

**WisDOT Division of Transportation  
System Development**  
Southwest Region  
2101 Wright Street  
Madison WI 53704

**Governor Tony Evers  
Secretary Craig Thompson**  
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February 14, 2020

CERTIFIED MAIL: 7018 3090 0002 2553 9233

WELLS FARGO  
178 N IOWA ST  
DODGEVILLE, WI 53533

Reference: Project ID 5245-02-20; Parcel No. 52  
STH 11 - MINERAL POINT COUNTY SHOP ROAD - MINERVA STREET  
STH - 023; Lafayette County

The Wisconsin Department of Transportation is in the process of acquiring right of way in Lafayette County for the improvement of highway STH - 023. One of the property owners on the project who will be affected by a land acquisition is Gregory A. McGowan and Leann K. McGowan. The legal description of the parcel to be purchased is attached to the enclosed signed conveyance document.

Lafayette County records indicate that you are the holder of a mortgage executed by the above-named property owner. The mortgage was recorded in the office of the Lafayette County Register of Deeds as Document Number 333876. We are requesting a partial release of mortgage from your financial institution.

Enclosed are the Partial Release of Mortgage with a legal description attached; a copy of a executed by Gregory A. McGowan and Leann K. McGowan in the amount of \$1,100.00 and a copy of the right of way plat sheet showing the above referenced property and the area that we are purchasing. The original document must be signed and dated in the presence of a notary public. We remind you to type or, using only black, clearly print the names of those persons executing the document.

Please return the executed Partial Release of Mortgage along with a note indicating whether you do or do not wish to be named on the check along with the borrower. A self-addressed, postage-paid envelope is enclosed for your convenience in returning the requested documents. You may retain the other documents for your records. Should you have any questions, you may contact me at 608-246-3882.

Sincerely,

Kema Williams  
Real Estate Specialist-Senior

Enclosures

Wisconsin Department of Transportation  
RE1549 03/2019 Ch. 32 Wis. Stats.

The undersigned releases from the lien and operation of a mortgage executed by **Gregory A. McGowan and Leann K. McGowan** (Borrower) to **Wells Fargo** (Lender) recorded in the office of the Register of Deeds of **Lafayette** County, Wisconsin as **Document Number 333876**, only the following portion of the mortgaged real estate in the above-identified county:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to  
Wisconsin Department of Transportation  
2101 Wright Street  
Madison, WI 53704

Parcel Identification Number/Tax Key Number  
216.1009.0000

The undersigned retains a lien upon the balance of the premises not previously released that is described in said mortgage and certifies that the undersigned has the right to release said mortgage.

**CORPORATE ACKNOWLEDGEMENT**

Corporation/Bank Name

Officer Signature

Date \_\_\_\_\_

---

Print Name and Title

Officer Signature \_\_\_\_\_

Date \_\_\_\_\_

---

Print Name and Title

## INDIVIDUAL ACKNOWLEDGEMENT

Signature

Date \_\_\_\_\_

---

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

---

Print Name \_\_\_\_\_

Date \_\_\_\_\_

State of Wisconsin

SS.

Lafayette County

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

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires



Project ID  
5245-02-20

This instrument was drafted by  
Wisconsin Department of Transportation

Parcel No.  
52

# WARRANTY DEED

Wisconsin Department of Transportation  
Exempt from fee [s. 77.25(2r) Wis. Stats.]  
RE1560 10/2018

THIS DEED, made by **Gregory A. McGowan & Leann K. McGowan, husband and wife, as survivorship marital property**, GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **One Thousand One Hundred and 00/100 Dollars (\$1,100.00)**.

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: **Mortgage Electronic Registration Systems, Inc., Dubuque Bank and Trust Company**

This is homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to  
Wisconsin Department of Transportation  
2101 Wright Street  
Madison, WI 53704

Parcel Identification Number/Tax Key Number  
216.1009.0000

Gregory A. McGowan 7-17-2019  
Signature Date

Gregory A. McGowan  
Print Name

Leann K McGowan 7.17.19  
Signature Date

Leann K. McGowan  
Print Name

Signature Date

Print Name

Signature Date

Print Name

Date

State of Wisconsin

Lafayette

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

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires



Q J 7 3 4 6 0 1

Project ID  
5245-02-20

This instrument was drafted by  
Wisconsin Department of Transportation

Parcel No.  
52

## LEGAL DESCRIPTION

Parcel 52 of Transportation Project Plat 5245-02-20-4.05, recorded as Document Number 354981 in the Register of Deeds Office in Lafayette County, Wisconsin.

Property interests and rights of said Parcel 52 consist of:

**Fee simple.**

**Temporary limited easement.**

Any interests or rights not listed above for said parcel but shown as required on said Transportation Project Plat are hereby incorporated herein by reference.



# PROJECT DATA BOOK

**Project Number: 5245-02-20**

## **Project:**

STH 11 – Mineral Point  
County Shop Road to Minerva Street (STH 23)  
Lafayette County

## **Prepared for:**

Wisconsin Department of Transportation  
DTSD-Southwest Region- Madison Office  
2101 Wright Street  
Madison, WI 53704

## **Prepared by:**

Kema Williams  
Real Estate Specialist/Appraiser  
Wisconsin Department of Transportation  
DTSD Southwest Region  
2101 Wright Street  
Madison, WI 53704-2573

## **Date of Report:**

April 12, 2019

Approved by Jamie Brud



4/26/2019

## LETTER OF TRANSMITTAL

April 12, 2019

Attn: Jaime L. Brud  
2101 Wright Street  
Madison, WI 54601

RE: Project Data Book

Dear Ms. Brud:

In response to your authorization, I have conducted the required investigation, gathered necessary data, and made certain analyzes that have enabled me to prepare a Project Data Book for the WisDOT Project Identification number 5245-02-20.

The submittal date of this Project Data Book April 12, 2019.

The purpose of this project data book is to provide an overview of the project and to present market data and other information specific to the neighborhood on the project route, surrounding municipalities, Lafayette and Iowa Counties and the State of Wisconsin.

The intended use of this project data book is for Wisconsin Department of Transportation (WisDOT) to use as reference to complete nominal short form appraisal reports for parcels acquisition for the mentioned projects.

This project data book has been completed in conformance with the Wisconsin Department of Transportation Real Estate Program Manual.

It is noted that this project data book is a living document and can or will be updated as necessary during the parcels acquisition for this project.

Upon your review of this report, should you have any questions please contact me at (608-516-6508).

Respectfully submitted,

Kema Williams  
Real Estate Specialist

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## Identification of the Problem

Appraisers were tasked by Appraisers' employer Wisconsin Department of Transportation ("WisDOT" herein) to provide an independent and unbiased summary (Project Data Book) of market-based values for vacant residential, commercial and recreational lands within the geographic area of Project #5245-02-20 County Shop Road to Minerva Street.

### Purpose of the Project Data Book:

This project data book is being prepared to estimate fair market value, to use in determining the amount of just compensation due to the land owner(s) for the acquisition of real property rights for the mentioned right-of-way project.

### Intended Use of the Project Data Book:

A Project Data Book is utilized throughout the right-of-way acquisition phase of the project to provide additional support for appraisals prepared on behalf of the acquiring agency. The client and intended user of this document is WisDOT, along with their agents and assigns, for overview of the real estate acquisition process. It is anticipated this document will be periodically revised as new market data surfaces over the life of the project.

### Scope of Work:

To complete this assignment, the appraiser completed the following tasks: examined the acquisition plat for the project; drove the project route and made drive-by inspections of the subject properties and curbside inspections of comparable sales; reviewed and analyzed data to include zoning and market trends, GIS and mapping; interviewed real estate brokers, appraiser, and staff members of the Lafayette County Assessor Office. I utilized a summary narrative report to present my analysis. I used a hybrid of the Direct Sales Comparison Approach and the Absorption Method to reach my vacant land value. Regarding process and procedure for developing and reporting this assignment, I followed requirements and guidelines set forth in the WisDOT Real Estate Program Manual and the Uniform Standards of Professional Appraisal Practice.

The subject's land uses were determined by auditing public and private records. Additionally, sales transaction data pertinent to vacant and improved residential and commercial properties were gathered from public records. Various public official and private sources were used to confirm data on sales. I researched market potential for properties such as the subject; regional, neighborhood and property characteristics which affect the market and financial market factors that affect the risk of ownership. Reconciliation of value indications were drawn after thorough analysis of the data used for this assignment.

The performance of this assignment falls under the category of a Valuation Service as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). According to use USPAP, Valuation services pertain to all aspects of property value and include services performed both by appraisers and by others. No part of this valuation service provides an opinion (or opinions) of value. Additionally, the appraiser used information provided by public records, recorded plats, and arials to estimate the vacant sizes. Therefore, if additional information is obtained or a survey, and the size is found to be significantly different, the value indication is subject to change. It should also be noted that no environmental audits were provided. Therefore, if additional information is obtained or an Environmental Audit completed and found to be significantly different, the value indication is subject to change.

## Assignment Conditions

### Assumptions:

The Certificate of Appraiser in this report is subject to the following conditions and such other specific and limiting conditions as set forth by the appraisers of this report:

- The appraisers assume no responsibility for matters of legal nature affecting title to the comparable sales or subject property, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The properties are appraised as though under responsible ownership.
- The appraisers assume that there are no hidden or unapparent conditions on the property, subsoil or structures which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering that might be required to discover such factors. Since no engineering or percolation tests were performed, no liability is assumed for soil conditions. Subsurface rights (minerals) were not considered part of this assignment.
- No contamination or hazardous waste was observed during the subject property inspection(s); however, the appraisers are not trained to perform such an evaluation. The client is encouraged to contact competent professionals if a contamination evaluation is desired. If reports prove hazardous waste or contamination is present, the appraisers reserve the right to revise the conclusions of this report.
- Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. The appraiser reserves the right to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
- Information, estimates, and opinions furnished to the appraisers, and contained in this report, were obtained from sources considered reliable and are believed to be true and correct. However, no responsibility for the accuracy of such items can be assumed by the appraisers.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report.
- No responsibility is assumed for the validity of zoning classification for the subject property as reported to the appraiser by zoning officials or employees.
- Possession of this report or a copy hereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the appraisers, and in any event, only with properly written qualification and only in its entirety.

- Neither all nor part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without the express written consent and approval of the appraisers. Nor shall the appraisers, client, firm, license, or professional organization of which the appraisers are a member be identified without consent of appraisers.
- The liability of the appraisers, employees and subcontractors is limited to the client only. There is no accountability, obligation, or liability to a third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiencies of the property.

## Certificate of Appraiser

I certify that to the best of our knowledge and belief:  
the statements contained in this project data book are true and the information upon which the opinions expressed herein  
are based is correct, subject to the limiting conditions herein set forth.

This project data book has been made in conformity with appropriate Wisconsin Statutes, Regulations,  
Policies and Procedures applicable to the appraisal of right of way.

To the best of our knowledge, no portion of the value assigned to this property consists of non-compensable  
items under Wisconsin Laws.

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

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

Neither our compensation nor our employment is contingent upon the reporting of a predetermined value or  
direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a  
stipulated result, or the occurrence of a subsequent event directly related to the intended use of the project  
data book.

Any decrease or increase in the market value of the real property prior to the date of valuation caused by the  
public improvement for which this property is to be acquired, or by the likelihood that this property would be  
acquired for such improvement, other than that due to physical deterioration within the reasonable control of the  
owner, was disregarded in determining compensation for this property.

The analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with  
the Uniform Standards of Professional Appraisal Practice and the "Relocation Assistance and Real Property  
Acquisition Policy Act of 1970".

The appraiser has not revealed the findings and results of this project data book to anyone other than the proper  
officials of the acquiring agency or the Federal Highway Administration. We will not do so until authorized by said  
officials or until we are required to do so by due process of law, or until we are released from this obligation by  
having publicly testified as to such findings.

The appraiser did not consider nor include, in this project data book, any relocation assistance benefits.

The project data book sets forth all the limiting conditions (imposed by the terms of this assignment or by the  
undersigned) affecting the analyses, opinions and conclusions contained in this report.

No one provided significant real property market analysis assistance to the person signing this certification.

\_\_\_\_\_  
Kema William, Real Estate Specialist/Appraiser

\_\_\_\_\_  
Date Signed



## Important Definition of the Project

### Property Rights Appraised:

The Property Rights being appraised consist of the fee simple estate. Fee simple estate, by definition, is "Absolute ownership unencumbered by any other interest or estate. Subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat" Source: **The Appraisal of Real Estate, Fourteen Edition, Appraisal Institute, 2013, Page 114.**

### Highest and Best Use:

The Highest and Best Use is defined as "the reasonably and probable use that result in the highest present value of the land after considering all legally permissible, physically possible and economically feasible uses" Source: **Language of Real Estate Appraisal, Dearborn Real Estate Education, 2002, Page 87.**

### Market value:

Market Value is defined as the most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

The market value definition, however, is amended as per provision of Section 32.09 of the Wisconsin Statutes. According to the statutes, any increase or decrease in fair market value of real property prior to the date of evaluation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for

such improvement, other than physical deterioration within reasonable control of the property owner, may not be considered in determining just compensation for the property.

**Access Rights:**

The right of ingress to/ or egress from a property that abuts an existing street or highway. Access rights are a private right, as distinguished from a public right. Highway improvements projects often result in access points being changed or consolidated to improve highway safety.

**Approaches to Value:**

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

**The Sales Comparison Approach:**

With this approach, the appraiser obtains (from the marketplace) sales of property that are comparable to the subject property. The appraiser then verifies the terms of the sale, the conditions of the sale, and the sale price with a party to the transaction (if available). After analysis and adjustments, these sales are utilized to arrive at a range of value for the subject. When comparable sales are available, this approach is the best indicator of value because it represents the actions of buyers and sellers in the marketplace.

**The Cost Approach:**

The value of the land as if vacant and readily available for development in its highest and best use is first established. Current costs of reproduction or replacement of improvements are established. Depreciation is applied to this value to arrive at an in-place value for the subject's improvements. The value of the land is then added from the Sales Comparison Approach.

**The Income Approach:**

The Income Approach involves the capitalization of anticipated income. This method is predicated on developing income projections which are then capitalized, recognizing risk and the time value of money, to indicate a present value using a variety of methods. In some cases, it may be appropriate to discount future development and land over a holding period to arrive at the present value of the land.

**Cost-to-Cure:**

The cost to restore an item of deferred maintenance to new or reasonably new condition. Eminent Domain: The right of the government to take private property for public use upon the payment of just compensation.

**Encroachments:**

Trespassing on the domain of another, e.g., wall, fence, landscaping, building, etc. Partial or gradual displacement of an existing use by another use, e.g., locating commercial or industrial improvements in a residential district.

**Existing Right-of-Way:**

Land that is used for highway purposes. The land can be an easement or in fee, either by agreement or condemnation.

**Exposure Time:**

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market on the effective date of the appraisal.

**Extraordinary Assumption:**

An assumption, directly related to a specific assignment, as an effective date of the assignment results, which, if found to be false, could alter the appraiser's opinion or conclusions.

**Change of Grade:**

Change to the slope of the land.

**Fee Simple Estate:**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

**Highway Easement:**

A right granted or taken for the construction, maintenance, and operation of a highway, often granted by railroads.

**Hypothetical Condition:**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the analysis.

**Improvement:**

A building or other structure permanently attached to the land.

**Intended Use:**

The use or uses of an appraiser's reported appraisal opinions and conclusions as identified by the appraiser based on communication with the client at the time of the assignment.

**Intended User:**

The client and any other party identified, by name or type, as users of the appraisal report by the appraiser or the basis of communication with the client at the time of the assignment.

**Nominal:**

Acquisition that are considered non-complex where land and interest needed are minor in nature and there are no damages to the remaining property. The dollar limit for this type of acquisition must be under \$25,000. If these criteria are met, a waiver of a full-length narrative appraisal is allowed, and the property is then considered a nominal acquisition in which case a short-form appraisal will be used-if an appraisal becomes necessary.

**Jurisdictional Exception Rule:**

The Jurisdictional Exception Rule allows law or public policy to supersede USPAP rules. Invoking the Jurisdictional Exception Rule will in no way undermine the intention of USPAP. If relying on the jurisdictional exception, the appraiser must:

1. Identify in the appraisal report, the law or regulation that precludes compliance with USPAP;
2. Comply with that law or regulation; and,
3. Clearly state in the report the part of USPAP that is voided by the law or regulation.

**Larger Parcel:**

In government land acquisitions, that tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by appraiser in deciding in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

**Permanent Limited Easement (PLE):**

An easement that allows construction of improvements. After the improvements are complete, the land will remain the property owner's land, but will allow the acquiring agency the right of ingress and egress to maintain and allow access to the area.

**Proximity Damage:**

An element of severance damages that is caused by the remainder's proximity to the improvement being constructed, e.g., a highway; may also arise from proximity to an objectionable characteristic of a site or improvement, e.g., dirt, dust, noise, vibration.

**Right-of-Way Plat and Plans:**

Drawings which lay out construction plans, and parcels affected by a highway improvement project.

**Separate Entity:**

The appraiser should consider the property evaluated in the appraisals, both from the before and after, as well as the part taken. If the areas to be acquired cannot be marketed as a separate entity, it is appraised as the contributory value to the remainder in a partial taking of property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of the value of the part taken and the damages to the remainder.

**Temporary Limited Easement (TLE):**

According to the Wisconsin Department of Transportation Real Estate Manual, a Temporary Limited Easement (TLE) is an interest in land and must be used whenever the WisDOT has a need to temporarily use a portion of the property owner's lands to construct the highway projects.

For this project, TLEs are needed for mainly grading. An annual rental factor of 6% is deemed reasonable and appropriate for the TLE period.

The TLE is terminated after the road construction and the unencumbered fee interest in the land reverts to the owner.

## Data Collection and Project Description

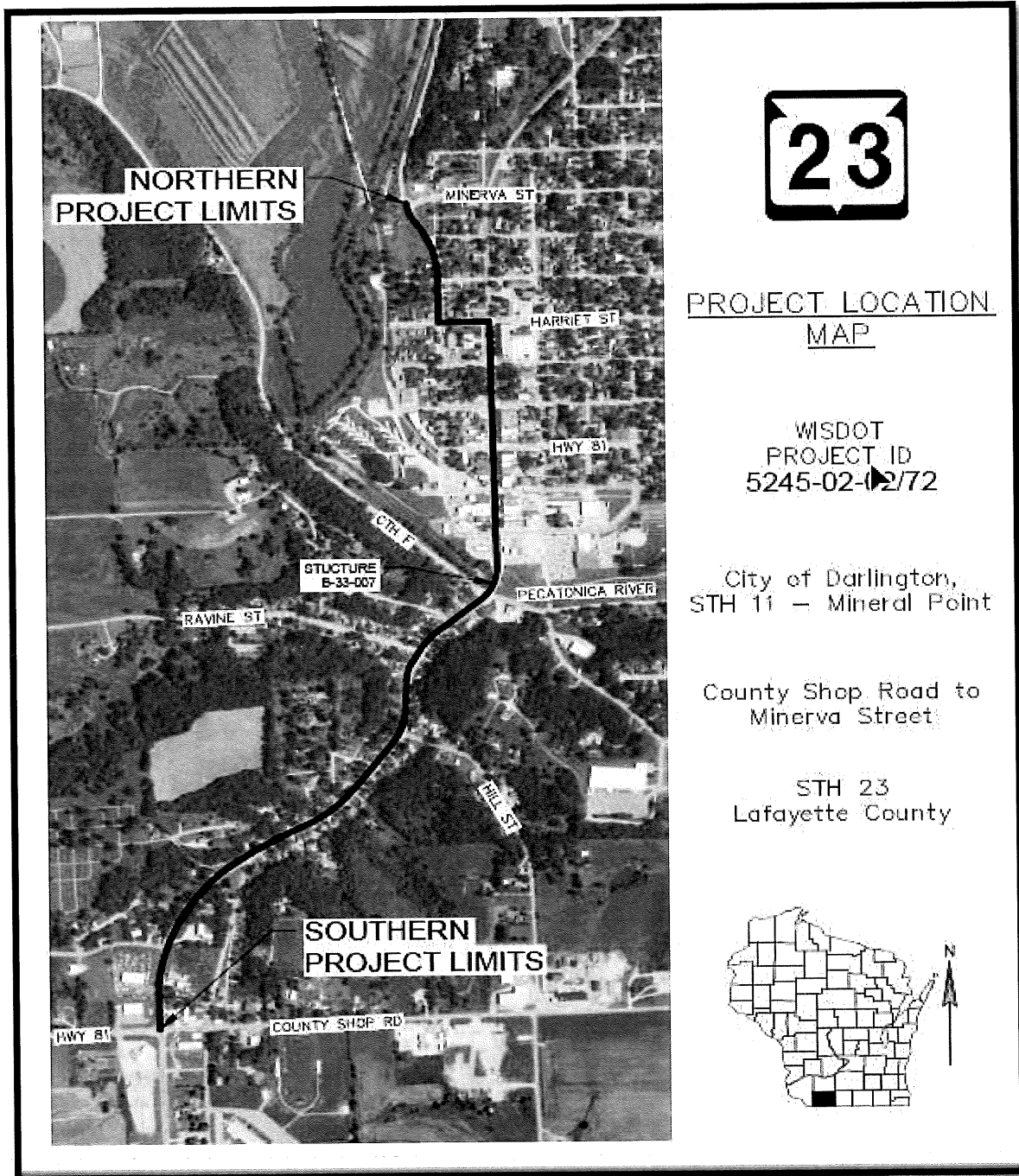
### The Need for the Project:

According to the WisDOT Design Study Report (DSR), the section of State Highway 23 (STH 23), from Morningside Court to West Street in the City of Montello, will be reconstructed. This is a full reconstruction of 1.491 miles and will consist of:

- Mill and overlay of STH 23 from County Shop Road to ~ 1050 north of Center Hill Road
- Reconstruct of STH 23 from Center Hill Road to CTH F/River Street
- Minor realignment of Center Hill Road
- Minor realignment of Union Grove Lane
- Access removal of Huntington Court (north and south legs)
- Deck replacement of B-33-0007 over the Pecatonica River
- Pavement replacement from B-33-0007 to Cornelia Street
- Resurfacing of STH 23 from Cornelia Street to Harriet Street intersection
- Pavement replacement from STH 23/Harriet Street at CTH F/Main Street to Mary Street
- Intersection improvements on STH 23/Harriet Street at CTH F/Main Street and Washington Street
- Resurfacing of SH 23 from Mary Street to Minerva Street
- Culvert extension on C-C33-0001
- Proposed Time Frame for road construction project is 2021.

The purpose of the STH Road 23 project is to address the roadway issues and improve its deficiencies. For example, the existing pavement is deteriorated, and the intersections along the route are difficult for large trucks to negotiate turns and require improvements. Also, the existing concrete bridge over the Pecatonica River was built in 1968 and has not received significant improvement since then. The structure has deteriorated and contains deficiencies that need improvements. The road project is expected to commence in 2021.

## PROJECT LOCATION MAP



Source: WisDOT Design Study Report

## AREA MAP



Source: Commercial-Wisconsin.com



### Market and Area Data

#### General Area Location Overview of Lafayette County Data

Lafayette County is geographically located in the southwestern part of Wisconsin. It is bordered on the north by Iowa County, on the south by Stephenson County, Illinois-southeast, on the east by Green County and on the west by Grant County (See map on page 18).

Lafayette County has a total of 635 square miles, of which 634 miles is land and 1.0 square mile (0.2%) is water. It has only two cities, Shullsburg and Darlington (Darlington is the County Seat). The county comprised of eight villages, eighteen towns and many unincorporated communities. Although it is considered one of the most rural counties in Wisconsin, La Fayette County is relatively close to two urban centers, Madison, Wisconsin and Rockford, Illinois.

The following pages highlight the social, economic, environmental and governmental factors that influences the real estate value and marketability of that area:

#### Population:

Demographic history shows weak growth pattern. Since 1870, the population of Lafayette County has slowing diminished from 22,658 to 16,836 per U. S. Census Bureau. The decline in population was a result of both internal and external for many people were moving around and out of the county and the State in search of employment. However, since the 1990s, the population has been slowing rising and according to Wisconsin Department of Administration, the population is expected to keep increasing mainly from new residents moving in to the County and from new births.

#### Housing:

Housing is one of the necessities of life. Obtaining and maintaining affordable housing is often challenging for many people. Housing, in general, is adjudged affordable when its costs do not exceed 30% of household income. According to the U.S. Census Bureau, as of July 1, 2017, Lafayette County has a total of 7,296 housing units throughout the county's communities. The US Census Bureau indicated that the County has 6,692 households (families and living arrangements). Residential homes values, in Lafayette County, indicated an appreciation of 4.7% in the last 12 months. Presently, the median home price in Lafayette County is \$129,533.

The median home value and median rental rates are less than the neighboring counties and the State of Wisconsin. Overall, obtaining and maintaining housing in Lafayette County is adjudged reasonable.

### **Employment and Industry:**

Lafayette County shows a low unemployment rate. Unemployment rate of the county is 3.3% which is below the overall state unemployment rate of Wisconsin. Over 50% of the residents in the county are employed at work related to agriculture. The rest are engaged in manufacturing, merchandising, providing personal and professional services, mining, or construction business. Dairying and hogs-farming are the main agriculture businesses. The largest employers are governmental agencies, hospitals, and utilities companies. Retail, Service and tourism industries indicate modest growth. Per capita income has been growing, along with the County's population.

### **Transportation and Infrastructure:**

The quality of infrastructure – roads and streets, water and sewer, communication technologies, housing, commercial and public buildings- is essential to the efficiency, effectiveness and sustainability for a healthy economy.

In reviewing transportation data for Lafayette County and neighboring counties, appraiser found that Lafayette County, overall, benefits from excellent road linkages, to include, US Highway 151, Wisconsin Highway 11, 23, 78, 81 and 126. Overall, the Southwest of Wisconsin is served by major transportation modes. U.S. 151 is identified as a multi-lane thoroughfare uniting the region from Dubuque, Iowa to Madison, Wisconsin. There are 1,159 miles of roads in the county, of which 127 (11.00%) are state roads, 272 (23.5%) are county roads and 760 (65.60%) are local roads.

Based on the data approximately 92% of the resident commute to work. The average one-way commute in Lafayette County takes 25 minutes. That's shorter than the US average of 26 minutes.

Overall, the County has good road linkage; it has excellent road linkage to two urban centers-Madison, Wisconsin and Rockford, Illinois. There are approximately 140 miles of freight rail exist. Over 125 miles of recreational trails used by horses, bikes, ATVs, and snowmobiles. The County has quick access to eight airports, four of which are classified for corporate and small jets. Regarding water transportation, the region has a ferry, which crosses the Mississippi River, in Cassville, providing the only cross-river access between Dubuque and Prairie Du Chien.

Altogether, the current transportation road systems appear to be appropriate for the region, however, the WisDOT Design Study Report and the Southwest Region Plan identified some challenges and concerns regarding the conditions of some areas of the roads in the county. According the mentioned reports, some areas of the roads, in the

county are deemed inadequate and below standard. The reports also indicated that, over the years, many transportation improvements have taken place to improvement some roadways and to date, several other road improvements are scheduled. The proposed road project was identified as one of many road improvement projects planned for this area.

#### **Utilities:**

Lafayette County is served by both private and public water and sewage systems. Telephone, internet, electricity, and natural gas services are available in the County. Overall, utilities installations and services are typical in the county and do not appear to impact real estate value.

#### **Zoning:**

Land use and development is governed by zoning ordinances of Lafayette County and the City of Darlington. The regulations are adopted under the authority granted by Wisconsin State Statutes 62.23 (7). Overall, the intent, of zoning ordinances, is to regulate and restrict the use of structures, lands, streets, and waters; regulate population distribution and density to lessen congestion and to promote the health, safety, prosperity, aesthetics and general welfare of the County.

Lafayette County ordinance has eight zoning classifications, Residential (R-1), Central Business District (B-1), Highway Business District (B-2), Business Park District, (B-P), Agriculture District (A), Downtown Design Overlay District, Flood Plain Overlay, District, and Mixed used overlay District. The last major update to the zoning ordinance was done, by the Lafayette Planning and Zoning Committee, in 09/2008; since then, there have been several revisions made to different parts of this document.

The road project begins in the Town of Darlington and ends in the City of Darlington. The land uses in the project's corridor are primarily zoned residential and commercial. Based on an exterior inspection of the parcels in the project's corridor, appraiser found that the parcels impacted in the corridor are congruous with the zoning. A detail explanation pertaining to the zoning of land uses in of the subject is in the addenda of this report.

#### **Soil Conditions:**

Soil suitability is a key factor in determining the best and most cost-effective locations for new development including road infrastructures. Soil types and capability also help determine the viability of land for agricultural purposes. According to the Lafayette County Land and Water Resource Management Plan 2016-2025, most of the land in the area is dissected highland or upland and the soil in the County is a combination of various soil types. The report further explained that the land formation, Upland,

trenches of the Mississippi and the Wisconsin River, the climate and the combination of soil types makes it ideal for farming and development in most areas in the County. The soils along the project are suitable for residential, recreational, commercial and road infrastructure developments by evidence that these improvements are present and common along the route. Therefore, the appraiser found that the soils along the project route, present no significant obstacle to the success of the road project.

### **Lafayette County Floodplain Overview:**

Floodplains are land areas that have been or may be covered by floodwater during a "regional flood." Floodplains are identified and mapped by the Federal Emergency Management Agency (FEMA).

The flood plain ordinance is intended to regulate floodplain development to protect life, health and property; minimize expenditures of public monies for flood control projects; minimize rescue and relief efforts undertaken at the expense of the taxpayers; minimize business interruptions and other economic disruptions; minimize damage to public facilities in the floodplains; minimize the occurrence of future flood blight area in flood plains; discourage the victimization of unwary land and home buyers; prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and to discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

Over the years, Lafayette County has experienced flood issues in several parts of the County.

The Town and City of Darlington have a long history of flooding problems. The mentioned areas flooding issues stem from the Pecatonica River- a medium-sized body of water that nearly encircles the City of Darlington, forming a horseshoe. Over the years, civic leaders, business owners and residents have worked diligently on flooding solutions for this communities and as a result, the Darlington's Flood Hazard Mitigation Plan became the first flood mitigation plan, in the state of Wisconsin, to be approved by FEMA.

FEMA Flood maps depicting the affected area are in the addenda of this report. As the appraiser writes this report, parts of the City of Darlington, including parts of the project area, are flooded. Based on reporting from the local new media, snowmelt triggered the excessive flooding in the area.

**In Summary:**

Lafayette County's infrastructures, as mentioned previously, play an important role of in the social and economic development of Lafayette County. Based on the appraiser research, the County appears to have adequate facilities and services in place to support the residents, business and visitors of its communities.

## Project Area Data

The road project is 1.491 miles along highway 23, beginning in the Town of Darlington and ending in the City of Darlington. The City of Darlington is surrounded by the Town of Darlington and they are very close-knit rural communities. For this assignment, the city and town of Darlington will be referred to as Darlington.

Darlington's population is 4,770 up by 14% over the past decade of the census measure. Typical housing is mixed in design style, age and size as the economic principle of conformity is not prevailing in rural residential market. Most residential home sites vary between 0.20 - 5 acres; the homes have personal driveways; some are paved, and others are not. Although there are some new homes that are being constructed in the area, less than 10% of the observed housing is under 5 years of age.

Marketing time is extended in the rural communities; greater than 6 months often 18 months being typical marketing time. The extended time is not due to lack of demand or oversupply; rather the laid-back behavior characteristics of most rural markets.

Commercial and other land uses are prevalent in the city of Darlington. Commercial developments in this area benefit from excellent road linkages, especially STH 23.

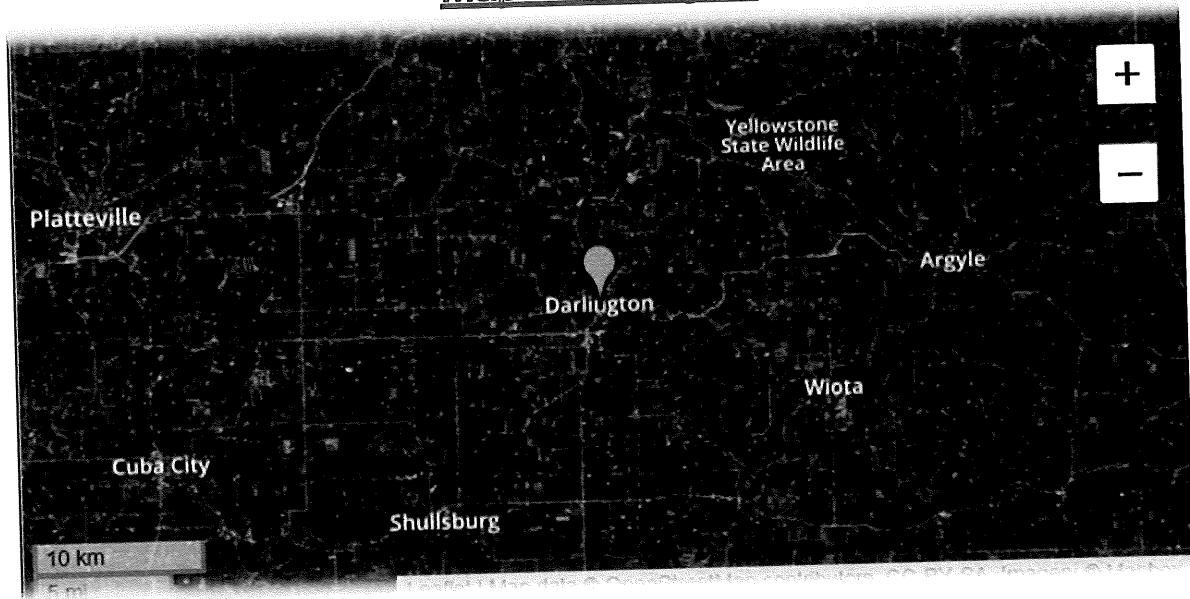
Travel time to major economic centers can be reached by automotive transport in 40-50 minutes. Local shopping for groceries, pharmaceutical needs, gas stations, diner-type restaurants and local small merchant shopping are within 10-20-minute drive time. Local emergency services are county sheriff, volunteer firefighters and volunteer EMS.

Unemployment for the Darlington is at 3.3% - this is lower than both Lafayette County and the Wisconsin.

Employment data indicated a recent job growth of 14.20%. Major employment centers do require approximately 40-minute travel times. The median income is \$50,705 which is lower than both state and national average.

Overall, Darlington economic profile shows a slow but stable community; this area, in general, has benefited from the growth of employment in the metropolitan centers surrounding the area with many of its resident community to work in metropolitan centers.

## Map of Darlington



**Source: Geographic Names Information System (ie- the GNIS)**

### **Subject Property Inventory**

The subject area is a 1.491 miles corridor on State Road 23. Based on the appraiser's research, appraiser identified various types of land uses existing within the one plus miles corridor; residential, agricultural, recreational, commercial, and future residential development tract lands. However, most of the impacted parcels are improved with either residential or commercial improvements. The land sizes ranged from less than one acre to nine acres. Per the Lafayette County zoning ordinance, the minimum residential lot size requirement, for this area, is approximately 7,200 square feet or 0.165 acres.

Based on the project plans and plats, the road projects have minimal impact on the parcels, and as a result, all parcels will be acquired through fee interest by the WisDOT's Waiver of Valuation process. Additionally, several parcels will require temporary limited easements (TLEs). The temporary limited easements are needed for grading and sloping.

The tables on the following pages include tabulations of parcels identified as the subject parcels.



**Project ID: 5245-02-20**

Parcel #	Owners' Name	Land Size Larger Parcel Size (Acreage)	Zoning	Land Use
1	Williams J. & Mary Lou Tuescher	0.440	R-1	Residential
2	Ronald N. & Rita N. Flesher	1.300	C	Commercial
3	Audrey B. Schwartz Trust	2.370	A-1	Residential
6	Theresa M. Monson	0.240	R-1	Residential
7	Rufino A. Snchez	3.00	R-1	Residential
8	Betty Howard	1.00	R-1	Residential
9	Eric R. & Barbara Schwartz	0.220	R-1	Residential
11	Jan5en Properties LLC	0.300	R-1	Residential
12	Chad Fenner	0.300	R-1	Residential
13	Timothy J. Laurel T. Taylor	2.000	R-1	Residential
14	Thomas B. Kleiber	0.250	R-1	Residential
16	Nancy C. Clauer	0.160	R-1	Residential
17	Shane Goebel	0.220	R-1	Residential
18	Goebel Properties, LLC	0.300	R-1	Residential
19	Carl B. Liddicoat	0.380	R-1	Residential
21	James J. Bennett	0.440	R-1	Residential
22	LDW Holdings, LLC	0.800	R-1	Residential
23	Danny D. & Nadine L. Goebel	2.00	R-1	Residential
24	Susan E. Barbee	0.180	R-1	Residential
27	Douglas R. & Sara J. Olson	0.280	R-1	Residential
28	Reilly Rentals	0.280	R-1	Residential
29	Dennis E. & Millie L. Murphy	0.600	R-1	Residential
31	Jacob S. Andrews	1.190	R-1	Residential
32	Cody J. Buss	1.400	R-1	Residential
33	John M. Davis & Roger H. Monson	0.290	R-1	Residential
34	Janice K. Foley	2.580	R-1	Residential
36	Brad A. Innerst	0.130	R-1	Residential
37	Dylan F. Nyffeneffer	0.260	R-1	Residential
38	Tanja F. Kreidler	0.490	R-1	Residential
39	Walter W. & Rosemay Parkinson	0.200	R-1	Residential
41	Angela & Daniel Cutler	2.360	R-1	Residential
42	Aric Barnard & Katrina M. Bauer	0.200	R-1	Residential
43	Daniel E. Bach	0.230	R-1	Residential
44	Thomas D. Gille	0.420	R-1	Residential
46	Ellen D. & Robert T. Corley	0.490	R-1	Residential
47	Crystal L. & Florian J. Tiegs Jr.	0.820	R-1	Residential
48	Rose L. Horsley	0.130	R-1	Residential
49	Barbara & Duane Nelson	0.430	R-1	Residential

**Project ID: 5245-02-20**

Parcel #	Owners' Name	Larger Parcel Size (Acreage)	Zoning	Land Use
51	Delores M. Jacobson	1.080	R-1	Residential
52	Gregory A. & Leann K. McGowan	0.400	R-1	Residential
53	Dale F. Weigel	0.280	A-1	Residential
54	Cheryl McGuire	3.080	R-1	Residential
56	Donna E. & James T. Schwartz	0.350	R-1	Residential
57	Karl C. & Wilma Schubert	0.360	R-1	Residential
58	Rose L. & John W. Horsley	0.310	R-1	Residential
59	Alan J. & Julie A. Hinderman	9.000	R-1	Residential
61	Geraldine E. Bloyer	0.180	R-1	Residential
62	Marjorie Lee	0.140	R-1	Residential
63	Brian W. Acherman	0.200	R-1	Residential
64	Claire G. Benson	0.250	R-1	Residential
66	Claire M. & Daniel G. Langkamp	0.300	R-1	Residential
67	Mark B. Pattinson & Gary A. Miller	1.100	R-1	Residential
68	Briana J. McCarten	1.200	R-1	Residential
69	Jeremiah R. & Ashley R. Kleiber	0.3200	R-1	Residential
71	Martin & Joan Tieman	0.280	R-1	Residential
72	Wanda L. Jacobson, Jacobson Trust	0.280	R-1	Residential
73	Betty C. Williams Trust	0.200	R-1	Residential
74	Constance P. McIntyre	0.200	R-1	Residential
76	Marilyn J. Whalen	0.250	C	Commercial
77	City of Darlington	5.20	R-1	Residential
78	Erin. Ritchie	0.210	R-1	Residential
79	Jeremiah R. Kleiber	0.210	R-1	Residential
81	Jason E. & Tammy M. King	0.710	R-1	Residential
82	Scott L. Reese	0.270	C	Commercial
83	Dale Scholl	0.150	C	Commercial
84	Casey's Marketing Company	0.280	C	Commercial
86	Peoples Community Oil Coop	0.060	C	Commercial
88	Mary C. Kurth	0.110	C	Commercial
89	Lafayette County	1.600	C	Commercial
91	Holy Rosary Congregation of Darlington	1.200	C	Special Purpose
93	Carol Benson	0.090	R-1	Residential
94	Malone Girls, LLC	0.200	R-1	Residential
96	Mary F. & Scott H. Heinberg	0.400	R-1	Residential
97	David W. & Connie L. Determan	0.150	R-1	Residential
98	Michael R. Ridener	1.110	R-1	Residential
99	Paul T. & Susan L. Godrey	1.110	R-1	Residential
101	King Homes, LLC	0.100	R-1	Residential

### Residential Vacant Land Sales Data

Residential Vacant Land	Property Address	Municipality	Sale \$Date	Sale Price	Square Feet	Price Per Sq. Ft.
1	326 Filardo Court	City of Mineral Point	3/24/2017	\$12,000	10,019	\$1.20
2	321 Filardo Court	City of Mineral Point	8/24/2018	\$15,000	12,197	\$1.23
3	325 Filardo Court	City of Mineral Point	3/16/2018	\$15,000	12,197	\$1.23
4	333 Filardo Court	City of Mineral Point	4/6/2018	\$15,000	10,454	\$1.43
5	112 S. Chestnut St.	City of Mineral Point	4/30/2018	\$10,000	10,188	\$1.00
Mean						\$1.22
Median						\$1.23

#### Residential Vacant Land Sales – Explanation of Value:

The real estate market in this area is not very active, and as result, appraiser was unable to find residential vacant land sales in the subject's immediate area. The five sales above were obtained in the City of Mineral Point. The City of Mineral Point is very similar to the City of Darlington- with similar schools, municipalities, access to jobs and transportation systems. Sales number one thru four are from a relatively new residential-only subdivision. Sale number five is in a matured predominantly residential neighborhood. Overall, the sales ranged in sizes from 10,019 to 12,197 square feet or 0.230 to 0.280 acres. The residential lots in the project corridor varied in sizes. However, most of the residential lots on this project are less than an acre. Based on market research, smaller lots are in higher demand than larger ones. In general, residential land value in this community is significantly influenced by its location within the community therefore, any increase shown may not be an accurate reflection of overall market value increase. Therefore, with minimal market evidence to support upward market time, no adjustments were made to comparable sales.

The sale dates ranged from March 16, 2017 to August 24, 2018. As previously stated, all five sales are in the City of Mineral Point, approximately 14 miles from the subject's area.

Based on appraiser's research of the subjects' and its surrounding communities, appraiser found the City of Darlington and the City of Mineral Point are very similar communities in both hard and soft infrastructures, - both areas have similar education, healthcare system, road systems, zoning, transportation linkage systems, and utilities. However, one of the major difference between the two areas is tourist attractions- the City of Mineral Point is known for its artistic flare- with over two dozen art galleries,

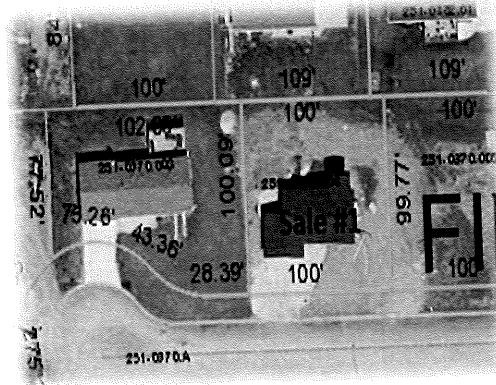
studios and shops. Due to its vibrant art culture, this city attracts tourists throughout the year.

The City of Darlington, however, has many great outdoors and reactional activities, for example, ATV and UTV activities, Birding, and Downhill Skiing, which attract tourist to its community. Therefore, appraiser found that the two locations are similar in economic, political and other attributes and did not make a location adjustment to the sales.

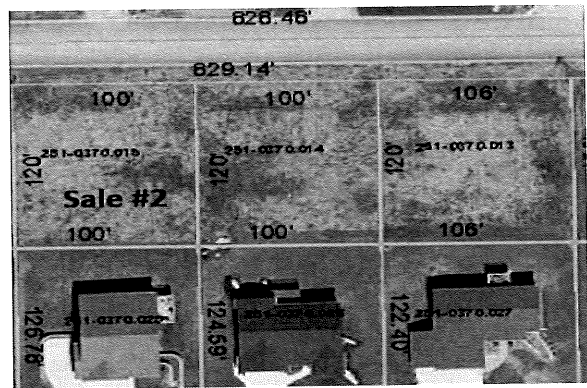
**Conclusion of Comparable Sales:**

Based on market evidence, the appraiser estimated residential land in the subject's neighborhood at \$1.23 to \$1.43 per square feet. Thus, the recommended residential land value is \$1.43 per square. The individual sale data sheets and the Sales Location Map are presented on the following pages:

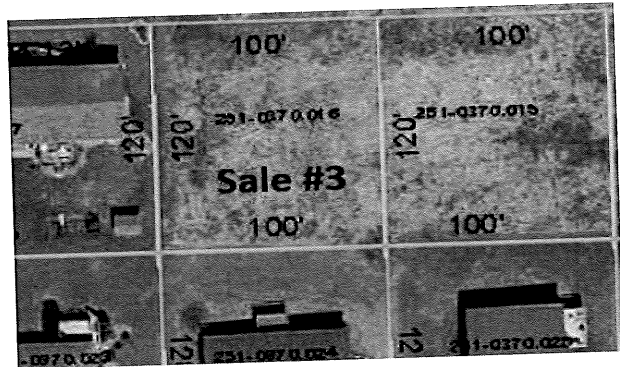
## Residential Vacant Land Sales Data



SALE DATE:	3/24/2017	Sale #1
LOCATION:	326 Filardo Court City of Mineral Point, WI	TAX ID: 251-0370.004
LEGAL DESCRIPTION:	Lot 4 Hunters Hollow Subdivision	
SALE PRICE:	\$12,000	
NET SIZE:	10,018 SF	
UNIT PRICE:	\$1.20	
GRANTOR:	Marian A. Hunter	
GRANTEE:	Alex P. Trollop	
ZONING:	Residential	
INTENDED USE:	Single Family Residential	Land is improved with a single-family dwelling.
CONVEYANCE DOCUMENT #:	Warranty Deed	#351059
FINANCING:	Cash	
CONFIRMED BY: Date:	Grantor 4/4/2019	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/2/2019	BY: Jenice Anderson



SALE DATE:	8/24/2018	Sale #2
LOCATION	321 Filardo Ct. City of Mineral Point, WI	TAX ID: 251-0370.015
LEGAL DESCRIPTION:	LOT 15 Hunters Hollow Subdivision	
SALE PRICE:	\$15,000	
NET SIZE:	12,197 SF	
UNIT PRICE:	\$1.23	
GRANTOR:	Marian A. Hunter	
GRANTEE:	Michael W. & Mary B. Fenley	
ZONING:	Residential	
INTENDED USE:	Single Family Residential	
CONVEYANCE DOCUMENT #:	Warranty Deed	#358165
FINANCING:	Cash	
CONFIRMED BY: DATE:	Grantor 4/4/2019	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/2/2018	BY: Jenice Anderson

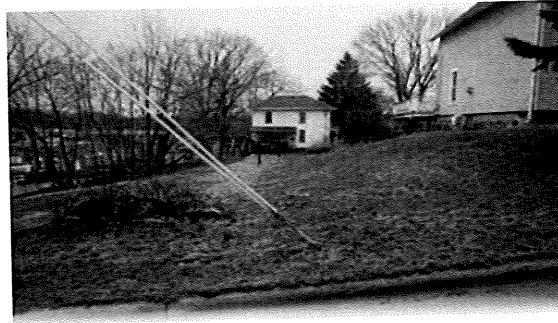


SALE DATE:	3/16/2018	Sale #3
LOCATION: City of Darlington, WI	325 Filardo Court Mineral Point, WI	TAX ID: 251-0370.016
LEGAL DESCRIPTION:	Lot 16 Hunters Hollow Subdivision, City of Mineral Point, Iowa County, Wisconsin	
SALE PRICE:	\$15,000	
NET SIZE:	12,197 SF	
UNIT PRICE:	\$1.23	
GRANTOR:	Marian A. Hunter	
GRANTEE:	Justin H. & Christine N. Skelding	
ZONING:	Residential	
INTENDED USE:	Single Family Residential	Single family home is under construction.
CONVEYANCE DOCUMENT #:	Warranty Deed	#355839
FINANCING:	Cash	
CONFIRMED BY:	Grantor 4/4/2019	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/2/2019	BY: Jenice Anderson



SALE DATE:	4/6/2018	Sale #4
LOCATION: City of Darlington, WI	333 Filardo Ct Mineral Point, WI	TAX ID: 251-037.017
LEGAL DESCRIPTION:	LOT 18 Hunters Hollow Subdivision, City of Mineral Point, Iowa County, Wisconsin	
SALE PRICE:	\$15,000	
NET SIZE:	10,454 SF	
UNIT PRICE:	\$1.43	
GRANTOR:	Marian A. Hunter	
GRANTEE:	Joral Crist	
ZONING:	Residential	
INTENDED USE:	Single Family Residential	Parcel is improved with a single-family home.
CONVEYANCE DOCUMENT #:	Warranty Deed	#356083
FINANCING:	Cash	
CONFIRMED BY: Date:	Grantor 4/4/2019	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/2/2019	BY: Jenice Anderson





SALE DATE:	4/30/2018	Sale #5
LOCATION: City of Darlington, WI	112 Chestnut Street Mineral Point, WI	TAX ID: 251-0013.A
LEGAL DESCRIPTION:	N1/2 of lots 9-10 Vliets	
SALE PRICE:	\$10,000	
NET SIZE:	10,018 SF	
UNIT PRICE:	\$1.00	
GRANTOR:	James P. Weighert	
GRANTEE:	Patrick C. Ford	
ZONING:	Residential	
INTENDED USE:	Single Family Residential	
CONVEYANCE DOCUMENT #:	Warranty Deed	
FINANCING:	Cash	
CONFIRMED BY:	South Central Wisconsin MLS, Wisconsin Dept. of Revenue, and Iowa County GIS	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/2/2019	BY: Jenice Anderson

**\*Appraiser made several attempts to reach grantor and grantee but was unsuccessful, as result, the above sale was not verified.**

The map displays the Mineral Point area in Missouri. Key features include:

- Subject Area:** Located near Darlington, Missouri, indicated by a callout bubble.
- Sale Sites:** Five locations are marked with callout bubbles:
  - Sale #1: Located near Mineral Point.
  - Sale #2: Located near Mineral Point.
  - Sale #3: Located near Mineral Point.
  - Sale #4: Located near Mineral Point.
  - Sale #5: Located near Mineral Point.
- Geographic Features:** The Mississippi River is shown flowing through the western part of the map.
- Towns and Cities:** Numerous towns are labeled, including Mineral Point, Plattville, Darlington, and many others.
- Roads:** Major roads are marked with route numbers, including Highway 151, Highway 61, and Highway 20.

## Commercial Vacant Land Sales Data

Commercial Vacant Land	Property Address	Municipality	Sale Date	Sale Price	Square Feet	Price Per Sq. Ft.
1	1300 Keep Street	City of Darlington	05/01/2018	\$36,000	92,783	\$0.39
2	11763 HWY 23	Town of Darlington	08/04/2017	\$60,000	91,040	\$0.65
3	105 South Street	Village of Argyle	09/11/2018	\$6,000	6,000	\$1.15
4	1206 N. Bequette Street.	City of Dodgeville	10/26/2018	160,000	21,780	\$7.35
Mean						\$2.39
Median						\$0.90

### Commercial Vacant Land Sales - Explanation of Value

As previously stated, the market is not very active for vacant land. Commercial vacant land activities appeared to be stagnant. In this area, there seemed to be no incentive to build new products, so there have been few commercial vacant land sales transactions. The table above summarizing the sales deemed most relevant to the appraiser's analysis. The sales are in Darlington and surrounding communities. The vacant land sizes range from 6,000 square feet to 92,783 square feet. Comparable Sales are from competing municipalities (names noted on the grid) of similar amenities. Overall, the subject's area and its competition are rural communities which supports one another as they house different businesses and schools as well as medical facilities. No location adjustment was deemed necessary.

There was minimal market evidence to support upward or downward market trends, therefore, no market time adjustments were made to the comparable sales.

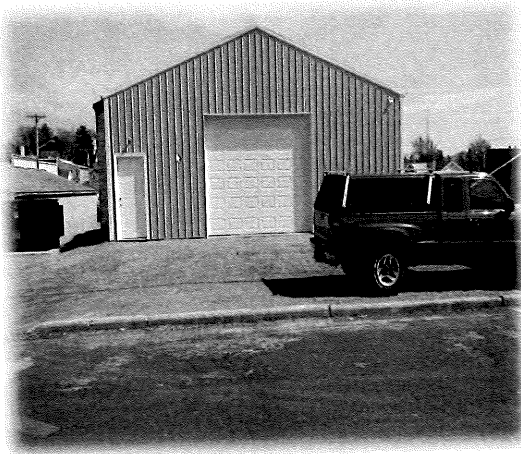
### Conclusion of Comparable Sales

The appraiser estimated land value for commercial vacant land, in the subject's neighborhood, at \$0.39 to \$4.00 per square feet. Therefore, for this project, the recommended value for fee acquisition is \$4.00 per square.

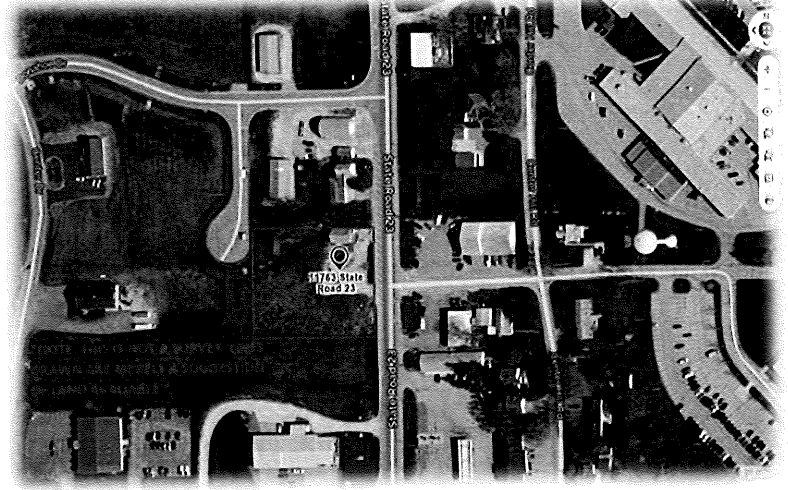
The individual sales data sheets are illustrated on the following pages:



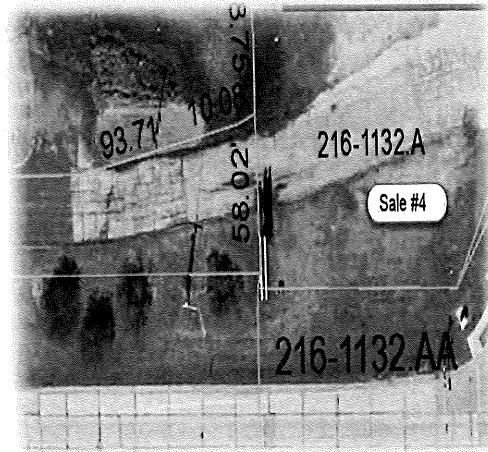
SALE DATE:	4/27/2018	Sale #1
LOCATION:	1300 Keep Street City of Darlington	TAX ID:216.0862.0000
LEGAL DESCRIPTION:	All parcels 216.0862.0000 in the Darlington, City of 1300 Keep Street, Darlington, WI 53530	
SALE PRICE:	\$36,000	
NET SIZE:	92,783 SF	
UNIT PRICE:	\$0.39	
GRANTOR:	Lawrence D. Wedig	
GRANTEE:	Richard C. Allendorf	
ZONING:	Commercial	
INTENDED USE:	Commercial	Improved with storage units
CONVEYANCE DOCUMENT #:	Warranty Deed	#354204
FINANCING:	Cash	
CONFIRMED BY: Date:	Jonathan Carrington, Realtor 4/24/2018	VERIFIED BY: Jenice Anderson
PHOTO TAKEN:	4/3/2019	BY: Jenice Anderson



SALE DATE:	09/11/2018	Sale #2
LOCATION:	105 South Street Village of Argyle	TAX ID: 101.0024.0000
LEGAL DESCRIPTION:	All of Parcel 101.0024.0000 in the Argyle, Village of 105 South Street	
SALE PRICE:	\$6,000	
NET SIZE:	5,227 SF	
UNIT PRICE:	\$1.15	
GRANTOR:	Van F. Steiner	
GRANTEE:	Marty Brothers Properties, LLC	
ZONING:	Commercial	
INTENDED USE:	Commercial	The parcel is improved with a storage building
CONVEYANCE DOCUMENT #:	Warranty Deed	#355493
FINANCING:	Cash	
CONFIRMED BY:	South Central Wisconsin MLS, Wisconsin Dept. of Revenue, and Iowa County GIS	VERIFIED BY: Kema Williams
PHOTO TAKEN:	04/03/2019	BY: Jenice Anderson



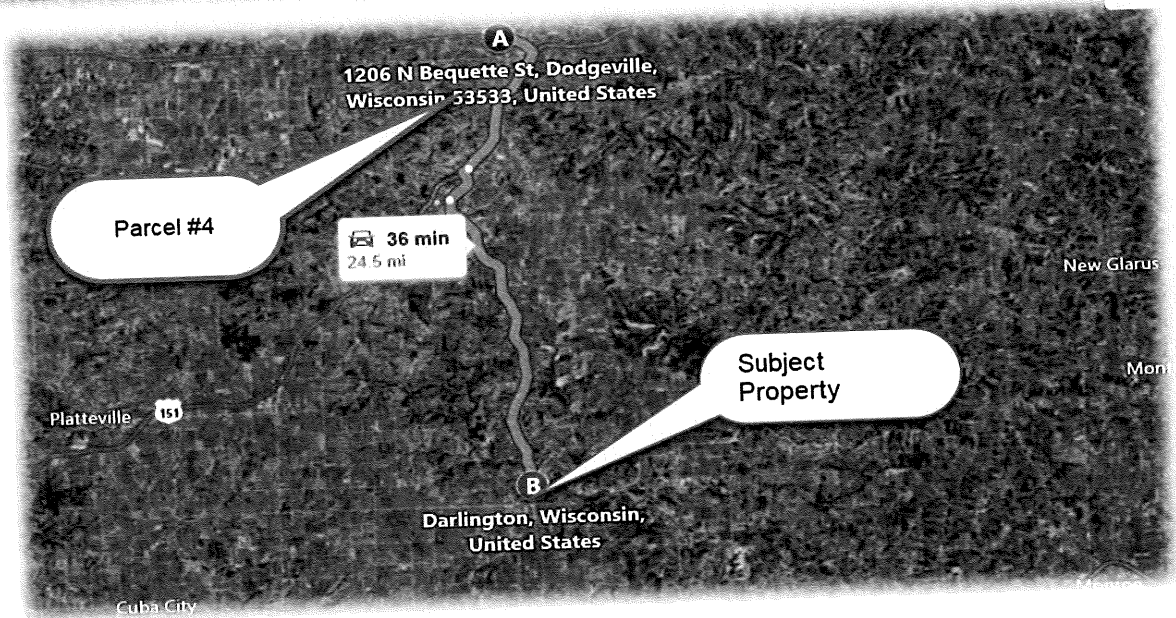
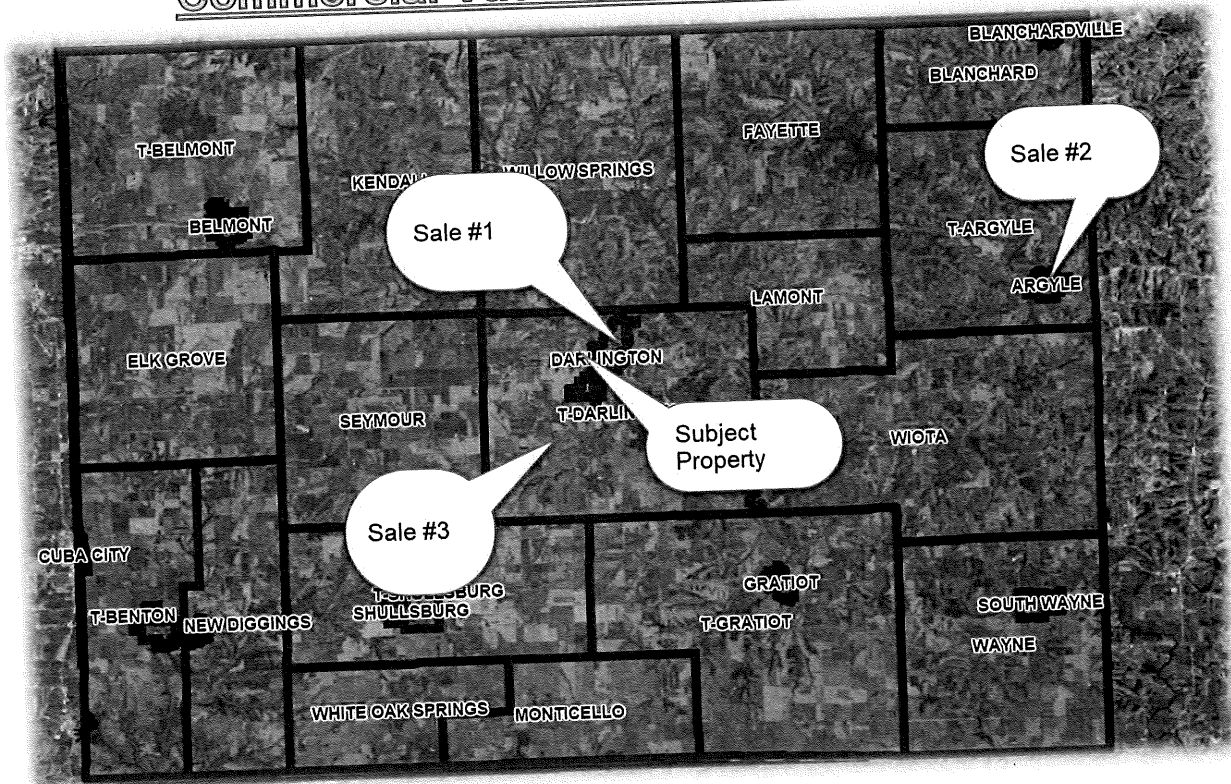
SALE DATE:	8/04/2017	Sale #
LOCATION:	11763 HWY 23 Town of Darlington	TAX ID: 216.1201.0000
LEGAL DESCRIPTION:	Parcel 1: Part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Southwest Quarter in Section 10, Town 2 North, Range 3 East...	
SALE PRICE:	\$60,000	
NET SIZE:	91,040 SF	
UNIT PRICE:	\$0.65	
GRANTOR:	Olde Center School Properties, LLC	Parcel is improved with a storage building.
GRANTEE:	Terry L. Redfearn	
ZONING:	Commercial	
INTENDED USE:	Commercial	
CONVEYANCE DOCUMENT #:	Warranty Deed	#351795
FINANCING:	Cash	
CONFIRMED BY: DATE:	Nancy Smith, Realtor 7/17/2018	VERIFIED BY: Kema Williams Per Nancy, the old school house was not considered as part of the sale.
PHOTO TAKEN:	4/10/2019	BY: Jenice Anderson



SALE DATE:	10/26/2018	Sale #4
LOCATION:	1206 N Bequette St. City of Dodgeville	TAX ID: 216.252.61142 Official parcel ID: 216.1132.A
LEGAL DESCRIPTION:	All of Parcel 216.252.61142 in the Dodgeville, City of 1206 N. Bequette St.	
SALE PRICE:	\$160,000	
NET SIZE:	21,780 SF	
UNIT PRICE:	\$7.35	
GRANTOR:	Old National Bank	
GRANTEE:	Marine Credit Union	Parcel is separated in two due to a driveway
ZONING:	Commercial	
INTENDED USE:	Commercial	
CONVEYANCE DOCUMENT #:	Warranty Deed	#359006
FINANCING:	Cash	
CONFIRMED BY:	South Central Wisconsin MLS, Wisconsin Dept. or Revenue, and Iowa County GIS	VERIFIED BY: Kema Williams
PHOTO TAKEN:	4/9/2019	BY: Jenice Anderson



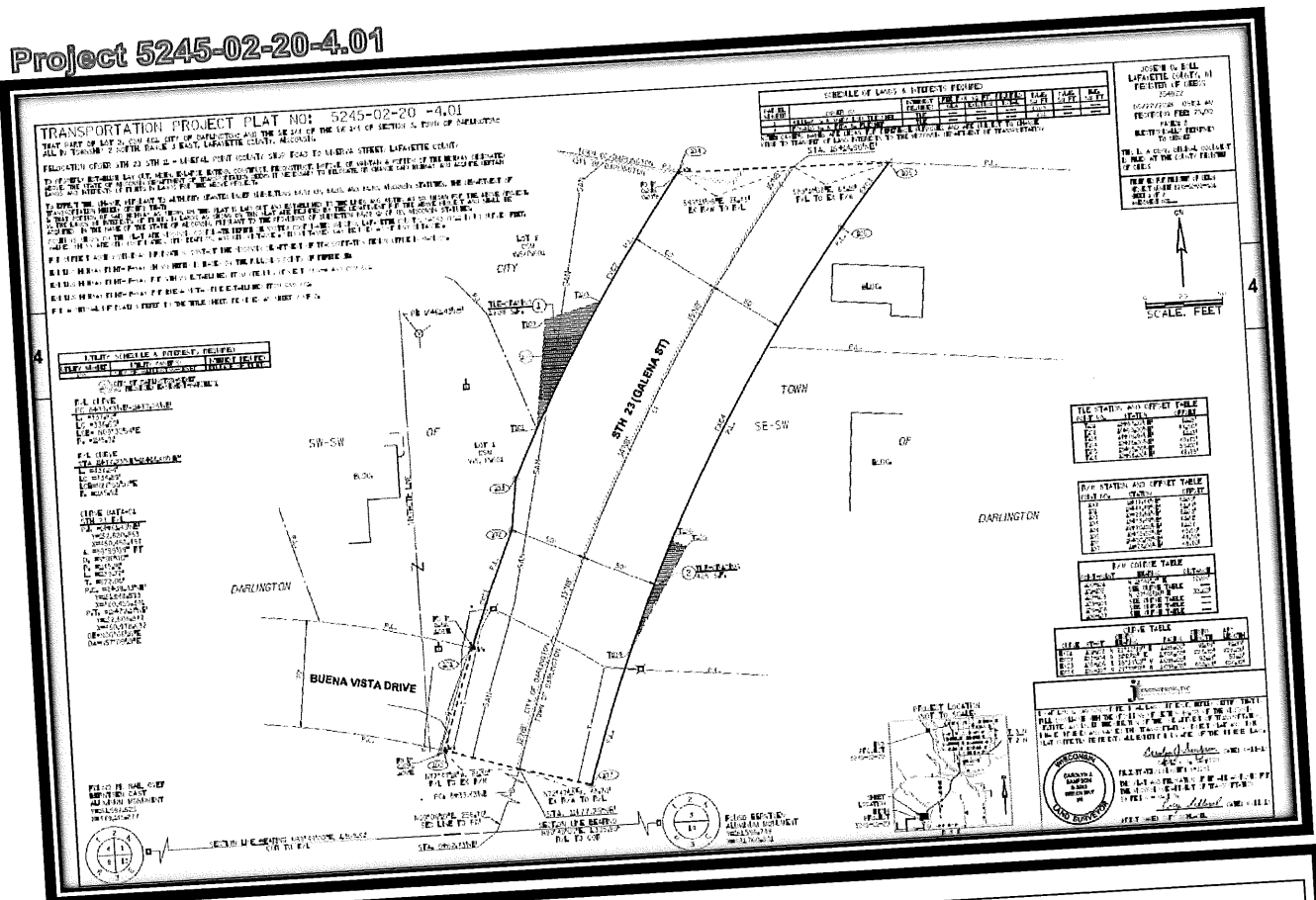
## Commercial Vacant Sales Location Map





# PROJECT PLAT MAPS

**Project 5245-02-20-4.01**



SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ FT. REQUIRED			T.L.E. SQ FT	P.L.E. SQ FT	H.E. SQ FT
			NEW	EXISTING	TOTAL			
1	WILLIAM J. & MARY LOU TUESCHER	TLE	---	---	---	1,208	---	---
2	RONALD N. & RITA M. FLESHER	TLE	---	---	---	425	---	---

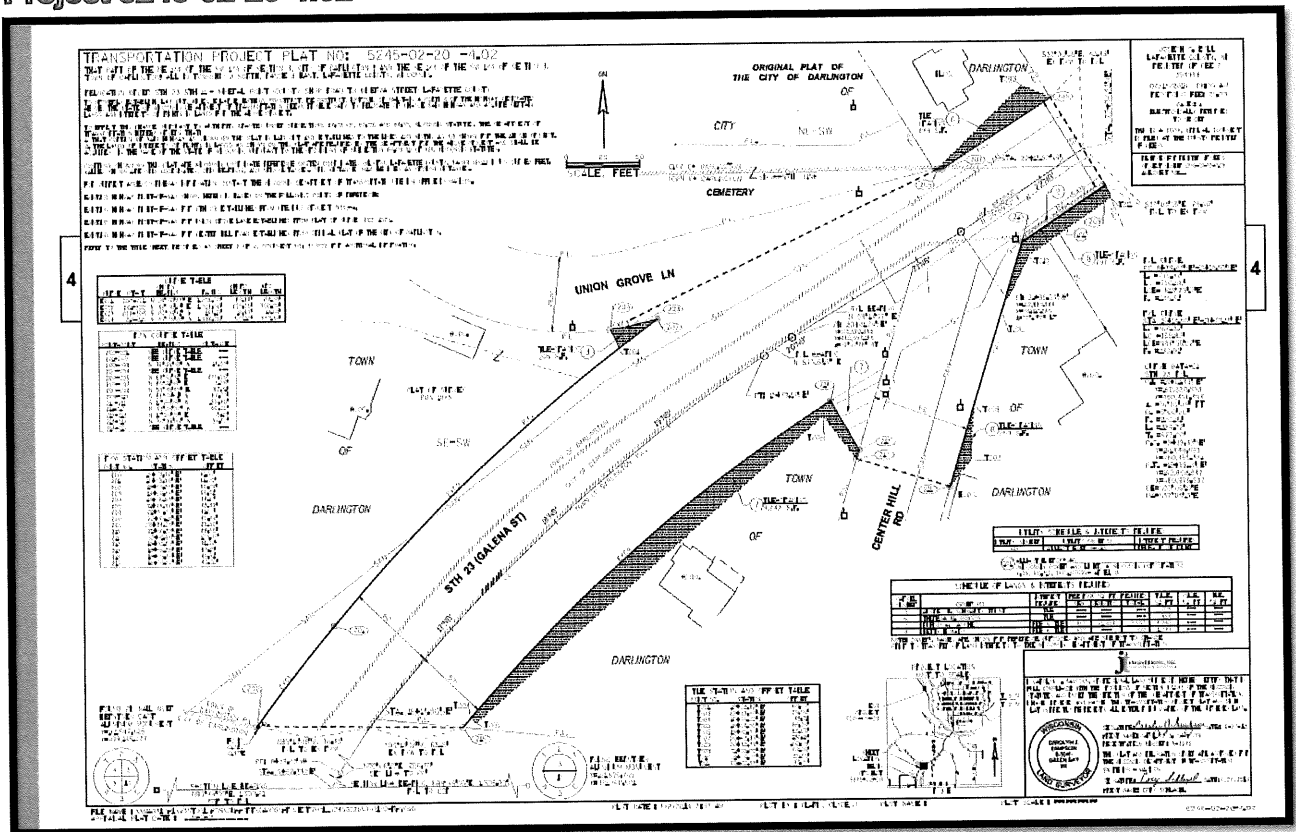
NUMBER	OWNER'S NAME	SECTION	TOWNSHIP	RANGE	RANGE	RANGE
1	WILLIAM J. & MARY LOU TUESCHER	TLE	---	---	---	---
2	RONALD N. & RITA N. FLESHER					

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

STA. 16+14.80'NB'

**Note: These parcels are in the Town of Darlington.**

**Project 5245-02-20-4.02**



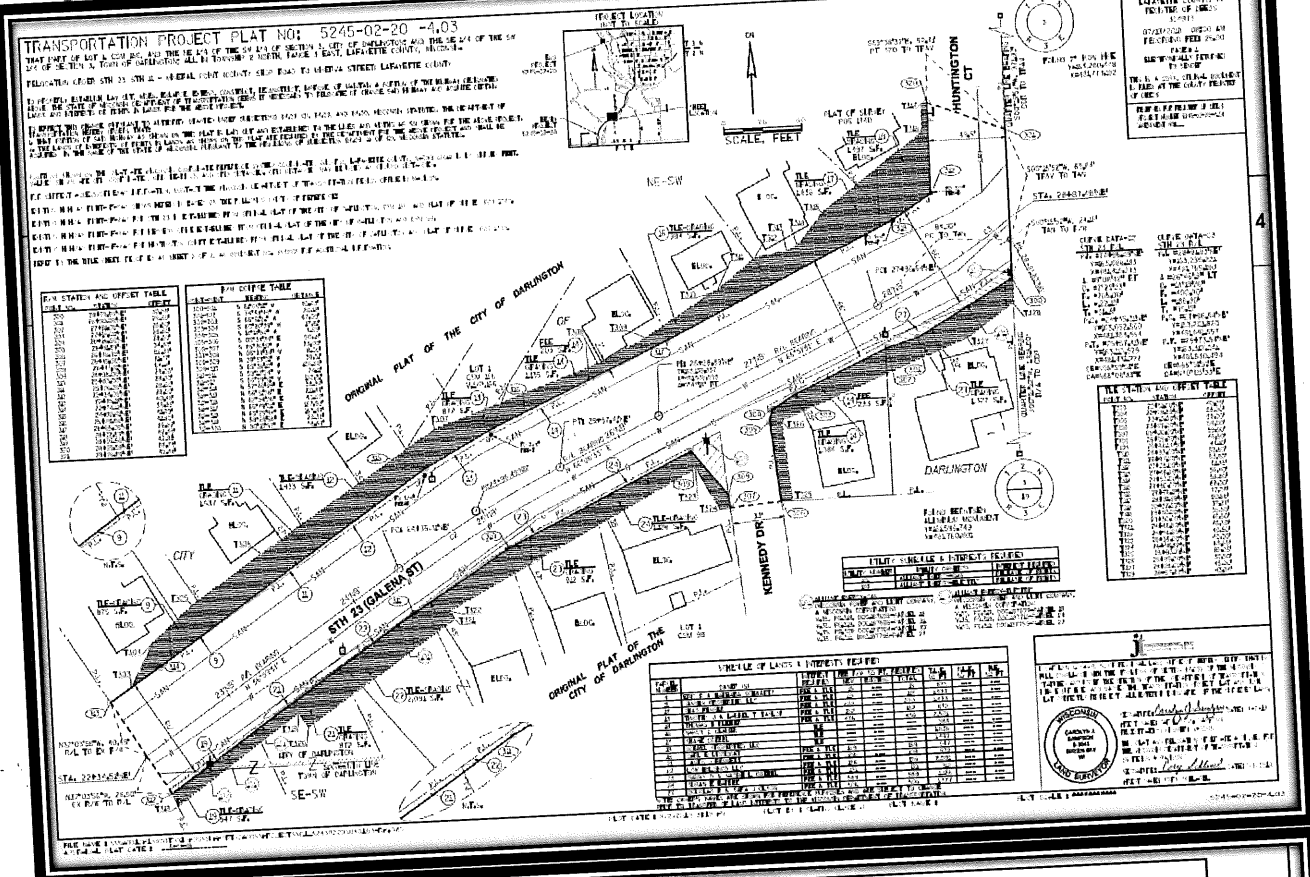
### SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ FT. REQUIRED			T.L.E. SQ FT	P.L.E. SQ FT	H.E. SQ FT
			NEW	EXISTING	TOTAL			
3	AUDREY B. SCHWARTZ TRUST	TLE	---	---	---	205	---	---
6	THERESA M. MONSON	TLE	---	---	---	848	---	---
7	RUFINO A. SANCHEZ	FEE & TLE	793	21,904	22,697	4,242	---	---
8	BETTY HOWARD	FEE & TLE	222	---	222	1,047	---	---

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE  
PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

**Note: These parcels are in the Town of Darlington.**

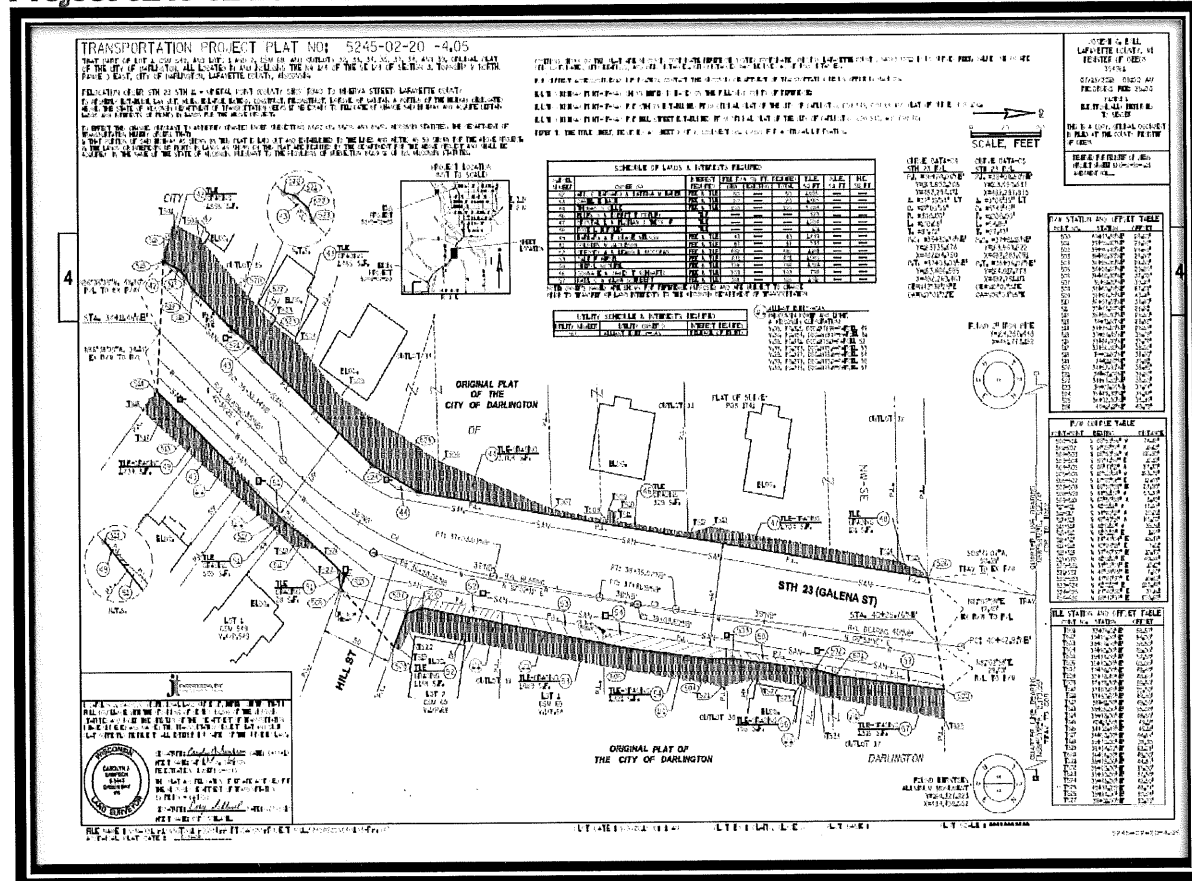
**Project 5245-02-20-4.03**



SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ FT. REQUIRED			T.L.E. SQ FT	P.L.E. SQ FT	H.E. SQ FT
			NEW	EXISTING	TOTAL			
			15	---	15	875	---	---
9	ERIC R & BARBARA SCHWARTZ	FEE & TLE	112	---	112	1,537	---	---
11	JANSEN PROPERTIES LLC	FEE & TLE	220	---	220	1,433	---	---
12	CHAD FENNER	FEE & TLE	152	---	152	872	---	---
13	TIMOTHY J & LAUREL T TAYLOR	FEE & TLE	436	---	436	2,521	---	---
14	THOMAS B KLEIBER	TLE	---	---	---	584	---	---
16	NANCY C CLAUSER	TLE	---	---	---	1,836	---	---
17	SHANE GOEBEL	TLE	---	---	---	1,497	---	---
18	GOEBEL PROPERTIES LLC	FEE & TLE	169	---	169	547	---	---
19	CARL B LUDICOAT	FEE & TLE	108	---	108	872	---	---
21	JAMES J BENNETT	FEE & TLE	126	---	126	2,091	---	---
22	LDW HOLDINGS LLC	FEE & TLE	121	---	121	912	---	---
23	DANNY D & NADINE L GOEBEL	FEE & TLE	589	---	589	1,126	---	---
24	SUSAN E BARBEE	FEE & TLE	506	---	506	1,327	---	---
27	DOUGLAS R & SARA J OLSON	FEE & TLE	---	---	---	---	---	---
VALUES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE DEPARTMENT OF TRANSPORTATION								

**Note:** These parcels are in the City of Darlington.

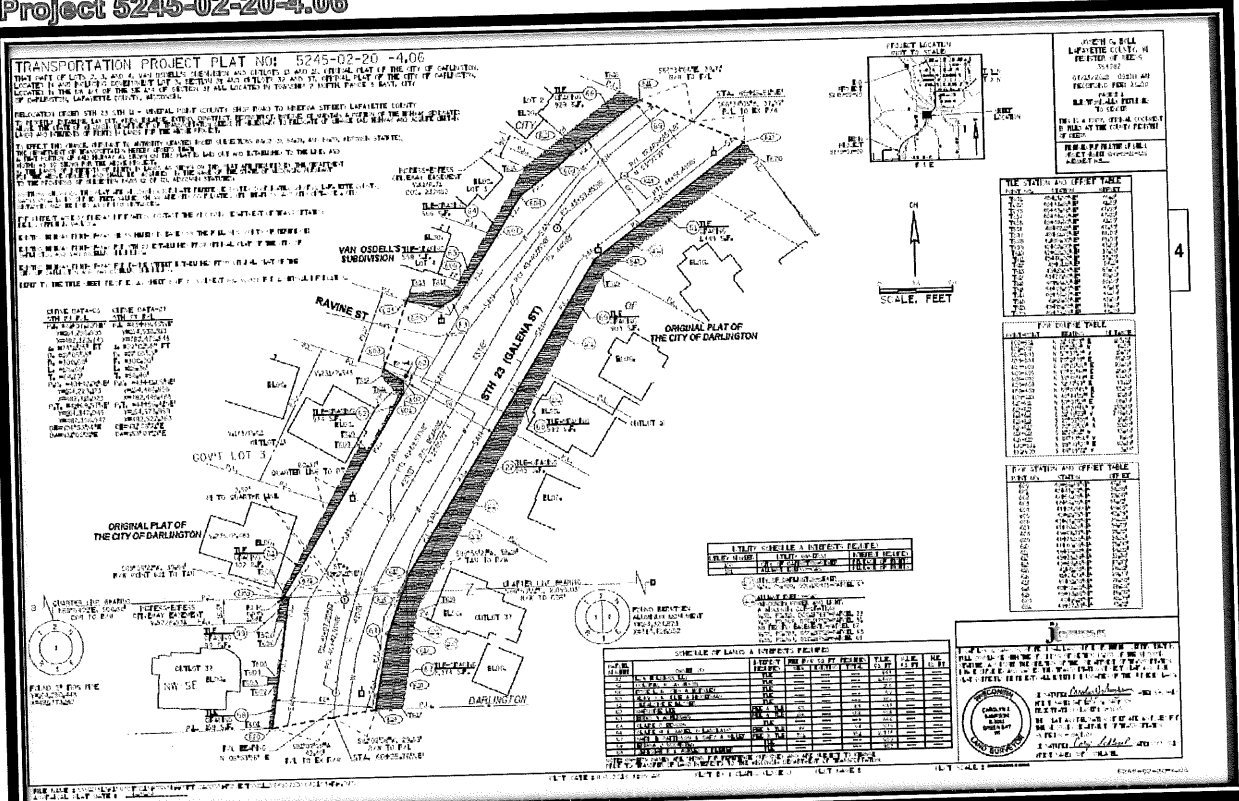




SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ. FT. REQUIRED			T.L.E. SQ. FT.	P.L.E. SQ. FT.	H.E. SQ. FT.
			NEW	EXISTING	TOTAL			
42	ARIC C BARNARD & KATRINA M BAUER	FEE & TLE	50	---	50	1,696	---	---
43	DANIEL E BACH	FEE & TLE	20	---	20	1,465	---	---
44	THOMAS D GILLE	FEE & TLE	100	---	100	3,704	---	---
45	ELLEN D & ROBERT T CORLEY	TLE	---	---	---	329	---	---
47	CRYSTAL L & FLORIAN J TIEGS JR	TLE	---	---	---	1,204	---	---
48	ROSE L HORSLEY	TLE	---	---	---	101	---	---
49	BARBARA & R DUANE NELSON	FEE & TLE	43	---	43	1,239	---	---
51	DOLORES M JACOBSON	FEE & TLE	87	---	87	533	---	---
52	GREGORY A & LEANN K MCGOWAN	FEE & TLE	482	---	482	1,148	---	---
53	DALE F WIEGEL	FEE & TLE	631	---	631	1,083	---	---
54	CHERYL MCGUIRE	FEE & TLE	788	---	788	1,321	---	---
56	DONNA E & JAMES T SCHWARTZ	FEE & TLE	303	---	303	796	---	---
57	KARL C & WILMA SCHUBERT	FEE & TLE	356	---	356	1,516	---	---

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

**Project 5245-02-20-4.06**



V.35, PG.267, DOC.187511-PARCEL 69

SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ FT. REQUIRED			T.L.E. SQ FT	P.L.E. SQ FT	H.E. SQ FT
			NEW	EXISTING	TOTAL			
22	LDW HOLDINGS LLC	TLE	---	---	---	943	---	---
51	DOLORES M JACOBSON	TLE	---	---	---	1,449	---	---
58	ROSE L & JOHN W HORSLEY	TLE	---	---	---	158	---	---
59	ALAN J & JULIE A HINDERMAN	TLE	---	---	---	99	---	---
61	GERALDINE E BLOYER	TLE	---	---	---	302	---	---
62	MARJORIE LEE	FEE & TLE	63	---	63	534	---	---
63	BRIAN W ACHERMAN	FEE & TLE	158	---	158	558	---	---
64	CLAIRE G BENSON	TLE	---	---	---	566	---	---
66	CLAIRE M & DANIEL G LANGKAMP	FEE & TLE	94	---	94	929	---	---
67	MARK B PATTINSON & GARY A MILLER	FEE & TLE	351	---	351	2,374	---	---
68	BRIANA J MCCARTEN	TLE	---	---	---	599	---	---
69	JEREMIAH R & ASHLEY R KLEIBER	TLE	---	---	---	903	---	---

INTERESTS, SURVEYS AND ARE SUBJECT TO CHANGE

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE  
PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

**Note: These Parcels are in the City of Darlington.**

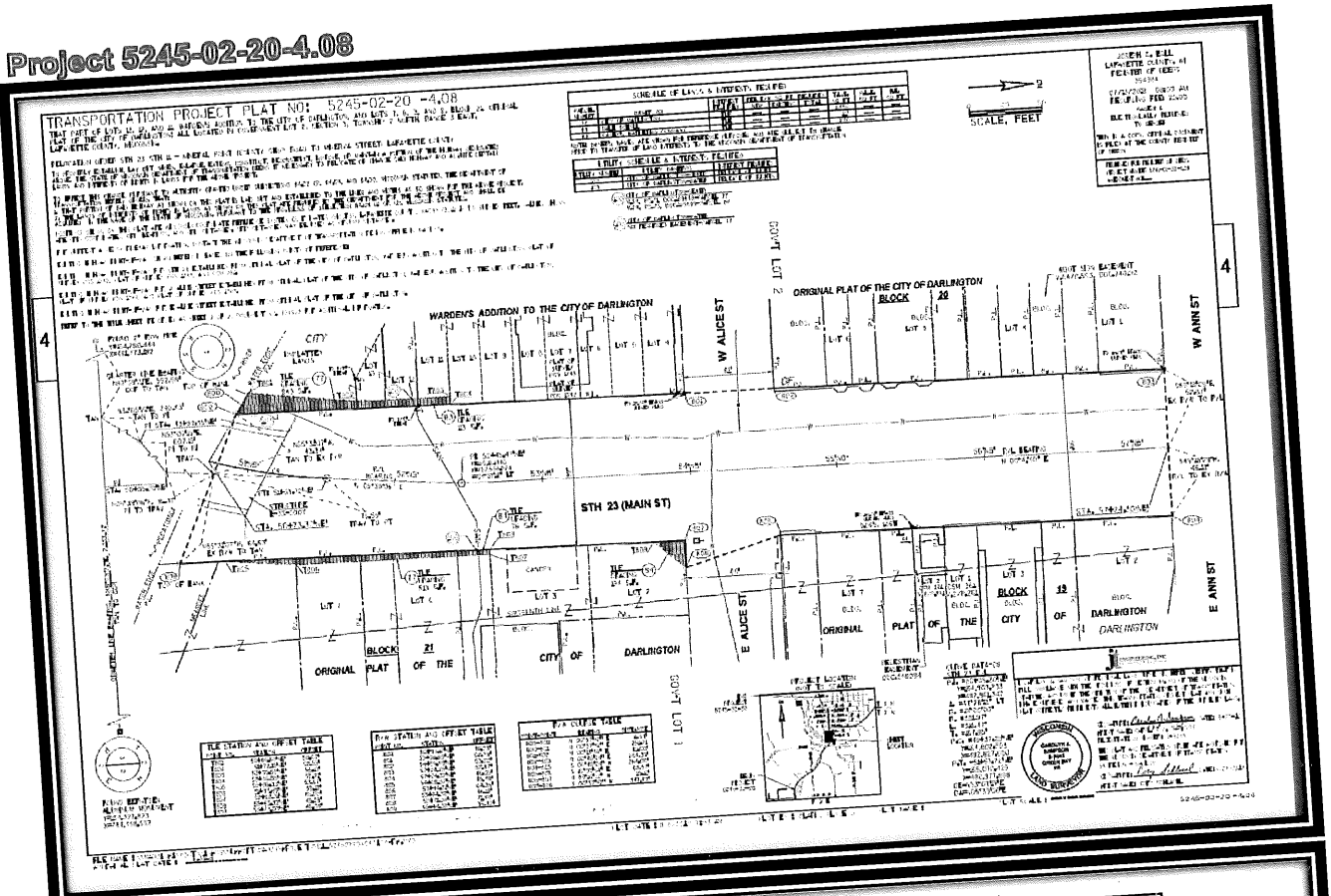
# Project 5245-02-20-4.07

## TRANSPORTATION PROJECT PLAT NO. 5245-02-20-4.07

THIS PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 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**Project 5245-02-20-4.08**



SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ. FT. REQUIRED			T.L.E. SQ. FT	P.L.E. SQ. FT	H.E. SQ. FT
			NEW	EXISTING	TOTAL			
77	CITY OF DARLINGTON	TLE	---	---	---	1456	---	---
83	DALE SCHOLL	TLE	---	---	---	113	---	---
84	CASEY'S MARKETING COMPANY	TLE	---	---	---	270	---	---
NOT SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE DEPARTMENT OF TRANSPORTATION								

83	DALE SCHOLL	TLE	---	---	---
84	CASEY'S MARKETING COMPANY				

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

**Note: These parcels are in the City of Darlington**

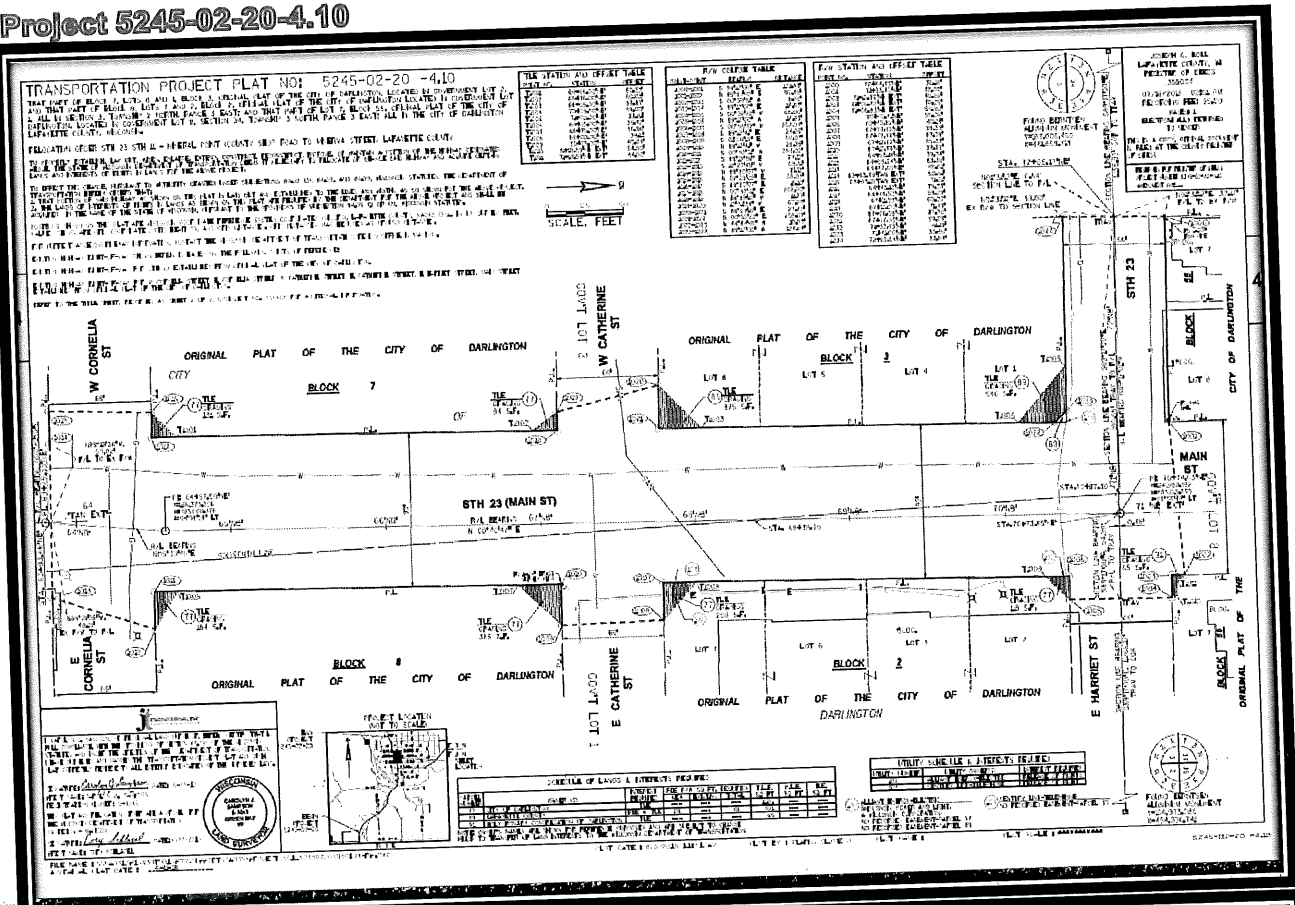
**Project 5245-02-20-4.09**

**Project ID# 5245-02-20**

**STH 23**



**Project 5245-02-20-4.10**



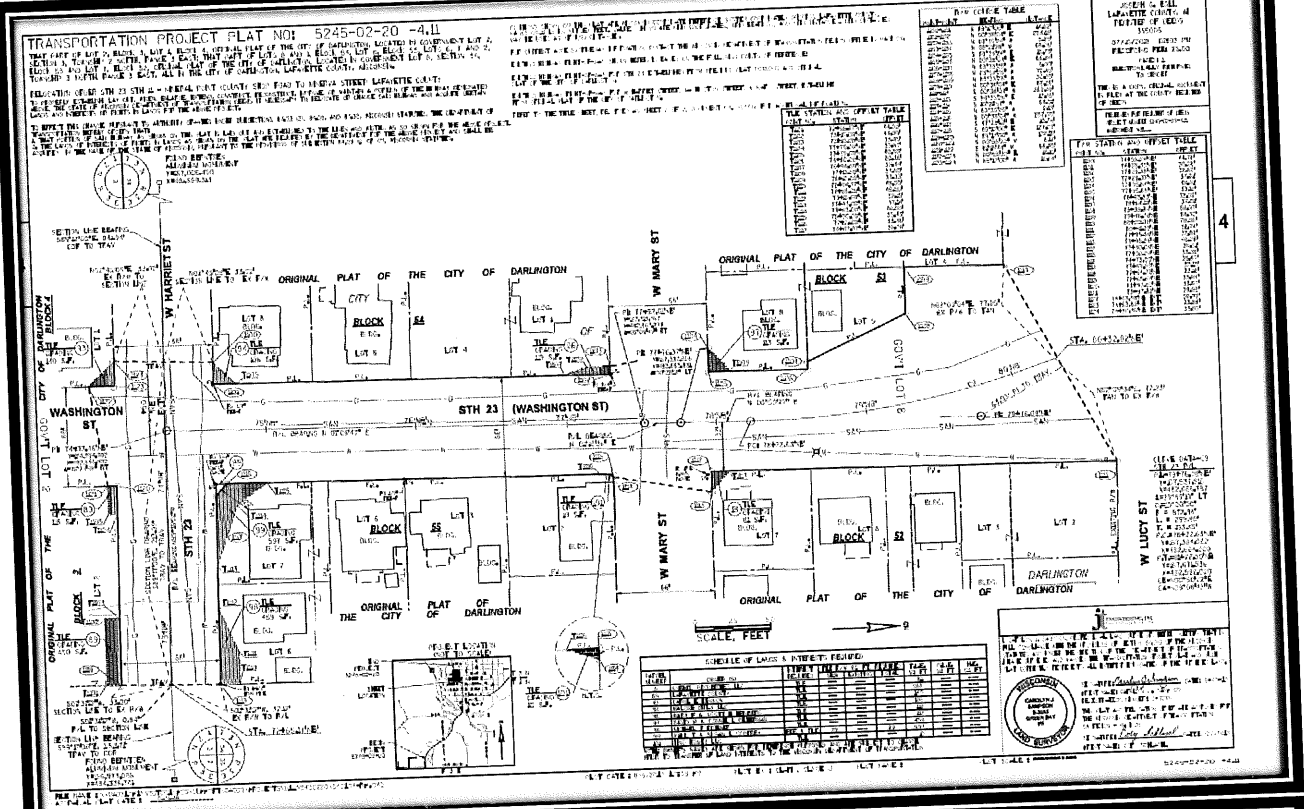
SCHEDULE OF LANDS & INTERESTS REQUIRED								
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W 50 FT. REQUIRED			T.L.E. 50 FT	P.L.E. 50 FT	H.E. 50 FT
			NEW	EXISTING	TOTAL			
77	CITY OF DARLINGTON	TLE	---	---	---	1151	---	---
89	LAFAYETTE COUNTY	FEE & TLE	28	---	28	921	---	---
91	HOLY ROSARY CONGREGATION OF DARLINGTON	TLE	---	---	---	65	---	---

USE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE  
SEE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

**These Parcels are in the City of Darlington.**

# Project 5245-02-20-4.11

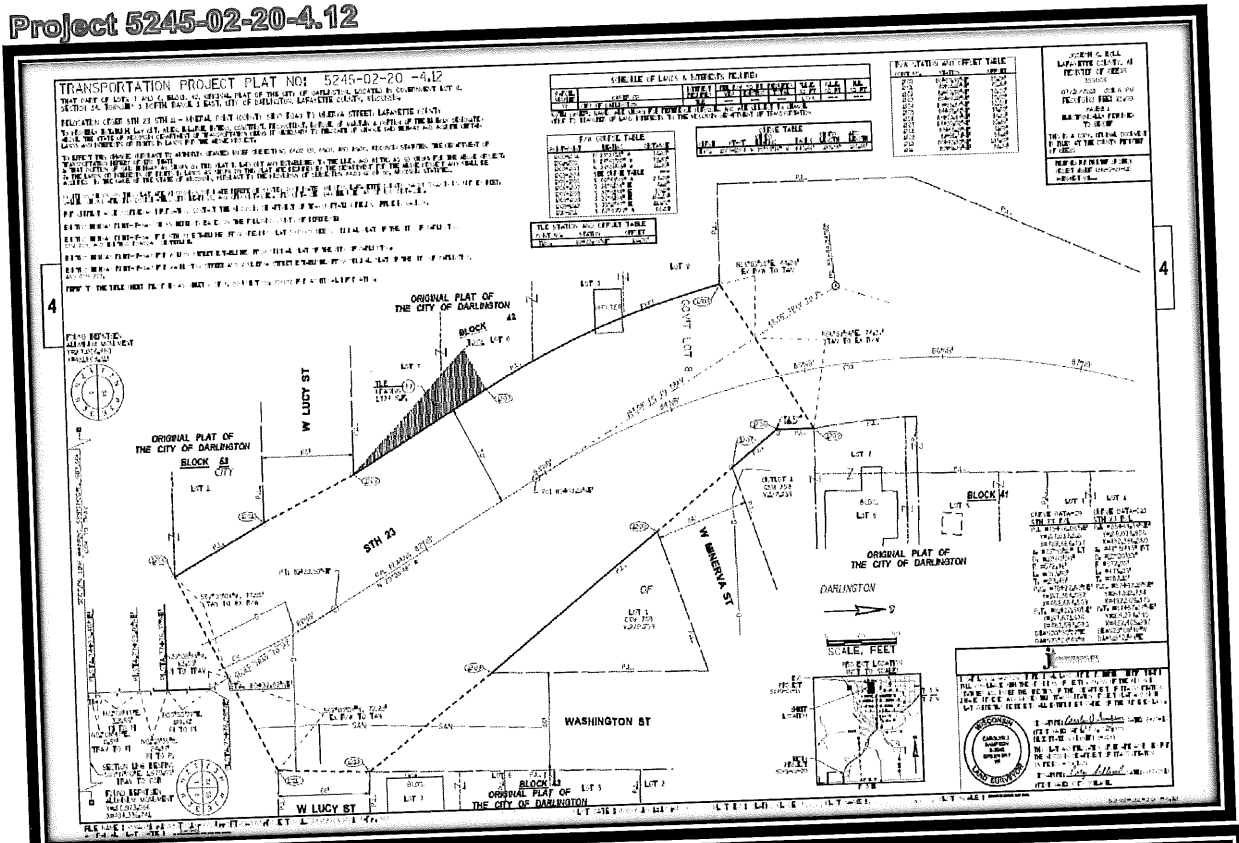


PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ FT, REQUIRED			T.L.E. SQ FT	P.L.E. SQ FT	H.E. SQ FT
			NEW	EXISTING	TOTAL			
18	GOEBEL PROPERTIES LLC	TLE	---	---	---	81	---	---
89	LAFAYETTE COUNTY	TLE	---	---	---	566	---	---
93	CAROL E BENSON	TLE	---	---	---	140	---	---
94	MALONE GIRLS LLC	TLE	---	---	---	106	---	---
96	MARY F & SCOTT H HEINBERG	TLE	---	---	---	119	---	---
97	DAVID W & CONNIE L DETERMAN	TLE	---	---	---	113	---	---
98	MICHAEL R RIDENER	TLE	---	---	---	459	---	---
99	PAUL T & SUSAN L GODFREY	FEE & TLE	29	---	29	597	---	---
101	KING HOMES LLC	TLE	---	---	---	10	---	---

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

These Parcels are in the City of Darlington.

# Project 5245-02-20-4.12



SCHEDULE OF LANDS & INTERESTS REQUIRED							
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	FEE R/W SQ. FT. REQUIRED			T.L.E. SQ. FT.	P.L.E. SQ. FT.
			NEW	EXISTING	TOTAL		
77	CITY OF DARLINGTON	TLE	---	---	---	LT24	---

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND INTERESTS TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION

These Parcels are In the City of Darlington.

**Project 5245-02-20-4.13-End of Plat**

TE: JUNE 11, 2019

RECEIVED DATE

TRANSPORTATION PROJECT PLAT 5245-02-20-4.13

RELOCATION ORDER 5TH 23 5TH II - SPECIAL POINT COUNTY SHOR ROAD TO MINERS  
STREET, LA SALLE COUNTY

R/W MONUMENT POINT NUMBER AND COORDINATE TABLE

Fm. MOUNTAIN PLANT MEER AND COORDINATE TABLE			Fm. MOUNTAIN PLANT MEER AND COORDINATE TABLE			Fm. MOUNTAIN PLANT MEER AND COORDINATE TABLE		
POINT	Y	X	POINT	Y	X	POINT	Y	X
271	404214.00	205214.00	276	404214.00	205214.00	281	404214.00	205214.00
272	404214.00	205214.00	277	404214.00	205214.00	282	404214.00	205214.00
273	404214.00	205214.00	278	404214.00	205214.00	283	404214.00	205214.00
274	404214.00	205214.00	279	404214.00	205214.00	284	404214.00	205214.00
275	404214.00	205214.00	280	404214.00	205214.00	285	404214.00	205214.00
276	404214.00	205214.00	281	404214.00	205214.00	286	404214.00	205214.00
277	404214.00	205214.00	282	404214.00	205214.00	287	404214.00	205214.00
278	404214.00	205214.00	283	404214.00	205214.00	288	404214.00	205214.00
279	404214.00	205214.00	284	404214.00	205214.00	289	404214.00	205214.00
280	404214.00	205214.00	285	404214.00	205214.00	290	404214.00	205214.00
281	404214.00	205214.00	286	404214.00	205214.00	291	404214.00	205214.00
282	404214.00	205214.00	287	404214.00	205214.00	292	404214.00	205214.00
283	404214.00	205214.00	288	404214.00	205214.00	293	404214.00	205214.00
284	404214.00	205214.00	289	404214.00	205214.00	294	404214.00	205214.00
285	404214.00	205214.00	290	404214.00	205214.00	295	404214.00	205214.00
286	404214.00	205214.00	291	404214.00	205214.00	296	404214.00	205214.00
287	404214.00	205214.00	292	404214.00	205214.00	297	404214.00	205214.00
288	404214.00	205214.00	293	404214.00	205214.00	298	404214.00	205214.00
289	404214.00	205214.00	294	404214.00	205214.00	299	404214.00	205214.00
290	404214.00	205214.00	295	404214.00	205214.00	300	404214.00	205214.00
291	404214.00	205214.00	296	404214.00	205214.00	301	404214.00	205214.00
292	404214.00	205214.00	297	404214.00	205214.00	302	404214.00	205214.00
293	404214.00	205214.00	298	404214.00	205214.00	303	404214.00	205214.00
294	404214.00	205214.00	299	404214.00	205214.00	304	404214.00	205214.00
295	404214.00	205214.00	300	404214.00	205214.00	305	404214.00	205214.00
296	404214.00	205214.00	301	404214.00	205214.00	306	404214.00	205214.00
297	404214.00	205214.00	302	404214.00	205214.00	307	404214.00	205214.00
298	404214.00	205214.00	303	404214.00	205214.00	308	404214.00	205214.00
299	404214.00	205214.00	304	404214.00	205214.00	309	404214.00	205214.00
300	404214.00	205214.00	305	404214.00	205214.00	310	404214.00	205214.00
301	404214.00	205214.00	306	404214.00	205214.00	311	404214.00	205214.00
302	404214.00	205214.00	307	404214.00	205214.00	312	404214.00	205214.00
303	404214.00	205214.00	308	404214.00	205214.00	313	404214.00	205214.00
304	404214.00	205214.00	309	404214.00	205214.00	314	404214.00	205214.00
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306	404214.00	205214.00	311	404214.00	205214.00	316	404214.00	205214.00
307	404214.00	205214.00	312	404214.00	205214.00	317	404214.00	205214.00
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310	404214.00	205214.00	315	404214.00	205214.00	320	404214.00	205214.00
311	404214.00	205214.00	316	404214.00	205214.00	321	404214.00	205214.00
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313	404214.00	205214.00	318	404214.00	205214.00	323	404214.00	205214.00
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317	404214.00	205214.00	322	404214.00	205214.00	327	404214.00	205214.00
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319	404214.00	205214.00	324	404214.00	205214.00	329	404214.00	205214.00
320	404214.00	205214.00	325	404214.00	205214.00	330	404214.00	205214.00
321	404214.00	205214.00	326	404214.00	205214.00	331	404214.00	205214.00
322	404214.00	205214.00	327	404214.00	205214.00	332	404214.00	205214.00
323	404214.00	205214.00	328	404214.00	205214.00	333	404214.00	205214.00
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325	404214.00	205214.00	330	404214.00	205214.00	335	404214.00	205214.00
326	404214.00	205214.00	331	404214.00	205214.00	336	404214.00	205214.00
327	404214.00	205214.00	332	404214.00	205214.00	337	404214.00	205214.00
328	404214.00	205214.00	333	404214.00	205214.00	338	404214.00	205214.00
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331	404214.00	205214.00	336	404214.00	205214.00	341	404214.00	205214.00
332	404214.00	205214.00	337	404214.00	205214.00	342	404214.00	205214.00
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335	404214.00	205214.00	340	404214.00	205214.00	345	404214.00	205214.00
336	404214.00	205214.00	341	404214.00	205214.00	346	404214.00	205214.00
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340	404214.00	205214.00	345	404214.00	205214.00	350	404214.00	205214.00
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348	404214.00	205214.00	353	404214.00	205214.00	358	404214.00	205214.00
349	404214.00	205214.00	354	404214.00	205214.00	359	404214.00	205214.00
350	404214.00	205214.00	355	404214.00	205214.00	360	404214.00	205214.00
351	404214.00	205214.00	356	404214.00	205214.00	361	404214.00	205214.00
352	404214.00	205214.00	357	404214.00	205214.00	362	404214.00	205214.00
353	404214.00	205214.00	358	404214.00	205214.00	363	404214.00	205214.00
354	404214.00	205214.00	359	404214.00	205214.00	364	404214.00	205214.00
355	404214.00	205214.00	360	404214.00	205214.00	365	404214.00	205214.00
356	404214.00	205214.00	361	404214.00	205214.00	366	404214.00	205214.00
357	404214.00	205214.00	362	404214.00	205214.00	367	404214.00	205214.00
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362	404214.00	205214.00	367	404214.00	205214.00	372	404214.00	205214.00
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369	404214.00	205214.00	374	404214.00	205214.00	379	404214.00	205214.00
370	404214.00	205214.00	375	404214.00	205214.00	380	404214.00	205214.00
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374	404214.00	205214.00	379	404214.00	205214.00	384	404214.00	205214.00
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377	404214.00	205214.00	382	404214.00	205214.00	387	404214.00	205214.00
378	404214.00	205214.00	383	404214.00	205214.00	388	404214.00	205214.00
379	404214.00	205214.00	384	404214.00	205214.00	389	404214.00	205214.00
380	404214.00	205214.00						

FOR THE ABOVE, ON THE LAST AND NEAREST CONFLICTING EVIDENCE, CONFIDENTIAL SOURCE, LAF, HAS NOT YET BEEN DEEMED TO BE A PERSON WHOSE NAME IS TO BE SET FORTH.

# ZONING DATA

**(1) R RESIDENTIAL DISTRICT.**

- (a) Principal Use. Single-family dwellings.
- (b) Conditional Uses. See sec. 9.16 (4), (5), and (8).
- (c) Single-family Lot, Building and Yard Requirements.
  - Lot frontage- - - - - Minimum 60 feet
  - Lot area- - - - - Minimum 7,200 sq. feet
  - Principal building: Front yard - - - - - Minimum 25 feet
  - Side yards - - - - - Minimum 10 feet
  - Rear yard - - - - - Minimum 25 feet

**(1) R RESIDENTIAL DISTRICT cont...**

**Accessory Building:**

- Front yard - - - - - Minimum 25 feet
- Side yards - - - - - Minimum 10 feet
- Rear yard - - - - - Minimum 10 feet
- Alley - - - - - Minimum 15 feet
- Building height - - - - Maximum 35 feet
- Number of stories- - - - Maximum 2-1/2
- Percent of lot coverage- - Maximum 30%
- Floor area per dwelling unit:
  - Single story- - - - Min. 1,000 sq. ft.
  - Multiple story - - - Min. 1,600 sq. Ft.

- (d) Temporary Uses. Garage Sales. (Am. Ord. #06-2005; #02-2008) Garage sales shall be subject to the following regulations:

**1. DEFINITIONS.** For the purpose of this section, the following terms, phrases, words and their derivations shall have the meaning given herein.

A. "Garage sales" shall mean and include all general sales, open to the public, conducted from or on any premises in any residential district for the purposes of disposing of personal property including, but not limited to, all sales entitled "garage", "lawn", "yard", "attic", "porch", "patio", "flea market", or "rummage" sale. This definition shall not include a situation where no more than five (5) specific items or articles are held out for sale and all advertisements of such sale specifically names those items to be sold.

B. "Personal Property" shall mean property which is owned, utilized and maintained by an individual or members of his or her residence and acquired in the normal course of living in or maintaining a residence. It does not include merchandise which was purchased for resale or obtained on consignment.

**2. PROPERTY PERMITTED TO BE SOLD.** It shall be unlawful for any person to sell or offer for sale, under authority granted by this section, property other than personal property.

**3. DURATION AND FREQUENCY.** Garage sales shall be limited to three sales per residence per year. Garage sales shall be held for no more than three (3) consecutive days. Garage sales shall only be permitted between the hours of 7:00 a.m. and 8:00 p.m.

**4. CITY WIDE GARAGE SALE.** There shall be one City wide garage sale per calendar year. The City-wide garage sale shall not be counted toward the maximum of three (3) garage sales authorized in this section.

**5. DISPLAY OF SALE PROPERTY.** Personal property offered for sale may be displayed within the residence, in a garage, carport, and/or in a front, side or rear yard, but only in such areas. No personal property offered for sale at a garage sale shall be displayed in any public right-of-way.



**6. ADVERTISING SIGNS.** Only two (2) signs of not more than four (4) square feet shall be permitted to be displayed on the property of the residence where the garage sale is being conducted. Two (2) directional signs of not more than two (2) square feet each are permitted, provided that written permission to erect such signs is received from the property owners on whose property such signs are to be placed. No sign or other form of advertisement shall be exhibited for more than two (2) days prior to the day such sale is to commence. Signs must be removed at the close of the garage sale activities.

**(2) B-1 CENTRAL BUSINESS DISTRICT.**

**(a) Principal Uses.** The following uses are permitted in the B-1 Districts:

Antique shops, Apartment hotels, Appliance shops, Art and school supply stores, Automotive parts sales stores, Automobile sales lots and showrooms and lots, including incidental servicing and repair, provided, however, that all vehicles be in operative condition; Automotive servicing and repairs Banks and other financial institutions, including loan and finance companies, Barber shops and beauty parlors, Business offices Candy and ice cream stores, Caterers, Clinics, Clothing repair shops, Clubs Cocktail Lounges, Confectioneries, Delicatessens, Department stores, Drug stores, Electrical supply, Food lockers, Furniture stores, Gasoline stations, Grocery stores, Heating supply, Hotels, Ice delivery stations, Insurance agencies, Jewelry stores, Liquor stores, Lumber yards, Medical clinics, Movie Rentals, Opticians and optical stores, Paint stores, \*Parking facilities (See sec. 9.19), Photographic studios, Professional offices, Publishers, Restaurants, Small animal hospitals, Taverns, with permit by Council, Tourist information and hospitality centers, Undertaking establishments, Upholsterer's shops, Variety stores

**\*(b) Conditional Uses.** See sec. 9.16(4), (5) and (8).

(c) Minimum Development Standards. Within the B-1 District, there shall be no minimum required standards or setbacks. This being done to allow the most flexibility in the reuse and redevelopment of the built-up area of the downtown. 9-13

(d) Use Conditions. Uses permitted in the B-1 District are subject to the following conditions:

1. Dwelling units are not permitted below the second floor.

2. The parking of trucks as an accessory use, when used in the conduct of a permitted business listed above in this section, shall be limited to vehicles of not over 14,000 pounds gross vehicle weight when located within 150 feet of the Residential District boundary line.

**(3) B-2 HIGHWAY BUSINESS DISTRICT.**

**(a) Purpose.** The purpose of this district is to provide an area for wholesale and service businesses that have large land area requirements or depend on highway exposure.

(b) Principal Use. None.

**\*(c) Conditional Uses.** See sec. 9.16(4), (5), (6) and (8) of this chapter.

(d) Lot, Yard and Building Requirements.

Lot frontage- - - - - Minimum 80 feet

Lot area- - - - - Minimum 12,000 sq. ft.

Front yard- - - - - Minimum 35 feet

Side yards- - - - - Minimum 10 feet

Rear yard - - - - - Minimum 30 feet

Building height - - - - - Maximum 35 feet

Number of stories - - - - - Maximum 2-1/2

Percent of lot coverage - - - - - Maximum 40%

**(4) B P BUSINESS PARK DISTRICT.**

**(a) Principal Uses.**

**1. Offices.** a. Defined. These uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such uses do not typically provide service directly to customers on a walk-in or on appointment basis.

**2. Indoor Maintenance Services.** a. Defined. These uses include those which perform maintenance (including repair) and contain all operations (except loading) entirely within an enclosed building.

**3. Indoor Storage or Wholesaling.** a. Defined. These uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of such uses are conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse storage facilities. Retail outlets associated with these uses shall be considered accessory uses.

**4. Light Industrial Uses.** a. Defined. These uses include industrial facilities at which all operations (with the exception of loading operations):

1. Are conducted entirely within an enclosed building;
2. Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and
3. Do not pose a significant safety hazard (such as danger of explosion).

Light industrial land uses may conduct retail sales activity as an accessory use.

4. **Personal or Professional Services.** a. Defined. These uses include all exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on an appointment basis. Examples of such uses are professional services, insurance services, realty offices, financial services, medical offices and clinics, veterinary clinics, barber shops and related uses.

**(b) Conditional Uses.**

**1. In-vehicle Sales and Service.** a. Defined. These uses include those which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such uses often have high traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use.

**2. Indoor Sales and Services.**

a. Defined. These uses include those which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. This includes self-service facilities such as coin operated laundromats.

**3. Heavy Industrial Uses.** a. Defined. These uses are industrial facilities which do not comply with 1 or more of the following criteria:

- a) Are conducted entirely within an enclosed building;
- b) Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and
- c) Do not pose a significant safety hazard (such as danger of explosion).

More specifically, heavy industrial land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to

create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. Examples of producers: Paper Pulp or paperboard producers; Chemical and allied product producers (except drug producers) including poison or fertilizer producers Tanneries, stone, clay or glass product producers Primary metal producers; Heavy machinery producers Electrical distribution equipment producers; Electrical industrial apparatus producers; Transportation vehicles producers; Commercial sanitary sewage treatment plants; Railroad switching yards Recycling facilities not involving the on-site storage of salvage materials.

**4. Indoor Commercial Entertainment.** a. Defined. These uses include those which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial uses. Examples of such uses include: Restaurants, Taverns, Theaters, Health or fitness centers, All forms of training studios (dance, art, martial arts, etc.), Bowling alleys, Arcades, Roller rinks Pool halls.

**5. Commercial Indoor Lodging.** a. Defined. These uses include those which provide overnight housing in individual rooms or suites or rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.

**6. Group Day Care Center.**

**7. Distribution Centers.** a. Defined. This use is a facility oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user. Retail outlets associated with this use shall be considered accessory uses.

**8. Outdoor Storage or Wholesaling.** a. Defined. These uses are those which are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include:

- Contractor's storage yards
- Equipment yards Lumber yards
- Coals yards
- Landscaping materials yard
- Construction materials yards
- Shipping materials yards

Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junk or salvage yard.

**9. Outdoor Maintenance Service.** a. Defined. These uses include those which perform maintenance services, including repair, and have all, or any portion, of their operations located outside of an enclosed building.

**10. Freight Terminal.** a. Defined. These uses are land and buildings representing either end or one or more truck carrier line(s) which may have some or all of the following facilities:

- Yards

- Docks
- Management offices
- Storage sheds
- Buildings, and/or outdoor storage areas
- Freight stations
- Truck maintenance and repair facilities, principally serving several or many businesses and always requiring transshipment

(c) Lot, Yard and Building Requirements.

- Lot frontage- - - - - No minimum
- Lot area - - - - - Minimum 1 acre
- Front yard - - - - - Minimum 30 feet
- \*Side yards - - - - - Minimum 20 feet
- \*Rear yard- - - - - Minimum 30 feet
- Building height- - - - - Maximum 45 feet
- Number of stories - - - - - Maximum 3
- Percent of lot coverage - - - - - Maximum 50%

**\*Required buffer strips In Business Park Districts.** Where the B P Business Park District abuts the Residential District, there shall be provided along any rear, side or front line, coincidental with any business park-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to said lot line. Plant materials at least 6 feet in height of such variety and growth habits as to provide a year- round, effective visual screen when viewed from the Residential District shall be planted in the exterior 25 feet abutting the Residential District. If the required planting screen is set back from the business park-residential boundary, the portion of the buffer strip facing the Residential District shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The fencing shall be not less than 5 nor more than 8 feet in height and shall be of such materials as to effectively screen the business park area. The exterior 25 feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior 15 feet may be devoted to parking of vehicles.

**(5) AGRICULTURAL DISTRICT.**

(a) Principal Uses. Agriculture, dairying, floriculture, forestry, general farming, grazing, green- houses, hatcheries, horticulture, livestock raising, nurseries, orchards, paddocks, pasturage, poultry raising, stables and truck farming. Farm dwellings for those resident owners and laborers actually engaged in the principal permitted uses are accessory uses and shall comply with all the provisions of the R Residential District.

(b) Conditional Uses. See sec. 9.16 (4), (7) and (8).

(c) Lot, Yard and Building Requirements.

- Lot frontage- - - - - Minimum 200 feet
- Lot area - - - - - Minimum 5 acres
- Principal building:
- Front yard - - - - - Minimum 80 feet
- Side yards - - - - - Minimum 50 feet
- Rear yard- - - - - Minimum 50 feet
- Accessory building:
- Front yard - - - - - Minimum 80 feet
- Side yards - - - - - Minimum 45 feet
- Rear yard- - - - - Minimum 45 feet
- Building height- - - - - Maximum 50 feet

**(6) DOWNTOWN DESIGN OVERLAY DISTRICT.**

**(a) Purpose.** The Downtown Design Overlay District is created to regulate the design and appearance of development activities within the downtown area. The intent of the District is to preserve and enhance the historical quality of existing downtown buildings and to attain a consistent visually pleasing image for the downtown area.

**(b) District Boundaries.** The Downtown Design Overlay District shall be defined as that area bounded on the north by the north line of lots 7 and 8 in blocks 55 and 56 of the City, on the west by the east side of Washington Street and on the south by the Pecatonica River, and on the east by the west side of Wells Street.

**(c) Building Permit Required.** No building in the District shall be demolished or be altered in architectural design until a building permit is issued by the Building Inspector. "Altered in architectural design" shall include any change in the design of windows or entryways, facade design or facade siding.

**(d) Review of Building Plans.** Within the Downtown Design Overlay District, all plans for new construction, exterior remodeling or demolition shall be reviewed and approved by the Plan Commission prior to the issuance of a building permit.

**(e) Application Requirements.** Any application for a building permit within the boundaries of the Downtown Design Overlay District shall be submitted to the Building Inspector who shall transmit it to the Plan Commission for review and approval. In addition to the information required by the Building Code, the applicant shall include building elevations and exterior architectural drawings, including enough detail to show the proposed building style, exterior materials, colors and location of signage.

**(f) Plan Review Guidelines.** The Plan Commission shall use the following guidelines for reviewing proposed development activities to assure compliance with this subsection.

1. The mass, volume and height of setback of proposed structures should appear to be compatible with existing buildings in the immediate area.
2. The facade of new or remodeled structures should maintain a compatible relationship with those of existing structures in terms of window sill or header lines, proportion of window and door openings, horizontal or vertical emphasis of major building elements, and extent of architectural detail.
3. Exterior remodeling should be designed to consider the entire building facade. The ground floor exterior should be designed to harmonize with the upper stories.
4. The building materials and colors used should complement and be compatible with other buildings in the immediate area.
5. Storefront window display areas should be considered an important part of the retail marketing strategy in the Downtown area. Large glass windows and street level display areas should be retained or planned into new construction.
6. Existing buildings and structures should be recognized as products of their own time. Alterations which have no historical basis should be discouraged.
7. Demolition should occur only where it is found that the structure is structurally unsound or physically incapable of supporting a viable use.
8. The sizing and placement of signs should fit the building.
9. All off-street parking and service areas should be landscaped and screened as viewed from public rights-of-way.

**(g) Plan Review Procedure.** The Plan Commission Chairperson shall schedule a meeting of the Commission to consider the application. The Plan Commission shall take final action to approve, deny or conditionally approve the application within 45 days of the date of submittal. Conditions of approval may include landscaping, modification to architectural design, type of construction, operational controls, sureties or deed

restrictions upon the Plan Commission's findings that these are necessary to fulfill the purpose and intent of this subsection.

**(h) Informal Meeting Recommended.** Applicants are encouraged to submit conceptual plans or meet with the Commission for preliminary review and discussion prior to formal submittal of detailed plans.

**(i) Issuance of Building Permit.** A building permit may be issued to the applicant, stating the official action of the Plan Commission and shall be referred to for enforcement of this subsection. Approved building permits shall expire in 12 months unless substantial work has been completed.

**(j) Appeal.** If the project is not approved, the applicant may modify the proposal and resubmit, or may choose to appeal the Commission's decision within 30 days, to the Council, which may affirm or modify the decision of the Plan Commission.

**(k) Penalty.** Any person who shall violate any provision of this subsection shall be subject to a penalty as provided in sec. 25.04 of this Code.

**(7) STATE HIGHWAYS 23 AND 81 HIGHWAY CORRIDOR OVERLAY DISTRICT.**

**(a) Purpose.** The purpose of this overlay district is to provide special design guidelines/standards which address the siting and design of nonresidential structures within the immediate view shed of motorists traveling the STH 23 - STH 81 highway corridors in the City of Darlington south of the Pecatonica River. This overlay district is specifically intended to implement the goals, objectives and recommendations for the Community Service Land Use District as presented in the City of Darlington's Community Master Plan Update plan documents and maps as adopted by the City of May 19, 1992.

**(b) Applicability.** The STH 23 - STH 81 Highway Corridor Overlay District shall be in effect in all non-residential land use districts for a distance of 700 feet or the first public street, whichever is greater, from the edge of the STH 23 and STH 81 right-of-ways. This District shall be bounded on the north by the Pecatonica River and on the south of CTH K; on the east by Center Hill Road and on the west by the City's western corporate limit boundary. Any parcel wholly or partially within the area described above in this paragraph is subject to the STH 23-STH 81 Highway Corridor Overlay District requirements.

**(c) Overlay District Standards.** 1. **Landscape Setback Buffer.** A 10-foot-wide landscaped area. a. **Defined.** The area of a site which is planted and continually maintained in vegetation, including grasses, flowers, herbs, garden plants, native or introduced ground covers, shrubs, bushes, and trees; the property fronts or backs up to the highway. The buffer shall contain, as a minimum, one 2-inch caliper canopy shade tree (i.e. Ash, Linden, Maple, Oak, Sycamore, Thornless Honey Locust, etc.) for every 30 feet of lot line fronting on the highway.

2. **Service Loading and Equipment Storage Area.** Service areas including storage, special equipment, maintenance, and loading areas shall be screened with landscaping and architectural elements. The purpose is to hide those areas from the highways. Loading docks and service areas shall be located on interior side yards and concealed from public "highway" view. Utility equipment and communication devices located on the grounds shall be screened so that the site will appear free of all such devices. Utility lines for water, gas, sewage, electrical and communication shall be installed underground. Refuse collection areas are to be visually screened with a solid perimeter wall, fence or vegetation using materials and colors compatible with those of adjacent structures. Refuse collection areas are to be located on an interior building side yard and shall be roofed if the contents of the area are visible from any highway. Service, storage, and maintenance areas shall be constructed and maintained according to the following standards:

- a. No materials, supplies or equipment, including trucks or other motor vehicles, are to be stored on-site except inside an enclosed structure or behind architectural screening, to prevent visibility from the highway. The storage or vehicles for sale is exempt from this requirement.
- b. All storage areas shall be screened by walls, decorative fences, or landscape materials, and shall be located on the side or rear portions of structures.
- c. Screening shall be compatible with the adjacent structure in terms of material, color, etc. and shall be designed and placed to compliment the building design.
- d. No service, storage, maintenance, or loading area may extend into a landscape setback buffer area.

### 3. Building Facade.

- a. Facades should be designed to convey a sense of order through the interplay of light, shadow and texture.
- b. Recessed, or articulated wall surfaces, columns and beams should be used to help visually segment an otherwise massive exterior wall surface.
- c. No boxy or monotonous facades which lack a sense of scale shall be permitted.
- d. No large amounts (more than 70% of wall surface) of reflective glass shall be permitted.

**4. Mechanical Equipment.** Roof-mounted mechanical equipment shall be screened on all sides. Any devices located on the structure shall be properly screened to minimize visual impact. Structures shall appear free of all utility and communication devices. Satellite dishes and antennas shall be ground mounted unless technically infeasible and shall be located and treated in a manner that reduces visibility from STH 23 and STH 81. All installation locations shall be noted on the site plans.

### **(8) M-1 MIXED USE OVERLAY DISTRICT. (Ord. #01-2006)**

**(a) Purpose.** This overlay district is intended to allow mixed use residential dwelling unit development in suitable areas. This section provides standards for mixed use residential dwelling unit developments and implements regulations related to mixed use. The "Mixed Use Residential Dwelling Unit Overlay" (M-1) zoning overlay district may be applied as a special use permit, by action of the Common Council, to regulate mixed use development within the downtown business district.

**(b) District Boundaries.** The Mixed Use overlay District shall be defined as Lots 2, 3, 6, and 7 of Block 11 of the Original Plat of the City of Darlington.

**(c) Limitations on Use.1.** A mixed-use development may combine compatible residential units with commercial or other non-residential land uses allowed in the applicable zoning district, provided that not more than sixty percent (60%) of the total gross project floor space on the first floor is in residential floor area, including residential garages, hallways, entries and similar areas.

2. A mixed use shall not be established or used in conjunction with any of the following activities:

- i. Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles;
- ii. Welding, machining, or open flame work;
- iii. Storage or shipping of flammable liquids or hazardous material beyond that normally associated with a residential use; or
- iv. Any other activity or use determined by the building inspector to be incompatible with residential activities and/or to have the possibility of adversely affecting the health or safety of residents within, or adjacent to, a mixed use



project because of the potential for the use to create excessive dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or to be unreasonably hazardous because of materials, processes, products or wastes.

**(d) Location of Residential Units.** Residential units may be located on any floor, provided that the first forty-five feet (45') of the ground floor area measured perpendicularly to each building adjacent to Main Street and the first twenty-two feet (22') of the ground floor area measured perpendicular to each building adjacent to Cornelia Street and Louisa Street shall be reserved for commercial uses. This restriction prohibiting residential use does not apply to entryways, access corridors, stairs or residential units existing at the time of the adoption of this ordinance.

**(e) Design and Development Standards.** 1. Residential unit area. Each residential dwelling unit located within the mixed-use residential overlay district shall have a minimum of 700 square feet of living area.

**(f) Design Review Approval Required.** All new mixed-use projects, additions to existing projects, or new nonresidential uses in existing projects shall be subject to design review approval by the Common Council after recommendation from the Plan Commission. The design of mixed use projects shall demonstrate compatibility between the different uses and shall take into consideration compatibility with adjacent properties and land uses and shall include specific design features and screening to properly mitigate any potential impacts, including light impacts, or other compatibility issues. Project designs shall ensure that privacy between residential units and other uses on the site is maximized.

**(g) Findings for Approval.** A special use permit may be approved for a mixed-use development only if the Common Council makes all of the findings below, in addition to the findings required for Conditional Use Permit:

1. The site is located within an existing commercial area;
2. Public services and infrastructure are adequate to serve the intended uses;
3. The development complies with the standards and development criteria set forth in this section and the underlying zoning district;
4. Residential and commercial uses are integrated in such a manner as to address noise, hazardous materials, and other land use compatibility issues on site as well as off-site.;
5. The mixed-use development, as conditioned, is compatible with surrounding land uses and will not serve to inhibit commercial development on adjacent or nearby commercial parcels.

***The following are conditional uses that are permitted some of the zoning districts.***

**9.16 CONDITIONAL USES. (1) PERMIT.** The Council may authorize the Building Inspector to issue a conditional use permit after review and a recommendation by the Plan Commission, provided that such conditional use and structures are in accordance with the purpose and intent of this chapter and are found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the City.



**(2) APPLICATION.** Applications for conditional use permits shall be made in duplicate to the Council on forms furnished by the Building Inspector and shall include the following:

(a) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record.

(b) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; the address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.

(c) A plat or survey prepared by a registered land surveyor showing the lot dimensions and proposed location of buildings and, in addition, the mean and historic high-water lines on or within 40 feet of the subject premises, and existing and proposed landscaping. The requirements of this paragraph may be waived by the Plan Commission provided that sufficient identification and description of the property, which is acceptable to the Plan Commission, is submitted.

(d) Additional information as may be required by the Plan Commission.

**(3) REVIEW AND APPROVAL.** The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation. The Plan Commission shall hold a hearing and thereafter shall recommend approval, denial or condition of approval to the Council. The Council shall accept, reject or modify the Plan Commission's recommendations.

(a) Conditions Required by the Council. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Council upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

(b) Compliance with Other Chapter Provisions. Compliance with all other provisions of this chapter such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses. Variances shall only be granted as provided in sec. 9.23.

**(4) PUBLIC AND SEMIPUBLIC USES.** The following public and semipublic uses shall be conditional uses and may be permitted as specified:

**ZONING CODE 9.16 (4)(a)(a)** Airports, airstrips and landing fields in the B P Business Park District and the A Agricultural District provided the site area is not less than 20 acres.

(b) Governmental and cultural uses such as fire and police stations, City hall, community centers, libraries, public emergency shelters, parks, playgrounds and museums in the Residential and Business Districts and the B P Business Park District.

(c) Utilities in all districts provided all principal structures and uses are not less than 50 feet from the Residential District lot line.

(d) Public passenger transportation terminals such as bus and rail depots, in all Business Districts and the B P Business Park District, provided all principal structures and uses are not less than 100 feet from the Residential District boundary.

(e) Public, parochial and private elementary and secondary schools and churches in the Residential District provided the lot area is not less than 2 acres and all principal structures and uses are not less than 50 feet from any lot line.

(f) Colleges, universities, hospitals, sanitariums; religious, charitable, penal and correctional institutions; cemeteries and crematories in the Agricultural District provided that all principal structures and uses are not less than 50 feet from any lot line.

(g) Day care centers in the Residential and Business Districts.

**(5) RESIDENTIAL USES.** The following residential and quasi-residential uses shall be conditional uses and may be permitted as specified:

**(a) Two-Family Residences.**

**1. Lot, Yard and Building Requirements.**

Lot frontage- - - - - Minimum 70 feet

Lot area- - - - - Minimum 8,400 sq. feet

Principal building: Front yard- - - - Minimum 25 feet

Side yards- - - - Minimum 10 feet

Rear yard - - - - Minimum 25 feet

**Accessory building:**

Front yard- - - - Minimum 25 feet

Side yards- - - - Minimum 10 feet

Rear yard - - - - Minimum 10 feet

Alley - - - - - Minimum 15 feet

Building heights- - - - Maximum 35 feet

Number of stories - - - Maximum 2-1/2

Percent of lot coverage Maximum 40%

Lot area per dwelling unit - - - - - Minimum 4,200 sq.

feet Floor area per dwelling unit - - - - - Minimum 900 sq. feet

**2. Off-street Parking Requirements. See sec. 9.18.**

**(b) Multi-Family Residences.**

**1. Lot, Yard and Building Requirements.**

Lot frontage- - - - - Minimum 100 feet

Lot area- - - - - Minimum 12,000 sq. feet

Principal building: Front yard- - - - Minimum 25 feet

Side yards- - - - Minimum 10 feet

Rear yard - - - - Minimum 30 feet

**Accessory building:**

Front yard- - - - Minimum 25 feet

Side yards- - - - Minimum 10 feet

Rear yard - - - - Minimum 10 feet

Alley - - - - - Minimum 15 feet

Building height - - - - Maximum 35 feet

Number of stories - - - Maximum 2-1/2

Percent of lot coverage Maximum 30%

Lot area per dwelling unit - - - - - Minimum 3,000 sq. feet

**2. Off-street Parking Requirements.**

**(c) Community Living Arrangements. As defined in §62.23 (7) (i), Wis. Stats.**

**1. Lot, Yard and Building Requirements. Same as par. (b)1. above.**

**2. Off-street Parking Requirements. Same as par. (b)2. above.**

**(d) Mobile Home Parks.**

**1. Park, Mobile Home Space, Yard and Building Requirements.**

Park area - - - - - Minimum 4 acres

Park exterior boundaries - - - - - Minimum 200 feet

Park exterior yard requirements - - - - - Minimum 30 feet

Mobile home space setbacks- - - - - Minimum 10 feet

Mobile home space area- Minimum 4,000 sq. feet 9-25

Mobile home space width Minimum 36 feet

Mobile home lot coverage - - - - - Maximum 50%

**2. Wrecked or Damaged Mobile Homes.** Wrecked, damaged or dilapidated mobile homes shall not be kept or stored on a lot in a mobile home park. The Health Officer shall determine if a mobile home is damaged or dilapidated to a point which makes said mobile home unfit for human occupancy on either a temporary or permanent basis. Whenever such a determination is made, the mobile home shall be vacated and removed from the premises by the owner of the lot within 30 days of formal notice by the Health Officer.

(e) Clubs, fraternities, lodges and meeting places of a noncommercial nature in the R Residential District provided that all principal structures and uses are not less than 25 feet from any lot line.

(f) Rest homes, nursing homes, homes for the aged, clinics and children's nurseries in the R Residential District provided all principal structures and uses are not less than 50 feet from any lot line.

(g) Home occupations and professional offices in the R Residential District.

**(6) HIGHWAY-ORIENTED USES.** The following commercial uses shall be conditional uses and may be permitted as specified: Agricultural products, sales and services; lawn and garden services; general contracting; motor freight transport and warehousing; wholesale trade; retail trade of building materials; mobile home dealers; recreation and utility trailer dealers; motor vehicle dealers, automotive repair, service and garages, gasoline sales, miscellaneous repair services; eating and drinking establishments; and other land extensive businesses not specifically listed above that are consistent with the purpose and intent of this district.

**(7) BUSINESS PARK AND AGRICULTURAL USES.** The following business park and agricultural uses shall be conditional uses and may be permitted as specified.

(a) Animal hospitals in the Agricultural and Business Park Districts provided the lot area is not less than 3 acres and all principal structures and uses are not less than 100 feet from the Residential District.

(b) Disposal areas, incinerators and sewage disposal plants in the Agricultural and Business Park Districts. Municipal earth and sanitary landfill operations may be permitted in any district.

(c) Commercial raising, propagation, boarding or butchering of animals such as dogs, mink, foxes, goats and pigs; the commercial production of eggs; and the hatching, raising, fattening or butchering of fowl in the Agricultural District; pea vineries, creameries and condenseries in the Agricultural District.

(d) Manufacture and processing of abrasives, acetylene, acid, alkalies, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candles, carpeting, celluloid, cement, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrine, disinfectant, dye, excelsior, felt, fish, fuel, furs, gelatin, glucose, gypsum, hair products, linoleum, matches, meat, oil cloth, paint, paper, peas, perfume, pickles, Plaster of Paris, plastics, poison, polish, potash, Pulp, pyroxylin, radium, rope, rubber, sausage, shoddy, shoe and lampblackening, size, starch, stove polish, textiles, and varnish; manufacturing, processing and storage of building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, plastics, radioactive materials, shellac, soap, turpentine, vinegar and yeast; manufacture and bottling of alcoholic beverages; bag cleaning, bleacheries, canneries, cold storage warehouses; electric and steam generating plants; electroplating; enameling; forges; foundries; garbage incinerators; lacquering; lithographing; offal, rubbish or animal reduction; oil, coal and bone distillation; refineries; road test facilities; slaughterhouses; smelting; stockyards; tanneries; and weaving in the Business Park District provided they are at least 600 feet from the Residential District.

(e) Outside storage and manufacturing areas in the Business Park District. Wrecking, junk, demolition and scrap yards shall be surrounded by a solid fence or evergreen planting screen, completely preventing a view from any other property or public right of way and shall be at least 600 feet from the Residential District and be subject to Council approval.

(f) Commercial service facilities such as restaurants and fuel stations in the Business Park District provided all such services are physically and sales oriented toward Business Park District users, and employees and other users are only incidental customers.

**(8) RECREATIONAL USES.** (a) Public. The following public recreational facilities shall be conditional uses and may be permitted as specified: archery ranges, boating, camps, conservatories, driving ranges, firearm ranges, golf courses, gymnasiums, hunting, music halls, fields, pools, riding academies, skating rinks, sports fields, stadiums and swimming pools in the Residential District or a Business District provided that the lot area is not less than 3 acres and all structures are not less than 50 feet from any lot line, with the approval of the Council.

(b) Commercial. Commercial recreation facilities such as arcades, bowling alleys, clubs, dance halls, driving ranges, gymnasiums, lodges, miniature golf, physical culture, pool and billiard halls, race tracks, rifle ranges, skating rinks and theaters are conditional uses and may be permitted in the Business Districts.

**(9) CONDITIONAL USE PERMITS IN RESIDENCES.** The conditional use permits permitting uses in residences shall be in effect for a period not to exceed 2 years and may be renewed upon application for a period not to exceed 2 years. Modifications or additional conditions may be imposed upon application for renewal.

**(10) TERMINATION OF CONDITIONAL USES.** When a conditional use previously granted no longer conforms with the conditions of the original grant, the conditional use permit shall be terminated by action of the Council and may be deemed a violation of this chapter.

# DARLINGTON FLOOD & SOIL DATA

70

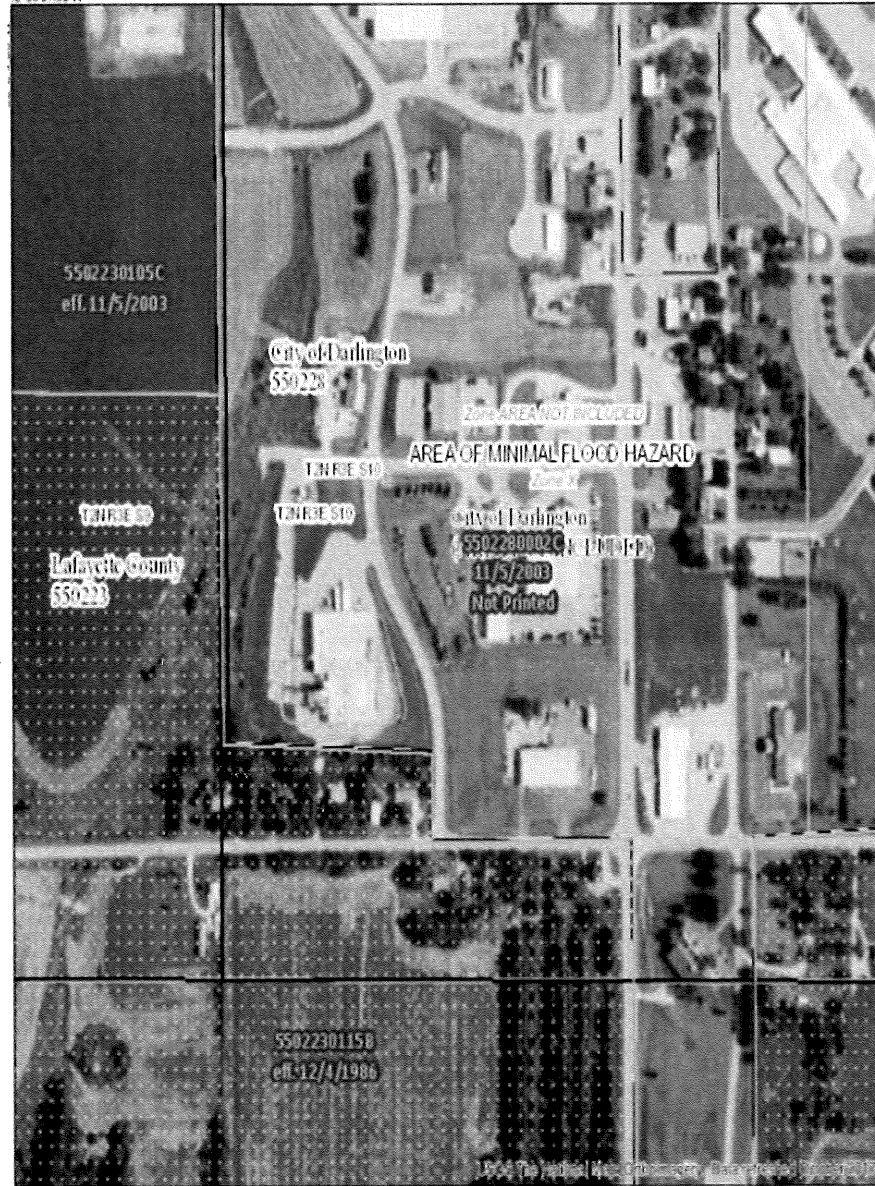


# Darlington Flood Zone Data

## National Flood Hazard Layer FIRMette



42°39'57.55"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

### Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	Zone A & A(1)
	With BFE or Depth: Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
	Zone X
	Future Conditions 1% Annual Chance Flood Hazard
	Zone A
	Area with Reduced Flood Risk due to Levees. See Notes.
	Zone B
	Area with Flood Risk due to Levees
	Zone D

OTHER AREAS	NO RISK
	Area of Minimal Flood Hazard
	Zone E
	Effective LGMRs
	Area of Undetermined Flood Hazard
	Zone F

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	20.0
	17.5
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

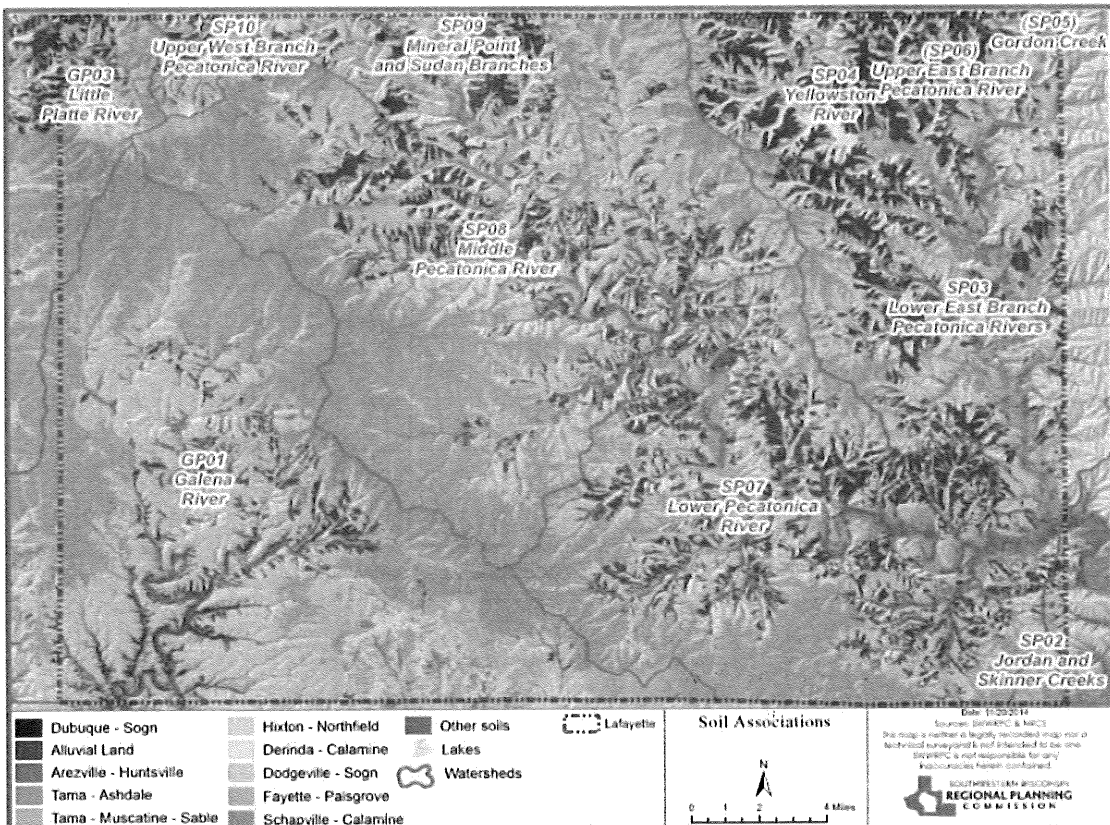
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/14/2018 at 10:08:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

## Lafayette County Soil Data

The topography map below depicts the soil types and land classification in Lafayette County.

Figure 16: Soil Associations Map



**Source: Lafayette County Land and Water Resource Management**

The soil map displays ten major soils or associations in the County. Below is a list of the ten associations and a brief explanation about their features.

**Dubuque — Sogn** — Light-colored, and moderately deep to shallow over limestone. These soils are mostly on ridges in the northern and eastern parts of the county. A small acreage is on narrow bottom lands of streams. The ridgetops in this association are narrower than those in the Fayette-Palsgrove association, and the slopes are steeper. Originally, the vegetation consisted of various kinds of hardwoods.

**Arezville — Huntsville** — Nearly level soils on bottom lands of gently sloping soils on terraces. These soils are along the Pecatonica and Galena Rivers and their tributaries.



Dark-colored, deep, and silty soils underlain by limestone. These soils are mostly on broad ridgetops and adjoining side slopes in the uplands, but some areas are on narrow bottom lands.

**Tama – Muscatine – Sable** – Dark-colored, deep, nearly level to sloping soils underlain by limestone or shale. These soils are on broad ridgetops southeast of Shullsburg and near the Platte Mounds. They formed under prairie grasses in four feet or more of wind-laid silt. Depth to bed-rock ranges from 4-to-10 feet.

**Hixton – Northfield** – This association consists mainly of light-colored, moderately deep to shallow soils and of Stony and rocky land. The areas are mostly on steep side slopes along the Pecatonica River between Blanchardville and South Wayne.

**Derinda – Calamine** – Light-colored, moderately deep to shallow soils underlain by shale. Soils are on ridgetops and steep slopes or are on level to gently sloping low areas. The areas are south of Shullsburg and near the Platte Mounds.

The soils formed under various kinds of hardwoods in wind-laid silt 15 to 50 inches thick over shale bedrock. All of the soils have yellowish clay, weathered from the shale, in the lower part of the sub-soil.

**Dodgeville – Sogn** – Dark-colored, moderately deep to shallow, gently sloping to steep soils underlain by limestone. The areas are on ridges and side slopes in the eastern part of the county. These soils formed under prairie grasses in wind-laid silt that is underlain by limestone or red clay.

**Fayette – Palsgrove** – Light-colored, deep soils. These soils are mostly on gently sloping, broad to narrow ridgetops and moderately steep to steep side slopes, but some are on narrow bottom lands. Mainly in the southwestern part of county.

The piles consist of gravelly and stony material and range from 2 to 20 acres in size.

**Schapville – Calamine** – Dark-colored, moderately deep to shallow soils underlain by shale. These soils are on ridgetops and steep slopes and in flat or depressed areas south of Shullsburg and in the Platte Mound area. Formed under prairie grasses in wind-laid silt 15 to 50 inches thick over shale bedrock. The soils all have yellowish clay, weathered from the shale, in the lower part of the subsoil.

# APPRAISER'S QUALIFICATION

**QUALIFICATIONS OF REAL ESTATE SPECIALIST  
KEMA WILLIAMS  
WISCONSIN DEPARTMENT OF TRANSPORTATION**

**General Education:**

Bachelor of Arts: Legal Studies and Gender & Women Studies

University of Wisconsin – Madison

Major Studies: Law and Theory, Law and Culture, Law and Social Forces, Legal Institutions, and Process of Legal Order and Disorder

**Recent Education:**

American Society of Farm Managers & Rural Appraisers

Valuing Rural America: The Complexities of Data Analysis in Low Volume, Non-Uniform World 10/2018

**McKissock:**

General Appraiser Income Approach 11/2018

Statistics, Modeling and Finance 7/2016

Advanced Residential Applications and Case Studies 10/2016

**Appraisal Institute:**

General Appraiser Market Analysis/Highest and Best Use 7/2018

Condemnation Appraisal Symposium 5/2018

Uniform Appraisal Standards for Federal Land Acquisitions 7/2018

**International Right of Way Association:**

Reviewing Appraisals in Eminent Domain 8/2016

Valuation of Partial Acquisitions 3/2015

Easement Valuation 9/2015

**Professional Membership:**

International Right of Way Association

**Employment:**

Wisconsin Department of Transportation, Madison, WI 2013 – Present

**Accomplishment:**

Co-authored scholarly articles in esteemed International Right of Way publication on the topic of Appraising Scenic Easements, 2018.