



NOTICE OF PUBLIC MEETING

This meeting can be viewed LIVE on Charter Cable Channel 985, and Solarus Channel 3; and is live-streamed on the Wisconsin Rapids Community Media's website, wisconsinrapidscommunitymedia.com. This meeting will also be rebroadcast on Charter Cable Channel 985, and Solarus Channel 3, on Thursdays at 7pm before the monthly Common Council; and is also available "On Demand" 24 hours after the meeting takes place, on Wisconsin Rapids Community Media's website, wisconsinrapidscommunitymedia.com and the City website at wirapids.org.

FINANCE AND PROPERTY COMMITTEE

Terry Dolan, Chairperson
Gregg Hepp, Secretary
Joe Zurfluh

The Finance and Property Committee will meet at 5:00 p.m. on Tuesday, December 6, 2016, in the first-floor conference room at the city hall, 444 West Grand Avenue, Wisconsin Rapids.

Agenda

1. Call to order
2. Review and consider a 2016 funding request for the Regional Economic Growth Initiative (REGI).
3. Review and consider a contract with CiviTek for an update to the 2010 City of Wisconsin Rapids Comprehensive Plan.
4. Review and consider an offer to purchase from Northpointe Development Corp. for the City property located at the southwest corner of 25th Avenue South and Alton Street (parcel 34-03635); the developer plans to construct a multifamily development.
5. Review and consider a policy for overhead community event banners to be located at three locations in the City.
6. Review and consider a recommendation from Statewide Services to deny a claim from Jeanette Santoski for damages to a vehicle.
7. Review and consider purchase of engineering survey vehicle equipment.
8. Review and consider a resolution setting the 2017 equivalent residential unit charge for the Stormwater Management Utility Fund.
9. Review and consider changes to Chapter 20, Section 20.10 (Ambulance Rates) of the Municipal Code and a resolution setting the 2017 ambulance rates.
10. Beverage operator license applications.
11. Audit of the bills
12. Adjourn

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the city clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

PLEASE TAKE FURTHER NOTICE that members of the Wisconsin Rapids Common Council, who are not members of the Finance and Property Committee, may attend this meeting to gather information about a subject over which they may have decision-making responsibility. Therefore, further notice is given that the above meeting may constitute a meeting of the common council and must be noticed as such, although the common council will not take any formal actions at this meeting.

Requestor: Adam Tegen, Planning & Economic Development

Request/Referral: Approve 2016 Funding for REGI (Regional Economic Growth Initiative)

Background information: REGI has received funding from the City of Wisconsin Rapids in 2014 and 2015 at a level of \$20,716 each year. At the time of each funding approval, it was noted that a minimum of 3 years would be required to assist in getting the organization off the ground. Since the formal creation of REGI in 2014, the group has successfully brought on board Steven J Anderson as the President and continues to increase their presence within the larger community. Recent steps include the establishment of a new website: www.cwregi.com and the completion of formal marketing materials. In addition, the organization has been working to support and grow local companies while increasing awareness of the region with site selectors and developers. The intent of REGI is to match the municipal investments being made with private dollars to further the impact of the funds. As the largest municipal investor, the support of the City is key to the credibility and future success of REGI.

Options available: Approve the requested support of \$20,716 to REGI for 2016; Approve a different amount of support for REGI for 2016; Take no action.

Staff recommendation: Approve the 2016 funding request from REGI

Action you are requesting the committee take: Approve the allocation of \$20,716 from Room Tax Funds identified for Economic Development.

How will the item be financed: Room Tax Funds

Please attach all supporting documentation and budget resolutions if necessary.

PAST, PRESENT & FUTURE:

REGI has identified four areas of activity for 2016/2017:

- **Capacity building** to ensure the organization thrives and serves the interests of the region.
 - Spent the last several months building a physical presence, including an office and an active website
 - Significant expansion of a network of consultants and site selectors
 - Reinforcing our funding structure and exploring new options, all essential for the survival of the group
 - Continue to establish REGI as the regional economic development entity (regional groups are preferred by consultants and site selectors over individual jurisdictions)
 - Maintaining local and state partnerships in the interests of regional economic development
- **Municipal collaboration** to not only show the region's efforts but to identify common cause (agriculture, way of life, infrastructure, intergovernmental agreements, needs/wants, any deficiencies on our part.) Input of the jurisdictions is needed to make this effort work and a larger meeting may become necessary.
 - Underway with a series of meetings planned and some scheduled
 - Held a Joint Meeting of the Nekoosa School Board and the City elected officials; Port Edwards underway; presented to the Wood County CEED Committee; presented to Grand Rapids; presented to Wisconsin Rapids; attended Towns Associations meeting and obtained feedback; met with an official from Pittsville
- **Business retention, expansion and attraction (BREA)** to stabilize and grow the region's economy.
 - Continue working with the local group (Heart, Incourage Community Enterprises, Wisconsin Rapids & sometimes the County or local jurisdiction if appropriate), regular follow-up with brief communications and act on any needs
 - o Successes include a major manufacturer and Department of Natural Resource permitting issues in the installation of equipment; assisting the decision of a cheese processor to double its workforce and output within the next three years (projected annual payroll of \$4 million+); identifying resources for use by a small business; establishing a regular series of visits by state officials, including the Governor's office, for economic development purposes
 - Attraction efforts underway on behalf of region and given jurisdictions; actively identifying potential targets based on communications with existing companies and our own set of assets (IT, Medical, Agricultural, Manufacturing, etc.); with site visits being planned
- **Small and midsize business support**, building on and within existing partnership to support growth.
 - Exploring seed fund to provide grants and regional private fund potential for loans for larger projects (all pertinent agencies have been engaged and outreach to banks underway)
 - Supporting small business efforts in the schools and elsewhere

Regional Economic Growth Initiative ("REGI")

1120 Lincoln St, LL1
Wisconsin Rapids, WI 54494

INVOICE

To

City of Wisconsin Rapids
Paul Przybelski
444 West Grand Ave
Wisconsin Rapids, WI 54495

Invoice # 02072014 - 3
Invoice Date 9/7/2016

Item Description

Amount

REGI Initiative Support	\$20,716.00
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Invoice Notes

The Regional Economic Growth Initiative (REGI) is a collaboration of businesses, municipalities, philanthropy, education, chamber of commerce and workforce partners in greater Wood County, adjacent areas and Northern Adams County. REGI has created and is working toward an ultimate outcome:

"Our region has a healthy, growing and resilient economy in which all people and businesses thrive."

The past year has seen the physical presence of REGI fully established along with a functional website. Successes are already underway including the expansion of a processing plant with a potential for 180 new employees, support of local industries in discussions with their city to encourage growth and retention, identifying and working towards the development of a seed fund for entrepreneurs and a private loan fund, and expansion of efforts with municipalities to develop a collaborative approach to economic development.

The continued support of your community is essential to the operational success of REGI. We are in an increasingly competitive environment that reaches well beyond our region. Continued efforts to increase jobs and investment are vital to the stability of our economy. It is only through the efforts of communities such as yours that we obtain an advantage.

Any questions of concerns please contact S James Anderson, President, at 715.818.6590 or sjanderson@cwregi.com

*On behalf of REGI Corporation Board, we thank you for your contribution. Board Members: On behalf of REGI Corporation Board, we thank you for your contribution. Board Members:
Kirk Willard
Adam Tegen
Melissa Reichert
Jennifer Riggerbach
Al Javoroski
Jason Grueneberg
Geoff Bertin
John Bergin
Terry Whitmore
Heather Gygi
Mike Spranger
Patrick Arendt*

Requestor: Adam Tegen, Planning & Economic Development Director

Request/Referral: Consider a contract with CiviTek for an update to the 2010 City of Wisconsin Rapids Comprehensive Plan

Background information: The Common Council adopted a comprehensive plan on January 5, 2010, which establishes a blueprint for land use and development. As part of the zoning code update project, which is an ongoing effort, it has been determined that the Future Land Use Map (Map 7.2) and related parts of the comprehensive plan need to be updated to correct mapping errors and to better align the map with the City's vision.

Undertaking this amendment of the comprehensive plan is necessary because the zoning map must be consistent with the Future Land Use Map. Put differently, if the Future Land Use map is not updated soon, work on the zoning code project will be put on hold until the work can be done.

Amending the comprehensive plan involves the following work elements.

1. Prepare and adopt a public participation plan that describes the way in which residents, property owners, and others can be involved in the plan update.
2. Identify potential mapping inconsistencies by working with staff and the Planning Commission.
3. Prepare the first draft of the revised map and related text revisions.
4. Review the first draft with the Planning Commission.
5. Prepare the second draft based on input from the Planning Commission and others.
6. Proposed draft is shared with the public and others.
7. Planning Commission makes a recommendation to the Common Council setting forth the proposed revisions to the comprehensive plan.
8. Publication of a public hearing notice.
9. Notice is sent to surrounding municipalities and others as required by state statute.
10. Common Council conducts a public hearing to accept any public comment.
11. Prepare final version of adopted amendments.
12. Notice is sent to surrounding municipalities and others as required by state statute with the adopted amendment.

It is anticipated the work will take about 5 months to complete.

Options available: Move forward with an update to the Comprehensive Plan with a consultant.
Make no changes to the Comprehensive Plan and potentially delay the Zoning Ordinance
Rewrite. Attempt a minor update to the Comprehensive Plan in-house as staff time allows.

Staff recommendation: Move forward with an update to the Comprehensive Plan with a
consultant (See attached draft contract).

Action you are requesting the committee take: Approve a contract with Civi Tek Consulting, LLC
at a cost not to exceed \$15,000 for an update to the adopted 2010 City of Wisconsin Rapids
Comprehensive Plan.

How will the item be financed: 2017 Planning Department budgeted funds for completion of
the Zoning Ordinance rewrite and update to the Comprehensive Plan.

Please attach all supporting documentation and budget resolutions if necessary.

AGREEMENT BETWEEN THE CITY OF WISCONSIN RAPIDS AND CIVI TEK CONSULTING, LLC

This agreement is between the City of Wisconsin Rapids, Wisconsin (Client) and Civi Tek Consulting LLC (Consultant) of 135 Milton Street; Lake Mills, Wisconsin; 53551.

Article 1 Description of Services

- A. The Consultant will update the City's comprehensive plan with regard to the future land use map and related text revisions. The Consultant will work with staff and the Planning Commission to identify those parts of the comprehensive plan that need to be amended and to prepare up to three drafts of the same. The consultant will attend the public hearing with the Common Council at which time an overview of changes will be presented and respond to any comments/questions. The Consultant will provide the Client with a digital file of all work produced including GIS mapping.
- B. **Additional services.** The scope of services in this agreement is intended to cover services normally required for this type of project. However, occasionally events occur beyond the control of the Consultant or the Client that create a need for additional services. The Consultant and/or Client shall promptly and in a timely manner bring to the attention of the other the potential need to change the scope of services as set forth above. Such a change shall be approved by both parties as provided below. Charges for additional services shall be based on the Consultant's wage and expense schedules in effect at the time those services are requested.
- C. **Excluded services.** The following are specifically not included:
1. detailed studies or investigations not specifically provided for in part A of this article,
 2. verification or authentication of work supplied to the Consultant by others, and
 3. collection of additional information at the Client's instruction.
- D. **Standard of service.** Consultant agrees to provide those professional services covered by this agreement in accordance with generally accepted standards of its profession.

Article 2 Client's Responsibilities

- A. Client agrees to provide Consultant with all information, surveys, reports, and professional recommendations and any other related items requested by Consultant in order to provide its professional services. Consultant may rely on the accuracy and completeness of these items. Client agrees to provide this information in a timely manner so as not to delay the orderly and sequential progress of Consultant's services.
- B. Client agrees to promptly advise Consultant of any issue that could affect the performance of the Consultant in completing the scope of services.
- C. Client agrees to render decisions in a timely manner so as not to delay the orderly and sequential progress of Consultant's services.

Article 3 Schedule

Consultant will immediately commence work on this project and shall continue to work on the project. A tentative timeline of 4 to 5 months is anticipated, and is dependent on scheduling of meeting and required public hearing notice.

Article 4 Compensation and Payments

- A. Consultant will complete the project as described herein for a fixed-fee amount of \$15,000.
- B. Consultant shall bill Client once a month for services rendered during that period. Unless otherwise notified, payments will be made payable to Civi Tek Consulting (EIN #20-4424424) and mailed to 135 Milton Street; Lake Mills, Wisconsin 53551.

AGREEMENT BETWEEN THE CITY OF WISCONSIN RAPIDS AND CIVI TEK CONSULTING, LLC

- C. All payments are due Consultant upon receipt of invoice. If payments are not made within 45 days from the date of the invoice, Consultant has the right to (1) withhold all work products, (2) stop work on the project until payment is received, (3) modify any agreed upon schedule by extending such deadlines by an amount of time equal to the number of days payment has been delayed past the due date, and (4) charge an additional amount (i.e., above and beyond any agreed upon not-to-exceed limits or other contract amounts) required to prepare additional notices, letters, and related accounting documents. Invoices not paid within 60 days will be subject to an additional late fee of 1 percent per month of the unpaid balance.

Article 5 Termination

In the event of termination by Client for other than breach by Consultant, Consultant shall be entitled to payment for all services rendered and expenses incurred prior to the date of termination. Consultant's liability in the event of breach shall not exceed the amount previously paid to Consultant.

Article 6 Consultant Insurance and Related Matters

The consultant shall maintain insurance coverage including liability at a minimum of \$1.0M per occurrence, naming the City of Wisconsin Rapids as an additional insured. The Consultant will provide a certificate of insurance as evidence of worker's compensation coverage. Any motor vehicle used in connection with this project must carry bodily injury/property damage liability at no less than a single limit of \$1.0M or a split limit of \$1,000,000/\$1,000,000/\$500,000. Consultant agrees to maintain insurance as described in this article for the duration of the project.

Article 7 Dispute Resolution

Client and Consultant agree to mediate claims or disputes arising out of or relating to this agreement before initiating litigation. The mediation shall be conducted by a mediation service acceptable to both parties. A party shall make a demand for mediation within a reasonable time after a claim or dispute arises, and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees shall be shared equally.

Article 8 Use and Ownership of Consultant's Documents

Upon completion of this project or termination, and upon payment due Consultant, all work products shall become the property of the Client.

Article 9 Miscellaneous Provisions

- A. This agreement is governed by the law of the state in which the project is located.
- B. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. The parties may amend this agreement only by a written instrument signed by both Client and Consultant.
- C. In the event that any term or provision of this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
- D. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
- E. Should any legal proceeding be commenced between the parties to this agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorneys' and expert witnesses' fees, which shall be determined by the court or forum in such a

AGREEMENT BETWEEN THE CITY OF WISCONSIN RAPIDS AND CIVI TEK CONSULTING, LLC

proceeding or in a separate action brought for that purpose. For purposes of this provision, "prevailing party" shall include a party that dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

- F. Client and Consultant waive consequential damages for any claims, disputes or other matters in question arising out of or relating to this agreement.
- G. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.
- H. Consultant reserves the right to include descriptions, including graphics, of the project in its promotional and professional materials.
- I. Client understands that Consultant may hire one or more subconsultants to perform various aspects of the work (e.g., GIS mapping). Consultant shall be responsible for all work prepared by subconsultants.

Article 10 Authorization and Date of Agreement

This agreement will become effective when signed by both parties on the date of the last signature.

Consultant
Civi Tek Consulting, LLC

Client
City of Wisconsin Rapids

Tim Schwecke, AICP

Zachary J. Vruwink, Mayor

Date

Date

W I S C O N S I N



Susan C. Schill
City Attorney
444 West Grand Avenue
Wisconsin Rapids WI 54495-2780
Phone: (715) 421-8217 · Fax: (715) 421-8278
Email: sschill@wirapids.org

MEMORANDUM

To: Alderpersons
Mayor Vruwink
From: City Attorney Sue Schill 
Date: December 1, 2016
Re: Finance and Property Committee Agenda Items

Enclosed are background and supporting materials for items on the Finance agenda for next week.

Offer to Purchase:

The property at 25th Avenue and Alton Street has been owned by the City for some time. It was a proposed site for the new Senior Center, before plans were made for the Centralia Center. In 2014, this property was identified as one that the City wished to sell for development.

The offer is from Northpointe Development Corporation, who wishes to develop multifamily housing on the site. I am enclosing the Offer to Purchase, along with the Staff Report on the developer's request for a Planned Unit Development. Their request for the PUD will be on the Planning Commission agenda for Monday, December 5, and then subsequently on the Common Council agenda for December 20. The offer to purchase is contingent upon the approval of the PUD, among other contingencies you will see in the offer.

Community Banners:

I am enclosing a proposed policy regarding community banners. This item was referred by Alderperson Scott Kellogg, the City's representative to the Convention and Visitors Bureau. City staff has identified 4 locations where overhead banners would be appropriate. This is a rough draft so your comments and discussion on this will enable City staff to have a final draft by the time of the Council meeting.

Do not hesitate to contact me if you should have any questions or would like any additional information.

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON November 9, 2016 [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER) **STRIKE THOSE NOT APPLICABLE**

3 **GENERAL PROVISIONS** The Buyer, Northpointe Development Corp.

4 _____, offers to purchase the Property
5 known as [Street Address] Lot 1 of CSM 7066 - See Addendum A
6 in the City of Wisconsin Rapids, County of Wood, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:

8 PURCHASE PRICE: One
9 _____ Dollars (\$ 1.00).

10 EARNEST MONEY of \$ _____ accompanies this Offer and earnest money of \$ _____
11 will be mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or
12 _____

13 THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
14 INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: _____
16 _____

17 _____
18 NOT INCLUDED IN PURCHASE PRICE: _____
19 _____

20 **CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented**
21 **and will continue to be owned by the lessor.**

22 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are**
23 **included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.**

24 ZONING: Seller represents that the Property is zoned: R-2

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

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

29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before December 21, 2016. Seller may keep the Property on the

31 market and accept secondary offers after binding acceptance of this Offer.
32 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.

36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.

38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.

40 Seller's recipient for delivery (optional): _____

41 Buyer's recipient for delivery (optional): _____

42 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Seller: (_____) _____ Buyer: (_____) _____

44 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.

47 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.

49 Delivery address for Seller: _____

50 Delivery address for Buyer: _____

51 (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

55 E-Mail address for Seller (optional): zachvrwink@wirapids.org

56 E-Mail address for Buyer (optional): cschultz@keystone-dev.com

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

59 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
60 Offer at lines 458-464 or 526-534 or in an addendum attached per line 525. At time of Buyer's occupancy, Property shall be
61 free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left
62 with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

63 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no
64 notice or knowledge of Conditions Affecting the Property or Transaction (lines 163-187 and 246-278) other than those
65 identified in the Seller's disclosure report dated None Provided, which was received by Buyer prior to
66 Buyer signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
67 and _____

68 _____
69 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

70 **CLOSING** This transaction is to be closed no later than October 31, 2017
71 _____ at the place selected by Seller, unless otherwise agreed by the Parties in writing.

72 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
73 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners association
74 assessments, fuel and _____

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

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

77 Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

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

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

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

84

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

89 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
90 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
91 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
92 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
93 and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

94 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
95 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
96 (written) (oral) **STRIKE ONE** lease(s), if any, are None

97 _____ . Insert additional terms, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525.

98 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days of acceptance of this Offer, a list of all
99 federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions,
100 or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland
101 preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve
102 Program, Wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any
103 penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be
104 deemed satisfied unless Buyer delivers to Seller, within seven (7) days of Buyer's Actual Receipt of said list and disclosure, or
105 the deadline for delivery, whichever is earlier, a notice terminating this Offer based upon the use restrictions, program
106 requirements, and/or amount of any penalty, fee, charge, or payback obligation.

107 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs,**
108 **as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller**
109 **incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The**
110 **Parties agree this provision survives closing.**

111 **MANAGED FOREST LAND:** All, or part, of the Property is managed forest land under the Managed Forest Law (MFL).
112 This designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that
113 encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as
114 managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the
115 new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources
116 and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules.
117 The DNR Division of Forestry monitors forest management plan compliance. Changes you make to property that is subject to
118 an order designating it as managed forest land, or to its use, may jeopardize your benefits under the program or may cause
119 the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the
120 local DNR forester or visit <http://www.dnr.state.wi.us>.

121 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
 122 where one or both of the properties is used and occupied for farming or grazing purposes.

123 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**
 124 **occupied for farming or grazing purposes.**

125 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that would be
 126 generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a
 127 non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more
 128 information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization
 129 Section or visit <http://www.revenue.wi.gov/>.

130 **FARMLAND PRESERVATION:** Rezoning a property zoned farmland preservation to another use or the early termination of a
 131 farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to
 132 3 times the class 1 "use value" of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection
 133 Division of Agricultural Resource Management or visit <http://www.datcp.state.wi.us/> for more information.

134 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S. Department
 135 of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective
 136 cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent plus one-half of the cost of
 137 establishing permanent ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more
 138 information call the state Farm Service Agency office or visit <http://www.fsa.usda.gov/>.

139 **SHORELAND ZONING ORDINANCES:** All counties must adopt shoreland zoning ordinances that meet or are more
 140 restrictive than Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land
 141 within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum
 142 standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface
 143 standards (that may be exceeded only if a mitigation plan is adopted) and repairs to nonconforming structures. Buyers must
 144 conform to any existing mitigation plans. For more information call the county zoning office or visit <http://www.dnr.state.wi.us/>.
 145 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning restrictions, if any.

146 **BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller or
 147 Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change
 148 in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects
 149 Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

150 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of
 151 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 152 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price,
 153 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later
 154 than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed
 155 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 156 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 157 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
 158 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
 159 be held in trust for the sole purpose of restoring the Property.

160 **DEFINITIONS**

161 **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
 162 written notice physically in the Party's possession, regardless of the method of delivery.

163 **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions Affecting the Property or Transaction" are
 164 defined to include:

165 a. Proposed, planned or commenced public improvements or public construction projects which may result in special
 166 assessments or otherwise materially affect the Property or the present use of the Property.

167 b. Government agency or court order requiring repair, alteration or correction of any existing condition.

168 c. Land division or subdivision for which required state or local approvals were not obtained.

169 d. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.

170 e. A portion of the Property being subject to, or in violation of, a farmland preservation agreement or in a certified farmland
 171 preservation zoning district (see lines 130-133), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see lines
 172 111-120), Conservation Reserve (see lines 134-138), or comparable program.

173 f. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90)
 174 (where one or both of the properties is used and occupied for farming or grazing).

175 g. Material violations of environmental rules or other rules or agreements regulating the use of the Property.

176 h. Conditions constituting a significant health risk or safety hazard for occupants of the Property.

177 i. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids,
 178 including, but not limited to, gasoline and heating oil.

179 j. A Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides,
 180 fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the
 181 premises.

182 k. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property.

183 l. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 184 Property.

185 m. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-
 186 service wells and cisterns required to be abandoned (Wis. Admin. Code § NR 812.26) but that are not closed/abandoned
 187 according to applicable regulations.

188 **(Definitions Continued on page 5)**

IF LINE 190 IS NOT MARKED OR IS MARKED N/A, LINES 230-236 APPLY.

189 **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____
190 _____ [INSERT LOAN PROGRAM OR SOURCE] first mortgage
191 loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an
192 amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years.
193 Initial monthly payments of principal and interest shall not exceed \$ _____. Monthly payments may
194 also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance
195 premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination
196 fee in an amount not to exceed _____% of the loan. If the purchase price under this Offer is modified, the financed amount,
197 unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the
198 monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 201 or 202.

201 **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

202 **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____%. The initial interest
203 rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% per
204 year. The maximum interest rate during the mortgage term shall not exceed _____%. Monthly payments of principal
205 and interest may be adjusted to reflect interest changes.

206 If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 458-464 or
207 526-534 or in an addendum attached per line 525.

208 **BUYER'S LOAN COMMITMENT:** Buyer agrees to pay all customary loan and closing costs, to promptly apply for a
209 mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described
210 in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no
211 later than the deadline at line 192. Buyer and Seller agree that delivery of a copy of any written loan commitment to
212 Seller (even if subject to conditions) shall satisfy the Buyer's financing contingency if, after review of the loan
213 commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall
214 accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of
215 unacceptability.

216 **CAUTION:** The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide
217 the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN
218 COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS
219 ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.

220 **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment, Seller may terminate this
221 Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan
222 commitment.

223 **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already
224 delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of
225 same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is
226 named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this
227 transaction on the same terms set forth in this Offer and this Offer shall remain in full force and effect, with the time for closing
228 extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain
229 any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

230 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Within 7 days of acceptance, a financial institution or third party
231 in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification,
232 sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering
233 written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing
234 contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands
235 and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an
236 appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.

237 **APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised
238 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
239 subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon
240 purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to
241 Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon
242 purchase price, accompanied by a written notice of termination.

243 **CAUTION:** An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether
244 deadlines provide adequate time for performance.

DEFINITIONS CONTINUED FROM PAGE 3

- 245 **DEFINITIONS CONTINUED FROM PAGE 3**
- 246 n. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not
247 closed/abandoned according to applicable regulations.
- 248 o. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface
249 foundations or waste material; organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic
250 or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government
251 guidelines or other laws regulating said disposal; high groundwater; adverse soil conditions (e.g. low load bearing
252 capacity, earth or soil movement, slides) or excessive rocks or rock formations.
- 253 p. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other
254 contaminated land, or soils contamination remediated under PECFA, the Department of Natural Resources (DNR)
255 Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program.
- 256 q. Lack of legal vehicular access to the Property from public roads.
- 257 r. Homeowners' associations, common areas shared or co-owned with others, zoning violations or nonconforming uses,
258 conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of
259 a part of Property by non-owners, other than recorded utility easements.
- 260 s. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to
261 impose assessments against the real property located within the district.
- 262 t. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- 263 u. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the
264 Property, or proposed or pending special assessments.
- 265 v. Burial sites, archeological artifacts, mineral rights, orchards or endangered species.
- 266 w. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 267 x. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 268 y. Significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- 269 z. Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial
270 injuries or disease in livestock on the Property or neighboring properties.
- 271 aa. Existing or abandoned manure storage facilities on the Property.
- 272 bb. Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of
273 the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 274 cc. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that
275 obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county
276 (see lines 139-145).
- 277 dd. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion
278 charge or the payment of a use-value conversion charge has been deferred.
- 279 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding
280 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day.
281 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under
282 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
283 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the
284 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours
285 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as
286 closing, expire at midnight of that day.
- 287 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
288 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
289 significantly shorten or adversely affect the expected normal life of the premises.
- 290 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be
291 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
292 to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited
293 to, all: perennial crops; garden bulbs; plants; shrubs and trees and fences; storage buildings on permanent foundations and
294 docks/piers on permanent foundations.
- 295 **CAUTION: Exclude any Fixtures to be retained by Seller or which are rented on lines 18-19.**
- 296 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.
- 297 **PROPERTY DEVELOPMENT WARNING** If Buyer contemplates developing Property for a use other than the current use,
298 there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and
299 zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or
300 uses and therefore should be reviewed. Building permits, zoning variances, Architectural Control Committee approvals,
301 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits,
302 subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of
303 development of, or a particular use for, a property. Optional contingencies which allow Buyer to investigate certain of these
304 issues can be found at lines 306-350 and Buyer may add contingencies as needed in addenda (see line 525). Buyer should
305 review any plans for development or use changes to determine what issues should be addressed in these contingencies.

306 **PROPOSED USE CONTINGENCIES:** Buyer is purchasing the Property for the purpose of: 68 Apartments

307 _____
308 _____

309 [insert proposed use and type and size of building, if applicable; e.g. three bedroom single family home]. The optional
310 provisions checked on lines 314-345 shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers
311 written notice to Seller specifying those items which cannot be satisfied and written evidence substantiating why each specific
312 item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller
313 agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 314-350.

314 **ZONING CLASSIFICATION CONFIRMATION:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's)
315 ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, verification that the Property is zoned _____
316 _____ and that the Property's zoning allows the Buyer's proposed use described at lines 306-308.

317 **SUBSOILS:** This offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither
318 is stricken) expense, written evidence from a qualified soils expert that the Property is free of any subsoil condition which
319 would make the proposed use described at lines 306-308 impossible or significantly increase the costs of such
320 development.

321 **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** This Offer is contingent
322 upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, written evidence from
323 a certified soils tester that (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
324 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the
325 Property as stated on lines 306-308. The POWTS (septic system) allowed by the written evidence must be one of
326 the following POWTS that is approved by the State for use with the type of property identified at lines 306-308 ~~CHECK~~

327 ~~ALL THAT APPLY~~: conventional in-ground; mound; at grade; in-ground pressure distribution; holding tank;
328 other: _____

329 **EASEMENTS AND RESTRICTIONS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE~~
330 ~~ONE~~ ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and restrictions
331 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
332 significantly delay or increase the costs of the proposed use or development identified at lines 306-308.

333 **APPROVALS:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if
334 neither is stricken) expense, permits, approvals and licenses, as appropriate, or the final discretionary action by the
335 granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's
336 proposed use: _____
337 _____

338 **UTILITIES:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither
339 is stricken) expense, written verification of the following utility connections at the listed locations (e.g., on the Property, at
340 the lot line, across the street, etc.) ~~CHECK AND COMPLETE AS APPLICABLE~~: electricity _____;
341 gas _____; sewer _____; water _____;
342 telephone _____; cable _____; other _____

343 **ACCESS TO PROPERTY:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~
344 ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public
345 roads.

346 **LAND USE APPROVAL:** This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if
347 neither is stricken) expense, a rezoning; conditional use permit; license; variance; building permit;
348 occupancy permit; other _____ ~~CHECK ALL THAT APPLY~~, and delivering
349 written notice to Seller if the item cannot be obtained, all within _____ days of acceptance for the Property for its proposed
350 use described at lines 306-308.

351 **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) ~~STRIKE ONE~~ ("Seller
352 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a
353 registered land surveyor, within _____ days of acceptance, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Seller's" if neither is stricken)
354 expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the
355 Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,
356 if any, and: _____

357 ~~STRIKE AND COMPLETE AS APPLICABLE~~ Additional map features which may be added include, but are not limited to:
358 staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square
359 footage; easements or rights-of-way. **CAUTION: Consider the cost and the need for map features before selecting them.**
360 **Also consider the time required to obtain the map when setting the deadline.** This contingency shall be deemed satisfied
361 unless Buyer, within five days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for delivery of said map,
362 delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information
363 materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency.

364 Upon delivery of Buyer's notice, this Offer shall be null and void.

365 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, total square footage, acreage
366 figures, or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of
367 rounding, formulas used or other reasons, unless verified by survey or other means.

368 **CAUTION: Buyer should verify land dimensions, total square footage/acreage figures and allocation of acreage**
369 **information if material to Buyer's decision to purchase.**

370 **EARNEST MONEY**

371 **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
372 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or
373 otherwise disbursed as provided in the Offer.

374 **CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the**
375 **Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special**
376 **disbursement agreement.**

377 **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
378 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money.
379 At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest
380 money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
381 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
382 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
383 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4)
384 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an
385 interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to
386 exceed \$250, prior to disbursement.

387 **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
388 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to
389 disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or
390 Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement.
391 Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4
392 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their
393 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith
394 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing
395 regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

396 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the
397 Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as
398 defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple
399 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information
400 and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers
401 researching comparable sales, market conditions and listings, upon inquiry.

402 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
403 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
404 <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

405 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
413 Offer except: _____

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and _____

424 _____
425 _____
426 _____

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

429 **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE**
433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than ____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within ____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding ____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

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

458 **ADDITIONAL PROVISIONS/CONTINGENCIES**

459 _____
460 _____
461 _____
462 _____
463 _____
464 _____

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

468 If **Buyer defaults**, Seller may:

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

472 If **Seller defaults**, Buyer may:

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

475 In addition, the Parties may seek any other remedies available in law or equity.

476 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the
 477 discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution
 478 instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of
 479 law those disputes covered by the arbitration agreement.

480 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD**
 481 **READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS**
 482 **OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL**
 483 **RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE**
 484 **CONSULTED IF LEGAL ADVICE IS NEEDED.**

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

488 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of
 489 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the
 490 Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source,
 491 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building
 492 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors,
 493 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in
 494 this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
 495 authorization for inspections does not authorize Buyer to conduct testing of the Property.

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

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

503 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
 504 is contingent upon a qualified independent inspector(s) conducting an inspection(s), of the Property which discloses no
 505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
 506 an inspection of _____
 507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
 508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
 509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
 510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.
 511 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as**
 512 **well as any follow-up inspection(s).**

513 This contingency shall be deemed satisfied unless Buyer, within ____ days of acceptance, delivers to Seller a copy of the written
 514 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

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

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
 517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects. If
 519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
 520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects, (2) curing the Defects in a good and
 521 workmanlike manner and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
 522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
 523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
 524 or (b) Seller does not timely deliver the written notice of election to cure.

525 **ADDENDA:** The attached _____ Addendum A & B _____ is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES**

527 _____
 528 _____
 529 _____
 530 _____
 531 _____
 532 _____
 533 _____
 534 _____

535 This Offer was drafted by [Licensee and Firm] _____ Callan L. Schultz

536 _____ on _____ November 9, 2016

537 (x) _____ November 9, 2016
 538 Buyer's Signature ▲ Print Name Here ▶ Northpointe Development Corp. Date ▲

539 (x) _____
 540 Buyer's Signature ▲ Print Name Here ▶ _____ Date ▲

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (By) _____

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

546 (x) _____
 547 Seller's Signature ▲ Print Name Here ▶ _____ Date ▲

548 (x) _____
 549 Seller's Signature ▲ Print Name Here ▶ _____ Date ▲

550 This Offer was presented to Seller by [Licensee and Firm] _____

551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
 553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

Addendum A to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated November 9, 2016 made by the Buyer, Northpointe Development Corp with respect to the Property at B.028 Acres 25th Avenue South, Wisconsin Rapids, WI Wood County CSM 7066 , Wisconsin.

The Property is further describe as follows:

Wood County Certified Survey Map No. 7066
Part of the NE 1/4 of the NW 1/4 of Section 13, Township 22 North, Range 5 East, als being all of Lot 1 of Wood County Certified Survey Map No. 246, located in the City of Wisconsin Rapids, Wood County, Wisconsin.

11/9/16

(Buyer's Signature) ▲ Northpointe Development Corp. (Date) ▲ (Seller's Signature) ▲ (Date) ▲

(Buyer's Signature) ▲ (Date) ▲ (Seller's Signature) ▲ (Date) ▲

Addendum B to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated November 9, 2016 made by the Buyer, Northpointe Development Corp with respect to the Property at 8.028 Acres 25th Avenue South, Wisconsin Rapids, WI Wood County CSM 7066 , Wisconsin.

Contingencies: Buyer's obligation to close this transaction is contingent upon the following:

A. Buyer's inspection and complete satisfaction with the real property, the improvements, and systems servicing said property. Seller shall cooperate with Buyer to the extent reasonably requested, but at no expense to Seller, other than making available copies of pertinent documents, to facilitate such inspection and review by Buyer. Seller shall grant Buyer reasonable access to the property for purposes of conducting said inspection. This contingency shall be waived in writing by 6/30/2017 or this Offer shall be null and void and all earnest money returned to Buyer.

B. Buyer obtaining from the City of Wisconsin Rapids approval of the PUD Zoning and Development Agreement in addition to any other approvals from appropriate local, state or federal governments or government agencies having jurisdiction over the Property all necessary support, permits, and licenses necessary for the Buyer's proposed 40 unit apartment development. This contingency shall be waived in writing by 1/31/2017 or this Offer shall be null and void and all earnest money returned to Buyer.

C. Buyer shall obtain a Phase I Environmental Report, at Buyer's expense, satisfactory to Buyer. This contingency shall be waived in writing by 8/31/17 or this Offer shall be null and void and all earnest money returned to Buyer.

D. Buyer shall obtain a Geotechnical Engineering Report, at Buyer's expense, satisfactory to Buyer. Seller shall grant Buyer access to the property for purposes of conducting soil borings. This contingency shall be waived in writing by 8/31/17 or this Offer shall be null and void.

E. Buyer obtaining a the necessary funding and financing for the development of 40 apartments. Should Buyer fail to obtain necessary allocation by 6/30/2017 this Offer will be null and void by serving written notice to Seller.

F. Buyer shall obtain a ALTA Survey, at Buyer's expense, satisfactory to Buyer. Seller shall grant Buyer access to the property for purposes of conducting the survey. This contingency shall be waived in writing by 8/31/17 or this Offer shall be null and void.

11/09/2016

(Buyer's Signature) ▲ Northpointe Development Corp. (Date) ▲ (Seller's Signature) ▲ (Date) ▲

(Buyer's Signature) ▲ (Date) ▲ (Seller's Signature) ▲ (Date) ▲



Planning & Economic
Development Department

444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780
(715) 421-8228 • Fax: (715) 421-8291

STAFF REPORT

PLAN-16-1025; NORTHPOINTE DEVELOPMENT CORPORATION

DECEMBER 1, 2016

REQUEST AND BACKGROUND:

Northpointe Development Corporation, on behalf of the City of Wisconsin Rapids, is requesting a Planned Unit Development to allow the construction of a 68 unit apartment development within the R-2, Single-family and Two-family District. The subject property is located on the southwest corner of 25th Avenue South and Alton Street (Parcel 34-03625) within the City of Wisconsin Rapids.

The subject property has been owned by the City for some time and was once considered as a future site for the Centralia Center. After that project was moved to the former Walmart site in downtown, the subject property has remained vacant. In 2014, the property was identified for potential sale and development by the City Council. The applicant is proposing to purchase the property from the City and develop the parcel with a multi-family project. The first phase is proposed to consist of 40 townhome style units, with a future phase of 28 additional units. The units would be located in two-story buildings with attached garages and two to three bedrooms ranging in size from 1,200 to 1,350 square feet. Access would be provided off of 25th Avenue South with a private drive and utilities being established to service the buildings. The units are proposed to be located on the interior of the property with existing and newly established vegetation around the periphery. See the attached plans and letter of intent for more information.

SUBJECT PROPERTY AND ADJACENT PROPERTY ZONINGS:

Subject Property: R-2; One-family and Two-family Residential

Adjacent Properties:

North: B-2, General Commercial District and R-2, One-family and Two-family Residential District

South: R-2, One-family and Two-family Residential District

East: R-2, One-family and Two-family Residential and R-1, One-family Residential District

West: A-1, Agricultural District

SUBJECT PROPERTY AND ADJACENT PROPERTY USES:

Subject Property: Vacant

Adjacent Properties:

North: Commercial and Residential

South: Large Lot Residential and Vacant

East: Vacant

West: Large Lot Residential

COMPREHENSIVE PLAN RECOMMENDATIONS AND TREND OF DEVELOPMENT:

The subject property is shown as “Parks and Open Space” and “Agricultural/Forest” on the Comprehensive Plan. The Parks and Open Space land use category identifies areas recommended for open space and recreation. This would include parks and other recreational facilities. It also identifies area recommended for preservation and protection such as floodplains, DNR wetlands, steep slopes, and open water. The Agricultural/Forest land use category identifies areas recommended for agricultural uses such as crop farming or wooded areas.

The majority of development within the general area of the request has been large lot residential with the commercial corridor of West Grand Avenue (STH 13) to the north developing as an auto oriented business district. The purpose and intent of a Planned Unit Development is to allow development in areas where additional control and flexibility are necessary. As a result, often times PUD’s are not completely consistent with the Comprehensive Plan but may make sense for uses outside the typical zoning. The PUD process allows the City to review the project and customize the zoning district to accommodate the request while ensuring a level of quality that helps to integrate the development with the surrounding land uses. The recently completed Wisconsin Rapids Housing Study and Needs Assessment identified a need for additional and modern housing. The type of housing proposed in this development fits in well with the recommendations of that study. Due to the location south of West Grand Avenue and north of established single family residential areas the subject property accommodates a multi-family use well.

OTHER DEPARTMENT COMMENTS:

After a request for comments to the other City departments, the following comments or concerns were provided:

1. Fire protection. It was recommended the private drive be designed to accommodate the aerial truck in case of fire. They also recommended providing a private water main loop to ensure proper water pressure and quantity.
2. Pedestrian Safety and Access. It was recommended that required sidewalks be installed along 25th Avenue South as part of the development. Sidewalks would also be required if/when Alton and 27th Avenue South are constructed.
3. Building and Site Design. It was recommended that the exterior materials on the building not utilize vinyl siding. Instead relying on masonry materials. Landscaping should also be implemented to provide screening from adjacent properties and of garbage and utility areas. Signage should be high quality and appropriate for a residential development.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

1. INTENT AND NEED FOR EXCEPTION TO ESTABLISHED ZONING

Currently the property is zoned R-2, One-family and Two-Family Residential. The R-2 District does not allow for residential units above a

two-family. An alternative method to establish the requested development would be to rezone the property to the R-3, Multiple-family Residential district. However, granting R-3 zoning would allow any multi-family development that meets the requirements of the district to be established without the control provided by the Planned Unit Development process. This would likely result in a much higher density project – 116 units would be permitted – and one with a higher impact on the surrounding area.

2. USE OR USES AND SUITABILITY THERETO

Currently the subject property and others properties within the area are undeveloped. In consideration of this, the proposed development looks to obtain a reasonable density of units on-site while still looking to preserve the majority of the wooded and natural areas that are located on-site. If the property were to remain zoned R-2 without a Planned Unit Development it could accommodate 20 to 30 homes.

3. BUILDING DIMENSIONS, LOCATIONS, ORIENTATION, AND APPEARANCES

The subject property is 8 acres and has never been subdivided. The last proposed use on the property was the Centralia Center which eventually ended up occupying the former downtown Walmart. As a result, the property has sat vacant and platting has never been completed. The proposed 68 units would be spread through 6 buildings on site. The buildings would range from 8 to 14 units each. The proposed buildings are two-story townhouse style units with attached one-stall garages. The units will have fiber cement board siding with masonry accents. Similar buildings have been constructed in other communities in Wisconsin including Nicolet Townhomes in the City of De Pere. The proposed 68 units would be a mix of two and three bedroom units. As proposed, the buildings will be laid out to front on a newly established private drive that will enter and exit from 25th Avenue South. Where possible, the existing wooded areas along 25th Avenue South and the south property line will be maintained. Additional parking for the units and visitors will be provided on site.

4. LAND COVERAGE, SITE DEVELOPMENT, OPEN SPACES, WATERSHED

Within the R-2 district, the maximum building lot coverage allowed is 30%. The proposed layout would be around 21%. The additional hard surfaced areas would cover approximately 13%. The amount of land that would be disturbed is over an acre, which means that the development is subject to the DNR's and City's storm water regulations. The intent at this time is to capture the run-off from the site in one newly created storm water pond. If the project is approved, final engineering will be completed to determine the final solution to meeting the storm water requirements. A large portion of the property will be set aside to remain in the wooded and wetland states that currently exist on site.

5. TRAFFIC, TRANSIT, AND PARKING PROVISIONS

If the subject property was developed with single-family and two-family homes it is likely that a reduced number of units would be established. However, it should be noted that the proposed development will be accessed off of 25th Avenue South which is designated as a collector street. When the

street was constructed it was designed to accommodate additional traffic. The inclusion of attached one-car garages for each unit as well as the additional on-site parking spaces meets the parking requirements for this type of development.

6. UTILITY AND MUNICIPAL SERVICE DEMANDS OR CHANGES

Properly sized water and sewer lines exist within the right-of-way of 25th Avenue South. It is recommended that an internal water and sewer system be installed and be connected to the existing City system. To maintain adequate water pressure, the water system is intended to loop along the private drive and reconnect to the City system. Although the proposed density is higher than what is permitted under the R-2 district; staff has stated they feel the proposed development will not pose an undue burden on the public safety services of the City.

7. CONSERVATION OF BUILDING AND LAND VALUE FOR ADJACENT AND NEIGHBORHOOD PROPERTIES

The adjacent properties that are not vacant contain large lot residential uses at this time. In recognition of the existing development pattern, the proposal looks to front the units on a private drive pushing them to the north and west away from the neighboring homes. The existing wooded areas are to be maintained to provide a natural buffer between the development and the surrounding properties. The proposed style of units reflects a two story townhouse style that remains on a more residential scale than a traditional 3 or 4 story apartment building.

8. EXPANSION OR EXTENSION ALLOWANCES, POSSIBLE FUTURE REUSES

The initial phase of the project is proposed at 40 units with building lot coverage of less than 20%. The second phase would potentially increase the units to 68 while still having less than the 30% allowable building lot coverage. If approved, the maximum number of units will be set at 68 and it is recommended that a restrictive covenant be required to be placed upon the undeveloped portions of the property to ensure that it remains as open space and no further development is permitted. No re-use of the property for other than residential uses is expected.

9. COMPENSATING AESTHETIC, LANDSCAPE AND SAFETY FACTORS

The current ordinances of the City do not require landscaping within any residential districts. However, the developer is proposing a level of landscaping consistent with the most restrictive district in the City, the B-5 district. In addition, the areas along the property lines will be maintained to provide a vegetative buffer that runs around the periphery of the property.

10. CONTINUATION OR REVERSION PROVISIONS

If the project does not commence construction within 12 months of approval by the City Council the approval becomes null and void and the property will revert back to the base R-2 zoning.

ZONING EXCEPTIONS:

The applicant is requesting three (3) exceptions from the requirements of the R-2 District.

1. To allow up to six (6) multi-family residential buildings on one parcel, as a permitted use within the R-2 District.
2. To allow multi-family residential buildings containing between eight (8) and fourteen (14) units, for a total of 68 units, as a permitted use within the R-2 District.
3. To allow a clubhouse for the use of residents, as a permitted use within the R-2 district.

SUMMARY:

The subject property is currently zoned R-2, Single-family and Two-family Residential. The surrounding neighborhood ranges from large lot single-family to the commercial corridor of West Grand Avenue as well as containing large areas of vacant land. The proposed 68 unit multi-family development is designed to minimize the visual and physical impact on the surrounding neighborhood. The proposed density of units is higher than what is permissible under the existing R-2 zoning but less than an equivalent R-3 zoning.

RECOMMENDATION AND CONDITIONS OF APPROVAL:

Based upon the review of this request, staff would recommend approval of **PLAN-16-1025**, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the site and building plans submitted by Excel Engineering dated November 10, 2016.
2. Landscaping shown for each building on the landscape plan, by Excel Engineering dated November 10, 2016, shall be installed prior to the issuance of an occupancy permit for each building on-site. Additional landscaping shall be provided to further screen the dumpster areas and maintain a visual screen along the southern property line. Where possible, existing vegetation shall be preserved.
3. The maximum number of residential units permitted on site shall be 68. No one building shall exceed fourteen (14) units.
4. A restrictive covenant setting aside the wooded areas along 25th Avenue South and the wetland areas located in the northwest corner of the property shall be submitted to City Staff for review and approval. The covenant shall be recorded, after being approved by City staff, prior to the issuance of a building permit on the property.
5. Trash enclosures of similar building materials to the primary buildings shall be constructed to contain all dumpsters on site.
6. Sidewalks shall be installed along 25th Avenue South at the time of development of the subject property. Sidewalks along Alton Street and 27th Avenue South shall be installed at the time of the construction of the public streets.
7. The private access drive shall be designed to accommodate necessary fire department equipment with a minimum turning radius of 53 feet.
8. Water and sewer services shall connect to private mains installed at the developer's expense. Fire hydrants shall be installed as required by the Fire

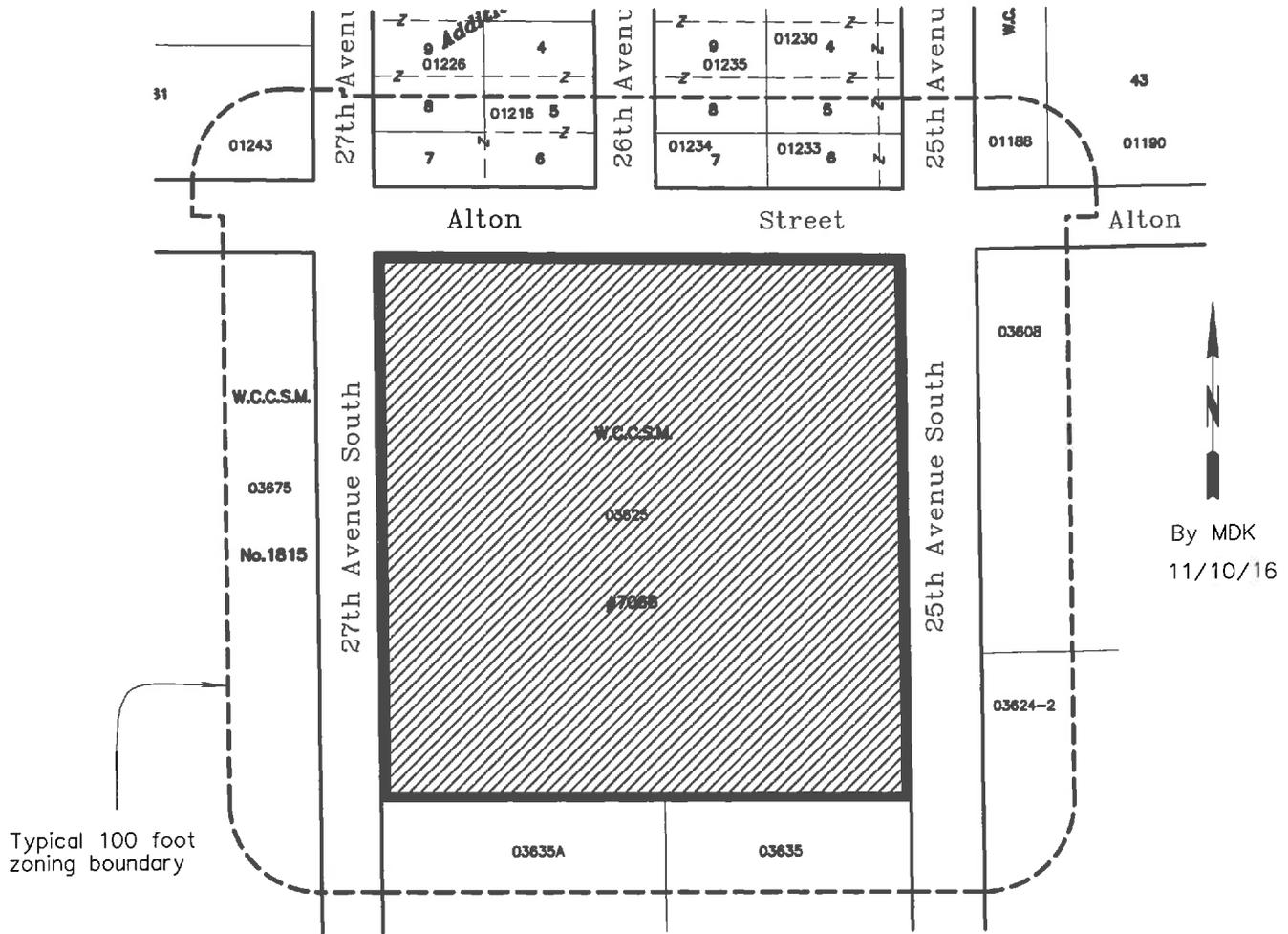
- Department.
9. The exterior siding materials of the buildings shall be fiber cement board or other masonry/stone materials. Use of different materials and/or colors shall be utilized to visually highlight the individual units.
 10. Signs for the development shall be monument style, not exceed 30 square feet, and of materials designed to complement the buildings.
 11. The zoning exceptions granted through this Planned Unit Development are limited to:
 - a. Up to six (6) multi-family residential buildings are permitted on the subject parcel as a permitted use.
 - b. Multi-family residential buildings containing between eight (8) and fourteen (14) units, for a total of 68 units, are permitted on the subject parcel as a permitted use.
 - c. A clubhouse for the use of residents is permitted on the subject parcel as a permitted use.
 12. Compliance with all other applicable codes and ordinances.

ATTACHMENTS:

1. Exhibit Map by City Staff.
2. Zoning Map by City Staff.
3. Future Land Use Map by City Staff.
4. Letter of Intent, by Applicant, dated November 9, 2016.
5. Site, Landscaping and Example Building Plans, by Excel Engineering, dated November 10, 2016.

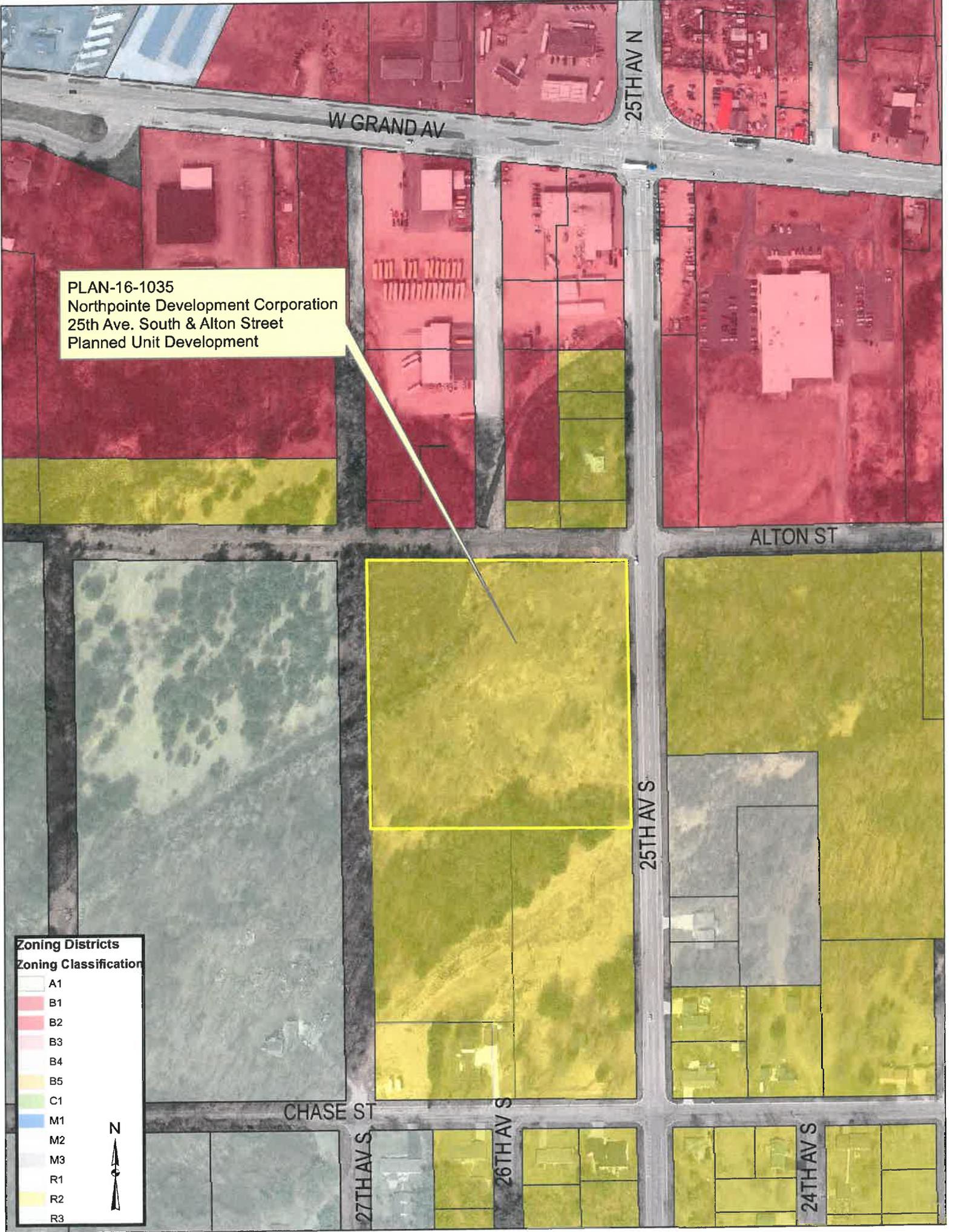
PLAN UNIT DEVELOPMENT EXHIBIT MAP

A request by Northpointe Development Corporation for a Plan Unit Development within the R-2, One-Family and Two-Family Residential District to allow a multi-family townhouse development with driveways, parking, site landscaping, utilities and stormwater facilities, for the property located at the southwest corner of 25th Avenue South and Alton Street, being Parcel 34-03625, said parcel is owned by the City of Wisconsin Rapids.



OWNERSHIP/ADDRESS WITHIN LEGAL OBJECTION BOUNDARY

PARCEL #	OWNERSHIP/ADDRESS
34-01188	SPARHAWK THOMAS/SHIRLEY TRUST, 421 25TH AVE N, WISCONSIN RAPIDS WI 54495
34-01190	CRANBERRIES LIMITED INC, 2321 W GRAND AVE, WISCONSIN RAPIDS WI 54495
34-01230	HEIN JOHN W AND D DOVE, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01233	HEIN JOHN W, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01234	DOVE DORAJEAN C, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01235	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-01216	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-01226	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433

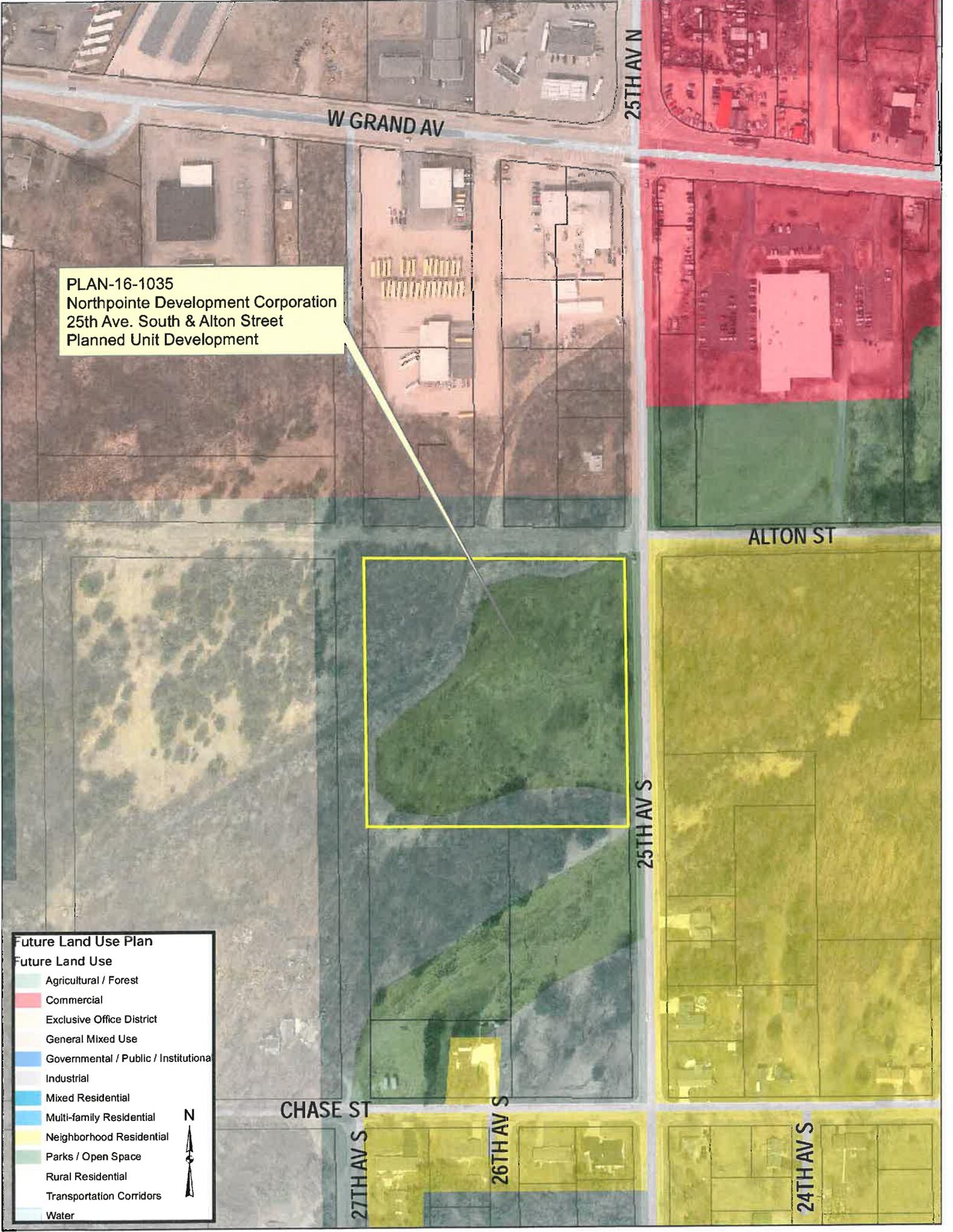


PLAN-16-1035
Northpointe Development Corporation
25th Ave. South & Alton Street
Planned Unit Development

Zoning Districts
Zoning Classification

A1
B1
B2
B3
B4
B5
C1
M1
M2
M3
R1
R2
R3





PLAN-16-1035
Northpointe Development Corporation
25th Ave. South & Alton Street
Planned Unit Development

Future Land Use Plan
Future Land Use

- Agricultural / Forest
- Commercial
- Exclusive Office District
- General Mixed Use
- Governmental / Public / Institutional
- Industrial
- Mixed Residential
- Multi-family Residential
- Neighborhood Residential
- Parks / Open Space
- Rural Residential
- Transportation Corridors
- Water

N

W GRAND AV

25TH AV N

ALTON ST

25TH AV S

CHASE ST

27TH AV S

26TH AV S

24TH AV S



420 S. Koeller Street, Suite 230
Oshkosh, WI 54902
(920) 303-9404
Fax: (920) 303-9444

November 9, 2016

Council Members
City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780

**RE: Letter of Intent
Wisconsin Rapids Townhomes
25th Avenue South**

Dear Council Members:

We are pleased to provide you with the following information regarding our proposed Wisconsin Rapids Townhome development in Wisconsin Rapids.

Property Location

The property that is the subject of this proposed development is located on the southwest corner of the intersection of Alton Street and 25th Avenue South. The currently vacant eight (8) acre parcel contains a wooded area in the northwest corner of the property that is separated from the rest of the property by Romanski Ditch; that part of the parcel located south and east of Romanski Ditch has a rather dense wooded buffer along the south property line with trees and intermittent open areas throughout the rest of the parcel. All development is proposed to occur on that part of the parcel that is located south and east of Romanski Ditch.

Development Description

The development will be completed in two phases. Phase One will consist of 40 townhomes in 4 buildings including a community building with on-site office, community room and fitness center. Construction will begin in October 2017 and be completed in phases with final completion in July 2018. Phase Two will have 28 townhomes in 2 buildings. Construction of Phase Two will begin shortly after stabilization of Phase One and will take 9 months to complete construction.

The townhomes will have two bedrooms of 1,200 square feet and three bedrooms of 1,350 square feet. Each townhome will have individual entrances and attached garages. The

buildings will be wood framed on slab. Amenities include: two full bathrooms, central air conditioning, individual forced air heat, in-unit washer/dryer, stainless steel appliances, granite countertops, and ceiling fans. Residents are responsible for gas and electricity and owner pays for water and sewer. The exterior will consist of brick veneer, cement board siding, and asphalt shingled roof. Please refer to the architectural floor plans and building elevations included with the application submittal; note that the plans are from a past development project but are representative of the townhomes that are proposed for the Wisconsin Rapids Townhome development. Phase One parking will consist of 40 attached garage stalls, 40 driveway stalls and 40 general surface parking stalls. Phase Two parking will consist of 28 attached garage stalls, 28 driveway stalls, and 7 surface stalls. The grounds will be distinctively landscaped. All efforts will be made to preserve the existing trees.

The site design elements of the proposed townhome development are based upon and in compliance with the standards found in the City of Wisconsin Rapids Municipal Code for the R-3 (Multiple Family Residential) District and the parking and access standards found in Section 11.06 of the City's municipal code. There are no landscaping standards contained in the City's municipal code for residential districts; at the recommendation of the City, the landscape plan is based on the landscape standards contained in the municipal code for the B-5 District.

The property will have an on-site manager and maintenance person. Potential tenants must meet rigorous standards set by Northpointe which include criminal background check, credit check, job verification, and previous landlord history.



Nicolet Townhomes, De Pere

Northpointe Development Corporation

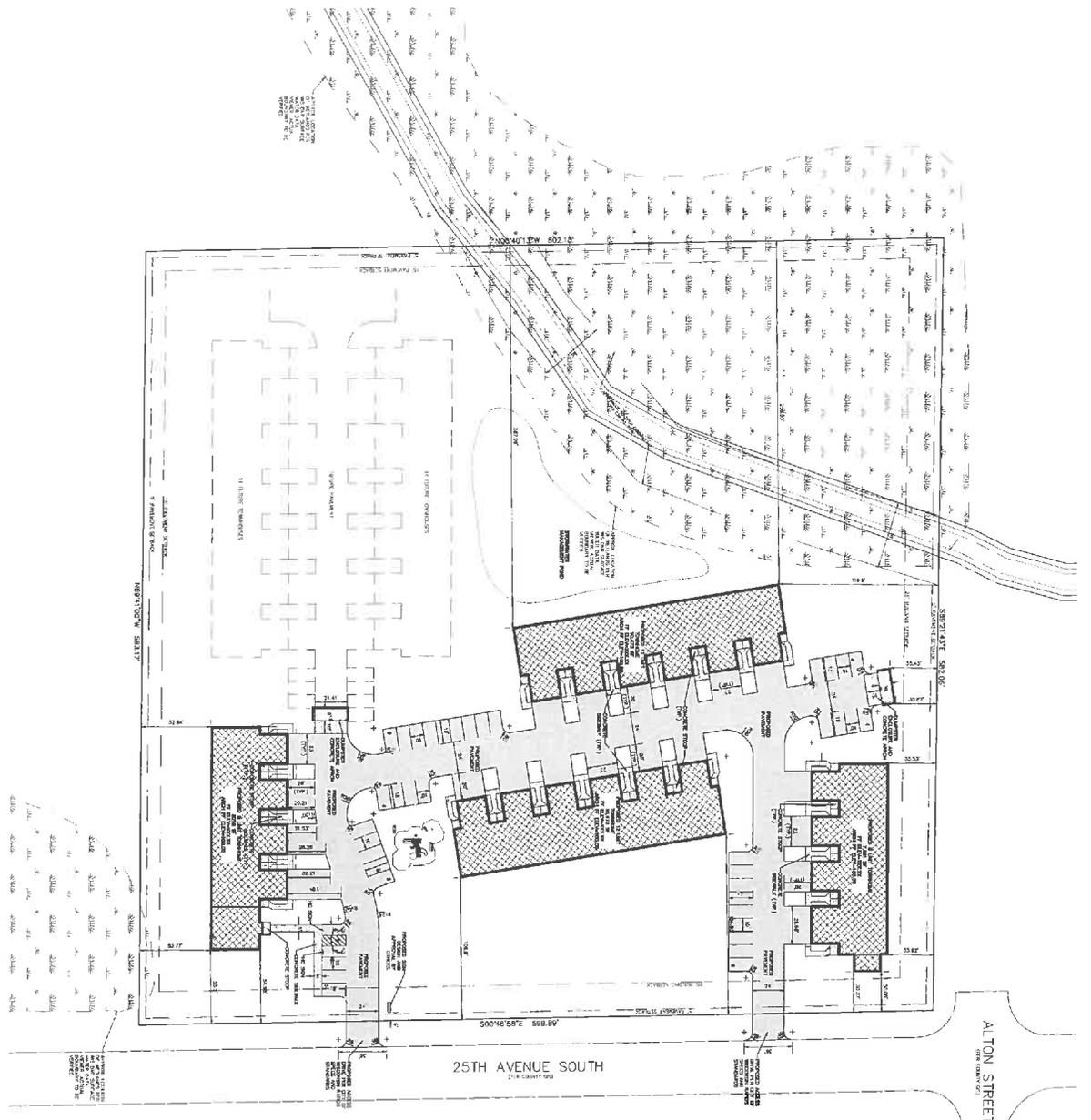
Northpointe Development Corporation is a real estate development company founded by Cal Schultz and Andy Dumke for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin. Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is fulfilled by conducting business in an open, honest, and transparent manner, and accepting responsibility for our individual and collective actions with a long-term view to real estate ownership.

Northpointe has developed new construction family and senior apartment housing, historic rehabilitation, and commercial properties throughout Wisconsin in excess of \$100 million. The company has received numerous awards including the 2013 Top Projects Award in Milwaukee, 2015 National Historic Preservation Award, and was the 2014 runner-up for the prestigious J. Timothy Anderson National Award for Excellence.

Sincerely,

Callan L. Schultz

Callan L. Schultz



ALTON STREET
SUN CENTER

25TH AVENUE SOUTH
CITY OF WISCONSIN

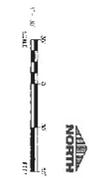
SITE INFORMATION:
 PROJECT AREA: 24.12 ACRES
 PROJECT TYPE: COMMERCIAL
 PROJECT LOCATION: NORTHPOINTE WISCONSIN RAPIDS
 PROJECT OWNER: WISCONSIN RAPIDS
 PROJECT ARCHITECT: [Faint text]
 PROJECT ENGINEER: [Faint text]

PROPOSED DEVELOPMENT:
 13 BLDG. FEET 1' (TOTAL) (NET) (GROSS)
 40 BLDG. SQUARE FEET (NET)
 40 BLDG. SQUARE FEET (GROSS)
 40 BLDG. SQUARE FEET (NET) (ACCESSIBLE)
 40 BLDG. SQUARE FEET (NET) (ACCESSIBLE)

ITEM	DESCRIPTION	AMOUNT
100	PROPOSED DEVELOPMENT	40,000
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200	PROPOSED DEVELOPMENT	40,000

EXISTING SITE DATA

ITEM	DESCRIPTION	AMOUNT
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PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
 ALTON STREET • WISCONSIN RAPIDS, WI 54495



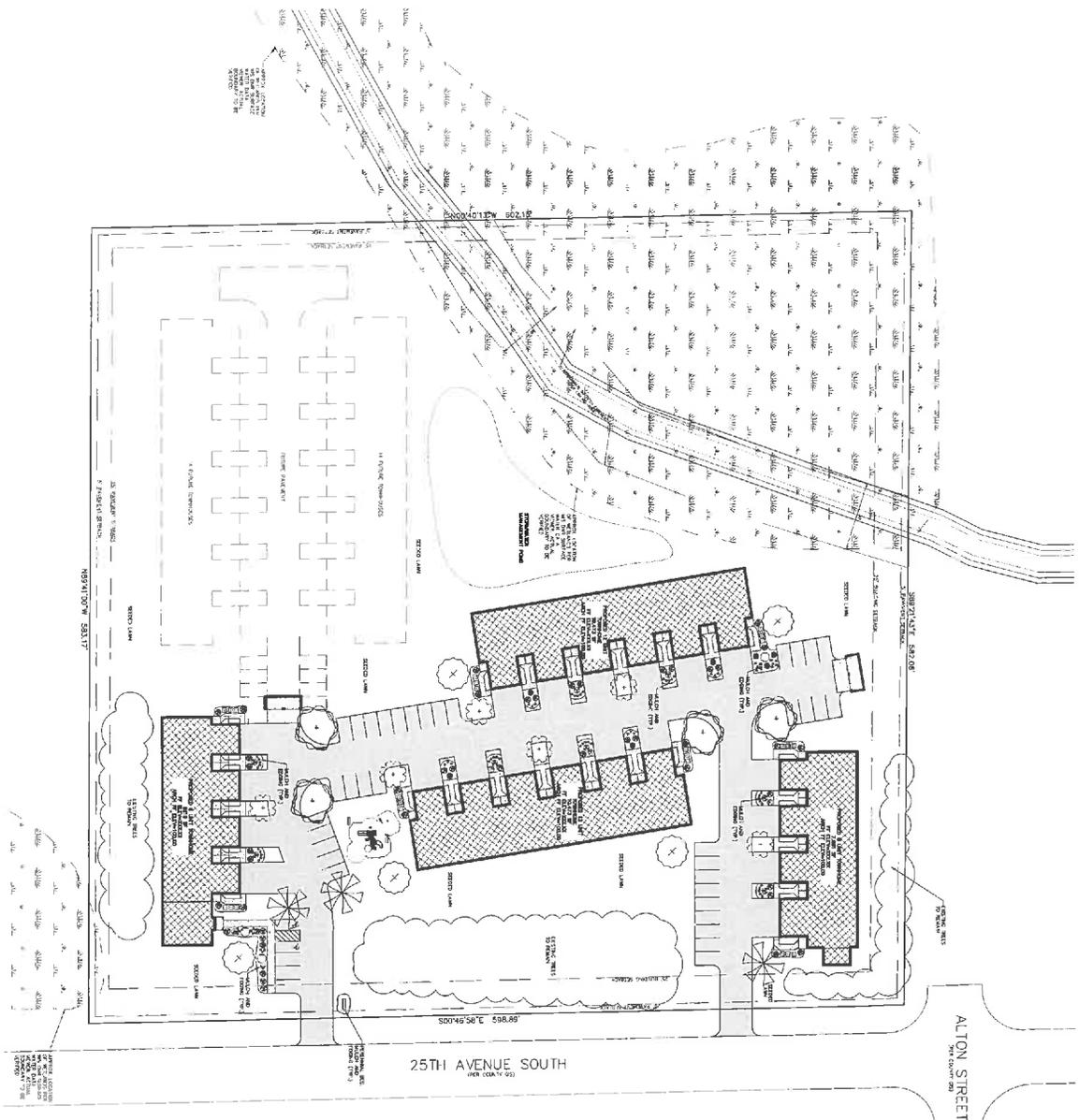
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C1.2

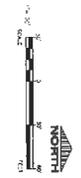
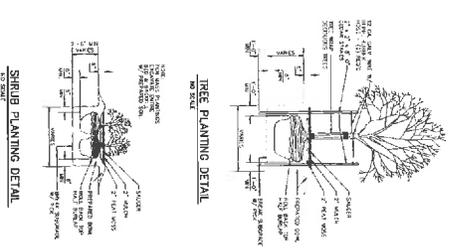
DATE: 10/10/2019

PROJECT: NORTHPOINTE- WISCONSIN RAPIDS

SCALE: 1" = 100'



LANDSCAPING NOTES			
1. EXISTING TREES TO REMAIN	2. EXISTING TREES TO BE REMOVED	3. NEW TREES TO BE PLANTED	4. NEW TREES TO BE PLANTED
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93. NEW TREES TO BE PLANTED	94. NEW TREES TO BE PLANTED	95. NEW TREES TO BE PLANTED	96. NEW TREES TO BE PLANTED
97. NEW TREES TO BE PLANTED	98. NEW TREES TO BE PLANTED	99. NEW TREES TO BE PLANTED	100. NEW TREES TO BE PLANTED



EXCEL

LANDSCAPE ARCHITECTS

1500 W. WISCONSIN STREET, SUITE 200
WISCONSIN RAPIDS, WI 54495
TEL: 715.845.1234

PROPOSED NEW DEVELOPMENT FOR:

NORTHPOINTE- WISCONSIN RAPIDS

ALTON STREET • WISCONSIN RAPIDS, WI 54495

C1.5

LANDSCAPE PLAN

DATE: 10/15/2018

NOT FOR CONSTRUCTION

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.

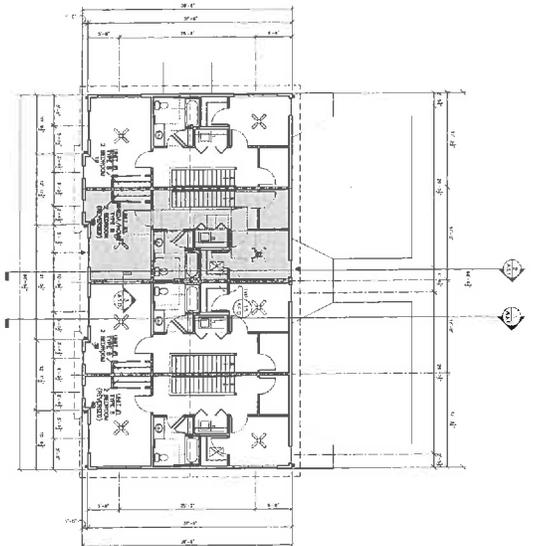
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE AND ALL APPLICABLE LOCAL ORDINANCES.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

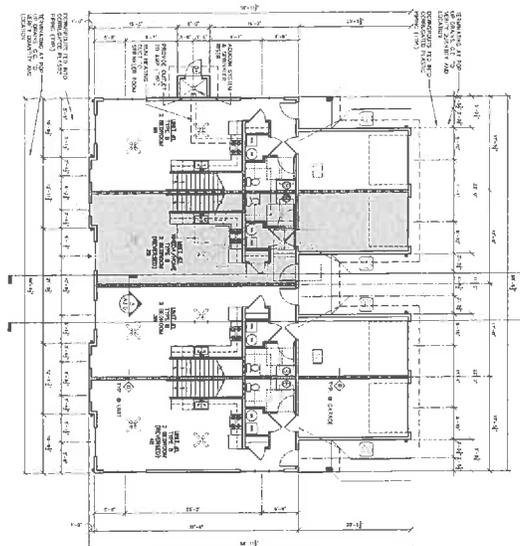
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS BUILDING DESIGN AND CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.



**BUILDING B - 4 UNIT
SECOND FLOOR PLAN**



**BUILDING B - 4 UNIT
FIRST FLOOR PLAN**

EXCEL

ARCHITECTURE

1000 W. WISCONSIN STREET
WISCONSIN RAPIDS, WI 54495
TEL: 715.845.1234
WWW.EXCELARCHITECTURE.COM

PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
ALTON STREET • WISCONSIN RAPIDS, WI 54495

NOT FOR CONSTRUCTION

PREPARED BY: [Name]

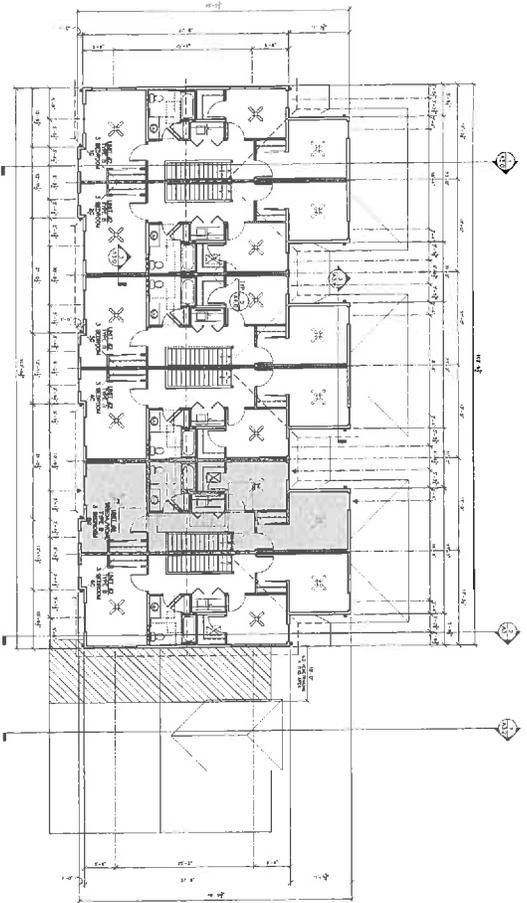
DATE: 10/10/2018

A1.1B

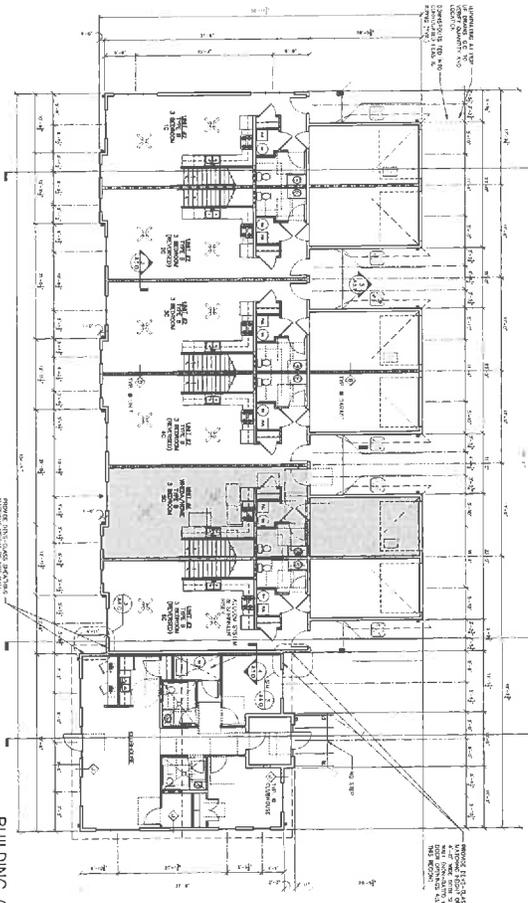
BUILDING B - 4 UNIT
FIRST FLOOR PLAN
SECOND FLOOR PLAN

FLOOR PLAN NOTES

- 1. FINISHES: SEE FINISH SCHEDULE
- 2. FLOORING: SEE FINISH SCHEDULE
- 3. WALLS: SEE FINISH SCHEDULE
- 4. CEILING: SEE FINISH SCHEDULE
- 5. DOORS: SEE FINISH SCHEDULE
- 6. WINDOWS: SEE FINISH SCHEDULE
- 7. LIGHTING: SEE FINISH SCHEDULE
- 8. MECHANICAL: SEE MECHANICAL SCHEDULE
- 9. ELECTRICAL: SEE ELECTRICAL SCHEDULE
- 10. PLUMBING: SEE PLUMBING SCHEDULE
- 11. PAINT: SEE FINISH SCHEDULE
- 12. GLASS: SEE FINISH SCHEDULE
- 13. METALS: SEE FINISH SCHEDULE
- 14. CERAMIC: SEE FINISH SCHEDULE
- 15. CARPET: SEE FINISH SCHEDULE
- 16. LINOLEUM: SEE FINISH SCHEDULE
- 17. TILE: SEE FINISH SCHEDULE
- 18. CONCRETE: SEE FINISH SCHEDULE
- 19. GYPSUM: SEE FINISH SCHEDULE
- 20. LATH: SEE FINISH SCHEDULE
- 21. BRICK: SEE FINISH SCHEDULE
- 22. BLOCK: SEE FINISH SCHEDULE
- 23. STUCCO: SEE FINISH SCHEDULE
- 24. PLASTER: SEE FINISH SCHEDULE
- 25. SANDWICH PANEL: SEE FINISH SCHEDULE
- 26. INSULATION: SEE FINISH SCHEDULE
- 27. ROOFING: SEE FINISH SCHEDULE
- 28. MEMBRANE: SEE FINISH SCHEDULE
- 29. METAL DECK: SEE FINISH SCHEDULE
- 30. CONCRETE SLAB: SEE FINISH SCHEDULE
- 31. GROUND: SEE FINISH SCHEDULE
- 32. FINISH: SEE FINISH SCHEDULE
- 33. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 34. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 35. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 36. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 37. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 38. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 39. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 40. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**BUILDING C - 6 UNIT
SECOND FLOOR PLAN**



**BUILDING C - 6 UNIT
FIRST FLOOR PLAN**

**PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS**
ALTON STREET • WISCONSIN RAPIDS, WI 54495



NOT FOR CONSTRUCTION

DATE: NOV 13, 2013

PROJECT: BUILDING C - 6 UNIT FIRST & SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

A1.1C

FLOOR PLAN NOTES

1. ALL ROOMS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

2. ALL WALLS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

3. ALL FLOORS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

4. ALL CEILING TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

5. ALL DOORS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

6. ALL WINDOWS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

7. ALL LIGHT FIXTURES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

8. ALL ELECTRICAL TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

9. ALL MECHANICAL TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

10. ALL PLUMBING TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

11. ALL PAINT TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

12. ALL TILES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

13. ALL STAIRS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

14. ALL ELEVATORS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

15. ALL CORES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

16. ALL LOBBIES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

17. ALL OFFICES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

18. ALL RESTROOMS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

19. ALL KITCHENS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

20. ALL BATHS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

21. ALL BEDROOMS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

22. ALL LIVING AREAS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

23. ALL DINING AREAS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

24. ALL BREAK ROOMS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

25. ALL STORAGE AREAS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

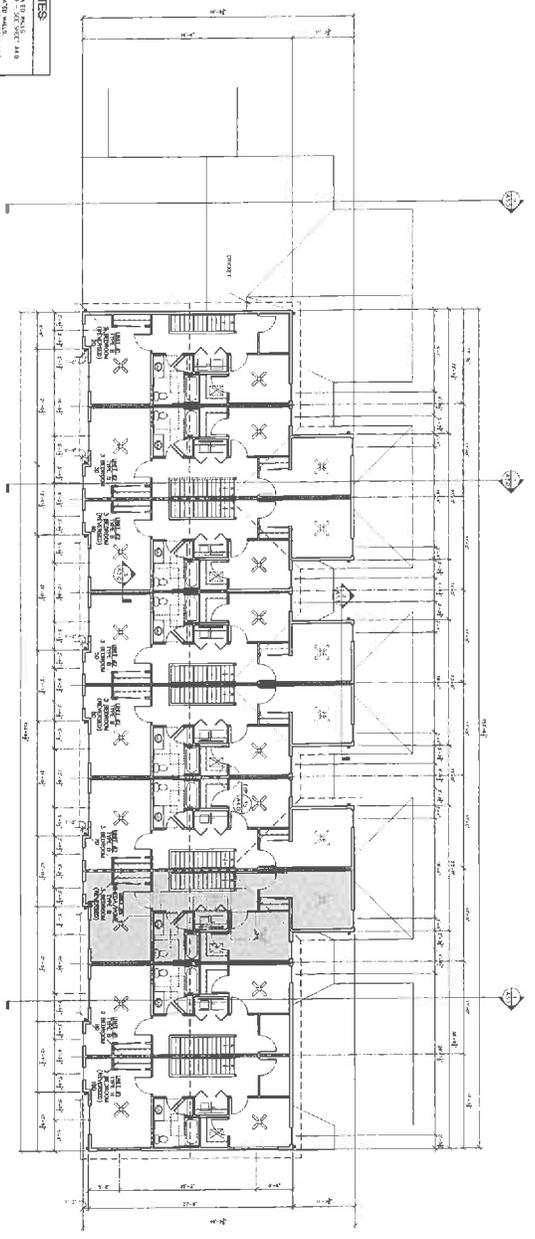
26. ALL UTILITY AREAS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

27. ALL GARAGES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

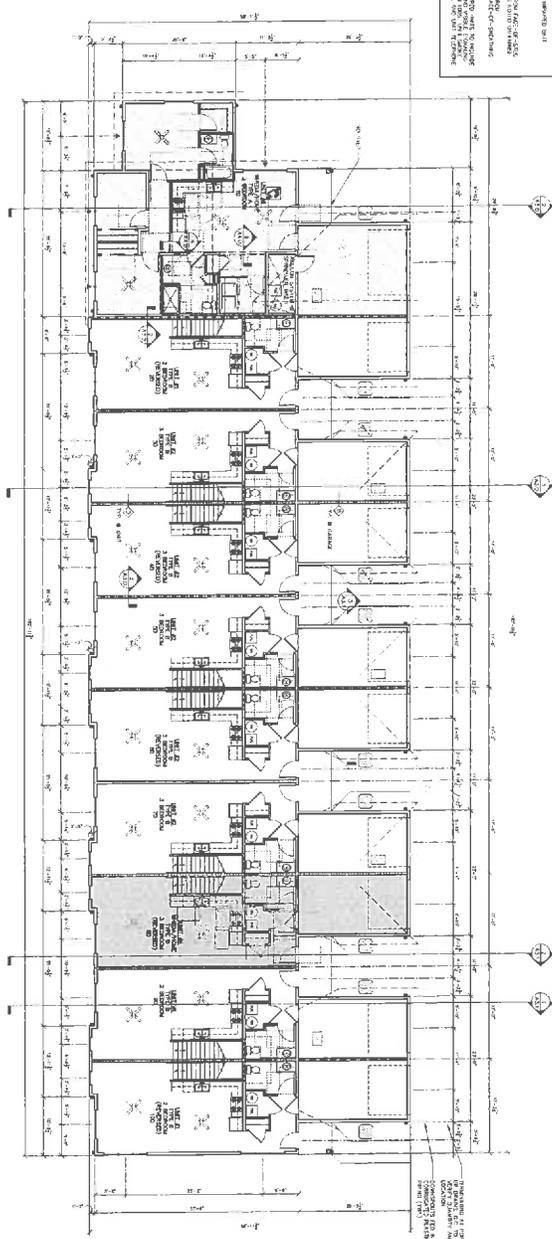
28. ALL PORCHES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

29. ALL PATIOS TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.

30. ALL BALCONIES TO BE FINISHED TO FINISH LINE UNLESS OTHERWISE NOTED.



**BUILDING D - 10 UNIT
SECOND FLOOR PLAN**



**BUILDING D - 10 UNIT
FIRST FLOOR PLAN**

PROPOSED NEW DEVELOPMENT FOR:

NORTHPOINTE- WISCONSIN RAPIDS

ALTON STREET • WISCONSIN RAPIDS, WI 54495



EXCEL

ARCHITECTURAL FIRM

1000 WISCONSIN STREET, SUITE 200

WISCONSIN RAPIDS, WI 54495

PHONE: 715.845.1234

FAX: 715.845.1235

WWW.EXCELARCHITECT.COM

PERMIT/PLANNING/UTILITY

NOV 10, 2016

NOT FOR CONSTRUCTION

PROJECT INFORMATION

BUILDING D - FIRST & SECOND FLOOR PLAN

A1.1D

SCALE



ARCHITECTURAL
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING & CONSULTING

PROJECT INFORMATION
ADDRESS: 12000
DATE: 11/15/2016

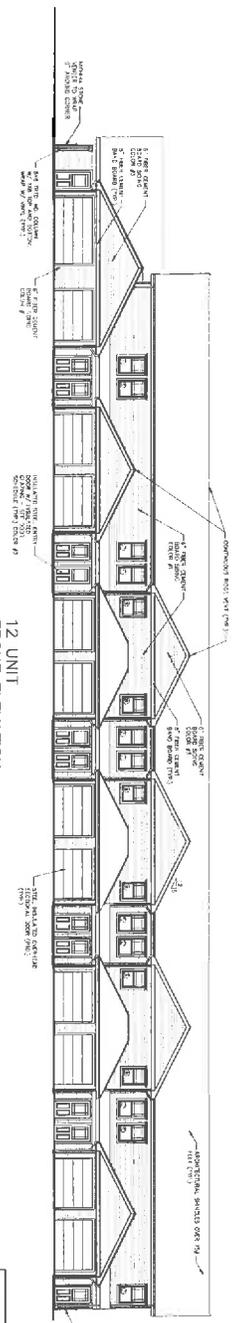
PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
ALTON STREET • WISCONSIN RAPIDS, WI 54495

WINDOW SCHEDULE - TYP. APARTMENT

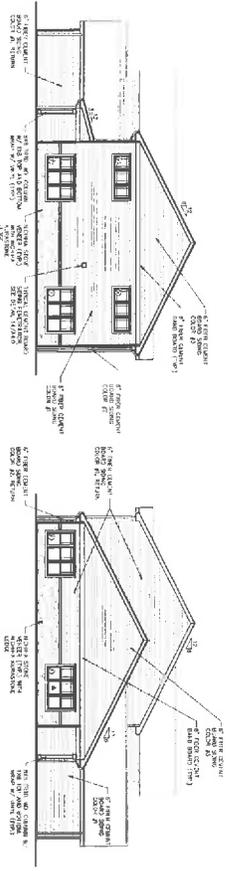
NO.	TYPE	SIZE	FINISH	GLASS	OPERATION	UNIT NO.
1	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	101-102
2	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	103-104
3	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	105-106
4	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	107-108
5	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	109-110
6	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	111-112
7	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	113-114
8	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	115-116
9	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	117-118
10	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	119-120
11	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	121-122
12	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	123-124
13	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	125-126
14	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	127-128
15	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	129-130
16	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	131-132
17	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	133-134
18	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	135-136
19	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	137-138
20	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	139-140
21	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	141-142
22	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	143-144
23	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	145-146
24	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	147-148
25	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	149-150
26	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	151-152
27	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	153-154
28	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	155-156
29	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	157-158
30	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	159-160
31	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	161-162
32	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	163-164
33	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	165-166
34	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	167-168
35	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	169-170
36	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	171-172
37	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	173-174
38	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	175-176
39	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	177-178
40	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	179-180
41	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	181-182
42	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	183-184
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46	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	191-192
47	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	193-194
48	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	195-196
49	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	197-198
50	1' x 1'	1' x 1'	1/2" CLEAR	CL	FIXED	199-200

NOT TO SCALE
 1. ALL WINDOW SCHEDULES ARE TO BE USED AS A GUIDE ONLY.
 2. WINDOW SCHEDULES ARE TO BE USED IN CONJUNCTION WITH THE WINDOW SCHEDULES PROVIDED BY THE MANUFACTURER.
 3. WINDOW SCHEDULES ARE TO BE USED IN CONJUNCTION WITH THE WINDOW SCHEDULES PROVIDED BY THE MANUFACTURER.
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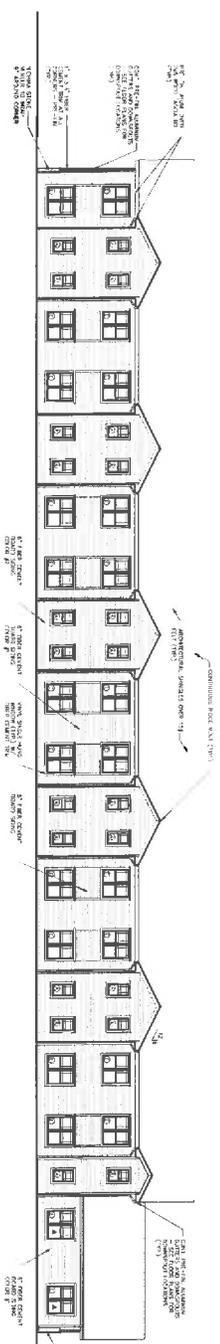


12 UNIT
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



12 UNIT
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

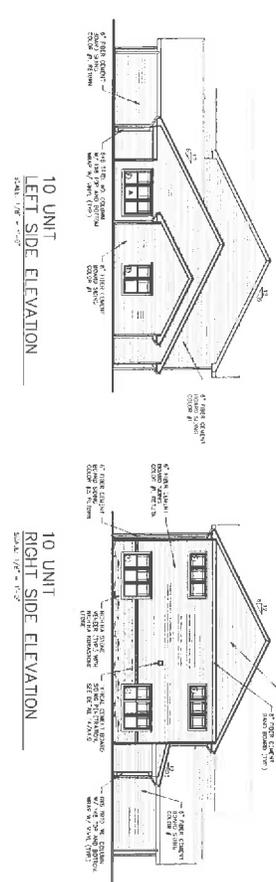
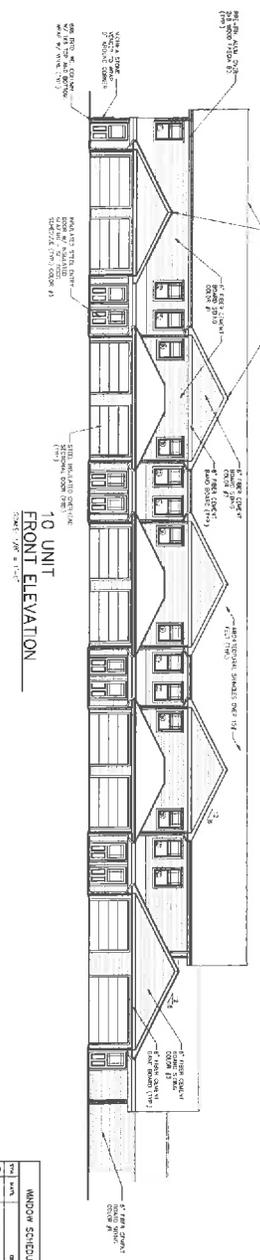
12 UNIT
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



12 UNIT
REAR ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 11/15/2016
 PROJECT: NORTHPOINTE- WISCONSIN RAPIDS
 SHEET: A2.0A
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NOT FOR CONSTRUCTION



WINDOW SCHEDULE - 10 UNIT APARTMENT

NO.	TYPE	SIZE	FINISH
1	6\"/>		

COLOR CHART

1. EXTERIOR WALLS: LIGHT GRAY
 2. INTERIOR WALLS: WHITE
 3. FLOORING: LIGHT WOOD
 4. CEILING: WHITE
 5. TRIM: WHITE
 6. DOOR: DARK WOOD
 7. WINDOW: DARK WOOD
 8. ROOF: DARK GRAY
 9. GUTTER: DARK GRAY
 10. DOWNSPOUT: DARK GRAY



PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
 ALTON STREET • WISCONSIN RAPIDS, WI 54495

DATE PREPARED: 10/10/2018
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT NO.: 18-001

A2.0D

NOT FOR CONSTRUCTION

**CITY OF WISCONSIN RAPIDS
COMMUNITY BANNER POLICY**

This policy outlines guidelines for the use, permitting and coordination of displaying community event banners at locations designated by the City of Wisconsin Rapids.

1. PURPOSE

The purpose of this policy is:

- a. to assist in the promotion of cultural, recreational, and civic events whose mission is to improve the quality of life and offerings for City of Wisconsin Rapids residents and visitors.
- b. to support and promote special events, bringing increased attention and awareness to the City of Wisconsin Rapids as an economically vital, active, and flourishing community.

2. POLICY

A. General:

The City of Wisconsin Rapids will allow the placement of banners relative to civic, cultural, philanthropic, and recreational purposes having a substantial nexus to the Wisconsin Rapids community. The intent of the banners is to advertise community interest events, particularly events that are free and open to the general public. Only banners from government or non-profit agencies/groups are eligible.

B. Locations:

The City of Wisconsin Rapids has four (4) overhead, cross-street locations suitable for the placement of banners.

The locations are:

- West Side: West Grand Avenue by George Road
- North Side: West Riverview Expressway by Wilson Street
- East Side: East Riverview Expressway by Kingston Road
- South Side: 8th Street South by Griffith Avenue (CR Z)

C. Banner Specification:

All banner designs should be artistic in nature, graphically or symbolically representing the subject/purpose of the community event. Banners can include text for dates, activities, logos, and title of event.

Banners may include sponsorship logos placed along the bottom or outside edges of the banner. Sponsorship logos may not consume more than 20% of the overall banner viewing area. There shall be no advertising of commercial products.

Banners advertising political events or activities are not eligible and will not be scheduled.

Applicants are required to make the arrangements for the manufacturer of their own banners to the specification and satisfaction of the Public Works Department.

Banner graphics should be double-sided.

Banners shall be: (list specific requirements: width and height -will depend on location; weight of material; air vents, grommets or attachment points, etc.) This will need to be set by PW and placed in the policy.

D. Application/Permit:

To request placement of a banner, a completed Community Banner Application must be received by the Public Works Department at least 30 days before the event.

Banner requests will be considered on a "first come" basis.

Notification regarding a request will be made within 2 weeks of the City's receipt of the application.

Reservations from City of Wisconsin Rapids departments and the Wisconsin Rapids Convention and Visitors Bureau are accepted beginning November 1 for the following calendar year. (Appropriate for CVB??) Reservations from all other agencies and groups are accepted beginning December 1 for the following calendar year. No multi-year commitments are made. Alternative: Applications will only be accepted up to six (6) months in advance.

The application must include the exact design and layout that will appear on the banner.

E. Fees:

There shall be a \$25 permit fee and a \$150 banner installation fee for each banner.

F. Installation:

Banners shall be installed and removed by the Public Works Department.

Prior to hanging banners, the banners shall be inspected by the Public Works Department for conformity with the standard requirements.

Banners shall be up for either one (1) week or two (2) weeks (3 weeks??), Monday through Sunday. Banners shall be dropped off at the City Garage by 10:00 a.m. the Friday before installation week and must be picked up at the same location after 12:00 p.m. the Tuesday following the banner removal.

Banners must be picked up within 7 days of their removal. The City will not store any banner for any organization.

In the event that a banner becomes a danger to public safety due to banner deterioration, storms, high winds, etc., the banner may be removed.

The City shall not be responsible for any damage caused to banners (weather, mechanical, or otherwise) while in place.

G. Indemnification:

The organization or individual requesting the installation of a banner on municipal property must agree to hold the City of Wisconsin Rapids, its elected officials, employees, and agents harmless from and to indemnify them against all costs, damages, losses, claims and expenses incurred, directly or indirectly, as a result of such organization or individual's use of municipal property for placement of a banner. Such costs, damages, losses, claims and expenses shall include, without limitation, any damage to the municipal property, the cost of employee overtime if occasioned by the use of the property, the cost of any police coverage if deemed necessary by circumstances relative to the banner placement, and any claim asserted by any third person against the City of Wisconsin Rapids, its elected officials, employees, and agents, on account of any alleged injury casually related to the banner, together with defense costs, including reasonable attorneys' fees.

The applicant shall procure and maintain for the duration of the banner placement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with operations or activities performed by or on the applicant's behalf with the approval of this application. Applicant shall have commercial general liability insurance with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and the City shall be named as an insured under the applicant's policy. A copy of an endorsement shall be furnished to the City of Wisconsin Rapids City Attorney before the permit application can be approved.

North side Banner Location

WILSON ST

W RIVERVIEW EXPY

BONOW AV

6TH AV N

~110' between poles

December 2, 2016

1:1,128

● WWLC Poles



East side Banner Location



December 2, 2016

● WWLC Poles



South side Banner Location

95' between poles

8TH ST S

December 2, 2016

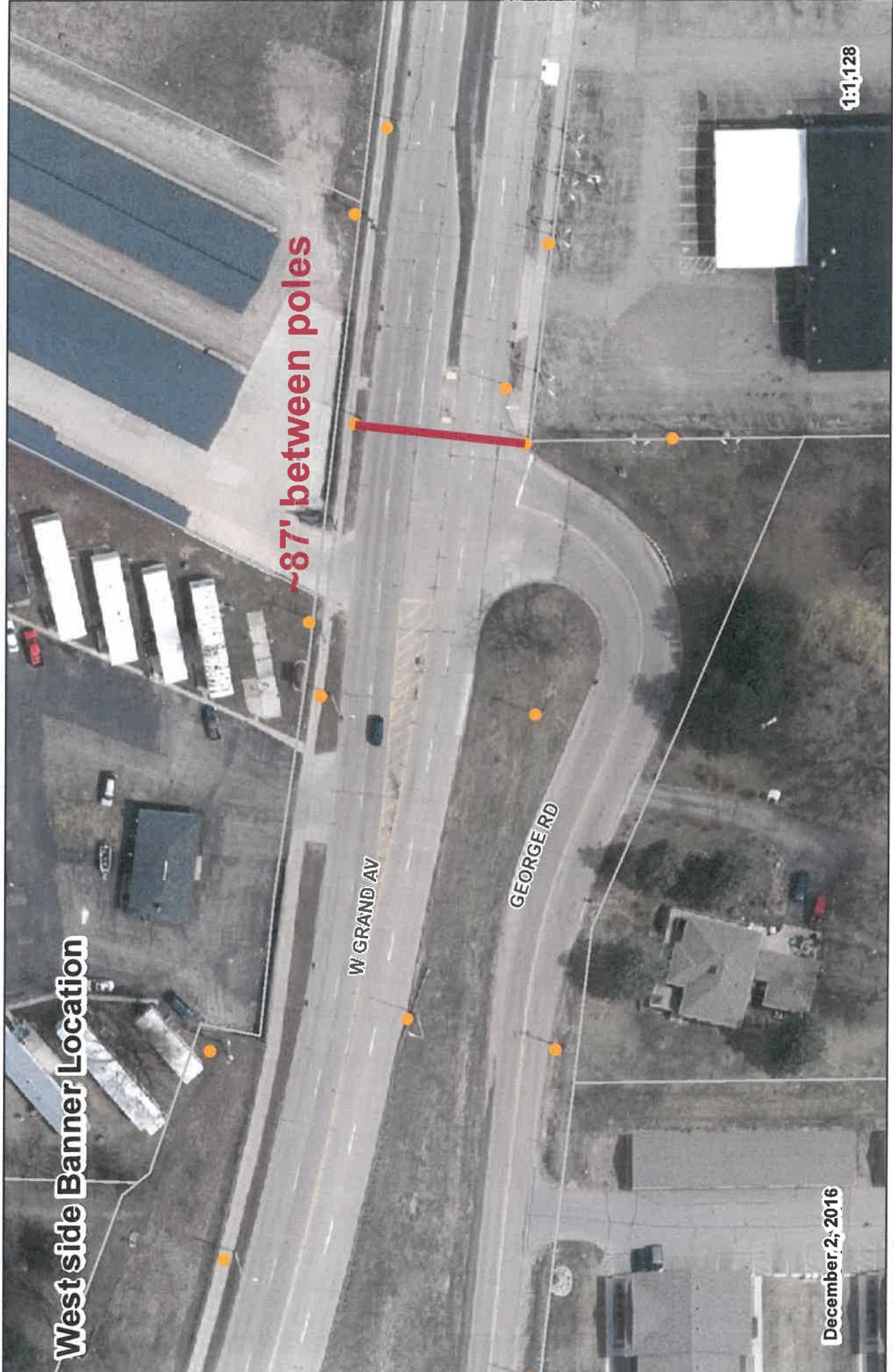
CITY TKZ

CITY TKZ

1:1,128

● WWLC Poles





West side Banner Location

~87' between poles

W GRAND AV

GEORGE RD

December 2, 2016

1:1,128

● WWLC Poles





Requestors Name: Cindy Schlichting

Request/Referral: Consider a recommendation from Statewide Services to deny a claim from Jeanette Santoski for damages to her car..

Background information: Jeanette Santoski filed a claim for damages to her car while she was parked at the Lowell Center. Apparently there was a wind storm that day and she assumed the handicapped sign blew over on top of her car causing damage to her hood and bumper. Our insurance company's investigation has revealed that the City was not negligent for this incident. Therefore, Statewide Insurance recommended that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). .

Recommendation: I recommend we deny the claim as the insurance company suggests. The disallowance will shorten the statute of limitations period to 6 months.

Action requested: Motion to deny the claim from Jeanette Santoski for damage to her vehicle.
Plan"

Supporting documentation is attached.

Statewide Services, Inc.

Claim Division

VIA E-MAIL ONLY

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

November 7, 2016

City of Wisconsin Rapids
Attn: Ms. Cindy Schlichting, Senior Accountant
444 W. Grand Ave.
Wisconsin Rapids, WI 54495

RE: Our Claim #: WM000712910236
Date of Loss: 07/21/2016
Claimant: Jeanette Santoski
920 8th St.
Port Edwards, WI 54469

Loss location: Centralia Center/Lowell Senior Center
Wisconsin Rapids, WI 54495

Dear Ms. Schlichting:

As you know, Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Wisconsin Rapids. We are in receipt of the above-captioned claim involving damage to the claimant's vehicle.

Our investigation has revealed that the City was not negligent for this incident. Therefore, we recommend that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). The disallowance of the claim in this manner will shorten the statute of limitations period to six months.

The claimant asserts that while parked at the Centralia Center heavy winds blew over a portable handicap parking sign onto the hood of her vehicle to cause damage. Assuming the wind, in fact, toppled the sign versus the cause be something else e.g. another person passing by accidentally knocking the sign over, the City would not be liable for a weather event which could not be controlled. Regarding the construction of the signs, their use and/or their anchor into stands, I understand from Public Works Superintendent, Mr. Paul Vollert, that the City did not fail to adhere to any ministerial duties—or mandates—regarding use of the signs; therefore, per WI Statute 893.80 the City would be afforded discretionary immunity regarding use of the signs.

I have enclosed a sample Notice of Disallowance for your use, should you choose to use it, or you may use your own. Please send your disallowance, on your letterhead, directly to the claimant at the above listed address. These should be sent certified or registered (restricted) mail, and must be received by the claimant within 120 days after you received the claim. Please send me copies of the letters for our file.

Thank you for your attention to the above, Cindy, and please do not hesitate to contact me with any questions.

Best regards,

Doug Dettie

Douglass A. Dettie
Casualty Claims Specialist
Office: 608-828-5503
Fax: 800-720-3512
E-mail: ddettie@statewidesvcs.com

Cc: Darrel Zaleski, Agent

Statewide Services, Inc.

Claims Division
November 4, 2016

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

Ms. Jeanette Santoski
920 8th St.
Port Edwards, WI 54469

Regarding: Our Insured: City of Wisconsin Rapids
Claim No: WM000712910236
Date/Loss: 07/21/2016

Dear Ms. Santoski:

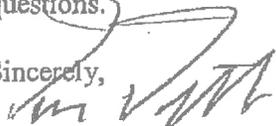
Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Wisconsin Rapids. We are in receipt of the above-captioned claim regarding damage to your vehicle tire on account of a handicap parking sign that presumably fell over onto your vehicle given heavy winds in the area.

We have completed our investigation, and we recommend that the City of Wisconsin Rapids disallow your claim. Assuming the wind, in fact, blew the portable handicap sign over and onto your vehicle versus being accidentally knocked over from someone passing by, the City is not liable for a weather event which they could not control. Regarding the portable handicap signs themselves, there is no evidence that the City failed to adhere to any ministerial duties—or mandates—regarding their structure and placement in a base. If there is no ministerial duty that must be followed, the City under WI Statute 893.80 would be afforded discretionary immunity.

Given the City is not liable for the heavy winds and/or given the discretionary immunity in place for the City regarding handicap signs, Statewide Services, Inc. will not be able to pay for your damage.

I am sorry that we cannot of assistance to you, and please do not hesitate to contact me with any questions.

Sincerely,


Douglass A. Dettlie
Casualty Claims Specialist
P.O. Box 5555
Madison, WI 53705-0555
Office: (608) 828-5509
E-mail: ddettlie@statewidesvcs.com

Cc: City of Wisconsin Rapids

*Copy of letter
Ins. sent to
Mrs. Santoski*

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

July 29, 2016

City of Wisconsin Rapids
444 W Grand Ave
Wisconsin Rapids, WI 54495

RE: Insured: City of Wisconsin Rapids
Claimant Name: Jeanette Santoski
Claim Number: WM000712910236
Date of Loss: 7/21/2016

Statewide Services, Inc. is the third-party administrator for the League of Wisconsin Municipalities Mutual Insurance liability and auto program. We received notice of the above-referenced claim and want to assure you that we are in the process of reviewing it. This claim has been assigned to:

Doug Detlie
Casualty Claims Specialist
Phone: 608-828-5503
Fax: 800-720-3512
Email Address: ddetlie@statewidesvcs.com

Feel free to call or email the claim handler above.

Sincerely,

Statewide Services Claim Department
Cc: Darrel Zaleski

Schlichting, Cindy

From: Clem and JeanetteSantoski <clemjean@santoski.com>
Sent: Thursday, July 28, 2016 10:56 AM
To: Schlichting, Cindy
Subject: Car damage

On July 21, 2016 I was parked in a handicap spot for an afternoon at Centralia Center. On leaving the facility a huge storm was in progress.

On nearing the car in the heavy rain/wind, I noticed the handicap sign had landed on my "new" car. I didn't check the car until I was safely in my garage. There was a noticeable scratch on the hood of the car with several other scratches on the bumper.

On Monday, July 25 I went to Wheeler's Body Shop and was given an estimate on parts and labor to fix the car.

Thank you for your help.

Jeanette Santoski
920 8th St.
Port Edwards, WI 54469

715-887-3655
715-213-0554

Requestors Name:

Joe Eichstadt, City Engineer

Referral Language:

Review and consider approval of survey vehicle equipment.

Background Information:

Surveying crews have been utilizing all-wheel drive passenger vans; however, vehicle manufacturers no longer make all-wheel drive vans, which is a very desirable feature on construction projects. Therefore, the surveying technicians considered a 4 wheel drive pickup truck that the Committee approved last month. A pickup truck requires equipment for the box in order to store the survey equipment. Below is a list of options that were reviewed with pros and cons of each option.

	Option 1	Option 2
	Aluminum Box	Topper w/ Drawer
Pros	Aluminum, Non-ferrous	Fiberglass Topper
	Expected to last two vehicles	Side Window Storage
	Offers good visibility for driver	Lockable
	Fully accessible design	
	Complete organization	
	Lockable	
Cons	Highest Upfront Cost	Driver Visibility is reduced
	\$8,092 Total	\$2,528 Topper
		\$2,555 Pull-out Drawer
		Need to build new wood box
		Reduction in organization potential
Approx. Price	\$8,092 Total (w/o S&H)	\$5,083
	(\$4,046 / vehicle)	

Attachments – Product information and examples of Option 1 and Option 2.

Recommendation:

Recommendation is Option 1 – Aluminum Insert from Highway Products for \$8,092.

If financing is needed, how will it be financed?

Funding will come from the Equipment Replacement Fund.

OPT 1
Made in U.S.A.



Call 1 800 TOOLBOX (1 800 866 5269)

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- [Chip Truck Bodies](#)
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- [Underbody Tarp & Tool Boxes](#)
- [Step Tool Box - Frame Mount](#)
- [Tool Box Mounting Brackets](#)
- [Trailer Bulk-heads](#)
- [Tire Chain Hangers](#)
- [Grill Guards-Moose Bar](#)

- [Truck Tool Boxes](#)
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Surveyor Pack™

A "Mobile Office" for Surveyors

Surveyors make higher profits with "Surveyor Pack"

Take a look at this Surveying Equipment Organizer and see why!



"Surveyor Pack™" - is a specialized field equipment organizer for Surveyors, Engineers and Contractors that provide unique storage capability in their Pickup bed combined with quick accessibility and lockup security. This "Light Weight" Marine Grade Aluminum unit is custom designed and can keep and carry virtually everything you need at your job site. Surveyor Pack includes a gull wing saddle box, two lockable low side boxes, a flat or dome center hatch and a 2000 lbs capacity Slide-out tray. When closed, the hatch locks the tailgate, making the bed area secure and weather resistant.

As seen at SEMA (Society of Engineers and Manufactures Association) at the Las Vegas convention center, Professional Surveyor, & Point of Beginning (POB) magazines.

Boxes**Trailer Tongue Tool****Boxes****Cross-frame Tool****Boxes****Law Enforcement,
D.O.T.****SUV "Lockup" Tool****Boxes****Trunk Tool Boxes****ATV Products****ATV Tool Boxes****ATV Trailers****Infinity Time Capsule****Time Capsule****Aluminum Boats****Drift Boats, Jet Boats,****Ski Boats, Wake****Board Boats****Hunting Products****Gun Cases, ATV****Toolboxes &****Accessories****Dog Kennels**

A shot of our "Surveyor Pack" as it's being finished..

The better organized any company is, the higher profit margin they enjoy.

Listen to how our "Surveyor Pack" can help your bottom line.

Testimonial

John from Neathamer Surveying Incorporated in Medford, Oregon says he likes this unit hands down for organization over the camper shells they had before. "All my survey equipment is right at my finger tips", says John. Neathamer Surveying Incorporated now has five of these units.



Our unbeatable, all aluminum **Surveyor Pack™** covers the bed of your survey pickup with compartments you open on demand. This time-saving method means you don't have to open the whole unit or crawl in the back every time you need something. The handy hatch-back, which also locks your tailgate, opens and our 2000 lb. capacity **Roller Coaster™** cargo tray brings your survey instrument cases, GPS, stakes, tripods, brush cutting tools, and hammers out to where you have easy access to them. Saving precious time. These units get worked hard and every day. Break-downs are not an option. So like everything else we manufacture, we built these powerhouse **Surveyor Packs™**

with semi truck abuse in mind. 1/8th inch marine grade aluminum is standard on everything but the trays, which are 1/16th inch. No skimping here!



When the job is done, it's much faster to have every thing ready to go to the next job. Saving minutes.



The "Surveyor Pack" also makes it easy to check the truck before you leave home base; making sure you have what you need for the day. Eliminate that extra trip. Saving more time.



A place for everything and everything in it's place.



Rebar stakes, usually a nuisance, have their own compartments set at rear of the truck, easy to get to.



Save time with our popular lift-out trays. Grab it and take your parts to the job. This lift-out tray, being used for nails, has a handle in the center. Standard equipment.



This picture shows our rugged, low-entry door design. A great feature for taller 4x4 trucks. These popular side compartments put your smaller equipment at eye level, right where you want it.



You will absolutely fall in love with our field-tested **Roller Coaster™**. A sliding bed takes advantage of wasted space that's always hard to get to. No more crawling in the back on your hands and knees, and no more reaching over the sides with a stick. A 2000 lb. load rating says you can haul anything you put on it. Organized - to the Max -



Close up of a nail tray. Our trays are made of 1/16 inch thick aluminum. This is thicker than most tool boxes on the market. We call it "Semi Truck Tough" because we started Highway Products building tool boxes for semi trucks.



Our **Surveyor Pack™** is also like having a command center on the job. Lay out the prints on the **Roller Coaster™**, make a plan of attack, grab the tools, go to work.



How many times a day do you use spray paint? At a glance you know what colors you have, and how many. This "in your face" inventory check will save you a trip back to get supplies. Looks like these guys have plenty. And it's all in one place. Time to go to work.



Fit up to eight removable trays in our **Surveyor Pack™** if you like. Add them on later if you need them. Organize, organize, organize. Benefits that save you time.



See anything you would like to change to fit your business? There's no end to how many ways we can do it.



Time to pack it up.



Ready to go to the next job.



Our headache rack is great for your caution lights and protects the rear window. Plus, it keeps the cab cooler by blocking sun rays, and is easy to see out of.

In minutes, everything's closed up, secure, and ready to go to the next job, or home!

Theft may be a problem too. Your tools are locked, out of site, and out of mind for thieves looking for an easy mark.



Effective - Efficient - Professional looking.

Testimonial

(Click on pictures to enlarge)



We ship the **Surveyor Pack™** pre-assembled to save you time. It has simple installation instructions and you won't need a trained mechanic. We can send it to you, a body shop, welding shop, or where ever you want. A forklift would be nice to get it off the delivery truck but you can pull it off with a good rope and few healthy guys.



Once it's uncrated, you will want to install the **Roller Coaster™** first. Then lift the main unit on to your pickup bed. No special tools needed. An electric drill and a few common wrenches. You should be working in a few hours.

For your convenience, we also have tech support m-f for assistance with installation. Our sales staff are pretty good at installing them as well and are available evenings and weekends for questions and sales. Evenings and weekends - call 541 778-0585. Regular hours call 1 800TOLBOX (1 800 866 5269).

Got a minute? Read the **"Go Lean"** article published by **"Professional Surveyor Magazine"**.

Start getting that extra job per week. CALL 1 800 TOOLBOX and talk to one of our sales staff about getting your **Surveyor Pack™** coming. Organization is the fastest pay-back value you can give your company.

What to do next? We recommend you call us today and get a quote on a unit that fits your needs. There's no commitment required. With the economy the way it is, we know it may be a year before you're ready. But when you are, we'll already have you in our system, your unit on paper, and can build it for you, in a hurry.

After you call, your salesman at Highway Products will send you what we call a cover sheet. This is a computer drawing of the unit you talked about over the phone which will allow you to see exactly what you would get and give you some time to think about it.

That's about it. We are standing by for your call and look forward to talking with you. 1 800 TOOLBOX (1 800 866 5269) After hours and weekends - 541 778 0585

Our friendly sales staff are ready when you are.

Need something Special? We have sales staff ready to handle your requests.



Proudly Made in America.

Avoid problems, add looks, tell your dealer to install only Highway Products tool boxes for your truck or trailer.

Got questions? Ready to Order?

How to buy

Dear Dan,

We have had our Surveyor Pack in our truck for about a month now, and we love it. It has exceeded all of our expectations. It keeps everything in its place and it is nice and secure. Honestly, I was concerned the aluminum would not be as sturdy as some other materials, but I am more than happy with the quality of the materials and construction. Attached are some pictures of the finished product.

Thank you,

Andy Lobe, PSM
Survey Party Chief

5/25/2011

Organization is key to efficiency which equals time. Your business is a little different from others, so you may have your own design ideas and needs that will save you more time. If our standard systems don't quite meet your needs, not a problem, we'll design a system just for you. We do it daily.

Another benefit you'll love. When your truck wears out you simply transfer your [Surveyor Pack™](#) to your new truck. In a few hours, you're working!

Here's a thought. If you could get one more job done per week, that's 52 more jobs a year. Your bottom line would soar. How? The overhead is paid for so that job is almost pure profit. How do you do it? One way is organization.

The Highway Products [Surveyor Pack™](#) gives you that organization tool so you can see at a glance what parts you're out of before you leave and there's no fumbling around to find your tools when you get there. This gets the job started faster (usually the hardest part), sets the pace, and with a place for everything, you pack up faster - ready for the next job.

No foolery here. It makes sense and makes you money.

Testimonial

Jim,

I just wanted to give you guys some kudos with these new survey trucks. This truck is the most practical and coolest survey truck on the planet. I highly recommend these new tool boxes on future trucks. Thanks, Tom H.

Toll Brothers, Inc. *America's Home Builders*

Call 1 800 TOOLBOX (1 800 866 5269)

7:00 AM–5:00 PM Pacific Standard Time, Monday-Friday

Need info after hours?

No problem, we have a salesman on duty after 5 on weekdays and weekends till 9pm PST

After hours number [541-778-0585](tel:541-778-0585)



Made in U.S.A.

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Warranties and Returns Made Easy

Our Simple Promise to You:

Dear Customer, It's been over thirty years now, 1980 to be exact. When we opened our doors, we soon found out the hard way that no matter what we do or how hard we try, sometimes a part gives up prematurely; that even the best engineering fails on occasion and in certain situations. We also found out, to our surprise, we're human! We found out you, our customers, are very smart and realize everyone make mistakes. But first, you were most interested in how our products performed. Second, if there was a problem, How Are We Going To Handle It?

So we decided to take the pressure off our valued customer and put it where it should be. ON US! Thus, giving our customer a simple "Lifetime Warranty". No fine print to read, no hidden rules, or warranty cards to fill out, no receipts needed for returns or service. So, if this is your first purchase from Highway Products, Inc. Please read below. If we make a mistake, it will be our goal to fix or replace our defective products as fast as possible and Make You Happy!

All of our standard products come with a Lifetime Warranty against defects in workmanship. One of the reasons we can offer Lifetime Warranties on our standard products is because we've had many years of abuse to improve them with. As well, we also promise to do our best to give you the same warranty for custom products we make just for you. Highway Products is the largest custom tool box manufacturer on the planet and build them by the thousands. Our custom products are designed by our top level engineers so you get the best we can give.

Your warranty will include locking mechanisms, hinge, gas props, weather strip, and most other materials we use. Plus, we replace lost keys free. Naturally we cannot cover things like paint chips, light bulbs, abuse, minor adjustments that you can easily make yourself, or normal wear and tear. And, we'll give you free tech support on any problem you have.

If the product you bought from Highway Products does not meet your expectations, **we want to know so we can help you with it and make it better for the next product revision.** All our products are a "Work in Progress." Meaning, we are continually changing and improving them. Mostly from our customers suggestions!

Please call one of our sales staff. They will help you with any problems including returning the product. We accept returns within 30 days of purchase for a full refund, less our shipping and repair costs, if any. **We do not charge a restocking fee and if we goofed, we'll pay the return shipping too.**

Custom made products are not easily resellable. Unless we goofed on something, we cannot normally give refunds. To avoid any problems on custom products, we'll build you a blue print to look at, make changes if necessary, and get your sign-off of approval before we start production. We've found this proven method rarely has problems. If you need large quantities, we'll build you the first one (first article) and send it to you before we start production of your order to make sure you get what you asked for.

Returns: Call us for assistance if you need to make a return. We'll take care of the rest. Saving the original packing for a few days will make it easier for you to repack for the return trip. Please keep in mind, we also suffer from returns.

Our goal is: "You get a great product the first time!" We want you to buy from us again, feel good enough about our products to recommend us to others, even brag about them, and show you Highway Products is:

"A Name You Can Trust."

Thank you for buying or considering our products. Without you we are nothing!

Gene Gros

President, Highway Products, Inc.

PS. Feel free to ask for me if you don't think we're performing up to your standards. I'll personally take care of it. That's a promise.

Made in the USA is not just a buzz word here at Highway Products. It means incredible performance!
We guarantee it!

Our friendly Sales Staff are ready to talk when you are.

Highway Products

A name you can trust

Call 1 800 TOOLBOX (1 800 866 5269) m-f 6am-7pm PST

Ready to Order? [Click here](#)

Call 1 800 TOOLBOX

(1 800 866 5269)

6:00am – 7:00 pm Pacific Standard Time, Monday-Friday

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Sales Quote 20569



Date: 10/31/2016

Description: Salesman JD Martin ext. 27
 Quote Date: 10/31/2016
 Expires On: 10/31/2016
 Sales Person:

Highway Products, Inc
 7905 Agate Rd
 White City OR 97503
 541-826-3551 Fax: 541-826-3607

PLEASE REVIEW INFORMATION FOR ACCURACY

BILL TO:
 City of Wisconsin Rapids
 Scott Tague
 444 West Grand Ave
 Wisconsin Rapids, WI 54495
 715-412-8262

SHIP TO:
 City of Wisconsin Rapids
 Scott Tague
 444 West Grand Ave
 Wisconsin Rapids, WI 54495
 715-412-8262

CUSTOMER PO:

SHIP VIA: FedEx Freight® Economy - HPI
FOB: QUOTE

CONTACT: Scott Tague
EMAIL: stague@wirapids.org
PHONE: 715-412-8262

LINE #	QTY	Description	Unit Price	Total
1	1	HIGHWAY PRODUCTS PICKUP PACK: FORD 6.5' BED (SHORT BED) 2015-2017 F-150	0.00	0.00
3	1	FULL ACCESS TAPERED LID SIDE BOXES WITH REMOVABLE TRAY: DIAMOND PLATE FINISHED ALUMINUM	2,829.95	2829.95
4	1	REMOVABLE CENTER HATCH WITH GAS ASSIST SHOCKS AND REAR TAILGATE FLANGE: FLAT HATCH, DIAMOND PLATE	875.95	875.95
5	1	HEAVY DUTY PICK UP PACK CAB GUARD: OPEN POST STYLE	599.95	599.95
6	1	REMOVABLE REAR LADDER RACK: STANDARD	285.95	285.95
8	1	SURVEY BOXES FOR REBAR STAKES OR OTHER LONG ITEMS: TWO	499.95	499.95
9	1	TRUCK SLIDE: 39" WIDTH	1,499.95	1499.95
10	1	SURVEY TRAY - DIVIDED ORGANIZER TRAY - MOUNTS TO OUR PULL OUT TRUCK SLIDE: STANDARD TRAY	1,499.95	1499.95
13	1	POWDER COAT OPTIONS: BLACK HAMMER SEMI GLOSS BK62	750.00	750.00

*All Prices Shown in US Dollar

Quotes are valid for 30 days, unless otherwise noted. Please sign and return to sales representative.
 Customer becomes responsible for full retail value, and payment, of any project 7 days prior to project start date.
 Custom Projects - in the event of cancellation, customer is liable for engineering and setup costs.

Sub Total: ~~8,841.65~~
Freight: \$0.00
Grand Total: ~~\$8,841.65~~

Authorized Signature: _____ Date: _____

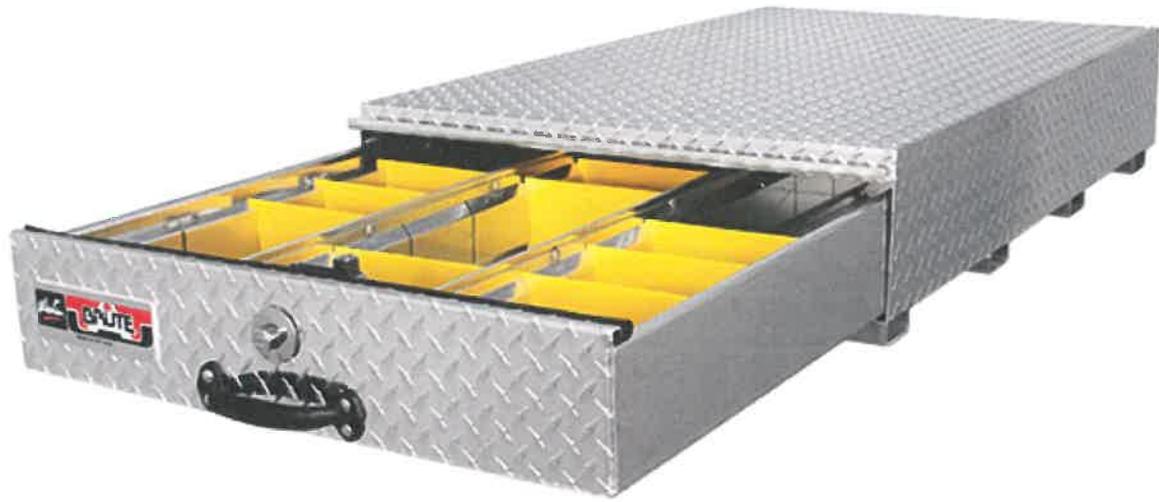
Customer Truck Information:

MODEL YEAR: 2016
 VEHICLE MAKE: FORD
 VEHICLE MODEL: F-150
 CAB STYLE: FULL CREW CAB / QUAD CAB / SUPER CAB
 BED LENGTH: SHORT BED - 6.5FT

#7005.70
8091.65
lifetime warranty
will last two vehicles

OPT 2







Truck Information

Truck Year: 2017
 Truck Make: Chevrolet
 Truck Model: Silverado 1500
 Truck Cab: Double Cab
 Truck Bed: 78.9 in.

Model

ToolMaster Series Series Truck Cap

Options

Toolmaster Cap: MX Series - 1,682.00
 Toolmaster Interior: Unfinished Interior
 Toolmaster Front Window: Front Picture Window - Standard
 Toolmaster Rear Door: 1/2 Glass Door - Single T Handle - Standard
 Toolmaster Driver Side Window: Solid Glass Win-door - 109.00
 Toolmaster Passenger Side Window: Solid Glass Win-door 109.00
 Toolmaster Driver Side Toolbox Shelving: Standard Toolbox 174.00
 Toolmaster Passenger Side Toolbox Shelving: Standard Toolbox 287.00
 Toolmaster Divider: Driver Side Standard
 Toolmaster Divider: Passenger Side 7C *with Divider Price*
 Toolmaster Ladder Rack: No Ladder Rack

*Roof Tracs
 Required
 for Toolbox
 167.00*

Complementary Products

PickupVault Option: Yes \$2,555.00



Print

Disclaimer: Requesting a quote is not an order. Orders will be placed through and by your local A.R.E. dealer. Information provided throughout the build your own can be changed with the A.R.E. dealer you are sending the quote to. Availability of options is subject to change and is specific to truck make and model. Options listed throughout the build your own are not available on all truck makes and models. A.R.E. reserves the right to change options and availability at any time without notice.

0.00

MX - 1,682.00 +
 Side Doors (109.00 + 109.00) +
 sta Toolbox - 174.00 +
 Toolbox w/ Divider 1 - 287.00 +
 Roof Tracs - 167.00 +
 2,528.00

11-22-16

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*Lead time - 3 wks
 Install - about 2 hours - topped
 Pu Vault ?*

*Topper - 2,528.00 +
 Pu Vault - 2,555.00 +
 5,083.00*



CITY OF WISCONSIN RAPIDS

Resolution No. 23 (2016)

A Resolution Setting the Equivalent Unit (ERU) Charge for Stormwater Management Utility Fund

WHEREAS, Chapter 33, Section 10 of the Municipal Code contains a provision that the Common Council shall, by resolution, set the Equivalent Residential Unit (ERU) charge to reflect the costs of the stormwater management utility.

WHEREAS, the 2017 budget proposes increasing the annual ERU from \$30.00 to \$32.00.

NOW, THEREFORE, BE IT RESOLVED that the stormwater management utility charge for one (1) ERU shall be Thirty-two Dollars (\$32.00), to be billed in monthly installments.

BE IT FURTHER ESOLVED that the contents of this Resolution shall be applicable to service billed by the Water Works and Lighting Commission or the City of Wisconsin Rapids on or after January 1, 2017.

City of Wisconsin Rapids
Equivalent Residential Unit (ERU) Charge History
2009 to 2017

ERU Charge	Proposed 2017	2016	2015	2014	2013	2012	2011	2010	2009
Equivalent Residential Unit (ERU)	\$ 32.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 28.00	\$ 28.00	\$ 28.00

Chapter 20

Licenses, Permits, and Business Regulations

- 20.01 Transient Merchant Regulations
- 20.02 Use of Cigarettes and Tobacco Products Prohibited
- 20.03 Junk Dealer - License Required
- 20.04 Fireworks
- 20.05 Taxicabs and Driver Regulations
- 20.06 Circus or Exhibition - License Required
- 20.07 Loud-speaker Devices
- 20.08 Special Event
- 20.09 Bicycle Regulations and Licensing
- 20.10 Ambulance Rates
- 20.11 Non-renewal of License for City Obligations
- 20.12 Emergency Alarms Systems
- 20.13 Regulation of Pawnbrokers, Secondhand Article Dealers, and Secondhand Jewelry Dealers
- 20.14 Minimum Standards for Rooming Houses and Hotels

20.10 AMBULANCE RATES (MC#1050)

- (1) ~~The common council shall, by resolution, set or adjust~~ ambulance rates for the City of Wisconsin Rapids. ~~as follows for the year 2007: Ambulance rates will be kept on file with the City Clerk and Fire Department.~~
 - ~~(a) The fee for Basic Life Support (BLS) service shall be \$350 for City of Wisconsin Rapids residents and \$450 for non-residents.~~
 - ~~(b) The fee for Basic Life Support — Emergency (BLS-E) service shall be \$415 for City of Wisconsin Rapids residents and \$515 for non-residents.~~
 - ~~(c) The fee for Advanced Life Support (ALS) service shall be \$440 for City of Wisconsin Rapids residents and \$540 for non-residents.~~
 - ~~(d) The fee for Advanced Life Support — Emergency (ALS-E) service shall be \$540 for City of Wisconsin Rapids residents and \$640 for non-residents.~~
 - ~~(e) The fee for Advanced Life Support 2 (ALS2) service shall be \$790 for City of Wisconsin Rapids residents and \$890 for non-residents.~~
 - ~~(f) The fee for Specialty Care Transport (SCT) service shall be \$1,015 for City of Wisconsin Rapids residents and \$1,115 for non-residents.~~
 - ~~(g) The fee for an Assist Call shall be \$115 for City of Wisconsin Rapids residents and \$215 for non-residents.~~
 - ~~(h) Mileage will be charged at \$13 per loaded mile, with a minimum charge of \$13 for City of Wisconsin Rapids residents and \$15 per loaded mile, with a minimum charge of \$15 for non-residents.~~
 - ~~(i)~~ (2) Ambulance Delayed Runs. Ambulance trips where it is necessary for the ambulance to wait and return with the patient shall be charged as two runs.
 - ~~(j)~~ (3) Multiple Patients. A charge of 70 percent of the base rate will be assessed for each of multiple patients in one ambulance.
 - ~~(k) Rates shall be adjusted administratively on an annual basis based on the percentage change in the City of Wisconsin Rapids Fire Department budget, including fringe benefits.~~



CITY OF WISCONSIN RAPIDS

Resolution No. 24 (2016)

A Resolution Setting the 2017 Ambulance Rates

WHEREAS, Chapter 20, Section 20.10 of the Municipal Code contains a provision that the Common Council shall, by resolution, set the ambulance rates,

WHEREAS, the 2017 budget proposes increasing the ambulance rates per a recommendation by the City's ambulance billing consultant.

NOW, THEREFORE, BE IT RESOLVED that the 2017 ambulance rates are set as outlined in the table below and shall remain in effect until changed by future Common Council action.

BE IT FURTHER ESOLVED that the contents of this resolution shall be applicable to service billed by the City of Wisconsin Rapids on or after January 1, 2017.

Ambulance Charge	2017 Rates	2016 Rates	Change
Basic Life Support	\$ 447.00	\$ 397.00	\$ 50.00
Basic Life Support – Emergency	\$ 522.00	\$ 472.00	\$ 50.00
Advanced Life Support	\$ 548.00	\$ 498.00	\$ 50.00
Advanced Life Support – Emergency	\$ 663.00	\$ 613.00	\$ 50.00
Advanced Life Support 2	\$ 896.00	\$ 896.00	\$ -----
Specialty Care Transport	\$ 1,153.00	\$ 1,153.00	\$ -----
Paramedic Intercept	\$ 515.00	\$ 515.00	\$ -----
Assist with Intervention	\$ 150.00	\$ 150.00	\$ -----
Assist – Treat and Release	\$ 115.00	\$ 115.00	\$ -----
Non-resident Charge	\$ 125.00	\$ 113.50	\$ 11.50
Mileage – Resident	\$ 16.25	\$ 14.75	\$ 1.50
Mileage – Non-resident	\$ 18.75	\$ 17.00	\$ 1.75

City of Wisconsin Rapids
Ambulance Charge History
2006 to 2017

Ambulance Charge	Proposed 2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Basic Life Support (BLS)	\$ 447.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 397.00	\$ 379.00	\$ 350.00
Basic Life Support - Emergency (BLS-E)	\$ 522.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 472.00	\$ 450.00	\$ 415.00
Advanced Life Support (ALS)	\$ 548.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 498.00	\$ 475.00	\$ 440.00
Advanced Life Support - Emergency (ALS-E)	\$ 663.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 613.00	\$ 585.00	\$ 540.00
Advanced Life Support 2 (ALS2)	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 855.00	\$ 790.00
Specialty Care Transport (SCT)	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,153.00	\$ 1,100.00	\$ 1,015.00
Paramedic Intercept (PI)	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 515.00	\$ 490.00	\$ 490.00
Assist with Intervention (AI)	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ -
Assist - Treat and Release (A)	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ 115.00	\$ -
Non-resident Charge (NR)	\$ 125.00	\$ 113.50	\$ 113.50	\$ 113.50	\$ 113.50	\$ 113.50	\$ 113.50	\$ 113.50	\$ 113.50	\$ 108.25	\$ 100.00
Mileage - Resident (M)	\$ 16.25	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.75	\$ 14.00	\$ 13.00
Mileage - Non-resident (MN)	\$ 18.75	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 16.25	\$ 15.00