

Town of Russell

35900 State Highway 13
Bayfield, Wisconsin 54814
(715) 779-5338 or Fax (715) 779-0249

townofrussell@centurytel.net

www.townofrussell.org

Paul "Rocky" Tribovich
Chairman

Judy Meierotto
Deputy Clerk/Treasurer

Dave Good
Clerk/Treasurer

SPECIAL TOWN BOARD/ROADS COMMITTEE MEETING WITH WI DOT **6:00 p.m. – May 29, 2018** **Town Garage – 35900 State Highway 13**

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Town Clerk at 715 779-5338, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

1. Call to order and roll call.
2. Pledge of Allegiance.
3. Public Input – (3-minute limit-max 15 minutes total).

OLD BUSINESS

4. The Town of Russell will be meeting with representatives of the Wisconsin Department of Transportation (WI DOT) and the engineering consultant to discuss and review issues pertaining to the reconstruction project of Little Sand Bay Road and the Old County K Road Projects.
5. Next steps and actions by responsible party(s).
6. Next meeting time, date and location.

NEW BUSINESS

7. Little Sand Bay Campground issues regarding day-to-day operations.
8. Host/attendant for LSB Campground.
9. Fish Cleaning Station issues.
10. Purchase of new freezer for LSB Campground.
11. Plow damage claim – Keith Soenksen****.
12. Red Cliff Tribe request to purchase Town land (54-acres at Big Sand Bay).
13. Agenda items for the next Town Board Meeting to be held June 12, 2018.
14. Adjourn.

The Town of Russell Board reserves the right to take action on any agenda item and to call upon individuals to address the Board regarding specific agenda items in which they may be named or have direct responsibility.

**** denotes attachments.

Posted Wednesday, May 23, 2018 at 4 p.m. Revised and re-posted May 28, 2018 at 4 p.m.

David L. Good – Clerk/Treasurer

From: Felix, Jessica L - DOT
To: [TownOf Russel](#); "[Dave Good](#)"; "[MARK D BUGHER](#)"; "[Kathy Wendling](#)"; "[Rocky Tribovich](#)"
Cc: [Stensland, Andrew - DOT](#); [Olson, Jeffrey - DOT](#); [Zimmer, William - DOT](#); [Van Natta, Matthew G - DOT](#)
Subject: Status update May 24: Little Sand Bay Road & Old County K Road Projects
Date: Thursday, May 24, 2018 10:58:12 AM

Town of Russell,

WisDOT has been working with you on setting up a meeting to discuss the Phase II Design amendment (include repackaging/value engineering of Phase I) and the Phase III design solicitation. That meeting is Tuesday, May 29th. Once we know the amendment cost for the consultant on Phase II, we will re-write the Phase II MOA and submit for re-approval by FHWA. Anticipate that this will take no longer than 3 months.

WisDOT will be sending a letter to Westbrook (Phase I design consultant) asking for the electronic files and a final invoice with balance of zero. This will allow us to close out their contract. Their contract was for a lump sum of \$105,750.92. Westbrook did not request an amendment to go above this amount. So even though they have invoiced greater than the contract, they should not be paid above the contract amount of \$105,750.92.

If you have further questions or concerns, please let my staff know at your meeting on Tuesday.

Enjoy the holiday weekend!

Jess

Jessica L. Felix, PE
Northwest Region Deputy Director
Cell: 715-225-9302

-----Original Message-----

From: Felix, Jessica L - DOT
Sent: Thursday, May 3, 2018 5:49 PM
To: 'Town of Russell' <townofrussell@centurytel.net>; 'Dave Good' <davegood@centurytel.net>; 'MARK D BUGHER' <mdbugher@wisc.edu>; 'Kathy Wendling' <kwendling@msn.com>; 'Rocky Tribovich' <rocky@tribovichconstruction.com>
Cc: Stensland, Andrew - DOT <andrew.stensland@dot.wi.gov>; Olson, Jeffrey - DOT <Jeffrey.Olson@dot.wi.gov>; Zimmer, William - DOT <William.Zimmer@dot.wi.gov>
Subject: RE: Little Sand Bay Road & Old County K Road Projects

Good Evening Town of Russell,

Status update as of today (May 3rd):

FHWA does not foresee any issues with combining all 3 phases. William Zimmer is working on the memorandum of understandings and SMAs. It will take a few months for the MOU approval for amending Phase 2 SMA and write the Phase 3 SMA. Bill or I will provide a monthly status update throughout this process with the first one being on Friday, May 25.

The Town will have to solicit design services for Phase 3. Please let Jeff Olson and Andrew Stensland know if you need assistance through the solicitation process and any questions that you have prior, during and after. We are a resource for you.

Andy Stensland has been in contact with SEH (Phase 2 consultant) about doing an amendment to their existing contract for a peer review of Phase 1, incorporating the value engineering suggestions from WisDOT into Phases 1 and 2, and finish design of Phase 2.

We are still working through the logistics of how best to combine Phases into a single LET project now that we know that you will have to solicit for design services for Phase 3. If needed, we will have separate plans for each Phase and tie their project IDs together into one proposal that would be bid by a contractor.

The MC (Knight Engineering) will not be included on any future contracts nor is included on the Phase 2 contract.

The Phase 1 amended contract was for a total of \$105,750.92. Invoices were submitted for a total of \$119,368.30. BUT the amount paid to Westbrook has not exceeded \$105,503.92. Through our reports we have determined that CARS did not reimburse for anything over what was in the amended contract. For example, the last invoice (#13) was for \$26,185.29 and only \$12,320.91 of that amount was paid to Westbrook, which was likely limited by the capped amount in the current amended contract. Our CARS system did work.

If Westbrook thought that they were going to have expenditures above the amended contract amount of \$105,750.92, then Westbrook should have notified the MC (Knight Engineering) or WisDOT rep, Jeff Olson, and started the process to request a second amendment to the design contract, which requires justification and change management review.

WisDOT staff is working with the MC (Ryan) on obtaining more details on the expenditures of Westbrook that brought their total above the amended contract. This will assist us in determining the course of action for the difference of \$13,864.38. Not all invoiced expenditures of a consultant are paid. And it's our understanding that Westbrook did not request a second amendment to their design contract.

We have not heard back from FHWA regarding their pavement design review and have sent another follow-up inquiry.

Thank you for the follow up note and reminder of a status update for the Town of Russell. I will work on being more proactive in our status updates.

Jess

Jessica L. Felix, PE
Northwest Region Deputy Director
Office: 715-392-7939 Cell: 715-225-9302
E-mail: jessica.felix@dot.wi.gov
Wisconsin Department of Transportation
1701 North 4th Street
Superior, WI 54880

-----Original Message-----

From: Town of Russell [<mailto:townofrussell@centurytel.net>]

Sent: Monday, April 23, 2018 11:43 AM

To: Felix, Jessica L - DOT <Jessica.Felix@dot.wi.gov>; 'Dave Good' <davegood@centurytel.net>; 'MARK D BUGHER' <mdbugher@wisc.edu>; 'Kathy Wendling' <kwendling@msn.com>; 'Rocky Tribovich' <rocky@tribovichconstruction.com>

Cc: Stensland, Andrew - DOT <andrew.stensland@dot.wi.gov>; Olson, Jeffrey - DOT <Jeffrey.Olson@dot.wi.gov>

Subject: Little Sand Bay Road & Old County K Road Projects

Jessica:

The Town Board has requested that I contact you for an update on these projects. We have not received any information from you since our response to WisDOT on March 19, 2018 regarding invoicing for the LSB Road Project.

The Board is Meeting on May 8, 2018 and we would appreciate any information/updates you can provide.

Thanks:

Dave Good - Clerk/Treasurer

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From: Town of Russell
To: ["Van Natta, Matthew G - DOT"](mailto:VanNatta.Matthew.G-DOT@dot.wi.gov); davegood@centurytel.net; mdbugher@wisc.edu; kwending@msn.com; rocky@tribovichconstruction.com; [Jeff Benton](mailto:Jeff.Benton@dot.wi.gov)
Cc: ["Stensland, Andrew - DOT"](mailto:Stensland.Andrew-DOT@dot.wi.gov); ["Daniel A Penzkover"](mailto:Daniel.A.Penzkover@dot.wi.gov); [David L Good](mailto:David.L.Good@dot.wi.gov)
Subject: RE: Little Sand Bay Road and Old County K Projects
Date: Tuesday, May 22, 2018 4:17:48 PM
Attachments: [Spec Twn Brd Rds Mtg 05292018.pdf](#)

Matthew:

The meeting is scheduled for May 29, 6 p.m. at the Town of Russell Garage; 35900 State Highway 13. Please see the attached meeting notice. If you want additional items on the agenda, let me know.

Thanks,

Dave

From: Van Natta, Matthew G - DOT <Matthew.VanNatta@dot.wi.gov>
Sent: Monday, May 21, 2018 3:05 PM
To: TownOf Russel <townofrussell@centurytel.net>; davegood@centurytel.net; mdbugher@wisc.edu; kwending@msn.com; rocky@tribovichconstruction.com
Cc: Stensland, Andrew - DOT <andrew.stensland@dot.wi.gov>; Daniel A Penzkover <dpenzkover@sehinc.com>
Subject: RE: Little Sand Bay Road and Old County K Projects

Good afternoon Town of Russel,

We have heard back from the consultant, the following dates will work for us to meet after 6pm:

Wed., May 23
Tues., May 29
Wed., May 30
Mon., June 4
Wed., June 6

Please let us know what, if any of these work and we should be able to get this ironed out.

Thank you for your time,

Matthew G Van Natta, P.E.

Civil Engineer – NW Region

Office: (715) 392-7934 Cell: (262) 483-0496

E-mail: Matthew.VanNatta@dot.wi.gov

Wisconsin Department of Transportation

1701 N 4th St

Superior, WI 54880



From: Town of Russell [mailto:townofrussell@centurytel.net]

Sent: Monday, May 14, 2018 1:13 PM

To: Van Natta, Matthew G - DOT <Matthew.VanNatta@dot.wi.gov>

Subject: RE: Little Sand Bay Road and Old County K Projects

Matthew:

The Town Board is open to meet in the evenings at 6 p.m. or later. We do have a meeting scheduled for May 17 so that date will not work. The Town Chairman suggested you provide us with some dates and times that work for you.

Dave

The information contained in this e-mail message is intended only for the personal and confidential use of the designated recipient(s) named above.

This message may be an attorney-client communication, and such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message. Thank you.



From: Van Natta, Matthew G - DOT <Matthew.VanNatta@dot.wi.gov>

Sent: Monday, May 14, 2018 12:47 PM

To: TownOf Russel <townofrussell@centurytel.net>; davegood@centurytel.net;
mdbugher@wisc.edu; kwending@msn.com; rocky@tribovichconstruction.com

Cc: Stensland, Andrew - DOT <andrew.stensland@dot.wi.gov>

Subject: Little Sand Bay Road and Old County K Projects

Good Afternoon Town of Russel,

I am emailing you to inform you that as WisDOT pulls the Local Program consultant oversight back in house, that I will essentially be taking over the duties that the Management Consultant performed for you on previous projects.

That said, I am aware of some of the issues that occurred with Phase I of the Little Sand Bay Rd project. I would like to set up a meeting with you, myself, my supervisor (Andrew Stensland), and the consultant for Phase II (Dan Penscover from SEH) to discuss options for reworking a more affordable alternative for the Phase I project. Please let me know when would work best to set up a meeting.

If you have any questions about this project or anything else, don't hesitate to ask. I am more than willing to help

Thank you for your time,

Matthew G Van Natta, P.E.

Civil Engineer – NW Region

Office: (715) 392-7934 Cell: (262) 483-0496

E-mail: Matthew.VanNatta@dot.wi.gov

Wisconsin Department of Transportation

1701 N 4th St

Superior, WI 54880



11764 Arnold Palmer Trail NE
Minneapolis, MN 55449

Town of Russell Board
Mr. David Good, Clerk/Treasurer
Bayfield, WI 54814

Dear Mr. Good,

We own the home at 38085 Pageant Road in Bayfield and are under contract each winter with the Town of Russell to plow our access road and driveway. This winter, our signs took multiple hits from the plow and we had to replace them. These are privately owned signs along our common access road. The photo below is from about the middle of the winter, but we think it was hit again later because the upper sign was more bent than shown here by the spring (but I didn't get another picture of it).

We would greatly appreciate reimbursement in the amount of \$51.18 per the receipt below. Please mail to the Minneapolis address shown above. Thank you!

Very sincerely,

Keith & Karen Soencksen
(651) 245-6299
Keith.soencksen@gmail.com





[A SmartSign Store](#)
300 Cadman Plaza West, Suite 1303
Brooklyn, NY 11201

[My order status](#) | [Print this invoice](#) | [My account](#) | [Customer service](#)

Order Received

Thank you Keith Soencksen!

Your order number is RTS-131760. Your chosen delivery method is UPS Regular and we will send you tracking information once your order ships. Your order details are given below:

Order Number	Order Date	Shipping Method	Est. Ship Date	Est. Arrival Date
RTS-131760	07 May '18	UPS Regular	09 May '18	14 May - 16 May '18

No.	Description	Qty.	Price	Total
1.	Reflective Aluminum Sign (Part No: K-3426)	1	\$22.37	\$22.37
	+ Sign set-up charge (Part No: Adder-SU-06x12-SC)	1	\$0.00	\$0.00
2.	Speed Limit 15 (Part No: X-R2-1-15-EG-12x18-D2)	1	\$14.87	\$14.87

Sub Total:	\$37.24
Shipping:	\$13.94
GRAND TOTAL	\$51.18

SHIPPING ADDRESS

Keith Soencksen
[38085 PAGEANT RD](#)
[BAYFIELD, WI - 54814](#)

WE HAVE BILLED THE FOLLOWING ACCOUNT:

Visa Card: \$51.18
Keith Soencksen
[11764 ARNOLD PALMER TRL](#)
[BLAINE, MN - 55449 4520](#)

Model # MZC31T15DW Internet #205736970 Store SO SKU #1001209522



Maytag

14.8 cu. ft. Chest Freezer in White

★★★★★ (419) [Write a Review](#) [Questions & Answers \(47\)](#)

Model# MZC31T15DW

Store SO SKU# 1001209522

- 10-year limited parts warranty on the compressor
- Customers love the quality and value, see reviews
- 2 large slide-out storage baskets help keep the freezer organized

Was ~~\$519.00~~

Special Buy ~~\$464.00~~

\$417⁶⁰ /each

Save \$101.40 (20%)

Free Delivery

Check Earliest Delivery Date

Tell us your ZIP Code

Check

Add to Cart

[Share](#)

[Save to Favorites](#)

[Print](#)

What We Offer

Available

INSTALLATION

Installation available on most appliances when you purchase required parts

[Installation Requirements](#)

Move or

HAUL AWAY

We'll move your old appliance to another room in your house, or haul it away for \$15

Price Match

GUARANTEE

We will match prices including shipping of any other online competitor

[Learn More](#)

The Home Depot Protection Plan

LET'S PROTECT THIS

Get 24/7 support and more with a Home Depot Protection Plan. 5-year and 3-year plans available, starting at \$40

[Learn More](#)

Product Overview

This chest freezer is perfect for a garage or a basement. It includes large storage baskets for items like hams and turkeys. Additionally, it features a sturdy solid core lid and a defrost drain for easy thawing.

California residents: see [Proposition 65 information](#) ↗

- 14.8 cu. ft. capacity provides room for you to stock up on family favorites when they are on sale
- Convenient, exterior temperature control knobs let you choose the ideal temperature for whatever frozen foods you're storing
- Manual defrost: Simple and easy to do with the built-in defrost drain which allows water to flow out of freezer for disposal
- 2 large slide-out storage baskets help you keep the freezer organized
- Door lock helps prevent accidental entry
- Advance foam insulation provides 99.9% lower global warming potential and better energy performance

Info & Guides

- [Energy Guide](#)
- [Specification](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Height With Lid Open 90 Degrees (In)

63.63

Minimum Side Air Clearance (In)

3

Product Depth (in.)

30.25

Product Height (in.)

33.38

Product Width (in.)

47.38

Details

Appliance Type

Chest Freezer

Bulk Storage Baskets (number)

2

Capacity (cu. Ft.) - Freezer

14.8

Color/Finish

White

Color/Finish Family

White

Control Type

Manual

Defrost Type

Manual

Energy Consumption (kWh/year)

297

Freezer Features

Adjustable Temperature Control, Drain, Incandescent Light Type, Safety Lock, Sliding-Bulk Storage Baskets

Freezer Type

Chest

Minimum Back Air Clearance (In)

2

Product Weight (lb.)

155lb

Returnable

Non-Returnable

Temperature Range

9.5 F to -23.6 F (-12.5 C to -30.9 C)

Warranty / Certifications

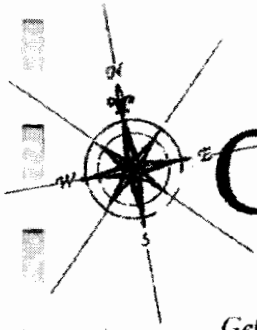
Certifications and Listings

1-UL Listed

Warranty Information

1-Year Limited Warranty; 10-Year Limited Parts Only Warranty on Compressor

[How can we improve our product information? Provide feedback.](#)



Compass Land Consultants INC

Get Started In The Right Direction

January 5, 2017

Douglas Brennan, MAI
Review Appraiser
DOI – Office of Valuation Services
650 Capitol Mall, Suite 2-100
Sacramento, CA 95814

Re: Apostle Islands National Lakeshore - IVIS Project Number P160128

Dear Mr. Brennan:

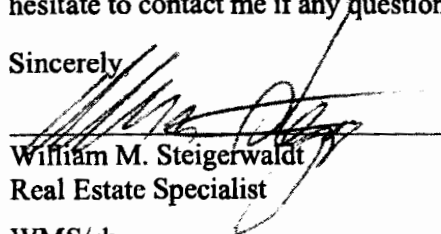
Enclosed is my appraisal of 51.42 acres of land belonging to the Town of Russell located in Bayfield County, Wisconsin. The estate appraised is the fee estate subject to the terms and conditions of Title Commitment #7979-16 prepared by Choice Title, LLC of Ashland, Wisconsin. The appraisal is not subject to any extraordinary assumptions or hypothetical conditions.

The appraisal is subject to the Jurisdictional Exception that the definition of market value, as set forth in Section A-9 of the Uniform Appraisal Standards for Federal Land Acquisitions, is not "linked" to a specific "exposure time" estimate. This is contrary to the Uniform Standards of Professional Appraisal Practice (USPAP, SR 1-2[c] and SR 2-2[v]) and is considered a jurisdictional exception. The legal authority for invoking the Jurisdictional Exception Rule of USPAP is set forth in Section B-2 of UASFLA. Therefore, this appraisal invokes the Jurisdictional Exception Rule and does not include an opinion of reasonable exposure time.

Based on the following report, and considering the jurisdictional exception, it is my opinion that the subject property has a market value of \$605,000 as of November 18, 2016.

I appreciate the opportunity to provide you with this analysis and appraisal. Please do not hesitate to contact me if any questions arise.

Sincerely,


William M. Steigerwald
Real Estate Specialist

WMS/sh

Enc.

15433 COUNTY HIGHWAY B
HAYWARD, WI 54843
PHONE: 715.934.2030

9559 BOLGER LAKE ROAD
MINOCQUA, WI 54548
PHONE: 715.358.0600
WWW.COMPASSLANDCONSULTANTS.COM

E5539 WOODLAND AVENUE
AUBURN, MI 49806
PHONE: 906.892.8665

REAL ESTATE APPRAISAL REPORT

Project:

Apostle Islands National Lakeshore
IVIS Project Number: P160128
Case No. 00009310

Property:

51.42 Acres Located in the Town of Russell, Bayfield County, Wisconsin
API Tract 01-125

Owner:

Town of Russell
Paul Tribovich, Representative
35900 State Highway 13
Bayfield, Wisconsin 54814

Prepared for:

Douglas Brennan, MAI
Review Appraiser
DOI – Office of Valuation Services
650 Capitol Mall, Ste. 2-100
Sacramento, California 95814

Prepared by:

William M. Steigerwaldt
Real Estate Specialist
Wisconsin Certified General Appraiser #394-10
Compass Land Consultants, Inc.
9559 Bolger Lake Road
Minocqua, Wisconsin 54548

Effective Date of Value:

November 18, 2016

Date of Report:

January 5, 2017



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and UASFLA Certifications113

Part I – Introduction

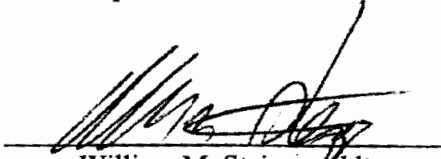
Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and legal instructions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- I have not performed services on the subject property within a 3-year period of the effective date of this appraisal.
- My engagement in this assignment is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the "Uniform Appraisal Standards for Federal Land Acquisitions."
- The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions.
- I personally inspected the subject property, which is the subject of this report and all comparable sales used in developing the estimate of value. The date of inspection for the subject property was November 18, 2016. The comparable sales were inspected on various dates in the period from 2010 to 2016.
- No one provided significant real property appraisal assistance to the person signing this certification.
- Paul "Rocky" Tribovich, landowner representative, was contacted and asked to join the appraiser in the property inspection. Mr. Tribovich accepted the invitation and met me on the property on November 18, 2016.

- Based upon the information contained in this report, it is my opinion that the market value of the subject property is \$605,000 as of November 18, 2016.

The appraisal is subject to the Jurisdictional Exception that the definition of market value, as set forth in Section A-9 of the Uniform Appraisal Standards for Federal Land Acquisitions, is not "linked" to a specific "exposure time" estimate. This is contrary to the Uniform Standards of Professional Appraisal Practice (USPAP, SR 1-2[c] and SR 2-2[v]), and is considered a jurisdictional exception. The legal authority for invoking the Jurisdictional Exception Rule of USPAP is set forth in Section B-2 of UASFLA. Therefore, this appraisal invokes the Jurisdictional Exception Rule and does not include an opinion of reasonable exposure time.



William M. Steigewaldt
Real Estate Specialist
Wisconsin Certified General Appraiser #394-10
(Expires 12/14/2017)