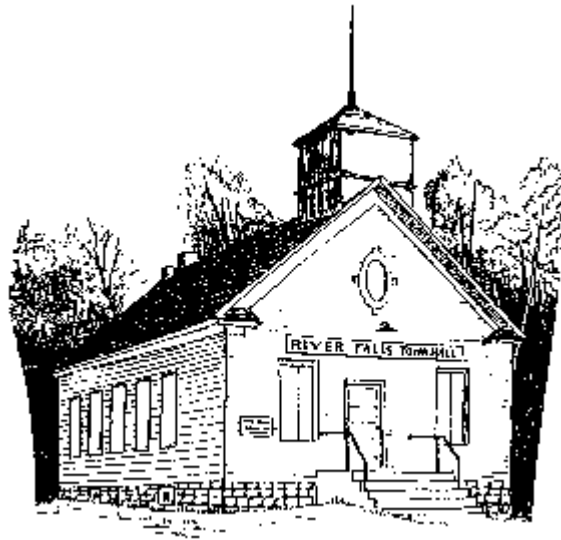


Town of River Falls Town Board

9/8/2026 Meeting Materials



TOWN OF RIVER FALLS

The following River Falls Town Meetings will meet on Tuesday, September 8, 2026, beginning at 6:00 P.M. at the River Falls Town Hall, W9015 770th Ave.

6:00 P.M. – Plan Commission Agenda: Minutes from 8/17/26 Plan Commission Meeting; Zoning Administrator Report; Review And Discuss Conditional Use Permits; Review Proposed Changes to Town Code Chapter 1 – General Government; Updates from Plan Commission Sub-Committees; Comments & Requests; Future Agenda Items; A quorum of Town Board members may be present.

7:00 P.M. – Town Board

Call to order

Consider for approval or other action:

1. Approve Agenda
2. Minutes from August 17, 2026, Regular Board Meeting
3. Financial/Fire Call Report
4. Public Comments and Requests
5. Zoning Administrator Report
6. Plan Commission Report
7. Discuss and Take Action on Schaar Property Clean up at N8057 920th St
8. Short Presentation on Annexation Basics
9. Discuss and Take Action on Contract for Town Assessment Services
10. Reschedule November 2, 2026, Meeting
11. Consider Clerk/Treasurer Appointed or Elected Transition
12. Discuss and Take Action on Plans for Improvements at the Town Hall
13. Discuss Plans for Town Hall 125th Celebration
14. Discuss Moratorium on Hyperscale Projects in the Town
15. Review Burn Permit Form and Process
16. Board and Staff Communications
17. Audit and Pay Bills
18. Future Agenda Items
19. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. Some agenda items may be taken up earlier in the meeting, or in a different order than listed. The posted notice at the Town Hall is the primary notice. Meeting notice posted on the Town's website www.riverfallstown.com, and at the River Falls Town Hall, W9015 770th Avenue, River Falls, WI. Anyone wishing to attend the meeting who requires special accommodation because of a disability should contact the Clerk's office, at 715-629-8240 or email clerk@riverfallstown.com, at least 72 hours before the meeting begins so that appropriate accommodations can be made.

Sarah Meyer, Clerk

TOWN OF RIVER FALLS – REGULAR BOARD MEETING
Monday, August 17, 2026, River Falls Town Hall

The meeting was called to order by Chair Terry Kusilek at 7:01pm. Elected officials and staff present: Terry Kusilek, Chair; Mary Foster, Siri Smith, Jerome Rodewald; Supervisors; Rita Kozak, Treasurer; Sarah Meyer, Clerk; Don Rodewald, Zoning Administrator; Guests present: Maureen Ash, Victoria Rader, Wendy DiPeso, Chimney Rock Appraisers, Mary Merta

Mary made a motion to approve the agenda as posted. Siri seconded. M.C.

Jerome moved to approve the minutes of the August 3, 2026, Regular Board meeting. Mary seconded. M.C.

Financial Report/Fire Call Report: Treasurer Rita provided the Treasurer's Report. The current available balance is \$359,991.07. Siri moved, and Jerome seconded to approve the financial and fire call reports. M.C.

Public Comments & Requests: Maureen asked Terry about an email she sent. Terry said they will connect directly to discuss.

Zoning Administrator Report: Zoning Administrator Don Rodewald provided the zoning report (attached). Jerome made a motion to accept the Zoning Administrator's report. Mary seconded. M.C.

Plan Commission Report: Siri reported that the Plan Commission approved the dwelling site for Michael Stern on 760th Avenue.

Discuss and Take Action on Contract for Town Assessment Services: Jerome made a motion to table the assessment contract approval until the Sept 8 meeting. Mary seconded. M.C.

Consider Clerk/Treasurer Appointed or Elected Transition: The committee will meet on September 10 to continue discussion.

Discuss and Take Action on Plans for Improvements at the Town Hall: Terry and Sarah will work on hanging the United States and Wisconsin flags on the wall.

Discuss Plans for Town Hall 125th Celebration: Terry has offered to donate the money to cover the cost of the cups. The City will charge \$50 for picnic tables.

Discuss Moratorium on Hyperscale Projects in the Town: Jerome and Don have met and are looking at the Town Code to expand our current language on industrial districts. Mary will send language from the Code Review Committee.

Review Burn Permit Form and Process: Tabled to September 8, 2026 meeting.

Discuss and Take Action on Town Shop Roof Replacement: Terry received 4 quotes to replace the town shop roof. Lester \$21,760. New Life = \$21,601; Matzek Miller = \$20,000 & \$75/hour for replacing rotten boards. Siri motion to award the project to Matzek Miller. Mary seconded. M.C.

Board and Staff Communications: Jerome complimented the ditch and culvert work recently done. Mary asked Terry about his meeting with City Mayor Alison Page. Terry said they did have a conversation with her; but it was fairly light. He stated there have been no discussions about a boundary agreement with the City. Sarah shared that there were 730 voters at the August 11 Partisan Primary election. Terry has signed up for Economic Development workshop. Rob and Dalton put no parking signs up on 862nd.

Audit and Pay Bills Siri moved to audit and pay bills, Mary seconded. M.C.

Future Agenda items:

- Approve Agenda
- Minutes from August 17, 2026, Regular Board Meeting
- Financial/Fire Call Report
- Public Comments and Requests
- Zoning Administrator Report
- Plan Commission Report
- Discuss and Take Action on Schaar Property Clean up at N8057 920th St
- Short Presentation on Annexation Basics
- Discuss and Take Action on Contract for Town Assessment Services
- Reschedule November 2, 2026 Meeting
- Discuss Clerk/Treasurer Appointed or Elected Transition
- Discuss and Take Action on Plans for Improvements at the Town Hall
- Discuss Plans for Town Hall 125th Celebration
- Discuss Moratorium on Hyperscale Projects in the Town
- Review and Discuss Burn Permit Forms and Process
- Board and Staff Communications
- Future Agenda Items
- Audit and Pay Bills
- Adjourn

Siri moved to adjourn. Mary seconded. M.C. Meeting adjourned at 8:23pm.

09/08/26

Town of River Falls
Profit and Loss Detail
August 17 through September 8, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Fire Protection								
Fire Calls								
Deposit	08/18/26	10514...	State Farm Insurance	Fire Calls Sederl...		Money Market Acc...	1,200.00	1,200.00
Total Fire Calls							1,200.00	1,200.00
Total Fire Protection							1,200.00	1,200.00
Impact Fee								
Deposit	08/18/26	627	Michael Stern	Impact Fee 5818		Money Market Acc...	3,000.00	3,000.00
Total Impact Fee							3,000.00	3,000.00
Interest Earned MM, CDs, Ck								
Impact Fee Interest								
Deposit	08/31/26	Cash	RCU	Aug Impact Fee I...		Royal Credit Union	37.44	37.44
Total Impact Fee Interest							37.44	37.44
Public Entity Account								
Deposit	08/31/26	Cash	RCU	Aug Public Entity...		Royal Credit Union	2,106.54	2,106.54
Total Public Entity Account							2,106.54	2,106.54
Interest Earned Money Market								
Deposit	08/31/26	Cash	fnbrf	August MM Inter...		Money Market Acc...	669.35	669.35
Total Interest Earned Money Market							669.35	669.35
Total Interest Earned MM, CDs, Ck							2,813.33	2,813.33
Licenses and Permits								
Dog License Fees/Kennel								
Deposit	08/18/26	2397	Dana Hackbarth	DL 5814		Money Market Acc...	7.00	7.00
Deposit	08/18/26	1001	Jeffrey Quinn	DL 5815		Money Market Acc...	12.00	19.00
Total Dog License Fees/Kennel							19.00	19.00
Total Licenses and Permits							19.00	19.00
Public Charges for Services								
Recycling Center								
Deposit	08/18/26	153412	J.R's	RC 5816		Money Market Acc...	594.95	594.95

09/08/26

Town of River Falls
Profit and Loss Detail
August 17 through September 8, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Deposit	09/01/26	1302	Eric Deaton	RC 5820		Money Market Acc...	65.00	659.95
Deposit	09/01/26	4497	Ruth Cain	RC 5821		Money Market Acc...	30.00	689.95
Deposit	09/01/26	3022	John O'Boyle	RC 5822		Money Market Acc...	20.00	709.95
Deposit	09/01/26	2581	Kris Torkelson	RC 5823		Money Market Acc...	12.00	721.95
Deposit	09/01/26	560	Lukas Nelson	RC 5824		Money Market Acc...	6.00	727.95
Deposit	09/01/26	3291	Sarah Biggs	RC 5825		Money Market Acc...	5.00	732.95
Deposit	09/01/26	Cash	Joe Mahoney	RC 5826		Money Market Acc...	1,259.55	1,992.50
Deposit	09/01/26	7871	Jerry Waller	RC 5827		Money Market Acc...	37.00	2,029.50
Deposit	09/01/26	1011	Maria Henke	RC 5828		Money Market Acc...	30.00	2,059.50
Deposit	09/01/26	6716	Michael Cull	RC 5829		Money Market Acc...	26.00	2,085.50
Deposit	09/01/26	166	Jeff Bump	RC 5830		Money Market Acc...	50.00	2,135.50
Deposit	09/01/26	12757	Terry Kusilek	RC 5831		Money Market Acc...	25.00	2,160.50
Deposit	09/01/26	2586	Kris Torkelson	RC 5832		Money Market Acc...	15.00	2,175.50
Deposit	09/01/26	Cash	Joe Mahoney	RC 5833		Money Market Acc...	1,072.55	3,248.05
Deposit	09/01/26	1312	Eric Deaton	RC 5834		Money Market Acc...	80.00	3,328.05
Deposit	09/01/26	5398	Rodney Filkins	RC 5835		Money Market Acc...	25.00	3,353.05
Deposit	09/01/26	5836	Thornhill LLC	RC 5836		Money Market Acc...	20.00	3,373.05
Deposit	09/01/26	2371	Falls View Rentals	RC 5837		Money Market Acc...	15.00	3,388.05
Deposit	09/01/26	6117	Randall Mittag	RC 5838		Money Market Acc...	12.00	3,400.05
Deposit	09/01/26	2589	Kris Torkelson	RC 5839		Money Market Acc...	12.00	3,412.05
Deposit	09/01/26	545	Lukas Nelson	RC 5840		Money Market Acc...	6.00	3,418.05
Deposit	09/01/26	6788	Jeremiah Harrelson	RC 5841		Money Market Acc...	4.00	3,422.05
Deposit	09/01/26	Cash	Joe Mahoney	RC 5842		Money Market Acc...	1,297.55	4,719.60
Total Recycling Center							4,719.60	4,719.60
Zoning Fee								
Deposit	08/18/26	627	Michael Stern	Zoning 5818		Money Market Acc...	1,200.00	1,200.00
Total Zoning Fee							1,200.00	1,200.00
Zoning Fee DW/Site Ins/TraDwel								
Deposit	08/18/26	627	Michael Stern	Dwelling 5818		Money Market Acc...	175.00	175.00
Deposit	08/18/26	8449	C&E Wurzer Building	Varo Driveway 5...		Money Market Acc...	75.00	250.00
Total Zoning Fee DW/Site Ins/TraDwel							250.00	250.00
Total Public Charges for Services							6,169.60	6,169.60
Taxes								
Property Taxes								
Deposit	08/19/26	Cash	Pierce County Treasurer	August settleme...		Money Market Acc...	339,177.19	339,177.19

09/08/26

Town of River Falls
Profit and Loss Detail
August 17 through September 8, 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Property Taxes							339,177.19	339,177.19
Total Taxes							339,177.19	339,177.19
Total Income							352,379.12	352,379.12
Net Ordinary Income							352,379.12	352,379.12
Net Income							352,379.12	352,379.12

TOWN OF RIVER FALLS

TREASURER'S REPORT

September 8, 2026

9/8/26

8/17/26

FNBRF MM TRANSFERS	\$ 20,000.00		\$ 40,000.00
	\$ 40,000.00		5.00
FNBRF BALANCE	\$ 775,232.40		\$ 484,997.26
ROYAL CREDIT UNION			
	\$ 25.34	Business Savings	\$ 25.33
	\$ 678,353.46	Entity Account	\$ 676,246.92
	\$ -30,688.44	Revaluation	
	\$ -40,000.00	2025 Transfer for Reval	
	\$ -44,937.00	Highway Equipment	
	\$ -40,000.00	Capital Outlay	
	\$ -200,000.00	Roads	
RCU AVAILABLE	\$ 322,753.36		\$ 320,646.81
TOTAL AT BOTH BANKS	\$ 1,097,985.76		\$ 805,644.07
RECOMMENDED RESERVE	\$ 445,653.00		\$ 445,653.00
AVAILABLE FUNDS	\$ 652,332.76		\$ 359,991.07
Impact Fee (RCU MM)	\$ 12,057.23	Impact Fee	opened 5/28/26

Dog settlement from February 2026 through September 15, 2026 will be sent to Pierce County.

Recycling grant application due October 1, 2026.

Zoning Report Aug 17 – Sept 8, 2026

- 9/2 N7681 780th St. – Issued zoning permit for a 16' x 24' ag storage building to Jake Durocher. Estimated cost - \$8,000.
- 9/8 W8851 770th Ave. – Issued a zoning permit for a 48' x 80' ag storage building to Brad Jensen. Estimated cost \$100,000.
- 9/8 Reviewed access and roadway easements adjacent to Halverson Park. At some point in time there will be a request to extend 830th Ave. to the east, and the town should have a plan for how this will impact Halverson Park.



EASEMENTS WITH
COVENANTS AND
RESTRICTIONS AFFECTING
LAND

Document Number

Document Title

CONNIE OLSON
REGISTER OF DEEDS
PIERCE COUNTY

389906

11-09-1998 8:00 AM

RECORDING FEE: 30.00

COVENANTS
PAGES: 11

Recording Area

Name and Return Address

THE TITLE COMPANY, INC.

BUF
29

P.O. Box 655
Eau Claire, WI 54702-0655

Parcel Identification Number (PIN)

"THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE"

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

EASEMENTS WITH COVENANTS AND RESTRICTIONS
AFFECTING LAND ("ECR")

THIS AGREEMENT is made as of the 23 day of October, 1998, by and among JEROLD D. HALVERSON AND ALMA HALVERSON, husband and wife, ADOLPH J. HALVERSON REVOCABLE TRUST, Adolf J. Halverson, Trustee, and MARILYN L. HALVERSON REVOCABLE TRUST, Marilyn L. Halverson, Trustee, whose address is W8808 770th Avenue, River Falls, Wisconsin, 54022 (collectively, "**Halverson**") and PEAK PROPERTIES DEVELOPMENT, a Montana general partnership, whose address is 6640 Shady Oak Road, Suite 500, Eden Prairie, Minnesota 55344 ("**Peak**").

WITNESSETH:

WHEREAS, Halverson is the fee owner of that certain parcel of real property located in Pierce County, Wisconsin, legally described on Exhibit "A" attached hereto and made a part hereof (the "**Halverson Parcel**"); and

WHEREAS, Peak is the fee owner of that certain parcel of real property located in Pierce County, Wisconsin, legally described on Exhibit "B" attached hereto and made a part hereof (the "**Peak Parcel**"); and

WHEREAS, contemporaneously herewith Peak purchased the Peak Parcel from Halverson and as a condition thereof Peak required the grant of certain easements and restrictive covenants with respect to the Halverson Parcel as provided for herein (all parcels collectively referred to herein as "**Parcels**" and individually as "**Parcel**" and Halverson and Peak collectively referred to herein as "**Owners**" and individually as "**Owner**").

NOW, THEREFORE, in consideration of the above recitals and the easements, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Halverson and Peak hereby agree as follows:

1. **Easements Granted by Halverson.** Halverson hereby grants to Peak a permanent, non-exclusive easement over, under and across Tract II of the Halverson Parcel, which easement shall be for "Ponding and Drainage Purposes", as hereinafter defined, for the benefit of the Peak Parcel and shall run with title to the Peak Parcel forever (the "**Ponding and Drainage Easement**"). "**Ponding and Drainage Purposes**" shall mean and include (i) the drainage and temporary storage of storm water runoff and snow melt, (ii) the right to excavate, remove and dispose of earth in order to create a pond of adequate depth for the aforesaid purposes (the "**Pond**"), (iii) the right to install, repair and maintain drainage pipes or ditches, (iv) the right to inspect, maintain, clean and repair the Pond, pipes or ditches, (v) the right to store materials and equipment on said Lot 4 on a temporary basis for any of the other Ponding and Drainage Purposes, and (vi) the right to remove brush, trees, plants, shrubs or improvements which may interfere with the construction, repair or maintenance of the Pond, drainage pipes or drainage ditches. It is

214004.04.

expressly understood and agreed that the Ponding and Drainage Easement is a non-exclusive easement and that Halverson shall be entitled to use said Tract II for any purpose which does not interfere with the purposes of the Ponding and Drainage Easement set forth herein.

2. **Use of Ponding and Drainage Easement.**

Halverson agrees not to place or construct any buildings, structures or other improvements on the Ponding and Drainage Easement, place any fill therein or otherwise alter the elevations and/or contours of the Ponding and Drainage Easement. Halverson shall have no responsibility for the performance or cost of the construction, repair or maintenance of the Pond, drainage pipes or drainage ditch on, under or across the Ponding and Drainage Easement, said performance and cost to be the sole responsibility of Peak. Peak agrees to keep the Ponding and Drainage Easement free and clear of any mechanic's lien or materialmen lien claims by reason of any construction, repair, maintenance or other work done in the Ponding and Drainage Easement by or on behalf of Peak.

3. **Restriction on Use of Halverson Parcel.**

For a period of thirty (30) years from and after the date of recording of this Declaration in the office of the Register of Deeds for Pierce County, Wisconsin, the Halverson Parcel shall not be used or occupied for any facility selling, dispensing, storing or disposing of gasoline, diesel, motor fuel or any other petroleum product in any manner whatsoever.

4. **Dedication of Future Roadway/Roadway Easement.**

The parties understand and agree that the portion of Tract II of the Halverson Parcel depicted on Exhibit "C" attached hereto and made a part hereof (the "Roadway Parcel") is likely to be taken in the future by the City of Riverfalls, Wisconsin (the "City"), either by condemnation or voluntary conveyance in the lieu thereof, for the easterly extension of that certain public road now known as Cemetery Road. Halverson agrees to cooperate with any such taking and not to object or contest the right of the City to take the Roadway Parcel for such purposes, whether in fee or by easement. Until the Roadway Parcel is so taken, Halverson does hereby grant to Peak a non-exclusive easement over, under and across the Roadway Parcel, which easement shall be for driveway purposes providing ingress and egress to and from the Peak Parcel (the "Roadway Easement"). The Roadway Easement shall terminate and be of no further force or effect upon recording in the office of the Register of Deeds for Pierce County, Wisconsin of either (a) a final order or certificate in condemnation granting the City fee simple title to the Roadway Parcel for roadway purposes or an easement over, under and across the Roadway Parcel for public roadway purposes, or (b) another instrument voluntarily conveying such fee or easement in lieu of condemnation. It is expressly understood and agreed that the Roadway Easement is a non-exclusive easement and that Halverson shall be entitled to use the Roadway Parcel for any purpose which does not interfere with the purposes of the Roadway Easement set forth herein. Nothing set forth herein shall be construed as preventing Halverson from transferring, selling or conveying any portion of the Halverson Parcel subject to the Roadway Easement.

5. **Use of Roadway Easement.**

Halverson agrees not to place or construct any buildings, structures or other improvements on the Roadway Easement, place any fill therein or otherwise alter the elevations and/or contours of the Roadway Easement. Halverson shall have no

responsibility for the performance or cost of the construction, repair or maintenance of any driveway constructed by Peak over or across the Roadway Easement, said performance and cost to be the sole responsibility of Peak. Peak agrees to keep the Roadway Easement free and clear of any mechanic's lien or materialmen lien claims by reason of any construction, repair, maintenance or other work done in the Roadway Easement by or on behalf of Peak.

6. **Real Estate Taxes.** Each Owner of a Parcel shall pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities, all real property taxes and assessments which are levied against each Parcel.

7. **Condemnation.** Nothing herein shall be construed to give any party an interest in any award or payment made to another party in connection with any exercise of eminent domain or transfer in lieu thereof affecting another Owner's Parcel or giving the public or any government any rights in said Parcel. In the event of any exercise of eminent domain or transfer in lieu thereof with respect to any driveway, the award attributable to the taking of such driveway shall be payable only to the Owner of the Parcel upon which such driveway is located, and no claim thereon shall be made by the Owners of any other Parcel.

8. **Run With the Land.** The easements, restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with title to the Parcels. This Agreement shall bind and enure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. Additionally, each party hereto agrees to make a good faith attempt to notify the other parties to this Agreement of a transfer of its fee simple interest in the Parcels. However, failure to give such notice shall not invalidate any of the covenants, restrictions or easements created by this Agreement, it being understood that said notice is intended for the convenience of the parties only.

9. **Duration.** All the easements granted in this Agreement shall continue in perpetuity. The restriction created at Section 3 shall continue for the term specified in said section.

10. **Interpretation.** The headings hereunder are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

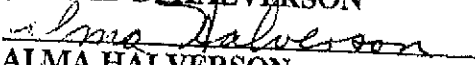
11. **No Public Interest.** Nothing contained herein shall be deemed to create any publicly dedicated rights or interests. Each Owner reserves the right to temporarily close driveways located on its Parcel for the purpose of avoiding the establishment of any prescriptive easements or rights therein.

12. **Merger.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. The parties do not rely upon any statement, promise or representation not herein expressed, and this Agreement once executed and delivered shall not be

modified or altered in any respect except by written instrument executed and delivered in the same manner as required by this document.

13. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the Owner to whom notice is to be given, or on the second day after mailing if mailed to the Owner to whom noticed is to be given, by first class mail, registered or certified, postage prepaid, and properly addressed to such Owner at the address where real estate tax statements for the Parcel owned by such Owner are mailed. Any party may change its address for purposes of this paragraph by giving the other Owners written notice of new address in the manner set forth above.

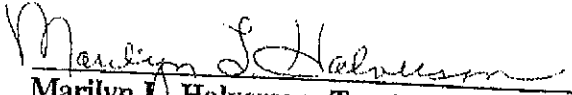
IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.


GERALD D. HALVERSON

ALMA HALVERSON

ADOLPH J. HALVERSON REVOCABLE
TRUST

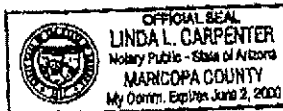

Adolph J. Halverson, Trustee

MARILYN L. HALVERSON REVOCABLE
TRUST


Marilyn L. Halverson, Trustee

STATE OF Arizona)
) ss.
 COUNTY OF Maricopa

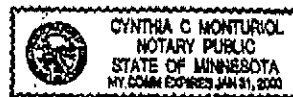
The foregoing instrument was acknowledged before me this 22nd day of October, 1998 by Jerold D. Halverson and Alma Halverson, husband and wife.



Linda L. Carpenter
 Notary Public

STATE OF MINNESOTA)
) ss.
 COUNTY OF HENNEPIN

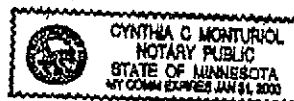
The foregoing instrument was acknowledged before me this 23rd day of October, 1998 by Adolph J. Halverson, Trustee of the Adolph J. Halverson Revocable Trust, on behalf of the trust.



Cynthia C. Monturiol
 Notary Public

STATE OF MINNESOTA)
) ss.
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 23rd day of October, 1998 by Marilyn L. Halverson, Trustee of the Marilyn L. Halverson Revocable Trust, on behalf of the trust.



Cynthia C. Monturiol
 Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION TO HALVERSON PARCEL

HALVERSON TRACT I:

Lot 1 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

HALVERSON TRACT II:

Lot 4 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

EXHIBIT "B"

LEGAL DESCRIPTION FOR PEAK PARCEL

Lot 2 of Certified Survey Map in Volume Five (5) of Certified Survey Maps, Page 6, as Document No. 358783, filed in Pierce County Register of Deeds Office on December 15, 1994, being located in the Southeast Quarter of the Northeast Quarter (SE 1/4 of N/E 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section Seven (7), Township Twenty Seven (27) North, Range Eighteen (18) West, Town River Falls, Pierce County, Wisconsin.

EXHIBIT "C"

LEGAL DESCRIPTION FOR ROADWAY PARCEL

Part of Lot 4 of the Pierce County Certified Survey Map recorded in Volume 5, Page 6, Document Number 358783 located in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 7, T27N, R18W, Town of River Falls, Pierce County, Wisconsin, further described as follows:

Beginning at the East 1/4 corner of said Section 7; thence S02°30'57"W 27.00' along the East line of said Lot 4; thence N88°28'01"W 391.07'; thence N28°17'05"W 23.05' along a common lot line of Lots 3 and 4 of said Certified Survey Map; thence 88°28'01"W 66.67' along a common lot line of said Lots 3 and 4; thence N01°31'59"E 80.00' along the East line of 830th Avenue (Cemetery Road); thence N88°28'01"W 50.00' along the North line of said 830th Avenue; thence N19°25'04"W 21.42' along a common lot line of Lots 1 and 4 of said Certified Survey Map; thence S88°28'01"E 528.31'; thence S02°08'43"W 93.01' along the East line of said Lot 4 to the point of beginning.

CONSENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS
AFFECTING LAND ("ECR")

The undersigned, the holder of the following described mortgages (collectively, the "Mortgages"), does hereby consent to the attached Easements with Covenants and Restrictions Affecting Land ("ECR") (the "Easements") and subordinate the lien of the Mortgages to the Easements:

1. That certain mortgage dated December 29, 1987 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on January 4, 1988 in Volume 208 of Records, at page 549, as Document No. 313956.
2. That certain mortgage dated March 12, 1990 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on March 20, 1990 in Volume 233 of Records, at page 827, as Document No. 325552.
3. That certain mortgage dated March 24, 1994 and recorded in the Office of the Register of Deeds for Pierce County, Wisconsin on March 25, 1994 in Volume 296 of Records, at page 715, as Document No. 353880.

INFERIOR QUALITY
ORIGINAL

THE FIRST NATIONAL BANK OF
RIVER FALLS

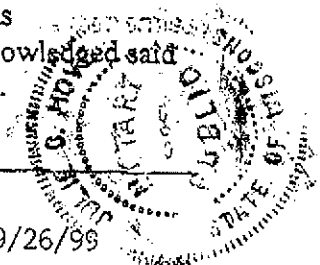
By: Connie A. Ruppert
Its: Asst Vice President

WISCONSIN
STATE OF ~~MINNESOTA~~
COUNTY OF PIERCE

On this 15TH day of OCTOBER, 1998, before me a Notary Public, appeared CONNIE A. RUPPERT, by me duly sworn, did say that she is the ASS'T VICE PRESIDENT of THE FIRST NATIONAL BANK OF RIVER FALLS, a U.S. CORPORATION, and that the foregoing instrument was executed on behalf of said THE FIRST NATIONAL BANK OF RIVER FALLS by authority of its BOARD OF DIRECTORS; and said CONNIE A. RUPPERT acknowledged said instrument to be the free act and deed of said THE FIRST NATIONAL BANK OF RIVER FALLS.

Julie Chave
Notary Public

MY COMMISSION EXPIRES 9/26/99



CONTRACT PROPOSAL · AUGUST 11, 2026

ASSESSMENT SERVICES SUMMARY

PREPARED FOR

Town of River Falls, Pierce County

Attn: Sarah Meyer, Clerk



ASSOCIATED APPRAISAL CONSULTANTS, INC.

MUNICIPALITY

Town of River Falls

COUNTY

Pierce

CONTRACT TERM

3 Years · 2027 – 2029

YEAR 1 ANNUAL FEE

\$10,000

FROM YOUR ASSESSOR

INVESTMENT SUMMARY

This proposal outlines **Associated Appraisal's** 3-year annual maintenance assessment services for Town of River Falls, with optional revaluation add-ons available in any contract year. Annual maintenance keeps the assessment roll up to date as properties change; **periodic revaluations** are what restore compliance with the 10% level-of-assessment requirement under **Wis. Stat. §70.05(5)**.

3-YEAR MAINTENANCE CONTRACT • 2027 – 2029

Annual Maintenance Assessment Services

Optional Full, Exterior, or Interim Market Update (IMU) Revaluations, or Interior Questionnaire Letter add-ons available in any year.

\$10,000

YEAR 1 • 2027

\$30,000 3-YR TOTAL

Value at a Glance Metrics

Annual Maintenance Assessment fees are spread across all **1,769 active parcels**. The fee per Improved parcel — where field work concentrates — shows a slightly higher per-parcel allocation, reflecting how the workload distributes across the roll.

\$5.65

ANNUAL / PARCEL

all 1,769 parcels

\$10.43

ANNUAL / IMPROVED

959 improved

\$0.47

MONTHLY / PARCEL

every month

\$16.96

3-YR / PARCEL

total contract

1,769

PARCELS SERVED

959 imp • 67 vac

FOR MUNICIPAL BUDGETING

At **\$5.65 per parcel per year**, AAC's annual maintenance covers every statutorily required task — including roll updates, sales review, permit inspections, property owner review requests, exemption request processing, Open Book, Board of Review, DOR reporting, and statutory mailings. See the attached sample maintenance contract for the complete scope of services delivered annually under this fee.

SECTION TWO

FEE SCHEDULE

Fees below are **valid for 60 days** from August 11, 2026. The Annual Maintenance line represents the base annual fee. Revaluations and other add-ons apply only if elected and only in the years they are performed. Additional options to spread a revaluation over more than one year are available at AAC's discretion, as agreed to by both parties.

ASSESSMENT SERVICES	2027	2028	2029
Annual Maintenance	\$10,000	\$10,000	\$10,000
<i>Annualized equivalent (optional with 2027 IMU Revaluation)</i> <i>\$18,000 / year · equal payments for budget consistency</i>			
OPTIONAL REVALUATION ADD-ONS (PER YEAR ELECTED)			
<i>Interim Market Update (IMU) Revaluation</i>	<i>+ \$24,000 (for each revaluation assessment year)</i>		
3-Year Maintenance Total	\$30,000 · revaluation add-ons billed separately if elected		

PAYMENT TERMS

Maintenance: Paid in monthly or quarterly installments throughout each assessment year. **Revaluation:** Monthly invoicing based on percentage of work completed, with 5% retained by the municipality until final adjournment of the Board of Review. **Mailings:** The municipality is responsible for postage and mailing services during revaluation years; estimated cost varies with notice volume and is itemized in the Budget Scenarios on the final page when revaluation is elected.

SECTION THREE

INCLUDED SERVICES

All services below are covered by the single annual maintenance fee. There are no per-task surcharges and no hourly billing for any item on this list.

- | | |
|---|--|
| <p>✓ Annual Roll Updates
New construction, parcel splits and combinations, annexations, remodeling, demolitions, zoning and class changes.</p> <p>✓ Building Permit Field Reviews
On-site verification of all permitted improvements, with PRC updates and value adjustments.</p> <p>✓ Open Book & Board of Review
Assessor attendance, evidence prep, and statutory documentation (PR-130, PA-800).</p> <p>✓ DOR Reporting & Compliance
PA-521C, PA-533, PA-539-2, and all electronic data submissions.</p> <p>✓ CAMA Hosting & Access
Cloud-hosted assessment platform with daily backups, clerk and treasurer access.</p> | <p>✓ Sales Inspection & Qualification
Field review of all qualified arms-length sales for use in level-of-assessment and ratio analysis.</p> <p>✓ Property Owner Reviews
Field inspections requested by owners during the annual maintenance cycle.</p> <p>✓ Statutory Mailings
Notice of Changed Assessment (PR-302), Open Book notices, BOR determinations.</p> <p>✓ Exemption Administration
PR-230 Exemption Request reviews; assistance with PC-220 / PC-227 and biennial PC-226 summary report.</p> <p>✓ Year-Round Availability
Phone and email response to property owners and municipal staff throughout the year.</p> |
|---|--|

The Assessment Year at a Glance

AAC's annual maintenance cycle follows a predictable statutory timeline. The grid below reflects a typical Wisconsin assessment year — all activities covered by our annual amount.

Q1	Q2	Q3	Q4
JAN – MAR Roll Preparation - Sales Validation (PAD) - New construction review - Class change reviews - OB/BOR scheduling	APR – JUN Open Book & BOR - Assessment notices mailed - Open Book sessions - Board of Review - MAR Report	JUL – SEP Field Season - Permit field inspections - Sales review & qualification - Exemption request processing - Property owner reviews	OCT – DEC Year-End & Planning - Final field data collection - DOR data submissions - Next-year planning

SECTION FOUR

PARCEL SUMMARY

Active parcels by Wisconsin Department of Revenue tax classification. All classes shown are covered under the single annual maintenance fee.

Parcel Summary by Tax Classification

PROPERTY CLASS	IMPROVED	VACANT	TOTAL	SHARE
Residential (1)	864	58	922	52.1%
Commercial (2)	17	8	25	1.4%
Manufacturing (3)	—	1	1	0.1%
Agricultural / Undeveloped / Forest (4, 5, 5m, 6)	—	650	650	36.7%
Other (G7)	78	1	79	4.5%
Exempt & MFL/PFC (X, W)	—	92	92	5.2%
Total Active Parcels	959	67	1,769	100%

NOTE ON CLASSIFICATIONS

Classifications and parcel counts reflect the most recent assessment roll. New construction, parcel splits, annexations, and class changes captured during the year are reflected in the following year's roll. Class designations follow Wisconsin Property Assessment Manual conventions.

SECTION FIVE

\$70.05 COMPLIANCE

CURRENT STATUS (ENTERING 2026)**3 Years Out of Compliance**

The municipality has been out of compliance with the 10% level-of-assessment requirement under **sec. 70.05(5), Wis. Stats.** since the 2023 assessment year. Without revaluation action during the 2027 or 2028 assessment year, the Wisconsin Department of Revenue will order a state-supervised revaluation — conducted under WIDOR oversight at the municipality's expense.

LAST ONSITE REVALUATION**2022****LAST IMU REVALUATION**

—

CURRENT ASSESSMENT YEAR**2026**

Non-Compliance Timeline

YEAR	STATUS	WIDOR ACTION
2023–2026	1st Non-Compliance Notice	WIDOR monitors level of assessment for the next assessment year.
2027	Continued Monitoring	WIDOR continues to monitor the level of assessment toward the order threshold.
2028	Revaluation Ordered by WIDOR	Complete revaluation ordered. Becomes state-mandated reassessment the following year without action.
2029	State-Ordered Reassessment	Complete reassessment conducted under WIDOR supervision. All costs billed to the municipality.

SECTION SIX

RECOMMENDED PATH FORWARD

Town of River Falls will have been out of compliance with **Wis. Stat. §70.05(5)** for 4 consecutive years after 2026. Without revaluation action during the 2027 or 2028 assessment year, the Wisconsin Department of Revenue will order a state-supervised revaluation for 2029 — conducted under WIDOR oversight at the municipality's expense.

The revaluation option below can restore compliance and avoid a state-ordered reassessment. AAC recommends evaluating this against Town of River Falls's budget cycle, tax base composition, and the time since the last onsite revaluation conducted in 2022.

Budget Scenario — 2027 IMU Revaluation

Total cost to bring the municipality back into compliance, by revaluation type. All figures include annual maintenance, the elected revaluation, and estimated mailing costs.

SCENARIO	MAINTENANCE	REVALUATION	MAILINGS	TOTAL
Interim Market Update (IMU) Revaluation	\$10,000	\$24,000	\$2,350	\$36,350

NEXT STEPS

Once Town of River Falls selects a revaluation option, **Mark Brown, AAC President**, will draft a contract reflecting that choice along with any agreed payment terms — including multi-year spreads where elected. To discuss the scenarios above or move forward, please contact Mark directly. Quotes are valid for **60 days from August 11, 2026**.

Mark Brown

President · Associated Appraisal Consultants, Inc.

DIRECT 920-224-8802

EMAIL mabrown@apraz.com



ASSESSMENT SERVICES PROPOSAL

PREPARED FOR:



Dear Town Board Members,

Thank you for the opportunity to submit our proposal for assessment services for the Town of River Falls. Accurate Appraisal is honored to be considered as your next assessor.

We are especially excited about the opportunity to partner with the Town because of our established relationship with the City of River Falls. We are proud to provide assessment services for the City and have developed a strong working relationship built on communication, responsiveness, and professionalism. Our familiarity with the local market, property trends, and the surrounding area allows us to provide consistent, knowledgeable service while remaining highly accessible to the communities we serve. We would welcome the opportunity to bring that same level of service and commitment to the Town of River Falls.

Accurate Appraisal has been serving Wisconsin municipalities for decades and is one of the most experienced assessment firms in the state. Our team consists of certified assessors and assessment professionals with extensive experience in Wisconsin property assessment law, market analysis, Open Book and Board of Review procedures, agricultural and residential valuation, and municipal relations. We proudly serve communities of all sizes throughout Wisconsin and are committed to providing fair, equitable, and defensible assessments while delivering exceptional customer service.

We understand that an assessor's role extends far beyond preparing the assessment roll. Our team takes pride in being responsive, approachable, and proactive throughout the year. Whether assisting the Clerk, attending Board meetings, answering resident questions, or guiding officials through the assessment process, we strive to be a dependable partner that the Town can rely on whenever assistance is needed.

At Accurate Appraisal, we believe every municipality deserves an assessor who is professional, knowledgeable, and invested in the success of the community they serve. We are confident that our experience, our familiarity with the River Falls area, and our commitment to outstanding service make us an excellent fit for the Town of River Falls.

Thank you for your consideration. We appreciate the opportunity to submit our proposal and hope to build upon our successful partnership in the City of River Falls by serving the Town of River Falls for many years to come.

Sincerely,



Scott McFarlane,
CFO
Accurate Appraisal, LLC

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CLOSING STATEMENT

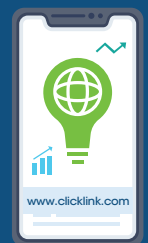
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This proposal is built to be INTERACTIVE!

Throughout this document you will see QR codes. Use your cell phone camera app and point your camera at the QR code. A link will pop up. Click on the link to watch videos, visit websites and much more!



Open your camera app and hover your phone over the QR Code. Your camera will automatically scan the QR code.



A clickable link will appear. Select the link and enjoy the content!

Test this link to our website!



Viewing this as a digital copy?
You can click the QR codes to view the content in the proposal.

INTRODUCTION

For more than 26 years, Accurate Appraisal has been committed to providing Wisconsin municipalities with fair, equitable, and professional assessment services while building strong, lasting relationships with the communities we serve.

As the assessor for the City of River Falls, we have developed a strong understanding of the local market and have built a positive working relationship with City officials through responsive communication, professionalism, and dependable service. We are excited about the opportunity to expand that relationship by serving the Town of River Falls and bringing the same commitment to excellence that has made us a trusted partner for the City.

We understand that selecting an assessor is about more than technical expertise, it is about finding a reliable partner who is accessible, responsive, and committed to serving the needs of the Board, Clerk, and residents. Our goal is to build a long-term relationship with the Town based on trust, transparency, and exceptional customer service while providing accurate, equitable, and defensible assessments for years to come.

TRANSPARENCY

is our core principle in educating and empowering our employees, municipalities, those we serve, the community.

OUR CORE VALUES:



1. WE ARE FAMILY

We have an unwavering loyalty to each other and our customers. We Respect & Encourage each other and appreciate uniqueness. We value and support each other's health, safety and work/life balance.



4. BE ADMIRABLE

We guard our integrity by doing the right thing - ALWAYS. We strive for quality and precision in our work, our products, and our services. We act like owners and honor our word and commitments. We choose candor, respect, and kindness.



2. ALWAYS TRANSPARENT

We are Open & Honest in ALL interactions, sharing our data, processes, information, mistakes, and victories. We hold each other accountable. Our availability to our customers and family members is abundant.



5. WE ARE A BOATLOAD OF FUN!

Positivity is our attitude of choice. We have infectious spirits bringing enthusiasm and excitement to all we do. We are passionate and value diversity and inclusion. There's no reason too small to celebrate.



3. EMBRACE GROWTH & INNOVATION

We are comfortable being uncomfortable while striving to get better every day. We foster and enhance customer relationships while seeking to learn and develop. We offer to teach and mentor customers and family members.



Our Mission:

Engaging our employees to collaborate, educate, and deliver the most reliable and transparent assessment solutions through innovation, communication and technology.

SERVICE TEAM

At Accurate, we utilize dedicated service teams to ensure both the accuracy and effectiveness of our assessment services.

Bill Gaber will lead the Accurate team and oversee all operational aspects to ensure the project runs smoothly and efficiently.

Dana Remien will serve as your primary point of contact. She will manage all correspondence with the Town and coordinate open book and board of review times. She will be there whenever you need her.

Megan Bickford will serve as your Statutory Assessor. She has been the Statutory Assessor for many towns and truly loves the town atmosphere.



"Taking the time day in and day out to make sure the clerk has a better experience has made my job a blast. I pride myself on fast reliable communication and building relationships."

Dana Remien

Account Manager

Marketing and Account Development Coordinator

Danar@accurateassessor.com 920.749.8098



"One of the things we enjoy most about serving Wisconsin municipalities is working with towns and the unique sense of community they provide."

Megan Bickford

Statutory Assessor

Review Coordinator - Assessor II & III

Meganb@accurateassessor.com 920.749.8098



"Being able to ensure each step of the process is completed has been amazing. We've been able to take big leaps in process improvements and look forward to continuing to innovate."

Bill Gaber

Authorized Agent

Operations Manager - Assessor III

billg@accurateassessor.com 920.749.8098

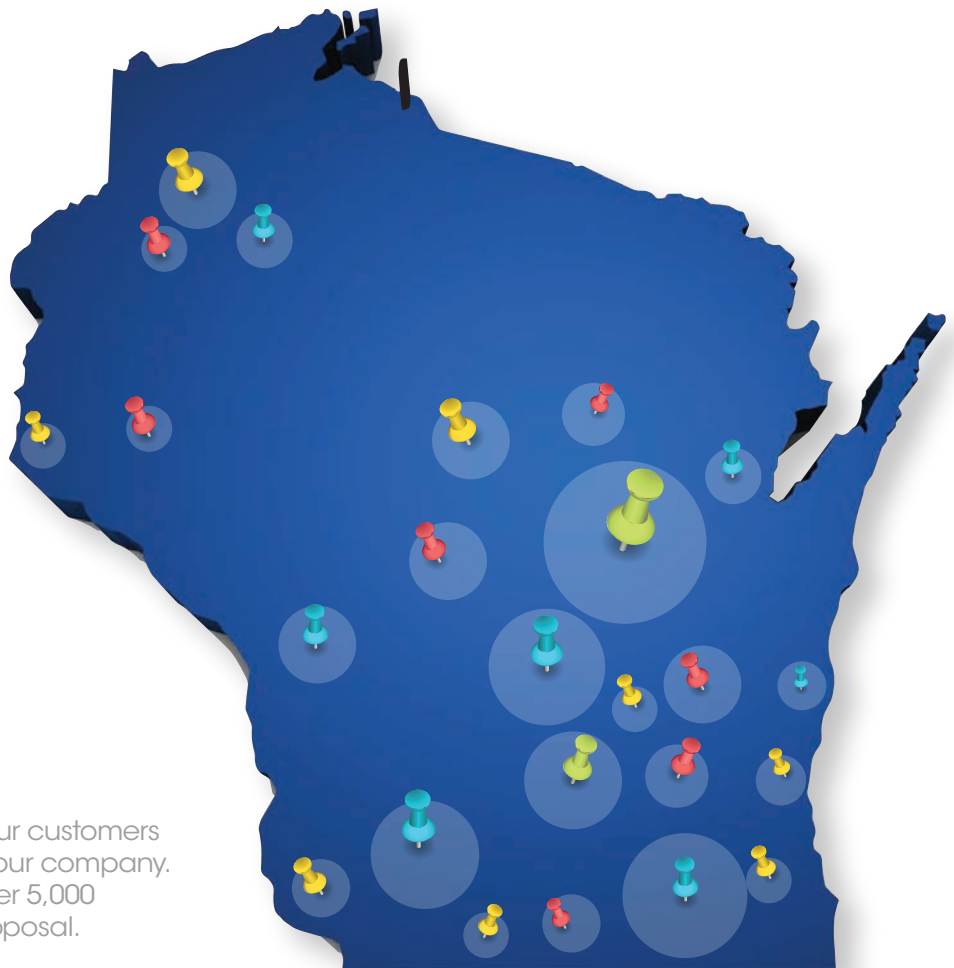


WHO WE SERVE

ALL - PROPERTY OWNERS
ALL - EMPLOYEES
110 - MUNICIPALITIES
22 - COUNTIES

We serve a variety of municipalities across the state. From small towns to large cities, we focus on one thing. **Putting property owners first.** A phrase we often hear is, "You're not a typical assessor," and we are proud of that. We strive to be inclusive and understanding with everyone we serve. Our passion to embrace growth and innovation stems from low assessment standards.

We value **transparency** in everything we do. We work with board and council members, commercial property owners, homeowners, real estate agents, and the list goes on and on. The common theme is that no matter who you are, at Accurate we will work late or go the extra mile to serve property owners. Don't think of us as a contract assessor, think of us as **a trusted advisor here to serve you and your community.**



Our client retention rate is 99%. Many of our customers have been with us since the inception of our company. A list of municipal clients we serve, with over 5,000 parcels is on the following page of this proposal.

MUNICIPAL CLIENT LIST

MUNICIPALITY	TYPE	POPULATION	EQ VALUE	PARCELS	SERVICE
Grand Chute	Town	24,168	4,515,175,700	8,159	BLEND
Watertown	City	22,873	2,401,894,300	7,843	BLEND
Fox Crossing	Village	18,970	2,898,318,100	6,950	ANNUAL IMU
Greenville	Village	13,541	2,439,575,400	6,415	ANNUAL IMU
Onalaska	City	18,980	3,356,005,300	6,367	BLEND
Harrison	Village	15,086	2,287,651,300	6,229	BLEND
Cudahy	City	17,950	1,782,404,300	5,998	ALTERNATING
Beaver Dam	City	16,531	1,862,554,700	5,915	ANNUAL IMU
Stoughton	City	13,009	2,061,299,652	5,217	ANNUAL IMU
Glendale	City	13,360	2,563,732,600	5,116	BLEND
Two Rivers	City	11,270	924,754,700	5,074	BLEND

***A complete client list available upon request.**

MAINTENANCE

Review of permits, new construction, splits, etc. Maintaining the assessment values,

BLEND

Years of maintenance with a Interim Makret Update at least one year of the contract.

Annual Interim Market Updates

An Interim Makret Update preformed every year. Keeping values at 100%

At Accurate we make a concerted effort to connect and learn the nuances of each community. There is no "cookie-cutter" way to assess unique communities. We tailor our services to fit the needs of everyone we serve. Here is a small sample:

UNIQUE ASSESSMENTS

Views of the Capital Building - Dane County
Views of the lake - Fontana
Bayshore Mall - Glendale
Access to the Chain of Lakes - Dayton
Meta Data Center - Beaver Dam
Dock-O-Miniums - Fontana

CORPORATE BUSINESS

Secura - Fox Crossing
Johnson Controls - Glendale
Foth - De Pere
Miron - Fox Crossing
Cleary Building - Greenville
Humana Insurance - De Pere

TAX EXEMPT EXPERIENCE

St. Norbert College - De Pere
Divine Savior Hospital - Portage
Skaalen Retirement Services - Stoughton

DISTRIBUTION/WAREHOUSING

WALMART Distribution center - Beaver Dam
Amazon - Greenville
TARGET - Oconomowoc



EXAMPLES OF WORK

We have experience working on special projects with multiple municipalities throughout the state. Below are a few examples of our ability to adapt our services and work with municipalities that we are not currently contracted with. We are committed to helping move the assessment experience forward through education, building partnerships, and supporting those in need.

1. SUMMIT

Background:

The Village of Summit was in need of measurements for exempt properties to determine the sqft of the buildings as they had no data on file. Their assessor could not complete the work in their timeframe so their clerk reached out other assessors in the state and we were the only one to respond to their request.

Accurate's Solution:

We developed a plan to review the properties from any practical data we could find assisted by aerial GIS to measure the sq ft of each property and store the data in a spreadsheet. We supplied them with images of the measurements along with a letter format to send to each owner for verification. We were happy to help out a municipality in need.



2. GREENVILLE

Background:

We have been the assessors for Greenville well over 10 years now. The town was incorporating to be a village in 2021. During this transition they didn't have much time to plan or execute a message to the community.

Accurate's Solution:

We reached out to Wendy at Greenville about what their plan was to educate property owners on the transition. Based on our initial meeting we offered to help them with social media posts, inserts, and explanations for what happens during an incorporation and the dates surrounding their meetings. We have also helped them update their social media with assessment education and have recently been working with them to incorporate their building permit process into our new Online Permit Portal.



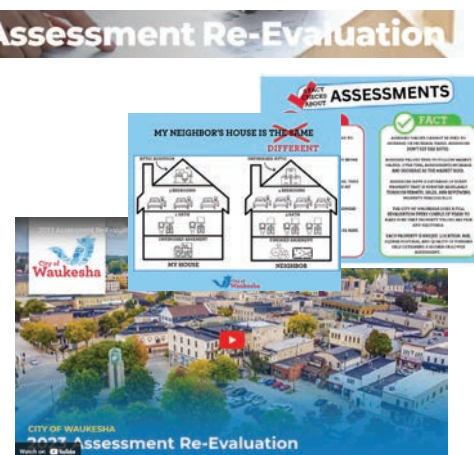
3. WAUKESHA

Background:

Sam Walker, the City of Waukesha's assessor reached out to us for help with assessment education content. The City was performing a market update and had been following our linked in posts. They liked what we were sharing and wanted to use some it for their website and social media.

Accurate's Solution:

Without hesitation we connected with Sam and shared our entire library of newsletter content, post card mailings, videos, and social media content. We worked together on a few verbiage changes and stayed in touch throughout the market update process to make sure they had what they needed. They even updated some of the pieces that we now use so it was mutually beneficial. Sam still stays in touch and we are working on other projects with him.



We have many more projects we would like to share with you during the interview process, such as our recent inspections and social media education.



ASSESSMENT ACCURACY

The strongest evidence of assessment accuracy comes from the results. A comparison of Major Class values following a market update after more than 20 years provides a clear example of our ability to deliver precise and reliable valuations. Two Rivers had gone 20 years without an update to their assessments. With decades of market changes impacting property values, achieving alignment within 1% of full market value is an exceptional accomplishment. This level of accuracy reflects Accurate Appraisal's proven methodology, experienced staff, and dedication to providing municipalities with fair, equitable, and defensible assessments.

CITY **286 Two Rivers**

Year	Property Class	Municipal Assessed Value	DOR Base Value	% of DOR Base Value	Ratio (%)	Major Class Municipal Compliance Status
2025	Residential	765,163,100	876,759,000	85.07	87.27	NO
	Commercial	126,968,700	153,673,000	14.91	82.62	NO
	Agricultural	14,400	16,300	0.00	88.34	
	Sum Of 5, 5M, 6, 7	58,900	156,000	0.02	37.76	
	Total	892,205,100	1,030,604,300	100.00	86.57	NO
2024	Residential	763,637,500	753,889,600	85.47	101.29	YES
	Commercial	127,125,500	128,059,000	14.52	99.27	YES
	Agricultural	15,400	15,400	0.00	100.00	
	Sum Of 5, 5M, 6, 7	58,900	62,400	0.01	94.39	
	Personal	0	0	0.00	0.00	
	Total	890,837,300	882,026,400	100.00	101.00	YES

At our core, we take great pride in operating with transparency and doing what's right. That's why it's disappointing to have to address ongoing inaccuracies being shared about our work. You may see in another response, a large chart with highlighted figures in red, intended to suggest concern; however, the data being presented is not an accurate reflection and has been selectively manipulated.

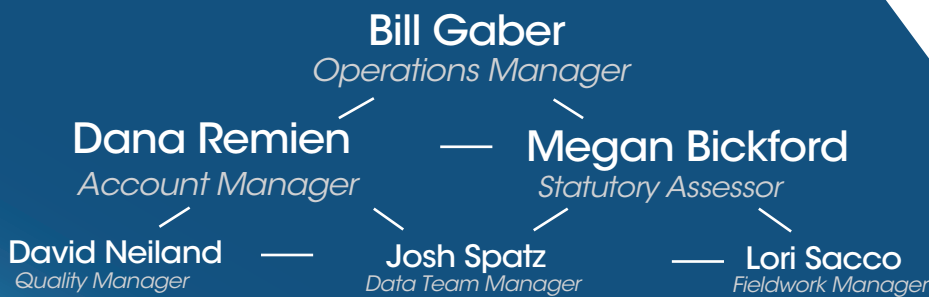
We would much prefer to focus solely on our work, but we believe it's important to provide clarity when misinformation is circulating. If there is any data you would like to review, we are always committed to full transparency and are happy to share information at any time.

We stand firmly behind our assessments and the quality of our work, which meets, and exceeds, Wisconsin Department of Revenue assessment standards.

ASSESSMENT TEAM

Your assessment team has access to over **200 YEARS** of assessing experience!

Our approach of the **Assessment Team** means each assessor coordinates their efforts from accountability officers to our field team and customer service. Throughout the entire assessment process, field work, attending open books, and closing boards of review, our services are completed as a team. You will have full access to an account Manager as your main point of contact throughout the contract.



31 EMPLOYEES

26 ASSESSOR I & II

5 ASSESSOR III



Bill Gaber brings more than 12 years of assessment experience and currently serves as Operations Manager at Accurate. He advanced through the organization as a Field Assessor and Account Manager, giving him a comprehensive understanding of all facets of the assessment process. Bill is our most highly qualified assessor, having completed hundreds of market updates with a strong emphasis on commercial property valuation. He actively mentors our assessment staff and collaborates closely with the Wisconsin Department of Revenue to help advance assessment practices statewide. Bill holds Assessor II and III certifications.

Dana Remien will serve as your primary point of contact throughout the contract. She will be responsible for workload tracking, report generation, scheduling and facilitating regular meetings, and providing any necessary training. Dana works closely with your Statutory Assessor to manage timelines and ensure clear, consistent communication with municipal staff and the community. She holds an Assessor II certification and has three years of assessment experience.

Megan Bickford will act as your Statutory Assessor. She has extensive expertise in Board of Review proceedings as well as residential and commercial property review and roll work. Megan is highly regarded for her ability to provide clear, thorough, and easily understood guidance during complex review processes, ensuring confidence and transparency for all. Megan has an assessor II.

David Neiland is your Quality Manager, David is incredible at reviewing all data before the notices are mailed and at every step of the process to make sure it is free from errors.

Josh Spatz is our Data Team Manager. He is responsible for ensuring the security, accuracy, and integrity of all assessment data and manages all required exports and communications with Counties. Josh's diligent oversight ensures data reliability and compliance at every stage.

Lori Sacco serves as our Fieldwork Manager and leads all fieldwork logistics. She plays a critical role in coordinating schedules, maintaining efficiency, and ensuring fieldwork remains on pace. Lori holds Assessor II and III certifications and brings five years of assessment experience to the role.



OPERATIONS MANAGER



BILL GABER

Operations Manager - Assessor II & III

billg@accurateassessor.com 920.213.1916 Menasha

ABOUT ME

I have a thorough background in business and finance. I also have over 12 years of experience in the assessment industry. My involvement in coaching youth sports has increased my leadership skills to develop successful teams. Watching teams grow and learn is my passion. I look forward to working with you and your community.

"I like to lead by example both at home for my son (20 years old) and for those that I work with."

EXPERIENCE

- Determine values using the three approaches Sales, Income, Cost
- Managed over 150 Market revaluations
- 100+ Open Book and Boards of Review
- 10+ years of scheduling fieldwork assignments
- Statistically analyze market trends
- Land valuation review
- Filed word duties
- Estimate valuations for TID creations
- GIS mapping
- Closing Boards of Review
- Logistics Coordinator

EDUCATION

University of Wisconsin - Oshkosh 1996
Business

COMMUNITY INVOLVEMENT

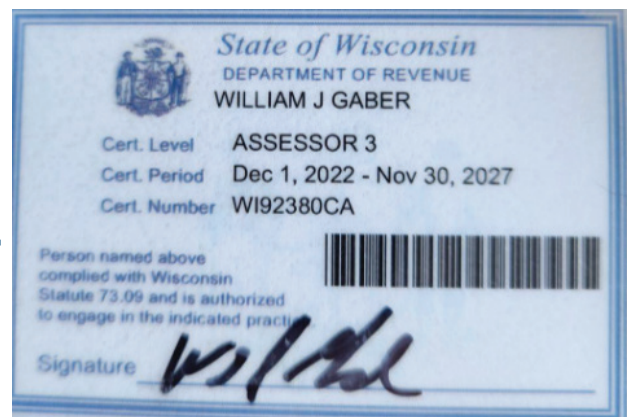
Little League coach for 9 years
American Legion Baseball Coach for 4 years -
Won the Wisconsin AA state title in 2021
Coached youth Football for 6 years

STRENGTHS/SKILLS

Management
Organization
Team Leadership
Operations

Self-Motivation
Creativity
Communication
Development

CERTIFICATION



Account Manager

Dana Remien

Account Manager - Assessor II

danar@accurateassessor.com 920.749.8098

WHY ME?

I have a positive attitude and am very quick to respond. I use quick and detailed information to be able to provide clerks and municipalities with the best service possible. I work with Amy in the City of River Falls and love working with her and residents in the area! I'm really hoping we can work together as well!

"I've learned to be very prompt, organized, and resourceful...
communication is my top priority"

EXPERIENCE

- Determine values using the three approaches: Market, Income, Cost
- Performed over 20 Market revaluations
- Statistically analyze market trends
- Closing Board of Review
- 3 years of Tax exempt property
- Estimate valuations for TID creations
- GIS mapping

STRENGTHS/SKILLS

Communication
Organization
Financial
Work Ethic

Prompt
Education
Flexibility
Responsibility

CERTIFICATION

WI60194CA

University of Wisconsin - La Crosse
Bachelors of Arts: Psychology

STATUTORY ASSESSOR

Megan Bickford

Statutory Assessor - Assessor II & III

Meganb@accurateassessor.com 920.749.8098 Menasha



WHY ME?

I am a motivated individual with over 5 years assessing experience and over 100 Market Updates completed. I enjoy using my background in communication to build professional relationships with my colleagues and building friendly, trustworthy relationships with everyone I interact with. I pride myself on being someone who is constantly looking to learn as much as possible, in order to accurately and fairly assess every property in your community. As an expert in the determining assessed values I look forward to the opportunity to continue to serve as your statutory assessor and provide quality and accurate Market Updates.

"My passion is learning and sharing my knowledge of assessing with property owners."

EXPERIENCE

- Extensive Boards of Review Knowledge
- Oversee the Roll Work Process
- Communicating with Property Owners
- Expert in Income and Expense for Commercial
- Mapping and Creating Neighborhoods
- Reviewing New Construction in the Field
- Preparing Assessor Forms for Board of Review
- Determine values using the three approaches:
Market, Income, Cost

STRENGTHS/SKILLS

Communication	Organization
Work Ethic	Flexibility
Multi-Tasking	Prioritizing
Responsibility	Propmt

CERTIFICATION



CUSTOMER SERVICE

When property owners call us they get a live person.

Our agents are trained assessors that answer questions quickly and educate property owners on the assessment process. Our **online appointment scheduling tool** is available 24/7.

Property owners have full access to us on our main line, email address, and over the phone appointments. We utilize a visual voicemail service which speeds up our response time. Voicemails are monitored daily to we make sure respond within 24 hours. All of these services are included at no additional cost to you.



MEET OUR CUSTOMER SERVICE TEAM MEMBERS:



"Being the first connection with property owners, my goal is to be able to help them understand the process of assessing and how it affects them. Being a property owner, I understand how confusing and daunting the process can seem. It is extremely rewarding when I answer their questions, help them understand the process, and make someone's day a little better."

TERRI MUSKEVITSCH since 2007

Customer Service Manager - Assessor II

terrim@accurateassessor.com 920.749.8098



"Talking with property owners on a daily basis gives me the opportunity to educate them on the assessment process. I take it as a challenge to convey positivity when not all of my interactions start out that way. Fairness and equity is paramount in my job and I take it very seriously."

AMY BAJI since 2011

Personal Property Coordinator- Assessor II

amyb@accurateassessor.com 920.749.8098



"The best feeling in the world is hanging up a phone and knowing I was able to help property owners understand their assessment. My background in hospitality gives me the tools I need to be empathetic to their needs. I have been known to make people laugh - because my laughter is infectious."

PATTI PETERS since 2010

Customer Service - Assessor I

pattip@accurateassessor.com 920.749-8098

EDUCATION PLAN

On average, most property owners have about 40 days from the time they first learn about the Market Update to when their new value is finalized.

It is standard practice for an assessor to send notices and wait for the community to reach out with questions or concerns. However, this one-way communication is not transparent and often leaves property owners scrambling to understand what's happening. Frequently, this leads to a disconnect between property owners, the municipality, and the assessor.

Our education plan puts your community first. We leverage your existing communication channels to start the conversation early. With our approach, your community will be informed about potential value changes 80 to 190 days before notices are sent out. Together, we'll establish a **two-way communication** channel through social media, council meetings, newsletters, postcard mailings, custom videos, and much more.

EXPERIENCE OUR EDUCATION PLAN:

1. SOCIAL MEDIA



Utilize your channels of social media preparing to share the process of Full Value Assessments. We mix this with a schedule of postings over the coming year to educate property owners on what to expect and the status of the current market. Involving the community ensures we have a two-way communication through the process.

2. COUNCIL MEETINGS



Your community will inevitably have questions about the how Annual IMU works. We will attend council meetings to educate your council members arming them with the knowledge they need to explain the Market Update assessment process with property owners.

3. NEWSLETTER

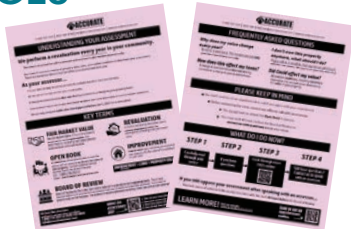
Writing articles that address the assessments, what to expect, and the schedule of social media postings keep your community engaged. We can invite readers to sign up for text alerts or email updates throughout the year.

4. WEBSITE



Updating the Town website with a custom video helps explain what a revaluation is and what to expect. We can build links to property record cards and show a timeline for the revaluation. The community utilizes your website as a resource, we serve them best by keeping them up to date.

5. NOTICES



A notice of new value will be mailed to every property owner. Inserted with the notice will be an Understanding Your Assessment information sheet explaining the assessment process with QR codes, links to videos, an online appointment scheduler, and access to our customer service team.

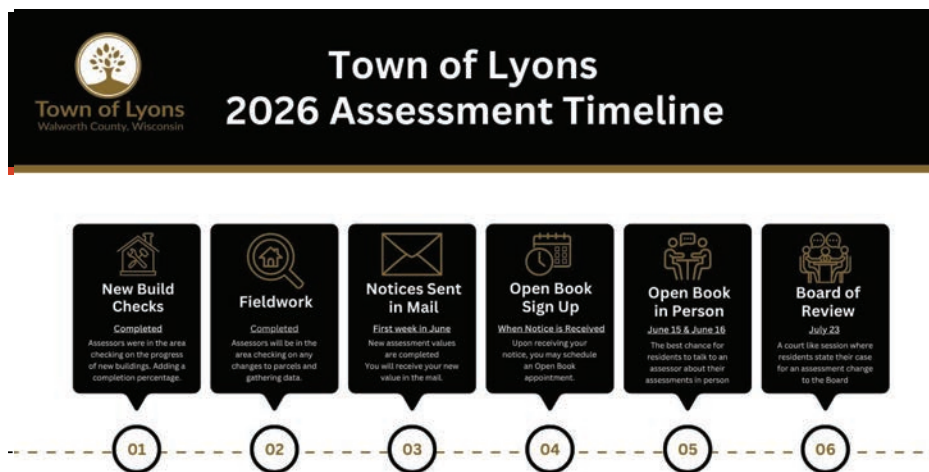
6. OPEN BOOK & BOR

We will offer over the phone Open Book appointments as well as in person options. For in person Open Book property owners will be greeted with a TV slideshow with assessment videos playing. We provide computers for property owners to search for their record cards.

MARKET UPDATE MARKETING

General Examples of Marketing During a Market Update.

Timeline



Frequently Asked Questions



The City of Cudahy is performing an Interim Market Update in 2026.

The City of Cudahy last completed a market update for all properties in 2024. We conduct a market update every even year to ensure property values remain aligned with current market conditions as they change and evolve. To maintain fairness and equity, the State of Wisconsin provides guidelines requiring property values to be reviewed and adjusted to align with the fair market value of comparable properties.

FREQUENTLY ASKED QUESTIONS

What is a Market Update?

A market update occurs when values are no longer reflective of the market. The assessor reviews all property within the city and adjusts each to its current market value based on recent sales. A periodic market update ensures equity amongst all property types while bringing assessed property values in line with the true market value.

Why is a market update being conducted?

The market update is being conducted to bring all property types to current market value and to comply with the assessment requirements of State law (see Wisconsin, Wis. Stats.).

Will my taxes increase the same as my value?

An increase in value does not directly correlate to the same increase in your taxes. If your property value increases proportionally and no new taxes are collected your share of taxes will not increase.

When will this new assessment go into effect?

The property tax bill you receive in December 2026 will be based on the new assessment value of your property.

Does the City get more tax revenue from a market update?

No, there are no additional revenues collected when a market update occurs. A market update ensures that all property owners pay their fair share of taxes and the community complies with state law. Your taxes may increase or decrease depending on your property's type, location, square footage, year built, condition, etc.

How can my assessment change when I haven't made changes to my property?

Market and real estate trends can impact home values in your neighborhood, values of comparable commercial buildings, and market conditions will influence the value of your real estate.

Will the assessor visit my property?

Assessors will only need to visit properties with complicated parcels or values that they need to review. For all property will be valued in this market update. The assessor will use market data available from recent sales and property data already on file to determine your new value.

Open Book
July 8th 9:00AM-1:00PM
City Hall

Board of Review
July 9th 1:00PM-5:00PM
City Hall

You can submit a request for Assessment Review Form, once you received your notice, on our assessor's website. Submitting a form allows you to book an in-person appointment or choose an email response. Simply visit accurateappraisal.com and click on Open Book Assistant to fill out your form.

Assessment Cycles

THE VILLAGE OF Saukville ASSESSMENT CYCLES

MAINTENANCE 2025 (LAST YEAR)	VS	MARKET UPDATE 2026 (THIS YEAR)
Preserve fair and accurate values between reassessments. Assessments are maintained, only adjusted if clear inequities or physical changes exist. Assessors review and maintain property characteristics such as new construction, demolitions, additions, splits, and combinations. Most properties will see no change unless, something about the property itself has changed. Very few notices went out last year less than 100.	GOAL ANALYSIS VALUES NOTICES	Realign assessed values with the real estate market and maintain statutory compliance and uniformity. Assessors conduct ratio studies and sales analyses to measure assessment levels versus market value. They adjust all properties to current market. Properties are adjusted using comparable sales to bring assessments in line with current market trends. Every property in the Village gets a notice. This year over 1,600 were sent.

ASSESSORS DO NOT SET TAX RATES, NOR ARE THEY INVOLVED IN THE REFERENDUM PROCESS.

Understanding Your Assessment Notice

UNDERSTANDING YOUR ASSESSMENT NOTICE

Year	Land	Imp/Bldgs	Total	PFC/MFL/PP4B
Year to year assessment value	Value of your land.	Value of the Building/s on your land.	The total assessed value of your property.	Not used often. For managed forest land and buildings on leased land only.
Year	Land	Imp/Bldgs	Total	
Previous Year	\$51,200	\$114,600	\$167,800	
Current Year	\$75,000	\$163,200	\$238,200	
Total assessment change				\$70,400
Reason for change(s)				
Land Change - C5 - Increase due to Revaluation				
Improvement Change - C5 - Increase due to Revaluation				
Preliminary General Level of Assessment: 100.00%				
Reason for change(s)				
There are many reasons your property's value may have changed, below are main reasons:				
A) Increase/Decrease due to Revaluation: Your value increased/decreased because of market conditions.				
B) New Construction/Land use/Permit: If you recently added value to your property, as of January 1, if your land use or size changes.				
C) Property Destroyed/Removed: Any removal of value such as a deck or destruction of property.				
General Level of Assessment				100% means the assessed value of your property is equal to current market values, according to the WI Dept of Revenue. Level of assessment can be higher or lower than 100%. If it has been a while since the last revaluation the level of assessment could be much higher or lower.



www.facebook.com/accurateappraisalllc



www.linkedin.com/company/accurate-appraisal-llc

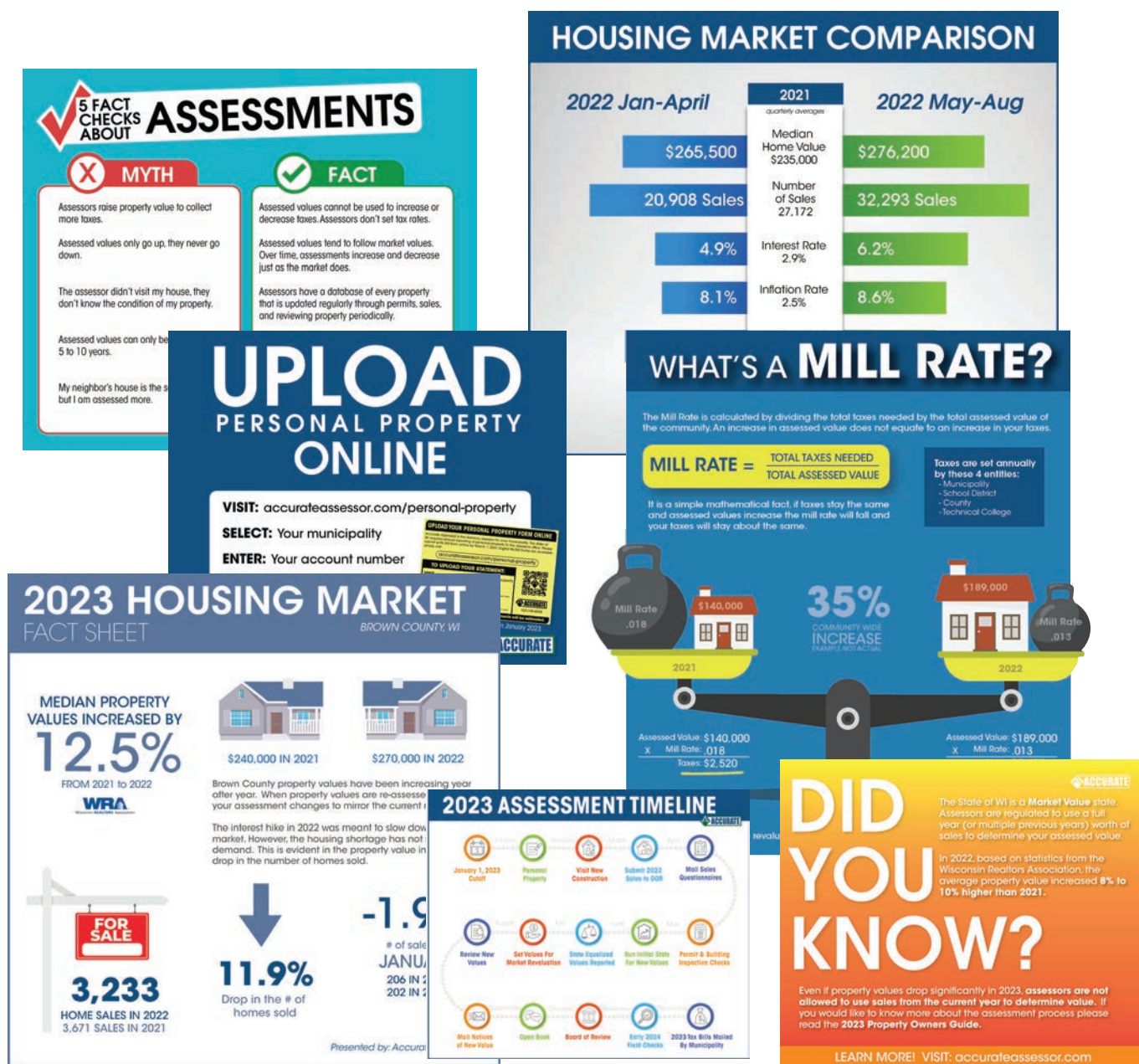


SOCIAL MEDIA

We post content 4 times a week! If you haven't been using our educational content, we highly recommend meeting with our social media team to work on a regular schedule.

Through **Social Media** we build a positive and informative **two-way communication** with your community. Over 85% of 25-45 year olds use social media, and over 70% over the age of 50 use it daily.

With a simple share you can instantly connect with thousands of property owners to **quell the stigma of taxes and assessed values**. By not involving your community they may feel left out and discouraged about the assessment process. Let us help you with continual education on social media.



CHECK US OUT ONLINE!



www.facebook.com/accurateappraisal



www.linkedin.com/company/accurate-appraisal-llc



POSITIVE INTERACTION

Through social media we establish an important **two-way communication** with the people in your community. Social media helps us instantly connect with thousands of property owners. We are all aware of the stigma of taxes and assessed values. By not involving your community they feel left out and discouraged about the assessment process. Our transparency ensures they feel like they're informed about any value changes. Engaging with your community through social media allows us to **inform, educate, and empower** them. Here are just a few examples of how we engage with our current municipalities:

Village of Bayside
May 6, 2020 · 🌐

Due to the pandemic, the Open Book and Board of Review property assessment process will take place via phone call this year. You can schedule your appointment today by visiting:
<https://accurate.rovingcalendar.com/appointments>



"Just wanted to let you know, I was not looking forward to filling out the form. But the instructional video and the information on your website made the process a lot easier than I thought it would be. Thank you!"

Barr Resort - Kika Barr

Our assessors go above and beyond just valuing property. The classification of land changed for this property owner. We helped him by working with the DOR on properly classifying his land.

SOFTWARE

Our proprietary CAMA system is completely **CLOUD BASED.**

With Prolorem, all property record cards are digital. They are available on our website **FREE** to you and your community 24/7. There are no costs to use our software and convert your Market Drive data. All property record cards have **images and detailed information** about each parcel. We believe in 100% transparency therefore **all data and programs gathered** are the property of the Town of River Falls should you ever change assessors.



Our assessors utilize computer tablets to assess properties in the field. With Prolorem there is no need to take handwritten notes back to the office to update the value on a property. Our assessors are trained to complete assessments **on premise**, eliminating errors from re-entering data. All **property record cards are updated in real time** and saved to the cloud instantly. Our CAMA is the only software that updates property record cards in real time.

Our software can create any report or pull any data needed. We are your trusted assessors and will help make your work easier anyway we can.

PROLOREM

A REVOLUTION IN
ASSESSING SOFTWARE

There are never additional costs for conversions, updates, licensing, integrations, additions, etc.



ASSESSMENT TIMELINE

Before January of each year we will sit with you and **discuss the options for open book and board of review dates**. We will work with you to schedule new construction checks, field work, data entry, and the date notices are mailed. Below is a suggested timeline of what happens throughout the assessment process. These dates are for example only.

January

We start every year by visiting new construction to verify the % completion of new property. Trespass notices are mailed to property owners so they know we will be in the area.

If the property is not complete as of January 1st (each year) we update our records accordingly and flag the parcel/s for a final visit to measure and list the property as complete.

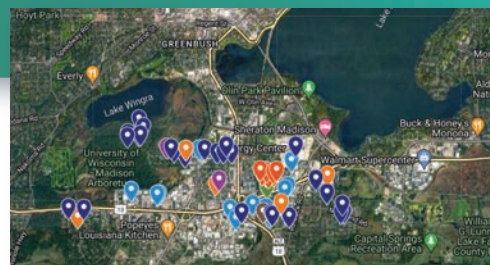


This timeline may change depending on the agreed upon dates for Open Book and Board of Review. We are flexible on the date for Open Book and Board of Review that works best for you.

April

Properties are sorted and mapped for field inspections based on permits, sales, inspection requests, etc. Assessors update data on premise with their laptops.

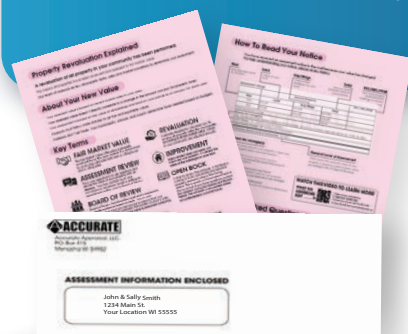
Initial market statistics from recent sales are calculated. Properties are segmented into neighborhoods to compare market values of like/similar property.



May

Initial values are forecasted. Value checks are performed and revisions are made. Our import/export team works with the county to verify assessment and mailing data. Initial statutory board meeting must be held if needed.

Notices are printed and mailed. Every notice includes an educational insert with links to videos and FAQ's. Rolls are posted online.



June

Once residents receive their notices, we begin the Open Book period. This is an important opportunity to speak with as many residents as possible. The more conversations we have, the better we can explain assessment changes and educate residents on the assessment process.



July

After the Open Book period concludes, we move into the Board of Review. This provides residents who have chosen to file an objection the opportunity to present their case to the Board, which then makes the final determination on the assessed value.

WORKLOAD

On a regular basis Dana will meet with your team to go over accountability for our assessment team. **There will be a standard agenda to ensure open communication and that all metrics are being followed.** Below is an example of a progress report that can be created to ensure you know the progress of current processes.

City of Kenosha Interim Market Update (2024)

						Project Start: Mon, 7/24/2023																													
						Display Week: 1		Jul 24, 2023					Jul 31, 2023					Aug 7, 2023					Aug 14, 2023												
								24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
								M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
Education / Publication																																			
Prep and share Education Plan		Chris	100%	8/1/23	8/30/23	30	-19																												
Update website - Add video		Chris	1%	8/1/23	4/1/24	245	196																												
Create content on current Res Market		Chris	1%	8/1/23	4/1/24	245	196																												
Initiate education through all forms of communication		Chris	1%	9/1/23	9/30/23	30	12																												
Mill Rate Education with Tax Bill (if allowed)			100%	11/1/23	12/31/23	61	61																												
Prepare notice letter and insert for 2024 market update (if allowed)			1%	11/1/23	4/1/24	153	153																												
Connect Accurate's Facebook to Kenosha website			1%	1/1/24	1/15/24	15	15																												
Send Mailer			1%	1/15/24	4/1/24	78	78																												
Use all avenues of Education			1%	2/1/24	4/1/24	61	61																												
Additional education on the BOA and BOR			1%	5/1/24	5/31/24	31	31																												
Data Transfer & Analysis																																			
Data Transfer			1%	1/1/24	1/15/24	15	15																												
Code Table Data Reviews & Return			1%	1/1/24	3/10/24	70	70																												
Fieldwork (Permits & New Construction)																																			
Permit Reviews (Verify permits (occ) and what our next step is, actionable or non-actionable)(Value partial Construction)			5%	8/14/23	12/31/23	140	104																												
Commercial Permit Value (Permits completed after 1/1/23 (value them))			5%	8/14/23	12/31/23	140	104																												
New Construction Checks			1%	8/14/23	12/31/23	140	104																												
New Construction Alterations/Progress			1%	8/14/23	12/31/23	140	104																												
Ag Checks (Kenosha mails letter, Lori onsite visit)			10%	9/8/23	9/29/23	22	11																												
Ag Checks (Kenosha 2nd letter, data update)			10%	10/1/23	11/15/23	46	46																												

Additional meetings will be held throughout the year. Four main annual meetings will cover:

Kick-Off Meeting:

Establish Open Book and Board of Review dates, outline the education plan and reminder schedule, review the Open Book letter, and confirm the assessment timeline. This meeting ensures alignment and clear expectations as we begin the new assessment year.

Pre-Open Book Meeting:

Prepare the community with appropriate educational materials, review the assessment roll with the Clerk, and confirm the timing and distribution of educational outreach and reminders.

Pre-Board of Review Meeting:

Review Board of Review expectations, confirm all filed objections have been received and are accounted for, and ensure post-Board meeting reminders are in place, including confirming manufacturing values are included in the roll prior to export to Waupaca County

End-of-Year Wrap-Up:

Evaluate what worked well and identify areas for improvement, plan for late-fall fieldwork, and begin preparation for the upcoming assessment year.

OUR COMMITMENT

Accurate has been at the forefront of moving the assessment experience forward. To accomplish this, we are fully **committed to building a culture of assessment knowledge**. Every assessor that works for accurate is required to attend knowledge sessions on each assessment process. Knowledge sessions are established by our senior assessors and encompass each aspect of assessing such as: Ag land calculations, vacant land valuation, roll books, exemptions, board of review and open book, statistics, commercial valuation, and many more.

Additionally, our assessors have book club meetings regularly to read, review, and interpret the WPAM which is our guideline for assessment practices. Spring of 2023, our assessors joined in on the first ever **listening sessions with the DOR to update and bring the WPAM guidelines and statutes into the 21st century**. 14 of our assessors attended and led 6 of the round-table discussions on assessment practices. We shared the experience with our entire team at our weekly Monday Morning Meeting.



Technology allows assessors to be more accurate in our assessments. We have been **working on a project with the WI Department of Revenue (DOR) to standardize the import and export of assessment data files**. Our IT team will continue to work with the DOR on this project to make it easier on municipalities and assessors when collecting and sharing data.

Finally, **we attend conferences annually to connect with clerks, administrators, mayors, etc.** to share ideas and build relationships with those we serve. It's our way to educate municipal officials on the assessment process. **We also enjoy having fun with the municipal officials who do so much for their communities!**



SERVICE OPTIONS

The service options below are reflective of our all-inclusive services. **There will never be an additional invoice for any reason.** You may retain 10% of the total fee subject to delivery of certified tax roll.

3 YEAR BLEND 2027 Market Update*

	2027	2028	2029	Total
Assessor Services	Market Update	Maintenance	Maintenance	Total
Service Cost	\$30,048	\$12,480	\$12,480	\$55,008
Annual Amortized Price	\$18,336	\$18,336	\$18,336	\$55,008

4 YEAR BLEND 2027 Market Update*

	2027	2028	2029	2030	Total
Assessor Services	Market Update	Maintenance	Maintenance	Maintenance	Total
Service Cost	\$30,008	\$12,480	\$12,480	\$12,480	\$67,488
Annual Amortized Price	\$16,872	\$16,872	\$16,872	\$16,872	\$67,488

*Market update years can be adjusted at request.

Exterior Revaluation - Available if requested

\$36,000 additional over the lifetime of the contract. This can be blended into a per year price.

3 years = an additional \$12,000 per year

4 years = an additional \$9,000 per year

Interior Revaluation Available if requested

\$72,000 additional over the lifetime of the contract. This can be blended into a per year price.

3 years = an additional \$24,000 per year

4 years = an additional \$18,000 per year

ALL INCLUSIVE SERVICES

- ✓ **FREE** Web Data Access
- ✓ **CUSTOM** Community Education
- ✓ **LIVE** Customer Service
- ✓ **Free** reports and Data Pulling

Would you like to see additional options?
We will work with you to customize any
assessment plan to fit your community's needs.



REFERENCES



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

It is with enthusiasm that I recommend Accurate Appraisal, LLC. We could not have asked for a better partner to go through a full revaluation with this year. Their depth of experience allows them to handle even the most complicated of situations and their professionalism is obvious to our team, but more importantly to our residents. A revaluation is a big deal to a community, but doesn't have to be strain on City Staff - Accurate will get you through every step.



Michelle Scanlin

www.newrichmondwi.gov
mscanlan@newrichmondwi.gov



Amy White
CLERK

www.rfcity.org
awhite@rfcity.org
715.426.3408

Project/Service: Maintenance and Market Updates

Past President of WMCA

I have worked with Accurate over the last five years. Their leadership in the industry is one of the reasons why we continued to choose Accurate. Their friendly, reliable service is what sets them apart. Timely, professional response has been appreciated and I trust them to serve residents with dependable service and fair assessments.

Wendy Helgeson

920-277-4560



Wanda Hiltgen
CLERK

<https://townofdaytonwiscwi.gov/>
clerk@town-dayton.com
715.258.0938

Project/Service: Maintenance and Market Updates



Accurate Appraisal has professionally served as the Assessor for the Village of Fox Crossing since 2015. Over the past several years, Accurate Appraisal expertly conducted a full revaluation of the Village in 2017, and has maintained the Village at full value since 2019. A full value contract with Accurate Appraisal has provided a tremendous benefit to Fox Crossing. With the large increase in property values over the past few years, having the Village's assessed value grow incrementally over the past several years rather than a large increase in value in one year, is much easier to explain to Village residents. Accurate Appraisal has been a great partner with Fox Crossing in managing the difficult task of assessing.



Jeffrey S. Sturgell
Village Manager

www.fccommunity.com
JSturgell@foxcrossingwi.gov
(920) 720-7101

INSURANCE

This sample insurance copy is for reference. A copy of this insurance will be automatically emailed to you annually to save in your files. If you would like additions or changes to the insurance we can make those any time at no additional cost to you.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fox Cities Insurance A Division of Ansay & Associates 4351 W College Ave Suite 310 Appleton WI 54914		CONTACT NAME: Theresa Vorpahl PHONE (A/C, No, Ext): 920-739-0424 FAX (A/C, No): 920-560-7079 E-MAIL ADDRESS: Theresa.Vorpahl@ansay.com	
INSURED Accurate Appraisal, LLC & Municipal Assessment Software Sol PO Box 415 Menasha WI 54952		INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Mutual Insurance Company NAIC # 15350 INSURER B: Houston Specialty Insurance Company 12936 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1287743460

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			1421930	2/22/2023	2/22/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/PROP AGG \$ 6,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			1421930	2/22/2023	2/22/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			1421930	2/22/2023	2/22/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	1421932	2/22/2023	2/22/2024	☐ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Professional Liability			MEO-HS-0003754-00	10/3/2022	10/3/2023	Limit 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Theresa Vorpahl

Closing Statement

A Commitment Beyond Assessments

At Accurate Appraisal, we believe the role of a municipal assessor extends far beyond establishing property values. A successful assessment program is built on accuracy, transparency, communication, and trust. While our responsibility is to provide fair and equitable assessments in accordance with Wisconsin statutes and Department of Revenue requirements, our commitment to the communities we serve goes further, we strive to ensure that municipal officials, property owners, and residents understand the assessment process and feel confident in the results.

Education is at the center of our approach. We recognize that assessments can be complex, and for many property owners, a change in value may create questions or concerns. Our team takes pride in making the assessment process understandable by providing clear explanations, accessible resources, and knowledgeable staff who are available to answer questions. Whether working with municipal leaders, clerks, boards of review, or individual property owners, we focus on providing the information needed to make informed decisions and better understand the factors that influence property values.

Communication is equally important to the success of any assessment project. We believe proactive communication creates stronger partnerships and helps prevent uncertainty throughout the assessment process. From initial planning and project updates to open book appointments and board of review support, Accurate Appraisal maintains consistent communication with the communities we serve. Our goal is to keep municipal officials informed, prepared, and confident at every stage of the process.

Our commitment to education and communication also extends to our partnership with municipal staff. We understand that every community has unique needs, and we work closely with clerks and local officials to provide guidance, answer questions, and help navigate the responsibilities associated with the assessment process. By building relationships and maintaining open lines of communication, we become an extension of the municipality's team rather than simply a contracted service provider.

Accurate Appraisal's experience serving Wisconsin communities has reinforced the importance of being present, responsive, and engaged. We take great pride in the relationships we have developed with municipalities throughout the state and the trust that has been placed in our team. Many of our strongest partnerships have been built over decades because we remain committed to delivering not only accurate assessments, but also exceptional service and support.

Ultimately, our mission is simple: to provide municipalities with accurate, equitable, and defensible assessments while delivering a level of service that exceeds expectations. Through continued education, meaningful communication, and a commitment to partnership, Accurate Appraisal helps communities navigate the assessment process with confidence.

We are proud of the work we do, proud of the communities we serve, and committed to being a trusted assessment partner for years to come.

Town of Campbell - Our Town has burn permits. They have to come in and complete the permit form each year. We offer 2 burn periods – Spring and Fall – for leaves, small sticks, etc. Permits are completed at Town Hall. Individual must notify the fire department when they do the burn.

Village of Richfield - We do annual burn permits for 25\$ or monthly for 3. See attached. They are sold at village hall.

Village of Waukesha - We have the burn permits as an insert in the tax bill. If they are lost or misplaced, they have to come into the office for a replacement. No charge and they are annual permit.

City of Mellen - We require burning permits with an annual renewal. They are calendar year: January 1st – December 31st. We issue them from our office. There are several types with different regulations for each type.

Burn barrel permit – can only burn 6-9 p.m., no Sundays or legal holidays, or windy days. Paper products only. \$ 20.00/yr

Pit permit – this is a camp fire permit with regulations on set up and maintenance. Untreated wood only. \$ 20.00/yr

Brush permit – this is a 3 day permit for a brush pile, 6-9 p.m. No weekends \$ 5.00 @ permit

Industrial Permit – this is for industrial users to burn wood scraps (we have 3 sawmills). Monday – Thursday only and during working hours only. \$ 40.00/yr

With each permit, we have print outs we require them to read and it is initialed on the permit that they have read the regulations and then we send a copy of the regulations with them as well.

All fires must be attended while burning is going on. All permits require the citizen to check the DNR site for burn conditions. The person who signs for the permit is the responsible party.

The numbering we do is just in chronological order: 1-2025, 2-2025, 3-2025. The year is listed after the number.

Town of Verona we had residents download an annual burn permit from the DNR website: <https://dnr.wisconsin.gov/topic/forestfire/permits>. Our local ordinance required for them to consult the DNR website to see if burning was allowed in the area that day or not.

Village of Rockland - Our residents get one each year. They are good from the day they purchase it until the end of the year. We get burn permit books from our fire department. They are duplicated. I am attaching a copy of the front and back. Ours are not numbered, but you could surely add a number. We have them at the Village Hall. We have fire pits as we don't allow any other burning. If the person has never had a burn permit, the fire chief goes and inspects the area where their fire pit is located and then he will issue the permit.

Town of Buchanan - We do they yearly and they must follow the rules. We now have them scan a code and have them do it from their phone or from our website.

<https://www.townofbuchanan.org/?splash=https%3a%2f%2fdocs.google.com%2fforms%2fd%2fe%2f1FAIpQLScAUslVKE9j2A6LX2TrZdus0Fwmw5Wk1BHwXUalzpOdAJgDA%2fviewform&isexternal=true>

Village of Pewaukee - We require our residents to get a burn permit every year. They fill it out with us, we put the dates on it, scan it to the fire department and then give the resident a copy. No charge!

City of Brillion - We have a permit that is good for the entire time that resident lives there. \$25.00 fee. This is an application completed by the resident and approved by the fire chief.



CITY OF BRILLION
APPLICATION FOR OPEN BURNING PERMIT
Brillion Municipal Code Section 34-97
Permit Fee: \$25.00

Application:

Applicant: _____
First, MI, Last Name Date of Birth

Address of Applicant: _____

Telephone Number of Applicant: _____

Conditions of Permit:

APPLICANT HEREBY ACKNOWLEDGES THAT THEY HAVE RECEIVED A COPY OF CITY ORDINANCE #OR01-06 AND AGREES TO ABIDE BY THE CONDITIONS IN ACCORDANCE TO CHAPTER 34, SECTION 34-97 OF THE BRILLION MUNICIPAL CODE.

Signature of Applicant: _____

Date of Application: _____

Signature of City Official: _____

Date Paid: _____ **Receipt #:** _____

Revocation of Permit:

VIOLATION OF CONDITIONS STATED IN CHAPTER 34, SECTION 34-97 OF THE BRILLION MUNICIPAL CODE WILL RESULT IN A REVOCATION OF PERMIT. PENALTY WILL BE ISSUED IN ACCORDANCE WITH SECTION 1-17 OF THE BRILLION MUNICIPAL CODE.

Brillion Fire Department: _____ **Date:** _____

Permit Revoked by: _____ **Date:** _____

Reason for Revocation:

(See reverse side for signature of all adjoining property owners.)

Signatures of Adjoining Property Owners in favor of permit:

Signature

Address

Date

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

RESIDENTIAL BURNING PERMIT
PEWAUKEE FIRE DEPARTMENT
W239 N2242 Pewaukee Road – Waukesha, WI 53188
Emergency – 911 (262) 522-2500

Date _____ Tax Key _____
Name _____ Home/Cell Phone _____
Home Address _____ Alternate/Business Phone _____
Burning Address _____ **Pewaukee** Permit Expires _____
Issued By _____

PERMIT REQUIRED (1)

- (A) No burning shall be permitted unless the owner of the property upon which burning is proposed first obtains a permit, approved by the Fire chief and under proper safeguards prescribed for and issued only at the City/Village Hall during regular business hours.
- (B) Notwithstanding any other provision in this Ordinance, if the burning of any material, either with or without a permit, intentional or not, results in failure to comply in full with the conditions of a burning permit, or if negligence in supervising and controlling the fire results in the dispatch and/or deployment of firefighting equipment or personnel to control or extinguish the fire or to protect life, buildings or adjacent property, in addition to other potential fines and forfeitures, the property owner shall be required to pay all costs and expenses incurred by the City/Village for said fire or emergency call. Said costs and expenses shall be calculated by the City/Village Clerk after consultation with the Fire Chief and will assess the cost of said fire or emergency call against the property as set forth in this section and pursuant to Wisconsin Statutes, section 66.60 (16).

RESTRICTIONS ON BURNING (2)

- (A) No person or corporation or their agent may burn garbage (including, but not limited to kitchen and garden waste) fresh cut grass, green grass, green leaves, green brush or any other noncombustible material in the City/Village.
- (B) No person or corporation or their agent may burn any material within the public street, shoulders, gutters, storm-water ditches, catch basins, or on other public property in the City/Village except as set forth herein.
- (C) No person living in a multi-family (3 or more) structure may burn any materials, and corporate owners of such structures in the City/Village may not burn any materials on such premises except as set forth herein.
- (D) No person living in a single or two-family home may burn home generated combustible material in the city/Village without a permit for such burning issued by the Fire chief as set forth herein.
- (E) No developer or contractor may burn any materials in the City/Village.

COMMERCIAL/INDUSTRIAL BURNING PROHIBITED (3)

No burning permit shall be issued to commercial or industrial businesses nor shall commercial or industrial businesses be allowed to burn in an incinerator or rubbish container.

PROHIBITED ON PUBLIC PROPERTY (4)

No person shall kindle, start or maintain a fire upon public property within the City/Village of Pewaukee except in designated picnic areas in the public parks where cooking fires may be maintained in permanent or portable enclosed grills. An adult person shall be in constant attendance of such "picnic" fire.

RULES FOR BURNING (5)

- (A) All burning pursuant to a permit shall be kindled or started no earlier than 7:00 a.m. and should be completely extinguished by 10:00 p.m., unless otherwise specified on the permit. All burning shall be conducted with the adult person named on the permit in constant attendance. The burning of refuse should be in its natural state (grass, leaves, twigs, brush, branches, and untreated wood). Items that are prohibited to be burned are petroleum products, tires, plastics, insulation, garbage and treated building materials and any other item which may smolder or give off noxious odors.
- (B) Burning of permitted materials should be accomplished in a metal, screened receptacle no larger than 55 gallons and approved by the Fire Chief or Fire Inspector.
- (C) Burning of piled materials (brush and leaves) shall be confined to an area at least 50 feet from buildings and trees no larger than 6' x 6' x 4' and flames from such burning may not exceed 8 feet.
- (D) No permit issued under this Ordinance shall create a property right in the person receiving said permit, and said permit shall be limited to and shall be used in strict compliance with the terms and conditions specified therein, and shall automatically expire on the date specified on the permit.
- (E) Bonfire/Campfires shall be allowed only under constant supervision in a contained burning pit. The actual fire area shall be in an enclosed fire ring of metal or masonry no larger than 5 feet in diameter. Flames from the fire shall be maintained at no higher than 6 to 8 feet. All fires must be completely extinguished by 10:00 p.m.
- (F) Only owners of real estate may sign permits. A signed copy of the permit will be filed with the City/Village Clerk.

PROPERTY OWNER'S SIGNATURE

5/3/2018



☐ Check # _____
☐ Cash
Amt Pd \$ _____

2025 VILLAGE OF RICHFIELD, WISCONSIN, **BURN PERMIT**

APPLICATION TO BURN WITHIN THE VILLAGE OF RICHFIELD
(\$15.00 Annually or \$3.00 Monthly)

To the Clerk of the Village of Richfield, County of Washington, Wisconsin:

The undersigned hereby applies for a permit to kindle a bonfire or other fire outdoors in the Village pursuant to the rules and regulations outlined in article §179-19 of the Richfield Village Code. Such permit may be issued for 30 days or on an annual basis for a period ending on December 31st and may be suspended with official notice by the Village President or designee.

The applicant agrees to comply with and be bound by all the laws, ordinances, rules, regulations and penalties governing the business for which this license is applied for:

Applicant (print)

Address

City/State/Zip Code

Phone

Email

Types of material to be burned and location on property burning will take place

Signed _____

Date _____

Expiration Date _____

****APPLICANT MUST NOTIFY THE WASHINGTON COUNTY SHERIFF'S
DEPARTMENT PRIOR TO BURNING BY CALLING THE SHERIFF'S
NON-EMERGENCY NUMBER 262-335-4411.**

Approved by

Date

L: Licenses and Permits>Applications>Burning Permit

§179-19. Permit.

- A. Required. It shall be unlawful for any person to kindle a bonfire or other fire out of doors in the Village without a permit, or to permit the kindling of such fires, except as provided in Subsection B of this section.
- B. Issuance; fee; restrictions. A permit to burn may be obtained in person during regular hours as the Village Hall, recycling center or by mail with written request, together with a permit fee established by resolution by the Village Board from time to time and added to the comprehensive fee schedule. Issuance of a permit to burn shall be subject to weather and environmental concerns at the time. Permits shall be issued for 30 days or on an annual basis, and may be suspended with official notice by the Village President or his/her designee. Burning by permit shall be subject to restrictions printed on the permit, but shall also be restricted as follows: **[Amended 4-21-2011 by Ord. No. 2011-4-1]**
 - 1. No fires shall be kindled before 7:00 a.m. or after 6:00 p.m. All fires must be extinguished by 8:00 p.m.
 - 2. All fires shall be continuously attended by a responsible person until extinguished.
 - 3. No fires shall be kindled or allowed to burn with wind speeds in excess of 12 miles per hour.
 - 4. No fires shall be kindled on right-of-way normally maintained by the Village, the county or state or any roadway in the Village.
 - 5. No burning of garbage, rubber, materials emitting toxic fumes or substances, noxious odors or creating a health hazard, building materials, or waste materials and rubbish resulting from building construction, demolition or site clearing shall be allowed, excepting all-wood products.
 - 6. No burning of yard waste in accumulations greater than four feet in diameter nor more than three feet high.
 - 7. It shall be unlawful to burn rubber or any other material which creates offensive odors or smoke or to attempt to burn materials which are not completely combustible or to burn garbage.
- C. Prior to setting a fire regulated by Village ordinance, the property owner or responsible party must first call the non-emergency telephone number for the Washington County Sheriff's Department.
- D. Exceptions. No permit or telephone call shall be required for the following:
 - 1. Fires in barbecue pits, grills and outdoor fireplaces, provided that the current primary use is not the disposal of yard waste and garbage.
 - 2. Portable broilers, grills and similar appliances or facilities used for the preparation of food may be used in any location which is not hazardous to life or property.
 - 3. Fires authorized by the Fire Chief for practice and instruction.
 - 4. Home and commercial incinerators, provided that they are not in disrepair and do not allow sparks and debris into the air.

§179-20. Open burning on parcels 20 acres or more.

The open burning of brush, abandoned crops, leaves, grass, and similar open fires may occur on parcels of land of 20 acres or more without a permit and in excess of 500 feet from the residence of another person when done by the owner or occupant, subject to the following:

- A. No such open fire may be started except between the hours of 7:00 a.m. and 6:00 p.m.
- B. No such open fire shall be kindled until the Washington County Sheriff's Department is notified of the time and location.

§179-21. Regulations.

- A. Every person kindling an open fire shall supervise such fire until it is extinguished.
- B. During periods of dry weather the Village President or designee may declare a burning ban and, until such burning ban is terminated, it shall be unlawful to kindle any fire enumerated in this article.
- C. No person shall kindle any fire or permit such kindling to be done upon the land or property of another without first securing the permission of the owner of such land or property.

§179-22. Violations and penalties.

Any person who is convicted of violating any of the terms and provisions of this article shall be liable to the Village for all costs and expenses incurred in fighting or extinguishing such fire and, in addition thereto, shall forfeit a cost set by Chapter 1, General Provisions, together with the costs of prosecution, and, in default of payment of such forfeiture and costs, shall be imprisoned in the country jail until such forfeiture and costs, together with subsequent costs, shall be paid, but not exceeding 10 days.

RESTRICTIONS:

1. Call 911 dispatch at 785-9634. Let them know when you start the fire and when you're done with the fire.
2. Burn late in the day when the temperature is lower and humidity is higher.
3. Burn when the winds are gentle.
4. Have fire fighting tools on the site before you start the fire.
5. An adequate fire break must be around the material to be burned.
6. The fire must be totally extinguished before you leave.

7. Additional restrictions: _____

YOU - are responsible if your fire gets away, become liable for all expenses incurred in suppressing a fire and will be responsible for all damage caused by this fire.

ONLY YOU CAN PREVENT FOREST FIRES!

- ☐ Regular
☐ Special
☐ Trash Burning Container

Town or Village of _____
County of _____

M _____ is hereby authorized to set fire on land owned or controlled by him/her as described and indicated by (X) in diagram below and limited under the following restrictions:

1. No burning of asphalt, rubber, plastic, oily substances or wet, **noncombustible rubbish and garbage.**

- Fire Number _____
2. Material to be burned _____
 3. Volume or quantity to be burned _____
 4. Hours when burning allowed: From _____ to _____
 5. This permit is good from _____ to _____ inclusive

Fire Chief _____
Village Presidents _____
Town Chairperson _____

I hereby agree to use all possible care in setting fires under this permit and to be responsible for all damage done by such fires. I further understand this permit is revoked upon violation of its restrictions. This permit subject to restrictions on reverse side. READ OTHER SIDE BEFORE SIGNING.

Signature of person to whom permit is issued _____

Front

Back

Wisconsin
Salt Wise
**SMART SALTING
WORKSHOP**
RIVER FALLS

Oct. 1, 2026 | 8-11:30am

Our goal is to accelerate the adoption of best practices in snow and ice control.

Learn how using the right amount of salt can save time, increase profits, and protect our waters.

The training will include: best management practices to keep paved areas safe, guidance on how to determine the right amount of salt, and case studies from local applicators.



Register online: www.wisaltwise.com

Town of River Falls

2027 Road Construction Project

Starting in April of 2027 the Town of River Falls will be doing a complete rebuild of portions of 850th St south of Hy 29 to the intersection with 830th Ave, then the project will go east of 850th St on 830th Ave to the top of the hill approximately 5300 feet. The project next year is approximately 6800 feet in total length or about 1.3 miles. The project cost is estimated to be about \$750,000.00 in total. Most of the work will be completed by our 2 Town employees. The scope of work will involve the following;

Phase 1, in mid to late April the existing blacktop surface will be pulverized (ground up) into pieces approximately 6" and smaller. Residents will be driving on the pulverized road for a short while until the old material is removed. This will be rough so speeds will be reduced to 25mph during the full road reconstruction period. **25 is advisory maximum, slower speeds may be necessary for safe driving. The use of alternate routes is advised during the entire construction period.**

Phase 2, all the old blacktop, crushed rock and road base will be removed where necessary, this is expected to take a minimum of 3 weeks to complete, the road will stay open to local traffic during that time but there will be delays as the road will be down to 1 lane during the removal process, residents will have wait times as equipment is filling or dumping loads. The old base material will be placed along the edge of the road in areas where steep slopes are, this will create better side slopes. The existing black dirt will be removed so the old road material can be placed making the roadway safer for future use. We have already met with a few property owners where fences need to be moved before construction. Black dirt will be bladed back from the road edge for the entire project length during phase 2. **The road surface during phases 2 and 3 can change hourly, extreme caution should be taken anytime a resident is driving in a construction zone.**

Phase 3, will involve placing a new road base before the new layer of blacktop is installed. The new base will consist of approximately 12" of compacted crushed rock 6" in diameter and less, then that material will be covered with 10" of compacted ¾" crushed limestone. The base will be installed 26' in total width with the blacktop surface being 22' in width, the 2-foot difference on each side will give edge support to the new blacktop, this will prevent edges from cracking and breaking. The estimated total loads of material being delivered is 640 truckloads, Truck traffic will be very heavy during this period of the project. Phase 3 is expected to take 3-4 weeks. If all goes well phase 3 will be completed by early to mid-July.

Phase 4, blacktopping the road surface, blacktopping will not occur until late September or October. The Town does not immediately blacktop the road after the new base courses are installed, delaying the blacktopping gives the Town a couple months to monitor the new base to make sure there are no soft spots in the base.

Phase 5, this will involve putting in new gravel shoulders after blacktopping, these will be 24" in width on both sides of the road. After that, the final shaping and spreading of the black dirt in the ditches occurs. If a resident has been mowing the road right of way, the Town does not do final seeding to what a weekly maintained lawn is, the Town picks rocks down to about a 5" diameter and does a rough final grade. The Town mows at a height higher than 6" when mowing ditches, if a resident decides to maintain the road right of way in front of their property at a higher level, the resident will be responsible for grading and seeding the ditch to the higher standard. Depending on fall weather the amount of growth will vary every season, some reseeding in the spring may occur. New signage will be installed during the final phase.

Any questions or concerns please contact Terry Kusilek, Town Chair @ torf.chair@gmail.com or by cell @ 715-821-4049, no texting to this number.

Town of River Falls

9/8/2026 12:05 PM

Register: 1st Nat. BK of RF:Clerk's Checking Account

From 08/17/2026 through 09/08/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/25/2026	1400	St. Croix Valley Nat...	General Government:T...		26.00			13,970.27
08/27/2026	1397	EFTPS	-split-	39-6006086	1,624.26			12,346.01
08/27/2026	29396	Dohrer, Albert S.	-split-		146.22			12,199.79
08/27/2026	29397	Flick, Dalton	-split-		1,879.07			10,320.72
08/27/2026	29398	Fristad, Christopher	-split-		245.00			10,075.72
08/27/2026	29399	Johnson, Kaleb LG	-split-		118.71			9,957.01
08/27/2026	29400	Kincannon, George	-split-		170.50			9,786.51
08/27/2026	29401	Mahoney, Joseph M	-split-		198.59			9,587.92
08/27/2026	29402	Merta (employee), M...	-split-		218.79			9,369.13
08/27/2026	29403	Nyquist (employee), ...	-split-		142.87			9,226.26
08/27/2026	29404	Schaar Jr., Robert A	-split-		2,458.13			6,768.13
09/08/2026			1st Nat. BK of RF:Mo...	Deposit			40,000.00	46,768.13
09/08/2026	To Print	St. Croix Septic Syst...	-split-		3,900.00			42,868.13
09/08/2026	To Print	Ron's Sewer Service	General Government:T...		425.00			42,443.13
09/08/2026	To Print	Pierce Co. Clerk's Of...	General Government:E...		169.50			42,273.63
09/08/2026	To Print	American Pest Soluti...	General Government:P...		159.00			42,114.63
09/08/2026	To Print	Verizon Wireless	General Government:T...		47.61			42,067.02
09/08/2026	To Print	Companion Animal ...	Health and Human Ser...		80.00			41,987.02
09/08/2026	To Print	Pierce Co. Highway ...	Public Works - Roads:...		4,493.92			37,493.10
09/08/2026	To Print	Ace Hardware	-split-		49.53			37,443.57
09/08/2026	To Print	Foster, Mary J	-split-		620.98			36,822.59
09/08/2026	To Print	Kozak, Rita M	-split-		1,036.93			35,785.66
09/08/2026	To Print	Kusilek (employee), ...	-split-		828.60			34,957.06
09/08/2026	To Print	Mahoney, Joseph M	-split-		815.75			34,141.31
09/08/2026	To Print	Rodewald, Donald T	-split-		472.12			33,669.19
09/08/2026	To Print	Meyer, Sarah K	-split-		3,045.94			30,623.25
09/08/2026	To Print	Rodewald, Jerome C	-split-		523.32			30,099.93
09/08/2026	To Print	Smith (supervisor), Siri	-split-		454.58			29,645.35
09/08/2026	To Print	Rodewald, Donald T	Zoning Administrator ...		285.80			29,359.55
09/08/2026	To Print	Rita Kozak	Public Works - Recycli...		17.41			29,342.14