

WISCONSIN RIVER RAIL TRANSIT COMMISSION

PO Box 262 • 20 S Court Street • Platteville, Wisconsin 53818

Alan Sweeney, Chair • Commission Office Phone 608.342.1637 • Fax 608.342.1220 • Website www.wrrtc.org
MEMBER COUNTIES: CRAWFORD • DANE • GRANT • GREEN • IOWA • JEFFERSON • ROCK • SAUK • WALWORTH • WAUKESHA

SUBJECT: Friday, December 10th, 2021 Meeting Agenda
TO: Wisconsin River Rail Transit Commissioners & Other Interested Persons
FROM: Matthew Honer, WRRTC Administrator

Wisconsin River Rail Transit Commission Friday, December 10th, 2021 @ 10 AM Waunakee Public Library 201 N Madison St. Waunakee, WI 53597

WRRTC's Schedule of Meetings:

2022
January 7 th
February 4 th
March 4 th
April 8 th
May 6 th
June 10 th
July 8 th
August 5 th
September 9 th
October 7 th
November 4 th
December 9 th

NOTE: The WRRTC's meetings are **usually** held at 10:00 AM on the **first Friday after the first Tuesday of the month** at the **Dane County Highway Building** in Madison, WI. If you plan to attend a WRRTC meeting and require specific accommodations, please contact the Administrator at least 3 days in advance of the meeting at 608-342-1637.

NOTICE is sent to: County Clerks in WRRTC's Region for Posting and to Local News Media as an FYI.

Thank you for your interest and assistance.

Wisconsin River Rail Transit Commission

Meeting - Friday, December 10th, 2021 @ 10 AM

- 10 minutes estimated | Action Items*
1. 10:00 AM **Call to Order** – Alan Sweeney, Chair
 2. Roll Call. **Establishment of Quorum** – Matt Honer, Admin.
 3. Action Item. **Certification of Meeting’s Public Notice** – Noticed by Admin.
 4. Action Item. **Approval of Agenda** – Prepared by Admin.
 5. Action Item. **Approval of draft November 2021 Meeting Minutes**
 6. Updates. **Public Comment** – Time for public comment may be limited by the Chair
 7. Updates. **Announcements by Commissioners** – No Discussion Permitted

REPORTS & COMMISSION BUSINESS

- 10 minutes estimated | Update and Action Items*
8. **WRRTC Financial Report** – Honer, Admin.
 - Treasurer’s Report and Payment of Bills.

10 minutes estimated | Update

 9. **Wisconsin & Southern Railroad’s Report on Operations** – Ken Lucht and Roger Schaalma, WSOR
 - Update on Monthly Maintenance Activities
 - Update on Capital Projects
 - Other Issues/ Topics
 - Update on Business Development

10 minutes estimated | Update

 10. **WisDOT Report** – Lisa Stern, WisDOT
 - Update on Property Issues
 - Other Issues/Topics
 - Update on Grant Funding and Projects

5 minutes estimated | Update

 11. **WRRTC Communications and Administrator’s Report** – Honer, Admin.
 - Communications
 - Project Updates

10 minutes estimated | Update and Possible Action Item

 12. **Update and Possible Action on City of Madison FRPP Grant Application for Railroad Bridge over Troy Drive** – Chris Petykowski, City of Madison.

10 minutes estimated | Update Item

 13. **Update on Passenger Rail in Wisconsin** – Arun Rao, WisDOT.

10 minutes estimated | Update Item

 14. **Update on OTUA on the Cottage Grove Subdivision in Madison, WI** – Todd Wojciuk, WisDOT.

10 minutes estimated | Update Item

 15. **Update on Mineral Rights Sale in Sun Prairie, WI** –Wojciuk, WisDOT.

10 minutes estimated | Possible Action Item

 16. **Discussion and Possible Action on Private Crossing Application on Prairie Subdivision in Blue River, WI** – Honer, Admin.
 17. Action Item. **Adjournment**

WRRTC NOVEMBER 2021 MEETING MINUTES – DRAFT FOR APPROVAL

**Wisconsin River Rail Transit Commission
Commission Meeting – Friday, October 8th, 2021 at 10:00 am
Waunakee Public Library, Waunakee, WI**

1. 10:04 AM **Call to Order** – Alan Sweeney, Chair
2. Roll Call. **Establishment of Quorum** – Matt Honer, Admin

Crawford	Carl Orr, 2 nd Vice Chair	Excused	Jefferson	Mary Roberts	X
	Mark Gilberts	X		John Kannard	X
	Tom Cornford	Excused		Kathy Bahner	X
				Karl Zarling, Alternate	Absent
Dane	Kevin Potter	X	Rock	Russ Podzilni	X
	Jeff Huttenburg, Treasurer	X		Wayne Gustina	X
				Alan Sweeney, Chair	X
Grant	Gary Ranum	X	Sauk	Brian Peper	Excused
	Mike Lieurance	X		Dave Riek, 2 nd Vice Treasurer	X
	Robert Scallon, 1 st Vice Chair	X		Marty Krueger	X
				Tim McCumber, Alternate	X
Green	Harvey Kubly, 1 st Vice Treasurer	Excused	Walworth	Al Stanek	Excused
	Oscar Olson	X		Richard Kuhnke, 2 nd Vice Secretary	Excused
	John Buol	Excused		Allan Polyock	Absent
Iowa	Charles Anderson, Secretary	X	Waukesha	Dick Mace	X
	Kate Reimann	X		Richard Morris	X
	Susan Storti	X		Karl Nilson, 3 rd Vice Treasurer	X

Commission met quorum.

Others present for all or some of the meeting:

<ul style="list-style-type: none"> • Ken Lucht – WSOR • Eileen Brownlee – Boardman Clark 	<ul style="list-style-type: none"> • Sue Nast, Lisa Stern – WisDOT • Alan Anderson – Pink Lady RTC
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3. Action Item. **Certification of Meeting’s Public Notice** – Noticed by Honer.
 - o Motion to approve meeting’s public notice – Nilson/Morris. Passed Unanimously.
4. Action Item. **Approval of Agenda** – Prepared by Honer.
 - o Motion to approve the agenda. Nilson/Gustina. – Passed Unanimously.
5. Action Item. **Approval of draft October 2021 Meeting Minutes** – Prepared by Honer.
 - o Motion to approve the October 2021 meeting minutes. Mace/Podzilni. Passed Unanimously.
6. Updates. **Public Comment** – Time for public comment may be limited by the Chair.

7. Updates. **Announcements by Commissioners**

Sweeney thanked Scallon for chairing the last meeting. Mace stated the City of Brookfield moved the old depot off the CN line and it will be utilized as a trailhead for the City’s trail system and a coffee shop.

REPORTS & COMMISSION BUSINESS

8. WRRTC Financial Report – Huttenburg, Treasurer

Huttenburg reported on the Commission’s cash flow statement, disbursements, and receipts. There were no bills for approval and the only income was the interest.

- o Motion to approve the Treasurer’s Report. Nilson/Anderson. Passed Unanimously.

9. Wisconsin & Southern Railroad’s Report on Operations – Ken Lucht, Roger Schaalma – WSOR

Lucht stated all rehab projects have concluded for the season. A bridge in Crawford, near Walmart in Prairie du Chien, was completed. WSOR is finishing up surfacing on the Waukesha Sub. and expects surfacing to be completed in the next couple of weeks, this will complete the Continuous Welded Rail (CWR) project on the Waukesha Sub. The Federal Rail Administration (FRA) and WisDOT are finalizing the Phase 3 Merrimac Bridge Grant Agreement and schedules, expecting it to be ready in early 2022. Podzilni and Huttenburg took a high-rail trip to evaluate private crossings on the Waukesha Sub. Lucht stated the Omdoll crossing looks to be improved despite not having a private crossing agreement. Lucht also noted there are redundant crossings which are likely candidates for removal. Mace asked about the crossings in Eagle to be closed. Lucht stated there was one

WRRTC NOVEMBER 2021 MEETING MINUTES – DRAFT FOR APPROVAL

closing, Railroad St., which was partially closed but remains open for equestrian crossing. Podzilni thanked Lucht for including him on the high-rail inspection of crossings.

10. WisDOT Report – Stern - WisDOT.

The WisDOT freight rail conference is next week, online. Stern stated WisDOT is working on a CRISI grant for the Janesville bridges. Stern stated that WisDOT is doing a study of pedestrian and bicycle crossings in Wauwatosa. Stern stated that because of congressional issues with the federal budget, FRA was asked to not encumber additional funds, so there is a delay until December 7th, causing a delay in the Merrimac Bridge project. Stern stated WisDOT will be working on submitting a new construction schedule to submit to FRA due to the FRA's delay in releasing the funds.

11. WRRTC Correspondence/Communications and Administrator's Report – Honer, Admin.

The bridge sale in the Town of Linn, Walworth County was recorded and is no longer owned by the Commission. Honer stated there are a few private crossing applications in the works as well as an agreement between WisDOT, WSOR, and the Commission

12. Discussion and Action on Property Sale in Edgerton, WI – Stern, WisDOT.

WisDOT is now proposing to sell the property under the building and the area outside of the vision triangle and not underneath the building. Stern stated that WisDOT is looking for a motion from the Commission regarding its interest in buying the property. Stern stated the property owner may still look for an offer-to-use on the area within the vision triangle and outside of 33'. Brownlee stated that because this is outside of 33' the Commission's only action is to purchase the property or to not purchase the property.

- *Motion to purchase the property under the building and the property not under the building outside of the vision triangle. Nilson/Storti.*

Huttenburg suggested there should be a fence installed along the vision triangle and require the purchaser install the fence prior to the property being sold. Reiman asked for a clarification on the amount. WisDOT stated the cost is \$11,500. Anderson asked what the Commission will do with the property underneath the building. Ranum said he is not in favor of purchasing the property because it would come with all of the problems that WisDOT currently has with the property. Huttenburg asked if there are any agreements regarding the building, Stern stated there is an offer-to-use agreement. Nilson stated that it is better to control the land. Huttenburg asked how the Commission would purchase it. Nilson stated that each county could chip in \$12k. Honer stated that in the past he has received questions about why the Commission is using county contributions for a reason other than improving the railroad corridor. McCumber stated he sees no value in the Commission owning this property.

Brownlee stated that anytime a public entity buys something it must be for a public purpose so it would make sense to identify the public purpose. Brownlee asked Lucht if WSOR is willing to purchase the property from the Commission. Lucht stated WSOR is willing to work with the Commission.

Kannard asked about the previous breakout and the possible change of land size. Stern stated the land will be surveyed and sold for \$3 sq/ft. Gustina stated it is in the Commission's favor to purchase the property and the Commission can always sell the property under the building in the future. Lucht does not see the Commission incurring any problems as the property is currently under an OTUA which will transfer to the Commission, and WSOR will prevent trespass going forward. Lucht believes that selling the property to 3rd party is not preservation of the rail corridor. Mace asked if it is a national register building, Podzilni stated he believes it could be. Lisa stated that the building has been on railroad property for a hundred years, which shows that the land is not needed to preserve rail operations.

Potter stated there appears to be no issue with selling the property under the building and asked if WisDOT would consider not selling the property outside of the vision triangle. Stern stated it is an option. Bahner stated that the vision triangle opposite side of the tracks does not have much a vision triangle and there are much closer encroachments. Stern stated the crossing is adequately protected with gates and lights, but it is valid to preserve as much of the vision triangle as possible. Mace asked Nilson why the Commission would want to own the property under the building. Nilson responded that the Commission controls what happens on the land. Stern stated the Commission would inherit the OTUA. Mace asked what WSOR would use the area outside of the Vision triangle for. Lucht stated WSOR believes the Vision triangle is larger than what is portrayed and it should be maintained for railroad safety. Stern stated that she can confirm as engineer that what is being shown is the vision triangle.

Storti asked for clarification on what is for sale and what the estimate on the property is. Stern clarified what is for sale, the property underneath the building and the area of land outside of the vision triangle. Sweeney asked if the Commission has the money to purchase the property for sale. Huttenburg confirmed. Huttenburg asked if WisDOT would require a fence if they sell it.

WRTC NOVEMBER 2021 MEETING MINUTES – DRAFT FOR APPROVAL

- o *Motion to amend the original motion to specify that the money comes from the 2021 capital contribution money, if the Commission purchases the property.*

Ranum asked if the money is already designated to match a grant. Honer confirmed that it is. Morris asked if the money taken from the 2021 contribution would influence our commitments to our commitments to matching grants. Honer stated the Commission will not be billed for several years for the project that it is designated for, so the Commission can meet those obligations in its next budget.

- o *Motion to call the question. Huttenburg/Sweeney. Passed Unanimously.*
- o *Motion to amend the original motion to specify that the money comes from the 2021 capital contribution money, if the Commission purchases the property. Krueger/McCumber. Motion Fails on Roll Call Vote.*

Crawford	Carl Orr, 2 nd Vice Chair	Excused	Jefferson	Mary Roberts	No
	Mark Gilberts	No		John Kannard	No
	Tom Cornford	Excused		Kathy Bahner	No
Dane	Kevin Potter	No	Rock	Karl Zarling, Alternate	Absent
	Jeff Huttenburg, Treasurer	No		Russ Podzilni	No
				Wayne Gustina	No
Grant	Gary Ranum	No	Sauk	Alan Sweeney, Chair	No
	Mike Lieurance	No		Brian Peper	Excused
	Robert Scallon, 1 st Vice Chair	No		Dave Riek, 2 nd Vice Treasurer	No
Green	Harvey Kubly, 1 st Vice Treasurer	Excused	Walworth	Marty Krueger	Yes
	Oscar Olson	No		Tim McCumber, Alternate	Yes
	John Buol	Excused		Al Stanek	Absent
Iowa	Charles Anderson, Secretary	Yes	Waukesha	Richard Kuhnke, 2 nd Vice Secretary	Excused
	Kate Reimann	No		Allan Polyock	Absent
	Susan Storti	No		Dick Mace	No
				Richard Morris	No
				Karl Nilson, 3 rd Vice Treasurer	No

Stern clarified that WisDOT will require the purchaser to install a fence along the property line, protecting the vision triangle. Anderson asked if WisDOT would consider not selling the area not under the building and outside of the vision triangle. Stern stated they would, but would likely come back with an OTUA. Anderson asked if there is a requirement of the sale to manage entrances of the building. Stern stated it could be managed through an OTUA. Honer stated that the Commission currently manages a lease in Illinois regarding a building that is partially on Commission owned property and it has been problematic for the Commission. Storti asked to clarify the vision triangle. Stern stated nothing in the vision triangle is being sold and the Commission will not improve the vision triangle by purchasing the area outside of under the building. Reimann asked why nothing has been done to manage trespass in this location. Stern responded that it is WSOR's responsibility to manage trespass.

- o *Motion to call the question. Sweeney/Kannard. Approved. Nilson Opposed.*
- o *Motion to purchase the property under the building and the property not under the building outside of the vision triangle. Nilson/Storti. Passed Unanimously. Motion Fails.*

Crawford	Carl Orr, 2 nd Vice Chair	Excused	Jefferson	Mary Roberts	No
	Mark Gilberts	No		John Kannard	No
	Tom Cornford	Excused		Kathy Bahner	No
Dane	Kevin Potter	No	Rock	Karl Zarling, Alternate	Absent
	Jeff Huttenburg, Treasurer	No		Russ Podzilni	Yes
				Wayne Gustina	Yes
Grant	Gary Ranum	No	Sauk	Alan Sweeney, Chair	No
	Mike Lieurance	No		Brian Peper	Excused
	Robert Scallon, 1 st Vice Chair	No		Dave Riek, 2 nd Vice Treasurer	No
Green	Harvey Kubly, 1 st Vice Treasurer	Excused	Walworth	Marty Krueger	No
	Oscar Olson	No		Tim McCumber, Alternate	No
	John Buol	Excused		Al Stanek	Absent
Iowa	Charles Anderson, Secretary	No	Waukesha	Richard Kuhnke, 2 nd Vice Secretary	Excused
	Kate Reimann	Yes		Allan Polyock	Absent
	Susan Storti	Yes		Dick Mace	No
				Richard Morris	No
				Karl Nilson, 3 rd Vice Treasurer	Yes

WRRTC NOVEMBER 2021 MEETING MINUTES – DRAFT FOR APPROVAL

13. Discussion and Possible Action on OTUA on the Cottage Grove Subdivision in Madison, WI – Honer, Admin.

Stern explained the Offer-to-Use Agreement is for an 18 month use of WisDOT property for storage of construction equipment. Stern stated the compensation for offer-to-use would be the installation of permanent fencing and improving the drainage of the ditch.

Lucht stated the proposed development is high-density. Lucht stated the developer came to WSOR several months prior that said they wanted to remove the pavement and restore the corridor. Lucht stated that prior temporary uses have been from 1-2 months and not 18 – 24 months. Lucht stated that WSOR would be ok with 7 months for material staging and the construction company building a fence but does not feel comfortable with an 18 month use of the corridor.

Sweeney clarified with Stern that the negotiations are ongoing with the OTUA.

Honer asked Brownlee if the Commission can take action on the conditions of a lease or just the land use. Brownlee stated that the operating agreement for this subdivision requires approval from both the operator and the Commission. The Commission can conditionally approve the offer-to-use pending final approval by WisDOT.

- *Motion to table until a completed contract is ready. Huttenburg/Sweeney. Anderson Opposed. Passed.*

14. Adjournment.

- *Motion to Adjourn at 11:29 am – Gustina/Kannard. Passed Unanimously.*

**WRRTC
Cash Flow Statement
11/1/21 to 11/30/21**

CHECKING		Checking			Total	
		WRRTC	2019 Project	2020 Project	2021 Project	
	Beginning Balance 11/1/2021	\$ 16,078.32				\$ 16,078.32
Check#	<u>DISBURSEMENTS:</u>					\$ -
	Total Disbursements	\$ -				\$ -
	<u>RECEIPTS:</u>					
12-Nov	Cloverland Farms Private Crossing Application	\$ 500.00				\$ 500.00
	Total Receipts	\$ 500.00				\$ 500.00
	Ending Balance	\$ 16,578.32	\$ -	\$ -		\$ 16,578.32

LOCAL GOV'T INVESTMENT POOL		WRRTC	2019 Project	2020 Project	2021 Project	Total
	Beginning Balance	\$ 87,686.26	\$ 243,000.00	\$ 244,500.00	\$ 108,000.00	\$ 683,186.26
	<u>DISBURSEMENTS:</u>					
	WRRTC Checking Account (request made)	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>RECEIPTS:</u>					
	Interest-October (10/21/21)	\$ 30.37				\$ 30.37
	Total Receipts	\$ 30.37		\$ -	\$ -	\$ 30.37
	Ending Balance	\$ 87,716.63	\$ 243,000.00	\$ 244,500.00	\$ 108,000.00	\$ 683,216.63
	Total Cash	\$ 87,716.63	\$ 243,000.00	\$ 244,500.00	\$ 108,000.00	\$ 683,216.63
					Double Check	<u>\$ 683,216.63</u>

BILLS FOR APPROVAL

1483	SWWRPC - Q4 2021 Management	\$ 7,625.00
1484	BoardmanClark - 8/2 -10/29	\$ 2,700.00

ADDITIONAL FINANCIAL INFORMATION

none

Wisconsin River Rail Transit Commission
Revenue/Expense Statement
For 11 Month(s) Ending November 2021

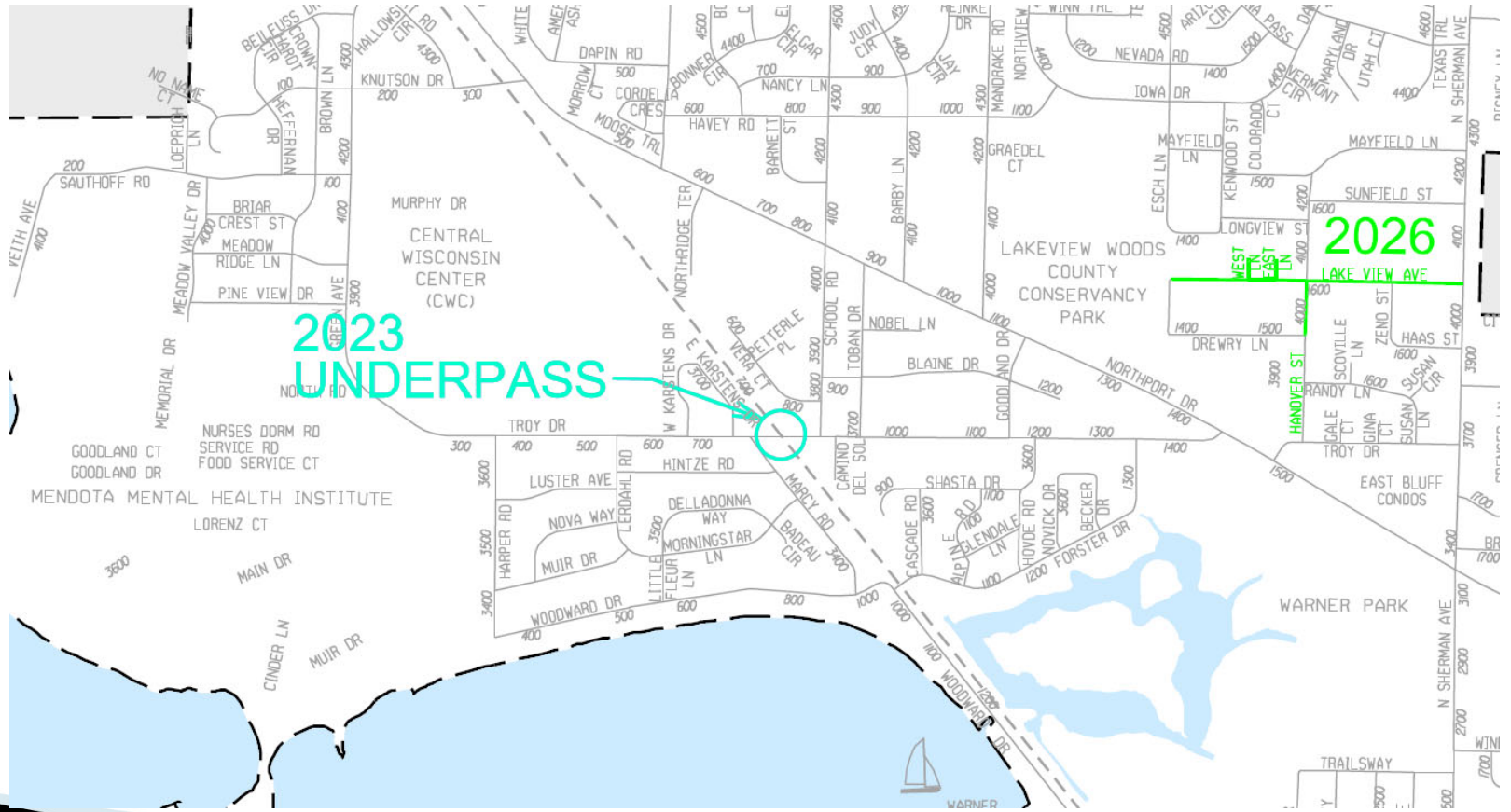
	WRRTC Funds	Project Funds	Total Funds	Budget 2021	Difference
<u>Revenues</u>					
WSOR Lease	50,000.00	0.00	50,000.00	50,000.00	0.00
Land Leases	6,142.03	0.00	6,142.03	105.00	-6,037.03
Permits	5,700.00	0.00	5,700.00	1,800.00	-3,900.00
Interest WRRTC	235.89	0.00	235.89	1,000.00	764.11
Taxes Reimbursed	0.00	0.00	0.00	56,500.00	56,500.00
County-Operating Revenue	52,560.00	0.00	52,560.00	13,000.00	-39,560.00
County-Project Revenue-2021		262,000.00	262,000.00	262,000.00	0.00
County-Project Revenue-2020*	0.00	244,500.00	244,500.00	244,500.00	0.00
County-Project Revenue-2019**	0.00	243,000.00	243,000.00	243,000.00	0.00
	* -Funds received in 2020				
	** -Funds received in 2019				
Total Revenues	114,637.92	749,500.00	864,137.92	871,905.00	7,767.08
<u>Expenses</u>					
General	98.48	0.00	98.48	100	1.52
Management	36,625.00	0.00	36,625.00	28,500.00	-8,125.00
Accounting	2,277.59	0.00	2,277.59	4,000.00	1,722.41
Auditing	4,000.00	0.00	4,000.00	5,500.00	1,500.00
Legal	11,225.00	0.00	11,225.00	12,000.00	775.00
Insurance	16,325.50	0.00	16,325.50	15,800.00	-525.50
2021 Rail Project-Balance	0.00	0.00	0.00	108,000.00	108,000.00
2021 Rail Project-WisDOT Loan Payoff	0.00	154,444.62	154,444.62	154,000.00	-444.62
2020 Rail Project	0.00	0.00	0.00	244,500.00	244,500.00
2019 Rail Project	0.00	0.00	0.00	243,000.00	243,000.00
Reimbursable Taxes	0.00	0.00	0.00	56,500.00	56,500.00
Total Expenses	70,551.57	154,444.62	224,996.19	871,900.00	646,903.81
Net Income	44,086.35	595,055.38	639,141.73	5.00	-639,136.73



Troy Drive RR Bridge Application for Wisdot FRPP

**Presentation to Wisconsin River Rail Transit Commission
by City of Madison Engineering Division
Dec 10, 2021**

Proposed Location



CITY OF MADISON



Existing Conditions

- Dark/Damp Pedestrian Culvert
- Sub-Standard Clearance
- No Sidewalk on South Side
- No Bike lanes



Source:
Google

CITY OF **MADISON**



Proposed Solution

- New RR Bridge
- Span full ROW
- Full Clearance
- City will Reconstruct Street with Bikelanes and Sidewalks



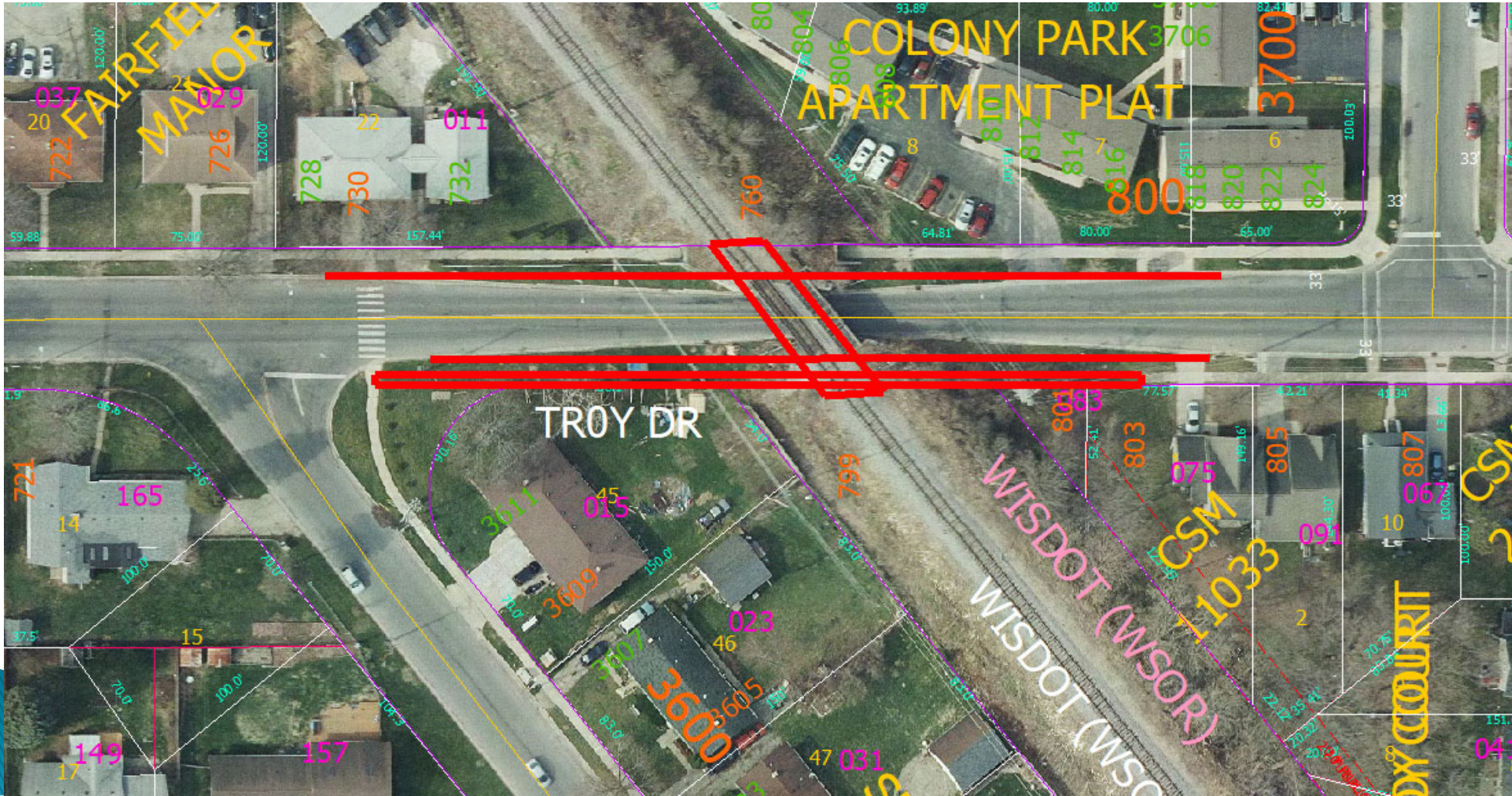
Image shown for Illustrative Purposes Only – Park St

Source:
Google

CITY OF **MADISON**



Proposed Solution



WisDOT FRPP Grant

- Design 2022
- Construction 2023
- Total Project Cost: \$3,836,000
- 80% Grant Request: \$3,068,800
- 20% Local Match: \$767,200



Contact Information & Resources

- Engineering
 - Chris Petykowski, Principal Engineer, 608-267-8678, cpetykowski@cityofmadison.com
 - Aaron Canton, Engineer, 608-242-4763, acanton@cityofmadison.com
- Project Website: <https://www.cityofmadison.com/engineering/projects/troy-drive-railroad-bridge>
- Facebook – City of Madison Engineering
- Twitter – @MadisonEngr
- Engineering Podcast: Everyday Engineering on iTunes, GooglePlay



Application for Private Rail Crossing Wisconsin River Rail Transit Commission

<p>Applicant Contact Information – Name, Address, Phone (the “applicant” is the person or business to whom the Permit will be assigned). Cloverland Farms, Inc. 115 S. East St Blue River, WI 53518 Jo Ellen Knoble - 405-823-5183</p>	<p>Application contact information – Name, Address, Phone (if different than the Applicant information). David Degenhardt 600 S. East St. Blue River, WI 53518 608-537-2038 / 608-537-2746</p>
<p>Local Description – Provide the address of the parcel in question. If there is no address provide a description including the quarter Section, Township, Range, etc. Town of Watertown, Grant County WI Town-8N-Range 2W-SE-NE of Section 12</p>	<p>Are there any other access points to the parcel than the proposed crossing? <input type="radio"/> Yes <input checked="" type="radio"/> No</p>
<p>Attach one copy of an aerial photograph which clearly shows the boundaries of the parcel in question in relation to the rail corridor. Mark the location of the proposed crossing. (Note, you may contact your local County Planning or Zoning office for this information) Complete <input checked="" type="radio"/> Yes <input type="radio"/> No</p>	
<p>Is there an existing crossing at this location? <input type="radio"/> Yes <input checked="" type="radio"/> No</p>	<p>What is the current status of the railroad at the point of the proposed crossing? <input checked="" type="radio"/> Active <input type="radio"/> Inactive</p>
<p>Will this be a shared crossing? (Will more than one property be accessing and using the crossing) <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, this permit must be granted to both users of the crossing.</p>	
<p>Second Applicant Contact Information – Name, Address, Phone (the “applicant” is the person or business to whom the Permit will be assigned). N/A</p>	<p>Second Application contact information – Name, Address, Phone (if different than the Applicant information). N/A</p>
<p>Is the second applicant aware of this crossing request? <input type="radio"/> Yes <input type="radio"/> No N/A</p>	
<p>Describe the land use/zoning of all surrounding parcels. Or provide a map that includes this information. Agriculture + Residential</p>	
<p>What is the current use of the property in question? <input type="radio"/> Unused <input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Residential (<input type="radio"/> Single family <input type="radio"/> Multi-family) <input type="radio"/> Other _____ Describe the current use: Agriculture</p>	
<p>What is the future use of the property in question? <input type="radio"/> Unused <input type="radio"/> Commercial <input type="radio"/> Industrial <input type="radio"/> Residential (<input type="radio"/> Single family <input type="radio"/> Multi-family) <input type="radio"/> Other _____ Describe the expected future use: Agriculture</p>	
<p>Please describe the expected traffic across the proposed crossing. cows crossing 8-10 times a year + for checking fences</p>	
<p>I certify that that above information is true and honest to the best of my knowledge. <div style="display: flex; justify-content: space-between;"> <u>Jo Ellen Knoble</u> (Signature) <u>10/19/2021</u> (Date) </div> </p>	
<p>A fee of \$500 is due at the time of application submittal. Checks should be made out to Wisconsin River Rail Transit Commission. Completed Application and Payment should be mailed to: Wisconsin River Rail Transit Commission PO Box 262 Platteville, WI 53818</p>	

10-19-2021

To Whom It May Concern/Matthew Honer--at Wisconsin River Rail Transit Commission:

My name is JoEllen Knoble and I am the owner of Cloverland Farms, Inc. This is a family farm that I have inherited. I have listed the physical address for the farm on the application. We do not have mail delivered to this Blue River, WI address. Any correspondence would need to be sent to me at my home address:

JoEllen Knoble

11804 O' Casey St.

Yukon, OK 73099

Home phone: 405-324-8958

Cell phone: 405-823-5183

David Degenhardt from Blue River, WI leases the land for the proposed railroad crossing. His contact information is:

David Degenhardt

600 S East St.

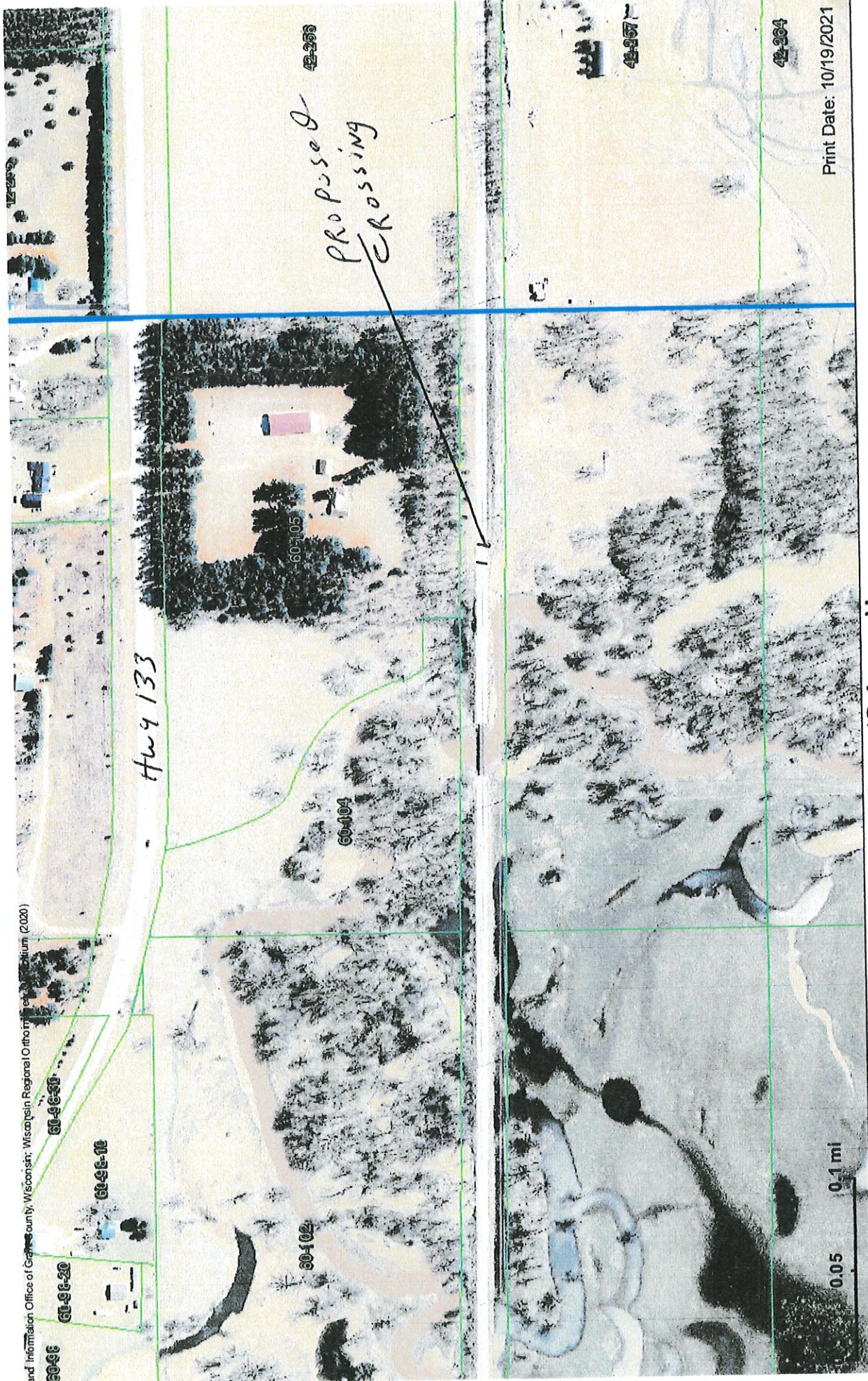
Blue River, WI 53518

Phone: 608-537-2038, 608-537-2746

Thank you,



JoEllen Knoble



Print Date: 10/19/2021

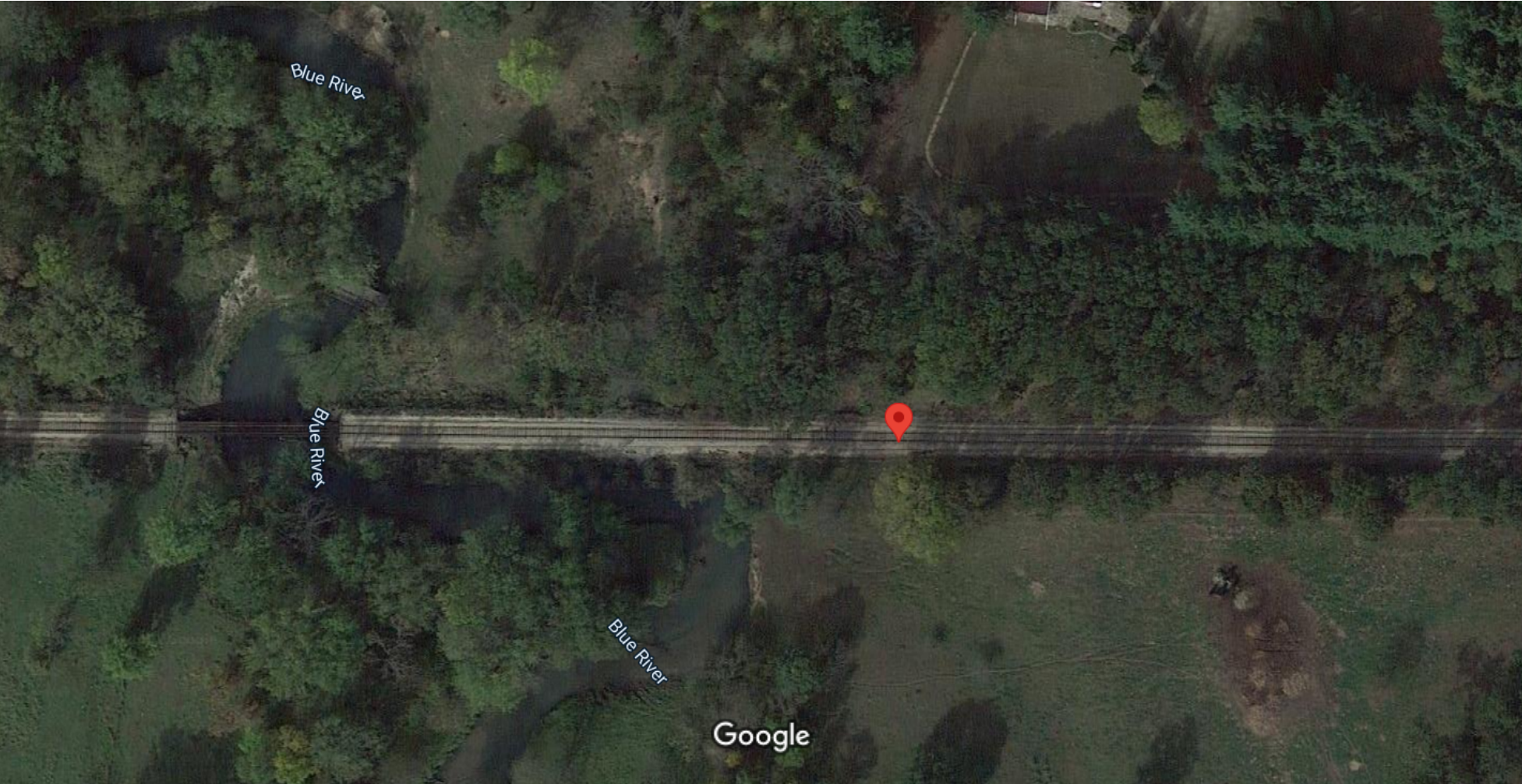
General Reference Map Grant County, WI

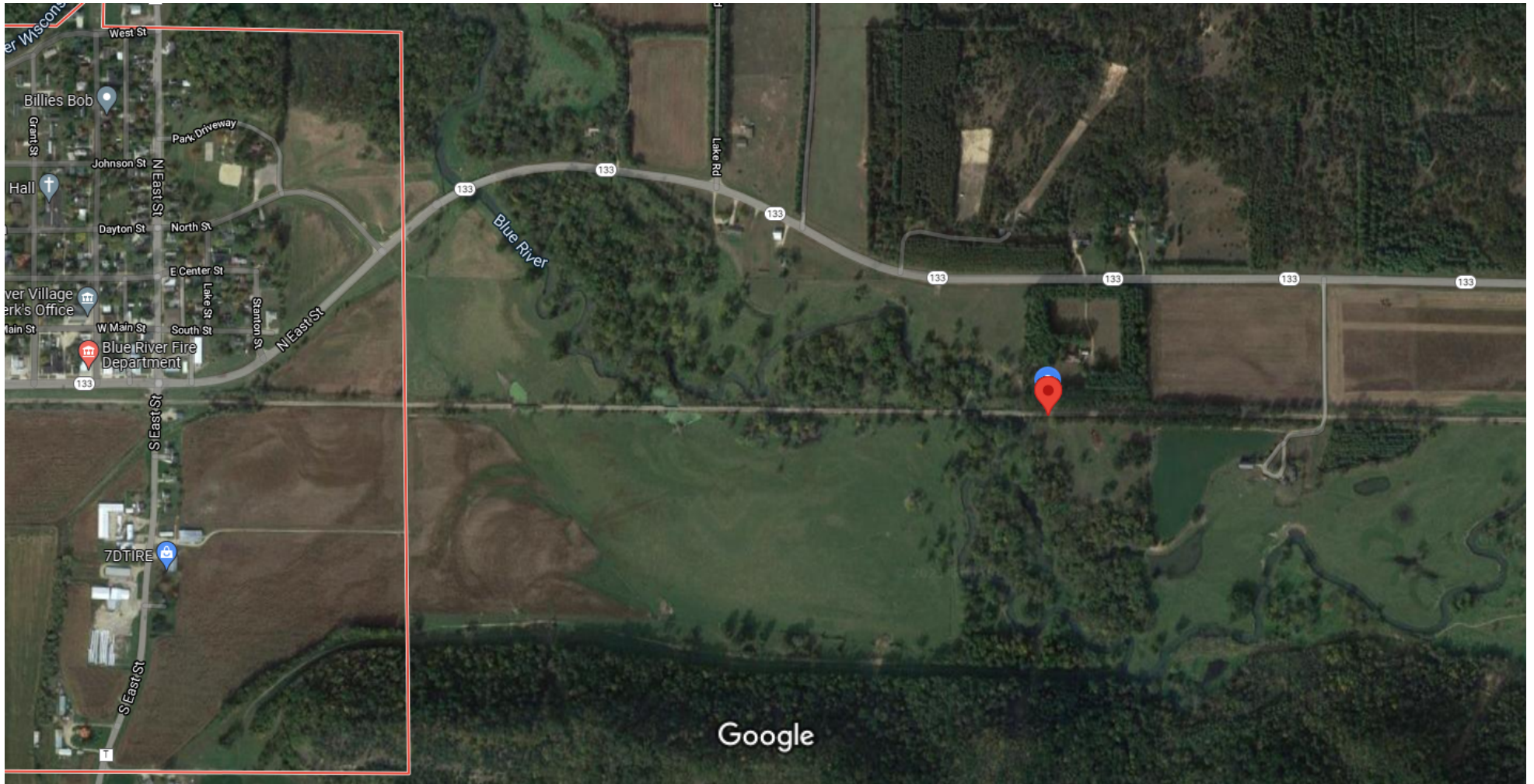


Tax Parcel Boundaries

1:4,514

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RETURN TO
ROBERT STODY BDAHL
WINNERUD DRIVE POB 69
SUN PRAIRIE WI 53590

QUITCLAIM DEED

1998235

VOL 9551 PAGE 54

CMC REAL ESTATE CORPORATION, a Wisconsin Corporation, 547 West Jackson Boulevard, Suite 1510, Chicago, Illinois, 60606 (successor to RICHARD B. OGILVIE, not as an individual but solely as Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, being in possession of all the assets and property of said Railroad Company under authority of the United States District Court for the Northern District of Illinois, Eastern Division, Docket No. 77 B 8999 in proceedings under Section 77 of the Bankruptcy Act) ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby CONVEY and QUITCLAIM, unto ASTRONOMICAL, INC., an Iowa corporation, Des Moines, Iowa ("Grantee"), subject to any and all exceptions and reservations hereinafter set forth, any and of all Grantor's interest, in the following described real estate situated and being in the County of Dane, State of Wisconsin, ("the Property"), to-wit:

Lots 2 and 3 as set forth on Certified Survey Map Number 5082, recorded October 22, 1986, as Document Number 1972460 and recorded in Volume 23 of Certified Survey Maps of Dane County on pages 48 and 49. Including all of Linnerud Drive lying Northwesterly of and appurtenant to Lots 2 and 3. Also including all of Starks Street lying between Lots 2 and 3.

This conveyance is subject to general real estate taxes which are a lien but not yet delinquent, and to any and all covenants, leases, licenses, easements, restrictions, and conditions of any kind or character, including but not limited to, building ordinances, codes or laws, public or private roadways and alleys, whether or not of record.

TRANSFER

\$ 74.70 J
FEES PAID

REGISTER'S OFFICE
DANE COUNTY, WI, SS
RECORDED ON

FEB 13 2 32 PM '87

CAROL R. MARKE
REGISTER OF DEEDS

10.00

GRANTOR reserves unto itself, its successors, grantees and assigns, all mineral and water rights, including but not limited to, coal, oil, gas, casinghead gas, water, iron ore and all other ores and minerals of every kind and nature, underlying the surface of said premises, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, extract, remove and market any and all such products.

GRANTOR reserves unto itself, its successors, grantees and assigns, the right and privilege in the form of an easement in gross for the continued maintenance, operation and use of all existing driveways, roads, conduits, sewers, water mains, gas, electric power lines, wires and other utilities and easements of any kind whatsoever on said Property, whether or not of record, including the repair, reconstruction and replacement thereof, unless otherwise provided for herein and a further reservation of the right and privilege of the Grantor, its successors, grantees and assigns to convert any existing leases, licenses and agreements for driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities to permanent easements by issuance of a suitable grant in recordable form.

GRANTOR reserves unto itself, its successors, grantees and assigns, exclusive perpetual easements, together with a reasonable right-of-entry thereto, for the construction, erection, installation, operation and maintenance of transportation and transmission systems for all and every type of energy by whatever means, except by railroad, including, but not limited to, pipelines, telephone, radio, radar or laser, transmission systems, wire, fibers, conduits, utility and energy transmission lines of every kind and character together with all necessary supporting devices which may be constructed, erected or installed in, on, under, above, across and along any portion of the Property lying within fifty (50) feet of the centerline of the main railroad track(s) as represented on the attached Exhibit "A"; provided, however, that the exercise of the rights reserved herein shall not unreasonably interfere with Grantee's use of the surface; and provided further that all rights reserved herein shall continue forever, whether or not exercised, unless expressly relinquished in writing by Grantor, its successors or assigns. The rights reserved by Grantor shall include the right to reconstruct, re-erect and reinstall each and every transportation or transmission facility herein contemplated.

The Grantee, its successors and assigns, covenant and agree that it shall neither do nor cause to be done any act that will unreasonably impede the flow of drainage water over the property herein described so as to adversely affect rail operations. This covenant shall in no way be construed to prohibit the Grantee from erecting buildings or other improvements on the property herein described, provided that the drainage equivalent to that existing at the time of this conveyance is maintained, whether naturally or by other means. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns.

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 2, CERTIFIED SURVEY MAP No. 5082, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 08 NORTH, RANGE 11 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
RLHX2 LLC

CLIENT ADDRESS:
4587 COUNTY ROAD TT, SUITE A
SUN PRAIRIE, WI 53590

PROJECT:
325 LINNERUD DRIVE

PROJECT LOCATION:
CITY OF SUN PRAIRIE
DANE COUNTY, WISCONSIN

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- ROUND CASTED INLET
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC METER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- NATURAL GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- END OF FLAGGED UTILITIES
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON OCTOBER 19 AND 20, 2021.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 08-08-11, BEARS S01°00'56"W.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20214209969, WITH A START DATE OF OCTOBER 15, 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF SUN PRAIRIE
CHARTER COMMUNICATIONS
FRONTIER COMMUNICATIONS
ROGERS COMMUNICATIONS
ALLIANT ENERGY (ELECTRIC)
WE ENERGIES (GAS)
SUN PRAIRIE UTILITIES
TDS METRODOM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0287H, EFFECTIVE DATE OF SEPTEMBER 17, 2014.
- ITEM 9 THERE ARE NO MARKED PARKING SPACES ON THIS SITE.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(KNIGHT BARRY TITLE GROUP, FILE No.: 2095117, COMMITMENT DATE: SEPTEMBER 20, 2021, 2021 AT 08:00 A.M.)

- 12) RIGHT OF WAY RECORDED AS DOCUMENT NO. 956532.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 13) EASEMENTS, RESTRICTIONS AND OTHER MATTER SHOWN ON CERTIFIED SURVEY MAP NO. 5082 RECORDED OCTOBER 22, 1986 AS DOCUMENT NO. 1972460.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 14) RIGHTS, RESERVATIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS IN INSTRUMENT RECORDED AS DOCUMENT NO. 1998235.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 15) ELECTRIC LINE EASEMENT RECORDED AS DOCUMENT NO. 2555456.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 16) STORMWATER SEWER EASEMENT RECORDED AS DOCUMENT NO. 3345703.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 17) CONDITIONAL USE PERMIT AND AGREEMENT RECORDED AS DOCUMENT NO. 3890942.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- 18) POSSIBLE DRAINAGE ASSESSMENTS AS EVIDENCED BY INSTRUMENTS RECORDED AS DOCUMENT Nos. 4027109, 5125226, 5229759, AND 5402607.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(KNIGHT BARRY TITLE GROUP, FILE No.: 2095117, COMMITMENT DATE: SEPTEMBER 20, 2021, 2021 AT 08:00 A.M.)

LOT 2 OF CERTIFIED SURVEY MAP NO. 5082 RECORDED IN VOL. 23 OF CERTIFIED SURVEY MAPS, PAGE 48, AS DOCUMENT NO. 1972460, IN THE CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN, EXCEPT THOSE LANDS CONVEYED TO THE CITY OF SUN PRAIRIE BY INSTRUMENT RECORDED APRIL 21, 1999, AS DOCUMENT NO. 3105076.

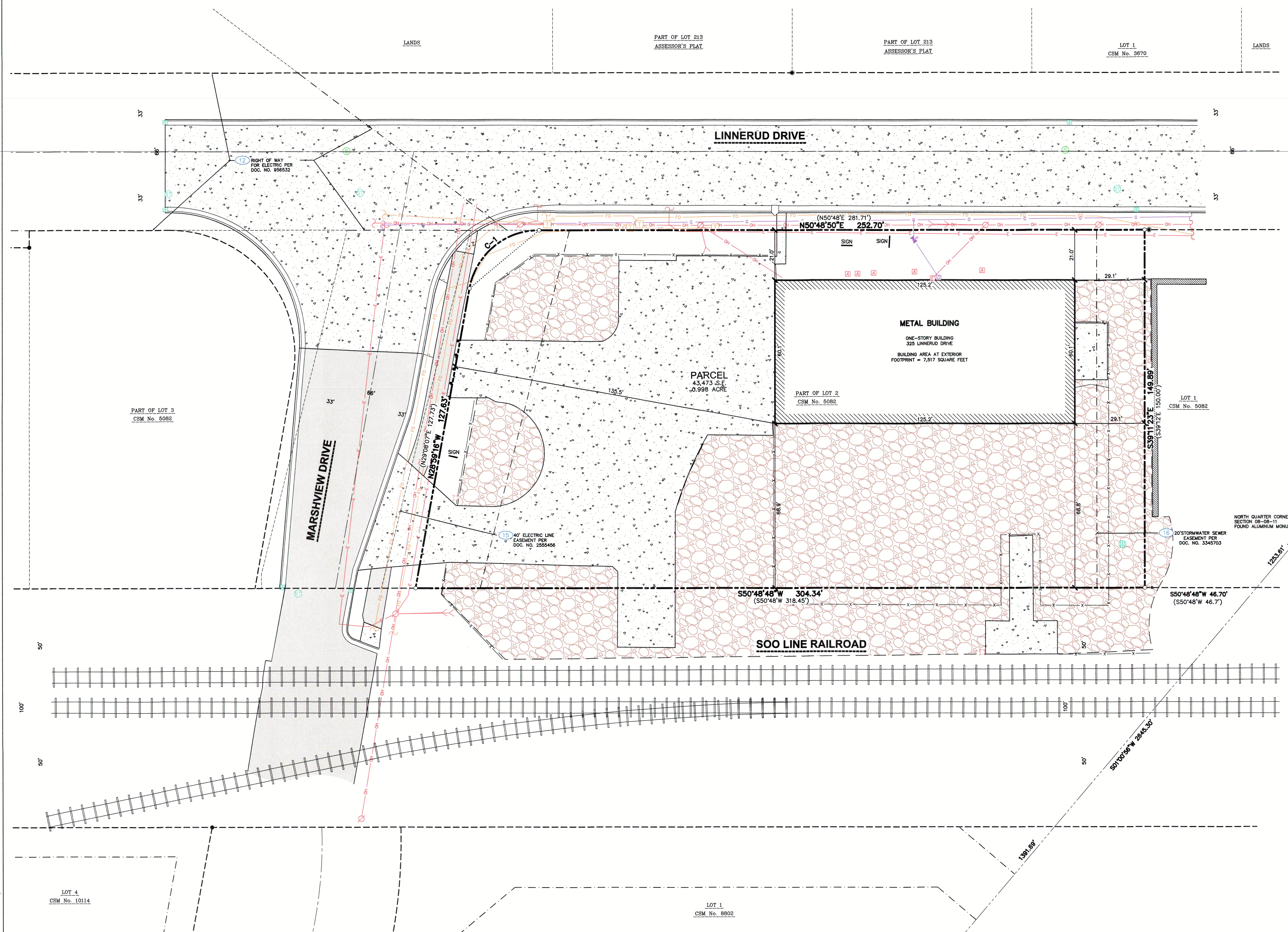
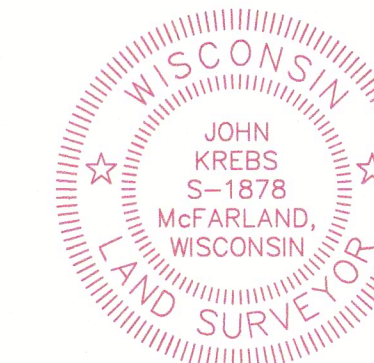
FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 325 LINNERUD DRIVE, SUN PRAIRIE, WI
TAX KEY NUMBER: 282/0811-082-8340-6

SURVEYOR'S CERTIFICATE

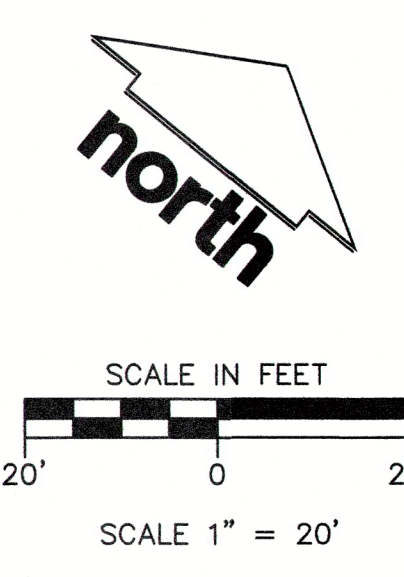
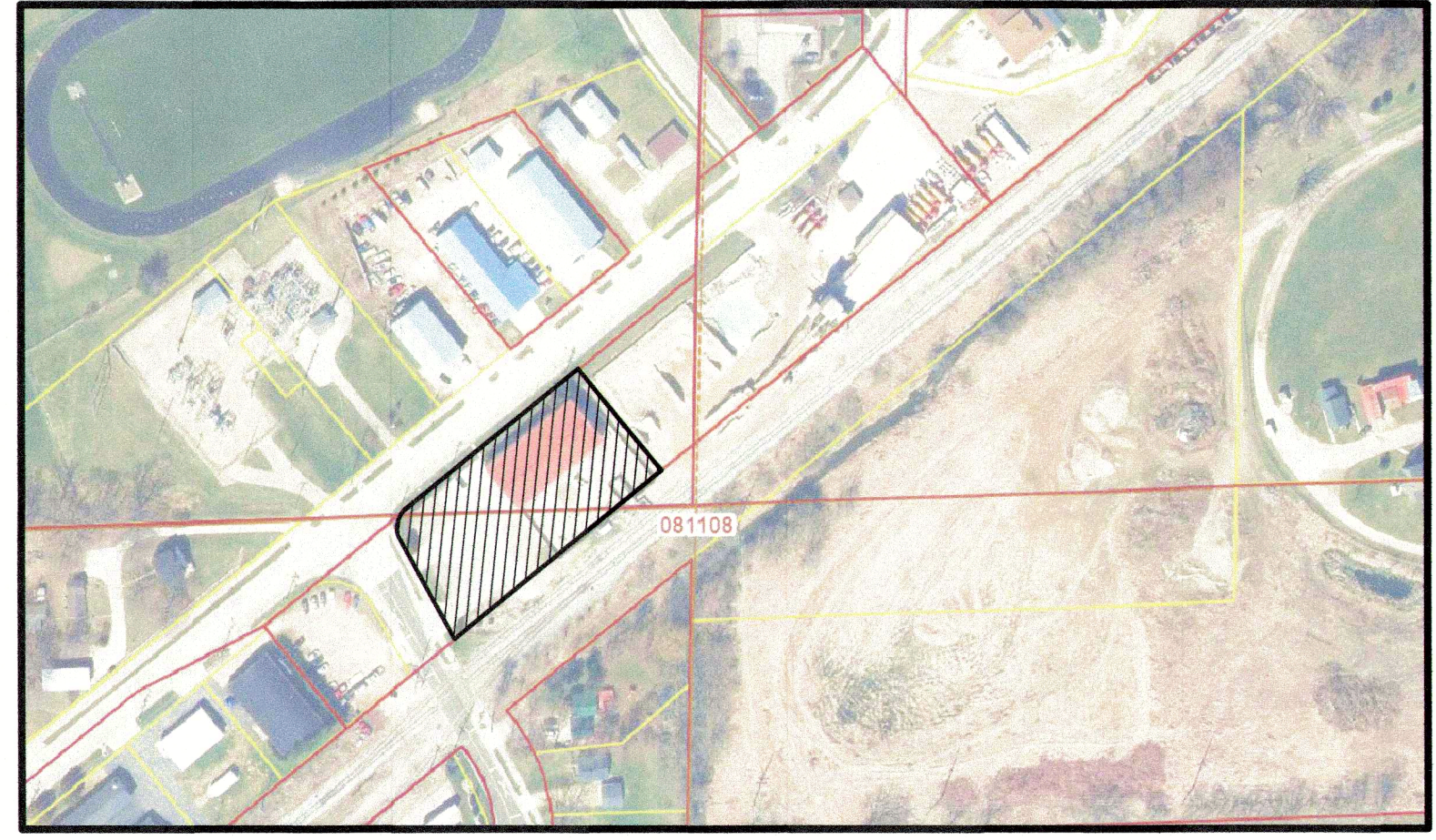
To:
I) (BANK/LENDER),
II) KNIGHT BARRY TITLE SERVICES LLC,
III) RLHX2, A WISCONSIN LIMITED LIABILITY COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 7(a), 7(b)(1), 7(b)(2) AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2021.

John Krebs 11/03/21
JOHN KREBS, S-1878 DATE
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jdsinc.com
Website: www.jdsinc.com



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	41.09'	29.50'	79°48'06"	37.85'	N10°54'47"E
()	41.09'	29.50'	-	37.85'	N10°46'13"E



File: I:\2021\2110896.DWG Survey Sheets\2110896 ALTA.dwg Layout: ALTA User: colmen Plotted: Nov 03, 2021 - 11:06am Xref:fc

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#	Date	Description
1		
2		
3		
4		
5		
6		
7		
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12		
13		
14		
15		

Design/Drawn: JK 10/21/21
Approved: TJB 10/25/21

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO. 21-10896



Learning PI

Untitled Map

Write a description for your map.

Legend



2021 Property Records for City of Sun Prairie, Dane County

November 15, 2021

Tax key number: 081108283406

Property address: 325 Linnerud Dr

Traffic / water / sanitary: Medium / City water / Sewer

Summary of Assessment	
Land	\$123,000
Improvements	\$190,500
Total value	\$313,500

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			43,604	1.001	None	Commercial		n/a

Commercial Building (Lumber Storage Shed, Horz.)

Section name: Section 1
 Year built: 2002
 % complete: 100%
 Stories: 1.00
 Perimeter: 410 LF
 Total area: 8,700 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Lumber storage shed, horz.	Day care center	1	8,700	Metal frame and walls	21.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			8,700	100.0%	C (AV)
No HVAC			8,700	100.0%	C (AV)	

2021 Property Records for City of Sun Prairie, Dane County

November 15, 2021


Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
9/26/2018	20181809	COMMERCIAL ALTERATION	\$26,000	1/1/2019
8/15/2016	20161117	SIGN - PERMANENT	\$60	10/12/2016
8/15/2016	20161118	SIGN - PERMANENT	\$185	10/12/2016
8/10/2016	20161092	COM ALTERATION	\$11,000	10/12/2016
1/4/2016	20151900	COM ALTERATION	\$200,000	11/10/2016
4/7/2015	20150414	COM ALTERATION	\$1,000	12/17/2015
12/2/2003	31270	Reroof	\$21,000	12/2/2003
8/26/2002	786-02	Demo existing storage bldg	\$0	8/26/2002
8/26/2002	787-02	New lumber storage bldg	\$320,000	8/26/2002

Sales History		
Date	Price	Type
2/5/2015	\$230,000	Not a market sale

Parcel Number - 282/0811-082-8340-6

Current

Parcel Summary

Municipality Name	CITY OF SUN PRAIRIE
Parcel Description	LOT 2 CSM 5082 CS23/48&49-10/22/86 DESCR...
Owner Name	
Primary Address	325 LINNERUD DR
Billing Address	4587 COUNTY HIGHWAY TT SUN PRAIRIE WI 53590

Current Year Assessment

Assessment Year	2021
Valuation Classification	G2
Assessment Acres	1.001
Land Value	\$123,000.00
Improved Value	\$190,500.00
Total Value	\$313,500.00

Assessment Contacts

Assessment Contact Information

For questions or to schedule an appointment contact:

Assessor MICHAEL WEYMIER
Phone 608-825-1186
Email MWEYMIER@CITYOFSUNPRAIRIE.COM

Clerk ELENA HILBY
Phone 608-837-2511
Email EHILBY@CITYOFSUNPRAIRIE.COM

Parcel Map



Current Year Taxes (2020)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$123,000.00	\$190,500.00	\$313,500.00
Taxes:		\$6,898.91
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$90.51
Specials(+):		\$0.00
Amount:		\$6,808.40

Districts

Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD9	DRAINAGE DISTRICT 9

Open Book/Board Of Review Dates

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Drainage District Payment Status

Current Drainage Assessment	Unpaid Balance Due
\$0.00	\$0.00
NOTE: Please check the e-Statement for payment status of any older unpaid drainage assessments not listed.	

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/05/2015	5127517		
QCD	02/19/1987	1998235	9551	54
WD	11/13/1868		D81	251
WD	11/02/1868		D81	238