

# RUSK COUNTY BOARD OF SUPERVISORS



## AGENDA

February 27, 2024  
6:00 P.M.

LOCATION: RUSK COUNTY GOVERNMENT CENTER LEC BOARD ROOM

MEETING WILL BE ACCESSIBLE BY VIDEO CONFERENCE

To link with your computer video and/or audio: [Click here to join the meeting](#)

### CALL TO ORDER

### ROLL CALL

INVOCATION – Phil Unterschuetz

PLEDGE OF ALLEGIANCE – Tony Hauser

APPROVAL OF MINUTES – January 23, 2024

PUBLIC COMMENT – Limit to 3 minutes per person with a maximum public comment of 30 minutes on agenda items only.

### PRESENTATION

1. Jail Presentation by Samuels Group, Kurt Berner
2. HCA Charities presentation regarding use of 906 College Ave.
3. Presentation by Prevea and Oak leaf Providers Regarding Keeping Healthcare Options in Rusk County
4. Highway Annual Report

### DISCUSSION AND POSSIBLE MOTION

5. Approve Potential Jail Location, Letter to Tax Payers Regarding the Jail, Setting Town Hall Dates, and Approve Marketing Website
6. Approve Funeral Leave Policy

### RESOLUTION

7. Reclassification of Part-Time Animal Shelter Worker to Full-Time and Change in Job Description
8. 2024 ATV/UTV Trail Maintenance and Development
9. 2024 Recreational Boating Facilities Grants
10. 2024 Snowmobile Trail Maintenance and Development
11. 2024 County Conservation Maintenance and Development
12. Designating American Rescue Plan Act Funds to be used for Rusk County Housing Authority

### DISCUSSION AND POSSIBLE MOTION

Consider proposal to sell the former Marshfield Clinic Health Systems Building and Surrounding lands located at 906 College Ave., Ladysmith WI being part of the following parcel numbers: 246-03596-0000, 246-03597-0000, 246-03599-0000

The County Board may go into Closed Session to discuss the above:

**CLOSED SESSION** – announced by Chair

Consider motion to convene in closed session pursuant to Wis. Stat. § 19.85(1)(e). – “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session,” to wit: proposal to sell the former Marshfield Clinic Health Systems Building and Surrounding lands located at 906 College Ave., Ladysmith WI being part of the following parcel number: 246-03596-0000, 246-03597-0000, 246-03599-0000

**OPEN SESSION** – The board will reconvene in open session immediately following the closed session, and may have discussion and take official action on matters discussed in closed session.

**DISCUSSION AND POSSIBLE MOTION**

Consider purchasing the Prevea Clinic Building located of 1201 and 1101 Lake Ave. having the following parcel number: 246-02146-0000 and 246-02144-0000

The County Board may go into Closed Session to discuss the above:

**CLOSED SESSION** – announced by Chair

Acquisition of Property pursuant to Wis. Stat. § 19.85(1)(e). - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

**OPEN SESSION** – Possible Motion on Topic of Closed Session

**RECOGNITIONS**

13. Mary Berg (Register of Deed) Governors Appointment to Electronic Recording Council
14. Virginia Jacobs (Clerk III- HHS) State of WI 2024 Home Energy Plus Achievement Award

**ANNOUNCEMENT**

15. Change March County Board Meeting Date to – March 19, 2024 at 7:00 p.m.

**ADJOURN**

*Please Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information, or to request this service, contact the Rusk County Clerk's Office; phone (715)532-2100.*



MEETING OF THE RUSK COUNTY BOARD OF SUPERVISORS  
January 23, 2024 at 7:00 p.m.  
RUSK COUNTY GOVERNMENT CENTER LEC BOARD ROOM

**CALL TO ORDER**

Meeting called to order by Chairman Kalepp at 7:00 p.m.

**ROLL CALL**

Roll Call: Quorum Present (17 Present, 1 Absent)

Present: Terry DuSell, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jonathon Unterschuetz, Phil Schneider, John Kalepp, Mike Hraban, Jim Meyer, Dan Gudis, Tom Hanson, Jerry Biller, Lois Goode and Dave Willingham

Absent: Mark Schmidt

Others Present: A. Heath, J. Wilk, C. Meyer, J. Buchholz-Jones, R. Summerfield, J. Wallace, J. Murray, J. Macholl, J. Jacobs, M. Huhn, A. Engel, M. Wojcik, K. Gorsegner, J. Hoover, S. Wallace, S. Moore, S. Kuchta, T. Jerry, J. Wappenschmidt, M. Hash, S. Hash and E. Webster.

**INVOCATION**

Invocation led by Supervisor District #16 Lois Goode.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Supervisor District #12 Jim Meyer.

**APPROVAL OF MINUTES – December 19, 2023**

*Motion by Hraban, seconded by Cudo to approve the December 19, 2023 minutes. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis ABSENT: Vacant, Mark Schmitt

**PUBLIC COMMENT – None**

**DISCUSSION AND POSSIBLE MOTION**

Consideration of Financial Support for Hawkins Daycare

Postponed until February County Board Meeting.

Approve Radio Tower Update Project

Sheriff Wallace, Officer A. Engel and Officer M. Wojcik spoke about places in the County communication with other officers or dispatch to help other officers in the county during emergencies.

Bre Krech with Motorola gave a presentation on the challenges and gave two options to upgrade the radio system for EMS. Options are as follows: option 1 – direct replacement, system modulation choices, option 2 – move to simulcast, using PL tones vs. simulcast, other benefits of simulcast and dispatch upgrade

*Motion by J. Unterschuetz, seconded by Stout to refer to property committee to get bids and bring back to County Board. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis ABSENT: Vacant, Mark Schmitt

Approve Highway Road Projects for 2024

Ashley Heath, gave an update on bonding for highway projects.

Minutes prepared by:

Connie Meyer, Rusk County Clerk  
Jill Buchholz, Chief Deputy Clerk

*Motion by Hraban, seconded by Willingham to approve the highway road projects for 2024 as amended. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis ABSENT: VACANT, Mark Schmitt

*Motion by J. Unterschuetz, seconded by Cudo to amend Authorize Highway Road Projects for 2024 in an amount not to exceed \$1,789,270.00. Motion carried.*

Result: Passed by Majority Vote (YES: 16, NO: 1, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis NO: Jim Meyer ABSENT: VACANT, Mark Schmitt

### 2023 Annual Forestry Report

Jerrad Macholl, Forest Administrator gave a report on Parks and Recreation, Campgrounds, Camping Permits, Rusk County ATV/UVT Trails, Timber Sales and Carbon Credits.

*Motion by Biller, seconded by DuSell to approve the 2023 annual Rusk County Forestry report. Motion carried.*

Result: Passed by Majority Vote (YES: 16, NO: 0, ABSTAIN: 1, ABSENT: 2)

YES: Terry Dusell, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis ABSTAIN: Jerry Biller ABSENT: Vacant, Mark Schmitt

### **RESOLUTION**

#### **Resolution 01-24**

Modification of Vehicle Regulations Ordinance- County Forest

Submitted by Rusk County Forestry Committee: S/ Phil Schneider, Terry DuSell, Phil Unterschuetz and John Kalepp.

*Motion by DuSell, seconded by Schneider to approve the resolution for the Modification of Vehicle Regulations Ordinance- County Forest. Motion carried.*

Result: Passed by Majority Vote (YES: 16, NO: 1, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Lois Goode, David Willingham, Mike Hraban, Dan Gudis NO: Tom Hanson ABSENT: Vacant, Mark Schmitt

#### **Resolution 02-24**

Reclassification of Health and Human Services Clerk II to Clerk III

Submitted by Rusk County Finance Committee: S/Randy Tatur and John Kalepp

*Motion by Schneider, seconded by Hraban to approve the resolution for reclassification of health and human services clerk II to clerk III. Motion carried.*

Result: Passed by Majority Vote (YES: 16, NO: 1, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis NO: Phil Unterschuetz ABSENT: Vacant, Mark Schmitt

#### **Resolution 03-24**

Classification of Finance Accountant II – RCTC

Submitted by Rusk County Finance Committee: S/Randy Tatur and John Kalepp

*Motion by Tatur, seconded by Hraban to approve the resolution for classification of finance accountant II - RCTC. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike Hraban, Dan Gudis ABSENT: Vacant, Mark Schmitt

**Resolution 04-24**

Establishing Total Annual Compensation for County Elected Officials Pursuant to Wisconsin Statute 59.22  
Submitted by Rusk County Personnel Committee: S/Terry DuSell, Robert Stout, Jim Meyer and Jonathon  
Unterschuetz.

*Motion by Willingham, seconded by Hraban to approve the resolution for Establishing Total Annual Compensation for County  
Elected Officials Pursuant to Wisconsin Statute 59.22. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil  
Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David  
Willingham, Mike Hraban, Dan Gudis ABSENT: Vacant, Mark Schmitt

**Resolution 05-24**

Designating American Rescue Plan Act Funds to be used for Internal Rusk County Projects #6  
Submitted by Rusk County Finance Committee: S/Randy Tatur, Tony Hauser, Jim Meyer, John Kalepp and  
Phil Unterschuetz.

*Motion by DuSell, seconded by Wedwick to approve the resolution Designating American Rescue Plan Act Funds to be used for  
Internal Rusk County Projects #6. Motion carried.*

Result: Passed by Majority Vote (YES: 17, NO: 0, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Phil  
Unterschuetz, Jon Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David  
Willingham, Mike Hraban, Dan Gudis ABSENT: Vacant, Mark Schmitt

**Resolution 06-24**

Designating Local Assistance and Tribal Consistency Funds to be used for Internal Rusk County Projects #1  
Submitted by Rusk County Finance Committee: S/Randy Tatur, Tony Hauser, Jim Meyer, John Kalepp and  
Phil Unterschuetz.

*Motion by Tatur, seconded by Hraban to approve the resolution for Designating Local Assistance and Tribal Consistency Funds  
to be used for Internal Rusk County Projects #1. Motion carried.*

Result: Passed by Majority Vote (YES: 16, NO: 1, ABSTAIN: 0, ABSENT: 2)

YES: Terry Dusell, Jerry Biller, Tony Hauser, Terry Wedwick, Robert Stout, Randy Tatur, Tom Cudo, Jon  
Unterschuetz, Phil Schneider, Jim Meyer, John Kalepp, Tom Hanson, Lois Goode, David Willingham, Mike  
Hraban, Dan Gudis NO: Phil Unterschuetz ABSENT: Vacant, Mark Schmitt

*Motion by Biller, seconded by DuSell to enter into Closed Session at 9:02 p.m. All responded yes.*

**CLOSED SESSION** – announced by Chair

Conferring with legal counsel in regards to lawsuit against the County pursuant to 19.85(1)(g) for conferring  
with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to  
be adopted by the body with respect to litigation in which it is or is likely to become involved.

**OPEN SESSION** – at 9:09 p.m.

*Motion by Biller, seconded by Hauser to enter into Closed Session at 9:10 p.m. All responded yes.*

**CLOSED SESSION** – announced by Chair

Conferring with legal counsel in regards to settlement demand pursuant to 19.85(1)(g) for conferring with  
legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be  
adopted by the body with respect to litigation in which it is or is likely to become involved.

**OPEN SESSION** – at 9:36 p.m.

**ANNOUNCEMENT** – County Board meeting – February 27, 2024 at 9:00 a.m.

Ladysmith Family Restaurant will be giving 100% of the proceeds back to Rusk County EMS on Tuesday,  
January 30, 2024 from 6:00 a.m. to 9:00 p.m. split between Rusk County Sheriff's Office, Ladysmith Police  
Department and Ladysmith Fire Department.

**ADJOURNMENT** -*Motion by Biller, seconded by DuSell to adjourn at 9:39 p.m. Motion carried by Voice Vote.*

# HCA CHARITIES, INC.

## Ladysmith, WI

To: Rusk County Board of Supervisors  
 From: Bill and Yvonne Rands, Gordie and Bev Dukerschein  
 Re: 906 College Avenue West, Ladysmith, WI 54848

Dear Supervisors:

HCA Charities offers to purchase the Marshfield Clinic Property to provide Christian vocational education for underserved youth in our community.

Vision	Over 60% of our graduating seniors do not pursue post-high school education. The Property's highest and best use is an academic and vocational school helping young people learn direction, character, work ethic and skills to build a successful future for themselves, their families, and our community. Other communities are successfully adopting vocational school strategies. We want to make the same opportunities and benefits available to students and families in the Rusk County community.
Founders	Collectively, we have decades of successful business experience and during that time have employed over 1,000 people in the Rusk County area. We are dedicating ourselves and our resources to helping young people invest in themselves, their families, and our community.
Need	Employers in Rusk County and everywhere else are desperately seeking dependable and qualified employees. On average, 14 students drop out of school each year in Rusk County. There are approximately 140 unemployed young people in our county ages 18 – 24 who lack direction, work ethic, or skills.
Whole Person	Employers know character is most important. HCA is dedicated to integrating traditional Christian teaching with academic and vocational learning because young people without a spiritual or moral foundation are rarely attractive as employees, and often become liabilities to their families and community, taxing social service and law-enforcement resources.
Integration Concept Program	Phase One is establishing a foundational high school program, grades 9 – 12. Phase Two will add grades K – 8. Mornings in the high school program will include academic subjects and interpersonal and life skills. The remainder of the day, students will work in applied and vocational programs based on aptitude and interest. A culture developing interpersonal character and life skills will be present throughout the entire day. The program will accept both conventional and "return" students who seek to earn a GED. The goal is not just a diploma or GED, but the character, job skills and life skills to build successful lives, families, and communities.
Proven Success	A growing number of communities are succeeding with similar programs. <ul style="list-style-type: none"> <li>• Cardinal Manufacturing (Eleva-Strum HS) <a href="https://www.cardinalmanufacturing.org/">https://www.cardinalmanufacturing.org/</a></li> <li>• Generations Academy (Eau Claire, WI) <a href="https://generationsacademy.net/">https://generationsacademy.net/</a></li> <li>• Venture Academy (Eau Claire, WI) <a href="https://ventureacademyca.org">ventureacademyca.org</a></li> <li>• Craftsmen with Character (Beloit, WI) <a href="https://www.cwcharacter.org/">https://www.cwcharacter.org/</a></li> </ul> The strategy has even been adopted for undergrad students at College of the Ozarks, where students work in trades and business and graduate debt free. <a href="https://www.cofo.edu/">https://www.cofo.edu/</a>

## Agenda Item #2

	We have toured many of these programs and have worked with Ladysmith Public Schools for many years providing work experience for high school students. HCA would make these opportunities available for young people throughout Rusk County.
Vocational Program	Students will learn habits and skills through hands-on experience in trades and technical industries: tool & die, machining, engineering, manufacturing, welding, carpentry, diesel and automotive repair, heavy equipment operation, etc. Business acumen and "ownership" mentality are as critical as technical skills. We want young people to become skilled workers and entrepreneurs who see needs of others and create wealth and expand value by discovering new and better ways to meet those needs.
Campus	HCA will convert the Marshfield clinic building into learning areas and offices. We will then construct a new 6 – 8,000 ft <sup>2</sup> shop facility to house the vocational program. We had intended to renovate the chapel, integrate it with the educational program, and make it available to the community consistent with HCA's Christian mission. We will eventually construct another facility to serve those functions.
Collaborations	The HCA program and facilities will be a blessing to our community. Consistent with HCA's Christian mission, we anticipate continuing our collaboration with Ladysmith Public Schools and working with other community organizations and schools as well such as Powerhouse, Imago Dei Academy, home school co-ops, Ladysmith public schools have and Our Lady of Sorrows.
Economic Impact	HCA will invest millions of dollars to complete the campus, attract students, and ensure success. The mutual benefits to young people and employers will ripple through our community for generations to come.
Character	HCA is dedicated to providing a culture that values every individual and strives to help each one achieve his or her highest potential. Character and skills are absorbed "naturally" by working closely and collaborating with teachers and mentors who themselves live out God's simple truths and those qualities in their own lives.
Foundational Principles	<ol style="list-style-type: none"> <li>1. Be kind. Show God's love by what you say and do.</li> <li>2. Have integrity. Do the right thing, even when no one is watching.</li> <li>3. Be slow to speak and quick to listen.</li> <li>4. Judge ideas on merit, not the person.</li> <li>5. Respect others. Get along and pay it forward.</li> <li>6. Check your heart.</li> <li>7. Be positive. No whining.</li> <li>8. Show up and work hard.</li> <li>9. Be flexible and figure it out.</li> <li>10. Be a lifelong learner.</li> </ol>

We believe HCA Charities will provide the best possible use for the Property. The facilities and vocational education opportunities it creates will change the lives of the young people and benefit their families and our community for many years to come. Thank you for your consideration.

Sincerely,



Bill Rands, President

# RUSK COUNTY HIGHWAY DEPARTMENT

2023 ANNUAL REPORT

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Equipment Inventory

County Road System Expenses

2022 Bridge & Road Infrastructure

PASER Ratings

5 Year Road Improvement Plan

PRESENTED BY:  
SCOTT JONES

PREPARED BY:  
EMILY VAN DOORN

Agenda Item #4



# 2023 EQUIPMENT INVENTORY

Equipment Number	Year	Description	Class	Date		Prior Years	Current Year	Year End Book
				Acquired	Total Cost	Depreciation	Depreciation	Value
006D	2002	DISTRIBUTOR INCLUDES TRUCK, REAR DR	716	04/23/2016	73,444.21	59,453.52	2,974.06	11,016.63
009	2016	COMMISSIONER TRUCK - F150 PICKUP 2016	114	12/08/2016	35,043.25	29,787.25	0.00	5,256.00
010	2015	2015 CHEVY SILVERADO 3500	101	05/05/2022	41,747.67	3,451.67	5,914.00	32,382.00
011	2015	2015 CHEVY SILVERADO 3500HD	101	05/04/2022	37,545.61	3,545.61	5,319.00	28,681.00
012PU	2017	PICKUP - CHEVROLET SILVERADO	101	01/25/2017	43,750.49	36,671.39	516.10	6,563.00
013PU	2017	PICKUP - CHEVROLET SILVERADO	101	01/25/2017	43,344.03	30,987.92	5,854.51	6,501.60
014	2000	PICK-UP	101	04/25/2003	20,048.58	17,041.58	0.00	3,007.00
015	1985	SHOP PICK-UP TRUCK	101	10/28/1997	13,144.45	11,172.45	0.00	1,972.00
016PU	2017	PICKUP TRUCK - FORD 2017 F150	120	08/16/2017	38,980.77	29,197.32	3,899.51	5,883.94
017	2012	SHOP PICK-UP TRUCK	101	07/19/2023	29,571.34	0.00	1,971.34	27,600.00
018	2005	FORD F-250 CREW-CAB	101	10/18/2004	33,414.30	28,402.30	0.00	5,012.00
020	2009	2009 MACK LOWBOY TRUCK	1118	04/29/2022	104,958.65	5,780.65	9,913.00	89,265.00
022TX	2017	TRI-AXLE TRUCK - WINDSTAR	1118	12/31/2016	200,694.84	107,411.40	18,955.00	74,328.44
023	1997	CHEVY CREW-CAB PICKUP	101	02/26/1997	27,274.00	23,183.00	0.00	4,091.00
024	1997	CHEVY CREW-CAB PICK-UP	101	03/05/1997	32,686.01	27,783.01	0.00	4,903.00
026	1992	GMC SIGN TRUCK	106	02/11/2005	12,334.59	10,484.59	0.00	1,850.00
027QX	2017	DUMP TRUCK - QUAD AXLE	1128	05/22/2017	155,131.86	81,802.12	14,651.00	58,678.74
029	2006	CHEVROLET 4WD PICK-UP	101	04/27/2006	21,753.17	18,490.17	0.00	3,263.00
031TX	2017	TRI-AXLE TRUCK - WINDSTAR	1118	03/06/2017	201,164.56	109,244.16	18,999.00	72,921.40
032TX	2019	TRI-AXLE DUMP TRUCK - WESTERN STAR	1118	09/05/2018	197,261.52	71,417.52	18,630.00	107,214.00
033	1983	INT. WATER TRUCK	117	06/09/1983	44,255.35	39,240.35	0.00	5,015.00
034	2023	2023 WESTERN STAR QUAD AXLE TRUCK	1128	01/09/2023	240,956.50	0.00	20,862.50	220,094.00
035	2007	FORD TRI-AXLE PLOW TRUCK	1118	10/17/2006	130,625.33	111,031.33	0.00	19,594.00
038	2023	2023 WESTERN STAR QUAD AXLE TRUCK	1128	12/09/2022	261,511.48	0.00	8,235.48	253,276.00
039	1994	WELDING TRUCK - STATE DOT TRUCK	106	02/17/2005	11,139.64	9,468.64	0.00	1,671.00
041	2007	FORD TRI-AXLE PLOW TRUCK	1118	10/16/2006	131,797.40	112,027.40	0.00	19,770.00
043	2005	FORD F-350 EXTENDED CAB	101	10/18/2004	36,370.85	30,914.85	0.00	5,456.00
048	2005	STERLING TRI-AXLE PLOW TRUCK	1118	09/30/2004	110,846.81	94,219.81	0.00	16,627.00
049	2005	STERLING TRI-AXLE WATER TRUCK	1118	09/30/2004	109,821.29	93,348.29	0.00	16,473.00
050	2001	FORD TRI-AXLE PLOW TRUCK	1118	07/24/2002	99,602.19	84,662.19	0.00	14,940.00
052	2008	TRUCK PICKUP - 1500 SXT	101	01/29/2008	31,174.01	26,498.01	0.00	4,676.00
053	2009	STERLING TRI-AXLE PLOW TRUCK	1118	11/30/2008	136,441.30	115,975.30	0.00	20,466.00
055	2009	STERLING TRI-AXLE PLOW TRUCK	1118	10/27/2008	136,493.10	116,019.10	0.00	20,474.00
056	2011	CREW CAB - CHEVY SILVERADO 1 TON	101	09/02/2010	37,276.15	31,685.15	0.00	5,591.00
058	2011	CREW CAB - CHEVY SILVERADO 1 TON	101	09/20/2010	36,504.65	31,028.65	0.00	5,476.00
060	2014	CREW CAB - CHEVY SILVERADO	120	11/04/2013	42,336.26	35,986.26	0.00	6,350.00
061	2014	CHEVY DUMP TRUCK PICKUP	101	01/20/2014	45,923.75	39,034.75	0.00	6,889.00
070	2003	6 YARD DUMP TRUCK	106	07/20/2011	61,291.12	52,097.12	0.00	9,194.00
071	2004	6 YARD DUMP TRUCK	106	09/26/2012	58,542.06	49,761.06	0.00	8,781.00
085	2006	6 YARD DUMP TRUCK	106	01/27/2013	59,771.40	31,528.57	5,081.00	23,161.83
086	2007	STERLING TRI-AXLE DUMP TRUCK	1118	10/27/2014	63,915.43	49,294.08	5,034.35	9,587.00
088	2007	STERLING TRI-AXLE DUMP TRUCK	1118	10/27/2014	58,618.06	37,930.53	5,536.00	15,151.53
089	2007	STERLING TRI-AXLE DUMP TRUCK	1118	10/27/2014	56,515.18	43,593.62	4,444.56	8,477.00
095	2002	BOOM TRUCK WITH BUCKET ATTACHED	954	10/02/2014	23,915.84	16,602.82	2,033.00	5,280.02
<b>AUTOS &amp; TRUCKS TOTAL</b>					<b>3,388,939.05</b>	<b>1,957,255.51</b>	<b>158,823.41</b>	<b>1,272,860.13</b>
072	1995	JOHN DEERE LOADER TRACTOR	208	11/28/1995	132,450.00	112,582.50	0.00	19,867.50
073	1993	966F CAT LOADER TRACTOR	209	05/11/1993	183,139.76	158,104.76	0.00	25,035.00
074	2020	2020 JOHN DEERE 6120M TRACTOR	224	06/21/2021	101,050.51	12,886.51	8,589.00	79,575.00
075L	2016	LOADER CAT - 966M WHEEL TYPE	209	02/23/2016	323,930.35	188,149.00	27,534.00	108,247.35
076	2008	TRACTOR - JOHN DEERE (01/08)	224	01/29/2008	48,301.06	41,056.06	0.00	7,245.00
078	1996	TRACTOR - 4 WHEEL DRIVE	206	04/23/1996	39,684.14	33,731.14	0.00	5,953.00
079L	2015	SKIDSTEER - GEHL V330	222	08/24/2015	47,524.35	29,564.00	4,040.00	13,920.35
080TR	2017	TRACTOR - FARMALL 110C 2WD	207	02/01/2017	57,666.67	29,002.17	4,902.00	23,762.50
081	2004	GEHL SKID STEER LOADER	207	08/13/2004	24,493.00	20,819.00	0.00	3,674.00
082	1992	621 CASE LOADER TRACTOR	207	06/08/1992	43,043.00	36,587.00	0.00	6,456.00
084	2009	TRACTOR/SKID STEER--JOHN DEERE	224	04/24/2009	43,295.99	36,801.99	0.00	6,494.00
090L	2018	SKIDSTEER - JOHN DEERE 333G COMPACT	224	01/22/2018	70,166.57	27,832.08	5,964.00	36,370.49
092	1997	D-4 TRACTOR DOZER	216	04/29/1997	58,507.00	49,731.00	0.00	8,776.00
094	1963	D-7 TRACTOR DOZER	218	05/15/1997	26,776.33	22,759.89	0.00	4,016.44
109	1953	FARMALL A TRACTOR	203	08/15/1953	1,200.00	1,080.00	0.00	120.00
<b>TRACTORS TOTAL</b>					<b>1,201,228.73</b>	<b>800,687.10</b>	<b>51,029.00</b>	<b>349,512.63</b>

# 2023 EQUIPMENT INVENTORY

Equipment Number	Year	Description	Class	Date Acquired	Total Cost	Prior Years Depreciation	Current Year Depreciation	Year End Book Value
062	2002	140H CAT MOTOR GRADER	307	03/17/2003	162,584.21	138,196.21	0.00	24,388.00
065G	2017	2017 140M CAT MOTOR GRADER	308	07/26/2018	291,992.55	109,617.40	24,819.00	157,556.15
<b>MOTOR GRADERS TOTAL</b>					<b>454,576.76</b>	<b>247,813.61</b>	<b>24,819.00</b>	<b>181,944.15</b>
096	2013	TELESCOPIC BOOM LIFT	9312	03/11/2021	39,400.00	5,861.00	3,349.00	30,190.00
100T	2008	PORTABLE TRAFFIC SIGNALS	9088	04/02/2008	12,821.00	10,898.00	0.00	1,923.00
101T	2008	PORTABLE TRAFFIC SIGNALS	9088	04/02/2008	12,821.00	10,898.00	0.00	1,923.00
102	2008	BARRICADE TRAILER - SHOP MADE	491	03/27/2008	2,751.90	2,338.90	0.00	413.00
102T	2008	PORTABLE TRAFFIC SIGNALS	9088	04/02/2008	9,900.00	8,415.00	0.00	1,485.00
103	2008	BARRICADE TRAILER - SHOP MADE	491	03/27/2008	2,714.18	2,307.18	0.00	407.00
103T	2008	PORTABLE TRAFFIC SIGNALS	9088	04/02/2008	9,900.00	8,415.00	0.00	1,485.00
104T	2007	CAR MATE TRAILER FOR TRAFFIC LIGHTS	491	04/02/2008	6,000.00	5,100.00	0.00	900.00
105T	2016	TRAILER - PJ 20 FT. EQP. TRAILER	493	08/16/2016	6,044.71	3,212.43	514.00	2,318.28
106	2000	TILT TRAILER	493	04/08/2000	22,950.00	19,507.00	0.00	3,443.00
107	2004	TRAILER - SKIDSTEER (KUC'S)	493	05/10/2004	5,255.00	4,467.00	0.00	788.00
108	2005	BARRICADE TRAILER - SHOP MADE	491	07/12/2005	2,823.13	2,400.13	0.00	423.00
108T	2019	16 FT TANDEM UTILITY TRAILER	491	12/11/2019	14,085.69	3,186.09	1,193.00	9,706.60
110	1994	RED TRAILER	491	06/22/1994	2,716.74	2,308.74	0.00	408.00
111	2003	TRAILER USED CULVERT	491	04/17/2003	2,345.54	1,993.54	0.00	352.00
113	2020	PORTABLE RUMBLE STRIPS SET OF 6	9416	01/23/2020	11,533.00	5,718.00	1,961.00	3,854.00
118	2005	WACKER - 11" SHOE	906	06/13/2005	2,750.00	2,337.00	0.00	413.00
121	1969	HYDROSEEDER	930	08/20/1969	2,006.60	1,705.60	0.00	301.00
122C	2015	CONVEYOR	9236	05/04/2017	73,571.97	29,529.24	5,211.00	38,831.73
124	2002	TAILGATE MULCHER (BALE CHOPPER)	9012	03/20/2002	5,680.01	4,828.01	0.00	852.00
128	2000	CULVERT TRAILER	493	08/30/2000	4,928.24	4,189.24	0.00	739.00
132CS	2017	CONCRETE SAW - 13 HP	935	03/11/2017	1,899.99	1,614.99	0.00	285.00
138	2005	TRASH PUMP	923	06/13/2005	1,555.00	1,322.00	0.00	233.00
140	1961	JAEGER WATER PUMP	923	09/26/1961	432.00	389.00	0.00	43.00
147	1998	WELDER & GENERATOR TRUCK 24	9286	01/06/1998	3,299.96	2,804.96	0.00	495.00
148	1977	WELDER & GENERATOR TRUCK 15	9286	09/08/1977	1,431.75	1,216.75	0.00	215.00
170	1981	GREEN FORD WATER PUMP	923	04/03/1981	7,275.00	6,184.00	0.00	1,091.00
171		BRUSH HOG CHIPPER	902	01/20/2003	18,886.00	16,053.00	0.00	2,833.00
172	2020	NEW HOLLAND 107M DISC MOWER	412	10/28/2019	9,200.00	2,151.00	782.00	6,267.00
173	2020	NEW HOLLAND 107M DISC MOWER	412	10/28/2019	8,897.21	2,081.21	756.00	6,060.00
174	2020	NEW HOLLAND 109M DISC MOWER	412	10/28/2019	10,856.54	2,537.54	923.00	7,396.00
175	2008	STIHL CONCRETE SAW W/CART & TANK (TS700)	934	09/12/2008	1,517.95	1,289.95	0.00	228.00
176	2010	MILLER 500 AMP WELDER & GENERATOR	9286	02/25/2010	12,381.01	10,524.01	0.00	1,857.00
178	2010	STATE DEDICATED EMERGENCY TRAILER	491	01/08/2010	2,850.00	2,178.00	0.00	672.00
179	2010	STATE DEDICATED EMERGENCY TRAILER	491	01/08/2010	2,850.00	2,178.00	0.00	672.00
180	2001	GENERATOR	9246	04/01/2002	14,347.11	12,195.11	0.00	2,152.00
180G	2016	GENERATOR, 6000 WATTS	805	02/29/2016	2,935.25	1,386.64	208.00	1,340.61
183	2023	ROUTER	938	06/14/2023	21,400.00	0.00	1,062.00	20,338.00
183T	2010	TRAILER	491	06/02/2010	1,575.00	1,339.00	0.00	236.00
184	2011	REFLECTOMETER SIGN METER	9092	04/08/2011	10,275.37	8,734.37	0.00	1,541.00
185	1999	SULLAIR AIR COMPRESSOR	402	01/31/2000	9,056.95	7,697.95	0.00	1,359.00
186	2010	COMPRESSOR	402	03/01/2010	8,902.89	7,567.89	0.00	1,335.00
187	2007	WACKER COMPACTOR	906	05/31/2007	1,895.00	1,611.00	0.00	284.00
188	2013	STIHL CONCRETE SAW W/CART AND TANK	934	07/26/2013	1,824.85	1,550.85	0.00	274.00
189	2014	ALKOTA CULVERT STEAMER W/TRAILER	9199	01/03/2014	13,418.66	10,173.44	1,141.00	2,104.22
191	2014	WACKER COMPACTOR 11 INCH SHOE	906	07/15/2014	3,450.00	2,932.00	0.00	518.00
192	2017	WACKER COMPACTOR	906	06/22/2017	2,865.00	1,672.22	304.00	888.78
193	2018	SPRAY BAR APPLICATION WITH TANK...	9155	03/29/2018	4,721.00	2,384.20	502.00	1,834.80
194	2023	ROUTER	938	07/09/2023	22,500.00	0.00	802.00	21,698.00
221T	2013	TRAILER LO-BOY - TALBERT TRAILER	496	01/03/2013	66,803.39	55,360.44	1,421.95	10,021.00
226	1986	AUGER/HYDRAULIC DRILL ON SIGN TRUCK 26	956	02/11/2005	2,000.00	1,700.00	0.00	300.00
260	1998	SHOULDER RECLAIMER	450	09/25/1996	14,034.99	11,929.99	0.00	2,105.00
268	2017	SHOULDER MACHINE - SELF PROPELLED	455	08/18/2017	166,474.57	75,466.80	14,150.00	76,857.77
274	2020	DIAMOND REAR CRADLE BOOM MOWER 22 FT	953	06/21/2021	48,783.42	14,513.42	8,293.00	25,977.00
276	2008	DIAMOND MOWER ATTACH BOOM (01/08)	953	01/28/2008	19,200.00	16,320.00	0.00	2,880.00
284	2009	DIAMOND MOWER ATTACHMENT	932	04/24/2009	24,000.00	22,950.00	0.00	1,050.00
300	2001	CAT M318 EXCAVATOR	557	01/10/2002	233,759.00	198,695.00	0.00	35,064.00
304	2016	CAT 323F EXCAVATOR	559	05/16/2016	223,176.46	123,304.98	18,970.00	80,901.48
309	1975	WOODS MOWER TRACTOR 109	413	05/15/1975	573.79	487.79	0.00	86.00
366	2008	BROOM ATTACH FOR 76	431	05/23/2008	9,697.00	8,242.00	0.00	1,455.00

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Equipment Number	Year	Description	Class	Date Acquired	Total Cost	Prior Years Depreciation	Current Year Depreciation	Year End Book Value
367	2016	BROOM - ATTACH FOR SKIDSTEER	431	05/25/2016	7,051.98	3,943.44	599.00	2,509.54
379		FECON BH74SS MULCHING HEAD	932	04/20/2022	34,900.00	6,593.00	9,888.00	18,419.00
380	2017	BROOM HT	431	02/01/2017	11,049.80	5,555.97	939.00	4,554.83
381	1993	AUGER	915	09/29/1993	1,356.56	1,153.56	0.00	203.00
387	2001	WOODS BACK BLADE TRACTOR 87	323	06/04/2001	870.00	739.00	0.00	131.00
388	2016	BACK BLADE - ALL TYPES	392	02/16/2016	3,775.00	2,139.92	321.00	1,314.08
438	2015	CRACKSEALER	710	09/30/2015	57,135.98	47,495.48	1,070.50	8,570.00
477		FIELD OFFICE	9168	09/16/1964	1,192.84	1,072.84	0.00	120.00
482		ASPHALT TESTING LAB	939	11/30/1999	24,689.42	20,986.42	0.00	3,703.00
<b>MAINTENANCE &amp; CONSTRUCTION EQUIPMENT TOTAL</b>					<b>1,406,022.40</b>	<b>870,034.23</b>	<b>74,360.45</b>	<b>461,627.72</b>
405	2005	2005 EDGE CP24 PAVEMENT PROFILER	719	02/28/2022	2,500.00	182.00	212.00	2,106.00
413		BLACKTOP PLANT	9999	12/31/2019	2,106,153.03	-3,384.84	89,354.00	2,020,183.87
414	1988	BOMAG ROLLER	532	05/20/1988	33,519.15	28,491.15	0.00	5,028.00
415	1997	CAT VITBRATORY ROLLER	534	12/01/1997	53,966.00	45,871.00	0.00	8,095.00
420	1998	INGERSOL RAND VIBRO ROLLER	534	08/18/1999	86,589.00	73,601.00	0.00	12,988.00
421	2007	PULL TYPE ROLLER	531	05/04/2007	14,900.00	12,665.00	0.00	2,235.00
424	2006	2006 DYNAPAC VIBRATORY ROLLER	534	07/27/2021	15,532.50	2,340.50	1,650.00	11,542.00
425	2001	TAILGATE HEATER	9151	04/30/2001	1,865.41	1,585.41	0.00	280.00
426	2008	RUT PAVER - BLACKTOP SKID	9272	05/01/2008	13,550.25	11,517.25	0.00	2,033.00
439	1997	PAVER - FABCO	712	06/01/2002	191,861.96	139,371.42	20,385.00	32,105.54
443A	2001	TAILGATE HEATER	9151	04/30/2001	1,865.42	1,585.42	0.00	280.00
444	2001	TAILGATE HEATER	9151	04/30/2001	1,865.42	1,585.42	0.00	280.00
490		HOT PATCHER	709	09/29/2003	17,406.90	14,795.90	0.00	2,611.00
<b>BITUMINOUS EQUIPMENT TOTAL</b>					<b>2,541,575.04</b>	<b>330,206.63</b>	<b>111,601.00</b>	<b>2,099,767.41</b>
222S	2014	SANDER - TAILGATE 9 INCH	426	12/16/2014	3,630.00	3,086.00	0.00	544.00
231S	2014	SANDER - TAILGATE 9 INCH	426	12/16/2014	3,630.00	3,086.00	0.00	544.00
232S	2019	SPREADER	426	02/18/2019	8,284.00	3,375.00	880.00	4,029.00
234	2023	TAILGATE SANDER W/PREWET SYSTEM	426	01/09/2023	5,543.00	0.00	470.00	5,073.00
235S	2008	9" SPREADER	424	03/26/2008	4,700.00	3,995.00	0.00	705.00
238	2023	TAILGATE SANDER	426	08/17/2023	8,059.00	0.00	288.00	7,771.00
241S	2008	9" SPREADER	424	03/26/2008	4,700.00	3,995.00	0.00	705.00
248	2004	SPREADER	424	11/09/2004	6,188.53	5,260.53	0.00	928.00
249	2004	SPREADER	424	11/12/2004	6,198.22	5,268.22	0.00	930.00
250	2002	9" SPREADER TRUCK 50	424	10/24/2002	3,967.25	3,372.25	0.00	595.00
250S	2008	9" SPREADER	424	03/26/2008	4,700.00	3,995.00	0.00	705.00
253	2008	9" SANDER TRUCK 53	424	10/27/2008	4,081.00	3,469.00	0.00	612.00
255	2008	9" SANDER - TRUCK 55	424	10/27/2008	4,081.00	3,469.00	0.00	612.00
270S	2010	SANDER - MONROE STAINLESS STEEL	424	07/20/2011	2,000.00	1,700.00	0.00	300.00
271S	2004	SANDER ON TRUCK 71	424	09/26/2012	2,000.00	1,700.00	0.00	300.00
285S	2006	SPREADER FOR TRUCK 85	424	10/23/2013	2,000.00	1,700.00	0.00	300.00
286S	2009	SPREADER	424	10/27/2014	2,000.00	1,700.00	0.00	300.00
288S	2009	SPREADER TRUCK 88	424	10/27/2014	2,000.00	1,700.00	0.00	300.00
289S	2009	SPREADER TRUCK 89	424	10/27/2014	2,000.00	1,700.00	0.00	300.00
622P	2017	SNOW PLOW	634	04/17/2017	6,315.00	3,085.85	537.00	2,692.15
631P	2016	PLOW - ANGLE ONE WAY	634	03/20/2017	6,315.00	3,085.85	537.00	2,692.15
632P	2019	PLOW - ONE-WAY FIXED ANGLE	634	02/18/2019	6,378.00	2,079.00	542.00	3,757.00
634	2023	PLOW - POWER REVERSIBLE	633	01/09/2023	12,423.00	0.00	1,124.00	11,299.00
635	2001	SNOW PLOW TRUCK 35	634	10/30/2001	4,992.00	4,243.00	0.00	749.00
637	2002	SNOW PLOW	634	12/02/2002	5,738.00	4,877.00	0.00	861.00
638	2023	PLOW - POWER REVERSIBLE	633	08/17/2023	12,307.00	0.00	350.00	11,957.00
648	2004	SNOW PLOW	634	11/09/2004	7,500.00	6,375.00	0.00	1,125.00
649	2004	SNOW PLOW	634	11/12/2004	7,500.00	6,375.00	0.00	1,125.00
650	2002	SNOW PLOW TRUCK 50	634	10/24/2002	5,500.00	4,675.00	0.00	825.00
653	2008	PLOW - TRUCK 53	634	10/22/2008	5,010.00	4,258.00	0.00	752.00
655	2008	PLOW - TRUCK 55	634	10/29/2008	5,010.00	4,258.00	0.00	752.00
661P	2018	SNOW PLOW - 9 FT 2 INCH BOSS V-DXT	633	07/18/2018	7,588.00	2,956.25	645.00	3,986.75
663	1967	V-PLOW FOR GRADER 63	632	09/08/1967	2,145.27	1,823.27	0.00	322.00
664	1944	V-PLOW FOR GRADER 64	632	01/01/1944	800.00	720.00	0.00	80.00
670P	1999	SNOW PLOW FOR TRUCK 70	634	11/19/1999	8,269.00	7,029.00	0.00	1,240.00
671P	2004	SNOW PLOW TRUCK 71 - 6 WAY REVERSE	633	09/26/2012	6,000.00	5,100.00	0.00	900.00
685P	1988	PLOW FOR TRUCK 85	633	10/23/2013	6,000.00	4,675.00	425.00	900.00
686P	2006	SNOW PLOW - 12 FEET	633	10/27/2014	3,500.00	2,450.24	298.00	751.76
688P	2006	PLOW TRUCK 88	633	10/27/2014	3,500.00	2,450.24	298.00	751.76

# 2023 EQUIPMENT INVENTORY

Equipment		Description	Class	Date	Total Cost	Prior Years	Current Year	Year End Book
Number	Year			Acquired		Depreciation	Depreciation	Value
689P	2007	PLOW TRUCK 89	633	10/27/2014	3,500.00	2,450.24	298.00	751.76
705	2000	9' PLOW WING TRUCK 5	635	10/24/2000	7,049.74	5,992.74	0.00	1,057.00
722W	2017	WING	635	04/27/2017	9,714.00	4,749.29	826.00	4,138.71
731W	2016	WING - 9 DOUBLE FUNCTION	635	03/20/2017	9,714.00	4,749.29	826.00	4,138.71
732W	2019	WING - DOUBLE FUNCTION PATROL	635	02/18/2019	9,391.00	3,061.00	798.00	5,532.00
734	2023	WING - REAR MOUNT	635	01/09/2023	12,800.00	0.00	998.00	11,802.00
734U	2023	UNDERBODY - REVERSIBLE SCRAPER	637	01/09/2023	14,971.00	0.00	1,172.00	13,799.00
735	1998	9' PLOW WING TRUCK 35	635	02/27/1998	4,745.19	4,033.19	0.00	712.00
738	2023	WING - FRONT MOUNT	635	08/17/2023	12,245.00	0.00	345.00	11,900.00
741	1991	10' PLOW WING TRUCK 41	635	10/09/1991	4,527.91	3,848.91	0.00	679.00
748W	2004	SNOW WING	635	11/09/2004	6,293.00	5,349.00	0.00	944.00
749W	2004	SNOW WING	635	11/12/2004	6,293.00	5,349.00	0.00	944.00
750W	2002	9' PLOW WING TRUCK 50	635	10/24/2002	4,900.00	4,165.00	0.00	735.00
753W	2008	9' PLOW WING - TRUCK 53	635	10/22/2008	3,616.00	3,074.00	0.00	542.00
755W	2008	9' PLOW WING - TRUCK 55	635	10/29/2008	3,616.00	3,074.00	0.00	542.00
762	2002	WING FOR GRADER 62	612	03/17/2003	12,000.00	10,200.00	0.00	1,800.00
765W	1984	WING FOR 65G GRADER	612	07/24/2018	20,500.00	7,694.05	1,742.00	11,063.95
766U	2008	UNDERBODY BLADE TRUCK 66	637	01/18/2008	7,766.95	6,601.95	0.00	1,165.00
770U	2003	UNDERBODY - UNDERBODY BLADE	637	07/20/2011	5,000.00	4,250.00	0.00	750.00
770W	2003	WING - 8 FT. WING PLOW	635	07/20/2011	11,493.00	4,723.25	976.90	5,792.85
771U	2004	UNDERBODY ON TRUCK 71	637	09/26/2012	8,000.00	6,800.00	0.00	1,200.00
771W	2004	WING FOR TRUCK 71	635	09/26/2012	2,000.00	1,700.00	0.00	300.00
785U	2006	UNDERBODY BLADE FOR TRUCK 85	637	10/23/2013	8,000.00	6,800.00	0.00	1,200.00
785W	2007	WING FOR TRUCK 85 - 8 FOOT	635	10/23/2013	2,000.00	1,700.00	0.00	300.00
786U	2008	UNDERBODY BLADE TRUCK 86	637	11/17/1994	6,534.00	5,494.99	59.01	980.00
786W	2007	WING - TRUCK 86	635	10/27/2014	2,500.00	1,735.40	212.00	552.60
788W	2007	WING TRUCK 88	635	10/27/2014	2,500.00	1,735.40	212.00	552.60
789W	2207	WING TRUCK 89	635	10/27/2014	2,500.00	1,735.40	212.00	552.60
822	2014	BRINE TANK	638	12/16/2014	0.00	0.00	0.00	0.00
831	2014	BRINE TANK	638	12/16/2014	0.00	0.00	0.00	0.00
832	2019	BRINE TANK	638	02/18/2019	0.00	0.00	0.00	0.00
834	2023	BRINE TANK	638	1/9/2023	4,241.00	0.00	411.00	3,830.00
835	2008	BRINE TANK	638	03/26/2008	0.00	0.00	0.00	0.00
838	2023	BRINE TANK	638	08/17/2023	6,001.00	0.00	210.00	5,791.00
841	2001	SNOW PLOW TRUCK 41	634	10/30/2001	4,992.00	4,243.00	0.00	749.00
848	2004	BRINE TANK	638	11/09/2004	0.00	0.00	0.00	0.00
850	2002	BRINE TANK	638	10/24/2002	0.00	0.00	0.00	0.00
853	2008	BRINE TANK	638	10/27/2008	0.00	0.00	0.00	0.00
854	2010	PUSH PLOW	634	01/13/2010	7,677.49	6,525.49	0.00	1,152.00
855	2008	BRINE TANK	638	10/27/2008	0.00	0.00	0.00	0.00
864	2002	PUSH PLOW	634	12/31/2001	2,883.83	2,450.83	0.00	433.00
866	2002	SNOW PLOW	634	12/02/2002	5,738.00	4,877.00	0.00	861.00
870	2010	BRINE TANK	638	07/20/2011	0.00	0.00	0.00	0.00
871	2004	BRINE TANK	638	09/26/2012	0.00	0.00	0.00	0.00
886	2009	BRINE TANK	638	10/27/2014	0.00	0.00	0.00	0.00
888	2009	BRINE TANK	638	10/27/2014	0.00	0.00	0.00	0.00
889	2009	BRINE TANK	638	10/27/2014	0.00	0.00	0.00	0.00
941	2008	BRINE TANK	638	03/26/2008	0.00	0.00	0.00	0.00
<b>SNOW REMOVAL EQUIPMENT TOTAL</b>					<b>352,178.38</b>	<b>196,592.27</b>	<b>13,516.91</b>	<b>142,069.20</b>
					<b>9,344,520.36</b>	<b>4,402,589.35</b>	<b>434,149.77</b>	<b>4,507,781.24</b>

### 2023 COUNTY ROAD SYSTEM EXPENSES

JOB/ACTIVITY	DESCRIPTION	TOTAL	LABOR	FRINGE	SMALL TOOLS	EQUIPMENT	INVENTORY	JOURNALS	ADMIN
53310-1	CTH MAINTENANCE								
125	STOCKPILING & MIXING	77,389.22	2,790.62	1,459.49	59.50	22,119.65	4,387.04	46,572.92	0.00
200	UNASSIGNED TIME	3,687.32	2,096.70	1,553.37	37.25	0.00	0.00	0.00	0.00
201	MOVE AND SET-UP EQUIPMENT	20,675.16	5,607.76	3,146.95	116.07	11,804.38	0.00	0.00	0.00
206	SPECIAL TRAINING	36,484.03	21,389.77	12,444.17	435.55	239.54	0.00	1,975.00	0.00
211	DRUG & ALCOHOL TESTING	2,061.13	189.71	134.82	3.46	33.04	0.00	1,700.10	0.00
215	ON-CALL PAY	10,721.82	6,885.27	3,691.21	145.34	0.00	0.00	0.00	0.00
301	OVERLAYING	65,835.99	4,363.01	2,281.85	93.03	8,123.65	50,974.45	0.00	0.00
329	PUBLICATIONS	865.25	0.00	0.00	0.00	0.00	0.00	865.25	0.00
330	ADMIN TRAVEL	458.00	0.00	0.00	0.00	0.00	0.00	458.00	0.00
370	MAINT MATERIALS	4,096.92	0.00	0.00	0.00	0.00	0.00	4,096.92	0.00
425	STORM DAMAGE	163,203.88	53,929.94	28,205.36	1,149.89	73,646.68	0.00	6,272.01	0.00
001	SPOT REPAIR/POTHOLE REPAIR	100,179.83	31,379.12	18,770.64	630.55	26,185.23	22,668.28	546.01	0.00
004	WEDGING/RUT FILLING	117,560.15	14,075.49	7,361.48	300.12	27,345.62	68,477.44	0.00	0.00
021	GRADING GRAVEL SHOULDERS	36,522.11	7,230.96	3,781.79	154.18	21,398.96	2,704.98	1,251.24	0.00
031	SWEEPING PAVEMENT	16,766.59	3,274.29	1,712.45	69.81	11,710.04	0.00	0.00	0.00
032	TRAFFIC CONTROL MISC	21,399.02	9,210.28	5,064.93	192.33	6,931.48	0.00	0.00	0.00
033	SURVEILLANCE	31,495.83	14,674.52	9,516.23	282.83	7,022.25	0.00	0.00	0.00
035	HAZARDOUS DEBRIS REMOVAL	129.38	73.08	38.22	1.56	16.52	0.00	0.00	0.00
041	MOWING	61,251.85	16,539.44	8,650.13	352.65	35,709.63	0.00	0.00	0.00
042	LITTER PICKUP	618.84	301.77	157.83	6.43	152.81	0.00	0.00	0.00
043	WOODY VEGETATION	101,413.10	33,427.64	21,721.75	643.55	45,620.16	0.00	0.00	0.00
051	CLEAN/REPAIR DRAINAGE STRUCT	247.42	128.12	67.01	2.73	49.56	0.00	0.00	0.00
052	MAINTAIN ROADSIDE DRAINAGE	67,362.87	18,819.24	9,912.10	400.13	22,291.25	15,922.90	17.25	0.00
060	DECK	466.22	243.60	218.92	3.70	0.00	0.00	0.00	0.00
061	MAINTAIN/REPAIR SUPERSTRUCTURE	1,800.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00
068	RAILING	847.89	455.36	238.15	9.71	144.67	0.00	0.00	0.00
090	PAVEMENT MARKING	78,015.18	1,050.42	549.37	22.40	660.80	0.00	75,732.19	0.00
093	SUPERVISION/ENGINEERING	42,306.76	22,399.36	15,918.39	408.99	3,580.02	0.00	0.00	0.00
NUN	NO ACTIVITY CODE	5.99	0.00	0.00	0.00	0.00	0.00	5.99	0.00
	<b>CTH MAINTENANCE TOTAL</b>	<b>1,063,867.75</b>	<b>270,535.47</b>	<b>156,596.61</b>	<b>5,521.76</b>	<b>324,785.94</b>	<b>165,135.09</b>	<b>141,292.88</b>	<b>0.00</b>
53310-2	CTH SIGNING								
81	PERMANENT SIGN REPAIR	17,097.83	3,448.44	2,076.56	69.07	4,791.84	0.00	6,711.92	0.00
85	TEMP/EMERGENCY SIGN REPAIR	11,487.41	5,162.48	2,999.88	105.18	3,219.87	0.00	0.00	0.00
86	PERMANENT SIGN REPLACEMENT	1,621.99	713.85	632.83	10.99	264.32	0.00	0.00	0.00
370	MAINT MATERIALS	167.97	0.00	0.00	0.00	0.00	0.00	167.97	0.00
	<b>CTH SIGNING TOTAL</b>	<b>30,375.20</b>	<b>9,324.77</b>	<b>5,709.27</b>	<b>185.24</b>	<b>8,276.03</b>	<b>0.00</b>	<b>6,879.89</b>	<b>0.00</b>
53310-3	CTH BEAVER CONTROL								
202	BEAVER CONTROL	16,090.51	856.76	448.09	18.27	363.44	0.00	14,403.95	0.00
	<b>CTH BEAVER CONTROL TOTAL</b>	<b>16,090.51</b>	<b>856.76</b>	<b>448.09</b>	<b>18.27</b>	<b>363.44</b>	<b>0.00</b>	<b>14,403.95</b>	<b>0.00</b>
53310-5	CTH GENERAL DAMAGE								
5331005003	CTH P GUARDRAIL DAMAGE	1,671.62	608.70	547.03	9.25	506.64	0.00	0.00	0.00
5331005004	CTH M SEWER PATCH DAMAGE	4,341.41	904.45	473.02	19.29	1,411.01	1,533.64	0.00	0.00
	<b>CTH GENERAL DAMAGE TOTAL</b>	<b>6,013.03</b>	<b>1,513.15</b>	<b>1,020.05</b>	<b>28.54</b>	<b>1,917.65</b>	<b>1,533.64</b>	<b>0.00</b>	<b>0.00</b>
53310-52	CTH STRUCTURES								
60	DECK	26,718.08	7,690.38	4,022.04	163.97	12,135.19	0.00	2,706.50	0.00
62	MAINTAIN/REPAIR SUBSTRUCTURE	332.64	139.15	72.78	2.97	117.74	0.00	0.00	0.00
65	TRAFFIC CONTROL BRIDGES	10,884.57	4,849.81	2,536.46	103.44	3,394.86	0.00	0.00	0.00
	<b>CTH STRUCTURES TOTAL</b>	<b>37,935.29</b>	<b>12,679.34</b>	<b>6,631.28</b>	<b>270.38</b>	<b>15,647.79</b>	<b>0.00</b>	<b>2,706.50</b>	<b>0.00</b>
53312-1	CTH WINTER MAINTENANCE								
001	SPOT REPAIR/POTHOLE REPAIR	227.66	147.42	77.10	3.14	0.00	0.00	0.00	0.00
032	TRAFFIC CONTROL MISC	118.93	44.88	40.33	0.68	33.04	0.00	0.00	0.00
071	PLOW & APPLY CHEMICALS	681,482.39	90,409.66	73,873.19	1,493.71	323,441.93	192,263.90	0.00	0.00
072	NON-STORM WINTER ACTIVITIES	43,840.74	13,408.83	11,354.63	215.03	18,320.60	541.65	0.00	0.00
073	APPLY LIQUID ANTI-ICING CHEM	51.35	0.00	0.00	0.00	0.00	51.35	0.00	0.00
097	TRAFFIC CONTROL WINTER WORK	4,907.17	1,615.68	1,452.01	24.54	1,814.94	0.00	0.00	0.00
125	STOCKPILING & MIXING	144,915.33	10,051.62	6,445.12	194.92	30,522.99	62,766.95	34,933.73	0.00
215	ON-CALL PAY	11,102.52	6,470.58	4,512.39	119.55	0.00	0.00	0.00	0.00
370	MAINT MATERIALS	14,026.10	0.00	0.00	0.00	0.00	0.00	14,026.10	0.00
	<b>CTH WINTER MAINTENANCE TOTAL</b>	<b>900,672.19</b>	<b>122,148.67</b>	<b>97,754.77</b>	<b>2,051.57</b>	<b>374,133.50</b>	<b>255,623.85</b>	<b>48,959.83</b>	<b>0.00</b>
5331802201	CTH D - PAVE LEHMAN RD TO CTH E S								
005	MILLING/BUMP REMOVAL	5,828.91	1,114.02	582.63	23.75	1,916.43	0.00	2,192.08	0.00
021	GRADING GRAVEL SHOULDERS	37,291.21	7,547.96	4,062.67	159.06	19,943.48	5,578.04	0.00	0.00
032	TRAFFIC CONTROL MISC	7,776.97	3,613.98	1,933.64	76.35	2,153.00	0.00	0.00	0.00
090	PAVEMENT MARKING	3,582.25	0.00	0.00	0.00	0.00	0.00	3,582.25	0.00
201	MOVE AND SET-UP EQUIPMENT	1,187.07	266.22	139.23	5.68	775.94	0.00	0.00	0.00
300	PAVING	288,468.44	16,545.32	8,653.20	352.78	32,251.35	220,331.03	10,334.76	0.00

## 2023 COUNTY ROAD SYSTEM EXPENSES

JOB/ACTIVITY	DESCRIPTION	TOTAL	LABOR	FRINGE	SMALL TOOLS	EQUIPMENT	INVENTORY	JOURNALS	ADMIN
308	DUST CONTROL	147.59	37.95	19.85	0.81	88.98	0.00	0.00	0.00
350	CONSTRUCTION	6,662.40	1,852.09	1,028.79	38.51	3,168.76	0.00	574.25	0.00
	<b>CTH D CONSTRUCTION TOTAL</b>	<b>350,944.84</b>	<b>30,977.54</b>	<b>16,420.01</b>	<b>656.94</b>	<b>60,297.94</b>	<b>225,909.07</b>	<b>16,683.34</b>	<b>0.00</b>
5331802301	CTH G - PAVE JUMP RV BR TO CHIP CO								
005	MILLING/BUMP REMOVAL	3,434.51	53.36	27.91	1.14	75.20	0.00	3,276.90	0.00
021	GRADING GRAVEL SHOULDERS	13,610.56	2,588.55	1,353.81	55.19	7,800.01	199.33	1,613.67	0.00
032	TRAFFIC CONTROL MISC	2,755.63	1,212.06	633.91	25.84	883.82	0.00	0.00	0.00
090	PAVEMENT MARKING	1,218.40	0.00	0.00	0.00	0.00	0.00	1,218.40	0.00
201	MOVE AND SET-UP EQUIPMENT	705.16	212.61	111.20	4.53	376.82	0.00	0.00	0.00
300	PAVING	146,390.79	7,495.65	3,920.22	159.82	13,405.31	110,808.57	10,601.22	0.00
350	CONSTRUCTION	16,859.78	4,026.43	2,105.82	85.85	10,316.82	324.86	0.00	0.00
	<b>CTH G CONSTRUCTION TOTAL</b>	<b>184,974.83</b>	<b>15,588.66</b>	<b>8,152.87</b>	<b>332.37</b>	<b>32,857.98</b>	<b>111,332.76</b>	<b>16,710.19</b>	<b>0.00</b>
5331802302	CTH I - OVERLAY 27 TO RANGELINE RD								
021	GRADING GRAVEL SHOULDERS	29,629.49	5,028.11	2,629.70	107.21	14,842.07	7,022.40	0.00	0.00
032	TRAFFIC CONTROL MISC	6,059.49	2,634.70	1,377.95	56.18	1,990.66	0.00	0.00	0.00
090	PAVEMENT MARKING	3,956.35	0.00	0.00	0.00	0.00	0.00	3,956.35	0.00
301	OVERLAYING	269,929.07	15,955.12	8,344.53	340.20	34,291.71	206,974.53	4,022.98	0.00
	<b>CTH I CONSTRUCTION TOTAL</b>	<b>309,574.40</b>	<b>23,617.93</b>	<b>12,352.18</b>	<b>503.59</b>	<b>51,124.44</b>	<b>213,996.93</b>	<b>7,979.33</b>	<b>0.00</b>
5331802305	CTH M - BIL PROJECT								
350	CONSTRUCTION	59.69	0.00	0.00	0.00	0.00	0.00	59.69	0.00
	<b>CTH M - BIL PROJECT TOTAL</b>	<b>59.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59.69</b>	<b>0.00</b>
53319	CTH BRIDGE CONSTRUCTION								
53319-42	CTH J - 8780-00-01/71 LTLTHORNAPPLE	-12.55	0.00	0.00	0.00	0.00	0.00	-12.55	0.00
53319-44	CTH B - 8793-00-00/70 MAIN CRK	22,053.13	0.00	0.00	0.00	0.00	0.00	22,053.13	0.00
53319-46	CTH I - 8795-00-00/70 DEER TAIL CRK	119.55	0.00	0.00	0.00	0.00	0.00	119.55	0.00
53319-47	CTH B - 8793-00-01/71 DEER TAIL CRK	16.16	0.00	0.00	0.00	0.00	0.00	16.16	0.00
53319-48	CTH D - 8798-00-02/72 DEER TAIL CRK	91,476.34	0.00	0.00	0.00	0.00	0.00	91,476.34	0.00
53319-49	CTH D - 8595-00-01/71 JUMP RVR	5.95	0.00	0.00	0.00	0.00	0.00	5.95	0.00
53319-50	CTH M - 8771-00-00/70 SKINNER CRK	20,407.70	0.00	0.00	0.00	0.00	0.00	20,407.70	0.00
53319-52	CTH G - 8794-00-00/70 JUMP RVR	-87.01	0.00	0.00	0.00	0.00	0.00	-87.01	0.00
5331900054	CTH B - 8793-00-03/73 MAIN CRK	139,028.93	3,274.58	2,942.87	49.74	2,033.72	0.00	130,728.02	0.00
5331900056	CTH J - CULVERT 2023	88,046.91	6,972.29	3,646.50	148.67	8,791.22	2,039.37	66,448.86	0.00
	<b>CTH BRIDGE CONSTRUCTION TOTAL</b>	<b>361,055.11</b>	<b>10,246.87</b>	<b>6,589.37</b>	<b>198.41</b>	<b>10,824.94</b>	<b>2,039.37</b>	<b>331,156.15</b>	<b>0.00</b>
	<b>GRAND TOTAL</b>	<b>3,261,562.84</b>	<b>497,489.16</b>	<b>311,674.50</b>	<b>9,767.07</b>	<b>880,229.65</b>	<b>975,570.71</b>	<b>586,831.75</b>	<b>0.00</b>

Rusk County Highway Dept  
Infrastructure Capitalization for GASB 34  
Bridges  
December 31, 2022

No	City Hwy Seg	Name of Creek/River	County Bridge ID #	Const Year	2006 Calculated Replacement Cost	Deflation		Calculated Cost	Calculated % Salvage	Total Amount To Be Depreciated	Est Life In Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value
						X Deflating Factor	2006 Base Factor								
2	B	Main Crk	P54-0029	1954	153,100	20.6	156.52	13.16%	20,150	-	20,150	50	20,150	-	20,150
3	B	N Fork Main Crk	P54-0033	1957	124,400	21.8	156.52	13.93%	17,326	-	17,326	50	17,326	-	17,326
4	H	Elder Crk	P54-0048	1960	87,000	23.0	156.52	14.69%	12,784	-	12,784	50	12,784	-	12,784
5	P	Deer Tail Crk	P54-0096	1962	124,400	23.8	156.52	15.21%	18,916	-	18,916	50	18,916	-	18,916
6	A	Thornapple Rvr	P54-0017	1967	405,300	29.0	156.52	18.59%	75,094	-	75,094	50	75,094	-	75,094
7	D	Rice Crk	P54-0120	1969	111,000	33.0	156.52	21.08%	23,403	-	23,403	50	23,403	-	23,403
8	H	Clear Crk	P54-0921	1969	89,800	33.0	156.52	21.08%	18,933	-	18,933	50	18,933	-	18,933
9	H	Becky Crk	P54-0920	1970	91,100	34.8	156.52	22.23%	20,255	-	20,255	50	20,255	-	20,255
10	X	Deer Tail Crk	P54-0077	1974	123,800	57.9	156.52	36.99%	45,796	-	45,796	50	43,048	916	43,964
11	G	Deer Tail Crk	P54-0047	1975	205,700	58.1	156.52	37.12%	76,356	-	76,356	50	70,248	1,527	71,775
12	G	Flambeau Rvr	P54-0023	1979	655,500	85.5	156.52	54.63%	358,071	-	358,071	50	300,780	7,161	307,941
13	A	Chippewa Rvr	P54-0024	1980	909,400	97.2	156.52	62.10%	564,744	-	564,744	50	463,090	11,295	474,385
14	P	Flambeau Rvr	P54-0028	1981	854,400	94.2	156.52	60.18%	514,212	-	514,212	50	411,370	10,284	421,654
15	M	S Fork Main Crk	P54-0057	1981	100,600	94.2	156.52	60.18%	60,545	-	60,545	50	48,436	1,211	49,647
16	I	Flambeau Rvr	P54-0027	1984	751,400	92.6	156.52	59.16%	444,542	-	444,542	50	328,961	8,891	337,852
17	X	Deer Tail Crk	P54-0039	1985	112,500	102.0	156.52	65.17%	73,313	-	73,313	50	52,785	1,466	54,252
18	B	Little Jump Rvr	P54-0045	1986	128,700	101.1	156.52	64.59%	83,130	-	83,130	50	58,191	1,663	59,854
19	B	S Fork Main Crk	P54-0047	1987	152,400	100.0	156.52	63.89%	97,368	-	97,368	50	66,210	1,947	68,158
20	G	Shoulder Crk	P54-0059	1989	125,500	107.7	156.52	68.81%	86,355	-	86,355	50	55,267	1,727	56,994
21	J	Thornapple Rvr	P54-0069	1994	214,700	115.1	156.52	73.54%	157,884	-	157,884	50	85,257	3,158	88,415
22	VV	Little Jump Rvr	P54-0071	1995	245,200	121.9	156.52	77.88%	190,965	-	190,965	50	99,302	3,819	103,121
23	O	Devils Crk	P54-0072	1995	183,400	121.9	156.52	77.88%	142,835	-	142,835	50	74,274	2,857	77,131
24	E	Chippewa Rvr	P54-0070	1997	896,900	130.6	156.52	83.44%	748,372	-	748,372	50	359,219	14,967	374,186
25	VV	Jump Rvr	P54-0076	1998	599,000	126.9	156.52	81.09%	485,645	-	485,645	50	223,397	9,713	233,110
26	O	Devils Crk	P54-0078	1999	227,300	136.5	156.52	87.21%	198,227	-	198,227	50	87,220	3,965	91,184
27	H	Clear Crk	P54-0095	1999	127,200	136.5	156.52	87.21%	110,930	-	110,930	50	48,809	2,219	51,028
28	G	Main Crk	P54-0086	2000	240,200	145.6	156.52	93.02%	223,442	-	223,442	50	93,846	4,469	98,314
29	I	Main Crk	P54-0087	2000	301,300	145.6	156.52	93.02%	280,279	-	280,279	50	117,717	5,606	123,323
30	M	N Fork Skinner Crk	P54-0089	2000	154,700	145.6	156.52	93.02%	143,907	-	143,907	50	60,441	2,878	63,319
31	O	Devils Crk	P54-0096	2000	124,100	145.6	156.52	93.02%	115,442	-	115,442	50	48,486	2,309	50,794
32	H	Clear Crk	P54-0105	2004					131,554	-	131,554	50	44,728	2,631	47,359
33	D	Main Crk	P54-0107	2007					742,767	-	742,767	50	222,830	14,855	237,685
34	VV	Skunk Crk	P54-0113	2011					338,657	-	338,657	50	74,505	6,773	81,278
35	A	Little Thornapple Rvr	P54-0114	2014					523,748	-	523,748	50	83,800	10,475	94,275
36	O	Devils Crk	P54-0116	2016					484,162	-	484,162	50	48,416	9,683	58,099
37	F	Soft Maple Crk	P54-0117	2016					427,976	-	427,976	50	42,798	8,560	51,357
38	D	Ten Mile Crk	P54-0118	2016					503,694	-	503,694	50	50,369	10,074	60,443
39	J	Little Thornapple Rvr	P54-0123	2017					337,852	-	337,852	50	27,028	6,757	33,785
40	B	Main Crk	P54-0124	2019					454,250	-	454,250	50	27,255	9,085	36,340
41	V	Little Jump Rvr	P54-0125	2019					611,805	-	611,805	50	36,708	12,236	48,944
42	B	Deer Tail Crk	P54-0128	2020					386,068	-	386,068	50	15,443	7,721	23,164
43	I	Deer Tail Crk	P54-0129	2020					550,198	-	550,198	50	22,008	11,004	33,012
44	D	Deer Tail Crk	P54-0130	2020					1,587,543	-	1,587,543	50	63,502	31,751	95,253

Rusk County Highway Dept  
Infrastructure Capitalization for GASB 34  
Bridges

December 31, 2022

Cty Hwy No	Name of Creek/River	County Bridge ID #	Const Year	2006 Calculated Replacement Cost	Deflation		Calculated Cost	Calculated 0% Salvage	Total Amount To Be Depreciated	Est Life In Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value
					X Deflating Factor	2006 Base Factor								
45	G Jump Rvr	B54-0019	2021				1,117,656	-	1,117,656	50	22,353	22,353	44,706	1,072,950
46	B Mid Fork Main Crk	B54-0137	2021				588,422	-	588,422	50	11,768	11,768	23,537	564,885
47	D Little Jump Rvr	B54-0138	2021				953,524	-	953,524	50	19,070	19,070	38,141	915,383
48	M Skinner Crk	B54-0135	2022				563,715	-	563,715	50	-	11,274	11,274	552,441
49	B Main Crk	B54-0140	2023				25,478	-	-	50	-	-	-	-
<b>TOTALS</b>											<b>4,233,979</b>	<b>310,119</b>	<b>4,544,098</b>	<b>11,186,897</b>

 = Replaced by new construction  
 = Work in progress



Rusk County Highway Dept  
Infrastructure Capitalization for GASB 34  
Roads  
December 31, 2022

No	Cty Hwy Seg	From - To	Length in Miles	Const Year	2009 Calculated Replacement Cost	X Deflating Factor	2009 Base Factor	Deflation %	Calculated Cost	Calculated 25% Salvage	Total Amount To Be Depreciated	Est Life in Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value
1	A-1	STH 27 West to Thornapple Brg.	1.850	1999	365,375	136.5	156.52	87.21%	318,641	79,660	238,981	25	210,303	9,559	219,862	98,779
2	A-2	Thornapple Brg to Thornapple Rd.	2.100	1990	414,750	108.5	156.52	69.32%	287,506	71,876	215,630	25	215,630	-	215,630	71,876
3	A-3	Thornapple Rd. N. to Bass Lk. Rd.	0.857	1985	169,258	102.0	156.52	65.17%	110,301	27,575	82,726	25	82,726	-	82,726	27,575
4	A-3A	Thornapple Rd. N. to Bass Lk. Rd.		2003					71,011	17,753	53,258	25	38,345	2,130	40,475	30,536
5	A-4	Bass Lk Rd. N. to Rames Rd.	1.040	1996	205,400	120.2	156.52	76.80%	157,738	39,434	118,304	25	118,304	-	118,304	39,434
6	A-5	Rames Rd. North 1 mile	1.175	2000	232,063	145.6	156.52	93.02%	215,872	56,444	169,332	25	155,999	6,476	162,475	73,397
7	A-6	1 Mi. N. of Rames E. of Bridge	1.410	1998	278,475	126.9	156.52	81.08%	225,776	56,444	169,332	25	155,999	6,774	162,559	63,217
8	A-6.1	1.364 N. of Rames to Chippewa Brg	0.145	1982	28,638	88.5	156.52	56.54%	16,192	4,048	12,144	25	12,144	-	12,144	4,048
9	A-7	STH 40 to E. of Bridge	0.319	2001	63,003	144.8	156.52	92.51%	58,285	14,571	43,714	25	34,972	1,748	36,720	21,565
10	A-7	Thornapple Bridge to Thornapple Rd.	2.100	2007					134,681	33,670	101,011	25	56,566	4,040	60,606	74,075
11	A-8	Thornapple Brg.-1/2 mi. west	0.500	2010					317,738	79,434	238,304	25	114,386	9,532	123,918	193,820
12	A-9	State 40 to CTH "j"	0.464	2013					164,151	41,038	123,113	25	44,321	4,925	49,246	114,905
13	A-9.1	State 40 east 400 feet		2014					84,749	21,187	63,562	25	20,340	2,542	22,882	61,867
14	B-1	CTH P E - Circle Rd (Pulverize & Pave)	0.432	2018					123,368	30,842	92,526	25	14,804	3,701	18,505	104,863
15	B-2	Circle Rd. N. to USH 8	3.150	2001	622,125	144.8	156.52	92.51%	575,541	143,885	431,656	25	431,656	-	431,656	143,885
16	B-2A	Circle Rd N - USH 8 (Overlay)		2018					225,302	-	225,302	25	36,048	9,012	45,060	180,242
17	B-3	CTH "P" S. to Skunk Creek Bridge	2.756	1998	544,310	126.9	156.52	81.08%	441,304	110,326	330,978	25	304,500	13,239	317,739	123,565
18	B-4	Skunk Cr. Brg. S. to Johnson Rd.	2.277	2002	449,708	144.8	156.52	92.51%	416,034	104,009	312,025	25	237,139	12,481	249,620	166,414
19	B-5	U.S.H. 8 N. (E.leg) to Lessard Rd.	0.785	1999	155,038	136.5	156.52	87.21%	135,207	33,802	101,405	25	89,236	4,056	93,292	41,915
20	B-6	Lessard Rd. N. to .5Mi. N. of Wilson	1.310	2002	258,725	144.8	156.52	92.51%	239,352	59,838	179,514	25	136,431	7,181	143,612	95,740
21	B-7	.5 Mi. N. of Wilson to Cutoff Rd.	1.646	1976	325,085	56.3	156.52	35.97%	116,933	29,233	87,700	25	87,700	-	87,700	29,233
22	B-7A	.5 Mi. N. of Wilson to Cutoff Rd.		2007					163,726	40,931	122,795	25	73,677	4,912	78,589	85,137
23	B-8	Cutoff Rd. W. to W. of Younberg Rd	1.720	1997	339,700	130.6	156.52	83.44%	283,445	70,861	212,584	25	204,081	8,503	212,584	70,861
24	B-9	W. of Youngberg to River Rd.	1.073	1998	211,918	126.9	156.52	81.08%	171,814	42,954	128,860	25	118,551	5,155	123,706	48,108
25	B-10	River Rd. S. 1.255 Mi.	1.255	1992	247,863	105.1	156.52	67.15%	166,435	41,609	124,826	25	124,826	-	124,826	41,609
26	B-11	1.255 S. of River Rd. to N. of School Rd	1.011	1992	199,673	105.1	156.52	67.15%	134,076	33,519	100,557	25	100,557	-	100,557	33,519
27	B-12	N. of School Rd. to U.S.H. 8	2.630	2000	519,425	145.6	156.52	93.02%	483,186	120,797	362,389	25	304,457	14,496	318,930	164,283
28	B-13	South of Cutoff to Wilson Rd.		2005					222,378	55,595	166,783	25	106,740	6,671	113,411	108,967
29	B-14	S. of River Rd to N. School Rd	1.524	2007					121,191	30,298	90,893	25	50,901	3,636	54,537	66,654
30	B-15	W. of Young Rd. to S of Cutoff Rd		2005					155,716	38,929	116,787	25	74,744	4,671	79,415	76,501
31	B-16	Rover Rd./South 1.26 miles	1.260	2016					122,410	30,602	91,808	25	18,361	3,672	22,033	100,377
32	D-1	1.1 Mi.W. of CTH"E" to 1.W. of Tower Rd	1.125	1998	222,188	126.9	156.52	81.08%	180,141	45,035	135,106	25	124,297	5,405	129,702	50,439
33	D-1.2	1.W. OF Tower Rd. to Chippewa Brg.	1.108	1997	218,830	130.6	156.52	83.44%	182,591	45,648	136,943	25	131,466	5,477	136,943	45,648
34	D-3	Ranch Rd. E. to Deertail Ck. Brg.	2.263	1998	446,943	126.9	156.52	81.08%	362,363	90,591	271,772	25	250,030	10,871	260,901	101,462
35	D-4	Deertail Brg. E. 1.418 Mi.	2.218	1989	438,055	107.7	156.52	68.81%	301,422	75,355	226,067	25	216,067	-	226,067	75,355
36	D-4.5	1.418 E. of Deertail Brg. To STH 27	0.800	1989	158,000	107.7	156.52	68.81%	108,718	27,180	81,538	25	81,538	-	81,538	27,180
37	D-4A	Deertail Brg. E. 1.418 Mi.		2003					166,392	41,598	124,794	25	89,852	4,992	94,844	71,548
38	D-5	1.1 Wof CTH"E" W. to 1.5 E. of STH 40	5.963	2002	1,177,693	144.8	156.52	92.51%	1,089,509	272,377	817,132	25	621,020	32,685	653,705	435,804
39	D-6	1.5 Mi. E. of STH 40 to STH 40	1.350	1998	266,625	126.9	156.52	81.08%	216,169	54,042	162,127	25	149,157	6,485	155,642	60,527
40	D-7	STH 40 W. to R.O.W. Rd.	0.660	1986	130,350	101.1	156.52	64.59%	84,196	21,049	63,147	25	63,147	-	63,147	21,049
41	D-8	R.O.W. Rd. W. to McGill Rd.	3.240	1997	639,900	130.6	156.52	83.44%	533,931	133,483	400,448	25	384,430	16,018	400,448	133,483
42	D-9	McGill Rd. W. to CTH" F"	3.000	1986	592,500	101.1	156.52	64.59%	382,710	95,677	287,033	25	287,033	-	287,033	95,677
43	D-10	CTH" F" to W. of Ricebed Rd.	2.420	1989	477,950	107.7	156.52	68.81%	328,873	82,218	246,655	25	246,655	-	246,655	82,218
44	D-11	W. of Ricebed Rd. W. to W. Co. Line	1.000	1980	197,500	97.2	156.52	62.10%	122,649	30,662	91,987	25	91,987	-	91,987	30,662
45	D-12	CTH "D" East to Taylor Cnty Line (J/T)		2007					3,274,725	818,681	2,456,044	25	1,375,585	98,242	1,473,627	1,801,098
46	D-13	West Co. Line to CTH "F"	3.420	2017					675,444	168,861	506,583	25	81,053	20,263	101,316	574,128
47	E-1	CTH" P " S. to Bailey Rd"	3.181	1997	628,248	130.6	156.52	83.44%	524,209	131,052	393,157	25	377,431	15,726	393,157	131,052
48	E-2	Bailey Rd. S. to .5 Mi.N. of Sawdust Rd	2.582	1998	509,945	126.9	156.52	81.08%	413,443	103,361	310,082	25	285,275	12,404	297,679	115,764
49	E-3	.5 N. of Sawdust to .25 S. of Sawdust	0.630	1995	124,425	121.9	156.52	77.88%	96,904	24,226	72,678	25	72,678	-	72,678	24,226
50	E-4	.25 S. of Sawdust to CTH"D"	2.078	1998	410,405	126.9	156.52	81.08%	332,740	83,185	249,555	25	229,590	9,983	239,573	93,167

Rusk County Highway Dept  
Infrastructure Capitalization for GASB 34  
Roads

December 31, 2022

No	Cty Hwy Seg	From - To	Length in Miles	Const Year	2009 Calculated Replacement Cost	Deflation		Calculated Cost	Calculated 25% Salvage	Total Amount To Be Depreciated	Est Life in Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value
						X Deflating Factor	2009 Base Factor								
51	E-5	CTH"D" to S. Co. Line	0.223	1998	44,043	126.9	156.52	35,708	8,927	26,781	25	24,638	1,072	25,710	9,998
52	E-6	CTH"P" W. & N. to 1MI. N. of Jennes	2.900	1994	572,750	115.1	156.52	421,183	105,296	315,887	25	315,887	-	315,887	105,296
53	E-7	1 Mi. N. of Jennes Rd. to USH 8	1.607	1996	317,383	120.2	156.52	243,735	60,934	182,801	25	182,801	-	182,801	60,934
54	F-1	N. of CTH"O" to Gary's Rd.	6.312	1996	1,246,620	120.2	156.52	957,346	239,336	718,010	25	718,010	-	718,010	239,336
55	F-2	Gary's Rd. N. to N. Co. Line	3.738	1999	738,255	136.5	156.52	643,827	160,957	482,870	25	424,926	19,315	444,241	199,586
55	F-1-2	CTH"O" TO N. CO LINE (OVERLAY)	2022				1,028,283	257,071		771,212	25		29,662	29,662	998,621
56	F-3	CTH"O" S. to Tyman Rd.	3.093	1988	610,868	106.6	156.52	416,039	104,010	312,029	25	312,029	-	312,029	104,010
57	F-4	Tyman Rd. S. to N. of Culver St.	2.788	2000	550,630	145.6	156.52	512,214	128,053	384,161	25	322,695	15,367	338,062	174,152
58	F-4-5	N. of Culver 1 Blk N. of Main	0.360	2001	71,100	144.8	156.52	65,776	16,444	49,332	25	39,465	1,973	41,438	24,338
59	F-5	1 Blk N. of Main to R.R. Tracks	0.049	1997	9,678	130.6	156.52	8,075	2,019	6,056	25	5,814	242	6,056	2,019
60	F-6	R.R. Track S. to USH 8	0.059	1990	11,653	108.5	156.52	8,078	2,019	6,059	25	5,814	-	6,059	2,019
61	F-7	USH 8 S. to S. of Amocoy Lake Rd.	1.609	2001	317,778	144.8	156.52	293,983	73,496	220,487	25	176,390	8,819	185,209	108,774
62	F-8	S. of Amocoy Lk.Rd.to Jaskiery Rd.	0.598	1998	118,105	126.9	156.52	95,755	23,939	71,816	25	66,071	2,873	68,944	26,811
63	F-9	Jaskiery Rd. S. to Potato Lk.Rd.	5.417	2000	1,069,858	145.6	156.52	995,216	248,804	746,412	25	626,986	29,857	656,843	338,373
64	F-10	Potato Lk. Rd. to CTH"W"V	2.062	1988	407,245	106.6	156.52	277,360	69,340	208,020	25	208,020	-	208,020	69,340
65	F-11	CTH"W" S. to CTH"D"	1.774	1978	350,365	70.7	156.52	158,260	39,565	118,695	25	118,695	-	118,695	39,565
66	F-11A	CTH"W" S. to CTH"D"	2003				140,112	35,028		105,084	25	75,660	4,203	79,863	60,249
67	F-12	CTH"D" to S. Co. Line	1.007	1978	198,883	70.7	156.52	89,835	22,459	67,376	25	67,376	-	67,376	22,459
68	F-13	Potato Lk. Rd to CTH"W"V	2.000	2010			607,586	151,897		455,689	25	218,732	18,227	236,959	370,627
69	F-14	South Co. Line to CTH"D"	1.000	2017			219,592	54,898		164,694	25	26,352	6,588	32,940	186,652
70	G-1	STH 194 S. to S. Co. Line	0.791	1976	156,223	56.3	156.52	56,193	14,048	42,145	25	42,145	-	42,145	14,048
71	G-2	STH 194 N. to CTH"W"V	1.011	1999	199,673	136.5	156.52	174,133	43,533	130,600	25	114,928	5,224	120,152	53,981
72	G-3	CTH"V"V" to Broken Arrow Rd.	2.200	1986	434,500	101.1	156.52	280,654	70,163	210,491	25	210,491	-	210,491	70,163
73	G-4	Broken Arrow Rd. N. .908 Mi.	0.908	1975	179,330	58.1	156.52	66,567	16,642	49,925	25	49,925	-	49,925	16,642
74	G-5	.86 N. of Broken Arrow to CTH"V"	2.811	1977	555,173	59.8	156.52	212,109	53,027	159,082	25	159,082	-	159,082	53,027
75	G-5A	.86 N. of Broken Arrow to CTH"V"	2003				265,271	66,318		198,953	25	143,246	7,958	151,204	114,067
76	G-6	CTH"V" @ Conrath N. to CTH"P"	3.840	1982	758,400	88.5	156.52	428,817	107,204	321,613	25	321,613	-	321,613	107,204
77	G-7	CTH"P" (W) to Doughty Rd.	1.768	1980	349,180	97.2	156.52	216,843	54,211	162,632	25	162,632	-	162,632	54,211
78	G-7A	CTH"P" (W) to Doughty Rd.	2003				148,915	37,229		111,686	25	80,414	4,467	84,881	64,034
79	G-6-7A	CTH I - Doughty Rd (Overlay)	2021				451,521	112,880		338,641	25	18,061	13,358	31,419	420,102
80	G-8	Doughty Rd. N. to Flambeau Bridge	0.771	1980	152,273	97.2	156.52	94,562	23,641	70,921	25	70,921	-	70,921	23,641
81	G-8A	Doughty Rd. N. to Flambeau Bridge	2007				626,620	156,655		469,965	25	281,980	18,799	300,779	325,841
82	G-9	S. Broken Arrow to North	1.400	2007			176,996	44,249		132,747	25	74,339	5,310	79,649	97,347
83	H-1	STH 40 N. to Imalome Rd.	4.300	1989	849,250	107.7	156.52	584,361	146,090	438,271	25	438,271	-	438,271	146,090
84	H-1A	STH 40 South to Imalome Rd	3.700	2017			1,192,369	298,092		894,277	25	143,084	35,771	178,855	1,013,514
85	H-2	Imalome Rd. N. to Clear Crk. Bridge	1.993	1993	#VALUE!	108.3	156.52	237,506	59,377	178,129	25	178,129	-	178,129	59,377
86	H-3	Clear Crk. Brg. To STH 40	2.700	1992	533,250	105.1	156.52	358,067	89,517	268,550	25	268,550	-	268,550	89,517
87	H-4	Blodgett to Imalome	1.350	2015			387,272	96,818		290,454	25	81,327	11,618	92,945	294,327
88	H-5	Reichel to Clodgett	2.120	2015			553,845	138,461		415,384	25	116,307	16,615	132,922	420,923
89	H-6	Reichel Rd to Hwy 40	1.400	2015			351,992	87,998		263,994	25	73,919	10,560	84,479	267,513
90	I-1	CTH"V" W. to Market Rd.	0.472	1987	93,220	100.0	156.52	59,558	14,889	44,669	25	44,669	-	44,669	14,889
91	I-2	Market Rd. to Cloverland Rd.	1.040	1987	205,400	100.0	156.52	131,229	32,807	98,422	25	98,422	-	98,422	32,807
92	I-2A	Market Rd. to Cloverland Rd.	2003				86,425	21,606		64,819	25	46,670	2,593	49,263	37,162
93	I-3	Coloverland RD. to CTH"G"	0.554	1997	109,415	130.6	156.52	91,296	22,824	68,472	25	65,733	2,759	68,472	22,824
94	I-4	CTH"G" S. to Badger Rd.	1.705	1996	336,738	120.2	156.52	258,599	64,650	193,949	25	193,949	-	193,949	64,650
95	I-5	Badger Rd.W. to STH 27	2.818	1987	556,555	100.0	156.52	355,581	88,895	266,686	25	266,686	-	266,686	88,895
96	I-6	CTH"V" N. to Snafu Rd.	1.540	1978	304,150	70.7	156.52	137,384	34,346	103,038	25	103,038	-	103,038	34,346
97	I-7	Snafu Rd. to Hiraban Rd.	1.850	1978	365,375	70.7	156.52	165,040	41,260	123,780	25	123,780	-	123,780	41,260
98	I-7.5	Hiraban Rd. to CTH"V"	1.250	1978	246,875	70.7	156.52	111,513	27,878	83,635	25	83,635	-	83,635	27,878
99	I-8	CTH"P" N. to USH 8	2.241	1977	442,598	59.8	156.52	169,099	42,275	126,824	25	126,824	-	126,824	42,275
100	I-8A	CTH"P" N. to USH 8	2003				187,315	46,829		140,486	25	101,150	5,619	106,769	80,546

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Infrastructure Capitalization for GASB 34

Roads

December 31, 2022

No	Cty Hwy Seg	From - To	Length in Miles	Const Year	2009 Calculated Replacement Cost	X Deflating Factor	Deflation 2009 Base Factor	Deflating %	Calculated Cost	Calculated 25% Salvage	Total Amount To Be Depreciated	Est Life in Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value
101	I-9	US 8 N. to Flambeau Bridge (Strip & Pave)	3.090	2018					993,482	248,370	745,112	25	119,218	29,804	149,022	844,460
102	I-10	Flambeau Brg. N. to Flambeau Rd.	1.852	2000	365,770	144.8	156.52	92.51%	338,382	84,595	253,787	25	192,878	10,152	203,030	135,352
103	I-11	Flambeau Rd. W. to Fedyn Rd.	1.000	1990	197,500	108.5	156.52	69.32%	136,907	34,227	102,680	25	102,680	-	102,680	34,227
104	I-12	W. of Fedyn Rd. To CTH "J"	0.843	1990	166,493	108.5	156.52	69.32%	115,413	28,853	86,560	25	86,560	-	86,560	28,853
105	I-13	Prairie Rd to Hraban Road	1.250	2007					236,827	59,207	177,620	25	99,468	7,105	106,573	130,254
106	I-14	Hraban Rd. to CTH "P"	1.250	2007					198,566	49,641	148,925	25	83,398	5,957	89,355	109,211
107	I-15	CTH G to Badger Road		2016					174,669	43,667	131,002	25	26,200	5,240	31,440	143,229
108	J-1	CTH "A" E. to Fairview Rd.	0.556	1978	109,810	70.7	156.52	45.17%	49,601	12,400	37,201	25	37,201	-	37,201	12,400
109	J-2	Fairview Rd. E. to Nail Creek Rd.	3.540	1993	699,150	108.3	156.52	69.19%	483,759	120,940	362,819	25	362,819	-	362,819	120,940
110	J-3	Nail Crk. Rd. To USH 27	1.863	2001	367,943	144.8	156.52	92.51%	340,391	85,098	255,293	25	204,235	10,212	214,447	125,944
111	J-4	STH 27 E. -404 Mi.		0.404	79,790	36.8	156.52	23.51%	18,760	4,690	14,070	25	14,070	-	14,070	4,690
112	J-5	>404 E. of STH 27 to Girod Rd.	3.820	1997	784,450	130.6	156.52	83.44%	629,512	157,378	472,134	25	453,249	18,885	472,134	157,378
113	J-6	Girod Rd. S. to CTH "H"	1.975	1995	390,063	121.9	156.52	77.88%	303,786	75,947	227,839	25	227,839	-	227,839	75,947
114	J-7	CTH "H" to Proden Rd.	0.887	1991	175,183	107.5	156.52	68.68%	120,318	30,079	90,239	25	90,239	-	90,239	30,079
115	J-8	Proden Rd. S. to Mae West Rd.	3.429	2001	677,228	144.8	156.52	92.51%	626,518	156,629	469,889	25	375,912	18,795	394,707	231,811
116	J-9	Mae West Rd. S. to Bend @ River	1.822	1997	359,845	130.6	156.52	83.44%	300,254	75,064	225,190	25	216,183	9,007	225,190	75,064
117	J-10	Bend @ River. W. to E. of 2nd St.	1.439	1998	284,203	126.9	156.52	81.08%	230,420	57,605	172,815	25	158,990	6,913	165,903	64,517
118	J-9-10	Cemetery Rd - Mae West Rd (Overlay)		2021					432,573	108,143	324,430	25	17,303	12,797	30,100	402,473
119	M-1	US 8 S. to R.R.Tracks	0.150	1991	29,625	107.5	156.52	68.68%	20,347	5,087	15,260	25	15,260	-	15,260	5,087
120	M-2	R.R. Track S. to South St.	0.350	1999	69,125	136.5	156.52	87.21%	60,283	15,071	45,212	25	39,787	1,808	41,595	18,688
121	M-3	South St. S. to Little Jump Rd.	2.500	1999	493,750	136.5	156.52	87.21%	430,596	107,649	322,947	25	284,194	12,918	297,112	133,484
122	M-4	Lit.Jump Rd. to Crazy Horse Creek	2.980	1990	588,550	108.5	156.52	69.32%	407,984	101,996	305,988	25	305,988	-	305,988	101,996
123	M-5	Crazy Horse Crk to Bend W.	2.955	1994	583,613	115.1	156.52	73.54%	429,171	107,993	321,178	25	321,178	-	321,178	107,993
124	M-5A	Crazy Hrs to Taylor Line	3.280	2015					706,964	176,741	530,223	25	148,463	21,209	169,672	537,292
125	M-6	Bend W. to Co. Line (CTH"MM")	1.775	1984	350,563	92.6	156.52	59.16%	207,399	51,850	155,549	25	155,549	-	155,549	51,850
126	M-7	US 8 N. to Price Road	1.524	1978	300,990	70.7	156.52	45.17%	135,957	33,989	101,968	25	101,968	-	101,968	33,989
127	M-7A	US 8 N. to Price Road		2007					214,581	53,645	160,936	25	90,124	6,437	96,561	118,020
128	M-8	Price Rd. N. to N. of Pioneer Rd.	5.623	1999	1,110,543	136.5	156.52	87.21%	968,496	242,124	726,372	25	639,208	29,055	668,263	300,233
129	M-9	N. of Pioneer Rd. N. to N. Co. Line	1.742	1997	344,045	130.6	156.52	83.44%	287,071	71,768	215,303	25	206,691	8,612	215,303	71,768
130	M-10	Little Jump Rd to Crazy Creek		2006					314,285	78,571	235,714	25	141,429	9,429	150,858	163,427
131	M-11	Crazy Horse Crk to Curve at "W"		2009					224,650	55,662	168,988	25	86,834	6,680	93,514	129,136
132	M-12	CTH "M" RELOCATE PROJECT		2012					543,303	135,826	407,477	25	162,991	16,299	179,290	364,013
133	O-1	W. Co. Line to CTH "F"	2.640	1978	521,400	70.7	156.52	45.17%	235,516	58,879	176,637	25	176,637	-	176,637	58,879
134	O-1A	W. Co. Line to CTH "F"		2003					160,120	40,080	120,090	25	86,466	4,803	91,269	68,851
135	O-2	CTH "F" to E. of Norwegian Rd.	2.153	1988	425,218	106.6	156.52	68.11%	289,600	72,400	217,200	25	217,200	-	217,200	72,400
136	O-2.1	CTH "F" (N) E. to CTH "F" (S)	3.400	1988	671,500	106.6	156.52	68.11%	457,334	114,333	343,001	25	343,001	-	343,001	114,333
137	O-3	W. of Norwegian Rd. to Singer Rd.	4.257	1998	840,758	126.9	156.52	81.08%	681,652	170,413	511,239	25	470,340	20,450	490,790	190,862
138	O-4	Singer Rd. to Fette Rd.	1.050	1977	207,375	59.8	156.52	38.21%	79,230	19,807	59,423	25	59,423	-	59,423	19,807
139	O-5	Fette Rd. E. to Natchway Rd.	2.634	1999	520,215	136.5	156.52	87.21%	453,676	113,419	340,257	25	299,426	13,610	313,036	140,540
140	O-6	Natchway Rd. to STH 40	0.760	2002	150,100	144.8	156.52	92.51%	138,861	34,715	104,146	25	79,151	4,166	83,317	55,544
141	O-7	Singer Rd to Fette Rd.	1.050	2007					188,632	47,158	141,474	25	79,226	5,659	84,885	103,747
142	O-8	F & O Intersection north	3.440	2010					489,073	122,268	366,805	25	176,066	14,672	190,738	298,335
143	O-9	Stout Rd to Norwegian Rd	2.903	2013					819,736	204,934	614,802	25	221,329	24,592	245,921	573,815
144	O-10	CTH O to Tymar Road		2016					604,301	151,075	453,226	25	90,645	18,129	108,774	495,527
145	P-1	US 27 W. to Kostka Rd.	2.063	1988	407,443	106.6	156.52	68.11%	277,494	69,374	208,120	25	208,120	-	208,120	69,374
146	P-2	Kostka Rd. S. to Hanson Rd.	1.000	1995	197,500	121.9	156.52	77.88%	153,816	38,454	115,362	25	115,362	-	115,362	38,454
147	P-3	Hanson Rd. to Parker Rd.	1.878	1997	370,905	130.6	156.52	83.44%	309,482	77,371	232,111	25	222,827	9,284	232,111	77,371
148	P-4	Parker Rd. to CTH "E"	1.586	1981	313,235	94.2	156.52	60.18%	188,517	47,129	141,388	25	141,388	-	141,388	47,129
149	P-5	STH 27 E. to Meadowbrook Rd.	0.520	1991	102,700	107.5	156.52	68.68%	70,536	17,634	52,902	25	52,902	-	52,902	17,634
150	P-6	Meadowbrook Rd. E. to CTH "G"	0.991	1999	195,723	136.5	156.52	87.21%	170,688	42,672	128,016	25	112,655	5,120	117,775	52,913
151	P-7	CTH "G" E. to Rose's Rd.	1.525	2002	301,188	144.8	156.52	92.51%	278,635	69,659	208,976	25	158,822	8,359	167,181	111,454

Rusk County Highway Dept  
Infrastructure Capitalization for GASB 34  
Roads  
December 31, 2022

No	City Hwy Seg	From - To	Length in Miles	Const Year	2009 Calculated Replacement Cost	Deflation		Calculated Cost	Calculated 25% Salvage	Total Amount To Be Depreciated	Est Life in Years	BOY Accumulated Depreciation	Current Year Depreciation	EOY Accumulated Depreciation	EOY Book Value			
						X Deflating Factor	2009 Base Factor											
152	P-8	Rose's Rd. E. to Cloverland Rd.	1.000	1998	197,500	126.9	156.52	160,125	40,031	120,094	25	110,487	4,804	115,291	44,834			
153	P-9	Cloverland Rd. E. to CTH "I"	1.496	1981	295,460	94.2	156.52	177,820	44,455	133,365	25	133,365	-	133,365	44,455			
154	P-10	CTH "I" E. to CTH "B"	4.536	1968	895,860	31.0	156.52	177,432	44,358	133,074	25	133,074	-	133,074	44,358			
155	P-11	CTH "I" hwy 27 to Meadowbrook		2005				10,365	31,093	31,093	25	19,900	1,244	21,144	20,314			
156	P-12	Parker Rd. to CTH "E"		2009				349,017	87,254	261,763	25	136,117	10,471	146,588	202,429			
157	P-13	Cloverland to Circle Rd		2016				1,162,657	290,664	871,993	25	174,399	34,880	209,279	953,378			
158	V-1	CTH "I" to Skunk Creek	1.291	1987	254,973	100.0	156.52	162,901	40,725	122,176	25	122,176	-	122,176	40,725			
159	V-2	Skunk Crk - E City Line (Pulverize & Pave)	3.730	2020				1,135,424	283,856	851,568	25	68,126	34,063	102,189	1,033,235			
160	V-3	CTH "I" to Skunk Creek Bridge	1.290	2010				233,516	58,379	175,137	25	84,066	7,005	91,071	142,445			
161	VV-1	CTH "G" E. to E. of Grassy Rd.	0.672	2001	132,720	144.8	156.52	122,782	30,696	92,086	25	73,669	3,683	77,352	45,430			
162	VV-2	E. of Grassy Rd. to STH 194	2.000	2001	395,000	144.8	156.52	365,423	91,356	274,067	25	219,254	10,963	230,217	135,206			
163	VV-3	STH 194 S. to Co. Line	1.289	2001	254,578	144.8	156.52	235,515	58,879	176,636	25	141,309	7,065	148,374	87,141			
164	VV-4	CTH "G" to Grassy Road	0.720	2013				169,435	42,359	127,076	25	45,747	5,083	50,830	118,605			
165	W-1	CTH "O" S. to Old 14	4.838	1988	955,505	106.6	156.52	650,759	162,690	488,069	25	488,069	-	488,069	162,690			
166	W-2	Old 14 W. Old 14	0.500	1997	98,750	130.6	156.52	82,397	20,599	61,798	25	59,326	2,472	61,798	20,599			
167	W-3	Old 14 S. to USH 8	2.068	1992	408,430	105.1	156.52	274,252	68,563	205,689	25	205,689	-	205,689	68,563			
168	W-4	USH 8 S. to S. of Moose Ear Rd.	1.400	1985	276,500	102.0	156.52	180,188	45,047	135,141	25	135,141	-	135,141	45,047			
169	W-4.1	So of Moose Ear Rd. to Horseshoe Lk.	2.600	1985	513,500	102.0	156.52	334,635	83,659	250,976	25	250,976	-	250,976	83,659			
170	W-4.5	Horseshoe Lk. Rd. to CTH "F"	1.947	1985	384,533	102.0	156.52	250,590	62,647	187,943	25	187,943	-	187,943	62,647			
171	W-5	Old 14 North 2.0 miles	2.000	2007				224,092	56,023	168,069	25	100,842	6,723	107,565	116,527			
172	W-6	Hwy 8 to Moose Ear Rd.		2005				112,562	28,141	84,421	25	54,030	3,377	57,407	55,155			
173	W-7	2 mi N. of Old 14 to 1.43 mi. North		2005				157,334	39,334	118,000	25	75,520	4,720	80,240	77,094			
174	W-8	Moose Ear - 2 miles South		2006				207,613	51,903	155,710	25	99,654	6,228	105,882	101,731			
175	W-9	CTH "O" South to Slack Road		2007				189,663	47,416	142,247	25	79,659	5,690	85,349	104,314			
176	W-10	CTH "O" & "W" Intersection South		2009				104,488	26,122	78,366	25	40,751	3,135	43,886	60,602			
177	W-11	CTH "W" Hrshe Lk Rd East to "I"		2012				513,981	128,495	385,486	25	154,194	15,419	169,613	344,368			
178	X-1	USH 8 N. (W.leg) to 2nd curve	3.230	2002	637,925	144.8	156.52	590,158	147,540	442,618	25	336,390	17,705	354,095	236,063			
179	X-2	2nd Curve N. of 8 to Dam Rd.	2.460	1991	485,850	107.5	156.52	333,688	83,422	250,266	25	250,266	-	250,266	83,422			
180	X-3	Dam Rd. E. to Felix Rd.	1.304	1996	257,540	120.2	156.52	197,779	49,445	148,334	25	148,334	-	148,334	49,445			
181	X-4	Felix Rd. S. to N. of Birch Rd.	3.213	1991	634,568	107.5	156.52	435,829	108,957	326,872	25	326,872	-	326,872	108,957			
182	X-5	N. of Birch Rd. to USH 8	1.096	1991	216,460	107.5	156.52	148,668	37,167	111,501	25	111,501	-	111,501	37,167			
183	X-5A	N. of Birch Rd. to USH 8		2003				74,969	18,742	56,227	25	40,483	2,249	42,732	32,237			
TOTALS											283.392	58,548,063	14,580,690	43,967,382	1,229,625	30,629,918	31,859,547	26,688,516

= Replaced with new construction

### Road Summary - Pavement Ratings

2022 Rating	2023 Rating	Road	Miles	Feet
6.00	6.00	CTH A	8.62	45513
5.95	5.95	CTH B	19.93	105230
6.34	6.35	CTH D	34.71	183265
5.02	4.69	CTH E	13.25	69960
7.07	7.31	CTH F	29.11	153703
6.93	7.11	CTH G	14.13	74610
9.49	9.49	CTH H	8.75	46200
6.92	7.40	CTH I	20.74	109527
5.53	4.77	CTH J	19.87	104913
5.86	5.86	CTH M	19.62	103593
6.08	6.03	CTH O	15.94	84164
6.59	6.39	CTH P	16.52	87227
9.23	9.23	CTH V	5.00	26420
6.34	6.34	CTH VV	3.96	20909
6.74	6.74	CTH W	13.27	70068
5.09	5.09	CTH X	11.30	59663
			254.73	1344965

**6.41      2022 Average Rate**

### Historical Average Pavement Ratings

Year	Rating
2022	6.42
2021	6.56
2020	6.40
2019	6.39
2018	6.56
2017	6.59
2016	6.62

Rusk County 5 year Road Improvement Plan  
2024-2028

**2024**

Segment	Road	Length (mile)	Rating	Treatment	Cost Estimate	Tons Asphalt
P-1,2	CTH P	3.1	4	Pulverize & Pave	\$ 370,000.00	9202 chip D 22/23
P-3	CTH P	1.9	4	pulverize & pave	\$370,000.00	2820
					\$ 1,850,000.00	12023
						\$ 1,850,000.00

**2025**

Segment	Road	Length (mile)	Rating	Treatment	Cost Estimate	Tons Asphalt
w-3	CTH W	2.07	4	Pulverize & Pave	\$ 370,000.00	6145
J-1	CTH J	1.5	3	Pulverize & Pave	\$ 370,000.00	4453
					\$ 1,320,900.00	10598
						\$ 1,320,900.00

**2026**

Segment	Road	Length (mile)	Rating	Treatment	Cost Estimate	Tons Asphalt
X-4	CTH X	3.36	4	Pulverize & Pave	\$ 370,000.00	9974
J-8	CTH J	3.5	6	2" Overlay	\$ 145,000.00	5195
Various bridges		6.86		Chip/Epoxy Seal	\$ 250,000.00	15169
					\$ 2,000,700.00	15169
						\$ 233,862.53
						\$ 101,790.55
						\$ 1,665,046.92

**2027**

Segment	Road	Length (mile)	Rating	Treatment	Cost Estimate	Tons Asphalt
D-9	CTH D	1.9	4/5	Pulverize & Pave	\$ 370,000.00	5640
		1.9			\$ 703,000.00	

**2028**

Segment	Road	Length (mile)	Rating	Treatment	Cost Estimate	Tons Asphalt
J-7	CTH J	1	4	Pulverize & Pave	\$ 370,000.00	
J-2	CTH J	3.54	4	Pulverize & Pave	\$ 370,000.00	10509
		4.54			\$ 1,679,800.00	10509



February 26, 2024

Dear Rusk County Citizens,

We are seeking your input regarding the construction of a new jail. The existing Rusk County Jail was built in 1985 and does not meet the State of Wisconsin inmate classification requirements, nor the needs and safety of the jail staff and inmates. To address corrective project options and associated costs of these issues, we have retained the services of Venture Architects and the Samuels Group. Both firms specialize in government and correctional facilities.

The proposed new jail would address issues regarding, but not limited to, classification requirements, safety risks, existing mechanical systems concerns, and programming. A dedicated website ([www.ruskcountyjailproject.com](http://www.ruskcountyjailproject.com)) has been created to address the following: need, solution, tax impact, and frequently asked questions. A series of public meetings are also planned to address questions/concerns of the community.

Although there are multiple reasons the new jail is needed, this letter will focus on the issues of highest priority:

#### **Inmate Classification, Safety, and County Liability.**

There are several significant topics tied to inmate classifications, but one main concern is the existing jail has limited receiving cells. This poses challenges and potential risks relating to proper inmate assessment and classification. Potential overcrowding can lead to issues regarding constitutional violations, violence, health and sanitation, and the safety of staff and inmates. The classifications set forth by the Department of Corrections (gender, age, mental health, violent/non-violent, co-conspirators etc.) cannot be attained in the current jail facilities without minimizing bed availability. Subsequently, this would result in the need to transfer inmate overflow to out-of-county facilities at an additional cost to our county. Additionally, the outsourcing of inmates takes deputies off the road, which could directly impact citizen safety.

#### **Renovations to Existing Jail Housing Is Not a Feasible Solution.**

The outdated linear design and physical conditions of the existing jail need to be updated to improve operational costs/efficiencies and provide a safer environment for the staff, visitors, and inmates. Renovating the existing jail would require a major interior overhaul of the facility including but not limited to: structural issues, heating, cooling, electrical, and plumbing systems and leave us with an obsolete and archaic supervision model. Examples of these conditions can be found on the website referenced above.

#### **Next Steps.**

We would ask you to review the website and attend a community meeting where conceptual plans regarding the project will be presented. Please feel free to contact our County Board and/or Ad Hoc Construction Committee members with questions or concerns. Thank you.

The Rusk County Board of Supervisors

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Rusk County Courthouse  
311 Miner Ave East, Ladysmith, WI 54848  
Telephone: (715) 532-2100

COMMUNITY MEETING DATES ON BACK

**Agenda Item #5**

## COMMUNITY INFORMATION MEETINGS

We will be hosting community meetings with County representatives, Venture Architects, and the Samuels Group to talk about the need, the solution, and the cost. All meetings begin at 7:00 PM. We hope you will join us!

April 3, 2024 - Weyerhaeuser Village Hall  
N3723 Second Street, Weyerhaeuser, WI

April 4, 2024 - Hawkins Village Hall  
507 South Street, Hawkins, WI

April 5, 2024 – Jump River Electric Corp  
1202 W 9<sup>th</sup> Street North, Ladysmith, WI

DRAFT

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District 4: Anthony Hauser, [thauser@ruskcountywi.us](mailto:thauser@ruskcountywi.us), 715-532-7214  
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District 15: Tom Hanson, [thanson@ruskcountywi.us](mailto:thanson@ruskcountywi.us), 715-868-2254  
District 16: Lois Goode, [lgoode@ruskcountywi.us](mailto:lgoode@ruskcountywi.us), 715-532-9452  
District 17: Dave Willingham, [dwillingham@ruskcountywi.us](mailto:dwillingham@ruskcountywi.us), 715-532-3743  
District 18: Mike Hraban, [mhraban@ruskcountywi.us](mailto:mhraban@ruskcountywi.us), 715-532-6797  
District 19: Dan Gudis, [dgudis@ruskcountywi.us](mailto:dgudis@ruskcountywi.us), 715-403-0669

### Construction Committee – Ad Hoc

Tom Cudo – Chairperson  
Terry Wedwick – Vice Chairperson  
Tony Hauser  
John Kalepp  
Phil Schneider

Sheriff Jeffery Wallace  
(715) 532-2189  
[jw101@ruskcountywi.us](mailto:jw101@ruskcountywi.us)



Addition to Rusk County Personnel Handbook Chapter 6

*Funeral Leave*

Section 3 Funeral Leave

1. Purpose

The purpose of this policy is to establish guidelines for funeral leave for employees. In the event of the death of an employee's loved one, the employee will be permitted time off without loss of pay or without being required to use accrued PTO or Comp Time.

The purpose of funeral leave is to allow time for the employee to make funeral arrangements, attend or travel to/from the funeral, celebration of life, visitation, wake, burial, or otherwise pay respects to the family; and/or to handle any estate related activities in which the employee has a role.

Employees not involved or attending the funeral may not qualify for funeral leave.

2. Eligibility

This policy shall apply to all full time and part time employees who have been a Rusk County employee for 30 days or more. Limited term, contract, temporary, casual or seasonal employees are not eligible for paid funeral leave.

3. Family Member Definitions

The following are definitions for each classification of deceased family members or other individuals that will qualify an eligible employee to use funeral leave:

- a. Group 1: Defined as the employee's spouse, parent (includes step-parent), sibling (includes step or half siblings), or child (includes biological, adopted, step or foster child).
- b. Group 2: Defined as father-in-law, mother-in-law, son in-law, daughter in-law, grandparent, step grandparent, grandparent in-law, grandchild, step grandchild, sister in-law, brother in-law, uncle or aunt.

4. Time Off and Paid Funeral Leave Permitted by Classification

- a. Group 1: Up to five (5) days and no more than 38.75 or 40 hours (depending on employee's regularly scheduled number of hours) paid at the employee's regular straight time hourly rate at the time of the funeral leave multiplied by the number of hours the employee would otherwise have worked at the time of the absence.
- b. Group 2: Up to three (3) days and no more than 23.25 or 24 hours (depending on the employee's regularly scheduled number of hours) paid at the employee's regular straight time hourly rate at the time of the funeral leave multiplied by the number of hours the employee would otherwise

have worked at the time of the absence. In addition, an employee may use up to two (2) days of PTO, comp time, or extended leave balances approved by the Department Head for a total of five (5) days of leave.

- c. Part-time employees are eligible for funeral leave pro-rated based on the normally scheduled hours on the day in which funeral leave is taken. For example, if an employee typically works 4 hours a day, 20 hours a week and a Group 1 family member dies, they would be eligible for five (5) days and no more than twenty (20) hours paid (4 hours per day) at the employee's regular straight time hourly rate at the time of the funeral leave.

5. Other Requirements

- a. Funeral leave will not be approved if the employee is on a paid or unpaid leave of absence, worker's compensation leave, on scheduled PTO, or laid-off. If the employee chooses to cancel future PTO scheduled due to an upcoming funeral, funeral leave may be approved by the Department Head and Human Resources Manager or designee.
- b. Funeral leave may be taken continuously or non-continuously.
- c. Funeral leave shall be taken within 30 days of death unless approved by the Department Head and Human Resources Manager or designee.
- d. Funeral leave will not be counted as time worked for overtime calculation purposes.
- e. Payment for funeral leave shall only be for days lost from the approved regularly scheduled work days/hours of the employee.
- f. Funeral leave is limited to ten (10) days and no more than 77.5 or 80 hours maximum per calendar year per employee (depending on the employee's regularly scheduled number of hours).
- g. Employee shall complete a Funeral Leave Request Form and submit it to their Direct Supervisor and/or Department Head for approval. The Department Head shall submit it to the Human Resources Manager for processing.
- h. Funeral Leave Request Forms shall have an obituary or other documentation attached that includes date of death and date of funeral. In rare instances, the obituary or other documentation may be provided after the form is submitted, if approved by the Human Resources Manager.
- i. Additional time off may be granted at the discretion of the Department Head and chargeable to PTO, Comp Time, or Extended Leave balances.
- j. The County recognizes that the individuals designated in the policy may not identify other people within the family who are cared about deeply. In these instances, accrued PTO is available and may be approved by the Department Head per policy.

# FUNERAL LEAVE REQUEST FORM



THIS FORM IS TO BE COMPLETED BY THE EMPLOYEE REQUESTING FUNERAL LEAVE.

*Leave requests must comply with the Funeral Leave policy in the Rusk County Personnel Handbook.*

Employee Name: \_\_\_\_\_

Anniversary Date: \_\_\_\_\_

Job Title: \_\_\_\_\_

Department: \_\_\_\_\_

Supervisor: \_\_\_\_\_

## LEAVE INFORMATION:

Date of Death: \_\_\_\_\_

Intermittent Leave (provide dates): \_\_\_\_\_

Start Date of Leave: \_\_\_\_\_

End Date of Leave: \_\_\_\_\_

## FAMILY MEMBER:

### Group 1

- Spouse
- Parent
- Sibling
- Child

### Group 2

- Father-in-law
- Mother-in-law
- Son-in-law
- Daughter-in-law
- Grandparent
- Grandparent-in-law
- Grandchild
- Sister-in-law
- Brother-in-law
- Aunt
- Uncle

## DOCUMENTATION:

Obituary with date of death and date of funeral is attached.

Other document with date of death and date of funeral is attached. Doc type: \_\_\_\_\_

Employee's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Department Head's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

HR Manager Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*This request is only approved if all necessary signatures are collected and proper documentation is attached. This request form is to be filed with the Human Resources Manager.*

**RECLASSIFICATION OF PART-TIME ANIMAL SHELTER WORKER TO FULL-TIME AND CHANGE IN JOB DESCRIPTION**

**RUSK COUNTY**

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members	AYE (Yes)	NAY (No)	Abstain / Excused
1. TERRY DUSELL			
2. JERRY BILLER			
3. VACANT			
4. TONY HAUSER			
5. TERRY WEDWICK			
6. ROBERT STOUT			
7. RANDY TATUR			
8. TOM CUDO			
9. PHIL UNTERSCHUETZ			
10. JON UNTERSCHUETZ			
11. PHIL SCHNEIDER			
12. JIM MEYER			
13. MARK SCHMITT			
14. JOHN KALEPP			
15. TOM HANSON			
16. LOIS GOODE			
17. DAVE WILLINGHAM			
18. MICHAEL HRABAN			
19. DAN GUDIS			
TOTAL			

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**WHEREAS**, the part-time Animal Shelter Worker has taken on additional responsibilities and is working more hours; and,

**WHEREAS**, the Animal Shelter Manager is requesting to reclassify the part-time position to a full-time position and amend the title and the job description to better reflect these new duties.

**NOW, THEREFORE, BE IT RESOLVED**, that the Rusk County Board of Supervisors approves the change from part-time to full-time Animal Shelter Worker and the title change to Animal Shelter Assistant and the attached job description;

**BE IT FURTHER RESOLVED**, that the attached job description and a job description questionnaire will be submitted to Carlson Dettmann for a classification and a wage will be given at Step 1 of the grade Carlson Dettmann places this position with an effective date of April 1, 2024.

**BOARD ACTION**

Vote Required: Majority Vote of a Quorum

---

Motion to Approve Adopted

1st \_\_\_\_\_ Defeated

2nd \_\_\_\_\_

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Exc: \_\_\_\_\_

**SUBMITTED BY:**

Rusk County Personnel Committee

Terry DuSell  
Terry DuSell, Chairman

Bob Stout  
Bob Stout, Vice Chairman

\_\_\_\_\_  
Jim Meyer

\_\_\_\_\_  
Jonathon Unterschuetz

John Kalepp  
John Kalepp

Reviewed by: \_\_\_\_\_, Corp. Counsel

Reviewed by: \_\_\_\_\_, Finance Director

**FISCAL IMPACT:** (Note if there is any fiscal impact or not)

**Certification:**

I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Rusk County Board of Supervisors.

\_\_\_\_\_  
Connie Meyer  
County Clerk, Rusk County

**Agenda Item #7**

2023

RUSK COUNTY HUMANE OFFICER #301

YEAR IN REVIEW

Dawn Fleming, CVT

Shelter Manager

Citations: 126 Total

- (110) Failure to renew dog licenses
- (13) Animal at Large
- (3) Rabies vaccination/Licensing

Warning Letters: 56 Total

- (46) Rabies Vaccination/Licensing
- (10) Animal at Large

Order of Quarantine:

- (22) Quarantine Orders
- (7) Bite cases with no known owner/animal took off

Complaints/Investigation:

- (25) Complaints/Investigations
- (1) Abatement Order Served
- (1) Compliance order- Assisted RCHHS
- (1) Vicious Dog Declared- Assisted LPD
- (1) Closed farm Case

2023

RUSK COUNTY ANIMAL SHELTER

YEAR IN REVIEW

Dawn Fleming, CVT

Shelter Manager

Animal Intake: 408 Total

Cats In: 199

Surrender: 9  
Stray: 161  
Quarantine: 1  
Impound: 1  
Born @ Shelter: 16  
TNR: 11

Dogs In: 208

Surrender: 47  
Stray: 118  
Quarantine: 3  
Impound: 8  
Born @ Shelter: 9  
TNR: 23

Pony In: 1

Stray: 1

Animal Outcomes: 453 (45 cat/dogs from 2022)

Cats:

Adoption: 163  
Reclaim: 17  
Transferred: 26  
DOA: 2  
Died @ Shelter: 3  
Foster: 3  
Euthanized:  
(2) Owner Request  
(12) Injured/Sick  
(1) Aggressive

Dogs:

Adoption: 46  
Reclaim: 134  
Transferred: 33  
DOA: 0  
Died @ Shelter: 2  
Foster: 0  
Euthanized:  
(7) Owner Request  
(1) Aggressive

Pony:

Reclaimed: 1

Community Dog/Cat Spay/Neuter Project:  
38 Vouchers were used (16 dogs & 22 cats)

Shelter Animals Spayed/Neutered:  
157 Cats & 50 dogs

2024 ATV/UTV TRAIL MAINTENANCE AND DEVELOPMENT

RUSK COUNTY

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members	AYE (Yes)	NAY (No)	Abstain / Excused
1. TERRY DUSELL			
2. JERRY BILLER			
3. VACANT			
4. TONY HAUSER			
5. TERRY WEDWICK			
6. ROBERT STOUT			
7. RANDY TATUR			
8. TOM CUDO			
9. PHIL UNTERSCHUETZ			
10. JON UNTERSCHUETZ			
11. PHIL SCHNEIDER			
12. JIM MEYER			
13. MARK SCHMITT			
14. JOHN KALEPP			
15. TOM HANSON			
16. LOIS GOODE			
17. DAVE WILLINGHAM			
18. MICHAEL HRABAN			
19. DAN GUDIS			
TOTAL			

1 **WHEREAS**, Rusk County is interested in acquiring or developing lands for public  
2 outdoor recreation purposes as described in the application; and;  
3  
4 **WHEREAS**, Financial aid is required to carry out the project; and;  
5  
6 **NOW, THEREFORE, BE IT RESOLVED**, Rusk County has budgeted a sum  
7 sufficient to complete the project or acquisition; and;  
8  
9 **HEREBY AUTHORIZES** Jerrad Macholl, Rusk County Forestry Administrator to act  
10 on behalf of Rusk County to:

- 11 Submit an application to the State of Wisconsin Department of Natural
- 12 Resources for any financial aid that may be available;
- 13 Submit reimbursement claims along with necessary supporting documentation
- 14 within 6 months of the project completion date;
- 15 Submit signed documents; and
- 16 Take necessary action to undertake, direct and complete the approved project.

17  
18  
19 **BE IT FURTHER RESOLVED**, That the Rusk County Board of Supervisors will  
20 comply with state or federal rules for the programs to the general public during  
21 reasonable hours consistent with the type of facility; and will obtain from the State of  
22 Wisconsin Department of Natural Resources or the National Park Service approval in  
23 writing before any change is made in the use of the project site.  
24  
25

**BOARD ACTION**

Vote Required: Majority Vote of a Quorum

---

Motion to Approve      Adopted

1st \_\_\_\_\_ Defeated

2nd \_\_\_\_\_

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Exc: \_\_\_\_\_

Reviewed by: \_\_\_\_\_, Corp. Counsel

Reviewed by: *Arnie Wilk*, Finance Director

**FISCAL IMPACT:** (Note if there is any fiscal impact or not)  
*All grant funded*

**Certification:**

I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Rusk County Board of Supervisors.

\_\_\_\_\_  
Connie Meyer  
County Clerk, Rusk County

**SUBMITTED BY:**  
Rusk County Forestry Committee

\_\_\_\_\_  
Phil Schneider, Chairman

\_\_\_\_\_  
Terry DuSell, Vice Chairman

\_\_\_\_\_  
Phil Unterschuetz

\_\_\_\_\_  
Jerry Biller

\_\_\_\_\_  
John Kalepp



**RUSK COUNTY**

RESOLUTION #

**2024 RECREATIONAL BOATING FACILITIES GRANT**

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members	AYE (Yes)	NAY (No)	Abstain / Excused
1. TERRY DUSELL			
2. JERRY BILLER			
3. VACANT			
4. TONY HAUSER			
5. TERRY WEDWICK			
6. ROBERT STOUT			
7. RANDY TATUR			
8. TOM CUDO			
9. PHIL. UNTERSCHUETZ			
10. JON UNTERSCHUETZ			
11. PHIL SCHNEIDER			
12. JIM MEYER			
13. MARK SCHMITT			
14. JOHN KALEPP			
15. TOM HANSON			
16. LOIS GOODE			
17. DAVE WILLINGHAM			
18. MICHAEL HRABAN			
19. DAN GUDIS			
TOTAL			

**BOARD ACTION**

Vote Required: Majority Vote of a Quorum

---

Motion to Approve      Adopted

1st \_\_\_\_\_ Defeated

2nd \_\_\_\_\_

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Exc: \_\_\_\_\_

Reviewed by: \_\_\_\_\_, Corp. Counsel

Reviewed by: Jaimie Wilh, Finance Director

**FISCAL IMPACT:** (Note if there is any fiscal impact or not)

All grant funded

Certification:

I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Rusk County Board of Supervisors.

Connie Meyer  
County Clerk, Rusk County

1 **WHEREAS**, Rusk County is interested in acquiring or developing lands for public  
2 outdoor recreation purposes as described in the application; and;

3  
4 **WHEREAS**, Financial aid is required to carry out the project; and;

5  
6 **NOW, THEREFORE, BE IT RESOLVED**, Rusk County has budgeted a sum  
7 sufficient to complete the project or acquisition; and;

8  
9 **HEREBY AUTHORIZES** Jerrad Macholl, Rusk County Forestry Administrator to act  
10 on behalf of Rusk County to:

- 11           Submit an application to the State of Wisconsin Department of Natural
- 12           Resources for any financial aid that may be available;
- 13           Submit reimbursement claims along with necessary supporting documentation
- 14           within 6 months of the project completion date;
- 15           Submit signed documents; and
- 16           Take necessary action to undertake, direct and complete the approved project.

17  
18  
19 **BE IT FURTHER RESOLVED**, That the Rusk County Board of Supervisors will  
20 comply with state or federal rules for the programs to the general public during  
21 reasonable hours consistent with the type of facility; and will obtain from the State of  
22 Wisconsin Department of Natural Resources or the National Park Service approval in  
23 writing before any change is made in the use of the project site.

**SUBMITTED BY:**  
Rusk County Forestry Committee

\_\_\_\_\_  
Phil Schneider, Chairman

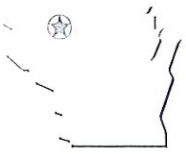
\_\_\_\_\_  
Jerry DuSelle, Vice Chairman

\_\_\_\_\_  
Phil Unterschuetz

\_\_\_\_\_  
Jerry Biller

\_\_\_\_\_  
John Kalepp





2024 SNOWMOBILE TRAIL MAINTENANCE AND DEVELOPMENT

RUSK COUNTY

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members	AYE (Yes)	NAY (No)	Abstain / Excused
1. TERRY DUSELL			
2. JERRY BILLER			
3. VACANT			
4. TONY HAUSER			
5. TERRY WEDWICK			
6. ROBERT STOUT			
7. RANDY TATUR			
8. TOM CUDO			
9. PHIL UNTERSCHUETZ			
10. JON UNTERSCHUETZ			
11. PHIL SCHNEIDER			
12. JIM MEYER			
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17. DAVE WILLINGHAM			
18. MICHAEL HRABAN			
19. DAN GUDIS			
TOTAL			

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**WHEREAS**, Rusk County is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and;

**WHEREAS**, Financial aid is required to carry out the project; and;

**NOW, THEREFORE, BE IT RESOLVED**, Rusk County has budgeted a sum sufficient to complete the project or acquisition; and;

**HEREBY AUTHORIZES** Jerrad Macholl, Rusk County Forestry Administrator to act on behalf of Rusk County to:

- Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Submit reimbursement claims along with necessary supporting documentation within 6 months of the project completion date;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approved project.

**BE IT FURTHER RESOLVED**, That the Rusk County Board of Supervisors will comply with state or federal rules for the programs to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

**BOARD ACTION**

Vote Required: Majority Vote of a Quorum

---

Motion to Approve      Adopted

1st \_\_\_\_\_ Defeated

2nd \_\_\_\_\_

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Exc: \_\_\_\_\_

Reviewed by: \_\_\_\_\_, Corp. Counsel

Reviewed by: Chimie Witek, Finance Director

**FISCAL IMPACT:** (Note if there is any fiscal impact or not)

All grant funded

**Certification:**

I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Rusk County Board of Supervisors.

\_\_\_\_\_  
Connie Meyer  
County Clerk, Rusk County

**SUBMITTED BY:**  
Rusk County Forestry Committee

\_\_\_\_\_  
Phil Schneider, Chairman

\_\_\_\_\_  
Jerry DuSelle, Vice Chairman

\_\_\_\_\_  
Phil Unterschuetz

\_\_\_\_\_  
Jerry Biller

\_\_\_\_\_  
John Kalepp

2024 COUNTY CONSERVATION AIDS PROGRAM

RUSK COUNTY

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members	AYE (Yes)	NAY (No)	Abstain/ Excused
1. TERRY DUSELL			
2. JERRY BILLER			
3. VACANT			
4. TONY HAUSER			
5. TERRY WEDWICK			
6. ROBERT STOUT			
7. RANDY TATUR			
8. TOM CUDO			
9. PHIL UNTERSCHUETZ			
10. JON UNTERSCHUETZ			
11. PHIL SCHNEIDER			
12. JIM MEYER			
13. MARK SCHMITT			
14. JOHN KALEPP			
15. TOM HANSON			
16. LOIS GOODE			
17. DAVE WILLINGHAM			
18. MICHAEL HRABAN			
19. DAN GUDIS			
TOTAL			

**BOARD ACTION**

Vote Required: Majority Vote of a Quorum

---

Motion to Approve            Adopted

1st \_\_\_\_\_ Defeated

2nd \_\_\_\_\_

No: \_\_\_\_\_ Yes: \_\_\_\_\_ Exc: \_\_\_\_\_

Reviewed by: \_\_\_\_\_, Corp. Counsel

Reviewed by: Jamie With, Finance Director

**FISCAL IMPACT:** (Note if there is any fiscal impact or not)

All grant funded

**Certification:**

I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Rusk County Board of Supervisors.

\_\_\_\_\_  
 Connie Meyer  
 County Clerk, Rusk County

1 **WHEREAS**, Rusk County is interested in acquiring or developing lands for public  
 2 outdoor recreation purposes as described in the application; and;  
 3  
 4 **WHEREAS**, Financial aid is required to carry out the project; and;  
 5  
 6 **NOW, THEREFORE, BE IT RESOLVED**, Rusk County has budgeted a sum  
 7 sufficient to complete the project or acquisition; and;  
 8  
 9 **HEREBY AUTHORIZES** Jerrad Macholl, Rusk County Forestry Administrator to act  
 10 on behalf of Rusk County to:  
 11  
 12                            Submit an application to the State of Wisconsin Department of Natural  
 13 Resources for any financial aid that may be available;  
 14                            Submit reimbursement claims along with necessary supporting documentation  
 15 within 6 months of the project completion date;  
 16                            Submit signed documents; and  
 17                            Take necessary action to undertake, direct and complete the approved project.  
 18  
 19 **BE IT FURTHER RESOLVED**, That the Rusk County Board of Supervisors will  
 20 comply with state or federal rules for the programs to the general public during  
 21 reasonable hours consistent with the type of facility; and will obtain from the State of  
 22 Wisconsin Department of Natural Resources or the National Park Service approval in  
 23 writing before any change is made in the use of the project site.  
 24  
 25

**SUBMITTED BY:**  
 Rusk County Forestry Committee

\_\_\_\_\_  
 Phil Schneider, Chairman

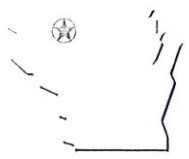
\_\_\_\_\_  
 Jerry DuSelle, Vice Chairman

\_\_\_\_\_  
 Phil Unterschuetz

\_\_\_\_\_  
 Jerry Biller

\_\_\_\_\_  
 John Kalepp

Agenda Item #11



DESIGNATING AMERICAN RESCUE PLAN ACT FUNDS TO BE USED FOR RUSK COUNTY HOUSING AUTHORITY

RUSK COUNTY

TO THE RUSK COUNTY BOARD OF SUPERVISORS

ROLL CALL Board Members table with columns: AYE (Yes), NAY (No), Abstain / Excused. Lists members 1-19 and a TOTAL row.

BOARD ACTION section containing 'Vote Required: Majority Vote of a Quorum' and 'Motion to Approve' with checkboxes for Adopted and Defeated.

Reviewed by section with handwritten signatures for Corp. Counsel and Finance Director, and FISCAL IMPACT section with handwritten note 'All funding from ARPA'.

Certification: I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the \_\_\_ day of \_\_\_, 2024 by the Rusk County Board of Supervisors.

1 WHEREAS, Rusk County has received a total of approximately \$2,753,910 from the federal government under the American Rescue Plan Act (ARPA) of 2021; and
2
3
4 WHEREAS, Resolutions 6-23, 21-23, 24-23, 45-23, 50-23, 51-23, 63-23 and 05-24 already designated \$1,821,411.62 of ARPA funding to be utilized for Internal Rusk County Projects leaving \$932,498.38 as undesignated
5
6
7
8 WHEREAS, allowed uses of ARPA funds include counties spending designated funds for a variety of projects consistent with the ARPA regulations and reporting requirements; and
9
10
11
12 WHEREAS, Rusk County Departments were encouraged to submit proposals for internal County projects for the consideration of funding; and
13
14
15 WHEREAS, the Rusk County Board of Supervisors has considered community proposals to utilize ARPA funds; and
16
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18 WHEREAS, the Rusk County Housing Authority submitted a request to the Rusk County Finance Committee for assistance with heating systems in their Weyerhaeuser, Sheldon and Ladysmith locations; and
19
20
21
22 WHEREAS, the following proposed internal County project was reviewed and approved by the Finance Committee:
23
24
25

Table with 3 columns: PROJECT, FUNDING AMOUNT, APPROVAL DATE/COMMITTEE. Row 1: Rusk County Housing Authority Heating Project, \$45,000, Finance 2/22/2024

26
27
28 NOW, THEREFORE, BE IT RESOLVED, that the Rusk County Board of Supervisors hereby designates \$45,000.00 of the funding received through the American Rescue Plan Act of 2021 to be used for the project listed above.
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30
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32
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SUBMITTED BY:
Rusk County Finance Committee
Randy Tatur, Chairman
Tony Hauser, Vice Chairman
John Kalepp
Phil Unterschuetz

**WB-15 COMMERCIAL OFFER TO PURCHASE**

1 LICENSEE DRAFTING THIS OFFER ON February 27, 2024 [DATE] IS (AGENT OF BUYER)

2 (~~AGENT OF SELLER/LISTING FIRM~~) (~~AGENT OF BUYER AND SELLER~~) (~~STRIKE THOSE NOT APPLICABLE~~)

3 The Buyer, HCA Charities, Inc., or Assign,

4 offers to purchase the Property known as 906 College Avenue West, Ladysmith, WI 54848

5 \_\_\_\_\_

6 \_\_\_\_\_ [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 620-  
7 642, or attach as an addendum per line 668] in the City of Ladysmith, County

8 of Rusk Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is One Million, Three Hundred Fifty Thousand  
10 \_\_\_\_\_ Dollars (\$1,350,000.00).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date  
12 stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: Addendum A

13 \_\_\_\_\_

14 \_\_\_\_\_

15 \_\_\_\_\_

16 All personal property included in purchase price will be transferred by bill of sale or Addendum A

17 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**  
18 **or not included.**

19 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at  
20 lines 12-15) and the following: \_\_\_\_\_

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 **CAUTION: Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 26-  
25 34) to be excluded by Seller or that are rented and will continue to be owned by the lessor.**

26 "Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to  
27 be treated as part of the real estate, including, without limitation, physically attached items not easily removable without  
28 damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but  
29 not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures;  
30 window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment;  
31 water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage  
32 door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler  
33 systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and  
34 docks/piers on permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.

35 **CAUTION: Exclude Fixtures not owned by Seller such as rented fixtures. See lines 20-23.**

36 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer  
37 on or before March 15, 2024. Seller may keep the Property

38 on the market and accept secondary offers after binding acceptance of this Offer.

39 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

40 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical  
41 copies of the Offer.

42 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**  
43 **deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

44 **CLOSING** This transaction is to be closed on May 15, 2024

45 \_\_\_\_\_ at the place selected by Seller,

46 unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state  
47 holiday, the closing date shall be the next Business Day.

48 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**  
49 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**  
50 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**  
51 **transfer instructions.**

52 **EARNEST MONEY**

53  EARNEST MONEY of \$ \_\_\_\_\_ accompanies this Offer.  
54 If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

55  EARNEST MONEY of \$ 100,000.00 will be mailed, or commercially, electronically  
56 or personally delivered within 5 days ("5" if left blank) after acceptance.

57 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as  
58 Michael D. Dean LLC Trust Account ) [STRIKE THOSE NOT APPLICABLE]  
59 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

60 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**  
61 **attorney as lines 64-84 do not apply. If someone other than Buyer pays earnest money, consider a special**  
62 **disbursement agreement.**

63 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise agreed in writing.  
64 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and the  
65 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository  
66 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall  
67 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according  
68 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been  
69 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the  
70 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;  
71 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)  
72 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain  
73 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the  
74 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

75 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties  
76 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest  
77 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party  
78 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified  
79 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order  
80 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of  
81 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their  
82 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good  
83 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional  
84 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

85 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)  
86 occupancy; (4) date of closing; (5) contingency Deadlines [STRIKE AS APPLICABLE] and all other dates and Deadlines in  
87 this Offer except: none other  
88 \_\_\_\_\_ . If "Time is of the Essence" applies to a date or Deadline,  
89 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date  
90 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

91 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has  
92 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 104-173) other than those identified in  
93 Seller's disclosure report dated \_\_\_\_\_ and a Real Estate Condition Report, if applicable, dated  
94 \_\_\_\_\_, which was/were received by Buyer prior to Buyer signing this Offer and which is/are made a part of this  
95 offer by reference [COMPLETE DATE OR STRIKE AS APPLICABLE] and \_\_\_\_\_  
96 \_\_\_\_\_  
97 \_\_\_\_\_

98 [INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE OR CONDITION REPORT(S)]

99 **CAUTION: If the Property includes 1-4 dwelling units, a Real Estate Condition Report containing the disclosures**  
100 **provided in Wis. Stat. § 709.03 may be required. Excluded from this requirement are sales of property that has**  
101 **never been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed**  
102 **fiduciaries, for example, personal representatives, who have never occupied the Property. Buyer may have**  
103 **rescission rights per Wis. Stat. § 709.05.**

- 104 "Conditions Affecting the Property or Transaction" are defined to include:
- 105 a. Defects in the structure or structural components on the Property, e.g. roof, foundation (including cracks, seepage, and
  - 106 bulges), basement or other walls.
  - 107 b. Defects in mechanical systems, e.g. HVAC (including the air filters and humidifiers), electrical, plumbing, septic, wells,
  - 108 fire safety, security or lighting.
  - 109 c. Defects in a well on the Property or in a well that serves the Property, including unsafe well water, a joint well serving
  - 110 the Property or any Defect related to a joint well serving the Property.
  - 111 d. Water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead.
  - 112 e. Defects in septic system or other private sanitary disposal system on or serving the Property or any out-of-service
  - 113 septic system serving the Property not closed or abandoned according to applicable regulations.
  - 114 f. Underground or aboveground storage tanks presently or previously on the Property for storage of flammable or
  - 115 combustible liquids, including but not limited to gasoline and heating oil, or any Defects in such tanks presently or previously
  - 116 on the Property; LP tanks on the Property or any defects in such LP tanks.
  - 114 g. Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead in paint, lead in soil,

- 118 presence of asbestos or asbestos-containing materials, radon, radium in water supplies, mold, pesticides or other potentially  
119 hazardous or toxic substances on the Property.
- 120 h. Manufacture of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 121 i. Zoning or building code violations, any land division involving the Property for which required state or local permits had  
122 not been obtained, nonconforming structures or uses, conservation easements.
- 123 j. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority  
124 to impose assessments against the real property located within the district.
- 125 k. Proposed, planned or commenced construction of public improvements which may result in special assessments or  
126 otherwise materially affect the Property or the present use of the Property.
- 127 l. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition, such as orders to  
128 correct building code violations.
- 129 m. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 130 n. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 131 o. Nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating  
132 from neighboring property.
- 133 p. Current or previous termite, powder post beetle, or carpenter ant infestations or Defects caused by animal, reptile, or  
134 insect infestations.
- 135 q. Property or portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal  
136 regulations.
- 137 r. Property is subject to a mitigation plan required under administrative rules of the department of Natural Resources  
138 related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain  
139 measures related to shoreland conditions and which is enforceable by the county.
- 140 s. Nonowners having rights to use part of the Property, other than public rights-of-way, including, but not limited to, private  
141 rights-of-way and private easements, other than recorded utility easements; lack of legal access or access restrictions;  
142 restrictive covenants and deed restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or  
143 leased parking.
- 144 t. Boundary or lot line disputes, encroachments, or encumbrances affecting the Property.
- 145 u. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the  
146 Property.
- 147 v. Structure on the Property designated as a historic building, all or any part of the Property located in a historic district, or  
148 burial sites or archeological artifacts on the Property.
- 149 w. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion  
150 charge or the payment of a use-value conversion charge has been deferred.
- 151 x. All or part of the Property is subject to, enrolled in or in violation of a certified farmland preservation zoning district or a  
152 farmland preservation agreement, or a Forest Crop, Managed Forest Law (see disclosure requirements in Wis. Stat. §  
153 710.12), Conservation Reserve or a comparable program.
- 154 y. A pier is attached to the Property that is not in compliance with state or local pier regulations, a written agreement  
155 affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric  
156 operator.
- 157 z. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will  
158 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or  
159 similar group of which the Property owner is a member.
- 160 aa. Government investigation or private assessment/audit of environmental matters conducted.
- 161 bb. Presence of or a Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous  
162 or toxic substances on neighboring properties.
- 163 cc. Owner's receipt of notice of property tax increases, other than normal annual increases, or notice or knowledge of a  
164 pending property reassessment, remodeling that may increase the property's assessed value, or pending special  
165 assessments.
- 166 dd. Agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from  
167 an electric cooperative.
- 168 ee. Remodeling, replacements, or repairs affecting the Property's structure or mechanical systems that were done or  
169 additions to the Property that were made during the owner's period of ownership without the required permits.
- 170 ff. Rented items located on the Property or items affixed to or closely associated with the Property.
- 171 gg. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
- 172 hh. Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or excessive  
173 sliding, settling, earth movement or upheavals.

174 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or  
175 documentation required by any optional provisions checked on lines 185-197 below. The optional provisions checked on  
176 lines 185-197 shall be deemed satisfied unless Buyer, within 60 days ("30" if left blank) after acceptance, delivers: (1)  
177 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence  
178 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,  
179 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions  
180 checked at lines 185-197.

181 **Proposed Use:** Buyer is purchasing the Property for the purpose of: leasing to vocational Christian high  
182 school.

183 \_\_\_\_\_ [insert proposed use and type and  
184 size of building, if applicable; e.g. restaurant/tavern with capacity of 350 and 3 second floor dwelling units].

185  **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines  
186 181-183.

187  **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions  
188 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or  
189 significantly delay or increase the costs of the proposed use or development identified at lines 181-183.

190  **APPROVALS:** All applicable governmental permits, approvals and licenses, as necessary and appropriate, or  
191 the final discretionary action by the granting authority prior to the issuance of such permits, approvals and licenses, for  
192 the following items related to Buyer's proposed use: leasing to vocational Christian high school.

193 \_\_\_\_\_ or delivering written notice  
194 to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which significantly increase the  
195 cost of Buyer's proposed use described at lines 181-183.

196  **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public  
197 roads.

198  **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer/Seller) ~~(Seller)~~ **[STRIKE ONE]** ("Buyer" if neither  
199 stricken) obtaining the following, including all costs: a **[CHECK ALL THAT APPLY]**  rezoning;  conditional use permit;  
200  variance;  other as necessary for the Property for its proposed use described at lines 181-183.  
201 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within 60 days of  
202 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

203  **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) ~~(Seller providing)~~ **[STRIKE ONE]** ("Seller  
204 providing" if neither is stricken) a \_\_\_\_\_ survey  
205 (ALTA/NSPS Land Title Survey if survey type is not specified) dated subsequent to the date of acceptance of this Offer and  
206 prepared by a registered land surveyor, within \_\_\_\_\_ days ("30" if left blank) after acceptance, at (Buyer's)  
207 (Seller's) **[STRIKE ONE]** ("Seller's" if neither is stricken) expense. The map shall show minimum of \_\_\_\_\_ acres,  
208 maximum of \_\_\_\_\_ acres, the legal description of the Property, the Property's boundaries and dimensions, visible  
209 encroachments upon the Property, the location of improvements, if any, and: \_\_\_\_\_

211 **[STRIKE AND COMPLETE AS APPLICABLE]** Additional map features which may be added include, but are not limited to:  
212 staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square  
213 footage; utility installations; easements or rights-of-way. Such survey shall be in satisfactory form and accompanied by any  
214 required surveyor's certificate sufficient to enable Buyer to obtain removal of the standard survey exception(s) on the title  
215 policy.

216 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**  
217 **to obtain the map when setting the deadline.**

218 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers  
219 to Seller a copy of the map and a written notice which identifies: (1) a significant encroachment; (2) information materially  
220 inconsistent with prior representations; (3) failure to meet requirements stated within this contingency; or (4) the existence  
221 of conditions that would prohibit the Buyer's intended use of the Property described at lines 181-183. Upon delivery of  
222 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to  
223 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written  
224 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

225  **DOCUMENT REVIEW CONTINGENCY:** This Offer is contingent upon Seller delivering the following documents to  
226 Buyer within 30 days ("30" if left blank) after acceptance: **[CHECK THOSE THAT APPLY; STRIKE AS APPROPRIATE]**

227  Documents evidencing the sale of the Property has been properly authorized, if Seller is a business entity

228  A complete inventory of all furniture, fixtures, equipment and other personal property included in this transaction which  
229 is consistent with representations made prior to and in this Offer.

230  Uniform Commercial Code lien search as to the personal property included in the purchase price, showing the Property  
231 to be free and clear of all liens, other than liens to be released prior to or at closing.

232  Rent roll.

233  Other Addenda A, B

234 \_\_\_\_\_

235 Additional items which may be added include, but are not limited to: building, construction or component warranties,  
236 previous environmental site assessments, surveys, title commitments and policies, maintenance agreements, other  
237 contracts relating to the Property, existing permits and licenses, recent financial operating statements, current and future  
238 rental agreements, notices of termination and non-renewal, and assessment notices.

239 All documents Seller delivers to Buyer shall be true, accurate, current and complete. Buyer shall keep all such documents  
240 confidential and disclose them to third parties only to the extent necessary to implement other provisions of this Offer. Buyer  
241 shall return all documents (originals and any reproductions) to Seller if this Offer is terminated.

242 ■ **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within 5 days ("5" if left  
243 blank) after the deadline for delivery of the documents, delivers to Seller a written notice indicating this contingency has not  
244 been satisfied. Such notice shall identify which document(s) have not been timely delivered or do not meet the standard set  
245 forth for the document(s). Upon delivery of such notice, this Offer shall be null and void.

246  **ENVIRONMENTAL EVALUATION CONTINGENCY:** This Offer is contingent upon a qualified independent  
247 environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property (see lines 274-  
248 291), at (Buyer's) (Seller's) expense ~~STRIKE ONE~~ ("Buyer's" if neither is stricken), which discloses no Defects.

249 **NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the**  
250 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**  
251 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**  
252 **of the premises.**

253 For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material  
254 contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage  
255 tank(s) or material levels of hazardous substances either on the Property or presenting a significant risk of contaminating  
256 the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which  
257 Buyer had actual knowledge or written notice before signing the Offer.

258 ■ **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("30" if  
259 left blank) after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice  
260 listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).

261 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

262 ■ **RIGHT TO CURE:** Seller (shall) (shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects.  
263 If Seller has the right to cure, Seller may satisfy this contingency by:

- 264 (1) delivering written notice to Buyer within \_\_\_\_\_ ("10" if left blank) days after Buyer's delivery of the Notice of  
265 Defects stating Seller's election to cure Defects;  
266 (2) curing the Defects in a good and workmanlike manner; and  
267 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

268 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written Environmental Site  
269 Assessment report and:

- 270 (1) Seller does not have a right to cure; or  
271 (2) Seller has a right to cure but:  
272 (a) Seller delivers written notice that Seller will not cure; or  
273 (b) Seller does not timely deliver the written notice of election to cure.

274 ■ **ENVIRONMENTAL SITE ASSESSMENT:** An "Environmental Site Assessment" (also known as a "Phase|Site Assessment")  
275 may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the  
276 Property, including a search of title records showing private ownership of the Property for a period of 80 years prior to the  
277 visual inspection; (3) a review of historic and recent aerial photographs of the Property, if available; (4) a review of  
278 environmental licenses, permits or orders issued with respect to the Property (5) an evaluation of results of any  
279 environmental sampling and analysis that has been conducted on the Property; and (6) a review to determine if the Property  
280 is listed in any of the written compilations of sites or facilities considered to pose a threat to human health or the environment  
281 including the National Priorities List, the Department of Nature Resources' (DNR) Registry of Waste Disposal Sites, the  
282 DNR's Contaminated Lands Environmental Action Network, and the DNR's Remediation and Redevelopment (RR) Sites  
283 Map including the Geographical Information System (GIS) Registry and related resources. Any Environmental Site  
284 Assessment performed under this Offer shall comply with generally recognized industry standards (e.g. current American  
285 Society of Testing and Materials "Standard Practice for Environmental Site Assessments"), and state and federal guidelines,  
286 as applicable.

287 **CAUTION: Unless otherwise agreed an Environmental Site Assessment does not include subsurface testing of the**  
288 **soil or groundwater or other testing of the Property for environmental pollution. If further investigation is required,**  
289 **insert provisions for a Phase II Site Assessment (collection and analysis of samples), Phase III Environmental Site**  
290 **Assessment (evaluation of remediation alternatives) or other site evaluation at lines 620-642 or attach as an**  
291 **addendum per line 668.**

292 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a  
293 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing  
294 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel  
295 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or



296 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's  
297 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the  
298 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise  
299 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

300 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**  
301 **the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**  
302 **other material terms of the contingency.**

303 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed  
304 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to  
305 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to  
306 be reported to the Wisconsin Department of Natural Resources.

307  **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 292-306).

308 (1) This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which  
309 discloses no Defects.

310 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an  
311 an inspection of \_\_\_\_\_

312 \_\_\_\_\_  
313 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects.

314 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection,  
315 provided they occur prior to the Deadline specified at line 320. Each inspection shall be performed by a qualified  
316 independent inspector or independent qualified third party.

317 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

318 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as**  
319 **well as any follow-up inspection(s).**

320 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("20" if left blank) after acceptance, delivers  
321 to Seller a copy of the inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s)  
322 identified in the inspection report(s) to which Buyer objects (Notice of Defects).

323 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

324 For the purpose of this contingency, Defects do not include conditions the nature and extent of which Buyer had actual  
325 knowledge or written notice before signing the Offer.

326 **NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the**  
327 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**  
328 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**  
329 **of the premises.**

330  **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have the right to cure the Defects.

331 If Seller has the right to cure, Seller may satisfy this contingency by:

332 (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to  
333 cure Defects;

334 (2) curing the Defects in a good and workmanlike manner; and

335 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

336 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

337 (1) Seller does not have the right to cure; or

338 (2) Seller has the right to cure but:

339 (a) Seller delivers written notice that Seller will not cure; or

340 (b) Seller does not timely deliver the written notice of election to cure.

341 **IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY.**

342  **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written  
343 \_\_\_\_\_ [loan type or specific lender, if any] first mortgage loan commitment as described

344 below, within \_\_\_\_\_ days after acceptance of this Offer. The financing selected shall be in an amount of not less than  
345 \$ \_\_\_\_\_ for a term of not less than \_\_\_\_\_ years, amortized over not less than \_\_\_\_\_ years. Initial

346 monthly payments of principal and interest shall not exceed \$ \_\_\_\_\_. Buyer acknowledges that lender's  
347 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance

348 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees  
349 to pay discount points in an amount not to exceed \_\_\_\_\_ % ("0" if left blank) of the loan. If Buyer is using multiple loan

350 sources or obtaining a construction loan or land contract financing, describe at lines 620-642 or in an addendum attached  
351 per line 668. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly

352 apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow  
353 lender's appraiser access to the Property.

354  **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise  
355 provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments  
356 shall be adjusted as necessary to maintain the term and amortization stated above.

**357 CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 358 or 359.**

358  **FIXED RATE FINANCING:** The annual rate of interest shall not exceed \_\_\_\_\_%.

359  **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed \_\_\_\_\_%. The initial interest rate  
360 shall be fixed for \_\_\_\_\_ months, at which time the interest rate may be increased not more than \_\_\_\_\_% ("2" if  
361 left blank) at the first adjustment and by not more than \_\_\_\_\_% ("1" if left blank) at each subsequent adjustment.

362 The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus \_\_\_\_\_% ("6" if  
363 left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

364 **NOTE: If purchase is conditioned on Buyer obtaining financing for operations or development consider adding a**  
365 **contingency for that purpose.**

366  **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer  
367 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.

368 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment  
369 (even if subject to conditions) that is:

370 (1) signed by Buyer; or

371 (2) accompanied by Buyer's written direction for delivery.

372 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy  
373 this contingency.

374 **CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to**  
375 **provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment**

376 **Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

377  **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 344,  
378 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of

379 written loan commitment from Buyer.

380  **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this  
381 Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall  
382 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of  
383 unavailability.

384  **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

385 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 380-383; or

386 (2) the Deadline for delivery of the loan commitment set on line 344

387 to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same  
388 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.

389 If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to  
390 cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit  
391 worthiness for Seller financing.

392 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within \_\_\_\_\_ days ("7" if left blank) after  
393 acceptance, Buyer shall deliver to Seller either:

394 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at  
395 the time of verification, sufficient funds to close; or

396 (2) \_\_\_\_\_  
397 \_\_\_\_\_ [Specify documentation Buyer agrees to deliver to Seller].

398 If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written  
399 notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain  
400 mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's  
401 appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject  
402 to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of  
403 access for an appraisal constitute a financing commitment contingency.

404  **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised  
405 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated  
406 subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than  
407 the agreed upon purchase price.

408 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days after acceptance, delivers to Seller a copy  
409 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting  
410 to the appraised value.

411  **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

412 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase  
413 price to the value shown on the appraisal report within \_\_\_\_\_ days ("5" if left blank) after Buyer's delivery of the appraisal  
414 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated  
415 by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

416 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written  
417 appraisal report and:

418 (1) Seller does not have the right to cure; or

419 (2) Seller has the right to cure but:

420 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

421 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal  
422 report.

423  **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon  
424 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer  
425 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other  
426 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to  
427 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than \_\_\_\_\_ days ("7"  
428 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this  
429 Offer becomes primary.

430 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:  
431 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners  
432 association assessments, fuel and \_\_\_\_\_

433 \_\_\_\_\_

434 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

435 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

436 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA** :

437  The net general real estate taxes for the preceding year, or the current year if available (Net general real estate  
438 taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE  
439 APPLIES IF NO BOX IS CHECKED.

440  Current assessment times current mill rate (current means as of the date of closing).

441  Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior  
442 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

443  \_\_\_\_\_

444 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**  
445 **substantially different than the amount used for proration especially in transactions involving new construction,**  
446 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**  
447 **assessor regarding possible tax changes.**

448  Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on  
449 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5  
450 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall  
451 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation  
452 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

453 **TITLE EVIDENCE**

454 **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed  
455 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as  
456 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements  
457 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use  
458 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report,  
459 and Real Estate Condition Report, if applicable, and in this Offer, general taxes levied in the year of closing and  
460 \_\_\_\_\_

461 \_\_\_\_\_  
462 \_\_\_\_\_ (insert other allowable exceptions from title, if any) that constitutes

463 merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents  
464 necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

465 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**  
466 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**  
467 **making improvements to Property or a use other than the current use.**

468 **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of  
469 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall  
470 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's  
471 lender and recording the deed or other conveyance.

472 **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)  
473 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded  
474 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance  
475 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or

476 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 482-477 489).

478 ■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney  
479 or Buyer not more than 15 days ("15" if left blank) after acceptance showing title to the Property as of a date  
480 no more than 15 days before delivery of such title evidence to be merchantable per lines 454-464, subject only to liens  
481 which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.

482 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of  
483 objections to title within 15 days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In  
484 such event, Seller shall have 15 days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to  
485 deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to  
486 remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the  
487 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall  
488 be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable  
489 title to Buyer.

490 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced  
491 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments  
492 shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution  
493 describing the planned improvements and the assessment of benefits.

494 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special**  
495 **charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are**  
496 **one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)**  
497 **relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all**  
498 **sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact**  
499 **fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

500 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights  
501 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the  
502 (written) (oral) **STRIKE ONE** lease(s), if any, are N/A

503  
504 \_\_\_\_\_ Insert additional terms, if any, at lines 620-642 or attach as an addendum per line 668.

505  **ESTOPPEL LETTERS:** Seller shall deliver to Buyer no later than      days ("7" if left blank) before closing, estoppel  
506 letters dated within      days ("15" if left blank) before closing, from each non-residential tenant, confirming the lease term,  
507 rent installment amounts, amount of security deposit, and disclosing any defaults, claims or litigation with regard to the lease  
508 or tenancy.

#### 509 **DEFINITIONS**

510 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document  
511 or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice  
512 is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

513 ■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under  
514 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive  
515 registered mail or make regular deliveries on that day.

516 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by  
517 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the  
518 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner  
519 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of  
520 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by  
521 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific  
522 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

523 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would  
524 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would  
525 significantly shorten or adversely affect the expected normal life of the premises.

526 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

527 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.

528 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

529 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (  ) are part of  
530 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

531 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total  
532 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of  
533 rounding, formulas used or other reasons, unless verified by survey or other means.

534 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land,**  
535 **building or room dimensions, if material.**

536 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of  
537 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the  
538 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession  
539 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession  
540 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,  
541 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this  
542 Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

543 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier  
544 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for  
545 ordinary wear and tear and changes agreed upon by Parties.

546 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an  
547 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer  
548 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of  
549 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than  
550 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of  
551 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such  
552 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit  
553 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed  
554 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring  
555 the Property.

556 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by  
557 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no  
558 significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties,  
559 and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

560 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in  
561 this Offer at lines 620-642 or in an addendum attached per line 668. At time of Buyer's occupancy, Property shall be in  
562 broom swept condition and free of all debris, refuse, and personal property except for personal property belonging to current  
563 tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

564 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and  
565 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting  
566 party to liability for damages or other legal remedies.

567 If Buyer defaults, Seller may:

- 568 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or  
569 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual  
570 damages.

571 If Seller defaults, Buyer may:

- 572 (1) sue for specific performance; or  
573 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

574 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability  
575 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party  
576 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.  
577 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the  
578 arbitration agreement.

579 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**  
580 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**  
581 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**  
582 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**  
583 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

584 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller  
585 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds  
586 and inures to the benefit of the Parties to this Offer and their successors in interest.

587 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
588 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>  
589 or by telephone at (608) 240-5830.

590 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)  
591 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the  
592 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding  
593 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign

594 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the  
595 amount of any liability assumed by Buyer.

596 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**  
597 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**  
598 **upon the Property.**

599 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a  
600 condition report incorporated in this Offer per lines 93-95, or (2) no later than 10 days after acceptance, Seller delivers  
601 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 607-609 apply.

602 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified  
603 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's  
604 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,  
605 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this  
606 Offer and proceed under lines 571-578.

607 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the  
608 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding  
609 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

610 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,  
611 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC §  
612 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall  
613 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also  
614 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,  
615 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

616 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

617 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption  
618 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding  
619 FIRPTA.

620 **ADDITIONAL PROVISIONS/CONTINGENCIES** Addenda A, B  
621 \_\_\_\_\_  
622 \_\_\_\_\_  
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643 **TAX DEFERRED EXCHANGE** If this Property is purchased or sold to accomplish an IRC § 1031 Tax Deferred exchange  
644 of like-kind property, both Parties agree to cooperate with any documentation necessary to complete the exchange. The  
645 exchangor shall hold the cooperating party harmless from any and all claims, costs or liabilities that may be incurred as a  
646 result of the exchange.

647 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and  
648 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines  
649 650-665.

650 (1) **Personal:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at  
651 652 or 653.

652 Name of Seller's recipient for delivery, if any: \_\_\_\_\_

653 Name of Buyer's recipient for delivery, if any: \_\_\_\_\_

654  (2) Fax: fax transmission of the document or written notice to the following number:

655 Seller: ( ) Buyer: ( )

656  (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a  
657 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's  
658 address at line 661 or 662.

659  (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the  
660 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

661 Address for Seller: \_\_\_\_\_

662 Address for Buyer: \_\_\_\_\_

663  (5) Email: electronically transmitting the document or written notice to the email address.

664 Email Address for Seller: \_\_\_\_\_

665 Email Address for Buyer: \_\_\_\_\_

666 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller  
667 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

668  **ADDENDA:** The attached \_\_\_\_\_ A, B \_\_\_\_\_ is/are made part of this Offer.

669 This Offer was drafted by [Licensee and Firm] \_\_\_\_\_ Michael D. Dean, LLC

670  
671

**WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

**Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.**

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682 Buyer Entity Name (if any): \_\_\_\_\_ HCA Charities, Inc.

683 (x) \_\_\_\_\_ 01/02/2024

684 Buyer's/Authorized Signature ▲ Print Name/Title Here ▶ *William Bands* President, William Bands Date ▲

685 (x) \_\_\_\_\_ Date ▲

686 Buyer's/Authorized Signature ▲ Print Name/Title Here ▶ \_\_\_\_\_ Date ▲

687  
688 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**  
689 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**  
690 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**  
691 **COPY OF THIS OFFER.**

692 Seller Entity Name (if any): \_\_\_\_\_ Rusk County

693 (x) \_\_\_\_\_ Date ▲

694 Seller's/Authorized Signature ▲ Print Name/Title Here ▶ \_\_\_\_\_ Date ▲

695 (x) \_\_\_\_\_ 02/18/2024

696 Seller's/Authorized Signature ▲ Print Name/Title Here ▶ \_\_\_\_\_ Date ▲

697 This Offer was presented to Seller by [Licensee and Firm] \_\_\_\_\_

698 \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

699 This Offer is rejected \_\_\_\_\_ This Offer is countered [See attached counter] \_\_\_\_\_

700 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

## WB-15 Commercial Offer to Purchase Addendum A

This Addendum A is attached to and/or incorporated by reference as part of the WB-15 Commercial Offer to Purchase dated February 27, 2024 (the "Offer"), for the property located at 906 College Avenue West, Ladysmith, WI 54848 (the "Property"), between County of Rusk (Seller) and HCA Charities, Inc. or Assignee (Buyer).

The provisions of this Addendum A shall be considered in addition to or in clarification of terms of the Offer provided in the lines referenced, unless a different construction is clearly stated or reasonably implied.

Lines		
1-2	Drafter	Drafter is attorney for Buyer, Michael D. Dean, LLC.
4-9	Property	<p>Legal description to follow with Title Commitment, description to be satisfactory to Buyer.</p> <p>Property consists of Tax Parcels shown on Addendum B, ## 246035960000, 246035970000, 246035980000, 246035990000.</p> <p>Property includes improvements known as the prior Marshfield Clinic building ("Structure").</p> <p>Demolition and reclamation of Property to be completed per contract dated September 28, 2023, and any other agreements or work orders in relation to the Property between Seller and Haas, Inc., Thorp, Wisconsin (collectively, "Haas Contract"). See Lines 620-642.</p>
11-18	Included	Included are all furniture, fixtures, equipment, and personal property of any kind located in the Structure as of Buyer's walkthrough on the December 22, 2023. No bill of sale is required unless requested by Buyer prior to closing.
44-47	Closing	Upon Buyer's notice to Seller, the Closing Date shall be extended up to thirty (30) days to accommodate Buyer obtaining approvals provided in Lines 174-202.
91-98	Property Condition	<p>Lines 91-98 are deleted and replaced as follows.</p> <p>The Structure and its contents shall be delivered in the condition existing as of Buyer's walkthrough on December 22, 2023. Property shall otherwise be delivered at closing as provided in the Haas Contract.</p> <p>Other than as provided in the preceding paragraphs, Buyer accepts the Property as is.</p>
174-202	Use Contingencies	Buyer is purchasing the Property for the purpose of operating a private non-profit Christian vocational high school or other charitable use. Buyer shall obtain all rezoning, variances, conditional use permits, construction, and other requirements or approvals of any kind necessary to renovate and convert the Structure and lease the Property for such use, including amendment of the City of Ladysmith zoning code, if necessary, to authorize vocational and other elementary and secondary schools as conditional uses in C-1 or other zoning districts in which the Property is located.
225-241	Documents	Documents include all documents and records related to the Property or Structure including site improvements; electrical, plumbing, HVAC, and other systems; and fixtures and equipment. Without limitation, Documents shall include blueprints, plans, construction agreements and documentation, service and maintenance agreements,



		shop drawings, warranties, capital or other repair and/or maintenance records, environmental site assessments, maps, surveys, tax assessments, and occupancy or other governmental permits. Seller shall reasonably assist Buyer in obtaining such records if in possession of a third party. Warranties and other agreements capable of transfer shall be transferred to Buyer at closing, together with copies of the records inspected.
246-291	Environmental	Lines 246-291 are deleted and replaced as follows. In lieu of a Phase 1 or other environmental evaluation, Seller shall deliver the Property in conformance with the requirements for remediation and other environmental work provided by the Haas Contract.
292-329	Inspections	Lines 292-329 are deleted and replaced as follows. In lieu of inspections, Seller shall deliver the Property in conformance with the conditions required by the Haas Contract and Lines 91-98 and shall deliver the Structure in the condition existing as of Buyer's walkthrough on the December 22, 2023.
330-340	Right to Cure	Lines 330-340 are deleted and replaced as follows. "Defects" shall mean any condition of the Property not conforming to the conditions required in Lines 91-98 as provided in this Addendum. Buyer shall do a final walkthrough within five (5) days of closing. If Buyer identifies any Defect(s), Buyer shall notify Seller prior to closing and shall have the option either to cure such Defect(s) with its own forces and be credited for costs to cure at closing, or to accept cure by Seller if the Parties so agree.
341-403	Financing	Lines 341-403 are deleted and replaced as follows. Buyer warrants financial capability and that no financing or proof of financial capability is required.
430-452	Prorations	Utilities shall be prorated as provided in Lines 543-545.
453-499	Title	Title Commitment delivered to Buyer shall include copies of all recorded plats, survey, covenants, conditions, and restrictions affecting the Property. Title shall be acceptable to Buyer in all reasonable respects and shall be updated and current as of closing.
500-508	Leases	Lines 500-508 are deleted and replaced as follows. Seller represents that the Property is not subject to any leases or tenancies of any kind.
543-545	Maintenance.	Seller shall maintain utilities and other Property systems necessary to maintain and prevent cold weather damage to the Structure and its contents. Cost of utilities during from date of acceptance through closing shall be prorated and credited to Seller at closing.
620-640	Other Provisions	Seller and Buyer warrant and agree that neither is represented by any real estate broker or other agent in relation to this Offer and that no commission or compensation shall be due or paid any broker or agent in relation to this Offer.  Subsequent to acceptance, Seller will direct Haas, Inc. to continue performance of the Haas Contract. Haas, Inc. shall leave in place the Structure and its contents for delivery at closing as provided in Lines 91-98.

647-665	Delivery & Notices	<p>Notices and delivery shall be effective only upon actual delivery both to the Party and Party's counsel with confirmation by reasonable commercial means.</p> <p>Buyer: William Rands W8527 Gokey Road Ladysmith, WI 54858 (715) 492-7100 <a href="mailto:billrands1@hotmail.com">billrands1@hotmail.com</a></p> <p>Buyer: Michael D. Dean Counsel: P.O. Box 2545 Brookfield, WI 53008 (262) 798-8044 <a href="mailto:miked@michaelddeanllc.com">miked@michaelddeanllc.com</a></p> <p>Seller: c/o Ashley Heath <a href="mailto:aheath@ruskcountywi.us">aheath@ruskcountywi.us</a> Rusk County 311 Miner Avenue East Ladysmith, WI 54848</p> <p>Seller: Counsel:</p>
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BUYER: HCA PROPERTIES, INC.

SELLER: RUSK COUNTY

Dated February 27, 2024.

February \_\_\_\_, 2024.

By:   
William Rands, Authorized Officer

By: \_\_\_\_\_  
\_\_\_\_\_, Authorized Officer