



MARATHON COUNTY HUMAN RESOURCES, FINANCE & PROPERTY COMMITTEE

MEETING AGENDA

Date & Time of Meeting: **Tuesday, September 7, 2021 3:30 p.m.** Meeting Location: **Marathon County Courthouse, County Board Assembly Room 500 Forest Street, Wausau WI 54403**

Members: John Robinson, Chair; Alyson Leahy, Vice-Chair; Craig McEwen, Kurt Gibbs, Yee Leng Xiong, Jonathan Fisher, Vacant

Marathon County Mission Statement: *Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly, or in cooperation with other public and private partners, provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business. (Last updated: 12/20/05)*

The meeting site identified above will be open to the public. However, due to the COVID-19 pandemic and associated public health directives, Marathon County encourages Public Safety Committee members and the public to attend this meeting remotely. Instead of attendance in person, Committee members and the public may attend this meeting by **telephone conference**. If Committee members or members of the public cannot attend remotely, Marathon County requests that appropriate safety measures, including adequate social distancing, be utilized by all in-person attendees.

Persons wishing to attend the meeting by phone may call into the **telephone conference beginning five (5) minutes prior to the start time indicated above using the following number:**

Phone#: 1-408-418-9388 Access Code: 146 078 0067 When you enter the phone conference, **PUT YOUR PHONE ON MUTE!**

1. Call Meeting to Order

2. Public Comment Period

3. Approval of the Minutes of:

- A. the August 24, 2021 Human Resources, Finance and Property Committee Meeting

4. Educational Presentations/Outcome Monitoring Reports

- A. American Rescue Plan Update
 - 1) Update on Public Engagement Comments
 - 2) Next Steps
- B. Family First Prevention Services Act-Social Service update on an evidence-based program
- C. DBM Range adjustments – Effective 10/3/2021
 - 1) Class Title: Law Enforcement & Corrections Manager – DBM C52 adjusted to C52-Market
 - 2) Class Title: Maintenance Supervisor - DBM B32 adjusted to B32- Market
- D. 2022 Budget Update

5. Operational Functions required by Statute, Ordinance, or Resolution:

- A. Discussion and Possible Action by Human Resources and Finance and Property Committee
 - 1) Tax Deed Bid Opening/Approval or Action on Parcel
 - a. 404 Main St, Village of Spencer
 - b. 234495 Fire Station Road, Town of Wausau
 - 2) Approval of July Claims and Questioned Costs
 - 3) 2022 Budget Timeline and Preliminary Assumptions
 - 4) ARPA Fund Approval Process
- B. **Discussion and Possible Action by Committee to Forward to the County Board for its consideration**
 - 1) Intergovernmental Budget Transfers
 - 2) Resolution- Amending the 2021 CIP for the Enterprise Resource Planning (ERP) System, Creating a Priority CIP Project and Providing for Multi-year CIP Budget and Funding of the Project
 - 3) 2021 Budget New Positions-Postponed from August 24 meeting
 - a. Abolish 1.0 FTE Maintenance Manager (C44) within the Highway Department and create a Create 1.0 FTE Deputy Director (D61), effective 11/1/2021
 - b. Create 0.6 FTE Accounting Specialist (B23) within the Highway Department, effective 11/1/2021
 - 4) Resolution to Approve the 2022 CIP Project Program
 - 5) Initial Resolution Approving Revenue Bond Financing for Bug Tussel Wireless, LLC

6. Policy Issues Discussion and Committee Determination

7. Announcements:

Next Meeting Date- **Marathon/Portage County Joint Finance Committee-August 20, 2021 at 5:00 p.m. via WebEx or Central Wisconsin Airport**

8. Adjourn

Any person planning to attend this meeting who needs some type of special accommodation in order to participate should call the County Clerk's Office at 715 261-1500 or e-mail infomarathon@mail.co.marathon.wi.us one business day before the meeting.

FAXED TO: Wausau Daily Herald, City Pages, and
FAXED TO: Other Media Groups, Record Review
FAXED BY: T MURPHY
FAXED DATE: 9/3/2021
FAXED TIME: 2:35pm

J Robinson/s/K Palmer
Presiding Officer or Designee
NOTICE POSTED AT COURTHOUSE

BY: T Murphy 9/3/2021 2:35pm
DATE: _____
TIME: _____

Posted to the County Website: <https://www.co.marathon.wi.us/Home/Calendar.aspx>



MARATHON COUNTY HUMAN RESOURCES, FINANCE & PROPERTY COMMITTEE MEETING MINUTES

Date & Time of Meeting: **Tuesday, August 24, 2021 4:00 p.m.** Meeting Location: **Marathon County Courthouse, County Board Assembly Room 500 Forest Street, Wausau WI 54403**

County Board Assembly Room 500 Forest Street, Wausau WI 54403

Members	Present/Web-Phone	Absent
Chair John Robinson	P	
Vice Chair Alyson Leahy	W	
Craig McEwen	W	
Kurt Gibbs	W –logged on later 4:30	
Yee Leng Xiong	W	
Jonathan Fisher	W	
Vacant		

Also Present: Kristi Palmer, Mike Puerner, Molly Adzic, James Griesbach, Dave Eckman, Chuck Ghidorzi, Steve Schneider
VIA Web or Phone: Terry Kaiser, Troy Torgerson, Sarah Dowidat. Gerry Klein, Jean Maszk

- 1. Call Meeting to Order**
- 2. Public Comment Period**

Mr. Chuck Ghidorzi stated that he was asked to speak in regards to the South River Front project by County Administrator Leonhard. Mr. Ghidorzi discussed some information in regards to a river front project. His request is to advance this project and move with the partners. Supervisor Robinson allowed supervisors to ask questions during public comment. What property is he talking about? Mr. Ghidorzi stated that it would be

3. Approval of the Minutes of:

A. the August 10, 2021 Human Resources, Finance and Property Committee Meeting

MOTION BY MCEWEN AND SECONDED BY FISHER TO APPROVE THE MINUTES FROM AUGUST 10, 2021; UNANIMOUS

4. Educational Presentations/Outcome Monitoring Reports

A. Broadband Expansion Update

- 1. Bug Tussel Conduit Bond Proposal and Timeline-Moved by Chair Robinson to later in the meeting

Discussion: Presentation by Steve Schneider from Bug Tussel. Bug Tussel is looking at fiber options with last mile fiber at one Gig and providing fiber to 2,000 homes. The ask of Marathon County is for the County to participate in a Conduit Bond program. The County would provide a “back drop” for the bonds that Bug Tussel would issue. The bond would be paid back by Bug Tussel over 30 years. The County would receive the 24 dark fibers and space on the towers that are erected and 40 basis points (\$1,500,000) for the County’s promise. The risk is that Bug Tussel would default and the County would need to step in to pay back the bonds. The County would have the Bug Tussel assets as collateral. Fond Du Lac County is the issuing County. UBS is the underwriter along with Baird.

Follow Up: At the September 7 HRFC meeting, the committee will be reviewing and approving an Initial Resolution for the Bug Tussel bond issue.

- 2. NTIA and Other Grants

Discussion: The County submitted the grant with Charter. WI PSC grants there were \$400M in requests for \$100M in grants.

Follow Up: Update as new information is available

B. American Rescue Plan Update

- 1. Update on Activities for Public Engagement

Discussion: This discussion on the public engagement meetings. We will be looking what type of criteria we will need in order to establish a plan.

Follow Up: We will have additional work on the criteria of eligible plans based on the comments and rules surrounding ARPA.

- 2. Funding and Eligible Expenses

Discussion: investments in Infrastructure are important but limited to water, sewer and broadband but there are several options that could meet the criteria as well.

Follow Up: We will develop the criteria based on the Treasury guidance. We will have a completed summary from the public engagement meetings.

Operational Functions required by Statute, Ordinance, or Resolution:

A. Discussion and Possible Action by Human Resources and Finance and Property Committee

- 1. 2022 Update on Preliminary Assumptions- General Estimates, Net New Construction, Equalized Value

Discussion: Preliminary figures were presented to the committee

Follow Up: Staff will update the committee with final figures.

B. Discussion and Possible Action by Committee to Forward to the County Board for its consideration

1. Intergovernmental Budget Transfers

Discussion: No budget transfers

2. 2021 Budget New Positions

- a. Abolish 1.0 FTE Maintenance Manager (C44) within the Highway Department and create a Create 1.0 FTE Deputy Director (D61), effective 11/1/2021 (Jim Griesbach)
- b. Create 0.6 FTE Accounting Specialist (B23) within the Highway Department, effective 11/1/2021 (Jim Griesbach)

Discussion: County Highway Commissioner discussed the new positions that will be effective in the 2021 budget as described in the packet.

MOTION BY MCEWEN AND SECONDED BY LEAHY TO ABOLISH THE MAINTENANCE MANAGER, CREATE DEPUTY DIED AMENDMENT BY GIBBS AND SECONDED BY TO AMEND THE MOTION TO COMPLETE ALL THE CHANGES IN 2021.

Gibbs withdraws his amended motion

MOTION BY GIBBS AND SECONDED BY FISHER TO POSTPONE UNTIL THE SEPTEMBER 7 HRFC MEETING; UNANIMOUS

Follow Up: The Highway Department will need to identify the source of funding for the increase in staff for 2021 in the amount of \$6,381 by what positions were vacant in 2021 and what subfund that the positions were budgeted in. These funds would need to be transfers as a budget transfer.

Policy Issues Discussion and Committee Determination

C. Discussion on Long Term Capital Planning and 2022 CIP

1. Maintenance Projects

Discussion: Supervisor Robinson requests that we have a long term commitment from the UW for the investments that the County makes in regards to the UWSP campus in Wausau.

There were no additional concerns with the projects as listed in the 2022 CIP. These projects are funding through CIP policy or through the County budget process.

2. New Requested Projects

- a. Remodel NCHC to accommodate Social Service
- b. Conference Center at Former NCHC Aquatic Therapy Pool
- c. Parking Lot replacements

Supervisor Robinson asked the Committee if they are comfortable with the New Requested Projects listed in the 2022 CIP. McEwen-Is there a problem with the lease with the credit union as the County has a lease with the Credit Union? There has been some discussion with the credit union in regards to relocation. Preliminary approval for the three items

MOTION BY GIBBS AND SECONDED BY FISHER TO SUPPORT THE THREE NEW PROJECTS AS DESCRIBED IN THE 2022 CIP PROGRAM; UNANIMOUS

3. Other projects

Discussion: Committee discussed the other projects of the 2022 plan

Follow Up: Review the 2022 CIP Plan at the next meeting

5. Announcements:

Next Meeting Date- **September 7, 2021 at 3:30 p.m. WebEx or Assembly Room**

6. Adjourn –Meeting at adjourned at 5:30 pm



AMERICAN RESCUE PLAN ACT CITIZEN FEEDBACK - DRAFT

As of September 3, 2021

The comments below are a representative sample of feedback received during public engagement efforts related to funding received as part of the American Rescue Plan Act of 2021 (ARPA). Not all of the activities listed below may be eligible for funding. We are awaiting final guidance from the US Treasury. This list will be updated on a periodic basis as additional feedback is received.



BROADBAND

- Better broadband would improve the lives of everyone.
- Ability for Marathon County residents to have cheap, reliable broadband internet in their homes. There are some significant gaps across the County.
- We must have robust, reliable, and affordable broadband easily available for every home in Marathon County.
- Upgrading the County's broadband footprint will provide a more equitable environment for every student and worker within rural Marathon County.

- Access to affordable high-quality child care is becoming increasingly difficult for working families. Many child care centers in the area can not open classrooms or enroll any new families because they do not have teachers or teacher assistants to care for the children.
- The existing problem of low pay and benefits for child care staff has escalated due to COVID-19 and a general lack of workforce.
- It is a struggle for families to obtain child care that meets the needs of both the child and family.
- Increase financial investment and community conversations related to positively influencing the lives of young children through quality early care and education.
- Expand child care services to allow women to return to the workforce.



CHILDCARE



ECONOMIC DEVELOPMENT

- Support revitalization of Downtown Wausau.
- Support efforts of the Wausau Opportunity Zone.
- Attract innovative companies.
- Support women entrepreneurs through training and education.
- Help provide assistance to low and moderate income businesses.
- Support the strategic plan and placemaking efforts of the Greater Wausau Prosperity Partnership.
- Efforts to be more inclusive and to ensure "a leg up" to those on the margins would help to ensure a safer community.
- Capital spending to support the County vacating the buildings on River Drive to make the area available for economic development.

- Any business with less than 20 employees should be considered for a stimulus payment.
- Support programs to help single adults who are on the verge of homelessness at all times.
- Get businesses up and running and secured.
- Look at potential expansion of PPP to allow payments to business owners.
- Funding homeless programs would help give an equal opportunity to everyone in our city and help keep our beautiful spaces safe for families to enjoy.
- Support Community Partners Campus project.
- Support programs to get people back to work.



ECONOMIC SUPPORT



FISCAL IMPACTS

- A tax property refund would benefit the local economy most.
- Incurred costs of rising prices of durable and construction materials - rising gas and food costs, available goods and services at an all-time low.
- Necessary commodities like food have gone up in price partly due to supply line problems. Improved roads and use of local producers could help.
- Pay off debt.
- Improve infrastructure to assist in keeping taxes low and/or reduce taxes for taxpayers who are struggling due to the pandemic.
- Send the money back to the Federal Government.

- Address chemical dependency (illegal drugs, alcohol, opioids)
- Share more information on Ivermectin and America's Frontline Doctors from the Marathon County Health Board.
- Get children and staff fully vaccinated and back in school. Get everyone in Marathon County eligible for COVID vaccination fully vaccinated, making work, school, homes, and public spaces much safer for every resident and visitor.
- Invest in mental health services as the pandemic has impacted access and need for treatment.
- Expand suicide prevention services.
- Support for NAMI (National Alliance on Mental Illness) programming and services.



HEALTH



HOUSING

- Help landlords struggling with no rent payments.
- More housing opportunities.
- Landlords are disappearing due to no one paying rent for a long time. There will be so few places for people to rent if they are not supported.

- Business transportation services
- Roadway improvements leading into and within County Parks.
- Bus shelters with benches.
- Electric busses, inter-city bus lines, and light rail to larger cities.
- Improve culverts to allow for improved water flow.
- Provide construction jobs to improve our County's infrastructure.
- Improve roads and light poles.



INFRASTRUCTURE



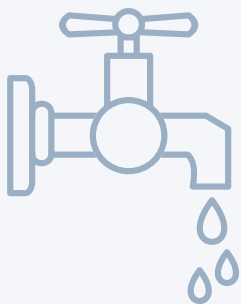
NATURAL RESOURCES

- Invest in our parks and gardens.
- More staff to keep parks clean.
- Young people are more interested in the environment, parks and bike trails.
- Improvements to the Wausau kayak course.
- Improving walkability on the west side.
- Bridge to Clark Island.
- Community bike paths.
- Assist non-profits in improving playgrounds.
- Climate control could be a primary focus to ensure a safe future for generations to come.

- Increase police budgets to ensure people feel safe again.
- Increase public safety and criminal justice resource to allow trials to take place in a more timely manner.
- Look for strategies to address shortages of emergency medical services (EMS).



PUBLIC SAFETY



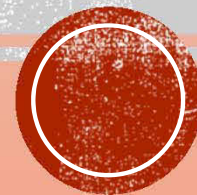
UTILITIES

- Pay off the new drinking water and extensively updated sewage treatment plants in Wausau.
- Replace or permanently line every lead service line in Marathon County to protect residents, especially children, from lead poisoning in our drinking water.

FAMILY SUPPORT SPECIALISTS (FSS)

Providing evidence based parent education to families
served by Marathon County Department of Social Services

September 1, 2021



FEDERAL FAMILY FIRST PREVENTION SERVICES ACT

- Serve more child welfare families intact
- Less out of home care days
- Federal funding is being redirected to reimburse less out of home care, more prevention
- Child Welfare agencies need to change how services are delivered
 - More in home safety service partners
 - Increase informal and relative supports
 - Enhance internal practices (engagement, how we work with families)
 - Provide system change information to partners (courts, boards, schools, law enforcement)



WHO ARE WE?

- The County Board approved the request for 2 additional positions at Social Services in September of 2020
- We now have 3 FSS Staff, Susan, Valerie, and Bailey. Susan has been an employee with Social Services for 9 years while Valerie and Bailey began in December of 2020.



ABOUT THE FSS PROGRAM

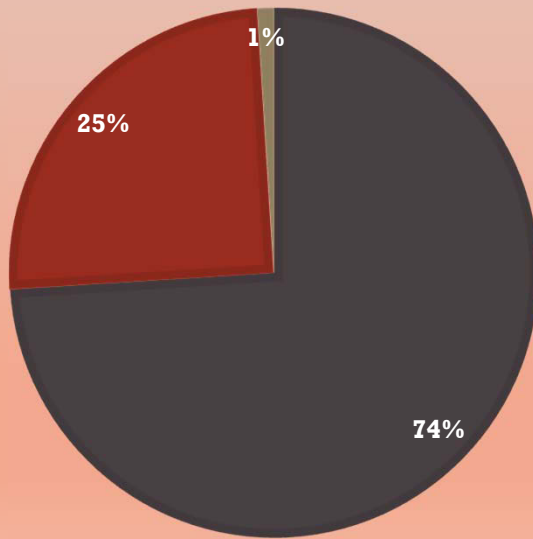
- Staff completed an Evidence Based parent education curriculum titled, Common Sense Parenting.
- Referrals for the program began being accepted February 1, 2021
- As of the end of August, the program has served 49 households (81 children)
 - 24 of the 49 families are still engaged in the parent education service.
- Average case load sizes for FSS staff is 8-10 families
- The average length of FSS service is 3.5 months.
 - Average number of visits per month to families served by FSS: 4
 - Average hours per case per month to families served by FSS: 8
- Waitlist for FSS services
 - 2-3 weeks is the average families have waited after being referred to be accepted into the program.
 - No family has ever not been served – at times families have received a referral to an alternate parenting program within the community or with a provider whom we contract with.



DEMOGRAPHICS OF FAMILIES SERVED

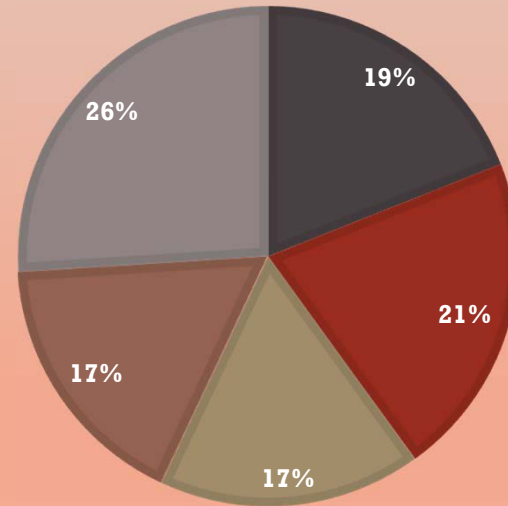
CAREGIVERS SERVED

■ MOTHERS ■ FATHERS ■ OTHER



AGE OF CHILDREN

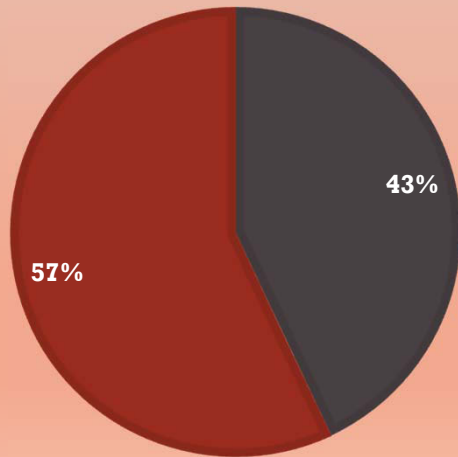
■ 0 TO 2 ■ 3 TO 5 ■ 6 TO 8 ■ 9 TO 11 ■ 12 AND UP



DYNAMICS OF FAMILIES SERVED

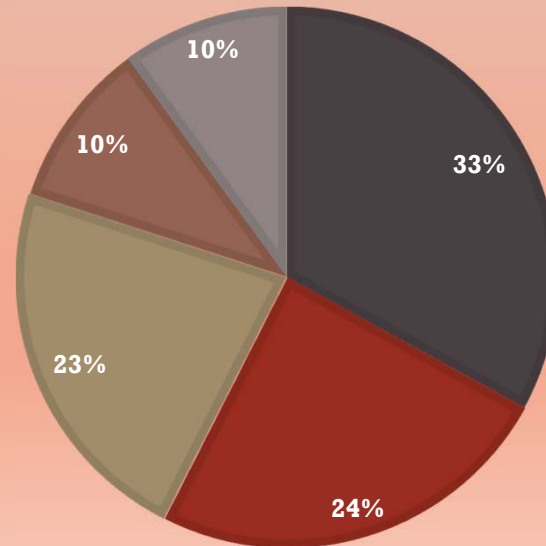
CHILD STATUS AT ONSET OF FSS SERVICES

■ IN HOME ■ OUT OF HOME



DETAILED STATUS

■ IN HOME - OPEN ONGOING CPS
■ RELATIVE CARE
■ FOSTER CARE
■ IN HOME - INITIAL ASSESSMENT
■ HIGHER LEVEL OF CARE



OUTCOMES OF FSS PROGRAM- FOLLOWING PROGRAM COMPLETION

- 25 families have fully completed the curriculum thus far – 3 in home and 22 out of home
- Primary outcomes for 6 months post successful completion of the program:
 - New screened in allegation of child abuse/neglect
 - New substantiation of child abuse/neglect
 - Re-entry into out of home care
 - New entry into out of home care
- Of the 25 families who have completed this service:
 - 2 had a new screened in child abuse/neglect report
 - 1 family had a new substantiation of child abuse/neglect
 - 2 families had children re-enter out of home care
 - 92% of families had no new CPS reports
 - 91% of families had children that did not re-enter out of home care
 - 100% did not newly enter out of home care



OUTCOMES OF FSS PROGRAM- REUNIFICATION

- Of those 25 families who have successfully completed this service, 3 families had children in home at the onset of this service and all of those families have remained in home following service closure.
 - 100% of in home families remained in home
- 22 families had children in out of home care at the onset of the service being provided. Of those families, 7 households were able to achieve reunification during or within 6 months of the service beginning.
 - 32% of out of home care children were reunified within 6 months
 - 68% of kids remained in out of home care at 6 months of program completion
 - Longer term data can be collected as program continues



FEEDBACK AND THANK YOU

- **Themes from families served and social workers–**
 - **Parents feel they are actively engaged with the FSS staff and that the staff have a strong knowledge base.**
 - **For those who have had other curriculums in the past, the common sense curriculum is easy to understand and realistic in utilization with their children.**
 - **Parents value the amount of time they are spending with the parent educators in their home environment.**
 - **In the pre and post test results, 100% of parents expressed increased confidence in their parenting as a result of this program.**
 - **Social workers express that the support they receive from FSS staff positively impacts their work load; and families share with social workers they believe this is a beneficial service.**

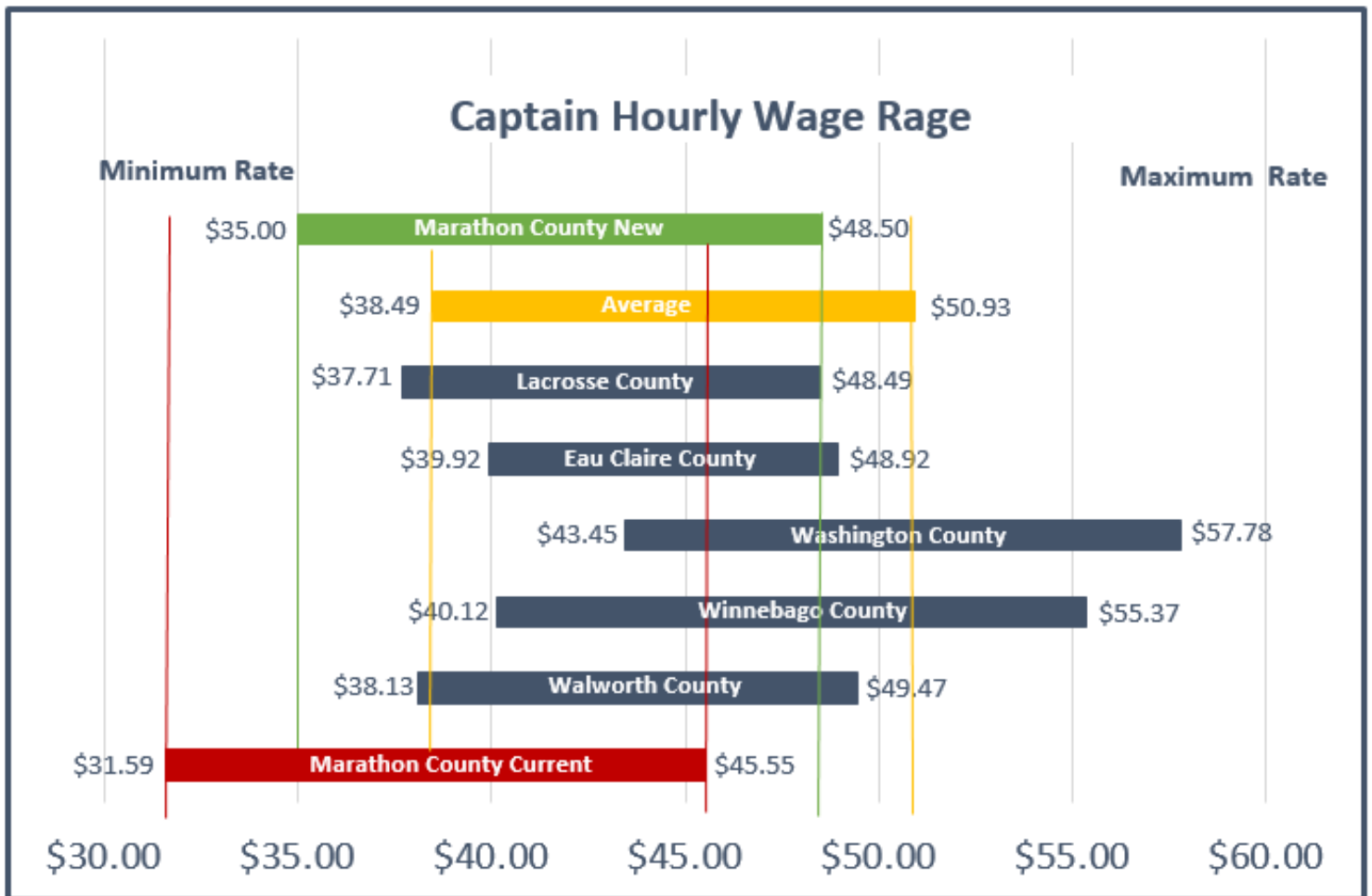


QUESTIONS?



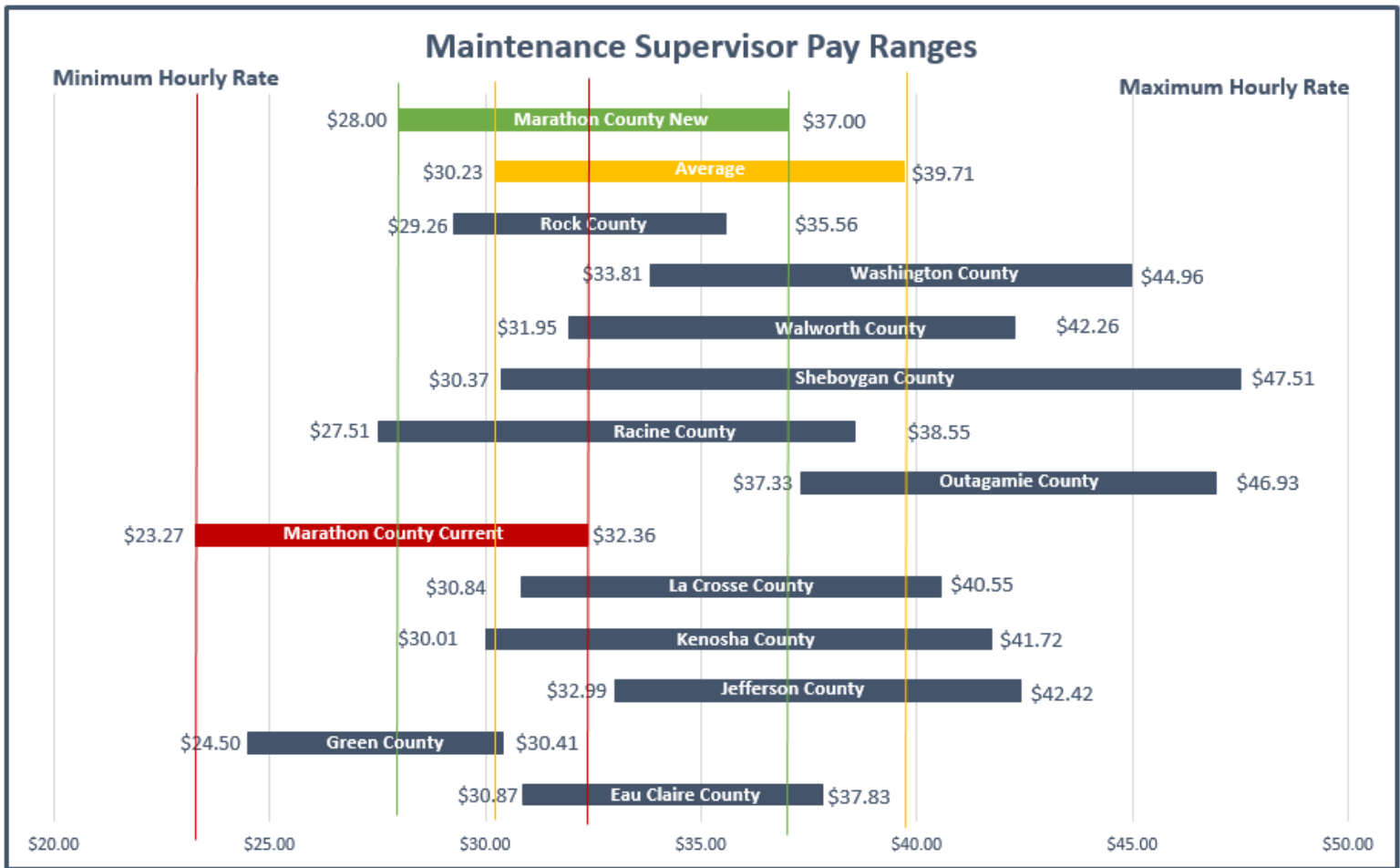
Law Enforcement & Corrections Manager – DBM C52 adjusted to C52-Market – Effective 10/3/2021

Current						
Class Title	Working Titles	DBM	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Law Enforcement & Corrections Manager	Administration Captain	C52	\$31.59	\$65,707	\$45.55	\$94,744
	Investigations Captain					
	Jail Administrator					
	Patrol Captain					
Communications Manager	Captain of Communications					
Effective 10.3.2021						
Class Title	Working Titles	DBM	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Law Enforcement & Corrections Manager	Administration Captain	C52 - Market	\$35.00	\$72,800	\$48.50	\$100,880
	Investigations Captain					
	Jail Administrator					
	Patrol Captain					
	Captain of Communications					



Maintenance Supervisor - DBM B32 adjusted to B32- Market – Effective 10/3/2021

Current						
Class Title	Working Titles	DBM	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Maintenance Supervisor	Bridge/State Assistant Superintendent	B32	\$23.27	\$48,408	\$32.36	\$67,311
	Equipment & Facilities Supervisor					
	Highway Operations Supervisor					
Effective 10.3.2021						
Class Title	Working Titles	DBM	Minimum Hourly	Minimum Annual	Maximum Hourly	Maximum Annual
Maintenance Supervisor	Bridge/State Assistant Superintendent	B32 - Market	\$28.00	\$58,240	\$37.00	\$76,960
	Equipment & Facilities Supervisor					
	Highway Operations Supervisor					



APPENDIX A
Classification Review Request - Updated 3/25/15

Employee Resources Department accepts request for classification review during the month of April – April 1st through April 30th.

Your Name: Marathon County Sheriff's Office Division Commanders (Captain , Jail Administrator)
Your Supervisor's Name: Chief Deputy Chad Billeb
Your Division: Administration, Communications, Corrections, Investigations, Patrol
Your Department: Sheriff
Your Current Classification: Law Enforcement and Corrections Manager/Communication Manager (C52)

- My job has changed since I filled out my PDQ. (Attach a new or updated PDQ)
When updating the prior PDQ, make all changes in **red** on the original PDQ before submitting it to the Employee Resources Department.

Requested Classification: Upgrade classification from C52 to D61

Please specify why you believe the requested classification is more appropriate for your position than the current classification. Relate duties you perform to the essential duties and class concept listed for the requested classification:

The Sheriff's Office is attempting to prevent significant wage compression between the ranks of Lieutenant and Captain. With the increase Lieutenants will see in July we have in essence created a situation where our Lieutenants have a base wage that is well above the midpoint of that of our Captains. In July a Lieutenant's base wage will be \$85,668. The midpoint for a Captain (C52) is currently \$78,843 with a maximum of \$94,742. Currently all of our Captains and Jail Administrator are at the maximum.

This in essence creates two challenges

- 1) The first challenge is where to start a new Captain since they will be leaving a Lieutenant position with a base of \$85,668. I did some checking with other counties to see how they handle the situation. Many were in the same boat we were and were trying to rectify the situation. The best solution I found was through Dane County where they say the following: "Notwithstanding anything to the contrary in this chapter, an employee serving in a supervisory or management position shall be paid the greater of either the rate as provided in the managerial salary schedule or at a rate which is 105% of the pay that such employee would earn, if holding a position in the highest pay range he or she supervises or manages with the same number of accrued longevity credits. (b) Rate of pay. When calculating the 105% rate of pay, overtime and differential pay earned by an individual in the supervised position are not included in determining the rate of pay." If we use this theory and something the Sheriff and I would recommend is that we start a new Captain at \$89,951.40.
- 2) The second challenge is then created by starting the new Captain at a rate that is relatively close to the current Captains who are "maxed out". We would ask that the County change the classification of our Captains from a C52 to a D61. By doing so you would alleviate the compression with the Lieutenants and still maintain a healthy separation from the Chief Deputy. By making this change there would be little monetary impact on the County budget for several years since the new Captains would be starting at a lower rate making up for any increases the current Captains might realize.

Use additional sheets if necessary


Employee Signature / Typed Name _____ Date 03/12/2021


Employee: Complete and forward this form to your immediate supervisor for review and comment. Your supervisor will review your request, make comments and forward to your department head. Your department head will review your request, make comments as appropriate and then forward it to the Employee Resources Department no later than **April 30th**. Classification Review Requests must include the immediate supervisor and department head comments and signatures.

Immediate Supervisor Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Compression concerns may have an impact on the Sheriff's Offices' ability to promote individuals with the best skills and abilities. If the pay scale is not adjusted enough, compression based upon agreements with this bargaining unit will only escalate the problem. The proposed solution does not directly impact the current pay for performance plan provided by the county by increasing wages in the short-term. Overtime if not addressed, a Lieutenant's base wage would be greater than that of a Captain and would be a dis-incentive to promotion.



Immediate Supervisor Signature / Typed Name

03/12/2021

Date

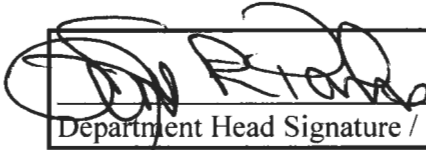
Immediate Supervisor: Complete and forward this form to your Department Head. The Department Head will review this request and make changes as appropriate. Please note that all appeals must be forwarded to the department head no later than **April 30th**.

Department Head or Designee Comments

- I agree with the employee's review request.
- I disagree with the employee's review request.

Reason/comment:

Due to rank structure within the Sheriff's Office, comments listed in the immediate supervisor section are being completed by the Sheriff "Department Head" and would be mirrored in this section.

 SCOTT R. TARKS

Department Head Signature / Typed Name

12 MAR 21

Date

Department Head: Complete and forward this form to the Employee Resources Department. The Employee Resources Department will review this request and make changes as appropriate. Please note that all review requests must be filed with the Employee Resources Department no later than **April 30th**.



MEMO

Kim Trueblood, Marathon County Clerk
Marathon County Courthouse
500 Forest Street
Wausau, WI 54403
715.261.1500 (Telephone)
715.261.1515 (Fax)
Kim.Trueblood@co.marathon.wi.us

OFFICIAL NOTICE

TO: Municipal Clerk: Town of Wausau, Village of Spencer

FROM: Kim Trueblood, County Clerk - Marathon County, Wisconsin
Sale of Tax Delinquent Land

This notice is intended to comply with Marathon County General Code of Ordinance Section 3.20(7) requiring that notice of tax deed sale is mailed to the clerk of the municipality in which the real estate is located, at least six (6) weeks prior to the publication of the first legal notice.

At this time, Marathon County plans to sell the following tax delinquent properties. These properties were initially taken and noticed in 2013, but I have been instructed to notify you of our intent to sell them and allow you another opportunity to exercise your rights under 3.20(7).

Please respond in writing or e-mail to Kim Trueblood, Marathon County Clerk
kim.trueblood@co.marathon.wi.us **within 30 days if the lands listed below are determined to meet your programs needs or if your municipality has no interest.**

By Authority of: Kim Trueblood, Marathon County Clerk
Dated August 17, 2021

Parcel Descriptions:

234495 Fire Station Road
Wausau, WI 54403

SEC 15-29-08 PT OF SW 1/4 NW 1/4 W 104.36' OF - COM AT W 1/4 COR OF SEC N 88 DEG E 760.02' N 1 DEG W 2.72' TO POB E 313.14' N 1 DEG W 417.44' W 313.08 FT S 1 DEG E 417.44' TO BEG N/D/A LOT 1 CSM VOL 11 PG 63 (#2893) (DOC #783041)

404 West Main St.
Spencer, WI 54479

PLAT OF IRENE LOT 4 BLK 24 ALSO W 1/2 OF LOT LOT 5 ALSO THAT PT OF SE1/4 SE1/4 SEC 6-26-2 LYG W & CONTIG TO W LN OF SD LOT 4 INCL S 1/2 VAC ALLEY LYG N OF SD PCL

Email and Mail Notification: August 17, 2021

**APPRAISAL REPORT
OF**



404 W MAIN ST
SPENCER, WI 54479

PREPARED FOR

NO AMC
MARATHON COUNTY CLERK
WAUSAU WI 54402

AS OF

09/01/2021

PREPARED BY

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

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meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

09/02/2021

MARATHON COUNTY CLERK
WAUSAU WI 54402

RE: NONE
404 W MAIN ST
SPENCER, WI 54479
File No. marathon county
Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

404 W MAIN ST, SPENCER, WI 54479

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 09/01/2021 is:

\$ 35,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



Gordon A Meyer

SUMMARY OF SALIENT FEATURES

File No. marathon county
Case No.

SUBJECT INFORMATION	
Subject Address	404 W MAIN ST
Legal Description	SEE ADDENDUM
City	SPENCER
County	Marathon
State	WI
Zip Code	54479
Census Tract	9606
Map Reference	56
SALES PRICE	
Sale Price	\$
Date of Sale	N/A
CLIENT	
Borrower	NONE
Lender/Client	MARATHON COUNTY CLERK
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	1,592
Price per Square Foot	\$ 0.00
Location	N;Res;
Age	91
Condition	C5
Total Rooms	7
Bedrooms	3
Baths	1.1
APPRAISER	
Appraiser	Gordon A Meyer
Date of Appraised Value	09/01/2021
VALUE	
Final Opinion of Value \$	35,000

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



**FRONT OF
SUBJECT PROPERTY**
404 W MAIN ST
SPENCER, WI 54479



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



GARAGE



GARAGE/PATIO



BACK PATIO

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address		WAUSAU WI 54402		



HOME ROOF



GARAGE



FRONT DOOR

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SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address		WAUSAU WI 54402		



TRIM



OLD SHED/NO VALUE



FLOOR/KITCHEN

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



KITCHEN



KITCHEN



KITCHEN

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address		WAUSAU WI 54402		



KITCHEN



TOILET



WALL IN BASEMENT STAIRS

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



FURNACE



WATER HEATER



BASEMENT

Borrower NONE

Property Address 404 W MAIN ST

City SPENCER County Marathon State WI Zip Code 54479

Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402



COMPARABLE SALE # 1
508 N ASH AVE
MARSHFIELD, WI 54449



COMPARABLE SALE # 2
7679 N 1ST ST
ELAND, WI 54427



COMPARABLE SALE # 3
220 W REDWOOD ST
EDGAR, WI 54426

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 404 W MAIN ST City SPENCER State WI Zip Code 54479
 Borrower NONE Owner of Public Record MARATHON COUNTY County Marathon
 Legal Description SEE ADDENDUM
 Assessor's Parcel # 56-0320-024-004-00-00 Tax Year 2020 R.E. Taxes \$ 0
 Neighborhood Name SPENCER Map Reference 56 Census Tract 9606
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) DETERMINE CURRENT VALUE
 Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). OWNER

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$0;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE AGE One-Unit 65 %
Built-Up	Over 75% <input checked="" type="checkbox"/>	25-75% <input type="checkbox"/>	Under 25% <input type="checkbox"/>	Demand/Supply	Shortage <input checked="" type="checkbox"/>	In Balance <input type="checkbox"/>	Over Supply <input type="checkbox"/>	\$ (000) (yrs) 2-4 Unit 05 %
Growth	Rapid <input type="checkbox"/>	Stable <input checked="" type="checkbox"/>	Slow <input type="checkbox"/>	Marketing Time	Under 3 mths <input checked="" type="checkbox"/>	3-6 mths <input type="checkbox"/>	Over 6 mths <input type="checkbox"/>	40 Low 4 Multi-Family 02 %
Neighborhood Boundaries THE NEIGHBORHOOD IS THE VILLAGE OF SPENCER SOUTH TO WILLOW, NORTH TO ELM ST, WEST TO WASHINGTON AND EAST TO ADAMS.			200 High 110 Commercial 25 %			80 Pred. 35 Other VAC 03 %		
Neighborhood Description THE SUBJECT IS LOCATED IN THE SMALL VILLAGE OF SPENCER, THE IMMEDIATE AREA IN ON THE MAIN EAST WEST TRAFFIC ROUTE., THERE ARE RESIDENTIAL UNITS NORTH AND SOUTH AND WEST AND SOME COMMERCIAL PROPERTY EAST.								
Market Conditions (including support for the above conclusions) THE GENERAL MARKET CONDITIONS HAVE IMPROVED SOME OVER THE PAST 2-3 YEARS WITH MORE STABLE PRICING AND SHORTER MARKET TIMES. WHILE THEY VARY, LIST TO SALES RATIO ARE 88-100% AND AVERAGE MARKET TIME IS ABOUT 70 DAYS								

Dimensions 100X148.09 Area 14809 sf Shape Rectangular View N;Res;
 Specific Zoning Classification RESIDENTIAL Zoning Description RESIDENTIAL USE
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
 Electricity Water Street PAVED
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 55073CO525F FEMA Map Date 07/22/2010
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 THIS SITE CONFORMS WITH LOCAL ZONING. THERE IS NO INDICATION OF ANY ADVERSE EASEMENTS OR ENCROACHMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Foundation Walls	Concrete/AVE	Floors	CN/TILE/DATED
# of Stories	2			Exterior Walls	SLATE/AVE	Walls	Dry WALL/ AVE
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	796 sq. ft.	Roof Surface	SHINGLE/AVE	Trim/Finish	Wood/AVE
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/AVE	Bath Floor	TILE/AVE
Design (Style)	2 STORY	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	WDH/DATED	Bath Wainscot	INSERTS
Year Built	~1930	Evidence of <input type="checkbox"/> Infestation	None EV	Storm Sash/Insulated	COMB/DATED	Car Storage	None
Effective Age (Yrs)	25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	COMB/DATED	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Amenities		Woodstove(s) #	0
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	Fireplace(s) #	0	Fence	NONE
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	1	<input checked="" type="checkbox"/> Porch	OPEN
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	NONE	Pool	NONE	<input checked="" type="checkbox"/> Other	
Appliances	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area above grade contains: 7 Rooms 3 Bedrooms 1.1 Bath(s) 1,592 Square Feet of Gross Living Area Above Grade Additional features (special energy efficient items, etc.) THE SUBJECT HAS 100 AMP ELECTRIC SERVICE, GAS WATER HEATER, OPEN PORCH AND OPEN PATIO. THERE IS A GARAGE BUT IT HAS PARTLY BURNED DOWN Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5:No updates in the prior 15 years;See comments - SUBJECT CONDITION							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe WATER PROBLEM NEEDS TO BE ADDRESSED AND THE GARAGE NEEDS TO REMOVED AND AREA CLEANED.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe THE SUBJECT CONFORMS WITH THE AREA BOTH IN TERMS OF STYLE AND VALUE RANGE.							

Uniform Residential Appraisal Report

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 35,000 to \$ 35,000		There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 40,000 to \$ 50,000						
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3				
Address	404 W MAIN ST SPENCER, WI 54479	508 N ASH AVE MARSHFIELD, WI 54449	7679 N 1ST ST ELAND, WI 54427	220 W REDWOOD ST EDGAR, WI 54426				
Proximity to Subject		9.25 miles SE	53.69 miles E	20.04 miles NE				
Sale Price	\$ 50,000	\$ 40,000	\$ 40,000	\$ 40,000				
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 46.30 sq. ft.	\$ 33.03 sq. ft.	\$ 20.39 sq. ft.				
Data Source(s)	MLS# 22102641;DOM 28	MLS# 1700722;DOM 45	MLS# 22004826;DOM 441					
Verification Source(s)	WOODCOUNTY REC	MARATHON COUNTY REC	MARATHON COUNTY REC					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing	ArmLth	ArmLth		ArmLth				
Concessions	Cash;0	Conv;0		Cash;0				
Date of Sale/Time	s06/21;Unk	0	s05/21;Unk	0	s05/21;Unk	0		
Location	N;Res;	N;Res;	-7,500	N;Res;	N;Res;			
Leasehold/Fee Simple	Fee Simple	FEE SIMPLE		FEE SIMPLE	FEE SIMPLE			
Site	14809 sf	8276 sf	0	14810 sf	0	7405 sf	0	
View	N;Res;	N;Res;		N;Res;	N;Res;			
Design (Style)	DT2;2 STORY	DT2;1.5 STORY	0	DT2;1.5 STORY	0	DT2;2 STORY	0	
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	~87	~75	0	~101	0	121	0	
Condition	C5	C5	-4,000	C4	-12,000	C5	-4,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 3 1.1	5 3 1.0	+2,000	5 3 1.0	+2,000	5 3 1.2	-2,000	
Gross Living Area	1,592 sq. ft.	1,080 sq. ft.	+4,096	1,211 sq. ft.	+3,048	1,962 sq. ft.	-2,960	
Basement & Finished Rooms Below Grade	796sf0sfin	720sf0sfin	0	0sf	+4,000	800sf0sfin	0	
Functional Utility	Average	AVERAGE		AVERAGE		AVERAGE		
Heating/Cooling	FWA/NONE	GAS/NONE	0	GAS/NONE	0	GAS/NONE	0	
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION		
Garage/Carport	2dw	1gd2dw	-3,000	2dw		2ga2dw	-6,000	
Porch/Patio/Deck	Porch/PATIO	STOOP	+1,000	DECK/SHED	0	PORCH	+1,000	
GARAGE REMOVAL		NONE	-4,000	NONE	-4,000	NONE	-4,000	
Net Adjustment (Total)		+ X -	\$ -11,404	+ X -	\$ -6,952	+ X -	\$ -17,960	
Adjusted Sale Price of Comparables		Net Adj: -23%	Gross Adj: 51%	\$ 38,596	Net Adj: -17%	Gross Adj: 63%	\$ 33,048	
						Net Adj: -45%	Gross Adj: 50%	\$ 22,040
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain								
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.								
Data source(s) COUNTY								
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.								
Data source(s) COUNTY/MLS								
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).								
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3				
Date of Prior Sale/Transfer								
Price of Prior Sale/Transfer								
Data Source(s)	MARATHON COUNTY REC	WOOD COUNTY REC	MARATHON COUNTY	MARATHON COUNTY REC				
Effective Date of Data Source(s)	09/01/2021	09/01/2021	09/01/2021	09/01/2021				
Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS NOT SOLD IN THE PAST 36 MONTHS, IT DOES NOT APPEAR THAT ANY OF THE COMPARABLE SALES RESOLD IN A 12 MONTH PERIOD PRIOR TO THE LAST SALE DATE								
Summary of Sales Comparison Approach SALE 1 HAS A SUPERIOR LOCATION, IT ALSO HAS A ROOF PROBLEM AND SOME OF THE FLOOR COVERINGS NEED TO BE REPLACED, IT DID NOT APPEAR TO HAVE A MOLD PROBLEM. SALE 2 WAS SUPERIOR IN CONDITION BUT DID NOT HAVE A BASEMENT, SALE 3 HAD PART USED AS A BUSINESS AND WOULD NEED TO BE REFINISHED. SALES 1 & 2 ARE GIVEN THE MOST WEIGHT.								
Indicated Value by Sales Comparison Approach \$ 35,000								
Indicated Value by: Sales Comparison Approach \$ 35,000 Cost Approach (if developed) \$ 25,000 Income Approach (if developed) \$ 0								
THE SALES COMPARISON APPROACH AND COST APPROACH WERE USED TO PROVIDE THE VALUE ESTIMATE. IT WOULD BE TYPICAL TO BUY THIS AT MARKET VALUE AND USE IT FOR INCOME PROPERTY								
SO THE INCOME APPROACH WAS NOT USED.								
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. THE VALUE IS GIVEN AS IS								
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is								
\$ 35,000 as of 09/01/2021, which is the date of inspection and the effective date of this appraisal.								

SALES COMPARISON ANALYSIS

RECONCILIATION

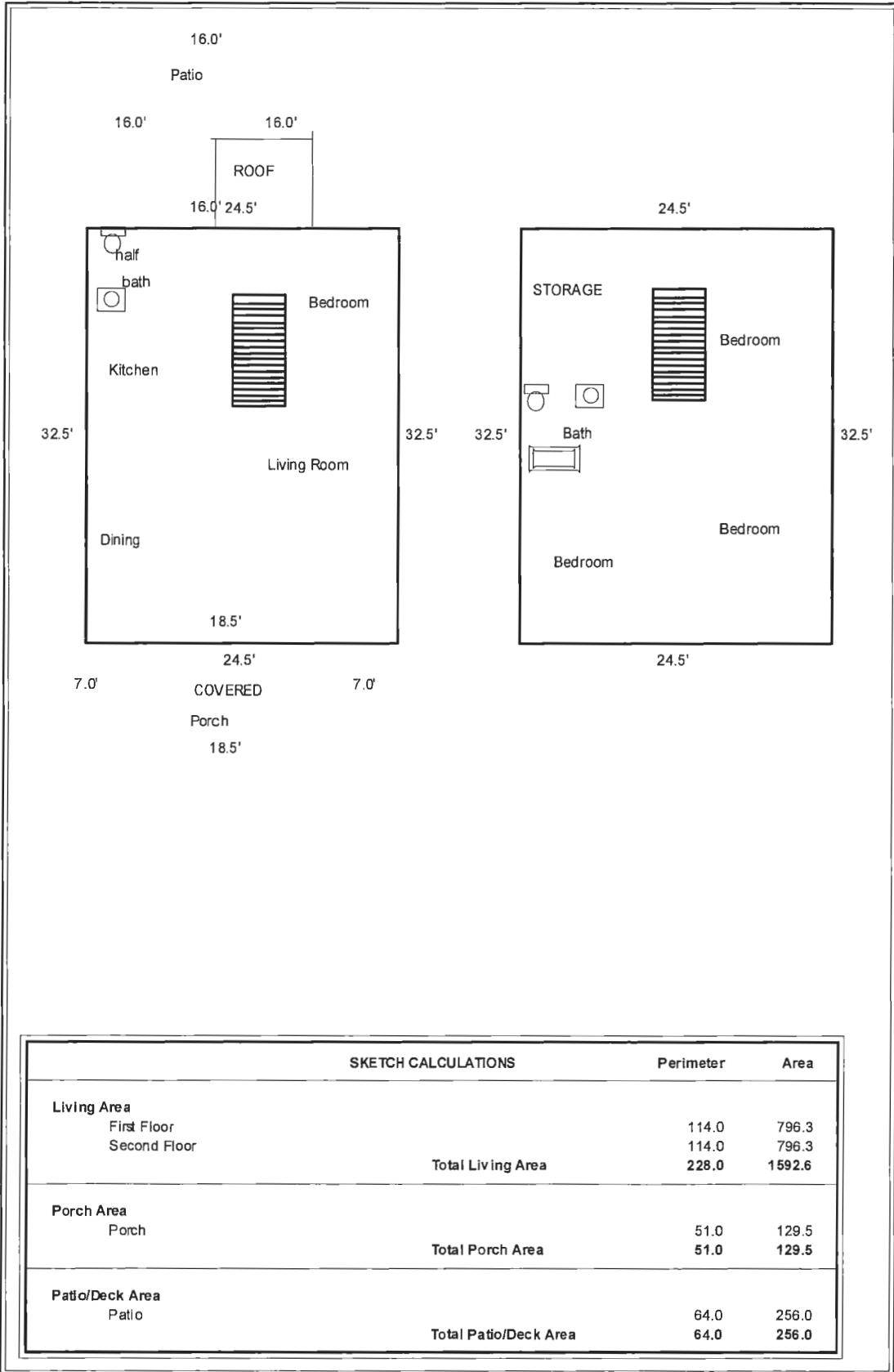
Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	LEGAL DESCRIPTION							
	PLAT OF IRENE LOT 4 BLOCK 24 ALSO W 1/2 OF LOT 5, ALSO THAT PT OF SE1/4 SE1/4 SEC 6-26-2 LYG W AND CONTIG TO WEST LINE SAID LOT 4 INCL S1/2 VAC ALLEY LYG N OF SD PCL VILLAGE OF SPENCER, MARATHON COUNTY WISCONSIN							
	LOT SIZE..... PER COUNTY.... .225 ACRES							
	GENERAL COMMENTS							
	THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT, WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY TO HELP ESTIMATE A MARKET VALUE FOR QUICK AND REASONABLE SALE							
	THE SUBJECTS SITE WOULD HAVE A HIGHEST AND BEST USE AS IF VACANT AS A RESIDENTIAL SITE.							
	THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND COMPARABLE LISTINGS IN THE SPENCER AREA ML'S. VACANT SITE SALES WERE REVIEWED TO HELP IN THE SITE SECTION OF THE COST APPROACH.							
	THE DEFINITION OF MARKET VALUE IS TAKEN FROM FIRREA							
	THE REPORT WAS REQUESTED BY MARATHON COUNTY							
	SOME OF THE SALES DATA WAS OVER 6 MONTHS OLD WHICH IS COMMON IN SPENCER REPORTS. ALL SALES USED ARE CONSIDERED TO BE GOOD SALES AND THEY ARE ALL CLOSED SALES. SOME SALES ARE OVER 1 MILE FROM THE SUBJECT BUT IN SPENCER.							
EXPOSURE TIME IS ESTIMATED AT 120 DAYS AND MARKET TIME AT 90-240 DAYS.								
I HAVE NOT COMPLETED ANY VALUATION ON THE SUBJECT IN THE PAST 36 MONTHS								
ALL MECHANICAL SYSTEMS WERE ON AND FUNCTIONAL ALL UTILITIES SYSTEMS WERE ON AND FUNCTIONAL								
ITEMS CONSIDERED IN VALUE								
COST TO REMOVE GARAGE								
COST TO REPAIR WALLS AND CEILINGS, COST TO CLEAN MOLD IF FOUND								
COST TO REPAIR WINDOWS								
COST TO REPLACE FLOOR COVERINGS								
MISC MINOR REPAIRS								
COST APPROACH TO VALUE (not required by Fannie Mae.)								
Provide adequate information for the lender/client to replicate your cost figures and calculations.								
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SITE VALUE IS TAKEN FROM SITE SALES IN THE AREA AND GENERAL OFFICE INFORMATION								
COST APPROACH	ESTIMATED	<input type="checkbox"/>	REPRODUCTION OR	<input checked="" type="checkbox"/>	REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	18,500
	Source of cost data	M & S AND LOCAL DATA			Dwelling	1,592	Sq. Ft. @ \$	= \$ 0
	Quality rating from cost service	AVE		Effective date of cost data	01/01/2021	Bsmt.	796	Sq. Ft. @ \$ = \$ 0
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)				Garage/Carport		Sq. Ft. @ \$	= \$ 0
	THE COST APPROACH WAS NOT INCLUDED GIVEN THE AGE AND CONDITION OF THE IMPROVEMENTS. THE COST APPROACH IS BEST USED ON IMPROVEMENTS THAT ARE NEW OR ALMOST NEW AND ONES THAT HAVE NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE.				Total Estimate of Cost-new			= \$ 0
					Less	Physical 24	Functional 0	External 0
					Depreciation	0	0	0 = \$ (0)
					Depreciated Cost of Improvements			= \$ 0
					"As-is" Value of Site Improvements			= \$ 6,500
					Estimated Remaining Economic Life (HUD and VA only)	35	Years	Indicated Value By Cost Approach
INCOME APPROACH TO VALUE (not required by Fannie Mae.)								
INCOME	Estimated Monthly Market Rent \$	0	X Gross Multiplier	0	= \$	0	Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH WAS NOT USED							
PROJECT INFORMATION FOR PUDs (if applicable)								
Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached								
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.								
Legal Name of Project								
Total number of phases		Total number of units		Total number of units sold				
Total number of units rented		Total number of units for sale		Data source(s)				
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.								
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.								
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.								
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.								
Describe common elements and recreational facilities.								

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SKETCH ADDENDUM

File No. marathon county
 Case No.

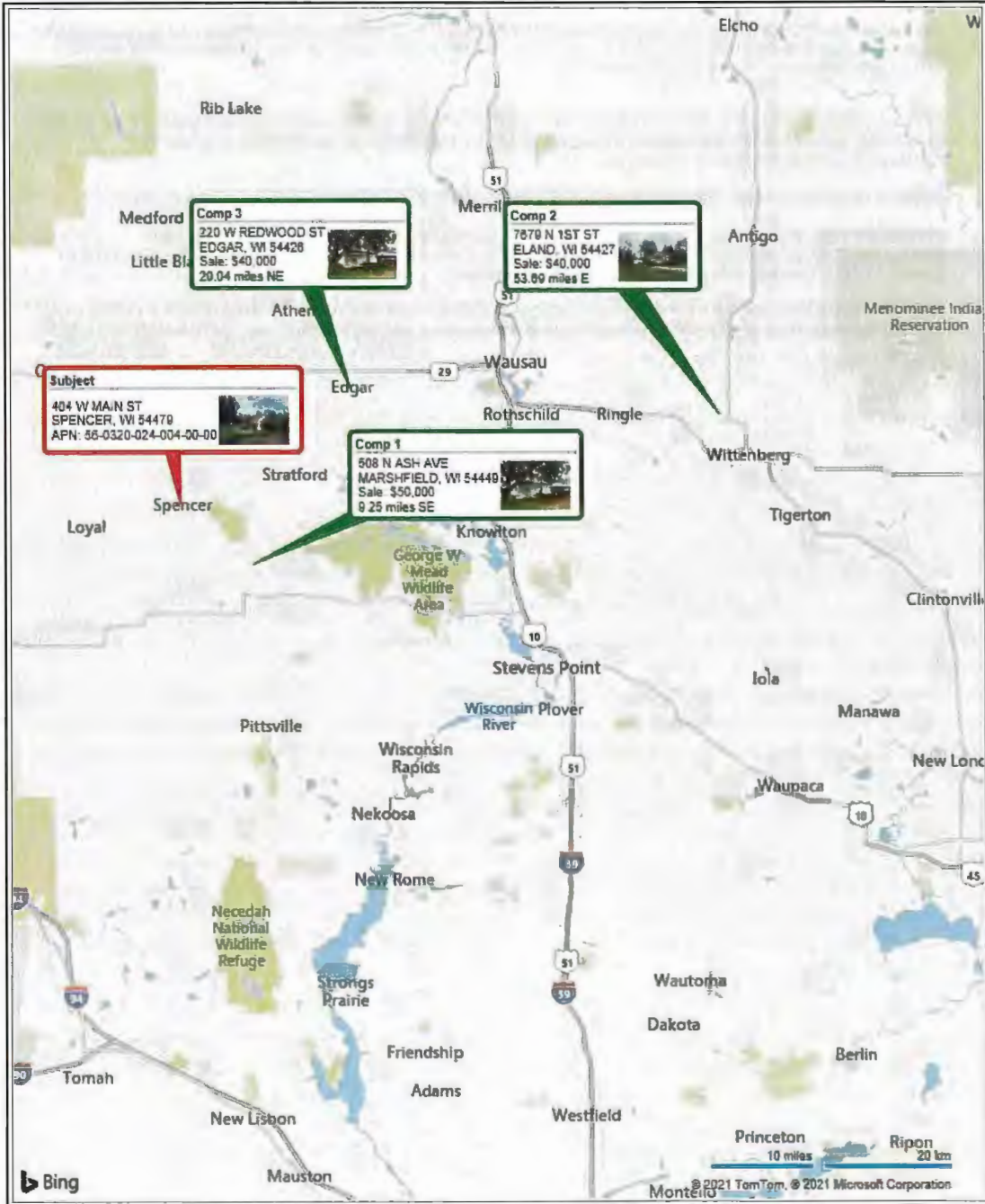
Borrower NONE
 Property Address 404 W MAIN ST
 City SPENCER County Marathon State WI Zip Code 54479
 Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402



SKETCH CALCULATIONS		Perimeter	Area
Living Area			
First Floor		114.0	796.3
Second Floor		114.0	796.3
Total Living Area		228.0	1592.6
Porch Area			
Porch		51.0	129.5
Total Porch Area		51.0	129.5
Patio/Deck Area			
Patio		64.0	256.0
Total Patio/Deck Area		64.0	256.0

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK			Address WAUSAU WI 54402			

SUBJECT	COMP 1	COMP 2	COMP 3
---------	--------	--------	--------



COMP 4	COMP 5	COMP 6
--------	--------	--------

Borrower NONE

Property Address 404 W MAIN ST

City SPENCER County Marathon State WI Zip Code 54479

Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

DEFINITIONS

WHEN USED WITHIN A REPORT THE FOLLOWS ITEMS ARE DEFINED AS"

HYPOTHETICAL CONDITION: A CONDITION DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, WHICH CONTRARY TO WHAT IS KNOWN BY THE APPRAISER TO EXIST ON THE EFFECTIVE DATE OF THE ASSIGNMENT RESULTS, BUT IS USED FOR THE PURPOSES OF ANALYSIS

EXTRAORDINARY ASSUMPTION: AN ASSUMPTION, DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, AS OF THE EFFECTIVE DATE OF THE ASSIGNMENT RESULTS, WHICH, IF FOUND TO BE FALSE, COULD ALTER THE APPRAISER'S OPINIONS OR CONCLUSIONS

COUNTY LAND RECORDS: COMPUTER PROPERTY RECORDS FOR EACH PROPERTY WITHIN A COUNTY.

EXPOSURE TIME: ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL

SOME OF THE DATA IS OVER 6 MONTHS OLD AND OVER 1 MILE FROM THE SUBJECT, THIS IS NOT A LARGE CITY AND AS SUCH DATA IS SCATTERED AND NOT ALWAYS AVAILABLE WITHIN IN 1 MILE AND WITH 6 MONTH SALES DATES.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the third property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Gordon A Meyer
 Company Name meyer appraisal service
 Company Address 4503 AUGUSTINE AVE
WESTON, WI 54476
 Telephone Number 715 359 2445
 Email Address GMEYERAPPRAISAL@GMAIL.COM
 Date of Signature and Report 09/02/2021
 Effective Date of Appraisal 09/01/2021
 State Certification # 1040-10
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2021

ADDRESS OF PROPERTY APPRAISED
404 W MAIN ST
SPENCER, WI 54479

APPRAISED VALUE OF SUBJECT PROPERTY \$ 35,000
 LENDER/CLIENT
 Name NO AMC
 Company Name MARATHON COUNTY CLERK
 Company Address WAUSAU WI 54402
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating DefinitionsFile No. marathon county
Case No.**Requirements - Condition and Quality Ratings Usage**

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions**C1**

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. marathon county
Case No.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report**

File No. marathon county
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sgm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower NONE
Property Address 404 W MAIN ST
City SPENCER County Marathon State WI Zip Code 54479
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

NO. 1040 - 10

EXPIRES: 12/14/2021

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
GORDON A MEYER

was granted a certificate to practice as a
CERTIFIED GENERAL APPRAISER, ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 7th day of January in the year 2000.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



David P. Linn
State Secretary

This certificate was printed on the 18th day of December in the year 2019

Borrower NONE
Property Address 404 W MAIN ST
City SPENCER County Marathon State WI Zip Code 54479
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

Marathon County

Owner (s):
MARATHON COUNTY

Location:
SE1/4 SE1/4, Sect. 6, T26N, R2E

Mailing Address:
**MARATHON COUNTY
500 FOREST ST
WAUSAU, WI 54403**

School District:
5467 - SPENCER

Tax Parcel ID Number: Tax District: Status:
181-2602-064-1057 181-VILLAGE OF SPENCER Active

Alternate Tax Parcel Number: Government Owned: Acres:
56-0320-024-004-00-00 0.0000

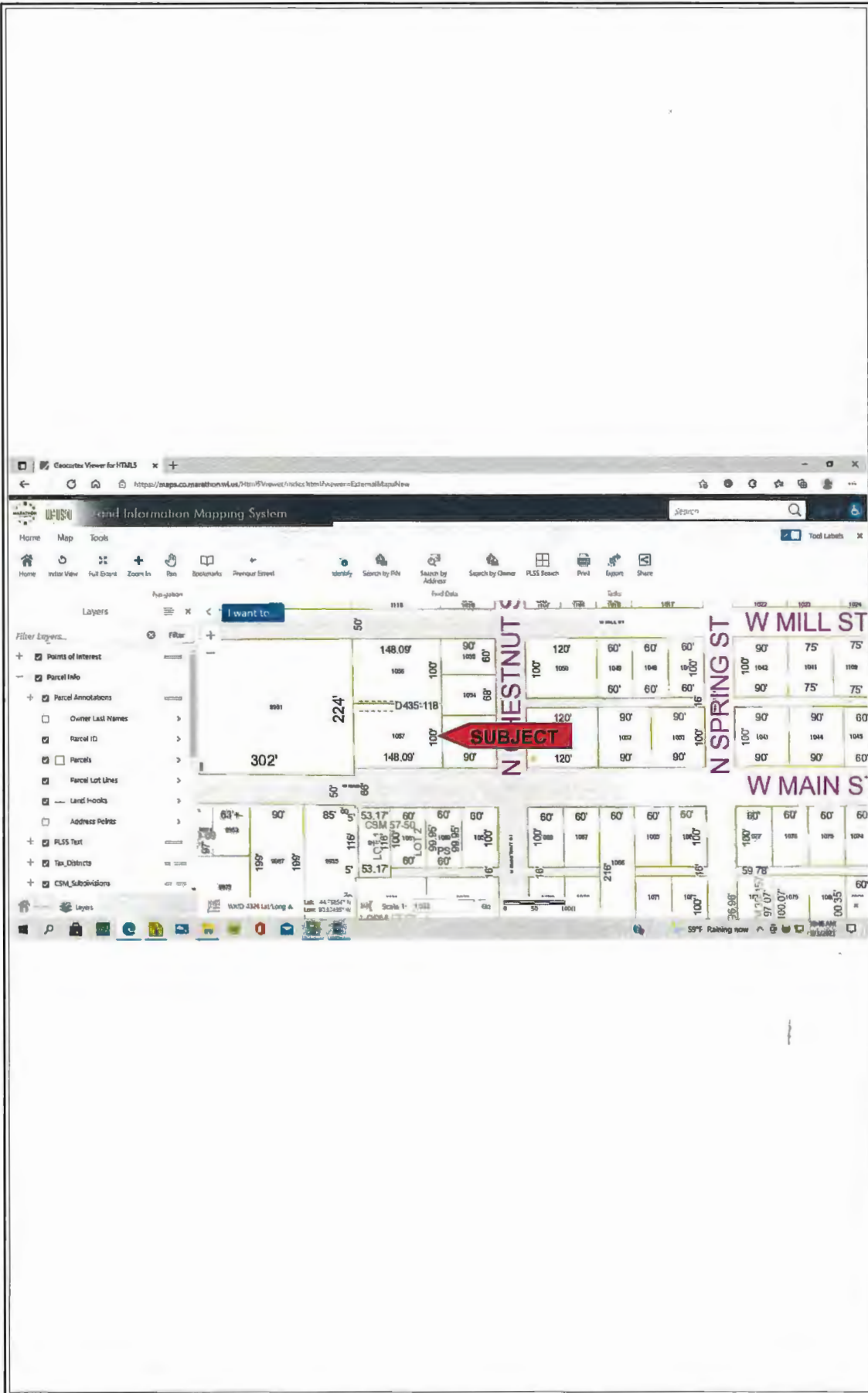
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**PLAT OF IRENE LOT 4 BLK 24 ALSO W 1/2 OF LOT LOT 5 ALSO THAT PT OF SE1/4 SE1/4 SEC 6-26-2
LYG W & CONTIG TO W LN OF SD LOT 4 INCL S 1/2 VAC ALLEY LYG N OF SD PCL**

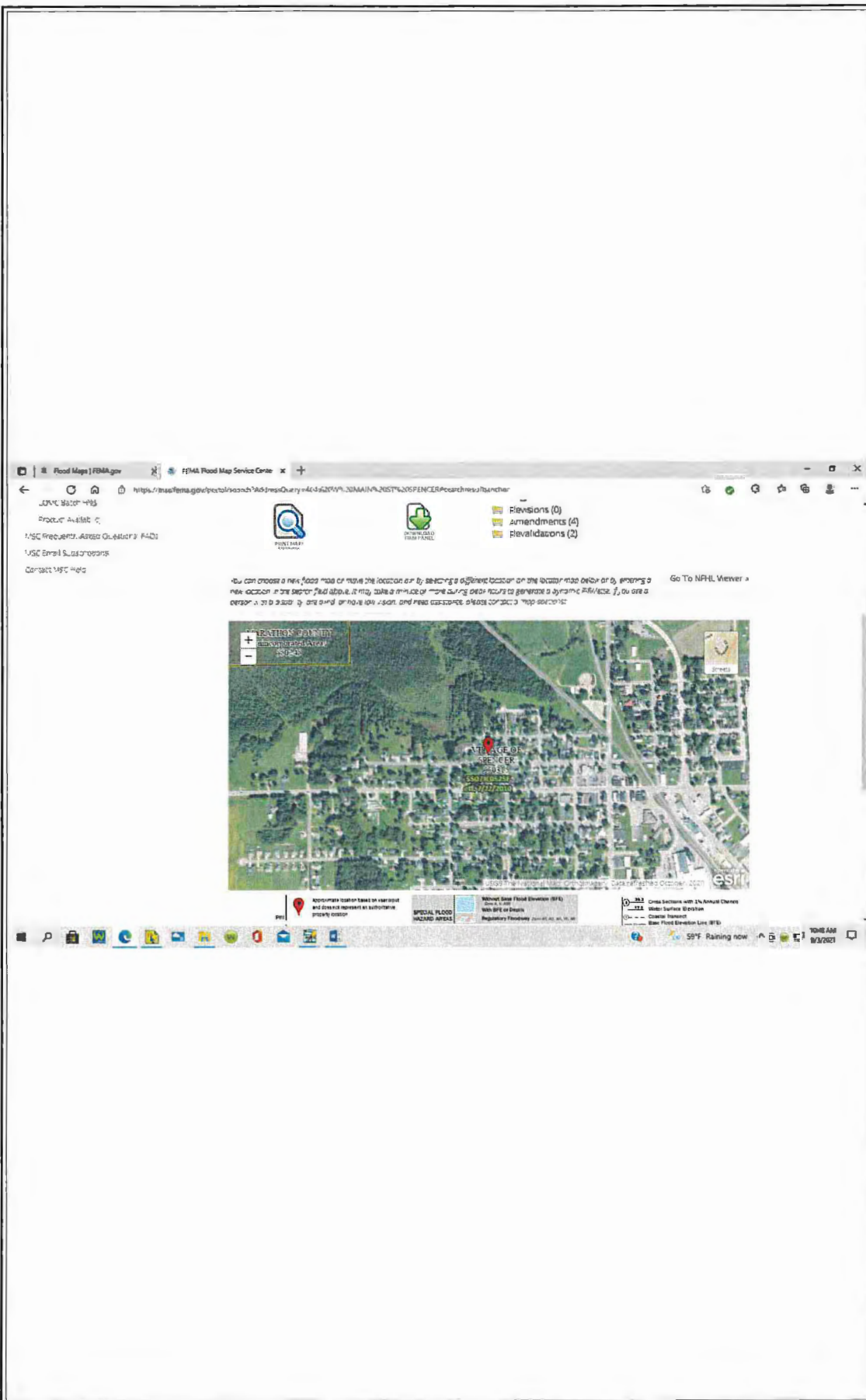
Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
404 W MAIN ST SPENCER, WI 54479

No Sales History information was found for this tax parcel.

Borrower NONE
Property Address 404 W MAIN ST
City SPENCER County Marathon State WI Zip Code 54479
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402



Borrower NONE
Property Address 404 W MAIN ST
City SPENCER County Marathon State WI Zip Code 54479
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402



meyer appraisal service
COMMENT ADDENDUM

File No. marathon county
Case No.

Borrower NONE

Property Address 404 W MAIN ST

City SPENCER

State

WI

Zip Code

54479

Lender/Client MARATHON COUNTY CLERK

Address WAUSAU WI 54402

SUBJECT CONDITION

THE SUBJECT IS A WOOD FRAME TWO STORY HOME CONSTRUCTED FROM AVERAGE GRADE MATERIALS. IT HAS NOT BEEN WELL MAINTAINED AND MOST OF THE FLOOR COVERINGS NEED TO BE REPLACED, IT APPEARS THE WINDOWS WERE REPLACED BUT ARE VERY DIRTY AND COVERED WITH MILDEW AND THERE ARE A FEW THAT ARE BROKE. THE UPPER LEVEL THE UPPER LEVEL BATH ROOF IS AVERAGE, ONE BEDROOM IS ADEQUATE, A STORAGE ROOM HAS A POOR CEILING AND ONE BEDROOM NEEDS TO BE ALL REFINISHED. THERE IS MOLD ON THE CEILING IN ANOTHER BEDROOM AND AN INDICATION OF A ROOF PROBLEM. AN EXTERIOR VIEW OF THE ROOF SHOWS THE SHINGLES TO BE ADEQUATE, BUT THERE IS NO QUESTION WATER IS GETTING IN SOME WHERE. THE HOME IS CLUTTERED AND NEEDS CLEANING AND THE BASEMENT IS DAMP AND CLUTTERED. THE FURNACE DOES NOT APPEAR TO BE VERY OLD.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



ELECTRIC



BASEMENT



UPPER CLOSET CEILING

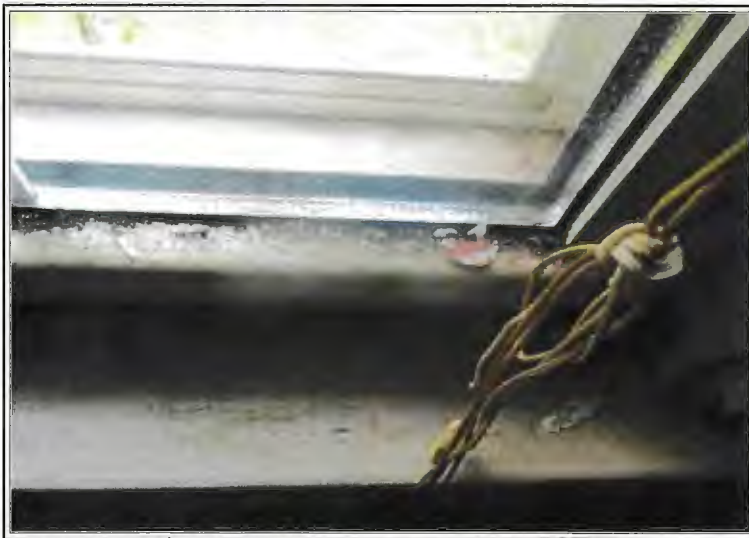
meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



MOLD ON BEDROOM CEILING



WINDOWS



WALL IN BEDROOM

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



FLOR COVERINGS



WALL SAME BEDROOM

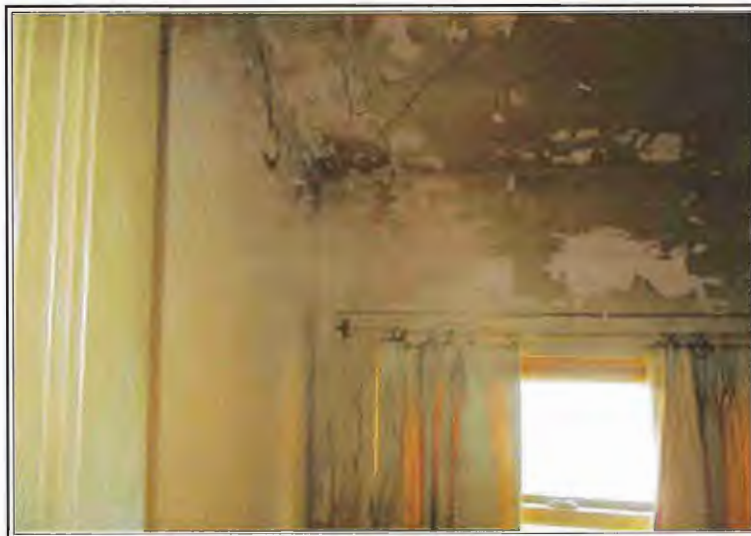


SAME BEDROOM

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



LANDING



CLOSET ROOM



CLOSET

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



BEDROOM UP

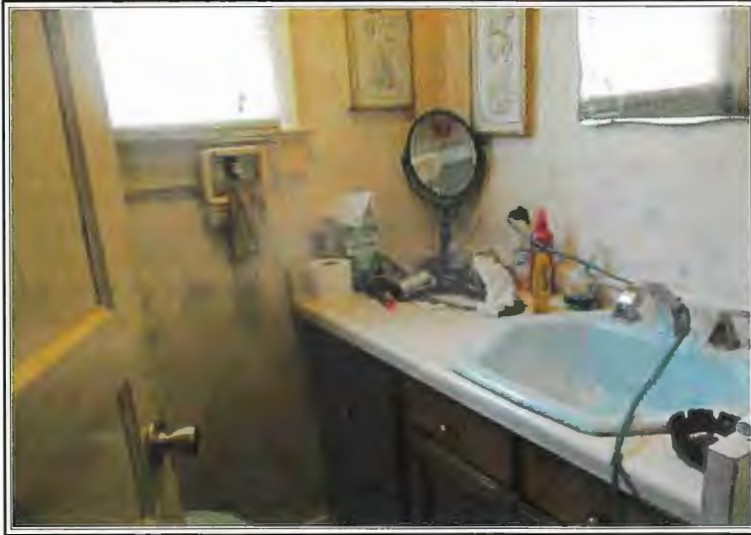


BEDROOM UP



LIVING ROOM

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



HALF BATH



FULL BATH



FULL BATH

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SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

Borrower	NONE						
Property Address	404 W MAIN ST						
City	SPENCER	County	Marathon	State	WI	Zip Code	54479
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402			



UPPER BEDROOM CEILING



BEDROOM CEILING



CEILING

INVOICE

Date: 09/02/2021

File No. marathon county
Case No.

Prepared for:

MARATHON COUNTY CLERK
WAUSAU WI 54402

Property Appraised:

NONE
404 W MAIN ST
SPENCER, WI 54479

Work Performed:

	\$ 425.00
	\$
	\$
	\$
	\$
	\$
Total Amount Due:	\$ 425.00

Please make checks payable to:

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

**APPRAISAL REPORT
OF**



234495 FIRE STATION RD
WAUSAU, WI 54403

PREPARED FOR

NO AMC
MARATHON COUNTY CLERK
500 FOREST ST
WAUSAU WI 54403

AS OF

09/06/2021

PREPARED BY

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

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meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476
581 3077877

09/07/2021

MARATHON COUNTY CLERK
500 FOREST ST
WAUSAU WI 54403

RE: 234495 FIRE STATION RD
WAUSAU, WI 54403
File No. MARATHON COUNTY
Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

234495 FIRE STATION RD, WAUSAU, WI 54403

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 09/06/2021 is:

\$ 16,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



Gordon A Meyer

SUMMARY OF SALIENT FEATURES

File No. MARATHON COUNTY

SUBJECT INFORMATION	
Subject Address	234495 FIRE STATION RD
Legal Description	SEE ADDENDUM
City	WAUSAU
County	Marathon
State	WI
Zip Code	54403
Census Tract	8
Map Reference	59
SALES PRICE	
Sale Price	\$ _____
Date of Sale	N/A
CLIENT	
Borrower	_____
Lender/Client	MARATHON COUNTY CLERK
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	784
Price per Square Foot	\$ 0.00
Location	N;Res;
Age	61
Condition	C5
Total Rooms	4
Bedrooms	1
Baths	1.0
APPRAISER	
Appraiser	Gordon A Meyer
Date of Appraised Value	09/06/2021
VALUE	
Final Opinion of Value \$	16,000

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SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY

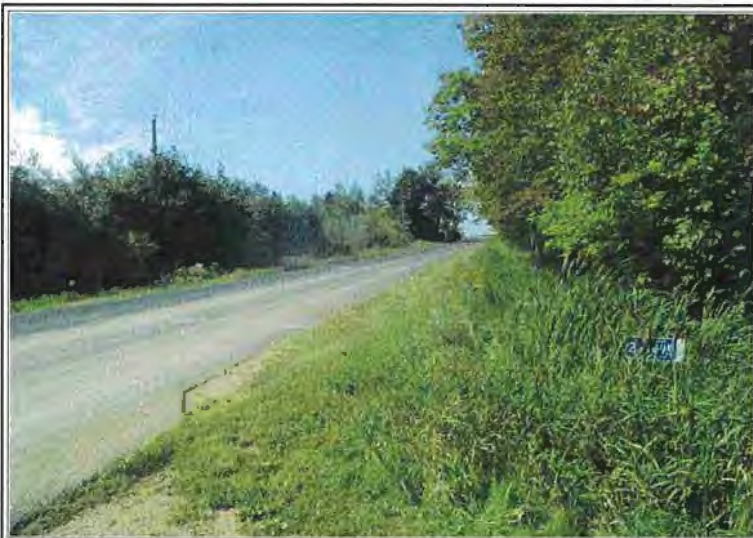
Borrower							
Property Address	234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY CLERK		Address	500 FOREST ST, WAUSAU WI 54403			



**FRONT OF
SUBJECT PROPERTY**
234495 FIRE STATION RD
WAUSAU, WI 54403



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower						
Property Address 234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code 54403
Lender/Client	MARATHON COUNTY CLERK		Address	500 FOREST ST, WAUSAU WI 54403		



SIDE



GARAGE/LEAN TO



GARAGE INTERIOR

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SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY

Borrower						
Property Address	234495 FIRE STATION RD					
City	WAUSAU	County	Marathon	State	WI	Zip Code 54403
Lender/Client	MARATHON COUNTY CLERK		Address	500 FOREST ST, WAUSAU WI 54403		



SOFFIT'S



GARAGE DOOR AND FLOOR



OIL ON GROUND

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY

Borrower						
Property Address 234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code 54403
Lender/Client MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403				



SIDING/SOFFIT'S



ROOF



LEAN TO

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY

Borrower						
Property Address 234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code 54403
Lender/Client	MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403			



BACK STEPS



KITCHEN



BATH

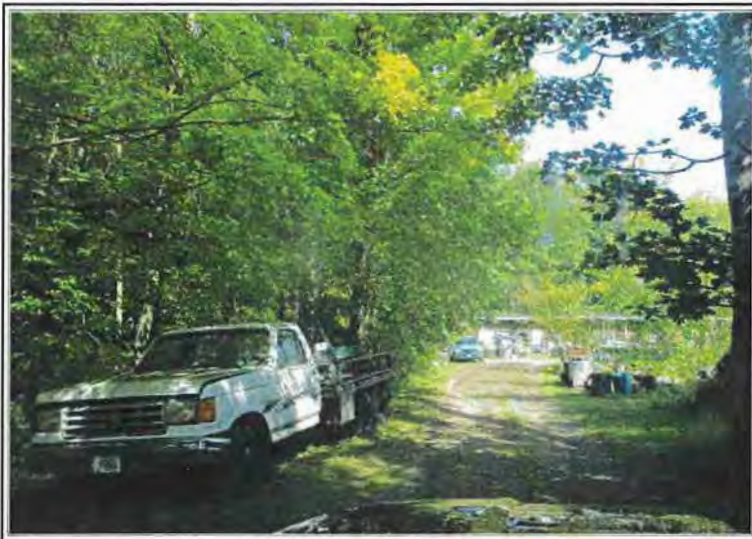
meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY

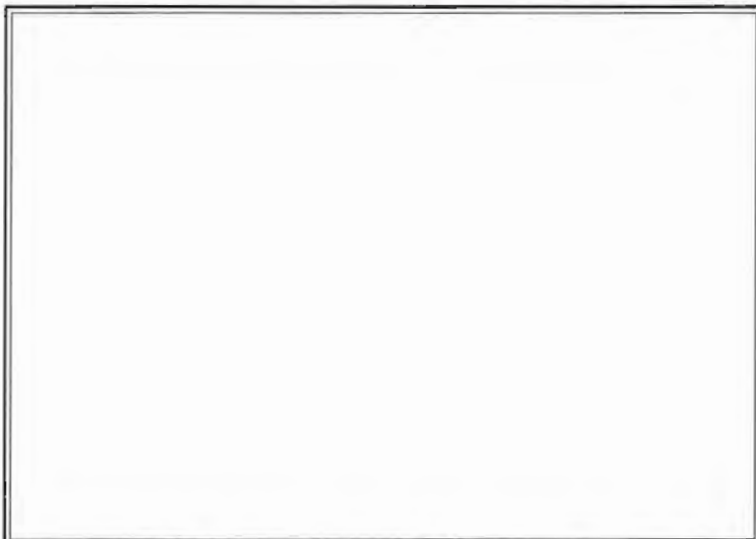
Borrower						
Property Address 234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code 54403
Lender/Client	MARATHON COUNTY CLERK		Address	500 FOREST ST, WAUSAU WI 54403		



YARD



YARD



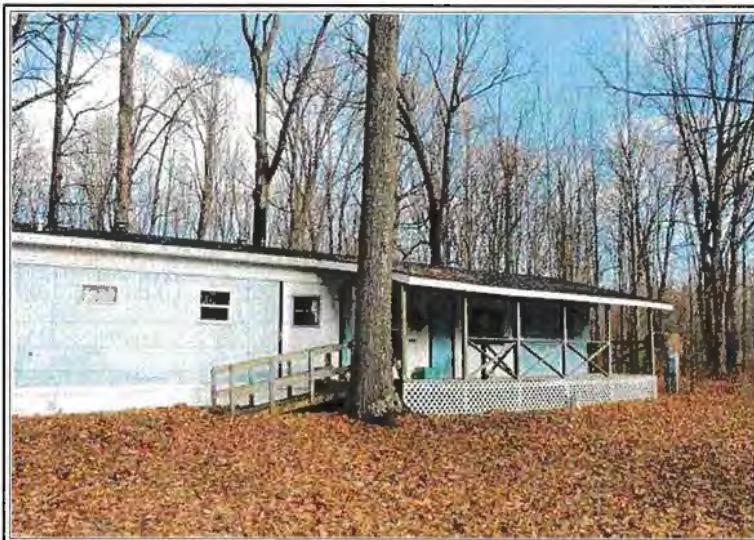
Borrower							
Property Address	234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403				



COMPARABLE SALE # 1
W 4896 STATE HIGHWAY 64
ELTON, WI 54430



COMPARABLE SALE # 2
1736 GREEN ACRES ROAD
MOSINEE, WI 54455



COMPARABLE SALE # 3
121372 COUNTY RD L
ATHENS, WI 54411

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **234495 FIRE STATION RD** City **WAUSAU** State **WI** Zip Code **54403**

Borrower _____ Owner of Public Record **MARATHON COUNTY CLERK** County **Marathon**

Legal Description **SEE ADDENDUM**

Assessor's Parcel # **080-2908-152-0989** Tax Year **2020** R.E. Taxes \$ **0**

Neighborhood Name **WAUSAU** Map Reference **59** Census Tract **8**

Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe) _____

Assignment Type Purchase Transaction Refinance Transaction Other (describe) **ESTIMATE VALUE FOR QUICK AND REASONABLE SALE**

Lender/Client **MARATHON COUNTY CLERK** Address **500 FOREST ST, WAUSAU WI 54403**

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offerings price(s), and date(s). **OWNER**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid. ; ;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	20 %
Built-Up	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demand/Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ (000)	(yrs)	2-4 Unit	%
Growth	Rapid	<input checked="" type="checkbox"/> Stable	Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	30	Low	4	Multi-Family %
Neighborhood Boundaries THE NEIGHBORHOOD IS NORTH TO HIGHWAY 64 WEST TO HIGHWAY 97 EAST TO HIGHWAY J AND SOUTH TO HIGHWAY 29								400	High	80	Commercial %
Neighborhood Description THE SUBJECT IS LOCATED IN A RURAL AREA SEVERAL MILES NORTHWEST OF WAUSAU. THE AREA IN RURAL IN NATURE AND INCLUDED FARM FIELDS, WOOD LANDS AS WELL AS A NUMBER OF SINGLE FAMILY HOMES ALONG THE ROADWAYS								165	Pred.	35	Other VAC 80 %

Market Conditions (including support for the above conclusions) **THE GENERAL MARKET CONDITIONS HAVE IMPROVED THE PAST SEVERAL YEARS WITH HIGHER PRICING AND SHORTER MARKET TIMES.**

Dimensions **IRREGULAR** Area **1.01 ac** Shape **Irregular** View **N;Woods;**

Specific Zoning Classification **AGRICULTURAL** Zoning Description **AGRICULTURAL, RESIDENTIAL PERMITTED**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements--Type** **Public Private**

Electricity Water Well Street paved

Gas Sanitary Sewer Septic Tank Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # **55073CO410F** FEMA Map Date **07/22/2010**

Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

THIS SITE CONFORMS WITH LOCAL ZONING. THERE IS NO INDICATION OF ANY ADVERSE EASEMENTS OR ENCROACHMENTS

General Description			Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/AVE		Floors	C/V/FAIR	
# of Stories 1	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	WOOD/HRD BARD/AVE		Walls	WALL BOARD/AVE	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	784 sq. ft.	Roof Surface	Shingle/POOR		Trim/Finish	Wood/AVE	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum//AVE		Bath Floor	Vinyl/FAIR	
Design (Style) MOBILE HOME	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	DH/DATED		Bath Wainscot	INSERT/AVE	
Year Built ~1960	Evidence of <input type="checkbox"/> Infestation	<input type="checkbox"/> None Vis	Storm Sash/Insulated	COMB/DATED		Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs) 50	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	COMB/DATED		<input checked="" type="checkbox"/> Driveway	# of Cars 3	
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input checked="" type="checkbox"/> Woodstove(s) # 0	Driveway Surface		GRAVEL		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <input type="checkbox"/> Electric	Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence	NONE		<input checked="" type="checkbox"/> Garage	# of Cars 1	
<input type="checkbox"/> Floor <input type="checkbox"/> Scullie	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	Carport		# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool	NONE		Other	None <input checked="" type="checkbox"/> Att. <input type="checkbox"/> Del. <input type="checkbox"/> Built-in		
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____								
Finished area above grade contains: 4 Rooms 1 Bedrooms 1.0 Bath(s) 784 Square Feet of Gross Living Area Above Grade								
Additional features (special energy efficient items, etc.) THE SUBJECT INCLUDES OPEN DECK, 6X8 ENCLOSED ENTRY, ATTACHED 1 CAR GARAGE PLUS PORT. IT WAS INDICATED IT HAS A WOOD STOVE AND ELECTRIC HEAT								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;See comments - SUBJECT CONDITION								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe THE ROOF NEEDS TO BE REPLACED.								
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe THE SUBJECT CONFORMS WITH THE AREA BOTH IN TERMS OF STYLE AS WELL AS VALUE RANGE								

Uniform Residential Appraisal Report

There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____		There are <u>3</u> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <u>25,000</u> to \$ <u>55,750</u>			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	234495 FIRE STATION RD WAUSAU, WI 54403	W 4896 STATE HIGHWAY 64 ELTON, WI 54430	1736 GREEN ACRES ROAD MOSINEE, WI 54455	121372 COUNTY RD L ATHENS, WI 54411	
Proximity to Subject		34.24 miles E	14.39 miles S	24.77 miles W	
Sale Price	\$ _____	\$ <u>25,000</u>	\$ <u>45,000</u>	\$ <u>55,750</u>	
Sale Price/Gross Liv. Area	\$ <u>0.00</u> sq. ft.	\$ <u>28.57</u> sq. ft.	\$ <u>60.73</u> sq. ft.	\$ <u>45.85</u> sq. ft.	
Data Source(s)		MLS# 22003324;DOM 29	MLS# 21814318;DOM 68	MLS# 22000747;DOM 111	
Verification Source(s)		LANGLADE CO LAND REC	MARATHON COUNTY REC	MARATHON COUNTY REC	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Cash;0	0
Date of Sale/Time		s07/20;Unk	0	s01/20;Unk	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	FEE SIMPLE		FEE SIMPLE	
Site	1.01 ac	32670 sf	0	2.00 ac	-2,000
View	N;Woods;	N;Res;Woods	0	N;Res;Woods	0
Design (Style)	DT1;MOBILE HOME	DT1;MOBILE HOME		DT1;MOBILE HOME	
Quality of Construction	Q4	Q4		Q4	
Actual Age	-59	42	0	-48	0
Condition	C5	C4	-10,000	C4	-20,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	
Room Count	4 1 1.0	4 2 1.0	0	5 3 2.0	-4,000
Gross Living Area	784 sq. ft.	875 sq. ft.	-1,638	741 sq. ft.	0
Basement & Finished	784sf0sfwo	800sf0sfjn		0sf	0
Rooms Below Grade				0sf	+4,000
Functional Utility	Average	AVERAGE		AVERAGE	
Heating/Cooling	Radiant	GAS/NONE		GAS/AIR	-1,500
Energy Efficient Items	INSULATION	INSULATION		INSULATION	
Garage/Carport	1ga3dw	2gd2dw		1gd2dw	0
Porch/Patio/Deck	DECK/ENTRY	DECK		PORCH	0
Fireplaces	WOOD STOVE	NONE		NONE	
	LEAN TO	NONE	+1,000	NONE	+1,000
PROPERTY CLEAN UP			-4,000		-4,000
Net Adjustment (Total)			\$ -14,638		\$ -22,500
Adjusted Sale Price of Comparables		Net Adj: -59% Gross Adj: 67% \$ 10,362		Net Adj: -50% Gross Adj: 72% \$ 22,500	Net Adj: -71% Gross Adj: 89% \$ 15,974

SALES COMPARISON ANALYSIS

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) COUNTY

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) COUNTY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MARATHON CO LAND REC	LANGLADECO LAND REC	MARATHON CO LAND REC	MARATHON CO LAND REC
Effective Date of Data Source(s)	09/06/2021	09/06/2021	09/06/2021	09/06/2021

Analysis of prior sale or transfer history of the subject property and comparable sales
THE SUBJECT HAS NOT SOLD IN 3 YEARS, AND IT DOES NOT APPEAR THAT ANY OF THE COMPARABLE SALES HAVE RESOLD IN A 12 MONTH PERIOD OF TIME PRIOR TO THE LAST SALE DATE INDICATED.

Summary of Sales Comparison Approach ALL SALES ARE MOBILE HOMES, SALE 1 IS A MODEST HOME SIMILAR TO THE SUBJECT, SALES 2 & 3 ARE IN MUCH BETTER CONDITION THAN THE SUBJECT, THEY DO NOT HAVE A BASEMENT, ADJUSTMENTS WERE MADE FOR SIZE, CONDITION AND THE YARD CLEAN UP NEEDED FOR THE SUBJECT. THE SUBJECT GARAGE AND LEAN TO WERE GIVEN VERY LITTLE VALUE. SALES 2 & 3 ARE GIVEN THE MOST WEIGHT GIVEN THEIR LOCATIONS.

Indicated Value by Sales Comparison Approach \$ 16,000

Indicated Value by: Sales Comparison Approach \$ 16,000 Cost Approach (if developed) \$ 22,500 Income Approach (if developed) \$ 0
THE SALES COMPARISON APPROACH WAS GIVEN MORE WEIGHT THAN THE COST APPROACH, THE INCOME APPROACH WAS NOT INCLUDED SINCE IT WOULD NOT BE TYPICAL TO BUY THIS AND USE IT FOR A RENTAL

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 16,000 as of 09/06/2021, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	LEGAL DESCRIPTION	
	SEC 15-29-08 PART OF SW1/4 NW1/4 W 104.36' OF -COM AT W 1/4 COR OF SEC MN 88 DEG E 760.02' N 1 DEG W 2.72' TO POB, E 313.14' N 1 DEG W 417.44' W 313.08' S 1 DEG E 417.44' TO BEG N/D/A/ LOT 1 CSM VOL 11 PAGE 63, MAP # 2893, MARATHON COUNTY WISCONSIN	
	LOT SIZE PER COUNTY 1.01 ACRES	
	THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY CLERK TO ESTIMATE MARKET VALUE FOR QUICK AND REASONABLE SALE, THEY ARE THE INTENDED USER OF THIS REPORT.	
	THE SUBJECTS SITE WOULD HAVE A HIGHEST AND BEST USE AS IF VACANT AS A RESIDENTIAL SITE	
	THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT PROPERTY, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN MLS SERVICE AS WELL AS A REVIEW OF VACANT SITE SALES FOR USE IN THE SITE SECTION OF THE COST APPROACH.	
	THE DEFINITION OF MARKET VALUE IS INCLUDED AND TAKEN FROM FIRREA	
	EXPOSURE TIME IS ESTIMATED AT 90 DAYS MARKET TIME 90-120 DAYS	
	THE REPORT WAS ORDERED BY MARATHON COUNTY CLERK	
	I HAVE NOT COMPLETED A REPORT ON THIS PROPERTY IN THE PAST 36 MONTHS	
ALL MECHANICAL SYSTEMS WERE ON AND FUNCTIONAL AT THE TIME OF THE INSPECTION, ALL UTILITY SERVICES WERE FUNCTIONAL		
COMPARABLE PICTURES TAKEN FOR THESE OR OTHER REPORTS		
THE SUBJECT HAS A WELL AND SEPTIC SERVICE, THESE ARE TYPICAL FOR THE AREA. THE EXTRAORDINARY ASSUMPTION IS MADE THAT THEY ARE TO CODE AND ADEQUATE. THERE IS NO PUBLIC SEWER AND WATER AVAILABLE.		
THE SUBJECT WAS VIEWED FROM THE EXTERIOR AND THE OWNER TOOK TWO PICTURES INSIDE AND I DISCUSSED THE CONDITION WITH HIM. HE HAD A LARGE DOG AND IT APPEARED I WAS BETTER OFF NOT ENTERING THE HOME. THE EXTRAORDINARY ASSUMPTION IS MADE THE INTERIOR CONDITION OF THE SUBJECT INCLUDING THE BASEMENT IS AS DESCRIBED BY OWNER		
COST APPROACH TO VALUE (not required by Fannie Mae.)		
Provide adequate information for the lender/client to replicate your cost figures and calculations.		
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) VACANT SITES SALES FROM OFFICE DATA OR THE AREA MLS SERVICE PROVIDES THE BASE FOR THE SITE VALUE ESTIMATE.		
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 14,000
	Source of cost data LOCAL BUILDING COST INFORMATION	Dwelling 784 Sq. Ft. @ \$ = \$ 0
	Quality rating from cost service AVE Effective date of cost data 2010	Bsrmt. 784 Sq. Ft. @ \$ = \$ 0
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	THE COST APPROACH WAS NOT INCLUDED GIVEN THE AGE OF THE HOME	
	Garage/Carport Sq. Ft. @ \$ = \$ 0	
	Total Estimate of Cost-new = \$ 0	
	Less Physical 91 Functional 0 External 0	
	Depreciation 0 0 0 = \$ (0)	
	Depreciated Cost of Improvements = \$ 0	
"As-is" Value of Site Improvements = \$ 8,500		
Estimated Remaining Economic Life (HUD and VA only) 5 Years Indicated Value By Cost Approach = \$ 22,500		
INCOME APPROACH TO VALUE (not required by Fannie Mae.)		
Estimated Monthly Market Rent \$ 0 X Gross Multiplier 0.00 = \$ 0 Indicated Value by Income Approach		
Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH WAS NOT INCLUDED		
PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal Name of Project		
Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities.		

meyer appraisal service
COMMENT ADDENDUM

File No. MARATHON COUNTY

Borrower

Property Address	234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403				

DEFINITIONS

WHEN USED WITHIN A REPORT THE FOLLOWS ITEMS ARE DEFINED AS"

HYPOTHETICAL CONDITION: A CONDITION DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, WHICH CONTRARY TO WHAT IS KNOWN BY THE APPRAISER TO EXIST ON THE EFFECTIVE DATE OF THE ASSIGNMENT RESULTS, BUT IS USED FOR THE PURPOSES OF ANALYSIS

EXTRAORDINARY ASSUMPTION: AN ASSUMPTION, DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, AS OF THE EFFECTIVE DATE OF THE ASSIGNMENT RESULTS, WHICH, IF FOUND TO BE FALSE, COULD ALTER THE APPRAISER'S OPINIONS OR CONCLUSIONS

COUNTY LAND RECORDS: COMPUTER PROPERTY RECORDS FOR EACH PROPERTY WITHIN A COUNTY.

EXPOSURE TIME: ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL

SOME OF THE DATA IS OVER 6 MONTHS OLD AND SOME OVER 1 MILE FROM THE SUBJECT THE SUBJECT IS A RURAL OLDER MOBILE HOME AND SIMILAR DATA IS VERY SCATTERED.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

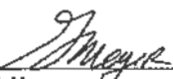
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Gordon A Meyer
 Company Name meyer appraisal service
 Company Address 4503 AUGUSTINE AVE
WESTON, WI 54476
 Telephone Number 715 359 2445
 Email Address GMEYERAPPRAISAL@GMAIL.COM
 Date of Signature and Report 09/07/2021
 Effective Date of Appraisal 09/06/2021
 State Certification # 1040-10
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2021

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
234495 FIRE STATION RD
WAUSAU, WI 54403

APPRAISED VALUE OF SUBJECT PROPERTY \$ 16,000

LENDER/CLIENT
 Name NO AMC
 Company Name MARATHON COUNTY CLERK
 Company Address 500 FOREST ST
WAUSAU WI 54403
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

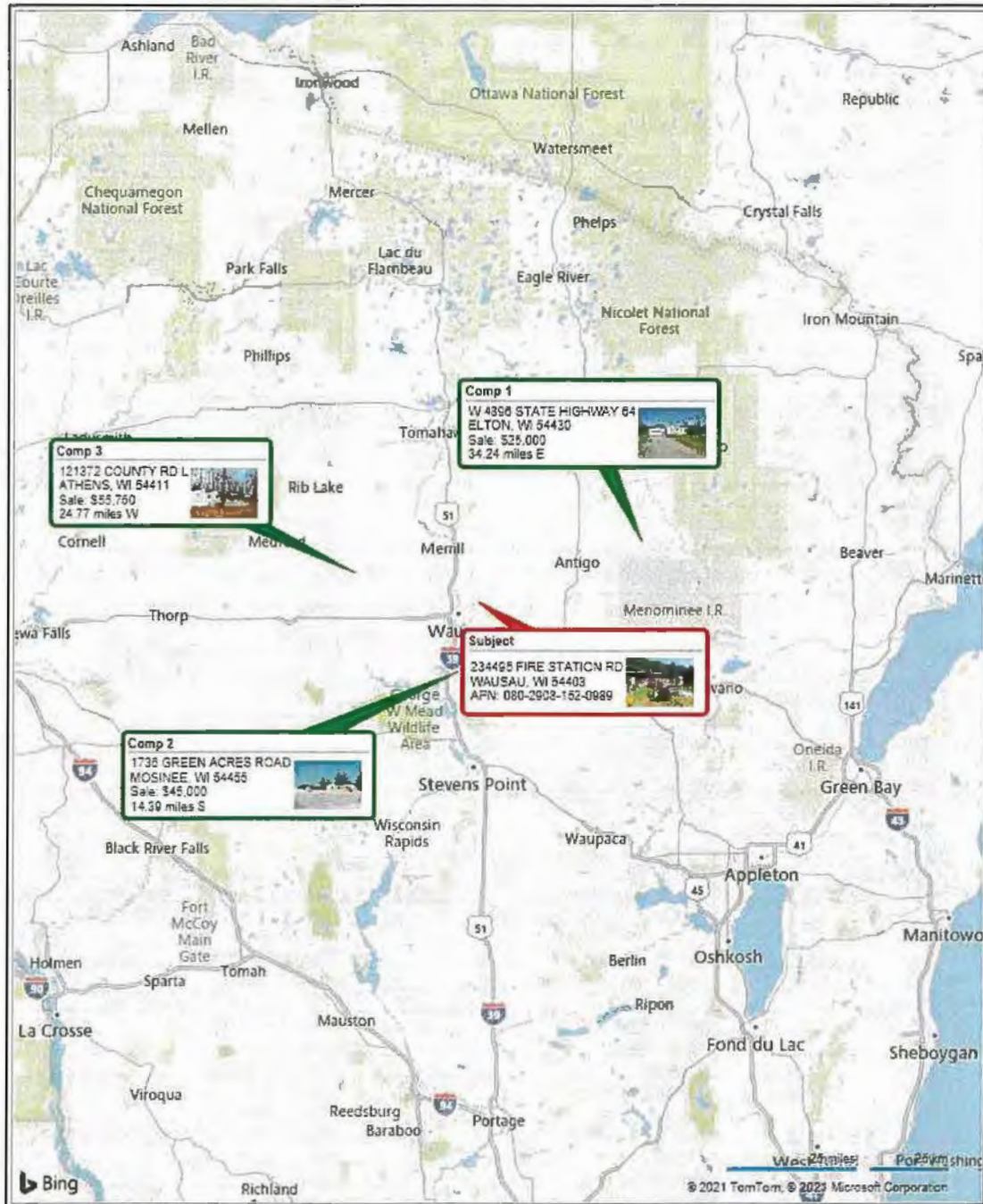
3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report**

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmsLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REQ	REQ Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower					
Property Address 234495 FIRE STATION RD					
City	WAUSAU	County	Marathon	State	WI
Zip Code	54403				
Lender/Client	MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403		

SUBJECT	COMP 1	COMP 2	COMP 3
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COMP 4	COMP 5	COMP 6
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Borrower

Property Address 234495 FIRE STATION RD

City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY CLERK Address 500 FOREST ST, WAUSAU WI 54403

NO. 1040 - 10

EXPIRES 12/14/2021

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
GORDON A MEYER

was granted a certificate to practice as a
CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 7th day of January in the year 2021.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



[Signature]
WSPS Secretary

This certificate was printed on the 16th day of December in the year 2019

Borrower

Property Address 234495 FIRE STATION RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY CLERK Address 500 FOREST ST, WAUSAU WI 54403

Marathon County

Owner (s): **MARATHON COUNTY** Location: **SW1/4 NW1/4, Sect. 15, T29N, R8E**
 Mailing Address: **MARATHON COUNTY** School District: **6223 - WAUSAU**
500 FOREST ST
WAUSAU, WI 54403
 Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
080-2908-152-0989 080-TOWN OF WAUSAU Active

Alternate Tax Parcel Number: Government Owned: Acres:
40-152908-007-005-00-00 1.01

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SEC 15-29-08 PT OF SW 1/4 NW 1/4 W 104.36' OF - COM AT W 1/4 COR OF SEC N 88 DEG E 760.02' N 1 DEG W 2.72' TO POB E 313.14' N 1 DEG W 417.44' W 313.08 FT S 1 DEG E 417.44' TO BEG N/D/A LOT 1 CSM VOL 11 PG 63 (#2893) (DOC #783041)

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
234495 FIRE STATION RD WAUSAU, WI 54403

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted Tax	Bill Taxes Pnid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2020	\$145.00	\$0.00	\$145.00	\$11.60	\$5.80	\$0.00	\$162.40
2019	\$145.50	\$0.00	\$145.50	\$29.10	\$14.55	\$0.00	\$189.15
2018	\$139.00	\$0.00	\$139.00	\$44.48	\$22.24	\$0.00	\$205.72
2017	\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$132.00	\$132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$557.27

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

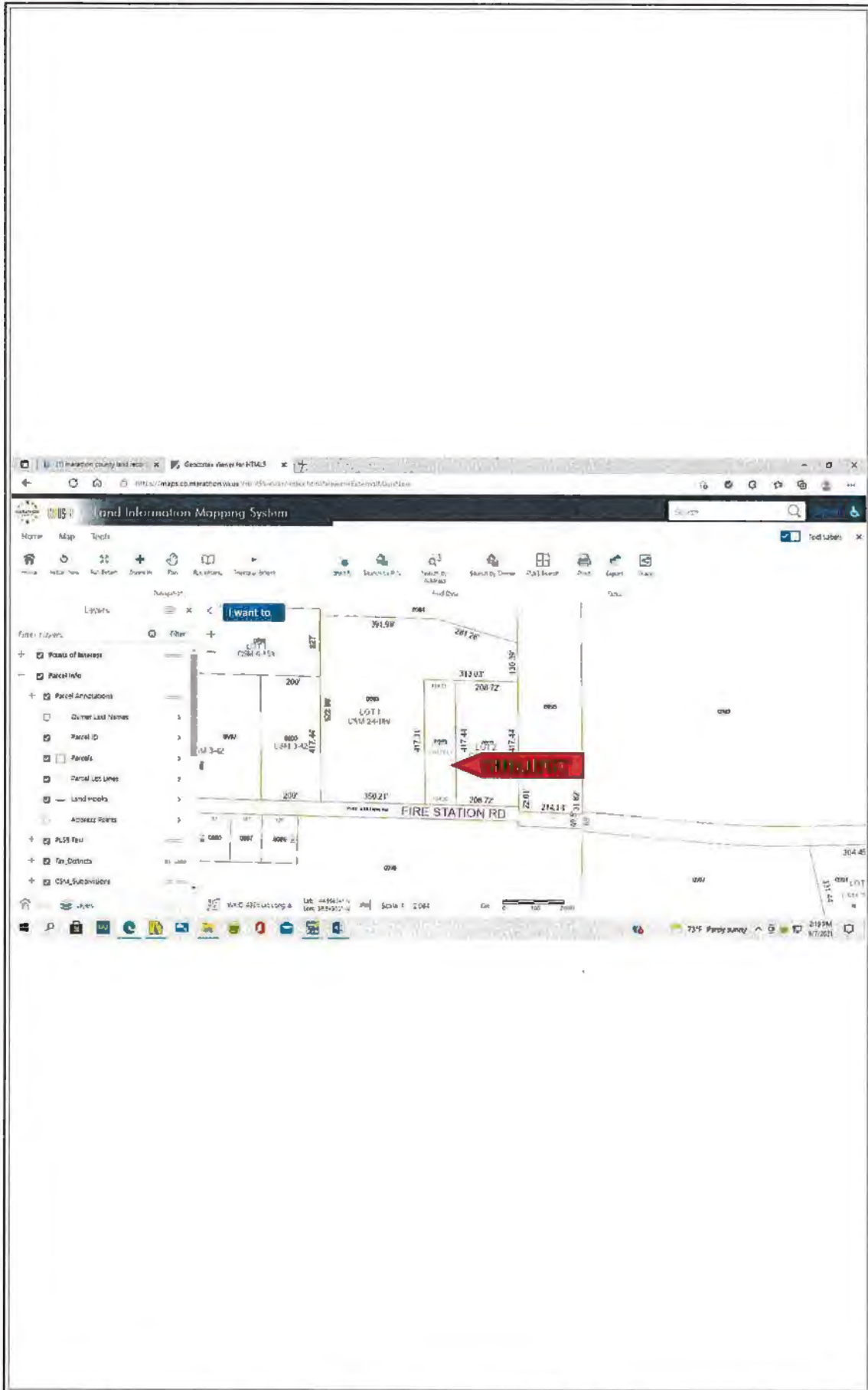
Interest and penalty on delinquent taxes are calculated to **September 30, 2021**.

Borrower

Property Address 234495 FIRE STATION RD

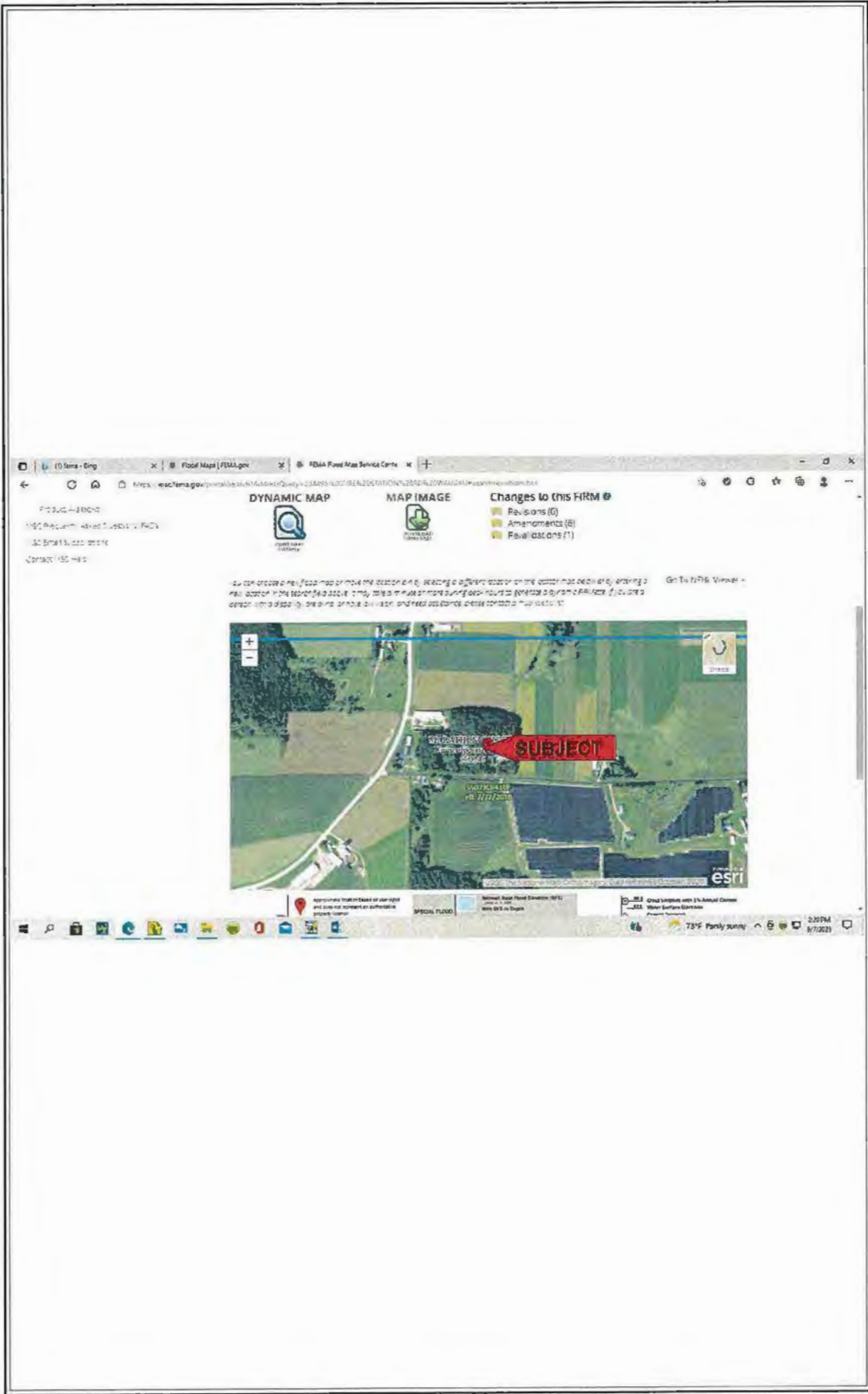
City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY CLERK Address 500 FOREST ST, WAUSAU WI 54403



Borrower

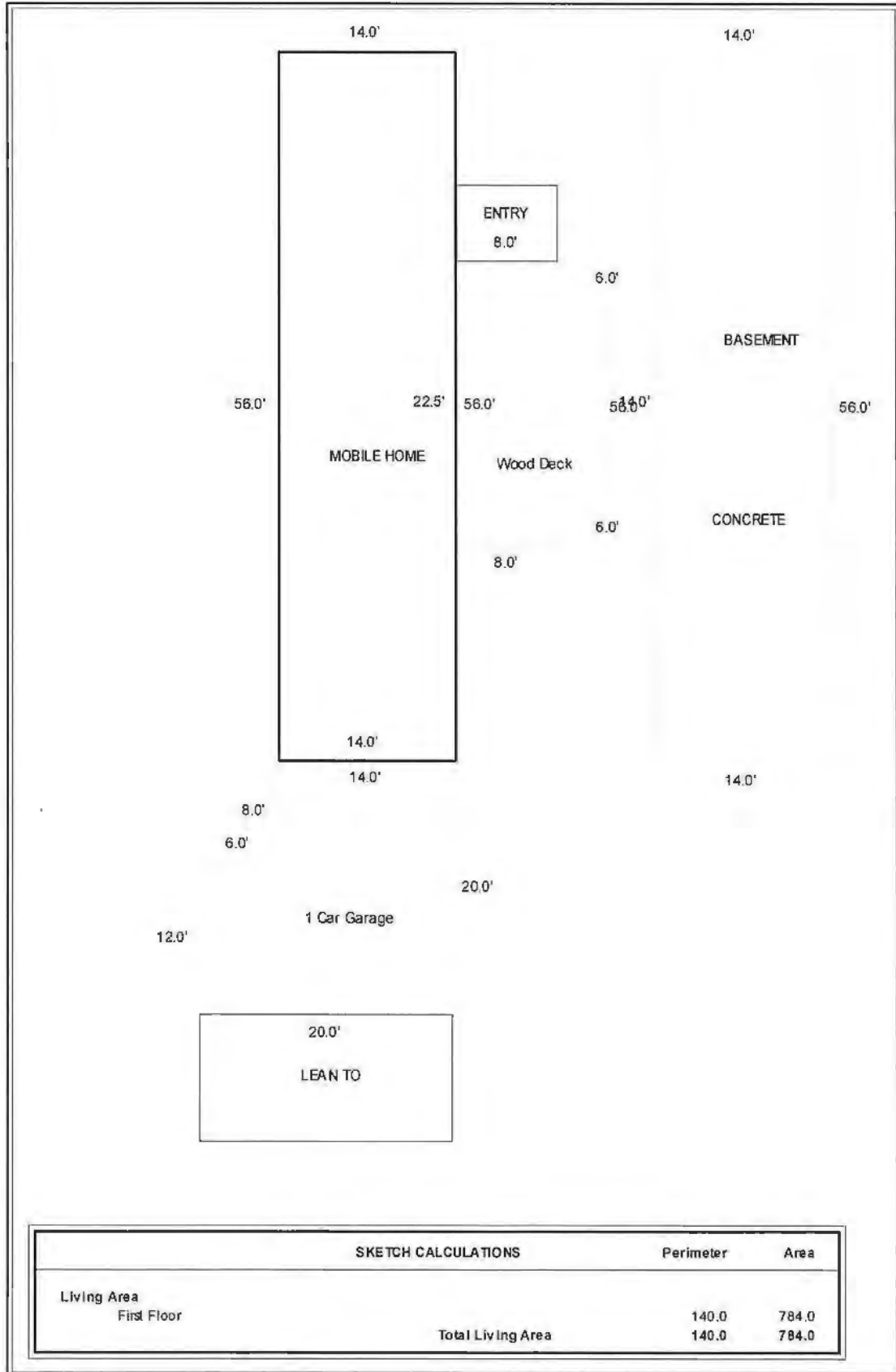
Property Address	234495 FIRE STATION RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY CLERK		Address 500 FOREST ST, WAUSAU WI 54403				



meyer appraisal service
SKETCH ADDENDUM

File No: MARATHON COUNTY

Borrower _____
 Property Address 234495 FIRE STATION RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY CLERK Address 500 FOREST ST, WAUSAU WI 54403



SKETCH CALCULATIONS		Perimeter	Area
Living Area			
First Floor		140.0	784.0
Total Living Area		140.0	784.0

INVOICE

Date: 09/07/2021

File No. MARATHON COUNTY

Prepared for:

MARATHON COUNTY CLERK
500 FOREST ST
WAUSAU WI 54403

Property Appraised:

234495 FIRE STATION RD
WAUSAU, WI 54403

Work Performed:

	\$ 400.00
	\$
	\$
	\$
	\$
	\$
Total Amount Due:	\$ 400.00

Please make checks payable to:

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

meyer appraisal service
COMMENT ADDENDUM

File No. MARATHON COUNTY

Borrower

Property Address 234495 FIRE STATION RD

City WAUSAU

State

WI

Zip Code

54403

Lender/Client MARATHON COUNTY CLERK

Address 500 FOREST ST, WAUSAU WI 54403

SUBJECT CONDITION

THE SUBJECT IS REPORTED TO BE A 1960 MILE HOME PLACED ON CONCRETE AND BLOCK FOUNDATION AND FULL BASEMENT. IT WAS INDICATED IT HAS A REGULAR ROOF OVER WHAT WOULD HAVE BEEN THE STANDARD MOBILE HOME ROOF. THE ORIGINAL SIDING HAS BEEN REPLACED WITH WOOD AND HARDBOARD SIDING, THE WOOD IS AVERAGE, THE HARD BOARD IS POOR. THE ROOF ON THE HOME AND GARAGE NEEDS TO BE REPLACED. THE OWNER INDICATED THE CEILING INSIDE IS OK BUT THE FLOOR COVERINGS NEED TO BE REPLACED. THERE WAS A FINISHED ROOM IN THE BASEMENT HOWEVER THE ELECTRIC WAS OFF FOR A FEW DAYS THERE WAS SEVERAL INCHES OF WATER IN THE BASEMENT AND DID DAMAGE TO WHAT EVER WAS FINISHED. THERE IS ALSO SOME ROTTING OF UNFINISHED SOFFITS ON THE HOME AND GARAGE. IT APPEARS THE BASEMENT IS VERY CLUTTERED AS IS THE GARAGE AND THE GARAGE DOOR DOES NOT FIT PROPERLY AND FLOOR APPEARS TO BE BADLY CRACKED. THE YARD IS VERY CLUTTERED AND THERE APPEARS TO BE SOME SPILLED OIL. THE EXTENT OF ANY CONTAMINATION IS UNKNOWN TO APPRAISER.

Marathon County & OpenGov

Citizen Services for
Finance & Central Services (ARPA)

September 1st, 2021

OpenGov | Marathon County

- Provide a system that departments can use to submit requests for review
- Allow staff to evaluate, review, and approve ARPA and CIP project requests in a single location
- Develop internal and external reports for ARPA spending
- Inform & engage residents to gain feedback on community priorities

OpenGov ERP Cloud



Budgeting & Planning



Operating Budget
Capital Planning
Workforce Planning
Online Budget Book

Procurement



Solicitation Development
Supplier Engagement
Evaluations & Awards
Contract Management

Financials



Core Financials
Utility Billing

Citizen Services



Permitting and Licensing
Code Enforcement
Public Portal
Workflow and eSignature



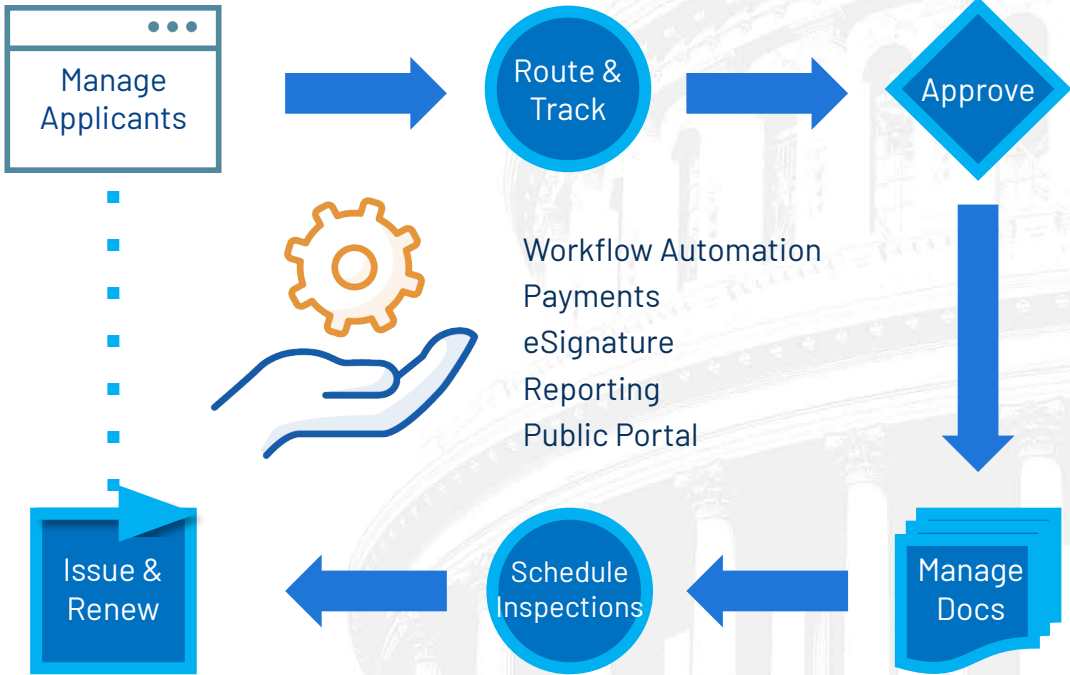
Reporting & Transparency Platform

Dashboards Analysis Transparency Performance Measures Citizen Engagement

Appendix

Citizen Services

Manage every permitting and licensing workflow



American Rescue Plan Act Funding

- Track Status of Funding & Approvals
 - Calculate & Visualize Revenue Loss
 - Pre-Screen New Budget Requests
 - Forecast Spending Over Multiple Years
-
- Streamlined Reporting & Dashboards
 - Report to Treasury Department
 - Communicate Progress to Public and Policymakers



- Comprehensive Review Process
 - Communicate Internally & Externally on Decisions and Outcomes
-
- Track & Monitor Public Health Response
 - Run Economic Recovery Funds
 - Establish Internal Operational Workflows

Performance Dashboards - Get the Whole Picture

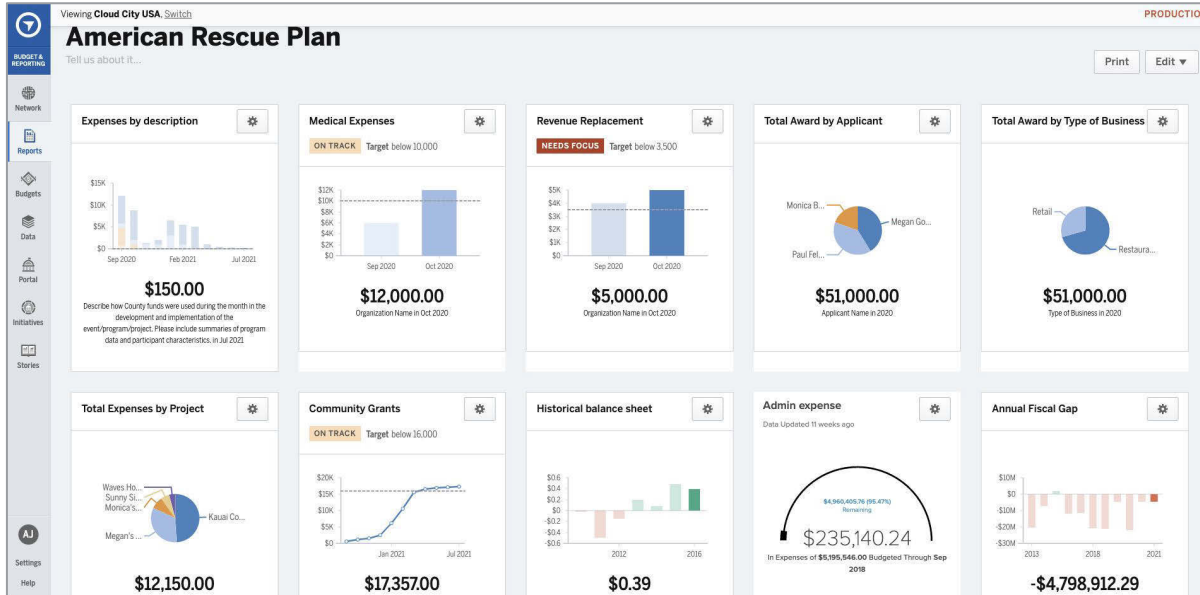
Integrated Reporting & Transparency helps you:

Align staff, electeds, public

Monitor performance

Communicate initiatives

Improve decision-making



Application and Workflow Management



Brandon Woolf

State Controller, Idaho

“It is imperative that Idaho’s cities, counties, tribes and districts are able to make decisions for their constituents with the knowledge that they can quickly and easily apply for these funds.”

Communicate Progress to the Public



Max Dulberger

Director of Corporate Governance
& Sustainable Investment
Illinois State Treasurer

“OpenGov is a key partner we utilize to execute and achieve our transparency goals, our civic engagement goals, and to achieve internal efficiencies in terms of data preparation and reporting objectives.”

Monitor Departmental KPIs



Maria Zuniga

Business Improvement &
Performance Administrator
Bernalillo County, NM

“Through the use of dashboards, it's really actually made us think about the data differently. Once you can visualize data in a graph, it really changes how you think about the data.”

Capture Constituent Feedback



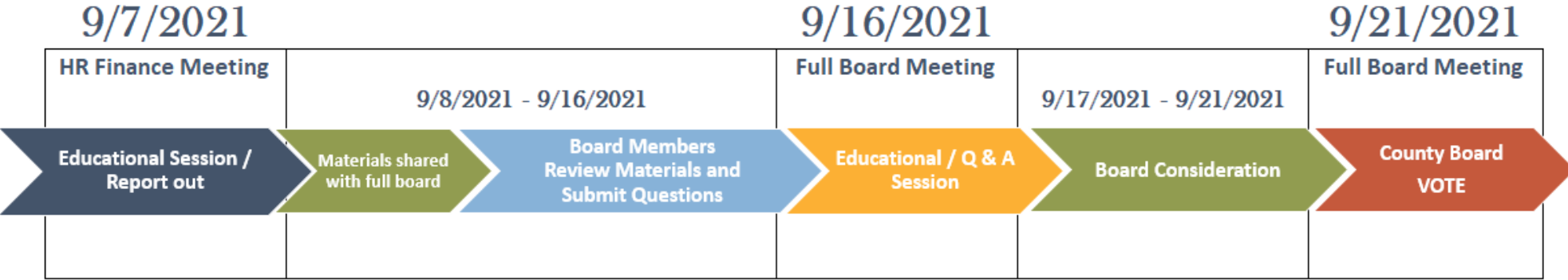
Robin Campbell

Assistant County Manager
Thurston County, WA

"We've had so many successes using OpenGov in Thurston County. We've used the stories and open town hall to run a budget calculator that got nearly 400 responses from citizens when we only have two or three people show up at budget hearings."

Enterprise Resource Planning (ERP) System Update Timeline for Future Board Action

Action



Resolution # R-____-20

**A RESOLUTION AMENDING THE
2021 CIP FOR THE ENTERPRISE REOURCES PLANNING SYSTEM (ERP), CREATE IT AS
A PRIORITY CIP PROJECT AND PROVIDE A MULTI-YEAR CIP PROJECT BUDGET AND
FUNDING OF THE PROJECT**

- WHEREAS,** the Board of Supervisors of Marathon County has previously approved the 2021 Finance and ER Department Enterprise Resources Planning System requests; and
- WHEREAS,** the County's current financial system is 27 years old and there is no current comprehensive Human Resources software application or learning management system in place at the County; and
- WHEREAS,** since the original project was approved in the 2021 Capital Improvement Project (CIP), a thorough RFP process has been completed, and the cost of the software, consulting and additional expenses associated with the project have been developed and are ready for final approval; and
- WHEREAS,** the final estimated project costs will be more expensive than the 2021 CIP requests that were previously approved; and
- WHEREAS,** the total County costs for software, start up and additional expenses to implement the new ERP system is currently estimated to be \$4,059,524; and
- WHEREAS,** there is a need to prioritize this project and provide for the implementation of the project with a target date start date of January 2023; and
- WHEREAS,** there is currently an encumbered balance in the 2021 Capital Improvement Program (CIP) Fund for the ERP System of \$1,500,000; and
- WHEREAS,** there will be additional costs to complete the implementation of the ERP system in 2022 and 2023 in the amount of \$2,559,524; and
- WHEREAS,** the Human Resources, Finance and Property Committee has reviewed the request and has recommended to amend the 2021 CIP ERP Project to reflect the actual estimated implementation cost of \$4,059,524; and
- WHEREAS,** the additional costs to fund the ERP system will be funded through the 2022 and 2023 CIP Program; and
- WHEREAS,** § 65.90(5)(a), Wis. Stats., dictates that appropriations in the Marathon County budget may not be modified unless authorized by a vote of two-thirds of the entire membership of the County Board of Supervisors; and
- WHEREAS,** the Human Resources, Finance and Property Committee has reviewed the funding for the project and understands that other funding sources may be available for the project. The Human Resources, Finance and Property Committee recommends the Marathon County Board approve the project with the updated estimated cost and classify the ERP system as the highest priority CIP project for the next year, notwithstanding the County's current CIP policy.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Marathon does hereby resolve and ordain to amend the 2021 CIP Budget to do the following:

1. The County Board of Supervisors hereby amends the 2021 CIP fund for the Finance/HR Management Enterprise Resource Planning System to reflect an estimated implementation cost of \$4,059,524.
2. The County Board of Supervisors identifies this project as the highest priority project for next year's CIP.
3. The County Board of Supervisors authorizes the acceptance of ERP Project with the Application Software, Consultants, Equipment and additional County startup costs associated with the plan included with the resolution.

BE IT FURTHER RESOLVED that the Enterprise Resource Planning System is hereby identified in the 2021 CIP, and included in the 2022 CIP, as the highest priority for CIP funding, notwithstanding the County's current policy on ranking projects.

BE IT FURTHER RESOLVED that the County Board of Supervisors does hereby authorize County Administration, the City-County Information Technology Commission, and appropriate County staff as identified by the County Administrator, to complete all necessary negotiations, finalize, and accept the ERP project, and to initiate implementation of the project consistent with the costs identified herein.

Dated this 21st day of September, 2021.

FINANCE, PROPERTY & FACILITIES COMMITTEE

_____	_____
_____	_____
_____	_____

Fiscal Impact: This reflects an amendment to the 2021 CIP Budget. The amendment will not add additional tax levy.

2021 CIP PROJECTS

TYPE	DEPARTMENT	PROEJCT REQUEST COST	PROJECT DESCRIPTION	PROJECT RANK	FUNDING SOURCES						Un-Funded	TOTAL	
					CIP Fund Balance	Tax Levy	Grant Funding	Borrowing	Registration Fees	Other/Transfer from FB			
PROJECTS NOT FUNDED BY CIP													
Imp	HWY	\$6,378,767	Bituminous Surfacing.			\$3,163,948	\$198,319		\$3,000,000	\$16,500		\$6,378,767	
Imp	HWY	\$375,000	Replace and Rehabilitate County Bridges and Culverts.			\$375,000						\$375,000	
Imp	HWY	\$439,130	Replace and Rehabilitate Federally Funded Bridges and Culverts.			\$439,130						\$439,130	
Imp	HWY	\$525,000	Culverts / Bridges Aid.			\$525,000						\$525,000	
Imp	CWA	\$16,500,000	Runway Decoupling.				\$16,500,000					\$16,500,000	
Imp	Solid Waste	\$168,500	Vehicle Scale.							\$168,500		\$168,500	
	Sub Total	\$24,386,397										\$24,386,397	
RECURRING PROJECTS													
Imp	FCM	\$50,000	County Facility Parking Lot Fund s/b @ \$50,000.		\$50,000							\$50,000	
Imp	HWY	\$300,000	Right-of-Way Fund s/b @ \$300,000.								\$300,000	\$300,000	
TECHNOLOGY PROJECTS @ % \$ 1,300,868													
Equip	CCIT	\$166,000	PC Upgrade Fund.		\$166,000							\$166,000	
Equip	CCIT	\$101,000	Network / Server Upgrade Fund.		\$101,000							\$101,000	
Equip	CCIT	\$40,000	Video Equipment Upgrade Fund.		\$40,000							\$40,000	
Equip	CCIT	\$40,000	Voice Equipment / Phone System Upgrade Fund.		\$40,000							\$40,000	
Equip	CCIT	\$4,059,524	Financial/HR Management Enterprise Resource Planning System		\$949,375					\$550,625	\$2,559,524	\$4,059,524	
Equip	CCIT	\$150,000	Technology Small Capital.		\$4,493					\$145,507		\$150,000	
	Sub Total	\$4,556,524										\$4,556,524	
ROLLING STOCK													
Equip	FCM	\$40,000	Rolling Stock.		\$40,000							\$40,000	
Equip	FCM / CPZ	\$52,876	Rolling Stock Lease - Enterprise Fleet Management.		\$52,876							\$52,876	
Equip	PR&F	\$173,460	Rolling Stock Fund s/b @ \$173,460.					\$173,460				\$173,460	
Equip	Sheriff	\$333,696	Rolling Stock Fund s/b @ \$333,696.					\$333,696				\$333,696	
Equip	HWY	\$957,600	Rolling Stock Fund s/b @ \$957,600.		\$957,600							\$957,600	
	Sub Total	\$1,557,632										\$1,557,632	
PROJECTS RANKED IN PRIORITY ORDER BY CIP COMMITTEE													
Bldg	Medical Examiner	\$3,697,400	Marathon County Regional Forensic Science Center.	N/A							\$3,697,400	\$3,697,400	
Imp	HWY	\$1,320,000	Bridge Deck Replacement Cth C, X O HRFC approved 10/13/2020					\$1,320,000				\$1,320,000	
Imp	HWY	\$105,000	Two CTH P Box Culvert HRFC approved 10/13/2020					\$105,000				\$105,000	
Imp	HWY	\$668,000	CTH X Howland-Weston Ave pavement replacement HRFC approved 10/13/2020					\$668,000				\$668,000	
IMP	???	\$250,000	Match for Broadband project grant-HRFC requested and approved 9/21/2020	N/A	\$250,000							\$250,000	
Imp	FCM	\$526,764	Library Roof Replacement.	N/A				\$526,764				\$526,764	
Imp	Sheriff	\$200,000	Jail Gym Skylight Replacement.	140				\$200,000				\$200,000	
Imp	FCM	\$75,000	HVAC Design Services for Steam Removal at NCHC Campus.	137				\$75,000				\$75,000	
Imp	FCM	\$688,000	LVPP Window Replacement.	134	\$688,000							\$688,000	
Imp	PR&F	\$250,000	Big Eau Pleine Road Repairs.	128				\$250,000				\$250,000	
Imp	FCM	\$49,800	HVAC Design Services - Jail Admin and Kitchen.	113	\$49,800							\$49,800	
Imp	FCM	\$80,625	West Street Fire and Security System Replacement. HOLD	113							\$80,625	\$80,625	
Imp	Sheriff	\$500,000	Juvenile Facility Roof Replacement.	110				\$500,000				\$500,000	
Imp	HWY	\$190,000	County Road "L" Beaver Creek. CIP FUNDING 284	106		\$190,000						\$190,000	
Imp	PR&F	\$140,000	Playground Replacement. 4 year project total \$600,000.	105				\$140,000				\$140,000	
Imp	UW	\$175,000	Parking Lot "C" Replacement.	105	\$175,000							\$175,000	
Imp	FCM	\$80,500	Courthouse - South Penthouse Roof.	100				\$80,500				\$80,500	
Imp	UW	\$825,000	Bldg HVAC Control System Upgrade.	99				\$825,000				\$825,000	
Imp	FCM	\$225,000	Envelope Repairs on LVPP Building at NCHC.	97	\$225,000							\$225,000	
Imp	UW	\$53,300	Heating Plant Roof Replacement.	95				\$53,300				\$53,300	
Imp	HWY	\$125,000	County Road "O" Four Mile Creek. CIP FUNDING 284	93		\$125,000						\$125,000	
Imp	PR&F	\$50,000	Park Restroom Replacement.	86				\$50,000				\$50,000	
Imp	FCM	\$380,000	A&B Unit Roof Replacement at NCHC Campus.	86				\$380,000				\$380,000	
Imp	PR&F	\$35,000	Big Eau Pleine Horse Barn Replacement.	72				\$35,000				\$35,000	
Imp	FCM	\$381,232	NCHC Campus A&B Bldg - Arch/Eng for Renovation to Move Social Services to Lake V	66	\$371,082			\$10,150				\$381,232	
Imp	HWY	\$55,000	County Road "N" & "R" Upgrade. CIP FUNDING 284	65		\$55,000						\$55,000	
Imp	PR&F	\$35,000	Marathon Park Marquee.	60							\$35,000	\$35,000	
Imp	PR&F	\$50,000	Marathon Park - Westside Master Plan. HRFC requested and approved 9/21/2020	47	\$50,000							\$50,000	
	Sub Total	\$11,210,621		1808882								\$11,210,621	
2021 Total of All Project Requests						\$4,210,226	\$4,873,078	\$16,698,319	\$5,725,870	\$3,000,000	\$881,132	\$6,672,549	\$42,061,174
Type: Equip = Equipment Imp = Improvement Bldg = Building						Total Amount Funded from 2021 CIP	Total Amount from Tax Levy	Total Amount from Grant Funding	Total Amount from Borrowing	Total Amount from Registration Fees	Total Amt from Other Funding Sources	Total Amount Not Funded	Total Amount of all Project Requests (Funded & Un-Funded)

ERP SYSTEM

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Workday											
Collaborative Solutions											
Teller											
Tracker											
Cartegraph											
Total Application and Implementation Costs	\$ 1,060,462	\$ 2,972,071	\$ 1,074,660	\$ 865,887	\$ 882,269	\$ 899,003	\$ 916,096	\$ 933,557	\$ 951,393	\$ 969,612	\$ 971,983
Total Additional Costs	\$ 189,530	\$ 927,337	\$ 520,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cost	\$ 1,249,992	\$ 3,899,408	\$ 1,595,138	\$ 865,887	\$ 882,269	\$ 899,003	\$ 916,096	\$ 933,557	\$ 951,393	\$ 969,612	
Total w/ Reduction of Costs	\$ -	\$ (13,000)	\$ (88,505)	\$ (357,985)	\$ (357,985)	\$ (357,985)	\$ (357,985)	\$ (357,985)	\$ (357,985)	\$ (357,985)	\$ (357,985)
Total less Reductions	\$ 1,249,992	\$ 3,886,408	\$ 1,506,633	\$ 507,902	\$ 524,284	\$ 541,018	\$ 558,111	\$ 575,572	\$ 593,408	\$ 611,627	
Total Operating Cost (Subscription Fees)	\$ 60,249	\$ 310,821	\$ 852,171	\$ 865,887	\$ 882,269	\$ 899,003	\$ 916,096	\$ 933,557	\$ 951,393	\$ 969,612	
Total Capital Cost	\$ 1,113,778	\$ 3,085,415	\$ 561,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL CIP CAPITAL REQUEST AND SUBSCRIPTION FEES PRIOR TO IMPLEMENTATION \$ 5,132,248

County Employee High Count 1005

City Employee High Count 429

Agenda Item 5. B. 3. a & b.

- a. Abolish 1.0 FTE Maintenance Manager (C44) within the Highway Department and create a Create 1.0 FTE Deputy Director (D61), effective 11/1/2021 (Jim Griesbach)
- b. Create 0.6 FTE Accounting Specialist (B23) within the Highway Department, effective 11/1/2021 (Jim Griesbach)

2021 Highway Department Vacancies

Marathon County Highway Department 2021 Cost Savings Due to Open Positions & Replacement Rates.											
Org	Name or Position	%	Salary	Hrly Rate	Term	Hire	Replaced by	Start	Work Days Vacant	Vacant Savings	Comments
				2080			Internal Move				
278	Maint Specialist	100%	51,742.00	\$ 24.88	1/8/2021		Maint Specialist	1/8/2021	0	-	No impact
278	Maint Specialist	100%	51,721.00	\$ 24.87	1/8/2021						
278	Maint Specialist	100%	51,721.00	\$ 24.87	1/8/2021		Maint Specialist	1/8/2021	0	-	
278	Maint Specialist	100%	51,742.00	\$ 24.88	1/8/2021						No Impact
278	Maint Specialist	100%	51,742.00	\$ 24.88	1/8/2021		Maint Specialist	1/8/2021			
278	Maint Specialist	100%	50,426.00	\$ 24.24	1/8/2021		Maint Specialist	1/8/2021			
278	Maint Specialist	100%	44,142.00	\$ 21.22	1/8/2021		Maint Specialist	2/8/2021	15	2,546.65	New hire: \$2.23/hr less
278/287	Maint Specialist	100%		\$ 18.99		2/8/2021					
278	Maint Specialist	100%	47,983.00	\$ 23.07	2/25/2021		Maint Specialist	2/25/2021	10	1,845.50	Transfer: \$3.01/hr less
278	Maint Specialist	100%	41,719.00	\$ 20.06	2/25/2021		Maint Tech	2/25/2021			
278/287	Maint Tech	100%		\$ 18.99		1/25/2021			20	3,038.40	Was night janitor
278	Maint Specialist	100%	51,742.00	\$ 24.88	4/22/2021		Maint Specialist	4/22/2021			
287	Maint Specialist	100%	41,719.00	\$ 20.06	4/22/2021		Maint Tech	3/22/2021	20	3,209.15	Transfer: \$4.82/hr less
278	Maint Specialist	100%	51,241.00	\$ 24.64	7/15/2021		Maint Specialist	7/15/2021			
278	Maint Specialist	100%	47,983.00	\$ 23.07	7/15/2021		Maint Tech	6/14/2021	20	3,691.00	New Hire: \$3.08/hr less
278/287	Maint Tech	100%		\$ 18.99		6/14/2021					
268	Night Janitor Position			\$ 18.99			Vacant: 01/04/2021-03/22/2021		55	8,355.60	Special Note for Night Janitor Position:
268	Night Janitor Position			\$ 18.99			Vacant: 04/26/2021-06/14/2021		35	5,317.20	This position can be left open to
268	Night Janitor Position			\$ 18.99			Vacant: 07/15/2021-09/07/2021		35	5,317.20	the end of the year, if additional
268	Night Janitor Position			\$ 18.99			Vacant: 09/27/2021-12/31/2021		70	10,634.40	funding is needed.
VACANT POSITION SAVINGS, 2021										43,955.11	

Position Change	Annual Budget Impact	2021 Budget Impact
D61 - Deputy Highway Director - FTE = 1.0	\$5,132.77	\$ 855.46
Accounting Specialist - B23 - FTE = 0.60	\$32,719	\$ 5,453.17
Total		\$ 6,308.63
2021 Vacant Positions		\$ (43,955.11)
		\$ (37,646.48)

2022 CIP PROJECT REQUESTS

PAGE 1 OF 1

TYPE	DEPARTMENT	PROJECT REQUEST COST	YEARS PREVIOUSLY FUNDED	ASSIGNED #	PROJECT DESCRIPTION	Approved -Y Unapproved-N	TOTAL
PROJECTS NOT FUNDED BY CIP							
Imp	HWY		Continuous		Bituminous Surfacing.	N/A	\$0
Imp	HWY		Continuous		Replace and Rehabilitate County Bridges and Culverts.	N/A	\$0
Imp	HWY		Continuous		Replace and Rehabilitate Federally Funded Bridges and Culverts.	N/A	\$0
Imp	HWY		Continuous		Culverts / Bridges Aid.	N/A	\$0
Imp	Solid Waste	\$2,600,000	N/A		Liner Construction and Support Structures for Bluebird Ridge.		\$0
Imp	Solid Waste	\$200,000	N/A		Bluebird Ridge Gas System Expansion.		\$0
	Sub Total	\$2,800,000					\$0
RECURRING PROJECTS							
Imp	FCM	\$50,000	Recurring		County Facility Parking Lot Fund s/b @ \$50,000.		\$0
	Sub Total	\$50,000					\$0
TECHNOLOGY PROJECTS 30 % \$							
Equip	CCIT	\$166,000	Recurring		PC Upgrade Fund.	N/A	\$0
Equip	CCIT	\$101,000	Recurring		Network / Server Upgrade Fund.	N/A	\$0
Equip	CCIT	\$40,000	Recurring		Video Equipment Upgrade Fund.	N/A	\$0
Equip	CCIT	\$40,000	Recurring		Voice Equipment / Phone System Upgrade Fund.	N/A	\$0
Equip	CCIT	\$223,100			Chassis Switch Replacement		\$0
Equip	CCIT	\$50,000			Core Switch Replacement.		\$0
Equip	CCIT	\$144,000			Data Center Refresh.		\$0
Equip	CCIT	\$122,200			Internet Firewall Replacement.		\$0
	Sub Total	\$886,300					\$0
ROLLING STOCK							
Equip	FCM	\$82,000		22BM-01R	Rolling Stock.	N/A	\$0
Equip	FCM / CPZ		Recurring	22BM02R	Rolling Stock Lease - Enterprise Fleet Management.	N/A	\$0
Equip	PR&F	\$173,460	Recurring	22PO-01R	Rolling Stock Fund s/b @ \$173,460.	N/A	\$0
Equip	Sheriff	\$333,696	Recurring	22SH-01R	Rolling Stock Fund s/b @ \$333,696.	N/A	\$0
Equip	HWY	\$957,600	Recurring	22HI-01R	Rolling Stock Fund s/b @ \$957,600.	N/A	\$0
	Sub Total	\$1,546,756					\$0
INFORMATIONAL ONLY - FUTURE PROJECTS							
Imp	HWY			INFO	Joint County Facility (Highway, PRF and Emergency Management)	N/A	\$0
Imp	Medical Examiner	\$6,041,180		INFO	Marathon County Regional Forensic Science Center.	N/A	\$0
Imp	Medical Examiner	\$821,618		INFO	Marathon County Regional Forensic Science Center Facility Design (construction, equipment & furnishings).	N/A	\$0
	Sub Total	\$6,862,798					\$0
NEW REQUESTED PROJECTS							
Imp	FCM	\$6,710,637		22BM-09C	Remodel and Renovations for Social Services Move.	Y	\$0
Imp	FCM	\$3,866,510		22BM-10C	Remodel of Old Aquatic Therapy Pool to Conference Center at Lakeview Dr Campus	Y	\$0
Imp	FCM	\$1,808,451		22BM-11C	Replace 1100 Parking Lot and Seal Coat 1000 Parking Lot at Lakeview Dr Campus	Y	\$0
	Sub Total	\$12,385,598					\$0

DRAFT 2018 CIP PROJECT REQUESTS

PAGE 2 OF 2

		MAINT / END OF LIFE / REGULATORY				
Equip	CCIT	\$4,059,524			Financial/HR Management Enterprise Resources Planning System from 2021 CIP	\$0
Imp	FCM	\$657,261		22BM-04C	Courthouse Exterior Envelope Repairs Connector Link and South.	\$0
Imp	FCM	\$841,351		22BM-05C	NCHC A & B Roof Asbestos Removal.	\$0
Imp	FCM	\$812,188		22BM-06C	NCHC Professional Plaza HVAC Control Upgrades.	\$0
Imp	FCM	\$64,800		22BM-07C	Construction of an Indoor Location for Water Meter.	\$0
Imp	FCM	\$398,530		22BM-08C	NCHC Mount View Exterior Painting.	\$0
Imp	FCM	\$9,662,175		22BM-01C	HVAC Construction for Steam Removal at NCHC - Phase 3	\$0
Imp	FCM	\$1,011,675		22BM-02C	HVAC Replacement Jail Admin and Kitchen.	\$0
Imp	FCM	\$178,099		22BM-03C	NCHC Professional Plaza Parking Lot and Sanitary Sewer Repairs.	\$0
Imp	HWY	\$225,000		22HI-01C	County Road "E" Box Culvert.	\$0
Imp	Parks	\$200,000		22PO-01C	Playground Replacement.	\$0
Imp	Parks	\$50,000		22PO-02C	Restroom Replacement.	\$0
Imp	Parks	\$275,000		22PO-03C	Big Eau Pleine Road Repairs.	\$0
Imp	Parks	\$90,000		22PO-04C	Cattle Barn 1 & 2 Roof Replacement.	\$0
Imp	Parks	\$129,000		22PO-05C	Mission Lake East Parking Lot Pavement Replacement.	\$0
Imp	Sheriff	\$437,000		22SH-01C	Jail Portable Radio and Infrastructure Replacement.	\$0
Imp	Sheriff	\$150,200		22SH-02C	Jail Flooring Replacement.	\$0
Imp	UW	\$385,000		22UM-01C	Elevator Modernization.	\$0
Imp	UW	\$71,000		22UM-02C	Wall Covering Replacement.	\$0
	Sub Total	\$19,697,803				\$0
2022 Total of All Project Requests		\$44,229,255				\$0
Type: Equip = Equipment						Total Amount of all Project Requests (Info, Funded & Un-

GUARANTY AGREEMENT

dated as of _____, 2021

given by

_____ COUNTY, WISCONSIN

as the Guarantor

in favor of

U.S. BANK NATIONAL ASSOCIATION

as Bond Trustee

GUARANTY AGREEMENT

This GUARANTY AGREEMENT (the “Guaranty Agreement”) made and entered into as of _____, 2021, by and between _____ COUNTY, WISCONSIN, (the “County” or “Guarantor”), and U.S. BANK NATIONAL ASSOCIATION, as Trustee (the “Bond Trustee”).

WITNESSETH:

WHEREAS, Taxable Revenue Bonds in one or more series in the aggregate principal amount of \$_____ (the “Bonds”) are to be issued by Fond du Lac County, Wisconsin (the “Issuer”) pursuant to an Intergovernmental Agreement, dated as of _____, 2021 (the “Intergovernmental Agreement”), by and among the Issuer, [**_____ List all Counties**] on behalf of Bug Tussel Wireless, LLC (the “Borrower”) to finance the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in Fond du Lac County in an amount not to exceed \$15,000,000; and (vii) payment of professional fees (collectively, the “Project”), pursuant to a Trust Indenture, dated as of _____, 2021 (the “Bond Indenture”), between the Issuer and the Bond Trustee; and

WHEREAS, the proceeds derived from the issuance of the Bonds will be applied pursuant to a Loan Agreement between the Issuer and the Borrower, dated as of _____, 2021 (the “Loan Agreement”), to finance the costs of the Project; and

WHEREAS, the Borrower will execute and deliver to the Issuer its Promissory Note, Series 2021 (the “Note”) to evidence the Borrower’s obligation to repay the loan made under the Loan Agreement; and

WHEREAS, in consideration of the increased tax revenue that will accrue to the County as a result of the Project and the new jobs and other economic benefits for residents of the County that will result from the Project, the County has agreed to guarantee the payment of its Pro Rata Share (as defined herein) of principal of and interest on the Bonds necessary to replenish the Debt Service Reserve Fund (as defined in the Bond Indenture), as authorized by a resolution adopted by the County Board of Supervisors on _____, 2021; and

WHEREAS, the Borrower will have the primary obligation to make all scheduled principal and interest payments when due, and the County’s guaranty will apply only in the event that the Borrower does not pay as required; and

WHEREAS, in return for the County’s guaranty, the County shall receive an annual guaranty fee [(which is paid on a semi-annual basis) of 40 basis points] (based upon the amount of its guaranty)

and the Borrower will pay all costs to the County and all expenses by the County related to the issuance of the Bonds; and

NOW THEREFORE, in consideration of the premises the Guarantor does hereby covenant and agree as follows:

Section 1. Definitions. The following terms, when used herein, shall have the following meanings:

“*Bondowners*” means the owners, including beneficial owners, of the Bonds.

“*Business Day*” means any day other than (i) a Saturday or Sunday or (ii) a day on which banking institutions located in the State of Wisconsin are required or authorized by law to close.

“*Default*” means any event which if it continues uncured will, with lapse of time or notice or lapse and notice, constitute an Event of Default.

“*Event of Default*” means any of the events described in Section 5.

Section 2. Guarantee.

(a) In accordance with Section [] of the Bond Indenture, the Guarantor hereby unconditionally guarantees to the Bond Trustee, on behalf of the Bondowners, the full and prompt payment of its Pro Rata Share (as defined below) of principal of and interest on the Bonds when due (but not amounts due upon acceleration, redemption (other than mandatory sinking fund redemption), prepayment or other early payment) in an amount necessary to replenish the Debt Service Reserve Fund (as defined in the Bond Indenture), in the event the Debt Service Reserve Fund is drawn upon due to insufficient revenues to support the debt service on the Bonds. If notice is provided to the Guarantor by the Bond Trustee that the Bond Trustee has drawn upon the Debt Service Reserve Fund to pay debt service on the Bonds, the Guarantor shall take the necessary steps to replenish its Pro Rata Share of the Debt Service Reserve Fund all as provided in Section [7.13] of the Bond Indenture and in no event later than the next succeeding Interest Payment Date (as defined in the Bond Indenture) after receipt of such notice. The Guarantor’s Pro Rata Share of the Debt Service Reserve Fund shall be the principal amount of the Bonds outstanding allocated to such Guarantor divided by the total principal amount of the Bonds outstanding (the “*Pro Rata Share*”). The Pro Rata Share of the Debt Service Reserve Fund for each Guarantor shall be calculated by the Bond Trustee on the date of issuance of the Bonds and on each principal and interest payment date and memorialized on such date by the Bond Trustee. On the date of the issuance of the Bonds, the Guarantor’s Pro Rata Share of the Debt Service Reserve Fund is []%.

(b) This is a guarantee of payment and not of collection. The obligations of the Guarantor under this Guaranty Agreement shall be absolute and unconditional and a general obligation of the Guarantor to the payment of which the full faith and credit taxing power of the Guarantor is pledged; the Guarantor unconditionally and irrevocably waives each and every defense which, under principles of guarantee and suretyship law, would otherwise operate to impair or diminish such obligations. The obligations of the Guarantor under this Guaranty Agreement shall remain in full force and effect until all of the principal of, and interest on, the Bonds shall have been paid or the obligations of the Guarantor are released as described in paragraph (c) below, and such obligations shall not be affected,

modified or impaired upon the happening from time to time of any event, including without limitation any of the following, whether or not with notice to, or the consent of, the Guarantor:

- (i) any lack of validity of the Bonds;
- (ii) the waiver, compromise, settlement, discharge, release or termination of any or all of the obligations, covenants or agreements of (A) the Issuer under the Bonds or the Bond Indenture or (B) the Borrower under the Loan Agreement;
- (iii) the failure to give notice to the Guarantor of the occurrence of an event of default under the terms and provisions of this Guaranty Agreement;
- (iv) the waiver by Bond Trustee of the payment, performance or observance by the Borrower or the Issuer of any of the obligations, covenants or agreements contained in the Loan Agreement, the Note or the Bond Indenture;
- (v) the extension of the time for payment of any principal of, premium, if any, or interest on any Bonds or of the time for performance of any other obligations, covenants or agreements under or arising out of the Bond Indenture, the Loan Agreement or this or any other guarantee of the Bonds or any other obligations or the extension or the renewal of any thereof;
- (vi) the modification or amendment (whether material or otherwise) of any obligation, covenant or agreement set forth in the Bonds, the Bond Indenture or the Loan Agreement except the principal amount of the Bonds, the interest rate payable thereon and the payment and maturity dates should not be changed without the County's written approval which can be granted or withheld in the County's sole discretion;
- (vii) the taking or the omission of any of the actions referred to in the Bond Indenture or the Loan Agreement;
- (viii) any failure, omission, delay or lack of diligence on the part of the Issuer or the Bond Trustee to enforce, assert or exercise any right, power or remedy conferred on the Bond Trustee in this Guaranty Agreement, or any other act or acts on the part of the Issuer or the Bond Trustee;
- (ix) any failure by the Borrower to pay the County its annual guaranty fee (which is paid on a semi-annual basis) of [_____] % of the pro-rata par amount of Bonds subject to the County's guaranty;
- (x) to the extent permitted by law, the release or discharge of the Guarantor from the performance or observance of any obligation, covenant or agreement contained in this Guaranty Agreement by operation of law; and
- (xi) the default or failure of the Guarantor fully to perform any of its obligations set forth in this Guaranty Agreement.

(c) If at any time during the term of the Bonds the portion of the Project (or any portion thereof) located within the County is sold or otherwise disposed of by the Borrower or Bonds in an amount corresponding to the portion of the Project (or any portion thereof) located within the County are redeemed, the County shall be released from its obligations under this Guaranty Agreement in a corresponding amount and the County and, provided all amounts due have been paid, the Bond Trustee shall execute and deliver such instruments as may be desirable to evidence such release on or after the date set for redemption of the Bonds. Additionally, if pursuant to the Bond Indenture, unspent proceeds in the County's Project Account are applied to redeem Bonds, provided all amounts due have been paid, the County's Pro Rata share will be reduced by a corresponding amount.

(d) No set-off, counterclaim, reduction, or diminution of an obligation, or any defense of any kind or nature which the Guarantor has or may have against the Issuer or the Bond Trustee shall be available hereunder to the Guarantor against the Issuer or the Bond Trustee.

(e) No set-off, counterclaim, reduction or diminution of an obligation, or any defense of any kind or nature which the Guarantor has or may have against the Issuer of the Bond Trustee under the Bond Indenture shall be available hereunder to the Guarantor against the Issuer or the Bond Trustee.

(f) The Guarantor, under the Bond Indenture, further guarantees that all payments made with respect to the Bonds will, when made, be final and agrees that if such payment is recovered from or repaid by or on behalf of the Issuer or the holders of the Bonds in whole or in part in any bankruptcy, insolvency, or similar proceeding instituted by or against the Issuer or the Borrower, the Guaranty Agreement shall continue to be fully applicable to such liabilities to the same extent as though the payment so recovered or repaid had never been originally made on such liabilities.

(g) In the event of a default in the payment of the regularly scheduled principal of any Bonds when and as the same shall become due (but not any accelerated amounts or amounts due upon prepayment or redemption except for mandatory sinking fund redemption), or in the event of a default in the payment of any interest on any Bonds when and as the same shall become due, the Bond Trustee may proceed hereunder. The Bond Trustee shall have the right to proceed first and directly against the Guarantor under this Guaranty Agreement without proceeding against or exhausting any other remedies which it may have and without resorting to any other security held by the Bond Trustee.

(h) Subject to the closing conditions set forth in Section 7 below, the obligations of the Guarantor hereunder shall arise absolutely and unconditionally upon execution hereof. The Guarantor hereby expressly and unconditionally waives each of the following (which waivers the Guarantor represents are knowingly, willingly and voluntarily given):

(i) notice from Bond Trustee of its acceptance and reliance on this Guaranty Agreement;

(ii) any claim for contribution against any co-guarantor until the entire principal of, premium, if any, and interest on the Bonds shall have been paid and are not subject to any right of recovery; and

- (iii) any right the Guarantor may now or hereafter have to claim or recover from the Issuer or the Bond Trustee any consequential, exemplary or punitive damages.

Section 3. Representations and Warranties. To induce Bondowners to purchase and hold the Bonds, the Guarantor hereby represents and warrants as follows:

(a) it is a body corporate duly organized and validly existing under the laws of the State of Wisconsin and that it has obtained all authorizations necessary on its part for the due and valid execution and delivery of this Guaranty and the assumption of the obligations represented hereby.

(b) the execution and delivery of this Guaranty and the performance by the Guarantor hereunder will not conflict with or constitute a breach of or default under any indenture, loan agreement or instrument or agreement to which the Guarantor is a party or by which the Guarantor or its properties are bound.

(c) no authorization, approval, consent or license of any governmental regulatory body or authority, not already obtained, is required for the valid and lawful execution and delivery of this Guaranty Agreement by the Guarantor or the assumption of the obligations of the Guarantor represented hereby.

(d) it is not a party to any litigation or administrative proceeding, nor so far as is known by the Guarantor is any litigation or administrative proceeding threatened against it, which in either case would, if adversely determined, cause any material adverse change in its power or ability to perform its obligations under this Guaranty Agreement.

Section 4. Affirmative Covenants. While any portion of the Bonds remains outstanding, the Guarantor covenants and agrees with Bond Trustee as follows:

(a) Financial Statements and other Information. Guarantor shall provide, not later than [270] days after and as of the end of each fiscal year, audited financial statements of the Guarantor, prepared by a certified public accountant in a manner and form acceptable to Bond Trustee. Such financial statements shall be signed and dated by Guarantor, and by any other party preparing such financial statements.

(b) Continuing Disclosure Obligations. Guarantor shall comply at all times with the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

Section 5. Events of Default. If the following event occurs, it is hereby defined as and declared to be and to constitute an “Event of Default”:

- (a) The Guarantor shall fail to pay when due any amount due hereunder.

Section 6. Remedies. If an Event of Default shall occur, the Bond Trustee may pursue any available remedy at law or in equity to realize payment of the amounts guaranteed hereby. No remedy herein conferred upon or reserved or otherwise available to the Bond Trustee is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Guaranty Agreement or

hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default, omission or failure of performance hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. To entitle the Bond Trustee to exercise any remedy reserved to it in this Guaranty Agreement, it shall not be necessary to give any notice, other than such notice as may be herein or by law expressly required. If any provision contained in this Guaranty Agreement should be breached by the Guarantor and thereafter duly waived by the Bond Trustee, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder. No waiver, amendment, release or modification of this Guaranty Agreement shall be established by conduct, custom or course of dealing, but solely by an instrument in writing duly executed by Bond Trustee.

Section 7. Closing Conditions. The Guarantor's obligations under this Agreement will not be effective until the Guarantor confirms receipt of the following documents, all to be in form, detail and content satisfactory to the Guarantor, and the satisfaction of the following conditions:

(a) The Bonds have a principal amount not in excess of \$_____, an initial interest rate not in excess of _____% and a final maturity date no later than _____ (____) years from their date of issuance, and the other terms of the Bonds and the Bond Indenture are acceptable to the County.

(b) All references to the County and this Guaranty Agreement in the official statement with respect to the Bonds are acceptable to the County.

(c) An executed copy of the Intergovernmental Agreement.

(d) An opinion of nationally-recognized bond counsel as to the validity [and tax-exempt status] of the Bonds and such other legal opinions as to enforceability of the documents relating to the Bonds as the County may request.

(e) An opinion of nationally-recognized bond counsel as to the validity and enforceability of this Guaranty Agreement.

(f) Payment at closing by the Borrower to the County of the first year annual guaranty fee of [____]% of the pro-rata par amount of Bonds subject to the County's guaranty.

(g) An access and reimbursement agreement between the Borrower and the County providing for County access to the Project, Project buildout and related matters, and payment to the County of any amounts paid by it under this Guaranty Agreement and providing for the payment of the annual guaranty fee (which is paid on a semi-annual basis) of [____]% of the pro-rata amount of Bonds subject to the County's guaranty and also providing that the proceeds of the Bonds shall be disbursed for any site upon delivery of:

(h) A guaranty from Hilbert Communications, LLC guaranteeing payment to the Guarantor of all payments made by the Guarantor with respect to principal of or interest on the Bonds and for payment of costs and expenses of the Guarantor related to the Guaranty and the Bonds.

(i) Deposit by the Borrower with the Bond Trustee of bond proceeds in an amount equal to the lesser of (i) 10% of the par amount of the Bonds, (ii) maximum annual debt service of the

Bonds or (iii) 125% of the average annual debt service of the Bonds, to be held by the Bond Trustee in the Debt Service Reserve Fund (as defined in the Bond Indenture) as security for the Bonds.

(j) The County is reimbursed by the Borrower for all fees and expenses incurred by it in connection with this Guaranty Agreement and the Bonds.

Section 8. Miscellaneous.

(a) Amendments. This Guaranty Agreement shall not be effectively amended, modified or altered until such modification, alteration or amendment is reduced to writing and executed by both parties hereto; *provided* that such modification, alteration, or amendment will not cause the lowering, withdrawal, or suspension of any rating then existing on the Bonds by the Rating Service (as defined in the Bond Indenture).

(b) Successors. Except as limited or conditioned by the express provisions hereof, the provisions of this Guaranty Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto; *provided* that such successors and assigns will not cause the lowering, withdrawal, or suspension of any rating then existing on the Bonds by the Rating Service (as defined in the Bond Indenture).

(c) Governing Law. This Guaranty Agreement has been executed, delivered and issued by the Guarantor and the Bond Trustee in the State of Wisconsin and shall be a contract made under and governed by the internal laws of the State of Wisconsin. If any one or more of the provisions contained in this Guaranty Agreement shall be invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

(d) Captions. The captions or headings in this Guaranty Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Guaranty Agreement.

(e) Facsimile and Counterparts. This Guaranty Agreement may be signed in any number of separate copies, each of which shall be effective as an original, but all of which taken together shall constitute a single document. An electronic transmission or other facsimile of this document or any related document shall be deemed an original and shall be admissible as evidence of the document and the signer's execution.

(f) Notices. Any notice hereunder shall be in writing and shall be deemed to be given if hand delivered or sent by first class mail, electronic mail, facsimile, registered or certified mail, or overnight delivery and addressed as follows:

If to the Guarantor:

[Insert County]

_____, WI _____
Attn: _____

If to Bond Trustee:

[Trustee]

_____, WI _____
Attn: _____

The Bond Trustee may, by written notice, received by the other, designate a further or different address for purposes of notice hereunder.

(g) Severability. This Guaranty Agreement constitutes the entire agreement between the Bond Trustee and Guarantor with respect to the subject matter hereof, superseding all previous communications and negotiations, and no representation, understanding, promise or condition concerning the subject matter hereof shall be binding upon the Bond Trustee unless expressed herein. If any provisions of this Guaranty Agreement shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections in this Guaranty Agreement contained, shall not affect the remaining portions of this Guaranty Agreement, or any part thereof.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Guarantor has caused this Guaranty Agreement to be executed in its name and behalf and its corporate seal to be affixed hereto and attested by its duly authorized officers as of the date first above written.

[COUNTY], WISCONSIN

By: _____
Name: _____
Title: County _____

[SEAL]

By: _____
Name: _____
Title: County Clerk

Accepted as of the date first above written, by U.S. Bank National Association, as Bond Trustee.

[TRUSTEE]
as Bond Trustee

By: _____
Name: _____
Title: _____

MARATHON COUNTY, WISCONSIN
RESOLUTION NO. 2021-_____

INITIAL RESOLUTION APPROVING
REVENUE BOND FINANCING FOR BUG TUSSEL WIRELESS, LLC

INTRODUCED BY: Human Resources, Finance & Property Committee

INTENT & SYNOPSIS: To provide approval of an Initial Resolution of Marathon County to participate with other counties in accordance with an Intergovernmental Agreement pursuant to which Fond du Lac County, Wisconsin will serve as the conduit bond issuer for Revenue Bond Financing for Bug Tussel Wireless, LLC to finance a project for acquisition, construction and installation of certain telecommunications infrastructure, for the purpose of providing wireless internet and telephone communication services to businesses, governmental units and residents of rural communities where such service is currently unavailable or prohibitively expensive (the "Project"), which includes Project costs located in Marathon County in an amount not to exceed \$25,000,000.

FISCAL NOTE: None.

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the "Act") authorizes municipalities to authorize the issuance and sale of bonds to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Bug Tussel Wireless, LLC, a Wisconsin limited liability company (the "Company"), and/or one or more of its affiliates (including, without limitation, Hilbert Communications, LLC and Cloud 1, LLC), whether existing on the date hereof or to be formed and whether owned directly or indirectly by the Company, to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in Marathon County in an amount not to exceed \$25,000,000; and (vii) payment of professional fees (collectively, the "Project"), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities where such service is currently unavailable or is prohibitively expensive; and

WHEREAS, Marathon County, Wisconsin is a political subdivision of the State within whose boundaries a portion of the Project is located; and

WHEREAS, pursuant to Sections 66.1103 and 66.0301 of the Wisconsin Statutes, individual counties or two or more counties, each a "Participating County", acting pursuant to an Intergovernmental Agreement may serve as the conduit issuer for such financing; and

WHEREAS, (i) the aggregate cost of the Project in Marathon County and the Participating Counties is presently estimated to be not greater than \$240,000,000, (ii) the aggregate amount of the Project proposed to be financed with one or more issues or series of tax-exempt or taxable revenue bonds does not exceed \$240,000,000 (the "Bonds") to be issued by Fond du Lac County, Wisconsin (the "Issuing County") acting pursuant to intergovernmental powers, and (iii) the portion of the Project located in Marathon County does not exceed \$25,000,000; and

WHEREAS, Section 66.1103(3)(f) of the Wisconsin Statutes provides that a municipality also may finance an industrial project which is located entirely outside the geographic limits of the municipality, but only if the revenue agreement for the project also relates to another project of the same eligible participant, part of which is located within the geographic limits of the municipality; and

WHEREAS, the Project includes necessary infrastructure for essential services by and for Marathon County and local units of government in Marathon County and is in furtherance of the public purposes set forth in the Act; and

WHEREAS, the proposed Project is a multi-jurisdictional project which is located in multiple counties to be identified, and the Company has requested that each of the Participating Counties approve an initial resolution (the "Initial Resolution") providing for the financing of the Project in an aggregate amount not to exceed \$240,000,000; and

WHEREAS, pursuant to the Intergovernmental Agreement, Fond du Lac County shall be the Issuing County of said revenue Bonds, and it shall be determined at a future date which county or counties shall be Participating Counties; and

WHEREAS, the Company has requested that Marathon County and other Participating Counties who will directly benefit from the Project to each provide a limited guaranty to enhance the collateral position of the Company in an amount equal to the pro rata portion of the Project costs incurred and essential services benefits derived in such Participating County; and

WHEREAS, the Company will have the primary obligation to make all scheduled principal and interest payments when due on the Bonds, and Marathon County's Guaranty will apply only in the event that the Company does not make the required payments due on the Bonds; and

WHEREAS, in return for Marathon County's Guaranty, Marathon County shall receive an annual guaranty fee of 40 basis points (0.40%) (based upon the amount of its Guaranty), and the Company will pay all costs to Marathon County and all expenses by Marathon County related to the bond issue; and

WHEREAS, as further security for its Guaranty, Marathon County shall receive a first mortgage on all land, buildings, and improvements of the Company located in Marathon County which are financed with proceeds of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Marathon County Board of Supervisors as follows:

1. Marathon County hereby approves that Fond du Lac County, as the Issuing County, acting pursuant to the Intergovernmental Agreement, shall:

(a) Finance the Project in an aggregate amount not to exceed \$240,000,000 which includes Project costs located in Marathon County in an amount not to exceed \$25,000,000; and

(b) Acting pursuant to the Intergovernmental Agreement by and among one or more Participating Counties, Fond du Lac County shall issue industrial development revenue bonds in one or more issues or series of tax-exempt or taxable bonds in an aggregate amount not to exceed \$240,000,000 in order to finance costs of the Project located in the Participating Counties, pursuant to Section 66.1103(3)(f) of the Wisconsin Statutes.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

(a) The Bonds shall be limited obligations of the Issuing County, acting pursuant to the Intergovernmental Agreement, and are payable solely from revenues provided by the Company and are secured in part by the limited Guaranty of Marathon County;

(b) The Bonds shall never constitute an indebtedness of Marathon County, the Issuing County or the Participating Counties within the meaning of any state constitutional provision or statutory limitation;

(c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with industrial development revenue bonds;

(d) The Company shall find a purchaser for all of the Bonds; and

(e) All out-of-pocket costs, including but not limited to legal fees, incurred by Marathon County in connection with the issuance and sale of the Bonds shall be

paid by the Company, whether or not the Issuing County or another Participating County ultimately issues the Bonds; and

(f) Marathon County shall be paid an annual guaranty fee of 40 basis points (0.40%) (based upon the amount of Marathon County's Guaranty).

3. The aforesaid plan of financing shall not be legally binding upon Marathon County nor be finally implemented unless and until:

(a) The details and mechanics of the bond financing are authorized and approved by a further resolution of Fond du Lac County, as the Issuing County, by a vote of at least three-fourths of the members-elect (as defined in Section 59.001(2m) of the Wisconsin Statutes) of the Board of Supervisors. Such approval shall be solely within the discretion of the Issuing County, acting pursuant to the Intergovernmental Agreement and approval of the Board of Supervisors of the Issuing County;

(b) Said approval and Guaranty are further conditioned upon terms and conditions of one or more written agreements between Marathon County and the various parties involved, ensuring that all of the proceeds from the sale of the Bonds shall be administered by a duly appointed independent trustee, that the bond proceeds shall be used exclusively for the development of the Project and for no other purpose, and that the project funds shall be paid over to the Company by the trustee only as they become needed for completion of the Project;

(c) The County Clerk of Marathon County shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in Marathon County, and the electors of Marathon County shall have been given the opportunity to petition for a referendum on the matter of the aforesaid bond issue, all as required by law;

(d) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the bond issue;

(e) The county clerks of Marathon County and the Participating Counties shall each have received an employment impact estimate issued under Section 560.034 of the Wisconsin Statutes;

(f) The Bonds shall be limited obligations of the Issuing County, acting pursuant to the Intergovernmental Agreement and are payable solely from revenues provided by the Company and secured in part by a limited guaranty of each Participating County;

(g) All Participating Counties have entered into the Intergovernmental Agreement and identified Fond du Lac County as the Issuing County;

(h) All Participating Counties shall approve their respective guaranties by a vote of at least three-fourths of the members-elect of their respective County Board of Supervisors; and

(i) All documents required to consummate the financing have been duly authorized and delivered.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Company having represented that it is able to negotiate satisfactory arrangements for completing the Project and that Marathon County's interests are not prejudiced thereby.

5. The County Clerk of Marathon County is directed following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of Marathon County, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds. Furthermore, it is the reasonable expectation of Marathon County that proceeds of the Bonds may be used to reimburse expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$240,000,000.

7. Marathon County Officers and Corporation Counsel shall forthwith negotiate and confer with all interested parties, draft, edit, or approve and deliver the contracts or other documents necessary to carry out the provisions of this Initial Resolution; provided, however, that such Officers and Corporation Counsel shall present the same to the Board of Supervisors for the Board's final review, ratification, and approval of all of the specific terms and conditions contained in said documents prior to the issuance of the Bonds on behalf of the Company.

Recommended for adoption this ____ day of _____, 2021.

Adopted _____

Defeated _____ by the Marathon County Board of Supervisors this

Tabled _____ day of _____, 2021.

County Board Chair

County Clerk

I, the undersigned, the duly appointed and qualified Clerk of Marathon County, Wisconsin do hereby certify that the foregoing resolution was duly adopted by the County Board of Supervisors at a meeting of said County held in open session in accordance with the requirements of Subchapter V of Chapter 19 of the Wisconsin Statutes on _____, 2021.

MARATHON COUNTY, WISCONSIN

County Clerk

EXHIBIT A

NOTICE TO ELECTORS OF
MARATHON COUNTY, WISCONSIN

TAKE NOTICE that the Board of Supervisors of Marathon County, Wisconsin ("Marathon County"), at a meeting held at Marathon County Courthouse – Assembly Room, 500 Forest Street, Wausau, Wisconsin, on _____, 2021, adopted an initial resolution (the "Initial Resolution") pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed \$240,000,000 of industrial development revenue bonds (the "Bonds") on behalf of Bug Tussel Wireless, LLC, a Wisconsin limited liability company (the "Company"), and/or one or more of its affiliates (including, without limitation, Hilbert Communications, LLC and Cloud 1, LLC), to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of project costs located in Marathon County in an amount not to exceed \$25,000,000; and (vii) payment of professional fees (collectively, the "Project"), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities. The Company has represented that the net number of full-time equivalent jobs which will be created in Marathon County is 4.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Company having represented that it is able to negotiate satisfactory arrangements for completing the Project and that Marathon County's interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF MARATHON COUNTY, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF MARATHON COUNTY, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF MARATHON COUNTY. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUING COUNTY OR ISSUING COUNTIES AND THE COMPANY.

The Initial Resolution may be inspected in the office of the Marathon County Clerk at 500 Forest Street, Wausau, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF MARATHON COUNTY MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the Marathon County is filed with the County Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuing County will issue the Bonds without submitting the proposition for the electors' approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of Marathon County voting thereon at a general or special election.

Kim Trueblood, County Clerk
Marathon County, Wisconsin

