10/16
Ready Room/Restroom/Shower/Locker Rm.	300	\$71.00***	\$21,300
Sign Shop	480	\$71.00***	\$34,080
Septic System – Holding Tank	3,000 Gal.	See Note	\$6,000
Water Well & Pump		See Note	\$9,000
(10) LED Light fixtures		See Note	\$6,000
(8) Ventilation Fans		See Note	\$12,000
Security – 1,000 LF Fence, Gate, (Building and approach)		\$27.70 LF**	\$27,700
Total 2016 Improvements			\$116,080
NOTES:			
* \$146.00 per SF based on Police Structures, Median Costs		http://buildingjournal.com/construction-estimating.html	
** Fence Cost based on local contractor (Security Fence & Supply)			
*** \$71.00 per SF based on Warehouse Structures, High Costs			
Holding Tank Septic System Cost based on local contractor (Garrison Septic), \$1,000 less if 2,000 gallon			
Well & Pump based on specific Ryan Street location, (bedrock, 100-300 ft, \$6,000-\$9,000 Lang Well Drilling)			
LED Lights, are 15,000 Lumens @ \$200 per+installation			
Industrial Ventilation Fans @ \$600 each, 72"+installation			
Cost Summary			
TOTAL – MUNICIPAL CENTER			\$12,604,619
TOTAL – SAFETY BUILDING			\$514,208
TOTAL – RYAN STREET			\$116,080
TOTAL PROJECT			\$13,234,907

APPENDIX 5 –SITE SURVEY

MIDWEST Title Group

60 Year Title Search

Prepared For:

Chad Karwedsky
Mi-Tech

Direct inquiries to:

Gowey Abstract & Title Company Inc
a member of Midwest Title Group LLC;
123 W Upham St, Marshfield, WI 54449
Phone: 715-387-4270

File Code: 2MarLR
File Number: 108025A

Per your request, I have examined the real estate records pertaining to the lands described in the attached Addendum/Exhibit A.

The grantee of the last title vesting document of record is Village of Weston, a municipal corporation of Marathon County, Wisconsin

Said lands are free and clear of all liens, judgments, mortgages, unpaid real estate taxes, EXCEPT:

1. Any lien, encumbrance or title defect recorded, or made evident, prior to September 26, 1956.
2. Any lien or encumbrance not recorded or filed in the office of the Register of Deeds Treasurer or Clerk of Circuit Court.
3. 2015 Real Estate Taxes in the total amount of \$0.00 - TAX EXEMPT.
4. Utility Easement in favor of General Telephone Company of Wisconsin as recorded July 21, 1980 in Volume 316 on Page 225, as Document No. 767464.

Certified through September 26, 2016 at 4:30 PM.

MIDWEST TITLE GROUP LLC



Michael S. Brandner

108025A-2MarLR / JM/RLK

File Code: 2MarLR
File Number: 108025A

ADDENDUM/EXHIBIT A

Lot One (1) of Certified Survey Map No. 6953 recorded in Volume 26 on Page 146, located in and being a part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4), Section Sixteen (16), Township Twenty-eight (28) North, Range Eight (8) East, Village of Weston, Marathon County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 192-2808-161-0965

Property Address: 5201 Mesker Street
Weston, WI 54476

Assessed Land: \$0.00

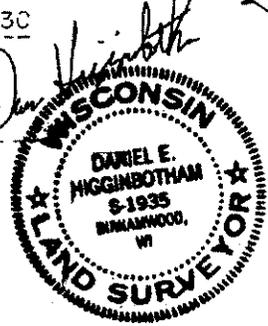
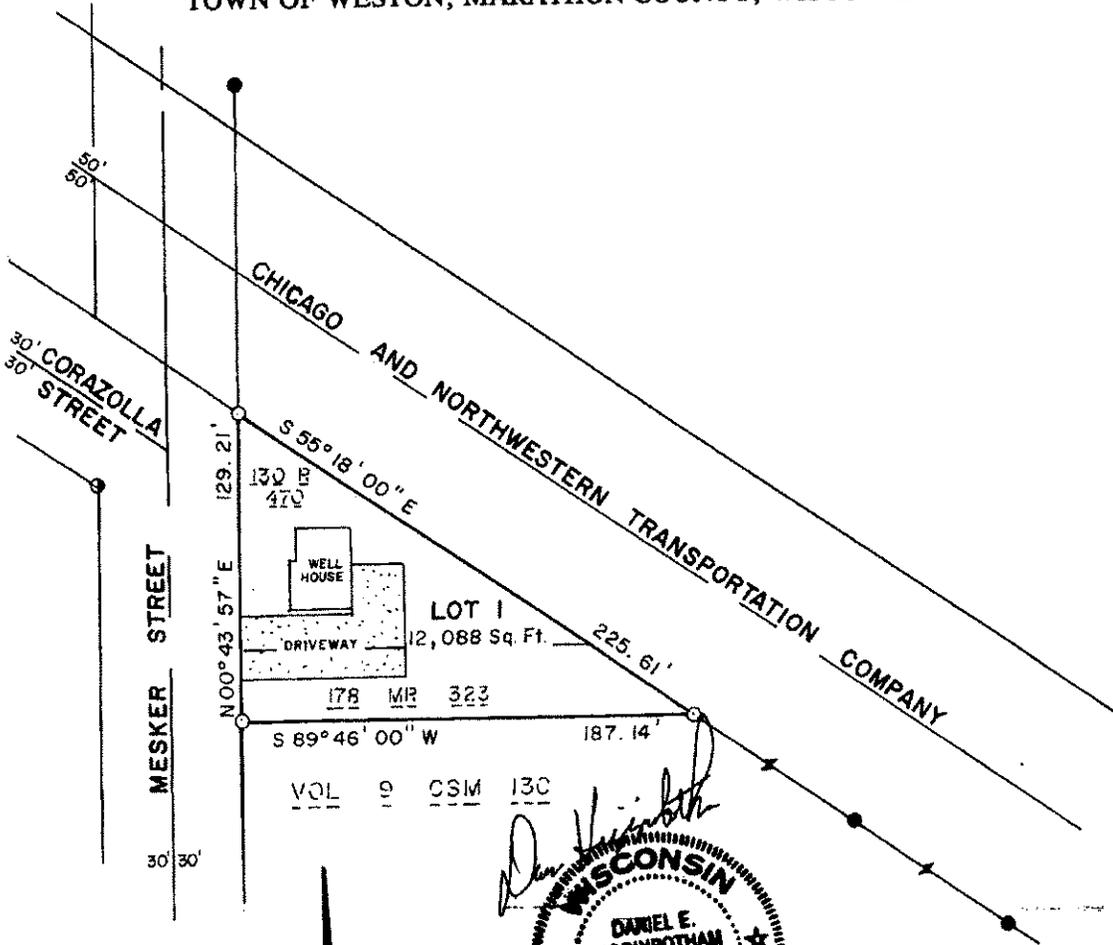
Improvements: \$0.00

B2.4. 2808.161.0965

6953

CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST,
TOWN OF WESTON, MARATHON COUNTY, WISCONSIN



Reviewed And Approved
Under Chapter 16 Town
Statutes

By *Mark Thompson*
Date 8-13-92

CSM 92-29

- 1" IRON PIPE FOUND
- 1" x 24" IRON PIPE WEIGHING
1.4 LBS/LINEAL FOOT SET
- 2" IRON PIPE FOUND
- △ PK NAIL SET

BEARING REFERENCED TO THE NORTH
LINE OF VOLUME 9 CSM PAGE 130
ASSUMED TO BEAR S 89° 46' 00" W

DRAFTED BY D.E. HIGGINBOTHAM

MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Mark Thompson, Director of Public Works, a parcel of land previously described in Volume 178 Micro-Records, Page 323, and in Volume 130 Records, Page 470 and being part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin; more particularly described as follows:

Beginning at the Northwest corner of Volume 9 Certified Survey Maps, Page 130 as recorded in the Marathon County Register of Deeds Office, thence N 00° 43' 57" E, 129.21 feet, along the Easterly R/W of Mesker Street to the Southwesterly line of the Chicago and Northwestern Transportation Company R/W; thence S55° 18' 00" E, 225.61 feet along said Southwesterly R/W to the North line of the parcel depicted in 9 CSM 130; thence S 89° 46' 00" W, 187.14 feet along the North line of said 9 CSM 130, to the Easterly R/W of Mesker Street and the point of beginning.

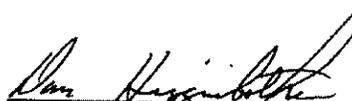
Said parcel contains 12088 Sq. Ft. or 0.278 Acres
Subject to all roadways and easements of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes.

Dated this 29th day of July, 1992.




R.L.S. No. 8-1935

Prepared by:
Plover River Land Co., Inc.
P4233 Pineview Rd.
Birnamwood, WI 54414

Prepared for:
Weston Water Utility
5500 Schofield Avenue
Weston, WI 54476

Sheet 2 of 2 Sheets

0974501
MARK THOMPSON 6933
REGISTER'S OFFICE
REC'D FOR REC'D
MARATHON CO. VI
08-15-1992 3:56 PM

AND REC'D IN VOL. *216*
OF CSM BY PAGE *146*
Michael D. Snyder
REGISTER

Chgs 12⁰⁰ Plowed River Road

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

1-23-01

1224333
TOWN WESTON/VILLAGE WESTON
REGISTER'S OFFICE
MARATHON COUNTY, WI
JAN 23 2001 4:20 PM

Document Number

This Deed, made between TOWN OF WESTON, a
municipal subdivision of Marathon County, Wisconsin

and VILLAGE OF WESTON, a municipal corporation of
Marathon County, Wisconsin

Grantor
Michael J. Sydnor
REGISTER

Grantee.
Grantor quit claims to Grantee the following described real estate in
Marathon County, State of Wisconsin:

See attached "Village of Weston Legal Descriptions"

Recording Fee
Name and Return Address *Chg. 20.00*
Richard J. Weber
530 Jackson Street
Wausau, WI 54403

Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

The purpose of this deed is to transfer the above-described real estate from the Town of Weston to the Village of Weston pursuant to the adjustment of assets and liabilities on division of territory under sec. 66.03, Wis. Stats., due to the previous incorporation of the Village of Weston and subsequent annexation of territory formerly in the Town of Weston to the Village.

Real Estate Transfer Fee exempt pursuant to sec. 77.25(2), Wis. Stats.
Return exempt pursuant to sec. 77.255, Wis. Stats.

Together with all appurtenant rights, title and interests.

Dated this 19 day of January, 2001.

(SEAL)

(SEAL)

TOWN OF WESTON
Jean M. Kolnecki (SEAL)
By: Jean Kolnecki, Clerk Town of Weston

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated this _____ day of _____

State of Wisconsin, }
Marathon County } ss.
Personally came before me this 19 day of
January, 2001, the above named
Jean Kolnecki

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Richard J. Weber, Atty. at Law
Wausau, WI 54403
(Signatures may be authenticated or acknowledged. Both are not necessary.)

me known to be the _____ who executed the foregoing instrument and acknowledged the same.
Shane J. Underwood
Notary Public, State of Wisconsin
My commission expires on _____ (If not, state expiration date: _____)

VILLAGE OF WESTON
LEGAL DESCRIPTIONS

1224333

Parcel 1: Foremost Dairies Leased Property

Lot one (1) and Lot two (2) of Certified Survey Map No. 7198 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on March 16, 1993, in Volume 27 of Certified Survey Maps on Page 181, as Document No. 0989330; being a part of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) and part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section thirty-five (35), Township twenty-eight (28) North, Range seven (7) East, in the Village of Rothschild, Marathon County, Wisconsin.

Lot one (1): PIN No.: 37.176.4.2807.355.9986 ✓
Lot two (2): PIN No.: 37.176.4.2807.355.9985 ✓

Parcel 2: Parcel on Summit Avenue

That part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section nineteen (19), Township twenty-eight (28) North, Range eight (8) East, in the Town of Weston (now Village of Rothschild), Marathon County, Wisconsin, described as follows:

Beginning at the Southwest corner of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4); thence East along the South line of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 400 feet; thence North parallel with the West line of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 300 feet to the point of beginning; thence West, parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 100 feet; thence North parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 150 feet; thence East, parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 100 feet; thence North 210 feet to the South line of Summit Avenue; thence East along the South line of Summit Avenue 25 (twenty-five) feet; thence South, parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 235 feet; thence West parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 25 feet; thence South parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 125 feet to the point of beginning.

PIN No.: 37.176.4.2808.194.9963 ✓

Parcel 3: Parcels on Vulkanian Street

QMR

Lot one (1), two (2), three (3), five (5), six (6), seven (7), and eight (8) Block two (2) of Ficker Park new addition located in the North one-half (N 1/2) of the fractional Northwest quarter (NW 1/4) of Section thirty (30), Township twenty-eight (28) North, Range eight (8) East, in the Town of Weston (now Village of Rothschild), Marathon County, Wisconsin, subject to easements of record.		
Lot one (1): PIN No.: 37.176.4.2808.302.1005	Lot two (2): PIN No.: 37.176.4.2808.302.1006	Lot three (3): PIN No.: 37.176.4.2808.302.1007
Lot five (5): PIN No.: 37.176.4.2808.302.1009	Lot six (6): PIN No.: 37.176.4.2808.302.1010	Lot seven (7): PIN No.: 37.176.4.2808.302.1011
Lot eight (8): PIN No.: 37.176.4.2808.302.1012		

Parcel 4: Sandy Beach Park

Lot one (1) of Certified Survey Map No. 8419 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on December 27, 1994, in Volume 32 of Certified Survey Maps on Page 187, as Document No. 1041873; being a part of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section eight (8), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.081.0997 ✓

Parcel 5: Parcel in the Plat of River Forest

Outlots two (2) and three (3) of the Plat of River Forest, in the Town (now Village) of Weston, Marathon County, Wisconsin; being located in part of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) and in part of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section nine (9), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

Outlot two (2): PIN No.: 37.192.4.2808.094.0221 ✓ #0653
Outlot three (3): PIN No.: 37.192.4.2808.094.0222 ✓ #0653

Parcel 6:

1224333

Outlot two (2) of River Bend Estates County Plat together with the Public Park lying in said Plat, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.151.0046 ✓ #0644

Parcel 7: Parcel in Parkside Subdivision

Outlot one (1) of Parkside Subdivision in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT the Easterly twenty-five (25) feet thereof.

PIN No.: 37.192.4.2808.152.0104 ✓ #0577

Parcel 8: Parcels in Hidden River First Addition

Outlots one (1) and two (2) of Hidden River First Addition in the Town (now Village) of Weston, Marathon County, Wisconsin.

Outlot one (1):
PIN No.: 37.192.4.2808.152.0165 ✓ #0344

Outlot two (2):
PIN No.: 37.192.4.2808.152.0166 ✓ #0344

Parcel 9:

That parcel of land described in Certified Survey Map No. 7767 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on February 8, 1994, in Volume 30 of Certified Survey Maps on Page 30, as Document No. 1018470; being a part of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.152.0972 ✓

Parcel 10:

Part of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4), the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) and the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4), all in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the North quarter (N 1/4) corner of said Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East; then South one (1) degree one (1) foot thirteen (13) inches West along the East line of the said Northwest quarter (NW 1/4), 1,100.64 feet to the point of beginning of the parcel to be described; thence continuing South one (1) degree one (1) foot thirteen (13) inches West along the East line of the said Northwest quarter (NW 1/4), 1,546.69 feet to the Southeast corner of the said Northwest quarter (NW 1/4); thence South eighty-nine (89) degrees forty-two (42) feet forty-nine (49) inches West, 1,653.84 feet to the Southwest corner of the unrecorded plat of First Addition to Kellyland's 1979 Addition; thence North zero (0) degrees fifteen (15) feet fifty-nine (59) inches West along the West line of the unrecorded plat of First Addition to Kellyland's 1979 Addition, 415.91 feet to the Northwest corner of said unrecorded plat; thence North eighty-nine (89) degrees forty-three (43) feet twenty-six (26) inches East along the North line of the said unrecorded plat of First Addition to Kellyland's 1979 Addition, 898.55 feet to the Southeast corner of the recorded plat of Kellyland's 1979 Addition; thence along the arc of a curve, concave Westward, having a radius of 746.64 feet, whose long chord bears North fifteen (15) degrees thirty-eight (38) feet forty-one (41) inches West, 521.67 feet; thence along the arc of a curve, concave Easterly, having a radius of 252.02 feet, whose long chord bears North five (5) degrees forty-four (44) feet twelve (12) inches East, 336.15 feet; thence North forty-seven (47) degrees thirty-three (33) feet fifty-five (55) inches East, 150.00 feet; thence along the arc of a curve, concave Westward, having a radius of 265.84 feet, whose long chord bears North twenty-three (23) degrees forty-five (45) feet twenty-two (22) inches East, 214.63 feet; thence North ninety (90) degrees zero (0) feet zero (0) inches East, 694.66 feet to the point of beginning. EXCEPT Lot one (1) of Certified Survey Map No. 7263, recorded in Volume 28 of Certified Survey Maps on Page 36, as Document No. 0992621, but INCLUDING Lot two (2) of Certified Survey Map No. 7263, recorded in Volume 28 of Certified Survey Maps on Page 36, as Document No. 0992621.

PIN No.: 37.192.4.2808.152.0987 ✓

Parcel 11: Parcel on Municipal Street

1224333

That part of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, as described in that Deed in Volume 183 of Micro-Records, Page 369, EXCEPTING THEREFROM the right-of-way of the Milwaukee, Lake Shore and Western Railway Company (now Mountain Bay Recreation Trail); FURTHER EXCEPTING the following parcels described in

Volume 202 of Micro-Records, Page 396;
Volume 210 of Micro-Records, Page 236;
Volume 221 of Micro-Records, Page 549;
Volume 242 of Micro-Records, Page 383;
Volume 274 of Micro-Records, Page 149;
Volume 286 of Micro-Records, Page 619;
Volume 294 of Micro-Records, Page 1112;
Volume 301 of Micro-Records, Page 320;
Volume 307 of Micro-Records, Page 950;

AND ALSO EXCEPTING the following Certified Survey Map Parcels:
Certified Survey Map No. 1465 in Volume 6, Page 149;
Certified Survey Map No. 1717 in Volume 7, Page 103;
Certified Survey Map No. 1768 in Volume 7, Page 154;

AND FURTHER EXCEPTING any part thereof used for roadway purposes.

PIN No.: 37.192.4.2808.153.0997 ✓

Parcel 12:

Lot one (1) of Certified Survey Map No. 4211 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on October 14, 1986, in Volume 15 of Certified Survey Maps on Page 209, as Document No. 858138; being a part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.153.0999 ✓

Parcel 13: Wausau Hospital Park Property

Parcel one (1) of Certified Survey Map No. 1130 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on September 29, 1976, in Volume 5 of Certified Survey Maps on Page 58, as Document No. 702717; being a part of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

RE: North 692 feet of Parcel one (1):

PIN No.: 37.192.4.2808.154.0993 ✓

RE: South 375 feet of Parcel one (1):

PIN No.: 37.192.4.2808.154.0991 ✓

Parcel 14: Well House on Mesker Street

Lot one (1) of Certified Survey Map No. 6953 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on August 13, 1992, in Volume 26 of Certified Survey Maps on Page 146, as Document No. 0974501; being a part of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) and part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.161.0965 ✓

Parcel 15: Park on Von Kanel Street

A description for a parcel of land being a part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of Block 13, Third Addition to Western Acres Addition, in the Town (now Village) of Weston; thence South three (3) degrees twelve (12) feet East, along the Western Right-of-Way of Von Kanel Street, 425.00 feet; thence South eighty-five (85) degrees fifty-five (55) feet West, 264.00 feet; thence North three (3) degrees twelve (12) feet West, 425.00 feet; thence North eighty-five (85) degrees fifty-five (55) feet East, 264.00 feet, to the point of beginning; and said parcel contains 2.5755 acres.

PIN No.: 37.192.4.2808.163.0960 ✓

Parcel 16: Parcel on Sternberg Ave.

Parcel one (1) of Certified Survey Map No. 4551 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 17 of Certified Survey Maps on Page 19, as Document No. 875224; being a part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.164.0980 ✓

Parcel 17: Weston Municipal Center

Parcel one (1) of Certified Survey Map No. 10827 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on July 20, 1999, in Volume 45 of Certified Survey Maps on Page 79, as Document No. 1180486; being a part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) and part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4), all in Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155531.

PIN No.: 37.192.4.2808.164.0982 ✓

Parcel 18: Parcel in Weston Commercial Park on Schafeld Ave. (Weston Safety Building)

Lot seven (7) in Block one (1), Weston Commercial Park, in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155530.

PIN No.: 37.192.4.2808.164.0100 #0823 ✓

Parcel 19:

Outlots one (1), two (2) and part of Outlot three (3) of Weston Commercial Park, EXCEPTING Parcel two (2) of Certified Survey Map No. 6087, in Volume 22 of Certified Survey Maps on Page 165; AND INCLUDING Parcel one (1) of Certified Survey Map No. 6087 in Volume 22 of Certified Survey Maps on Page 165; all in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155529.

PIN No.: 37.192.4.2808.164.0093 ✓

Parcel 20: Parcel on Alta Verde Street (Jelinek Park)

The Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section eighteen (18), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, except those parts thereof conveyed by Warranty Deeds recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Deed Book 406, page 311 and in Deed Book 408, page 2; also excepting highways.

PIN No.: 37.192.4.2808.184.0977 ✓

Parcel 21: Parcel on E. Everest Avenue

That part of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section twenty-one (21), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the North quarter (N 1/4) corner of said Section twenty-one (21), thence South one (1) degree ten (10) feet twenty-four (24) inches West, along the North-South quarter (N-S 1/4) line of said Section, 1,262.85 feet; thence South eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches West 1,223.53 feet to the point of beginning; thence continuing South eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches West, 82.67 feet; thence North one (1) degree forty-five (45) feet thirty-five (35) inches East 203.00 feet; thence North eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches East 91.98 feet; thence South four (4) degrees twenty-two (22) feet fifty-five (55) inches West, 203.70 feet, to the point of beginning; EXCEPTING any part thereof used for roadway purposes.

PIN No.: 37.192.4.2808.212.0996 ✓

9-33436

Parcel 22: Parcel on Ryan Street

Parcel one (1) of Certified Survey Map No. 6952 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on August 13, 1992, in Volume 26 of Certified Survey Maps on Page 145, as Document No. 0974500; being a part of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section twenty-seven (27), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.271.0996 ✓

1224333

DOCUMENT NO.

VOL 136 PAGE 470
634038

QUIT CLAIM DEED
STATE OF WISCONSIN—FORM 11
THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made this 30th day of November
A. D. 19 71, between William B. Mark and Caroline S. Mark, individually and as husband and wife

partIES of the first part, and
Town of Weston, a municipal subdivision,

part y of the second part.

Witnesseth, That the said partIES of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration

RETURN TO

~~DEED~~ to them in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha VE given, granted, bargained, sold, remised, released, and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto the said part y of the second part, and to its heirs and assigns forever, the following described real estate, situated in the County of Marathon and State of Wisconsin, to-wit:

The South thirty-three feet (33') of the South one-half (S $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) in Section Sixteen (16), Township Twenty-eight (28) North, Range Eight (8) East, Town of Weston, Marathon County, Wisconsin, except that portion which consists of the C&NW Railroad right-of-way and the town road.

For highway purposes.

ALSO, that part of the following described property lying South and West of the C&NW Railroad right-of-way: The South one-half (S $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) in Section Sixteen (16), Township Twenty-eight (28) North, Range Eight (8) East, Town of Weston, Marathon County, Wisconsin.

FEE

\$7.25 (2)
EXEMPT

To Have and To Hold the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever of the said partIES of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part y of the second part, its heirs and assigns forever.

In Witness Whereof, the said partIES of the first part ha VE hereunto set their hand s and seal s this 30th day of November, A. D. 19 71.

SIGNED AND SEALED IN PRESENCE OF

B. Ruth Hagengruber
Roy A. Hagengruber

William B. Mark (SEAL)
William B. Mark
Caroline S. Mark (SEAL)
Caroline S. Mark (SEAL)
(SEAL)

STATE OF WISCONSIN,

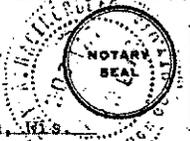
Marathon County, } ss.

Personally came before me, this 30th day of November, A. D. 19 71, the above named William B. Mark and Caroline S. Mark

to me known to be the person s who executed the foregoing instrument and acknowledged the same.

REC'D FOR RECORD
DEC 16 1971
2:07 PM

ROBERT G. GERNETZKY
Register of Deeds



This instrument drafted by
Richard J. Weber
Attorney at Law, Wausau, Wis.

Roy A. Hagengruber
Roy A. Hagengruber

Notary Public Marathon County, Wis.

My Commission (Expires) (Is) Nov. 17, 1974

(Section 29.62 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

QUIT CLAIM DEED—STATE OF WISCONSIN, FORM NO. 11

661325

VOL 118 PAGE 23

This Indenture Made by Schroeder Excavating, Inc.,

, a Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, grantor, of Marathon County, Wisconsin,
hereby conveys and warrants to Town of Weston, a Municipal Subdivision,

grantee, of Marathon County, Wisconsin, for the
sum of One Dollar (\$1.00) and other good and valuable consideration,
the following tract of land in Marathon County, State of Wisconsin:

The North 30 feet of the Northeast one-quarter (NE $\frac{1}{4}$) of the
Southeast one-quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township
Twenty-eight (28) North, Range Eight (8) East, except the West
30 feet thereof and further excepting that portion lying East
of the West right-of-way line of the Chicago and Northwestern
Railroad (said parcel containing approximately .11 acres more
or less).

FEE
\$77.25(2)
EXEMPT

In Witness Whereof, the said grantor has caused these presents to be signed by
James C. Schroeder, its President and countersigned by
Marlon Schroeder, its Secretary, at Wausau, Wisconsin, and its
corporate seal to be hereto affixed, this 13th day of November, A. D., 1973.

Signed and Sealed in Presence of

Richard J. Weber
Richard J. Weber
Doris M. Peterson
Doris M. Peterson

SCHROEDER EXCAVATING, INC.
Corporate Name
James C. Schroeder
James C. Schroeder, President
By:
Countersigned:
Marlon Schroeder
Marlon Schroeder, Secretary
By:

State of Wisconsin,
Marathon County, ss.

Personally came before me this 13th day of November, A. D., 1973.

James C. Schroeder, President, and Marlon Schroeder, Secretary,
of the above named Corporation, to me known to be the persons who executed the foregoing instrument,
and to me known to be such President and Secretary of said Corporation, and acknowledged that
they executed the foregoing instrument as such officers as the deed of said Corporation, in its entirety.

NOTED FOR RECORD
NOV 19 1973
259 PM
ROBERT G. BENEVEKY
Register of Deeds

Richard J. Weber
Richard J. Weber
Notary Public, Marathon County, Wis.
My Commission expires ~~is permanent.~~

Drafted by Richard J. Weber, Attorney at Law, Wausau, Wis.

767464 16-2P-8

767464

DOCUMENT NO.
VOL. 316 PAGE 225

CORPORATION
CONVEYANCE OF
EASEMENT

THIS SPACE RESERVED FOR RECORDING DATA

REGISTRAR'S OFFICE
Marathon County, WI } ss

FOR A VALUABLE CONSIDERATION, Town of Weston

'80 JUL 21 AM 9 02
Volume 316 of MICRO-

RECORDS on page 225
Richard J. Linnerty
REGISTRAR

("Grantor") hereby conveys and quit claims to General Telephone Company of Wisconsin, a Wisconsin Corporation, its successors and assigns, ("Grantee"), for a valuable consideration, an easement to construct, use, maintain, operate, alter, add to, repair, replace, and/or remove its facilities consisting of poles, cross arms, anchors, guys, braces, aerial and underground cables and wires, underground conduits and manholes, and appurtenances for communication and/or other purposes upon, over, in, under, across, and along that certain real property in the Town of Weston ; Marathon County,

RETURN TO
Gen. Tel. Co. 2.00 pk
cl

City, Village, or Town
State of Wisconsin, described as follows:

The Northwest 10 feet of the South one-half (S $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 28 North, Range 8 East, lying South and West of the Chicago & Northwestern Railroad right-of-way.

The Grantee, its successors and assigns, shall have the right of ingress to and egress from the land of the Grantor for the purpose of exercising the rights herein granted and the right to cut down and control the future growth of all trees and brush which may, in Grantee's judgment, interfere with the use of said easement.

Grantor covenants not to erect any structure upon the aforesaid real property that would interfere with Grantee's use of said easement and this covenant shall be binding upon Grantor's successors and assigns.

DATED: 5/19/80 Town of Weston

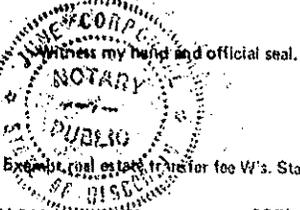
Exchange 4-849 Schofield
By *W. H. Mackinnon, Jr.* President

Work Order No. 4-849 E 26-426-0
By *Robert M. ...* Secretary

STATE OF WISCONSIN

County of Marathon } ss.

On May 19, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared *Walter Mackinnon, Jr.* known to me to be the President and *Robert M. ...* known to me to be the Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or at resolution of its board of directors.



Jim ...
Juno Corporal
Name typed or printed

Notary Public *W. H. Mackinnon, Jr.* County, Wisconsin
My Commission (Expires) Sept 17, 1981

This instrument was drafted by General Telephone Company of Wisconsin
By Lawrence J. Moensch

767464
16-2P-8
JUL 21 1980
REGISTRAR'S OFFICE
MARATHON COUNTY, WISCONSIN

MIDWEST Title Group

60 Year Title Search

Prepared For:

Chad Karwedsky
Mi-Tech

Direct inquiries to:

Gowey Abstract & Title Company Inc
a member of Midwest Title Group LLC;
123 W Upham St, Marshfield, WI 54449
Phone: 715-387-4270

File Code: 1MarFS
File Number: 108025C

Per your request, I have examined the real estate records pertaining to the lands described in the attached Addendum/Exhibit A.

The grantee of the last title vesting document of record is Village of Weston, a Municipal Corporation

Said lands are free and clear of all liens, judgments, mortgages, unpaid real estate taxes, EXCEPT:

1. Any lien, encumbrance or title defect recorded, or made evident, prior to September 27, 1956.
2. Any lien or encumbrance not recorded or filed in the office of the Register of Deeds Treasurer or Clerk of Circuit Court.
3. 2015 Real Estate Taxes - Exempt.

Certified through September 27, 2016 at 4:30 PM.

MIDWEST TITLE GROUP LLC



Michael S. Brandner

108025C-1MarFS / JKM/cf

File Code: 1MarFS
File Number: 108025C

ADDENDUM/EXHIBIT A

Lands described in Certified Survey Map No. 2346, as recorded in Volume 9 of Surveys on Page 130; located in and being a part of the Northeast 1/4 of the Southeast 1/4, Section 16, Township 28 North, Range 8 East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 192-2808-164-0990

Property Address: 5209-5303 Mesker Avenue
Weston, WI 54476

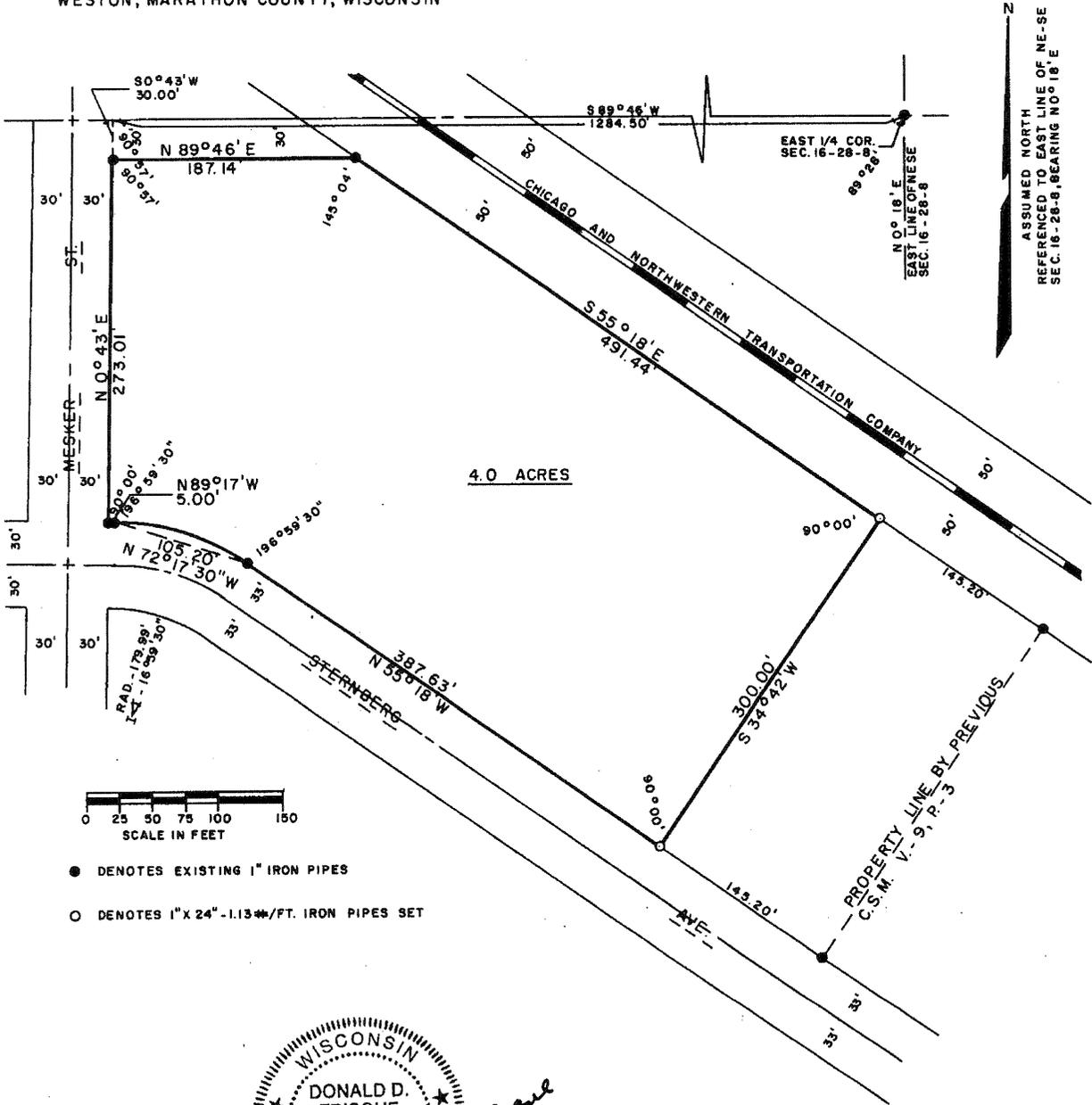
Assessed Land: \$0.00

Improvements: \$0.00

758145

2346

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN



- DENOTES EXISTING 1" IRON PIPES
- DENOTES 1" X 24" - 1.13#/FT. IRON PIPES SET

WISCONSIN
 DONALD D. FRISQUE
 S-1218
 Wausau
 Wis.
 LAND SURVEYOR
Donald D. Frisque
 10-31-79

DESCRIPTION ON REVERSE SIDE

JAMES SCHROEDER

I hereby certify that I have surveyed and mapped by order of James Schroeder, a parcel of land being a part of the NE 1/4 of the SE 1/4, Section 16, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the E 1/4 Corner of said Section 16; thence S 89° 46' W, along the North line of the NE 1/4 of the SE 1/4 of said Section 16, 1284.50 feet to the Easterly Right-of-Way line of Mesker Street; thence S 0° 43' W, along the Easterly Right-of-Way line of Mesker Street, 30.00 feet to the point of beginning of the following described parcel;

thence N 89° 46' E, 187.14 feet to the Southwesterly line of the Chicago and Northwestern Transportation Company Right-of-Way; thence S 55° 18' E, along said Southwesterly Right-of-Way, 491.49 feet; thence S 34° 42' W, 300.00 feet to the Northeasterly Right-of-Way line of Sternberg Avenue; thence N 55° 18' W, along the Northeasterly Right-of-Way line of said Sternberg Avenue, 387.63 feet to the point of curvature of a curve to the left; thence continuing along the Northeasterly Right-of-Way line of Sternberg Avenue, being the arc of a curve, having a main chord bearing of N 72° 17' 30" W, and a length of 105.20 feet; thence continuing along same said Right-of-Way line, N 89° 17' W, 5.00 feet to the Easterly Right-of-Way line of Mesker Street; thence N 0° 43' E, along the Easterly Right-of-Way line of said Mesker Street, 273.01 feet to the point of beginning, and that I have fully complied with the provisions of Section 236.34, Wisconsin Statutes.

This survey is recorded to change that recorded in Vol. 9, Page 3 of Certified Survey Maps, Marathon County Records.

Donald D. Frisque
10/31/79 D. D. Frisque S-1218
BECHER-HOPPE ENGINEERS, INC.



REGISTRAR'S OFFICE
Marathon County, Wis. }
Received for Record this _____
day of _____ A.D. 19____
at _____ M and recorded
in Vol. 9 of CSM
on page 130
Robert W. ...
Registrar

79 NOV 2 AM 11 21

759145

300 sq. feet

1239476
BAER/VILLAGE OF WESTON
REGISTER'S OFFICE
MARATHON COUNTY, WI
JUN 29 2001 10:38 AM

Gerald L. Baer conveys and warrants to Village of Weston, a municipal corporation the following described real estate in Marathon County, State of Wisconsin:

Michael J. Sydow
REGISTER

RETURN TO *CT 1317*
Village of Weston
5500 Schofield Avenue
Schofield, WI 54476

810-pdck, TT 53600-pdck
Tax Parcel No: 37.192.4.2808.164.0990 ✓

7-21-54/6

Land described in Certified Survey Map No. 2346 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 9 of Certified Survey Maps on Page 130; being a part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

TRANSFER

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

\$ 3600.00
FFF

Together with all and singular hereditaments and appurtenances thereunto belonging;
And Grantor, **Gerald L. Baer**, warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 14th of JUNE, 2001

(SEAL)

Gerald L. Baer (SEAL)
*Gerald L. Baer

(SEAL)

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

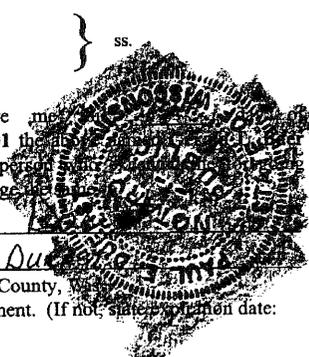
Signatures authenticated this _____ day of _____, 2001

STATE OF WISCONSIN

Marathon County } ss.

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

Personally came before me _____
JUNE, 2001 the _____
to me known to be the person named in the _____
instrument and acknowledged _____



THIS INSTRUMENT WAS DRAFTED BY

Paul E. Duerst

Attorney at Law

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

*PAUL E. DUERST
Notary Public Marathon County,
My Commission is permanent. (If not, state the expiration date: _____)

*Names of persons signing in any capacity should be typed or printed below their signatures.

MIDWEST Title Group

60 Year Title Search

Prepared For:

Chad Karwedsky
Mi-Tech

Direct inquiries to:

Gowey Abstract & Title Company Inc
a member of Midwest Title Group LLC;
123 W Upham St, Marshfield, WI 54449
Phone: 715-387-4270

File Code: 2MarFS
File Number: 108025B

Per your request, I have examined the real estate records pertaining to the lands described in the attached Addendum/Exhibit A.

The grantee of the last title vesting document of record is Village of Weston, a municipal corporation of Marathon County, Wisconsin

Said lands are free and clear of all liens, judgments, mortgages, unpaid real estate taxes, EXCEPT:

1. Any lien, encumbrance or title defect recorded, or made evident, prior to September 26, 1956.
2. Any lien or encumbrance not recorded or filed in the office of the Register of Deeds Treasurer or Clerk of Circuit Court.
3. 2015 Special Charges in the amount of \$930.00 - Paid in Full.
4. Survey Matters. Easements, Setbacks, Encroachments, Restrictions, and Encumbrances made evident by and shown on that Certified Survey Map recorded July 20, 1999 in Volume 45 on Page 79, as Document No. 1180486.
5. Contamination Notice as set forth in that document recorded January 27, 1997 in Volume 770 on Page 714 as Document No. 1094477 and Affidavit correcting description, recorded on October 30, 1998 as Document No. 1152363.
6. Access Restriction(s) on Highway Deed as set forth in that document recorded January 13, 2000 in Volume N/A on Page N/A as Document No. 1195808.
7. Utility Easement in favor of General Telephone Company of Wisconsin as recorded September 30, 1969 in Volume 75 on Page 346, as Document No. 608254.

Certified through September 26, 2016 at 4:30 PM.

MIDWEST TITLE GROUP LLC



Michael S. Brandner

108025B-2MarFS / JMee/ep

MIDWEST Title Group

(800) 673-8710 • www.midwesttitlegroup.com

File Code: 2MarFS
File Number: 108025B

ADDENDUM/EXHIBIT A

Lot One (1) of Certified Survey Map No. 10827 as recorded in Volume 45 of Surveys on Page 79 as Document No. 1180486; located in and being part of the East One-Half of the Southeast Quarter (E1/2-SE1/4), Section Sixteen (16), Township Twenty-eight (28) North, Range Eight (8) East, Village of Weston, Marathon County, Wisconsin.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number: 192-2808-164-0982

Property Address: 5500 Schofield Ave
Weston, WI 54476

Assessed Land: \$0.00

Improvements: \$0.00

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

1-23-01

1224333
TOWN WESTON/VILLAGE WESTON
REGISTER'S OFFICE
MARATHON COUNTY, WI
JAN 23 2001 4:20 PM

Document Number

This Deed, made between TOWN OF WESTON, a
municipal subdivision of Marathon County, Wisconsin

and VILLAGE OF WESTON, a municipal corporation of
Marathon County, Wisconsin

Grantor
Grantee
Grantor quit claims to Grantee the following described real estate in
Marathon County, State of Wisconsin;

Michael J. Sydnor
REGISTER

See attached "Village of Weston Legal Descriptions"

Recording Fee
Name and Return Address *Chg. 90.00*
Richard J. Weber
530 Jackson Street
Wausau, WI 54403

Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

The purpose of this deed is to transfer the above-described real estate from the Town of Weston to the Village of Weston pursuant to the adjustment of assets and liabilities on division of territory under sec. 66.03, Wis. Stats., due to the previous incorporation of the Village of Weston and subsequent annexation of territory formerly in the Town of Weston to the Village.

Real Estate Transfer Fee exempt pursuant to sec. 77.25(2), Wis. Stats.
Return exempt pursuant to sec. 77.255, Wis. Stats.

Together with all appurtenant rights, title and interests.

Dated this 19 day of January, 2001.

(SEAL)

(SEAL)

TOWN OF WESTON
Jean M. Rolnecki (SEAL)
By: Jean Rolnecki, Clerk Town of Weston

(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated this _____ day of _____

State of Wisconsin, }
Marathon County }
Personally came before me this 19 day of
January, 2001, the above named
Jean Rolnecki

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not _____
authorized by §706.06, Wis. Stats.)
THIS INSTRUMENT WAS DRAFTED BY
Richard J. Weber, Atty. at Law
Wausau, WI 54403
(Signatures may be authenticated or acknowledged. Both are not
necessary.)

to _____
me known to be the _____ to execute the foregoing
instrument and acknowledged the same.
Shane J. Weber
Notary Public, _____
My commission expires _____
(State expiration date: _____)

VILLAGE OF WESTON
LEGAL DESCRIPTIONS

1224533

Parcel 1: Foremost Dairy Leased Property

Lot one (1) and Lot two (2) of Certified Survey Map No. 7198 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on March 16, 1993, in Volume 27 of Certified Survey Maps on Page 181, as Document No. 0989330; being a part of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) and part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section thirty-five (35), Township twenty-eight (28) North, Range seven (7) East, in the Village of Rothschild, Marathon County, Wisconsin.

Lot one (1):

PIN No.: 37.176.4.2807.355.9986 ✓

Lot two (2):

PIN No.: 37.176.4.2807.355.9985 ✓

Parcel 2: Parcel on Summit Avenue

That part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section nineteen (19), Township twenty-eight (28) North, Range eight (8) East, in the Town of Weston (now Village of Rothschild), Marathon County, Wisconsin, described as follows:

Beginning at the Southwest corner of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4); thence East along the South line of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 400 feet; thence North parallel with the West line of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 300 feet to the point of beginning; thence West, parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 100 feet; thence North parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 150 feet; thence East, parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 100 feet; thence North 210 feet to the South line of Summit Avenue; thence East along the South line of Summit Avenue 25 (twenty-five) feet; thence South, parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 235 feet; thence West parallel with the South line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 25 feet; thence South parallel with the West line of the said Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) 125 feet to the point of beginning.

PIN No.: 37.176.4.2808.194.9963 ✓

Parcel 3: Parcels on Vilkinan Street

QMR

Lot one (1): PIN No.: 37.176.4.2808.302.1005	Lot two (2): PIN No.: 37.176.4.2808.302.1006	Lot three (3): PIN No.: 37.176.4.2808.302.1007
Lot five (5): PIN No.: 37.176.4.2808.302.1009	Lot six (6): PIN No.: 37.176.4.2808.302.1010	Lot seven (7): PIN No.: 37.176.4.2808.302.1011
Lot eight (8): PIN No.: 37.176.4.2808.302.1012		

Parcel 4: Sandy Beach Park

Lot one (1) of Certified Survey Map No. 8419 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on December 27, 1994, in Volume 32 of Certified Survey Maps on Page 157, as Document No. 1041873; being a part of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section eight (8), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.081.0997 ✓

Parcel 5: Parcel in the Plat of River Forest

Outlots two (2) and three (3) of the Plat of River Forest, in the Town (now Village) of Weston, Marathon County, Wisconsin; being located in part of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) and in part of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section nine (9), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

Outlot two (2):

PIN No.: 37.192.4.2808.094.0221 ✓

Outlot three (3):

PIN No.: 37.192.4.2808.094.0222 ✓ #0653

Parcel 6:

1224335

Outlot two (2) of River Bend Estates County Plat together with the Public Park lying in said Plat, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.151.0046 ✓ #0649

Parcel 7: Parcel in Parkside Subdivision

Outlot one (1) of Parkside Subdivision in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT the Easterly twenty-five (25) feet thereof.

PIN No.: 37.192.4.2808.152.0104 ✓ #0677

Parcel 8: Parcels in Hidden River First Addition

Outlots one (1) and two (2) of Hidden River First Addition in the Town (now Village) of Weston, Marathon County, Wisconsin.

Outlot one (1): PIN No.: 37.192.4.2808.152.0165 ✓ #0344
Outlot two (2): PIN No.: 37.192.4.2808.152.0166 ✓ #0344

Parcel 9:

That parcel of land described in Certified Survey Map No. 7767 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on February 8, 1994, in Volume 30 of Certified Survey Maps on Page 30, as Document No. 1018470; being a part of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.152.0972 ✓

Parcel 10:

Part of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4), the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) and the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4), all in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the North quarter (N 1/4) corner of said Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East; then South one (1) degree one (1) foot thirteen (13) inches West along the East line of the said Northwest quarter (NW 1/4), 1,300.64 feet to the point of beginning of the parcel to be described; thence continuing South one (1) degree one (1) foot thirteen (13) inches West along the East line of the said Northwest quarter (NW 1/4), 1,546.69 feet to the Southeast corner of the said Northwest quarter (NW 1/4); thence South eighty-nine (89) degrees forty-two (42) feet forty-nine (49) inches West, 1,653.84 feet to the Southwest corner of the unrecorded plat of First Addition to Kellyland's 1979 Addition; thence North zero (0) degrees fifteen (15) feet fifty-nine (59) inches West along the West line of the unrecorded plat of First Addition to Kellyland's 1979 Addition, 415.91 feet to the Northwest corner of said unrecorded plat; thence North eighty-nine (89) degrees forty-three (43) feet twenty-six (26) inches East along the North line of the said unrecorded plat of First Addition to Kellyland's 1979 Addition, 898.55 feet to the Southeast corner of the recorded plat of Kellyland's 1979 Addition; thence along the arc of a curve, concave Westerly, having a radius of 746.64 feet, whose long chord bears North fifteen (15) degrees thirty-eight (38) feet forty-one (41) inches West, 521.67 feet; thence along the arc of a curve, concave Easterly, having a radius of 252.02 feet, whose long chord bears North five (5) degrees forty-four (44) feet twelve (12) inches East, 336.15 feet; thence North forty-seven (47) degrees thirty-three (33) feet fifty-five (55) inches East, 150.00 feet; thence along the arc of a curve, concave Westerly, having a radius of 265.84 feet, whose long chord bears North twenty-three (23) degrees forty-five (45) feet twenty-two (22) inches East, 214.63 feet; thence North ninety (90) degrees zero (0) feet zero (0) inches East, 694.66 feet to the point of beginning; EXCEPT Lot one (1) of Certified Survey Map No. 7263, recorded in Volume 28 of Certified Survey Maps on Page 36, as Document No. 0992621, but INCLUDING Lot two (2) of Certified Survey Map No. 7263, recorded in Volume 28 of Certified Survey Maps on Page 36, as Document No. 0992621.

PIN No.: 37.192.4.2808.152.0987 ✓

Parcel 11: Parcel on Municipal Street

1224333

That part of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, as described in that Deed in Volume 183 of Micro-Records, Page 369, EXCEPTING THEREFROM the right-of-way of the Milwaukee, Lake Shore and Western Railway Company (now Mountain Bay Recreation Trail); FURTHER EXCEPTING the following parcels described in

Volume 202 of Micro-Records, Page 396;
Volume 210 of Micro-Records, Page 236;
Volume 221 of Micro-Records, Page 549;
Volume 242 of Micro-Records, Page 383;
Volume 274 of Micro-Records, Page 149;
Volume 286 of Micro-Records, Page 619;
Volume 294 of Micro-Records, Page 1112;
Volume 301 of Micro-Records, Page 320;
Volume 307 of Micro-Records, Page 950;

AND ALSO EXCEPTING the following Certified Survey Map Parcels:
Certified Survey Map No. 1465 in Volume 6, Page 149;
Certified Survey Map No. 1717 in Volume 7, Page 103;
Certified Survey Map No. 1768 in Volume 7, Page 154;

AND FURTHER EXCEPTING any part thereof used for roadway purposes.

PIN No.: 37.192.4.2808.153.0997 ✓

Parcel 12:

Lot one (1) of Certified Survey Map No. 4211 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on October 14, 1986, in Volume 15 of Certified Survey Maps on Page 209, as Document No. 858138, being a part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) in Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.153.0999 ✓

Parcel 13: Wausau Hospital Park Property

Parcel one (1) of Certified Survey Map No. 1130 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on September 29, 1976, in Volume 5 of Certified Survey Maps on Page 58, as Document No. 702717, being a part of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section fifteen (15), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

RE: North 692 feet of Parcel one (1):

PIN No.: 37.192.4.2808.154.0993 ✓

RE: South 375 feet of Parcel one (1):

PIN No.: 37.192.4.2808.154.0991 ✓

Parcel 14: Well House on Mesker Street

Lot one (1) of Certified Survey Map No. 6953 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on August 13, 1992, in Volume 26 of Certified Survey Maps on Page 146, as Document No. 0974501, being a part of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) and part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.161.0965 ✓

Parcel 15: Park on Von Kanel Street

A description for a parcel of land being a part of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of Block 13, Third Addition to Western Acres Addition, in the Town (now Village) of Weston; thence South three (3) degrees twelve (12) feet East, along the Westerly Right-of-Way of Von Kanel Street, 425.00 feet; thence South eighty-five (85) degrees fifty-five (55) feet West, 264.00 feet; thence North three (3) degrees twelve (12) feet West, 425.00 feet; thence North eighty-five (85) degrees fifty-five (55) feet East, 264.00 feet, to the point of beginning; and said parcel contains 2.5755 acres.

PIN No.: 37.192.4.2808.163.0960 ✓

Parcel 16: Parcel on Sternberg Ave.

Parcel one (1) of Certified Survey Map No. 4551 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 17 of Certified Survey Maps on Page 19, as Document No. 875224; being a part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.164.0980 ✓

Parcel 17: Weston Municipal Center

Parcel one (1) of Certified Survey Map No. 10827 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on July 30, 1999, in Volume 45 of Certified Survey Maps on Page 79, as Document No. 1180486; being a part of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) and part of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4), all in Section sixteen (16), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155531.

PIN No.: 37.192.4.2808.164.0982 ✓

Parcel 18: Parcel in Weston Commercial Park on Schofield Ave. (Weston Safety Building)

Lot seven (7) in Block one (1), Weston Commercial Park, in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155530.

PIN No.: 37.192.4.2808.164.0100 ✓ #0823

Parcel 19:

Outlots one (1), two (2) and part of Outlot three (3) of Weston Commercial Park, EXCEPTING Parcel two (2) of Certified Survey Map No. 6087, in Volume 22 of Certified Survey Maps on Page 165; AND INCLUDING Parcel one (1) of Certified Survey Map No. 6087 in Volume 22 of Certified Survey Maps on Page 165; all in the Town (now Village) of Weston, Marathon County, Wisconsin, EXCEPT any part thereof conveyed for highway purposes described in Document No. 1155529.

PIN No.: 37.192.4.2808.164.0093 ✓

Parcel 20: Parcel on Alta Verde Street (Jellack Park)

The Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section eighteen (18), Township twenty-eight (28) North, Range eight (8) East, in the Village of Weston, Marathon County, Wisconsin, except those parts thereof conveyed by Warranty Deeds recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Deed Book 406, page 311 and in Deed Book 408, page 2; also excepting highways.

PIN No.: 37.192.4.2808.184.0977 ✓

Parcel 21: Parcel on E. Everest Avenue

That part of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section twenty-one (21), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the North quarter (N 1/4) corner of said Section twenty-one (21), thence South one (1) degree ten (10) feet twenty-four (24) inches West, along the North-South quarter (N-S 1/4) line of said Section, 1,262.85 feet; thence South eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches West 1,223.53 feet to the point of beginning; thence continuing South eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches West, 82.67 feet; thence North one (1) degree forty-five (45) feet thirty-five (35) inches East 203.00 feet; thence North eighty-eight (88) degrees forty-one (41) feet fifty-five (55) inches East 91.98 feet; thence South four (4) degrees twenty-two (22) feet fifty-five (55) inches West, 203.70 feet, to the point of beginning, EXCEPTING any part thereof used for roadway purposes.

PIN No.: 37.192.4.2808.212.0996 ✓

9-33436

Parcel 21: Parcel on Ryan Street

Parcel one (1) of Certified Survey Map No. 6952 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on August 13, 1992, in Volume 26 of Certified Survey Maps on Page 145, as Document No. 0974500; being a part of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section twenty-seven (27), Township twenty-eight (28) North, Range eight (8) East, in the Town (now Village) of Weston, Marathon County, Wisconsin.

PIN No.: 37.192.4.2808.271.0996 ✓

1224333

192.4.2808.164.0982

10827

1180486
CAM 10827 VILL WESTON

MARATHON COUNTY CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, ALL IN SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

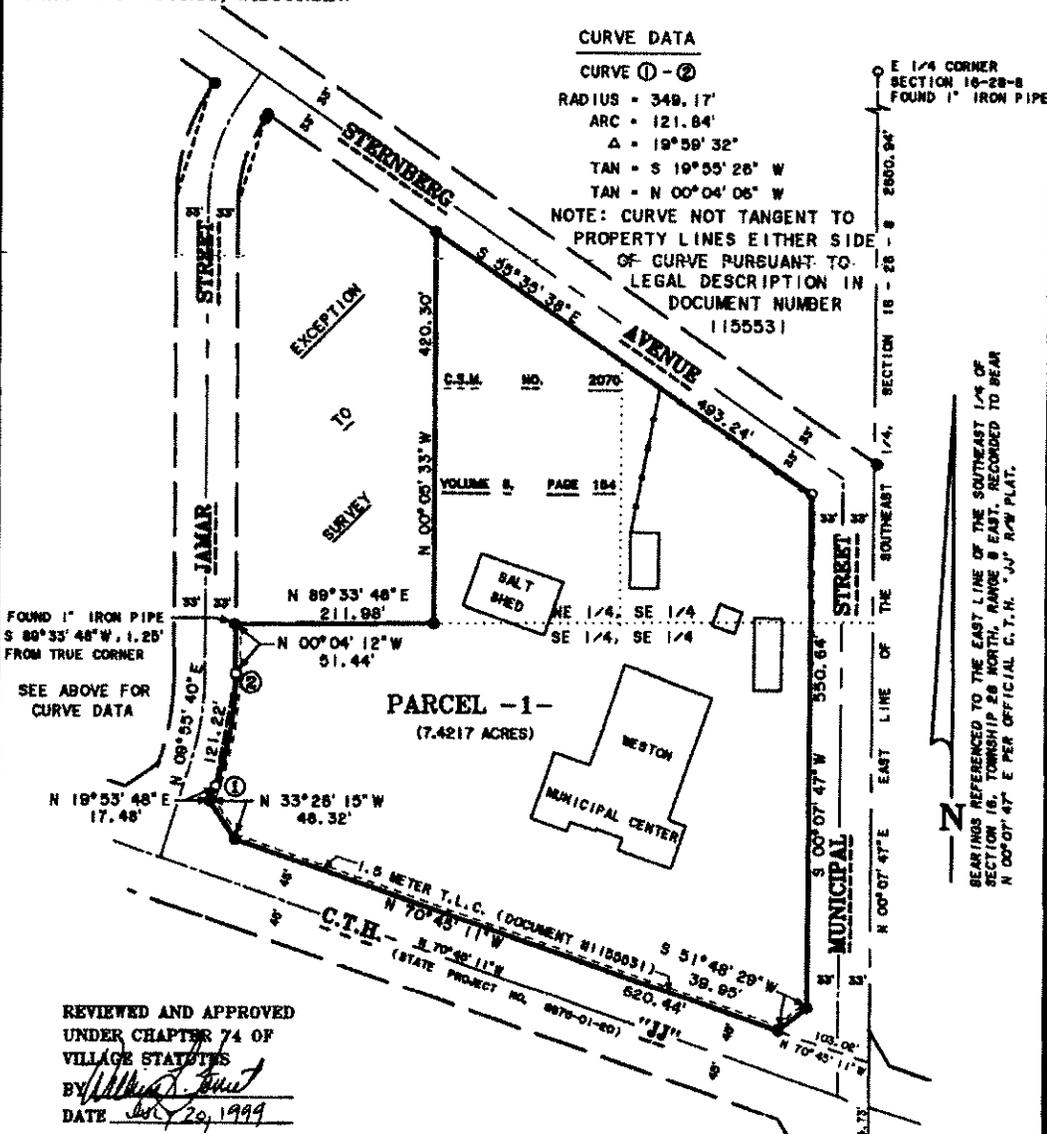
CURVE DATA

CURVE ① - ②

RADIUS = 349.17'
ARC = 121.84'
Δ = 19°59'32"
TAN = S 19°55'26" W
TAN = N 00°04'06" W

NOTE: CURVE NOT TANGENT TO PROPERTY LINES EITHER SIDE OF CURVE PURSUANT TO LEGAL DESCRIPTION IN DOCUMENT NUMBER 1155531

E 1/4 CORNER SECTION 18-28-8 FOUND 1" IRON PIPE



FOUND 1" IRON PIPE S 89°33'48"W, 1.25' FROM TRUE CORNER
SEE ABOVE FOR CURVE DATA

PARCEL -1-
(7.4217 ACRES)

BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST. RECORDED TO BEAR N 00°07'47" E PER OFFICIAL C.T.R. "JJ" R/W PLAT.

REVIEWED AND APPROVED UNDER CHAPTER 74 OF VILLAGE STATUTES BY *Laverne H. Mosher* DATE *July 29, 1999*

LEGEND

- — SET 1" X 24" ROUND IRON PIPE WEIGHING 1.68 LBS. / LIN. FT.
- — FOUND 1" IRON PIPE



LHM SURVEYING

4203 SCHOFIELD AVENUE
SCHOFIELD, WI 54476
PHONE (715) 359-2253 M-221

JUNE 15, 1999

THIS INSTRUMENT DRAFTED BY: LAVERNE H. MOSHER

SHEET 1 OF 2 SHEETS

MARATHON COUNTY CERTIFIED SURVEY MAP

I, LaVerne H. Mosher, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southeast 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4; all in Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 16, Township 28 North, Range 8 East; thence running N 00° 07' 47" E along the East line of the said Southeast 1/4 of Section 16, 853.73 feet to a point on the Northerly right-of-way line of C.T.H. "JJ"; thence running N 70° 45' 11" W along the said Northerly right-of-way line of C.T.H. "JJ", 103.02 feet to the point of beginning of the parcel to be described; thence continuing N 70° 45' 11" W along the said Northerly right-of-way line of C.T.H. "JJ", 620.44 feet; thence running N 33° 26' 15" W along the said Northerly right-of-way line of C.T.H. "JJ", 48.32 feet to the point where the said Northerly right-of-way line of C.T.H. "JJ" intersects the East right-of-way line of Jamar Street; thence running N 19° 53' 48" E along the said East right-of-way line of Jamar Street, 17.48 feet; thence continuing along the said East right-of-way line of Jamar Street, along the arc of a curve, concave Westerly, having a radius of 349.17 feet and whose long chord bears N 09° 55' 40" E, 121.22 feet; thence running N 00° 04' 12" W along the said East right-of-way line of Jamar Street, 51.44 feet to a point on the North line of the said Southeast 1/4 of the Southeast 1/4, thence running N 89° 33' 48" E along the said North line of the Southeast 1/4 of the Southeast 1/4, 211.98 feet to the Southwest corner of that parcel recorded as Certified Survey Map Number 2070, recorded in Volume 8 of Certified Survey Maps, Page 154; thence running N 00° 05' 33" W along the West line of said parcel recorded as Certified Survey Map Number 2070, 420.30 feet to the Northwest corner thereof; said point also being a point on the Southwesterly right-of-way line of Sternberg Avenue; thence running S 55° 35' 38" E along the said Southwesterly right-of-way line of Sternberg Avenue; 493.24 feet to the point where the said Southwesterly line of Sternberg Avenue intersects the West right-of-way line of Municipal Street; thence running S 00° 07' 47" W along the said West right-of-way line of Municipal Street, 550.64 feet; thence running S 51° 48' 29" W along the said Westerly right-of-way line of Municipal Street; 39.95 feet to the point of beginning.

That I have made such survey, land division and plat by the direction of the Village of Weston.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the Village of Weston in surveying, dividing and mapping the same.

Dated this 15th day of June, 1999.



LaVerne H. Mosher

LaVerne H. Mosher
R. L. S. No. S-1188

Prepared by:
LHM SURVEYING
4203 SCHOFIELD AVENUE
SCHOFIELD, WI 54476

SHEET 2 of 2 SHEETS

Prepared for:
Village of Weston
5500 Schofield Avenue
Weston WI 54476

1180486
CAM 10827 VILL WESTON
REGISTER'S OFFICE
RECD FOR REC'D
MARATHON CO, WI 07-20-1999 10:39 AM

REC'D IN VOL. 45 OF CSM PAGE 79
Michael J. Sydnor
REGISTER

Chy LHM 12-00

VOL 417 PAGE 190

480812

This Indenture, Made this 20th day of June, A. D., 19 56
between Blanche Hilgemann and Forrest Hilgemann, her husband, and each
in their individual rights,

parties of the first part and
Town of Weston, a municipal subdivision of Marathon County, Wisconsin,

part y of the second part.
WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
One (\$1.00) Dollar and other good and valuable considerations

to them in hand paid by the said party of the second part, the receipt whereof is here-
by confessed and acknowledged, have given, granted, bargained, sold, remised, released
aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise
release, alien, convey and confirm unto the said party of the second part, its heirs and
assigns forever, the following described real estate, situated in the County of Marathon
and State of Wisconsin, to-wit:

All that part of the Southeast quarter (SE $\frac{1}{4}$) of the
Southeast quarter (SE $\frac{1}{4}$) of Section sixteen (16),
Township twenty-eight (28) North, Range eight (8)
East, which lies North and East of State Highway #29.

NOTE: Revenue Stamp \$3.85 *chy*



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or
in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever,
of the said parties of the first part, either in possession or expectancy of, in and to the
above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises as above described with the hereditaments and
appurtenances, unto the said party of the second part and to its heirs and
assigns FOREVER. AND THE SAID, Blanche Hilgemann and Forrest Hilgemann,
her husband, and each in their individual rights,

for themselves/ ~~their~~ heirs, executors and administrators, do covenant, grant, bargain and
agree to and with said party of the second part, its heirs and assigns, that at the time
of the sealing and delivery of these presents they are well seized of the premises
above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in
law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said party

of the second part, its heirs and assigns, against all and every person or persons, lawfully claiming the whole or any part thereof, they will forever WARRANT and DEFEND. IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this 20 day of June, A. D., 19 56

Signed and Sealed in Presence of

C. J. Crooks
C. J. Crooks
Janice Bychinski
Janice Bychinski

Blanche Hilgemann (Seal)
Blanche Hilgemann (Seal)
Forrest Hilgemann (Seal)
Forrest Hilgemann (Seal)

STATE OF WISCONSIN }
Marathon County. } SS.

Personally came before me, this 20th day of June, A. D., 19 56, the above named Blanche Hilgemann and Forrest Hilgemann

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Clayton J. Crooks
Clayton J. Crooks
Notary Public, Marathon County, Wisconsin.
My Commission expires Oct. 14 A. D., 19 56.



480812

No. Blanche Hilgemann and Forrest Hilgemann To Town of Weston, a municipi- pal subdivision of Marathon County, Wisconsin	Warranty Deed	REGISTER'S OFFICE, State of Wisconsin, Marathon County, Received for Record this 9 day of June, 1956, at 3:05 P.M., and recorded in Vol. 417 of Deeds on Page 190 <i>Andrew Miller</i> Registrar of Deeds. Deputy. 3.85 R/A 150 <i>Verne</i>
---	----------------------	--

639111

This Indenture, Made by Nickolas Buhr,

grantor of Marathon County, Wisconsin, hereby conveys
and warrants to Town of Weston, a Municipal Subdivision,

grantee of Marathon County, Wisconsin, for
the sum of One Dollar (\$1.00) and other good and valuable consideration,
the following tract of land in Marathon County, State of Wisconsin:

That part of the Northeast one-quarter (NE $\frac{1}{4}$) of the
Southeast one-quarter (SE $\frac{1}{4}$) of Section Sixteen (16),
Township Twenty-eight (28) North, Range Eight (8)
East, more particularly described as follows:

Commencing at the Southeast corner of the said North-
east one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter
(SE $\frac{1}{4}$); thence Westerly 276 feet along the South line
of the said Northeast one-quarter (NE $\frac{1}{4}$) of the South-
east one-quarter (SE $\frac{1}{4}$); thence North 0°18' East 311 feet;
thence South 55°31' East to the Easterly line of the
said Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-
quarter (SE $\frac{1}{4}$); thence South 0°18' West along the East
line of the said Northeast one-quarter (NE $\frac{1}{4}$) of the
Southeast one-quarter (SE $\frac{1}{4}$) to the point of beginning.

FEE

\$ 22.25 (-2)
EXEMPT

In Witness Whereof, the said grantor has hereunto set his hand and seal this
17th day of May, A. D., 1972.

Signed and Sealed in Presence of

Nickolas Buhr (Seal)
Nickolas Buhr

Arvilla L. Bender (Seal)

Arvilla L. Bender (Seal)

Richard A. Bender (Seal)
Richard A. Bender

State of Wisconsin,
Marathon County, ss.

Personally appeared before me, this 17th day of May, A. D., 1972,
Nickolas Buhr,
the person who executed the foregoing instrument and acknowledged the same



REC'D FOR RECORD
MAY 22 1972
2:42 PM
Arvilla L. Bender

ROBERT S. GERNETZKY
Register of Deeds
Notary Public, Marathon County, Wis.
My commission expires Feb. 16, A. D., 1975.

Drafted by: Richard J. Weber, Attorney at Law, Wausau, Wisconsin

VOL 141 PAGE 217

876697

DOCUMENT NO

WARRANTY DEED

THIS STATE RECEIVED FOR RECORDING DATA

STATE BAR OF WISCONSIN FORM 2 -- 1088

REGISTER'S OFFICE

Marathon County, WI } SW

VOL. 463 - PAGE 545

Schroeder Excavating, Inc., a Wisconsin corporation, Grantor

Volume 463 of MICRO-RECORDS on page 545

Robert G. Gernitzky REGISTER

conveys and warrants to Town of Weston, a municipal subdivision of Marathon County, Wisconsin, Grantee.

For the consideration of Twenty-five Thousand Eight Hundred Twenty-three Dollars (\$25,823.00) the following described real estate in Marathon County, State of Wisconsin:

RETURN TO Kelley, Weber, Pietz & Slater, S.C. 7.00 chg

Tax Parcel No:

Land described in Certified Survey Map Number 2070 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 9 of Certified Survey Maps on page 154; being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 28 North, Range 8 East; subject to easements of record.

EEB

\$77.25 (2)

EXEMPT

This is not homestead property. (is not)

Exception to warranties:

Dated this 27th day of August 87

Schroeder Excavating, Inc.

(SEAL) By: James C. Schroeder (SEAL) James C. Schroeder, President

(SEAL) By: Marla M. Schroeder (SEAL) Marla M. Schroeder, Secretary

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN

authenticated this day of 1987

MARATHON County. Personally came before me this 27th day of AUGUST 1987, the above named James C. Schroeder, President and Marla M. Schroeder, Secretary of Schroeder Excavating, Inc.

TITLE: MEMBER STATE BAR OF WISCONSIN

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

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Richard J. Weber Wausau, Wisconsin 54401

Karen Schmutzler Notary Public Marathon County, Wis. My Commission is permanent. (If not, state expiration date:) 1989.

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

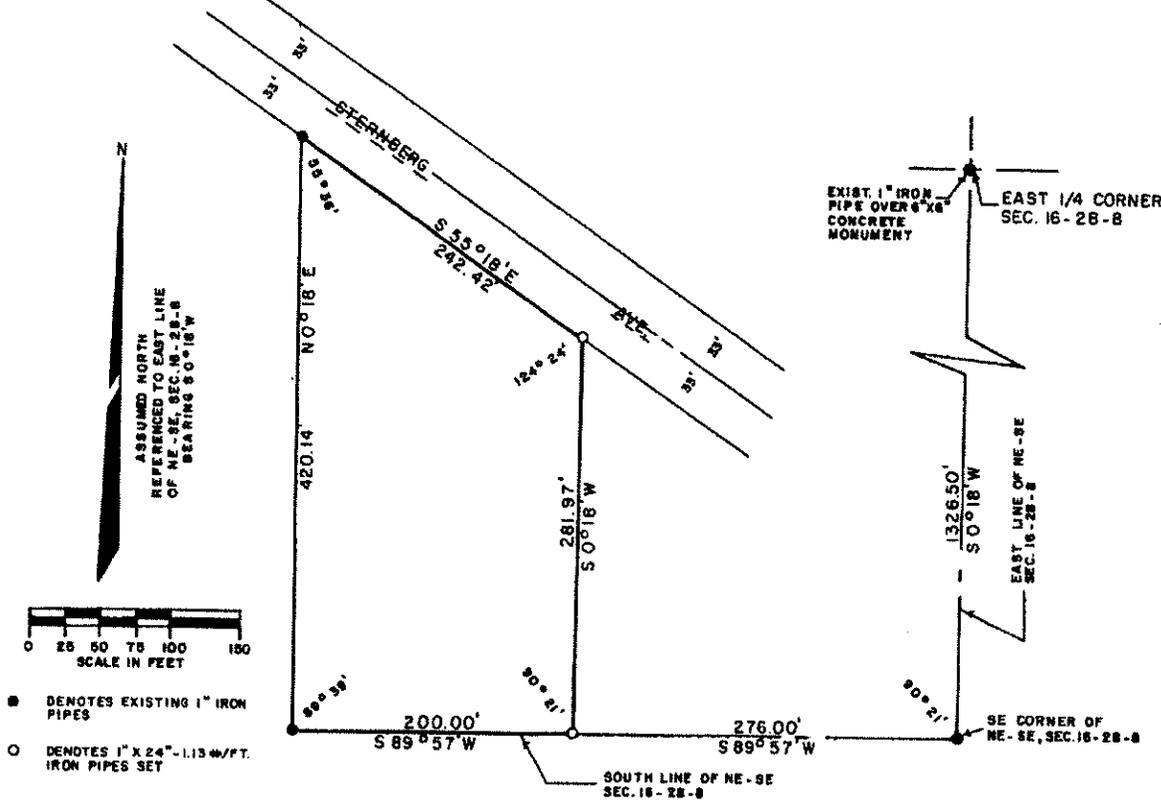
REC'D FOR RECORD AUG 31 1987

ROBERT G. GERNITZKY REGISTER OF DEEDS

*Names of person signing in any capacity should be typed in a circle below (i) in signature.

597 16-22-87 876697

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN



JAMES SCHROEDER

I hereby certify that I have surveyed and mapped by order of James Schroeder, a parcel of land being a part of the NE 1/4 of the SE 1/4, Section 16, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the East 1/4 of said Section 16; thence S 0° 18'W, along the East line of the NE 1/4 of the SE 1/4 of said Section 16, 1326.50 feet to the SE Corner of said NE 1/4 of the SE 1/4; thence S 89° 57'W, along the South line of said NE 1/4 of the SE 1/4, 276.00 feet to the point of beginning of the following described parcel;

thence continuing S 89° 57'W, 200.00 feet; thence N0° 18'E, 420.14 feet to the Southerly Right-of-Way line of Sternberg Avenue; thence S 55° 18'E, along the Southerly Right-of-Way line of said Avenue, 242.42 feet; thence S 0° 18'W, 281.97 feet to the point of beginning, and that I have fully complied with the provisions of Section 236.34, Wisconsin Statutes.

Donald D. Frisque
 4/12/79 D. D. Frisque S-1218



10-94477

Document Number

Document Title

**DEED NOTIFICATION
AFFIDAVIT**

In Re: SE1/4 of the SE1/4 of Section 16, T28N, R8E, that part lying northeasterly of County Trunk Highway "JJ", excepting vol. 141R-218.

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

This document is being recorded to correct the legal description previously recorded as Vol. 770, Page 715, Document No. 1094477.

Vilas Machmueller, being first duly sworn on oath deposes and says:

1. That he is the President of the Village of Weston in Marathon County, WI, and that the said Village of Weston is the owner of the property described above.
2. That approval has been given by the Wisconsin Department of Natural Resources for the close out of an environmental contamination case involving the property described above on the condition that a notification of the existence of residual contamination on the property is recorded at the office of the Register of Deeds in the county where the property described above is located.
3. That this affidavit is being recorded for the purpose of notifying prospective purchasers and other interested parties that DRO (diesel range organics) have been discharged on a portion of the premises described above and that structural impediments existing at the time of cleanup made complete remediation of the soil contamination impracticable.

Village of Weston

By: *Vilas Machmueller*
Vilas Machmueller

Subscribed and sworn to before me
this 29th day of October, 1998

Karen Schmitzler
Notary Public, State of Wisconsin
My Commission: 5-6-2001



This instrument was drafted by:
William L. Forrest, AICP
Village Administrator

This information must be completed by submitter: document title, date of return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

1152363
VILLAGE WESTON/PUBLIC
REGISTER'S OFFICE
MARATHON COUNTY, WI
10-30-1998 10:58 AM

Michael J. Sydow
Recording Area

Name and Return Address Chg M 10.00
Weston Municipal Center
5500 Schofield Ave
Weston 54476

192.4.2808.164.09824
Parcel Identification Number (PIN) SESE

DEED NOTIFICATION - AFFIDAVIT
DEED RESTRICTION

Document Number

Document Title

1094477
MACHMUELLER/THE PUBLIC

REGISTER'S OFFICE
MARATHON COUNTY, WI
01-27-1997 03:56 PM

VOLUME 770 OF MICRO
RECORDS ON PAGE 714-777

Michael J. Sydow
Recording Area

Name and Return Address

Richard J. Weber
530 Jackson Street
Wausau, WI 54403

Chg KW P+S 16.00

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

IN WITNESS WHEREOF, the Village of Weston, owner of the property has caused this declaration of Restrictions to be executed this ___ day of January, 1997.

Village of Weston

By: *Vilas E. Machmueller*
Vilas Machmueller, President

Subscribed and sworn to before me
this ___ day of January, 1997.

Joseph J. Somelung
Notary Public, State of Wisconsin
By Commission 5-11-97

This instrument was drafted by: William L. Forrest, AICP
Village Administrator

1094-177
MACHMUELLER / THE PUBLIC

Document Number

DEED BY CORPORATION

1195808
VILLAGE WESTON/MARATHON COUNTY
REGISTER'S OFFICE
MARATHON COUNTY, WI
JAN 13 2000 2:39 PM

Document # being re-recorded: 1155531
Exempt from fee: s.77.25(2r) Wis. Stats.
RE3004 896

This document is being re-recorded to include the acquisition of access control as described below.

Legal Description:

Access control along the following described line along the right-of-way of Jamar Street, CTH "JJ", and Municipal Street being in the SE 1/4 of the SE 1/4, Section 16, T28N, R8E, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the North right-of-way line of CTH "JJ" and the East right-of-way line of Jamar Street; thence S 70° 40' 12" E along the North right-of-way line of CTH "JJ", 696.75 feet to the West right-of-way line of Municipal Street; thence N 00° 07' 47" E along said right-of-way line, 88.62 feet to the point of beginning of the access control; thence S 00° 07' 47" W, 40.00 feet; thence S 51° 48' 29" W, 39.95 feet; thence N 70° 45' 11" W, 65.00 feet to the end of access control; thence continuing N 70° 45' 11" W, 490.44 feet to the point of beginning of access control; thence continuing N 70° 45' 11" W, 65.00 feet; thence N 33° 26' 15" W, 48.32 feet to the East right-of-way line of Jamar Street; thence along the said East right-of-way line 40.00 feet to the end of access control.

Michael J. Sydow
REGISTER

This space is reserved for recording data

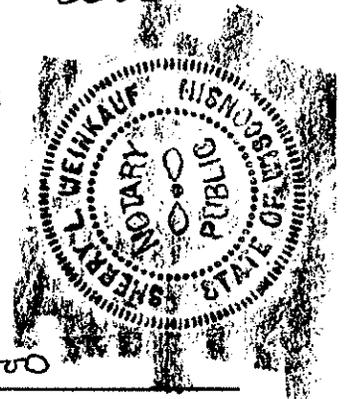
Return to:

Land Acquisitions, Inc.
741 Lois Drive
Sun Prairie, WI 53590

Rec 14.00 chg mll

Parcel Identification Number/Tax Key Number
37.192.4.2808.164.0982

NESE + SESE



rec FEE

#77.25 (2)
EXEMPT

1-3-2000

CORPORATE ACKNOWLEDGMENT

VILLAGE OF WESTON

(Corporation Name)

Vilas E. Machmueller
(Officer Signature)

Vilas E. Machmueller President

(Print Name, Title)

William L. Forrest
(Officer Signature)

William L. Forrest, Clerk/Treasurer

(Print Name, Title)

State of Wisconsin

MARATHON

County) ss.

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

Sherry L. Weinkauff
(Signature) (Notary Public, State of Wisconsin)

Sherry L. Weinkauff
(Print or Type Name, Notary Public, State of Wisconsin)

6-15-2003
(Date Commission Expires)

1195808

Document Number
DEED BY CORPORATION

Exempt from fee: s.77.25(2r) Wis. Stats.
RE3005 1096

THIS DEED, made by Village of Weston

a corporation duly organized and existing under the laws of the State of Wisconsin duly authorized to transact business in the State of Wisconsin, with its principal place of business at 5500 Schofield Avenue
Village of Weston County of Marathon
State of Wisconsin GRANTOR, conveys and warrants the property described below to Marathon County

GRANTEE, for the sum of Six Thousand Six Hundred and No/100 Dollars
(\$ 6,600.00)

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

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

Legal Description This (is) (is not) homestead property:

Fee title in and to the following tract of land in Marathon County, State of Wisconsin, being a part of the SE 1/4 - SE 1/4 Section 16, T28N, R8E, Village of Weston:

Said parcel includes that land of the owner contained within the following description:

Beginning at the intersection of the North right-of-way of C.T.H. JJ and the East right-of-way of Jamar Street;
Thence S 70° 40' 12" W, along the North right-of-way of C.T.H. JJ, 696.75 feet, to the West right-of-way of Municipal Street;
Thence N 00° 07' 47" E, along the West right-of-way of Municipal Street, 48.62 feet;
Thence S 51° 48' 29" W, 39.95 feet;
Thence N 70° 45' 11" W, 620.44 feet;
Thence N 33° 26' 15" W, 48.32 feet to the East right-of-way of Jamar Street;
Thence S 19° 53' 42" W, along said right-of-way, 40.55 feet to the point of beginning;

Said parcel contains 9,294 square feet, more or less, exclusive of land previously acquired or now held for highway purposes.

(Legal Description Continued on following page)

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

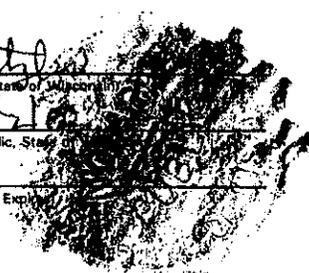
CORPORATE ACKNOWLEDGEMENT

Village of Weston
(Corporation Name)
Vilas E. Machmueller
(Officer Signature)
Vilas E. Machmueller, President
(Print Name, Title)
Barbara Ermelino
(Officer Signature)
Barbara Ermelino, Clerk/Treasurer
(Print Name, Title)

11-2-98
(Date)

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

Karen Schmitz
(Signature, Notary Public, State of Wisconsin)
Karen Schmitz
(Print or Type Name, Notary Public, State of Wisconsin)
5-6-2001
(Date Commission Expires)



1155531
WESTON/MARATHON COUNTY
REGISTER'S OFFICE
MARATHON COUNTY, WI 11-24-1998 03:24 PM
Michael J. Sykes
REGISTER
This space is reserved for recording data
Return to: Land Acquisitions, Inc.
109 Henry Street, Suite 1
Beaver Dam, WI 53916
Chg 12.00 MOE
Parcel Identification Number/Tax Key Number
37.192.4.2808.164.0982 ✓

(Legal Description Continued)

Also a temporary limited easement (T.L.E.) for construction purposes, including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as required for such public purpose. Said T.L.E. shall commence at the intersection of the North right-of-way of C.T.H. JJ and the East right-of-way of Jamar Street;

Thence N 19° 53' 48" E, 40.55 feet along the East right-of-way of Jamar Street, to the point of beginning;

Thence continuing N 19° 53' 48" E, 17.48 feet;

Thence along the arc of a 349.17 foot radius curve the main chord of which bears N 09° 55' 40" E, 121.22 feet;

Thence N 00° 04' 12" W, 51.20 feet;

Thence N 89° 37' 54" E, 4.92 feet;

Thence S 00° 04' 12" E, 51.23 feet;

Thence along the arc of a 354.09 foot radius curve the main chord of which bears S 09° 55' 40" W, 122.93 feet;

Thence S 19° 53' 48" W, 8.87 feet;

Thence S 33° 26' 15" E, 46.19 feet;

Thence S 70° 45' 11" E, 227.61 feet;

Thence N 19° 14' 49" E, 4.92 feet;

Thence S 70° 45' 11" E, 191.36 feet;

Thence S 19° 14' 49" W, 9.84 feet;

Thence S 70° 45' 11" E, 195.45 feet;

Thence N 51° 48' 29" E, 22.33 feet;

Thence N 00° 07' 47" E, 185.38 feet;

Thence S 89° 52' 13" E, 14.76 feet to the West right-of-way of Municipal Street;

Thence S 00° 07' 47" W, 179.98 feet along said West right-of-way;

Thence S 51° 48' 29" W, 39.95 feet;

Thence N 70° 45' 11" W, 620.44 feet;

Thence N 33° 26' 15" W, 48.32 feet to the point of beginning. Said easement contains 10,286 square feet, more or less. This easement is to terminate upon completion of the project for which this instrument is given.

ll 1195808 . .

Exchange 4-849 Schofield Line No. _____ Easement No. 1549

In consideration of the sum of Sixty Six and No/100 DOLLARS (\$ 66.00), the undersigned, for themselves and their heirs, successors and assigns, grant and convey unto the GENERAL TELEPHONE COMPANY OF WISCONSIN, its successors and assigns, an exclusive right of way and easement to place, replace, maintain or remove an underground cable telephone line, including associated appliances such as conduits, marker posts and pressure alarm apparatus, on and through certain lands owned by the grantor in the Town of Weston of Marathon County, Wisconsin, and described as:

The W. 2 Rods of the E. 4 Rods of NE 1/4 of NW 1/4, Sec. 21, T 28 N, R 8 E, except Vol. 25, Pg. 134, Vol. 36, Pg. 465, and the N. 2 Rods of the S. 4 Rods of that part of NE 1/4 of SE 1/4, Sec. 16, T 28 N, R 8 E, lying S. & W of C & NW 1/4 E/W,

This grant includes the right, on and through the lands herein before described, to place, replace, maintain or remove additional underground cable telephone lines, together with associated appliances, subsequent to the placing of the telephone line to be initially installed hereunder, ~~including replacement of conduits, marker posts and pressure alarm apparatus, on and through certain lands owned by the grantor in the Town of Weston of Marathon County, Wisconsin, and described as:~~

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted; the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line or lines; and the right to cut down and, by continued cutting, to control the future growth of all trees and brush which may, in the judgment of the grantee, interfere with the exercise of the rights herein granted.

The rights herein granted may be assigned by the grantee in whole or in part.

The grantor for himself and hers, their heirs, successors and assigns, covenant not to erect any structure on said lands that would interfere with the installation, replacement, maintenance or removal hereunder of said telephone line or lines and associated appliances.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantor or their heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

Signed this 2nd day of September, 19 69

WITNES:

Donald G. Ross
Donald G. Ross

Nicholas Buhr (SEAL)
Nicholas Buhr Land Owner Buhr

Ann Buhr (SEAL)
Ann Buhr

State of Wisconsin)

) SS

County of Marathon)

Personally appeared before me this 2nd day of September, 19 69 Nicholas Buhr and Ann Buhr to me known to be the person or who executed the instrument above and acknowledged the same.

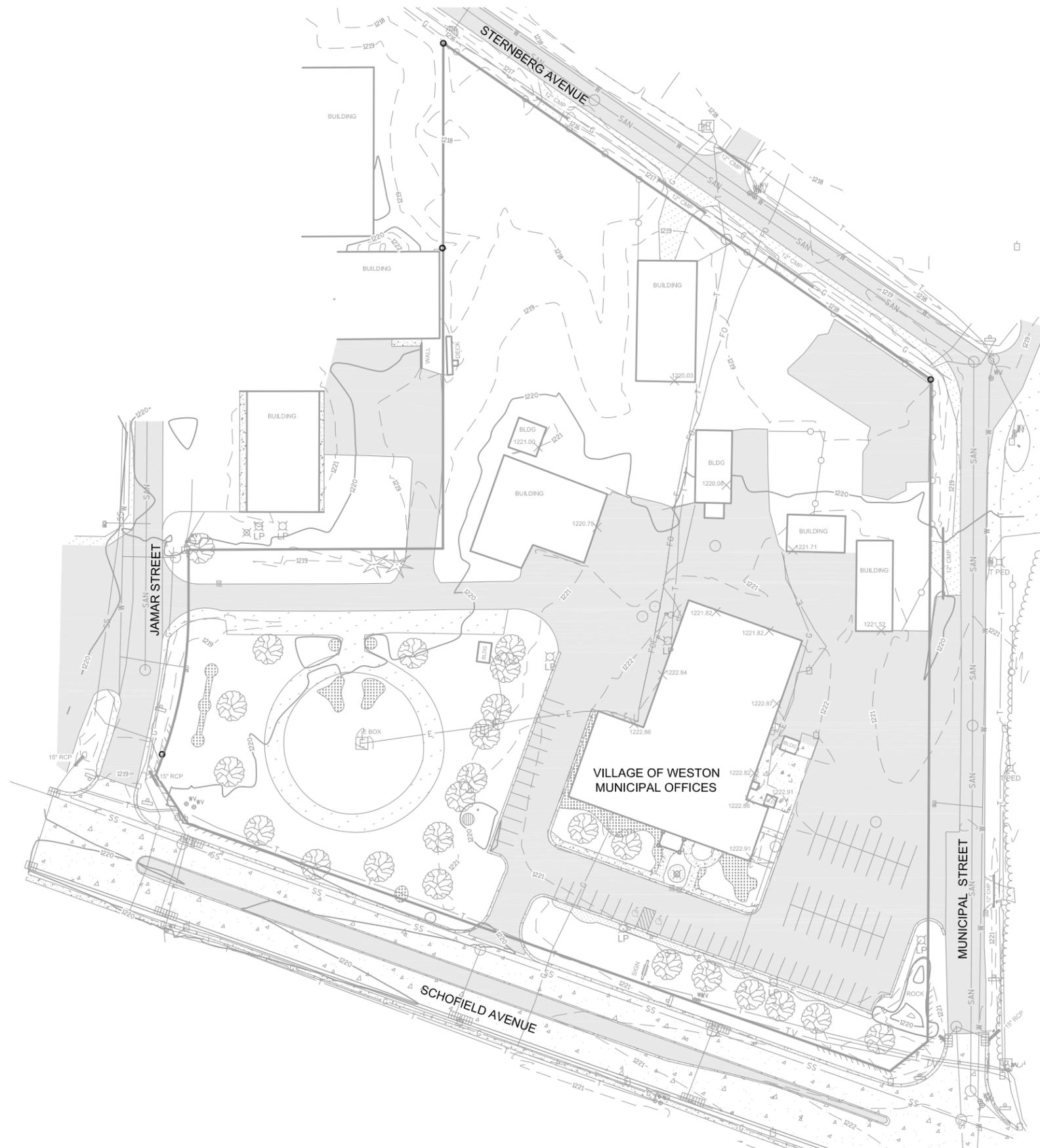
(Register of Deeds Stamp)

Donald G. Ross
Notary Public, State of Wisconsin Donald G. Ross
My Commission expires July 1, 1973
Document Drafted By
GENERAL TELEPHONE COMPANY OF WISCONSIN
By Donald G. Ross

DEPT. REG. DEEDS
SEP 30 1969

9.11.69
ROBERT G. GERNETZKY
Register of Deeds

Work Order No. 77-385-9



LEGEND

-  MAJOR CONTOUR
-  MINOR CONTOUR
-  1 INCH IRON PIPE FOUND
-  MANHOLE
-  CATCH BASIN
-  STORM INLET
-  WATER VALVE
-  HYDRANT
-  CURB STOP
-  UTILITY POLE
-  UTILITY PEDESTAL
-  SIGN
-  LIGHTPOLE
-  FLAG POLE
-  POST
-  MAIL BOX
-  STORM SEWER
-  SANITARY SEWER
-  WATER LINE
-  UNDERGROUND GAS LINE
-  UNDERGROUND TELEPHONE LINE
-  UNDERGROUND ELECTRIC LINE
-  UNDERGROUND FIBER OPTIC LINE
-  FENCE
-  TREELINE
-  ACCESS CONTROL
-  CONIFEROUS TREE
-  DECIDUOUS TREE
-  ASPHALT
-  CONCRETE
-  GRAVEL
-  LANDSCAPING



5707 SCHOFIELD AVENUE WESTON, WI 54476
 PHONE: (715) 359-9400 • FAX: (715) 355-4199
 www.cwengineers.com

VILLAGE OF WESTON

MUNICIPAL CENTER AND PUBLIC WORKS FACILITIES

EXISTING SITE - MUNICIPAL CENTER

SHEET 2

N

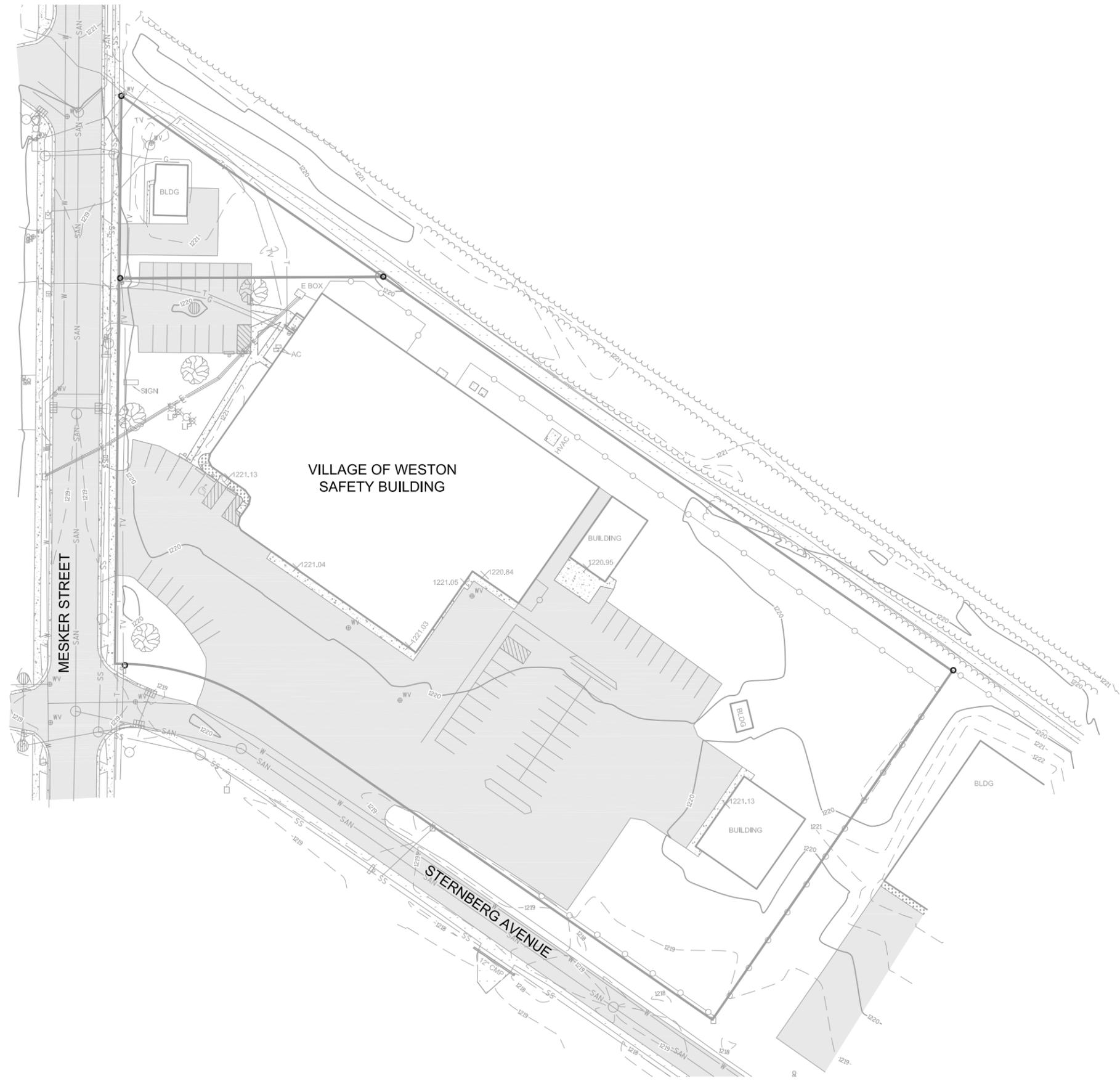


SCALE IN FEET



LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- 1 INCH IRON PIPE FOUND
- MANHOLE
- CATCH BASIN
- STORM INLET
- WATER VALVE
- HYDRANT
- CURB STOP
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VILLAGE OF WESTON

MUNICIPAL CENTER AND PUBLIC WORKS FACILITIES

EXISTING SITE - SAFETY BUILDING

SHEET 1