

## Consultation

Impact on adjacent property values proposed  
Zignego Ready-mix Concrete Plant  
5336 Felland Road, Town of Burke, Wisconsin

completed by  
Scott L. MacWilliams Certified General Appraiser No. 91  
S.L. MacWilliams Company  
107 S. Main Street  
Oregon, Wisconsin 53575

# S.L. MAC WILLIAMS COMPANY

107 South Main Street Oregon, WI 53575

June 20, 2018

Attorney Charles V. Sweeney  
Axley Brynson LLP  
2 E. Mifflin St. Ste 200  
Madison, WI 53703

Mr. Sweeney:

I have been retained by your firm to form an opinion as to the impact that a proposed Zignego Ready-mix Concrete Plant at 5336 Felland Road, Town of Burke, Wisconsin, would have to a neighboring condominium development known as the Ambassador Condominiums.

Based upon the information contained in this report I have concluded that the development and use of the ready-mix plant in accordance with the reviewed Plan of Operation and Preliminary Site Plan will not adversely impact the property values in the Ambassador Condominium and Townhouse development.

I appreciate the opportunity to be of service.



Scott L. MacWilliams  
State of Wisconsin Certified General Appraiser #91  
Appraiser Qualifications Board USPAP Instructor 10635

## USPAP

The generally accepted measure of principles and practices is the *Uniform Standards of Professional Appraisal Practice* ("USPAP"). The purpose of the USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. It is essential that appraisers develop and communicate their analyses, opinions, and conclusions to intended users of their services in a manner that is meaningful and not misleading. The Appraisal Standards Board promulgates USPAP for both appraisers and users of appraisal services. The appraiser's responsibility is to protect the overall public trust and it is the importance of the role of the appraiser that places ethical obligations on those who serve in this capacity. USPAP reflects the current standards of the appraisal profession. USPAP does not establish who or which assignments must comply. Neither The Appraisal Foundation nor its Appraisal Standards Board is a government entity with the power to make, judge, or enforce law. Compliance with USPAP is required when either the service or the appraiser is obligated to comply by law or regulation, or by agreement with the client or intended users. When not obligated, individuals may still choose to comply. USPAP addresses the ethical and performance obligations of appraisers through Definitions, Rules, Standards, Standards Rules, and Statements on each of the Appraisal Standards. USPAP consists of 10 Standards and Standards Rules which are summarized below:

- STANDARD 1: REAL PROPERTY APPRAISAL, DEVELOPMENT
- STANDARD 2: REAL PROPERTY APPRAISAL, REPORTING
- STANDARD 3: APPRAISAL REVIEW, DEVELOPMENT AND REPORTING
- STANDARD 4: REAL PROPERTY APPRAISAL CONSULTING, DEVELOPMENT
- STANDARD 5: REAL PROPERTY APPRAISAL CONSULTING, REPORTING
- STANDARD 6: MASS APPRAISAL, DEVELOPMENT AND REPORTING
- STANDARD 7: PERSONAL PROPERTY APPRAISAL, DEVELOPMENT
- STANDARD 8: PERSONAL PROPERTY APPRAISAL, REPORTING
- STANDARD 9: BUSINESS APPRAISAL, DEVELOPMENT
- STANDARD 10: BUSINESS APPRAISAL, REPORTING

Standards Rules 1 and 2 relate to Real Property Appraisal Development and Reporting and are the applicable Standards for this review.

# Statement of Purpose

Zignego Ready-mix (ZRM), Inc. has made a Conditional Use Application to Dane County Zoning to construct and operate a ready-mixed concrete plant on Tax Parcel 0810-234-8500-0, a 42.28-acre A-1 zoned site located at 5536 Felland Road in the Town of Burke. The proposed ready-mix concrete plant is an allowable conditional use under the current zoning. Owners of condominium units located in the Ambassador Condominiums located north and west of the proposed site are asserting that the operation of the proposed ready-mix plant will negatively impact the values of their condominium homes. The purpose of this report is to opine on the impact that the proposed ready-mix operation would have on the condominium values.



**BIRRENKOTT SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
Phone (608) 837-7453  
Fax (608) 837-1081

## PLAT OF SURVEY

### SURVEYOR'S CERTIFICATE:

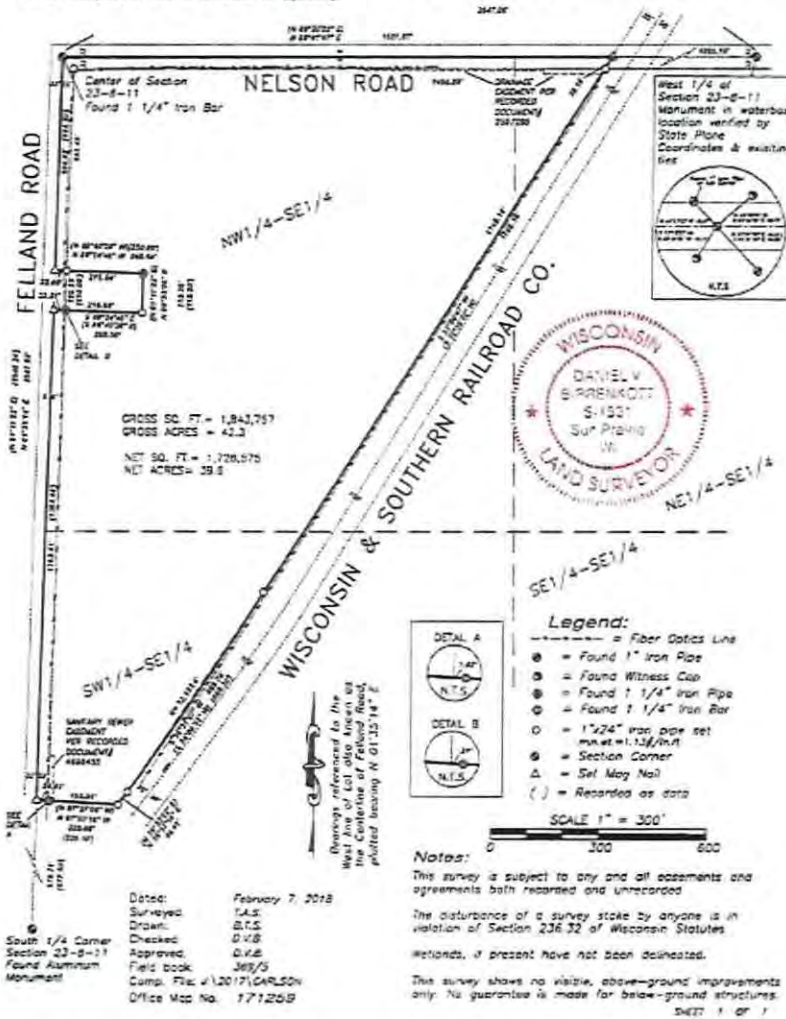
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-7. I also certify that I have surveyed and mapped the lands described herein and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Daniel V. Birrenkott  
Wisconsin Professional Land Surveyor No. S-1531 *2-23-2018*

### Per Title Commitment

#### Description:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4, NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 EAST, 91 THE TOWN OF BURKE, DANE COUNTY, WISCONSIN, TO WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, THENCE NORTH 01° 11' 22" EAST ALONG THE CENTERLINE OF FELLAND ROAD, 572.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 11' 22" EAST ALONG SAID CENTERLINE OF FELLAND ROAD, 1,354.44 FEET; THENCE SOUTH 88° 40' 38" WEST, 250.00 FEET; THENCE NORTH 01° 11' 22" EAST, 110.00 FEET; THENCE NORTH 88° 40' 38" WEST, 250.00 FEET TO SAID CENTERLINE OF FELLAND ROAD; THENCE NORTH 01° 11' 22" EAST ALONG SAID CENTERLINE OF FELLAND ROAD, 594.20 FEET TO THE CENTERLINE OF NELSON ROAD; THENCE NORTH 87° 33' 22" EAST ALONG SAID CENTERLINE OF NELSON ROAD, 1501.87 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, THENCE SOUTH 32° 35' 22" WEST ALONG SAID RIGHT OF WAY LINE, 1788.36 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 1323.40 FEET AND A CHORD WHICH BEARS SOUTH 34° 04' 22" WEST, 669.25 FEET, THENCE SOUTH 50° 23' 23" WEST ALONG SAID RIGHT OF WAY LINE, 44.41 FEET; THENCE NORTH 87° 37' 05" WEST, 229.16 FEET TO THE POINT OF BEGINNING.

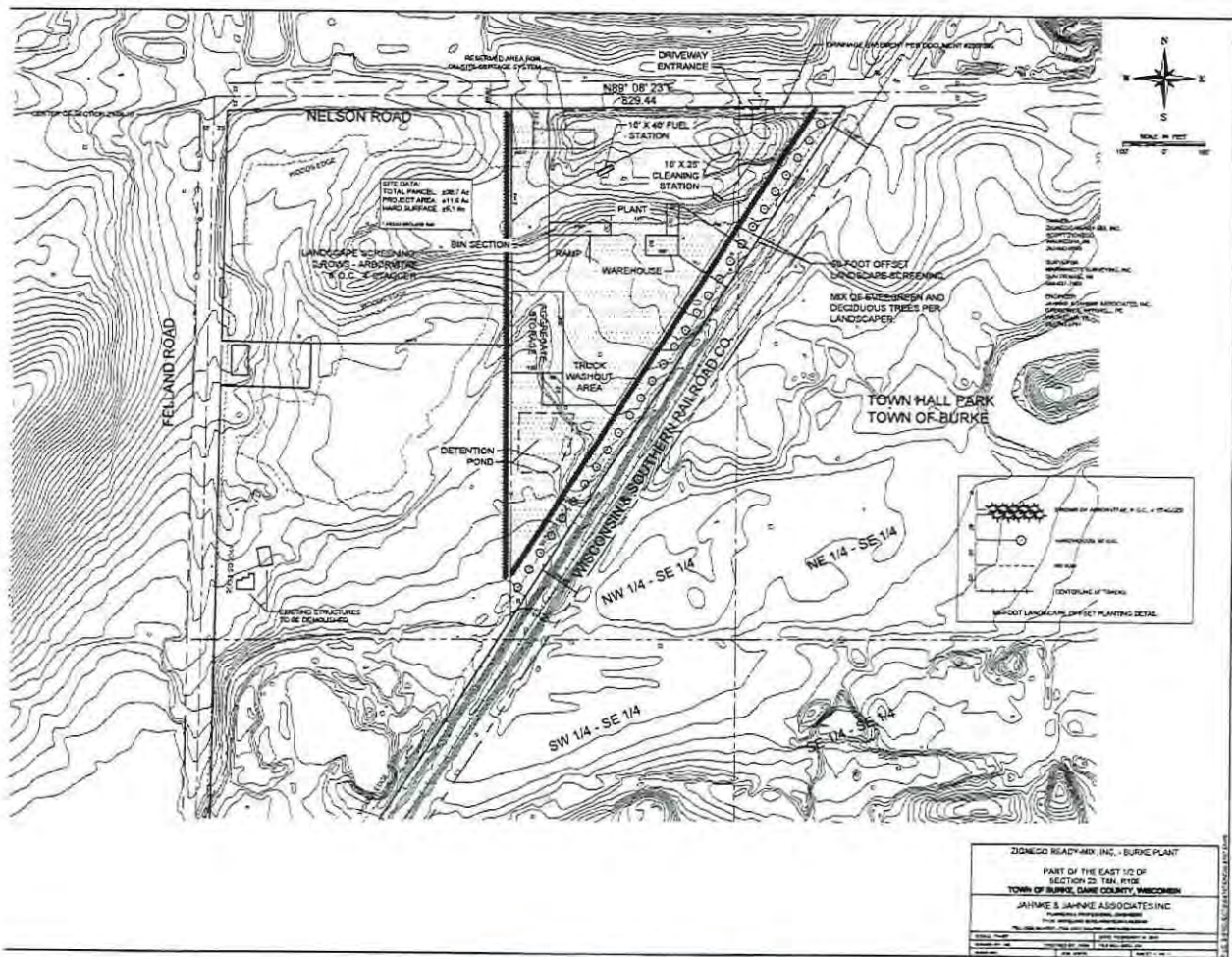




## Plan of Operation

A review of the plan of operation for the proposed ready-mix plant indicates the following:

1. The ready-mix operation would be located on a 12-acre portion located in the northeast corner of the 42.28-acre site.
2. Entrance to and exit from the site would be off Nelson Road. All interior roads and storage area will be paved.
3. The interior roads would be swept and/or watered as necessary to minimize dust.
4. The production plant would have a maximum height of 100 feet.
5. Screening evergreens and hardwoods would be planted along the eastern and western boundary of the property.
6. The natural topography of the northern edge of the proposed batch plant side is 20 feet higher than the base of the proposed plant.
7. Activities on the site would include:
  - a. Transfer and storage of raw materials
  - b. Manufacture and loading of ready-mixed concrete
  - c. Office and maintenance functions for coordinating and implementing concrete operations
  - d. Selling and distributing materials
  - e. Refueling of equipment
8. All concrete mixing and storage would be done indoors.
9. Storage and transferring of sand and stone would occur indoors.
10. The hours of operation would be 6:00 am to 8:00 PM, Monday thru Friday and 6:00 am to 2:00 pm on Saturday.



*Preliminary Development Plan*

Neighboring Land Uses and Zoning





## Ambassador Condominiums and Townhouses



The Ambassador Condominiums and Townhouses are located off Lupine Lane to the northwest of the proposed site. The Ambassador Condominiums and Townhouses offer several floor plan options. Condominiums share secured entrances and an elevator. These buildings are along Lupine Lane. Parking is heated and below ground. There are 66 units within the Ambassador Condos. All are garden-style and include one, two, and three-bedroom units. One-bedroom condos provide roughly 900 square feet, one full bath and a bonus den. Two-bedroom units offer 1,200 square feet and two full baths. Three-bedroom units offer 1,350 square feet and two baths. Private laundry facilities come with each condo.

The Ambassador Townhouses are on Felland Road. There are 18 town homes in this section. They feature 1,600 square feet, private entrances and open concept floor plans. The kitchens have generous storage and an attached breakfast bar. The main level includes a half bath, an office, a living area with a gas fireplace and dining space. There are two bedrooms and two full baths on the second floor. Bedrooms offer walk-in closets and tray ceilings. Parking is underground, and two spaces come with each unit. Construction began around 2008, with additional units added over time. The Remax Madison Dream Homes Website details the following sales and statistics for the Ambassador Condominiums between June 19<sup>th</sup>, 2017 and June 19<sup>th</sup>, 2018:

Address	Sold Price	Sold Date	Bed	Bath	Sqft	Price Per Sqft
#017 Felland Rd	\$191,000	2018-05-30	2	2.50	1623	\$116
#011 - 5631 Lupine Ln. #011	\$124,000	2018-03-29	1	1.00	860	\$143
#014 Felland Rd	\$190,000	2018-03-28	2	2.50	1674	\$114
#007 - 5631 Lupine Ln. #007	\$165,000	2018-02-16	2	2.00	1200	\$137
#014 - 5631 Lupine Ln. #014	\$123,500	2018-01-30	1	1.00	829	\$133
#017 Felland Rd	\$170,000	2017-11-27	2	2.50	1674	\$102
#005 - 5631 Lupine Ln. #005	\$165,000	2017-10-20	2	2.00	1200	\$138
#104 - 5631 Lupine Ln. #104	\$170,000	2017-07-28	2	2.00	1302	\$131
#007 - 5631 Lupine Ln. #007	\$175,000	2017-07-21	2	2.00	1210	\$145
#007 Felland Rd	\$170,000	2017-06-02	2	2.50	1532	\$105
#000 - 5631 Lupine Ln. #000	\$174,900	2017-06-19	3	2.00	1300	\$134
#111 - 5631 Lupine Ln. #111	\$116,000	2017-05-01	1	1.00	860	\$134
#015 - 5631 Lupine Ln. #015	\$160,000	2017-02-08	2	2.00	1204	\$133
#014 Felland Rd	\$158,000	2016-10-28	2	2.00	1650	\$96
#021 - 5631 Lupine Ln. #021	\$136,500	2016-09-12	2	2.00	1204	\$113

### Ambassador Condo Market Stats

#### Current Listings

- \* With Accepted Offers: 1
- \* Without Accepted Offers: 2
- \* Total Active Listings: 3
- \* % With Accepted Offers: 33%
- \* Months of Inventory: 2.7

#### Sold 06/19/2017 - 06/19/2018

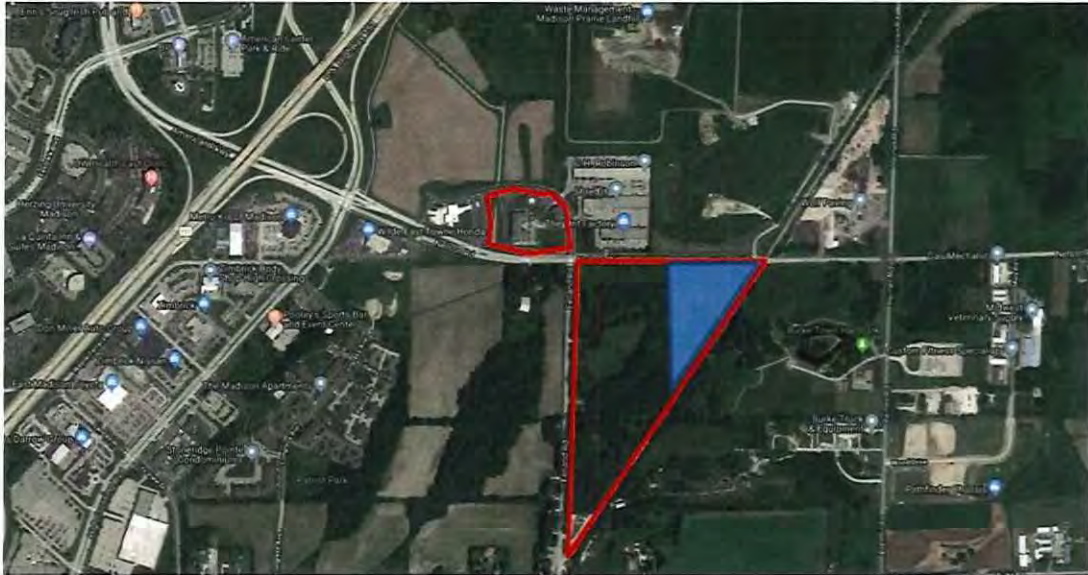
- \* Total Sold Listings: 9
- \* Highest Sold Price: \$191,000
- \* Lowest Sold Price: \$123,500
- \* Average Sold Price: \$163,722
- \* Median Sold Price: \$170,000

\* Source: ISF Active & UnderContract  
\* Includes Towns & Condos



### Neighborhood Location

The proposed ready-mix plant and Ambassador Condominium complex are located on the east side of USH 151 Nelson Road/American Parkway interchange in the City of Madison. This interchange has experienced rapid commercial development in recent years. The predominant growth has been the development of numerous car dealerships (Zimbrick; Don Miller; East Madison Toyota; Russ Darrow; Metro Kia; Wilde Honda). In addition, there have been two motels developed. While the primary development in the area has been commercial in nature there have been several apartment and condominium developments, including the Ambassador Condominiums and Townhouses (2008). The area prior to the interchange development had been the location of the Stoneridge Point Condominiums (mid 1980s) and the Madison Apartments which offer 1-2 bedroom apartments between \$1,200 and \$1,700/month.



Based upon a review of the development plan and using Google Earth, I would estimate that the location of the proposed ready-mix plant will be located an estimated .28 miles east of the Ambassador Condominiums.





## Scope of Work

The purpose of this report is to opine whether of operation of the proposed ready-mix plant will adversely impact the value of the condominium homes given the proximity to the Ambassador project. The introduction of an incompatible land use to a residential neighborhood in many instances will give rise to the concern of homeowners as to a negative impact on housing values. Developments such as landfills, sewage treatment plants, industrial uses which generate dust and noise, mining, expansion of airports and the road projects all cause concerns from neighboring landowners concerning the potential impact on property values.

In order to assess impact of the proposed ready-mix plant, I have reviewed the following:

1. Residential development adjacent the sand and gravel quarry owned by Rocky Rights LLC, located at 2294 USH 12&18.
2. Sales analysis of eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the sand and gravel quarry owned by Rocky Rights LLC, located at 2294 USH 12&18.
3. A review of sales statistics for the Ambassador Condominiums and the Town Center Condominiums in Madison, Wisconsin.
4. A review of the existing incompatible land uses located in close proximity to the Ambassador Condominiums prior to their development in 2008.

## New Home Development Adjacent Cattell Quarry USH 12&18



The Cattell Quarry is a sand and gravel quarry which operates in the Town of Cottage Grove. There is a batch plant located in the quarry. The Cattell Quarry has been operating since the 1960's. Five single family residences were developed directly south of the Cattell property. All of the homes were constructed with the quarry in full operation. Three of the residences are accessed by a private roadway owned by Rocky Rights LLC. This private roadway is used by Rocky Rights to haul material to and from the quarry.

The three properties accessed by the private roadway are located at 2292 USH 12&18; 2272 USH 12&18; and 2252 USH 12&18.

The home at 2272 USH 12&18 is a 1,615 SF ranch home which was constructed in 2002 on a 2-acre RH-1 zoned site. This home is assessed for \$204,600.

The home at 2252 USH 12 & 18 is a 1,620 SF 1.5-story home on a 2.12-acre site which was constructed in 2003. This home is assessed for \$172,800.

In addition, there are two additional homes located directly south of the Cattell quarry. These homes are accessed directly from USH 12 & 18.

The home at 2236 USH 12 & 18 is a 1,472 SF home located on a 3.043-acre RH-1 zoned site. This property located at 2236 Hwy 18 sold in June of 2017 for \$243,900. This home is located 800 feet to the south of the location of the batch plant. This property was on the market for 147 days (consistent with a reasonable exposure time for a home in this price range), it was listed for \$249,500, and the sales price of \$243,900 represented 98% of list price which is consistent with the 5% to 10% price reductions experienced during negotiations. This sale was consistent with reviewed sales of comparable properties located in the Town of Cottage Grove.

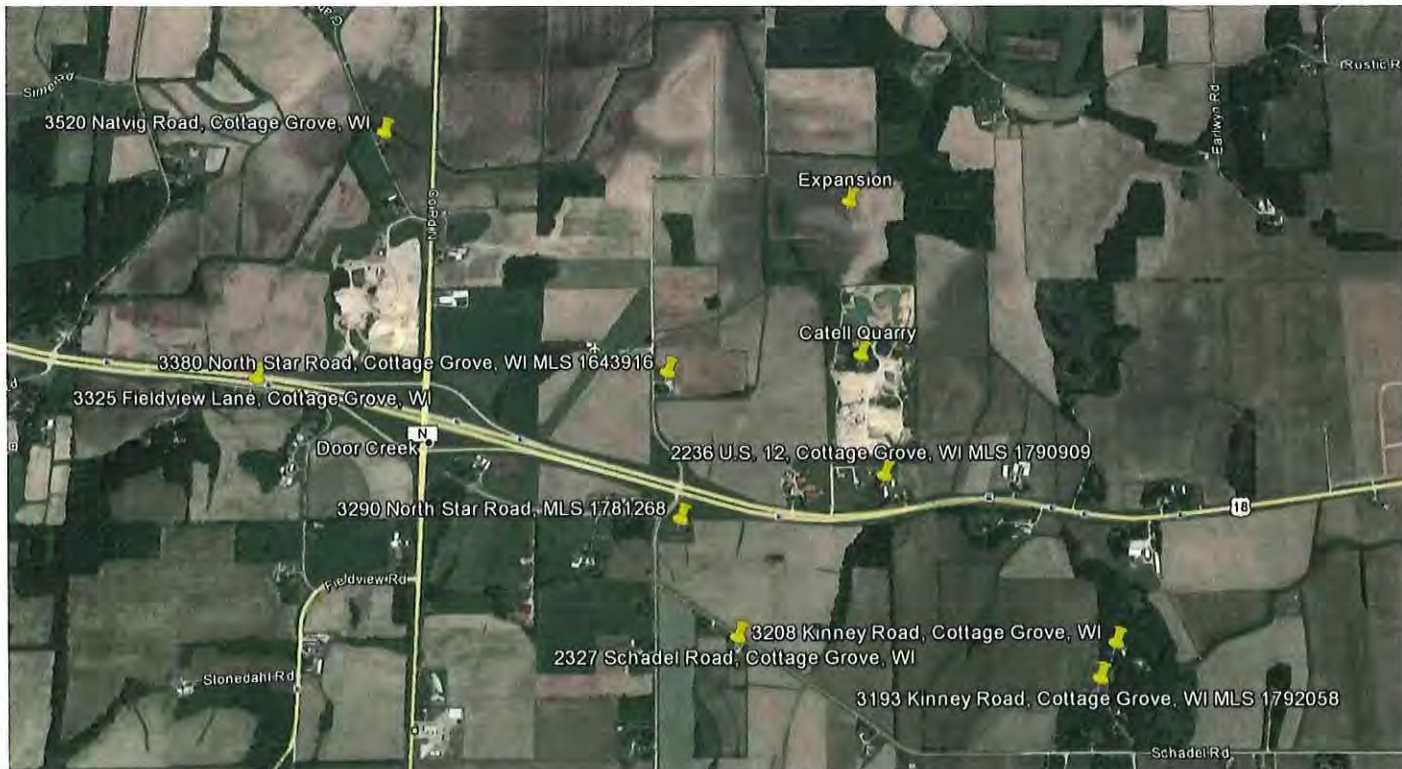
All five of the existing residences were constructed with the quarry in operation. The sale of the home at 2236 USH 12 & 18 showed no evidence of any negative impact as a result of the proximity to the batch plant.



### Sales analysis of 8 residential sales within 1.5 miles of the Sand and Gravel Quarry

As part of my analysis for the Cattell quarry, I examined the sales of eight residential homes located within 1.5 miles of the quarry. In this analysis each sale was analyzed based upon its proximity to the quarry, percentage of sales price to list price, days on market (DOM), and percentage of sales price to assessed value. The analysis is summarized below.

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	%	%Sale/Assed	Dist mi	DOM
1643916	3380 North Star Road	Jul-12	\$224,900	\$215,000	\$247,200	2,500	\$86.00	96%	87%	0.35	300
1790909	2236 USH 12	Jun-17	\$249,500	\$243,900	\$208,400	1,248	\$195.43	98%	117%	0.06	147
1781268	3290 North Star Road	Jul-16	\$344,900	\$338,100	\$237,800	2,360	\$143.26	98%	142%	0.35	42
1792058	3193 Kinney Road	Apr-17	\$440,000	\$430,000	\$390,200	2,085	\$206.24	98%	110%	0.59	23
1795330	3208 Kinney Road	Jun-17	\$465,000	\$447,500	\$425,800	2,032	\$220.23	96%	105%	0.56	31
1759067	3325 Field View Ln	Jul-16	\$349,900	\$336,000	\$322,300	1,916	\$175.37	96%	104%	1.25	202
1657553	3520 Natvig Rd	Sep-12	\$238,000	\$228,000	\$243,000	1,892	\$120.51	96%	94%	1.08	31
1639338	2337 Schadel	Mar-12	\$325,000	\$300,000	\$292,300	2,143	\$139.99	92%	103%	0.45	91





## 3380 North Star Road, Cottage Grove, WI MLS 1643916

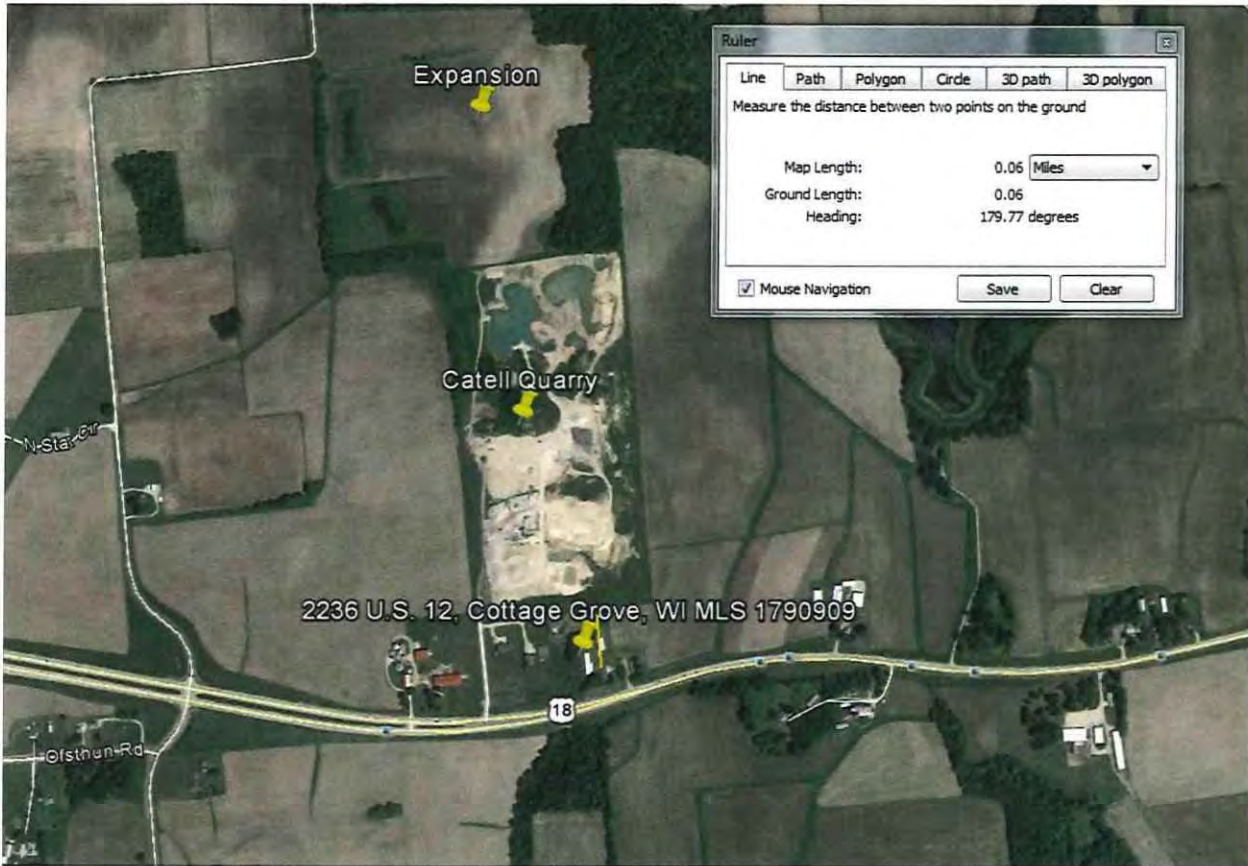


MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/ Assed	Dist mi	DOM
1643916	3380 North Star Road	Jul-12	\$224,900	\$215,000	\$247,200	2,500	\$86.00	96%	87%	0.35	300





**2236 USH 12/18, Cottage Grove, WI MLS 1790909**

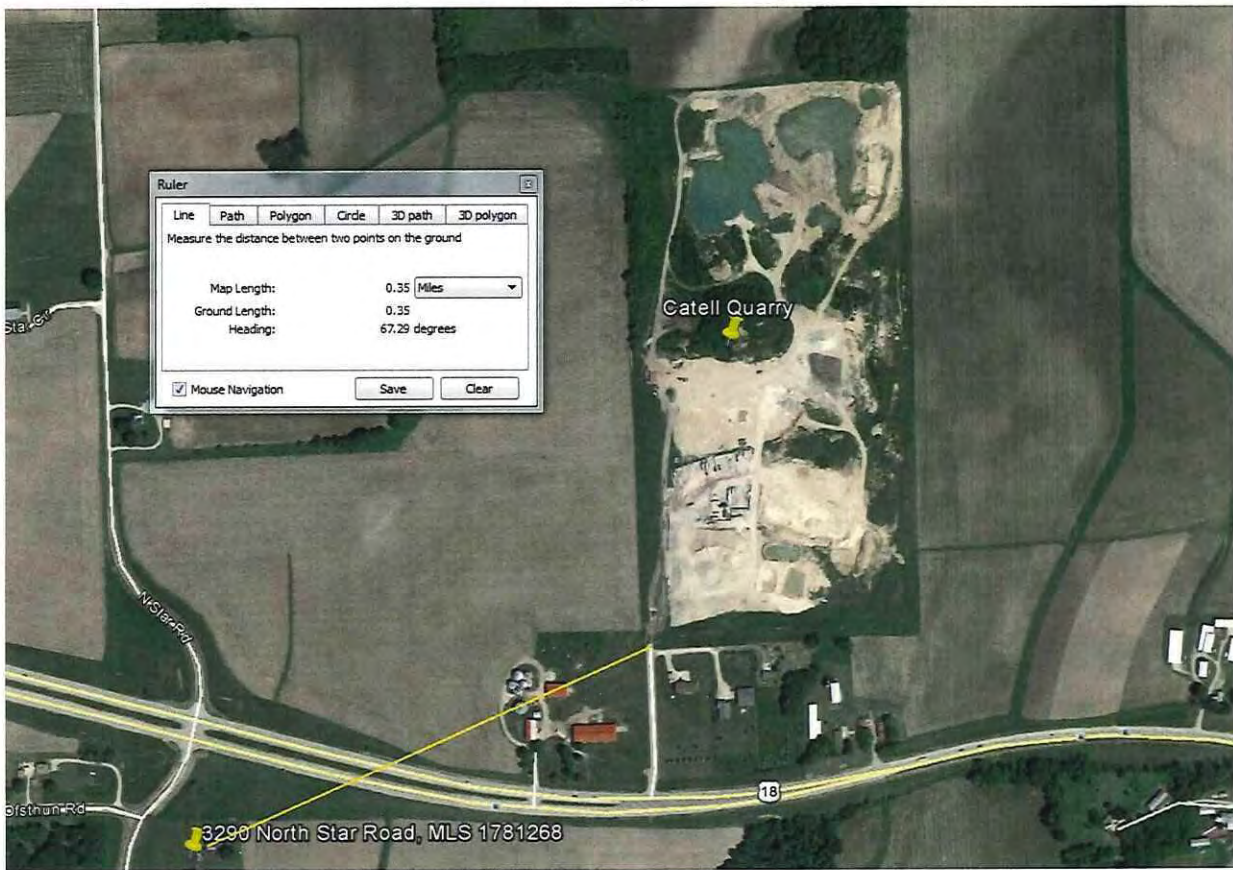


MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/	%Sale/A ssed	Dist mi	DOM
1790909	2236 USH 12	Jun-17	\$249,500	\$243,900	\$208,400	1,248	\$195.43	98%	117%	0.06	147





**3290 North Star Road, Cottage Grove, WI MLS 1781268**

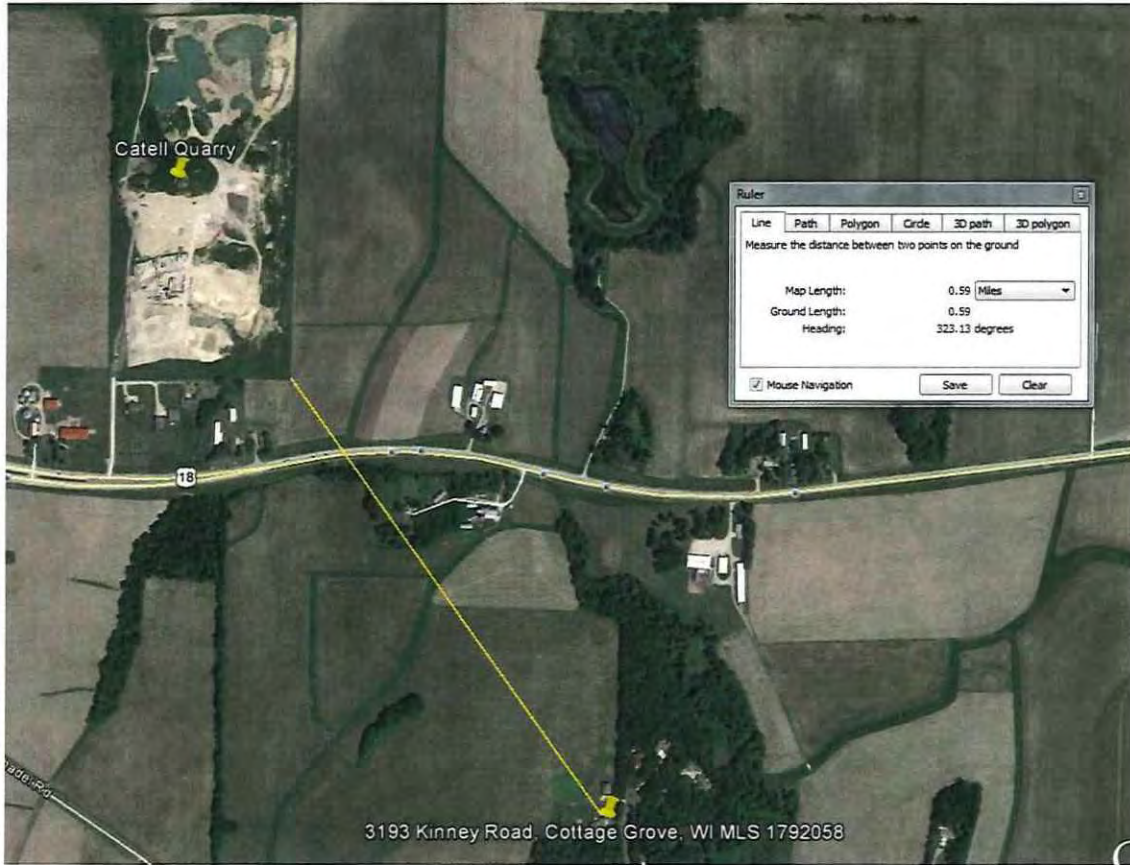


MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	%Sale/Assessed	Dist mi	DOM
1781268	3290 North Star Road	Jul-16	\$344,900	\$338,100	\$237,800	2,360	\$143.26	98%	142%	0.35	42





**3193 Kinney Road, Cottage Grove, WI MLS 1792058**

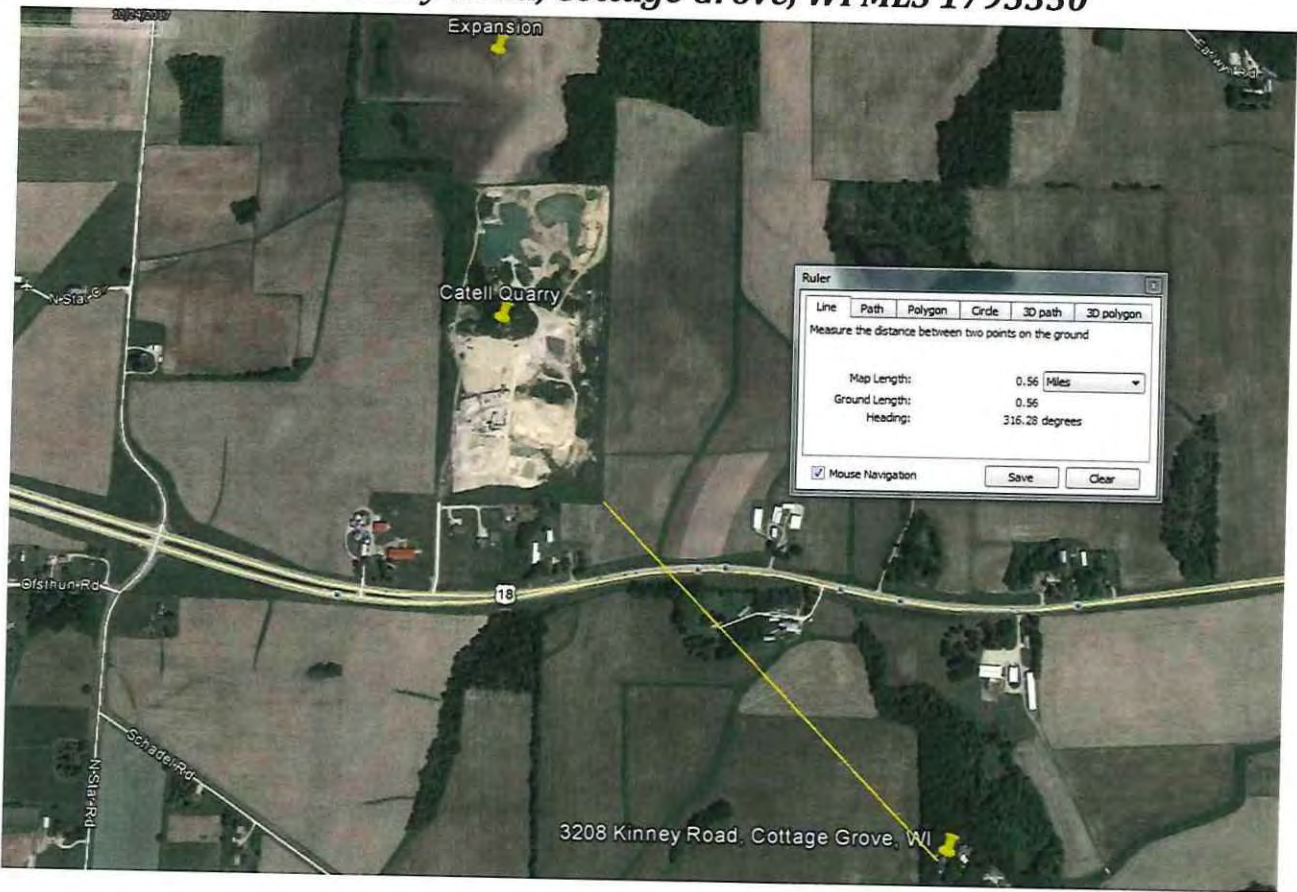


MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assessed	Dist mi	DOM
1792058	3193 Kinney Road	Apr-17	\$440,000	\$430,000	\$390,200	2,085	\$206.24	98%	110%	0.59	23





# 3208 Kinney Road, Cottage Grove, WI MLS 1795330



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assessed	Dist mi	DOM
1795330	3208 Kinney Road	Jun-17	\$465,000	\$447,500	\$425,800	2,032	\$220.23	96%	105%	0.56	31





# 3325 Field View Ln, Cottage Grove, WI MLS 1759067



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	% Sale/Assessed	Dist mi	DOM
1759067	3325 Field View Ln	Jul-16	\$349,900	\$336,000	\$322,300	1,916	\$175.37	96%	104%	1.25	202





**3520 Natvig Rd, Cottage Grove, WI MLS 1657553**



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	% Sale/List	%Sale/Assessed	Dist mi	DOM
1657553	3520 Natvig Rd	Sep-12	\$238,000	\$228,000	\$243,000	1,892	\$120.51	96%	94%	1.08	31





**2337 Schadel Road , Cottage Grove, WI MLS 1639338**



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assessed	Dist mi	DOM
1639338	2337 Schadel	Mar-12	\$325,000	\$300,000	\$292,300	2,143	\$139.99	92%	103%	0.45	91



### **Conclusion of Sales Analysis Cattell Quarry**

The review of the eight reviewed sales within 1.5 miles of the Cattell Quarry show no indication of negative market impact as a result of the proximity to the quarry and batch plant. The sales price per square foot; average days on market; and the percentage of list price to sales price were consistent with sales of other reviewed homes in the Town of Cottage Grove as of the date of sale. There is no indication that the proximity to the mineral extraction site or the batch plant adversely impacted the sales price or marketing time of the reviewed sales.



### Existing Incompatible Uses

As previously discussed, the Ambassador condominiums were constructed in 2008. The site on which the condominiums were developed is located in an area in which several incompatible uses already existed which include:

1. Waste Management Madison Prairie Landfill located .26 Miles north
2. Wolf Paving Company located .36 mile east
3. Multi-tenant commercial development located at 4005-4009 Felland Road located 100 feet east
4. Existing Concrete Ready-mix Plant .43 mile south
5. Madison Fire Station No. 11 located 100 feet west
6. Wilde Honda 800 feet west



*Waste Management Madison Prairie Landfill (.26 mile North)*



*Wolf Paving 5423 Reiner Road (.36 mile east)*





*Commercial Development 4005-4009 Felland Road (100 feet east)*



*Concrete Redi Mix site (.43 mile south)*





*Madison Fire Station No. 11 (100 feet west)*



*Wilde Honda 555 High Crossing Blvd (800 feet west)*

It should be noted that these incompatible uses existed prior to the development of the Ambassador condominiums. Due to the number of existing incompatible uses which predated the development of the Ambassador units, the use of paired sales to isolate the impact to the proposed is difficult to employ. The fact that the Ambassador condominium development was developed on the site with the incompatible uses present would in fact make the case that the existing incompatible uses had no impact on the residential development.

## Conclusions

In the analysis of the potential impacts to the property values in the Ambassador Condominium and Townhouse development, I reviewed:

1. Residential development adjacent the Cattell Sand and Gravel Quarry owned by Rocky Rights LLC located at 2294 USH 12&18.
2. Sales analysis of eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the Sand and Gravel Quarry owned by Rocky Rights LLC located at 2294 USH 12&18.
3. A review of the existing incompatible land uses located in close proximity to the Ambassador Condominiums prior to their development in 2008

The residential development adjacent the Cattell Quarry involved the review of residential construction located adjacent the southern boundary of an existing sand and gravel mining extraction site with a batch plant. All five of the existing residences were constructed with the quarry in operation. The recent sale of the home at 2236 USH 12 & 18 located 300 feet from the batch plant showed no evidence of any negative impact as a result of the proximity to the batch plant.

The review of the eight reviewed sales within 1.5 miles of the Cattell Quarry show no indication of negative market impact as a result of the proximity to the quarry and batch plant. The sales price per square foot; average days on market; and the percentage of list price to sales price were consistent with sales of other reviewed homes in the Town of Cottage Grove as of the date of sale. There is no indication that the proximity to the mineral extraction site or the batch plant adversely impacted the sales price or marketing time of the reviewed sales.

Perhaps the most convincing evidence to support the lack of any detrimental impact is the development and sale of the Ambassador Condominiums and Townhouses. This site for this development is located .26 miles from an operating landfill and .36 miles from Wolfe Paving a similar use to the proposed ready-mix plant. In addition, there are numerous commercial developments located in close proximity to the Ambassador site. The development of the Ambassador Condominiums and Townhouses and their subsequent resale is an excellent example of a developer's willingness to locate a development in an area of incompatible uses if they are offset by other positive locational features.

Based upon this review it is my opinion that the development and use of the ready-mix plant in accordance with the reviewed Plan of Operation and Preliminary Site Plan will not adversely impact the property values in the Ambassador Condominium and Townhouse development.



## CERTIFICATION

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

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report 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 the work under review 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.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My engagement in this assignment did **NOT** include my forming an opinion of value for the subject property.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the subject property of the work under review.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Scott L. MacWilliams  
CGA No 91 State of Wisconsin  
June 20, 2018

SCOTT L. MAC WILLIAMS  
President and Appraiser, CGA #91

## **Qualifications**

### EDUCATION

University of Wisconsin, Whitewater: Graduated 1972 BBA  
Completed Coursework:  
*SREA Courses 101, 201 and Narrative Report Writing Seminar*  
International Right of Way Association Courses Completed:

### **Appraisal of Partial Acquisitions**

*Easement Valuation*  
*Relocation Assistance*  
*Ethics and the Right of Way Profession*  
*Communications*

### CREDENTIALS

Certified Instructor for Appraisal Courses:  
*International Right of Way Association – All appraisal courses*  
*Madison Area Technical College – All appraisal courses*  
ACB Certified USPAP Instructor (10635) for Appraisal Foundation, Washington, D.C.  
Wisconsin Certified General Appraiser No. 91 – State of Wisconsin Dept. Regulation and Licensing  
Certified Commercial Real Estate Appraiser – CCRA National Association of Real Estate Appraisers  
General Accredited Appraiser – National Association of Realtors

### FILIACTIONS

International Right of Way Association; past President  
Community Development Association for Oregon, WI; Chairman

### CLIENTS SERVED

Wisconsin Department of Transportation  
Wisconsin Department of Transportation – Bureau of Railroads and Harbors  
Wisconsin Department of Aeronautics  
Dane County Purchasing  
USDA Farm Home Administration  
City of Madison  
Valley Bank  
Bank One  
M&I Bank  
Guardian Pipeline

**Specific references available upon request**

### EXPERIENCE

S. L. MacWilliams Co. – President; 1991 – Present  
D.L. Evans Company, Inc. – Vice President, Appraisal Division, Staff Appraiser; 1983 - 1991  
Thirty-one years of real estate appraisal experience  
Specific experience with commercial narrative reports on various types of properties, including: Motels, Retail Shopping Centers, Office Buildings, Service Stations, Restaurants, and special purpose appraisal assignments such as Landfills, Grain Storage Facilities and enclosed Parking Lots.