

OFFICIAL NOTICE AND AGENDA

Notice is hereby given that a public meeting will be held on the date, time and location shown below. Upon attaining a quorum of members, all items listed on the agenda shown below may be considered (acted upon).

Regular / Special Meeting:	Board of Public Works
Date & Time:	July 10, 2018 @ 7:00 pm (following W&SB)
Location:	City Hall, 2000 N. Calhoun Road, Council Chambers
Aldermen:	Rick Owen – Chairman, Chris Blackburn, Scott Berg (Mayor alt.), Brad Blumer, Buck Jurken, Bill Carnell (Ald. Alt.), Mayor Steven Ponto
Quorum Requirements:	3 of 5 members physically present

Roll Call

Announcements

- The next regularly scheduled meeting is August 14, 2018

Minutes

1. Meeting minutes of June 12, 2018

New Business

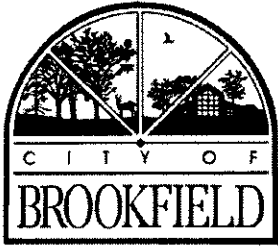
2. Review of Five Year Capital Improvements Plan 2019 - 2023 for storm sewers, bike paths and streets
3. Award of contract for Golf Parkway extension Phase II
4. Sidewalk and pathway inspection and repair policy
5. Perpetual Storm Sewer & Drainage Easement – Brookfield Square Sears Redevelopment Phase VIII, 115 South Moorland Road

Adjournment

Thomas Grisa
Director of Public Works
Posted: July 6, 2018 @ 2:00 pm

Any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meetings or materials be in an accessible location or format, contact the City Clerk at (262) 782-9650 or 2000 North Calhoun Road, for accommodations. Requests for accommodations for meetings should be made at least 3 business days in advance of the meeting. Every effort will be made to arrange accommodations for all meetings.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in this notice.



OFFICIAL MEETING MINUTES OF A REGULAR MEETING
OF THE **BOARD OF PUBLIC WORKS** HELD ON JUNE 12, 2018 @ 7:00
P.M. IN THE COMMON COUNCIL CHAMBERS OF CITY HALL, 2000
NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

MEMBERS PRESENT:

Alderman Rick Owen, Chairman
Alderman Brad Blumer
Alderman Christopher Blackburn

Alderman Scott Berg
Alderman Buck Jurken

MEMBER ABSENT AND EXCUSED: Mayor Steve Ponto

OTHERS PRESENT:

Alderman Jerry Mellone
Alderman Bill Carnell (a.a.)
Director of Public Works Tom Grisa

City Engineer Jeff Chase
Administrative Assistant Carolyn Megal

Roll Call

Chairman Owen noted a quorum present and called the Board of Public Works to order at 7:18 pm.

Meeting Minutes

Item 1 Meeting minutes of the May 8, 2018 Board of Public Works Meeting

Motion by Alderman Jurken, seconded by Alderman Blumer to approve the minutes of the May 8, 2018 Board of Public Works meeting minutes. Motion carried 5-0.

New Business

Item 2 Legislative referral regarding lighting of Calhoun Road and Golf Parkway intersection

Alderman Blackburn stated he went around with the light meter and measured the lighting in this area and it showed the lighting had been reduced. His issue is that the lights are glaring.

Alderman Mellone stated the residents have to have their shades down at all times due to the lighting. The residents want safe lighting but not intrusive. There are lights available that can direct light down and not into the backyards of the residents. He spoke with Lifetime Fitness and Irgens who stated they are in support of keeping the residents happy.

Mr. Grisa stated all lighting can be glaring if you look directly at it.

Alderman Blumer has received comments from residents about the intersection. He stated that if we chose to adopt the DOT guidelines to the letter the intersection should be lit more based on his interpretation of the

guidelines. Mr. Chase stated the DOT has created an algorithm to facilitate the design process for lighting at intersections based on general configurations but specific illumination studies can be performed for specific intersections. Mr. Grisa stated if we don't meet an accepted standard and someone gets injured there is a liability issue.

Alderman Owen stated that higher lighting standards were initially established for this intersection but were revised based on a specific illumination study for the intersection. Mr. Grisa stated the study resulted in a lowering of the light levels at the intersection and those were implemented.

Alderman Jurken also stated he does not want a liability issue. He is not a lighting expert and the City should follow state standards which determine the correct lighting for this intersection.

Alderman Blumer questioned why minimization of poles by placing lights on signal poles was done at this intersection and if it could be done now. Mr. Chase indicated the ability to put the luminaire on the pole can be a cost effective approach, but there are other factors as well to consider. Modifying the poles now would be costly and change the lighting of the intersection. Mr. Chase went on to say that some of the lights are on the signal poles but some are not and that could be a function of the Corridor lighting. The installed lighting meets the standards established by the City policy for street intersection lighting.

Alderman Owen stated this has been discussed in depth and does not recommend that the staff do more.

Alderman Blackburn stated the bollard lighting should be shut off and/or removed.

Motion by Alderman Jurken, seconded by Alderman Berg to approve the motion to reaffirm the previous position of the board on the legislative referral regarding lighting of Calhoun Road and Golf Parkway intersection. Motion carried 3-2 (Blackburn and Blumer opposed).

Item 3 Consideration of declaring as surplus City owned property at 17550 W. Greenfield Avenue

Mr. Grisa stated this property was likely acquired by the City as settlement of a lawsuit. The property was zoned as a multifamily but the council rejected the request because they wanted the property to be single family. The City has no need for the property and recommends it be declared surplus and sold.

Motion by Alderman Jurken, seconded by Alderman Blumer to approve the board to declare the property located at 17550 W. Greenfield Avenue as surplus property. Motion carried 5-0.

Item 4 Award of the Lilly Road/Butler Ditch Culvert project SW-18-01

Motion by Alderman Blackburn, seconded by Alderman Blumer to approve the award of the Lilly Road/Butler Ditch Culvert project SW-18-01. Motion carried 5-0.

Item 5 Award of the 2018 Road Surface Treatment project R-18-02

Mr. Chase stated this treatment will improve the road and stretch maintenance dollars to enhance roads in Brookfield.

Motion by Alderman Blackburn, seconded by Alderman Jurken to approve the award of the 2018 Road Surface Treatment project R-18-02. Motion carried 5-0.

Item 6 Award of the 2018 Epoxy Pavement Marking contract

Mr. Grisa stated the epoxy paint is a more expensive type of paint but lasts about three times longer than cold paint.

Motion by Alderman Blumer, seconded by Alderman Blackburn to approve the award of the 2018 Epoxy Pavement Marking contract. Motion carried 5-0.

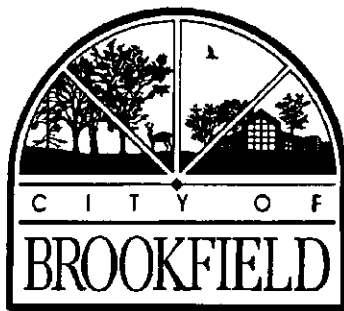
Item 7 Parking restrictions on Enterprise Avenue, Commerce Avenue and Industrial Avenue

Motion by Alderman Jurken, seconded by Alderman Berg to approve the parking restriction on Enterprise Avenue, Commerce Avenue and Industrial Avenue. Motion carried 5-0.

Adjournment

Motion by Alderman Blackburn, seconded by Alderman Berg to adjourn the Board of Public Works meeting. Motion carried 5-0. Meeting adjourned at 8:38 pm.

Minutes respectfully submitted by Carolyn Megal, Administrative Assistant

**DIRECTOR OF PUBLIC WORKS***Thomas M. Grisa, P.E.*

2000 North Calhoun Road

Brookfield, Wisconsin 53005-5095

(262) 782-9650 FAX (262) 782-1323

MEMO

TO: Board of Public Works

FROM: Tom Grisa

SUBJECT: Five Year Capital Improvement Plan 2019-2023

DATE: June 25, 2018

Attached is a copy of the proposed Five Year Capital Improvement Plan (CIP) for the City of Brookfield stormwater improvements, bike paths and transportation elements for the years 2019 through 2023. This plan carries forward projects that have previously been included and approved for these systems with most of the changes related to adjustments on timing of projects.

Under Storm Sewers, we eliminated the storm sewer project on North Avenue at Hollyhock Lane since the County's stormwater management for the widening of North Avenue will address the storm water management from this area as well. We also removed the storm sewer project at the Civic Center since that did not show up as necessary in the update to the stormwater management plan performed last year and stormwater management for the North Avenue widening did not call for retention or detention of water from this location. Finally, we added the replacement of bridges at Enterprise Avenue and Gebhardt Road in later years of the plan.

Under Bike Paths no changes were made other than to add a pathway in 2023.

Under Streets, the East-West Corridor study was pushed back one year given the state's issues as it relates to funding transportation projects and the premise that this project should coordinate with any state improvements to the freeway system. Burying the utility lines on North Avenue increased from WE Energies previous estimate from six years ago, raising the cost for this work to more than \$1 million per mile of roadway. Also, the extension of Civic Drive to North Avenue is also recommended to be eliminated.

Staff welcomes Board comments on this CIP and seeks approval of the projects listed therein.

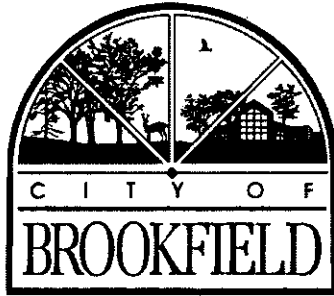
City of Brookfield, WI
Capital Improvement Program
 2019 thru 2023

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category	2019	2020	2021	2022	2023	Total	Future
Stormwater							
<u><i>Storm sewer prior to road work</i></u>							
Adelaide & Tru Lane storm sewer upgrade		460,000				460,000	
Calhoun Rd. - North Ave to Capitol Dr storm sewer			375,000			375,000	
Relocate stream - Calhoun Road			300,000			300,000	
<i>Sub-Total</i>		460,000	675,000			1,135,000	
<u><i>Storm Sewers</i></u>							
Imperial and Primrose storm sewer upgrade	150,000					150,000	
Burlawn Pkwy N/Burleigh culvert upgrade	300,000					300,000	
Corporate Drive bridge replacements	50,000	365,000	300,000			715,000	
Smith Dr and Luella Dr storm sewer	110,000					110,000	
Enterprise Av bridge replacement			80,000	600,000		680,000	
Gebhardt Road bridge replacement				85,000	475,000	560,000	
<i>Sub-Total</i>	610,000	365,000	380,000	685,000	475,000	2,515,000	
Department Total:	610,000	825,000	1,055,000	685,000	475,000	3,650,000	
Transportation - Bike Paths							
<u><i>Bike Paths</i></u>							
Miscellaneous Bike Path sections	50,000				50,000	100,000	
Brookfield Road: at Burleigh over wetlands	150,000					150,000	
North Ave.: N. 124th St. to Calhoun Rd.		475,000				475,000	
Calhoun Road: North Avenue to Capitol Drive			250,000			250,000	
Lilly Road: Sect. 13 park to North Avenue				350,000		350,000	
Lisbon Rd.: Hampton Rd to Lilly Rd					200,000	200,000	
<i>Sub-Total</i>	200,000	475,000	250,000	350,000	250,000	1,525,000	
Department Total:	200,000	475,000	250,000	350,000	250,000	1,525,000	
Transportation - Streets							
<u><i>Street Construction</i></u>							
Calhoun Road - North Avenue to Capitol Dr.	1,000,000	1,000,000	2,250,000	750,000		5,000,000	
East-West Corridor (I-94) Study		350,000	250,000	300,000	900,000	1,800,000	1,750,000
<i>Sub-Total</i>	1,000,000	1,350,000	2,500,000	1,050,000	900,000	6,800,000	1,750,000
<u><i>Street related improvements</i></u>							
North Avenue - N. 124th St. to Calhoun Rd.	3,300,000					3,300,000	
Calhoun Road - North Avenue to Capitol Dr.		1,000,000				1,000,000	
<i>Sub-Total</i>	3,300,000	1,000,000				4,300,000	
Department Total:	4,300,000	2,350,000	2,500,000	1,050,000	900,000	11,100,000	1,750,000

Department

Category	2019	2020	2021	2022	2023	Total	Future
Transportation - Streets-Devel							
<u>Street Construction</u>							
Civic Drive extension		425,000				425,000	
<i>Sub-Total</i>		425,000				425,000	
Department Total:		425,000				425,000	
GRAND TOTAL	5,110,000	4,075,000	3,805,000	2,085,000	1,625,000	16,700,000	1,750,000



ENGINEERING DEPARTMENT
 2000 N. CALHOUN ROAD
 BROOKFIELD, WI 53005
 Ph. 262.787.3919 Fax. 262.782.1323

MEMO

TO: BOARD OF PUBLIC WORKS
 FROM: Jason Herzog, P.E. - Construction Manager
 SUBJECT: Golf Parkway Extension Phase II Project No. R-17-06
 DATE: July 5, 2018

Requested Action: Staff is requesting approval of the lowest bid received for the Golf Parkway Extension Phase II Project No. R-17-06. The lowest responsible bidder for this project is Payne & Dolan whose bid was \$489,739.20

Fiscal Impact:	Construction Contract	\$489,789.20
	Contingency	\$25,000.00
	Paving Inspection	<u>\$15,000.00</u>
	TOTAL	\$529,739.20

Source of Funds:	Road Improvements Golf Parkway	\$675,000.00
	(Patrick Dr Extension) 61211301 703120 D1801	

Rationale: This project consists of installing a new road for the extension of Golf Parkway (the Corridor development) to connect with the existing Patrick Drive (Brook Lakes Corporate development). This project is approximately a 1000' long of new asphalt pavement connecting the two developments.

Recent Contractor Work History: Payne & Dolan has constructed the City's Road Resurfacing Project numerous times over the past 15 years. Staff has had a positive working experience with this contractor, who is well organized, professionally managed and has proven to be very capable of performing this type of work.

EXHIBIT "A"

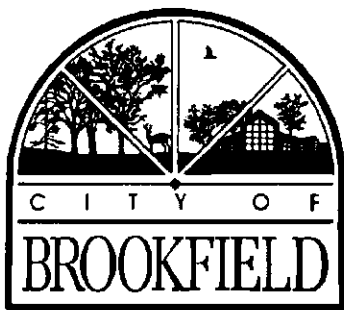
Golf Parkway Extension Phase II Project No. R-17-06

Bid Opening Date: July 5, 2018

Engineer's Estimate: \$685,000.00

Bid Tabulation:

CONTRACTOR	BID
1. Payne & Dolan	\$489,789.20
2. Vinton Construction	\$510,483.40



DIRECTOR OF PUBLIC WORKS

Thomas M. Grisa, P.E.

2000 North Calhoun Road

Brookfield, Wisconsin 53005-5095

(262) 782-9650 FAX (262) 782-1323

MEMO

TO: Board of Public Works

FROM: Tom Grisa

SUBJECT: Sidewalk / Pathway Inspection and Repair Policy

DATE: July 5, 2018

The Sidewalk / Pathway Inspection and Repair Policy is up for review. When the policy was first established, the City had no formal policy or program for inspection in place to formally review its pathways and sidewalk. Accordingly we put in place a fairly aggressive review period to ensure we “caught” up on any deferred maintenance over the years. Now that the program is more established, it makes sense to make this time period more consistent with that of other practices for inspection. This in no way reduces the opportunity for informal inspections in response to complaints received, or noticed by City staff while performing other activities. By coupling these two methods together, the City gains the greatest liability protection and ensures the quality of the system is maintained.

Other improvements to the policy include more objective criteria for replacement / repair.

Staff recommends approval of these changes.

Sidewalk/Pathway Inspection and Repair Policy

Purpose: The following policy addresses when sidewalk and pathways City should be inspected and repaired.

Background: The City of Brookfield owns and maintains many miles of sidewalk and pathways in the City. These facilities must be repaired periodically to perform properly and for the safety of our residents and those who use them.

Sidewalk Repair Program: The City of Brookfield ~~has established a formal~~ sidewalk/pathway inspection and repair program ~~as part of this policy.~~ The program consists of a formal review of all City owned sidewalk and pathways in the City of Brookfield right of way every ~~ten~~five years and every ~~five~~two years for sidewalks and pathways on City owned property (e.g. City Hall, Library, Safety Building, Public Works Building, Fire Stations, City Parks, Water Pollution Control Center, etc.) This formal review will involve an inspection of all City owned sidewalk and pathways for defects or repairs needed. Written documentation of the inspection shall include condition of the facility inspected, date of inspection and name of inspector. Once a defect is detected either through the formal inspection process or at any time a complaint is lodged and reviewed, it shall be placed on a schedule for repair and repaired as part of that year's program, or if discovered too late in the season will be repaired in the subsequent year.

Identification of defects or repairs needed: The following criteria will be used to determine if a concrete sidewalk is in need of repair.

1. Differential settlement or heaving of $\frac{3}{4}$ " or more at any point along a joint.
2. Sidewalk is cracked – and such cracking has caused ~~or has potential to cause~~ breaking out of concrete or settling.
3. Sidewalk has pieces missing (one inch radius or equivalent) or the sidewalk slabs have separated $\frac{3}{4}$ " or more at the joint to the extent that they are susceptible to catching a person in high heel shoes.
4. The sidewalk has a negative pitch (drains towards structure). Zero pitch is allowable.
5. A slab that slopes more than one inch per foot in any direction.
6. Where elevations have over the years become so warped due to settling heaving or individual replacements, it may be necessary to remove a "good" slab in order to save a number of warped slabs and obtain proper drainage.
7. Spalling of surface of sidewalk has occurred to the extent that scaling or pitting has progressed $\frac{1}{2}$ " from the surface and there are three or more areas meeting such criteria.

The following criteria will be used to determine if an asphalt pathway is in need of repair.

1. Differential settlement or heaving creating a differential of $\frac{3}{4}$ " or more at any point along the pathway.

2. Pathway has pieces missing (one inch radius or equivalent) or the pathway has cracked $\frac{3}{4}$ " or more, to the extent that the cracks are susceptible to catching a person in high heel shoes.
3. Spalling of surface of sidewalk has occurred to the extent that scaling or pitting has progressed $\frac{1}{2}$ " from the surface and there are three or more areas meeting such criteria.

Repairs by Abutting Property Owners: All patches or repairs performed by abutting property owners must be approved by the Engineering Division. Mudjacking of concrete sidewalks may be allowed by permission of the Engineering Division.

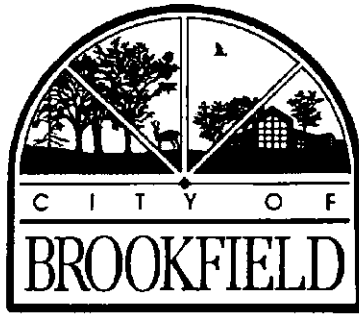
This policy shall be reviewed every three years beginning in March, 2006.

Drafted: February 12, 2003

Adopted: March 18, 2003

Revised: March 11, 2009; May 19, 2009

Confirmed: April 18, 2006; July 18, 2012; July 21, 2015



ENGINEERING DIVISION

2000 North Calhoun Road
Brookfield, Wisconsin 53005-5095
(262) 782-9650 FAX (262) 782-1323

MEMORANDUM

TO: Board of Public Works

FROM: Jackie Quandt, PE
Project Engineer *JRQ*

DATE: July 5, 2018

SUBJECT: Perpetual Storm Sewer & Drainage Easement-
Brookfield Square Sears Redevelopment Phase VIII, 115 South Moorland Road

As part of the approved construction plans for Brookfield Square Sears Redevelopment Phase VIII being developed by **BROOKFIELD SQUARE ANCHOR S, LLC**, an easement is needed for the perpetual maintenance of storm sewer being constructed by the Developer. It is replacing an existing storm sewer that is being removed.

The attached easement document and resolution provide for the acceptance of this easement.

Staff recommends approval of the resolution and the attached easement document.

City of Brookfield, Wisconsin

RESOLUTION NO. ____ of the BOARD OF PUBLIC WORKS		
Board Date: July 10, 2018		Board Action:
Resolution to approve a perpetual storm sewer & drainage easement Brookfield Square Sears Redevelopment Phase VIII located at 115 South Moorland Road		
Resolution No.	Date Introduced:	Council Action:

BE IT RESOLVED that the attached **Perpetual Storm Sewer & Drainage Easement***, as depicted and described on Exhibit "A", between the City of Brookfield and **BROOKFIELD SQUARE ANCHOR S, LLC** be approved and the proper City officials are hereby authorized and directed to sign the documents on behalf of the City.

ADOPTED AND APPROVED ON _____, 2018.

Kelly S. Michaels, City Clerk

Steven V. Ponto, Mayor

* Can be viewed in the City Clerk's Office during normal working hours.

Instrument drafted by City of Brookfield Engineering Division

This indenture made this 12th day of June, 2018, by and between **Brookfield Square Anchor S, LLC**, an Ohio general partnership, hereinafter referred to as "Grantor", and the **City of Brookfield**, a municipal corporation located in Waukesha County, Wisconsin, hereinafter referred to as the "City",

WITNESSETH:

WHEREAS, Grantor owns certain real property located in the City and legally described on attached Exhibit A (the "Property") and also known by Tax Key Number **BRC 1141998**:

That, WHEREAS, the City desires to acquire a permanent and perpetual storm sewer and drainage easement as shown and described on the attached Exhibit B (the "Easement Area"), together with the right of entry within the Easement Area to construct, operate, use, maintain and repair the storm sewer and drainage way as necessary;

NOW, THEREFORE, in consideration of good and valuable consideration, receipt of which is hereby acknowledged, subject to the conditions on the next page, Grantor grants and conveys unto the City a perpetual storm sewer and drainage easement for the construction, operation, use, maintenance, repair, and reconstruction of a drainage way and storm sewer in the City of Brookfield, Waukesha County, Wisconsin, through the Easement Area located on Grantor's property on attached Exhibit B.

UNDER THESE CONDITIONS:

1. It is an express condition of the granting of this perpetual storm sewer and drainage easement that so much of the surface or sub-surface of the soil, including any driveway or parking lot pavement constructed within the Easement Area, as may be disturbed in the construction, operation, use, maintenance, repair, and reconstruction of such storm sewer will, at the expense of the City, be replaced in substantially the same condition as it at the time this instrument is signed or may be at the time of disturbance, with the exception of replanting disturbed trees or landscaping within the easement, and the acceptance of this perpetual easement by the City and the installation or construction of the storm sewer shall constitute an express acceptance by City of this condition to the granting of this easement.

2. Grantor consents to the entry by the servants, employees, workmen, agents or independent contractors of City for and incidental to the construction, operation, use, maintenance, repair, and reconstruction of such storm sewer but reserve to themselves the right to make such use of the land included in the Easement Area which will not disturb or interfere with such storm sewer or prevent ingress or egress thereto for the purpose of construction, operation, use, maintenance, repair, and reconstruction thereof.

3. Construction of buildings, stoops, walls, fencing or permanent structures of any kind within the easement is prohibited.

4. The Grantor shall submit plans for review and approval by the Director of Public Works of the City, or his designee, for any proposed improvement, alteration or modification, including the placement of trees and shrubs, that Grantor would like to complete in the Easement Area. Other than compliance with City ordinances, City's review will be limited to the avoidance of interference with the construction, operation, use, maintenance, repair, and reconstruction of the storm sewer within the Easement Area.

5. This indenture shall run with the Property, and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, administrators, successors and assigns.

6. Except in the event of an emergency, if City intends to perform work at the Easement Area, City shall provide Grantor with no less than fifteen (15) days prior notice of City's intent to enter the Easement Area.

[Signatures follow on next page]

IN WITNESS WHEREOF Grantor has executed this indenture the day and year first above written.

GRANTOR:

BROOKFIELD SQUARE JOINT VENTURE,
an Ohio general partnership

By: CBL & Associates Management, Inc.,
a Delaware corporation, managing agent

By: *[Signature]*
Authorized Representative
Jeffery V. Curry
Title: Chief Legal Officer

STATE OF TENNESSEE)
) SS.
HAMILTON COUNTY)

Personally came before me this 12th day of June, 2018, the above named Jeffery V. Curry to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public
Hamilton County, Tennessee **A.C. Scott**
My Commission Expires: _____

My Commission Expires January 29, 2022

Accepted Pursuant to the Authority of Common Council on the ____ day of _____, 201_.

Steven V. Ponto, Mayor

Kelly S. Michaels, City Clerk

STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 201_, the above named Steven V. Ponto and Kelly S. Michaels, Mayor and City Clerk, respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Being that part of Lot 1 of Certified Survey Map No. 11206, recorded on August 4th, 2014, in book 116 on pages 139 -150 inclusive, as Document No. 4092890, being that part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin.

CITY OF BROOKFIELD

EXHIBIT "B"

30 FOOT STORM SEWER & DRAINAGE EASEMENT

Part of Lot 1 of Certified Survey Map No. 11206, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin.

UTILITY EASEMENT DESCRIPTION:

Commencing at the Northeast corner of said 1/4 Section; thence South 00°33'28" East along the East line of said 1/4 Section 698.70 feet to a point; thence South 89°26'32" West 69.06 feet to a point in the West line of South Moorland Road and the point of beginning of lands to be described;

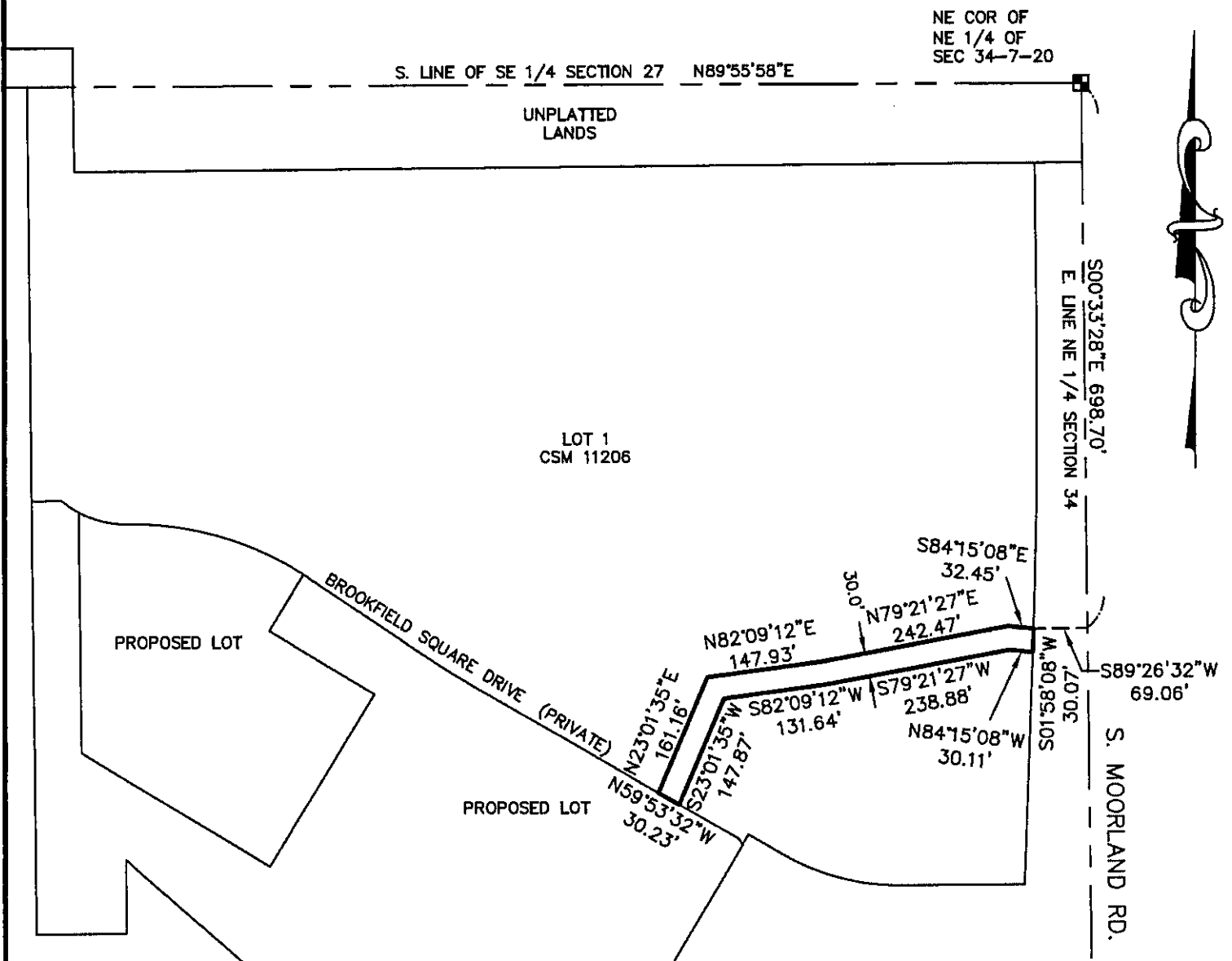
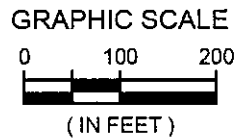
thence South 01° 58' 08" West along said West line 30.07 feet to a point; thence North 84° 15' 08" West 30.11 feet to a point; thence South 79° 21' 27" West 238.88 feet to a point; thence South 82° 09' 12" West 131.64 feet to a point; thence South 23° 01' 35" West 147.87 feet to a point; thence North 59° 53' 32" West 30.23 feet to a point; thence North 23° 01' 35" East 161.16 feet to a point; thence North 82° 09' 12" East 147.93 feet to a point; thence North 79° 21' 27" East 242.47 feet to a point; thence South 84° 15' 08" East 32.45 feet to the point of beginning.

Said land contains 16,987 square feet.

May 7, 2018

Drawing No. 167128-RMK

BEARINGS ARE BASED ON THE EAST LINE OF THE
NE 1/4 SECTION 34, WHICH BEARS S00°33'28"E



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com