PUBLIC NOTICE

AGENDA FOR REGULAR VILLAGE BOARD MEETING #1947
Tuesday, September 20, 2016 at 7:00 PM
Village Hall Board Room, 12621 W. Hampton Avenue

PLEASE TAKE NOTICE that a Regular Meeting of the Butler Village Board will be held on the 20th day of September, 2016 at 7:00 PM at the Village Hall Board Room, 12621 W. Hampton Avenue, Butler, Wisconsin, at which time and place the following items of business will be considered and possibly acted upon:

I. Pledge of Allegiance

II. Roll Call

III. Persons Desiring to be Heard

IV. Consent Agenda:
Note: Prior to voting on the Consent Agenda, items may be removed at the request of any Trustee and be placed on the agenda under New Business.

1) September 6, 2016 Regular Meeting Minutes
2) Current Invoices
3) August Statement of Revenues and Expenditures
4) Bartender's Licenses – None
5) Monthly Department Reports

V. Communications

VI. Committee Reports
1) Public Safety
2) Building Board
3) Finance Committee
4) Library Board

VII. Report of the Administrator

VIII. New Business

A) Discussion on Potential Parking District Funding Options.
B) Discussion and Possible Action on Approving a Termination of Easement Agreement with Evergreen Fuel Stop and Mini Mart, LLC, Megal Development Corporation, and the Village of Butler regarding private storm sewer easements.

IX. Adjournment

Dated: September 15, 2016

VILLAGE OF BUTLER

Patricia Tiarks, President

Kayla Chadwick, Administrator/ Clerk

Notice: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.

Please note that, upon reasonable notice, good faith efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Administrator /Clerk at 262-783-2525 at least 24 hours in advance of the meeting.

To: President Tiarks
Village Board of Trustees
From: Kayla Chadwick, Village Administrator
Date: September 14, 2016
Re: September 20th Supplemental Agenda

VILLAGE OF BUTLER EST 1913

VIII. New Business

(A) Discussion on Potential Parking District Funding Options.

At the last Board meeting, the Board requested that I compile the revenues related to parking in the Hampton Avenue district. Included in your packet is a breakdown of revenue by type (permit, coin, and citation) for both 2015 and 2016. I have included both years because for the majority of 2015 we had regular enforcement with our CSO, and we have not had that position filled in 2016. I also estimated some expenses related to parking (replacement meters, batteries, and the CSO). Many of these expenses are not going to be made in 2015, but were in 2015.

To create the most accurate picture of an average year, I combined the 2016 Commercial Permit Revenue, 2016 estimated Parking Meter Coin, and 2015 Parking Ticket Revenue to determine what the Village actually takes in. Our gross revenue using this logic is $17,618 and our expenses are $4,753. That equates to a net revenue of $12,865.

I used the net revenue of $12,865 to run three different funding options should the Board decide to create a special parking district.

Using the information from the Waukesha County GIS system, as well as our assessor's records, I formulated the funding options based on three variables;

1. Number of Feet of Frontage on Hampton Ave and Side Streets. This essentially includes any portion of a building that has a parking meter in front of it.
2. Flat spit amongst the number of buildings.
3. Square Footage of building.

Each funding analysis is included in your packet for your review.

(B) Discussion and Possible Action on Approving a Termination of Easement Agreement with Evergreen Fuel Stop and Mini Mart, LLC, Megal Development Corporation, and the Village of Butler regarding private storm sewer easements.

As you may have heard, Kwik Trip is purchasing Evergreen Fuel Stop in 124th St and Arden Place. In Kwik Trips preparation for closing they noticed that the Certified Survey Map (CSM) that is legally recorded with the county does not match the actual site plan, specifically the location of the private storm sewer laterals on the property. Through some digging, I found out that during the development of the Evergreen property at the last minute the railroad denied some of the plans, and the site layout (including the placement of the private storm sewer and related easements) changed. Though the plans were changed, the CSM was never changed to reflect the new site layout and easements. Therefore, to make the closing between Kwik Trip and Evergreen clean, we need to terminate the existing storm sewer easements. There is no infrastructure under the easement. The agreement in your packet also includes Megal, as there is a related easement that is on their property as well.

Staff recommends approval.

Minutes not formally approved until Regular Board Meeting on September 20, 2016.

Village President Patricia Tiarks called the Board Meeting to order at 7:00 PM at the Village Hall Board Room.

ROLL CALL
Present: Village President Patricia Tiarks, Paul Kasdorf, Marc Van Gompel, Michael Thew and Jerry Orvis

Also present: Administrator Kayla Chadwick and Police Chief David Wentlandt

Excused: William Benjamin

PERSONS DESIRING TO BE HEARD: None

CONSENT AGENDA:

1) August 16, 2016 Regular Meeting Minutes
2) Current Invoices
3) July Statement of Revenues and Expenditures
4) Bartender's Licenses – Michelle R. Kuntz – Cardinal Club
   Samantha M. Liban – Bottoms Up Tavern
5) Resolution 16-07, a Resolution to Authorize a Representative to file the Urban Forestry and Urban Forestry Catastrophic Storm Grant Application.
6) Resolution 16-08, a Resolution Establishing Eligibility for Exemption from the County Library Levy.

Motion by Van Gompel; second by Orvis to approve Consent Agenda. Motion carried unanimously. Thew abstained.

COMMUNICATIONS: None

COMMITTEE REPORTS

Building Board
Trustee Kasdorf reported there was one Occupancy permit for Superior Lifting Specialists at 4547 N. 128 Street which was approved.

Finance Committee
Trustee Thew reported the current invoices were $412,580.95 and approved. Trustee Thew reported the July Statement of Revenues and Expenditures were approved.

REPORT OF THE ADMINISTRATOR –Administrator Chadwick gave an update on absentee voting times for the upcoming general election which will be held on November 8, 2016, reported on helping DPW with cutting grass and watering plants on Hampton Avenue and that Lt. Engleman has completed training and will be working a 4 pm to 2 am shift.

NEW BUSINESS

(A) Motion by Thew; second by Orvis to approve Resolution 16-06; a Resolution Honoring and Expressing Appreciation to Jodi Kessel Szpiszar for her Years of Service to the Village of Butler. Motion carried unanimously.

(B) Motion by Kasdorf; second by Thew to approve a request from Bottoms Up Tavern, 12504 W. Hampton Ave., to amend their liquor license to provide an outdoor bar in their parking lot on September 11, 2016. Motion carried unanimously.

(C) Motion by Kasdorf; second by Van Gompel to approve Sunday, October 30, 2016 from 4:00 PM to 6:00 PM as the Trick or Treat hours for the Village of Butler.

ADJOURNMENT

Motion by Thew; second by Van Gompel to adjourn. Motion carried unanimously. The meeting was adjourned at 7:19 PM.

Submitted by:
Kayla Chadwick, Village Administrator/Clerk

Approval Date: _____

Correction/Amendment:

To: President Tiarks
Village Board of Trustees
From: Kayla Chadwick, Village Administrator
Date: September 16, 2016
Re: August Administration/Finance Report

VILLAGE OF BUTLER EST 1913

Administrator

- Attended 6 meetings on behalf of the Village.
- Prepared for 1 Village Board Meetings
- Worked on completing 2017 Annual Budget.
- Assisted DPW in park maintenance and watering flowers.
- Completed property maintenance on a weekly basis.

Clerk

- Partisan Primary Election on August 9, 2016 was held with 190 voters for a 16% turnout.
- Canvass for Late Arriving Absentees was held on August 12th with one late arriving absentee ballot to be counted.
- Attended the WMCA Conference on August 17-19, 2016 at the Radisson Paper Valley Hotel & Conference Center, Appleton, WI
- Filed and distributed permits to businesses/residents.
- Prepared and distributed agenda, packets/minutes for all public meetings.

Treasurer

- Completed payroll and accounts payable activities.
- Reconciled bank statements.
- Collected and reconciled utility payments

Building

- Issued 12 Permits
    - 2 Sign
    - 2 HVAC Permit
    - 3 Electrical
    - 2 Plumbing
    - 1 Building
    - 2 Zoning
- Issued permits resulted in $1,209 of revenue.

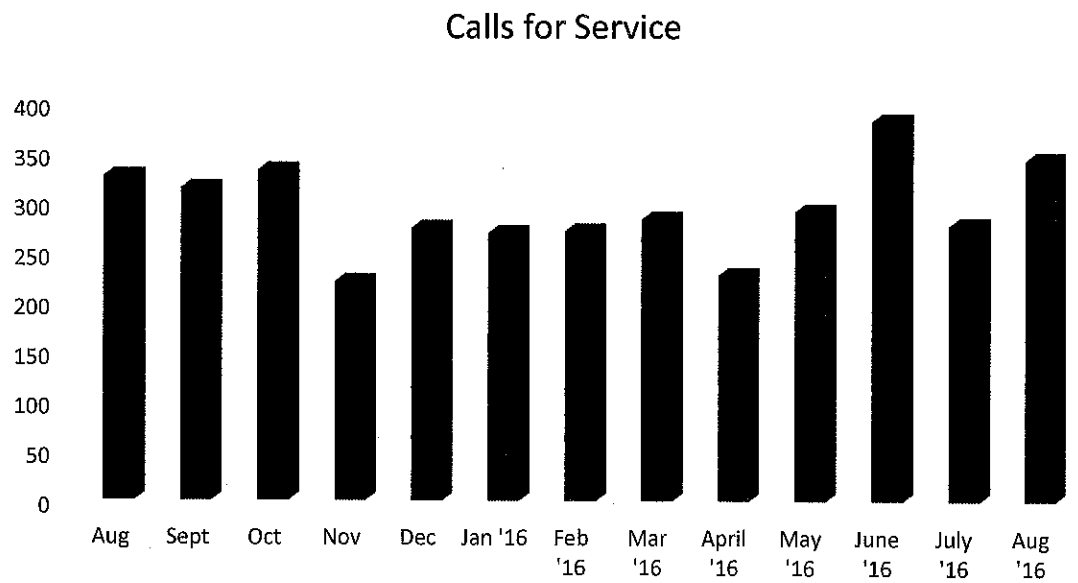
To: President Tiarks
Village Board of Trustees
From: David Wentlandt, Chief of Police
Date: September 16, 2016
Re: August Police Report

Squad Car Usage

	Miles	Gallons	MPG
Unmarked Crown Vic's	429	43.733	9.80
2013 Marked Taurus	1112	103.665	10.72
2015 Marked Explorer	2095	181.379	11.55
Totals	**3636**	**328.777**	**11.06**

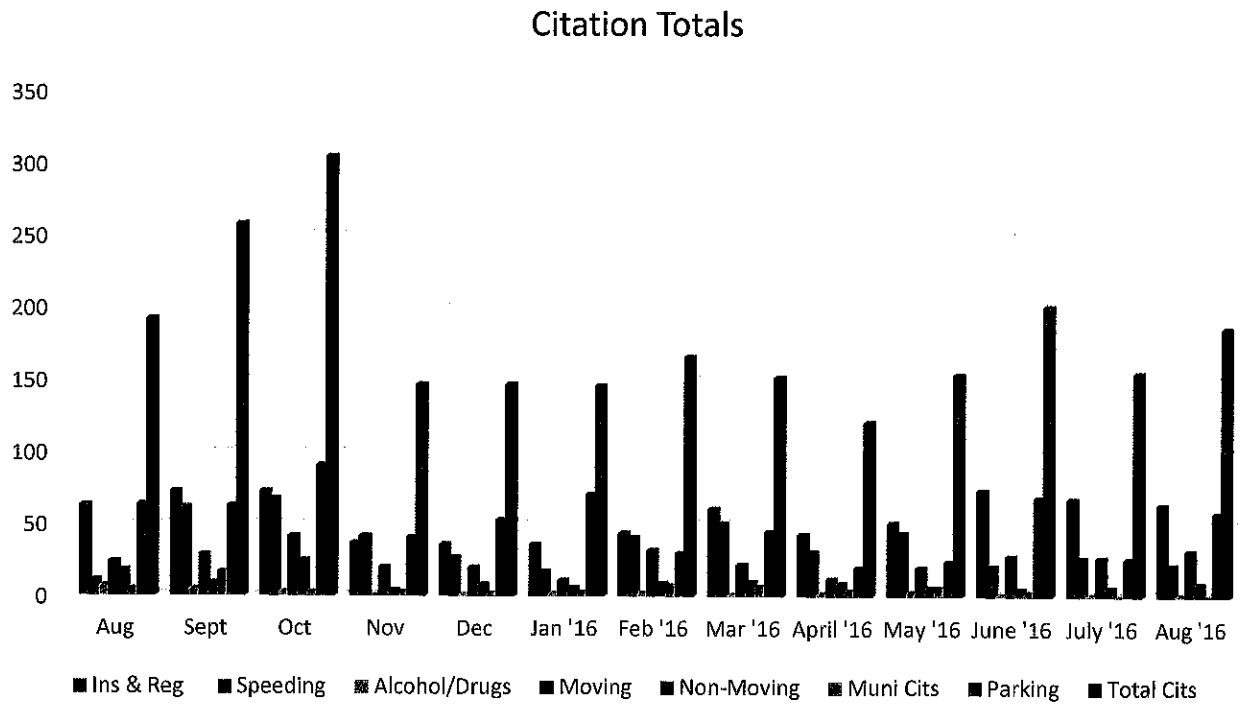
Notes of Interest

- Lt./Det, Shawn Engleman completed his field training and will be working a 2nd shift schedule until we are back to full staff.
- Butler's 9th annual National Night Out was extremely successful with over 1200 people attending the event.
- St. Agnes festival was also very successful without any issues.
- Officers had a total of 1134 citizen contacts throughout the month. This equals 36.58 contacts per day or just over 12.19 contacts per shift.
- The Village of Butler Police Department had 344 calls for service in August of 2016.



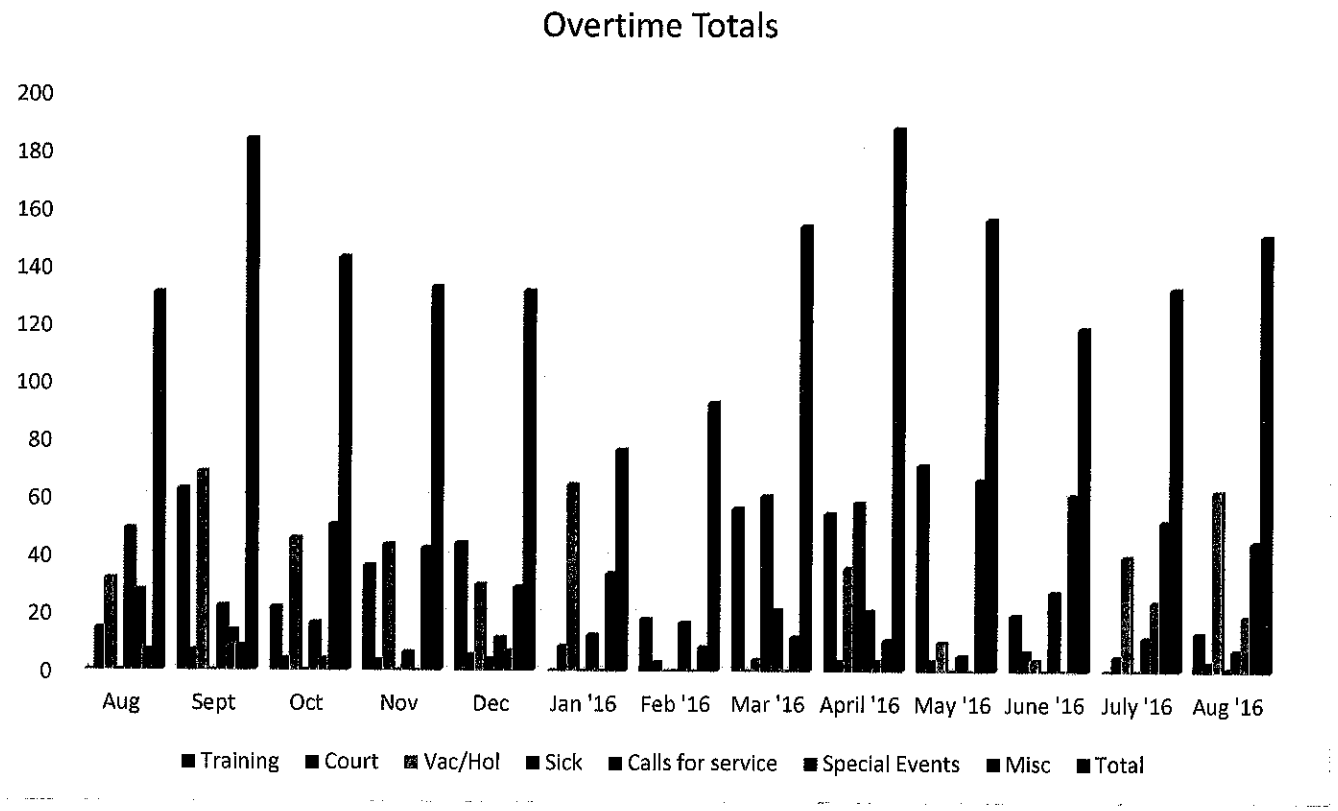
Total Calls for Service

Aug	327
Sept	315
Oct	333
Nov	221
Dec	275
Jan '16	270
Feb '16	272
Mar '16	284
April '16	228
May '16	292
June '16	383
July '16	278
Aug '16	344



August Citation Totals

Insurance, Registration Citations	64
Speeding Citations	22
Alcohol/Drugs Citations	1
Moving Citations	32
Non-Moving Citations	9
Municipal Citations	0
Parking Citations	58
Total Citations Issued:	186



Municipal Court

Docket: August 4, 2016 Total: 189adult cases /0 juvenile Appearances: 29 Persons

- 9 Adjournment
- 124 Initial appearance
- 47 Indecency hearing
- 0 Motions
- 9 Pre-Trial
- 2 Sentencing hearing
- 0 Trial

Citation List for 8-4-16 court date:

- Total due $13,658
- Total paid $1,945
- Balance due $11,713

Monthly financial total $11,457 **AMOUNT RETAINED BY MUNICIPALITY: $8,104**

- Above includes $0 received through the WI State Income Tax Refund Intercept program (TRIP).

Parking ticket payments received in June: $1,035

To: President Tiarks
Village Board of Trustees
From: Jim Bremberger, DPW Supervisor
Date: September 16, 2016
Re: August DPW Report

VILLAGE OF BUTLER EST 1913

The top August priorities were;

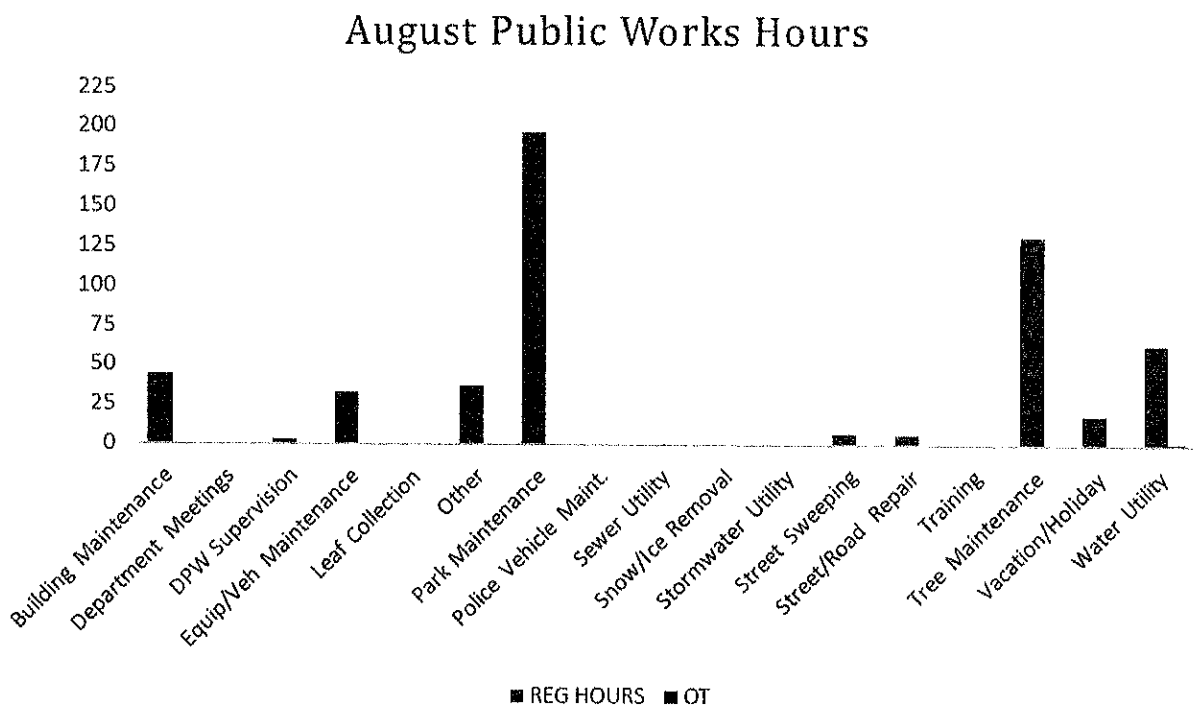
- Plant 35 trees
- Remove excess dirt from water main breaks that is stored at Frontier Park

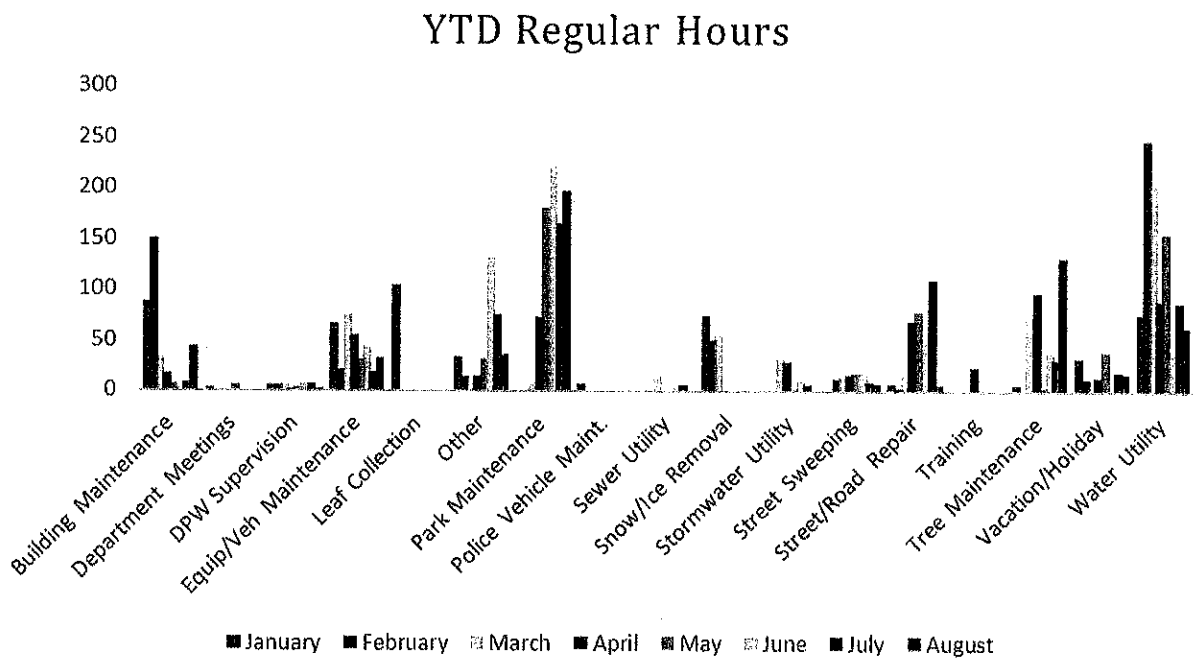
August Activity

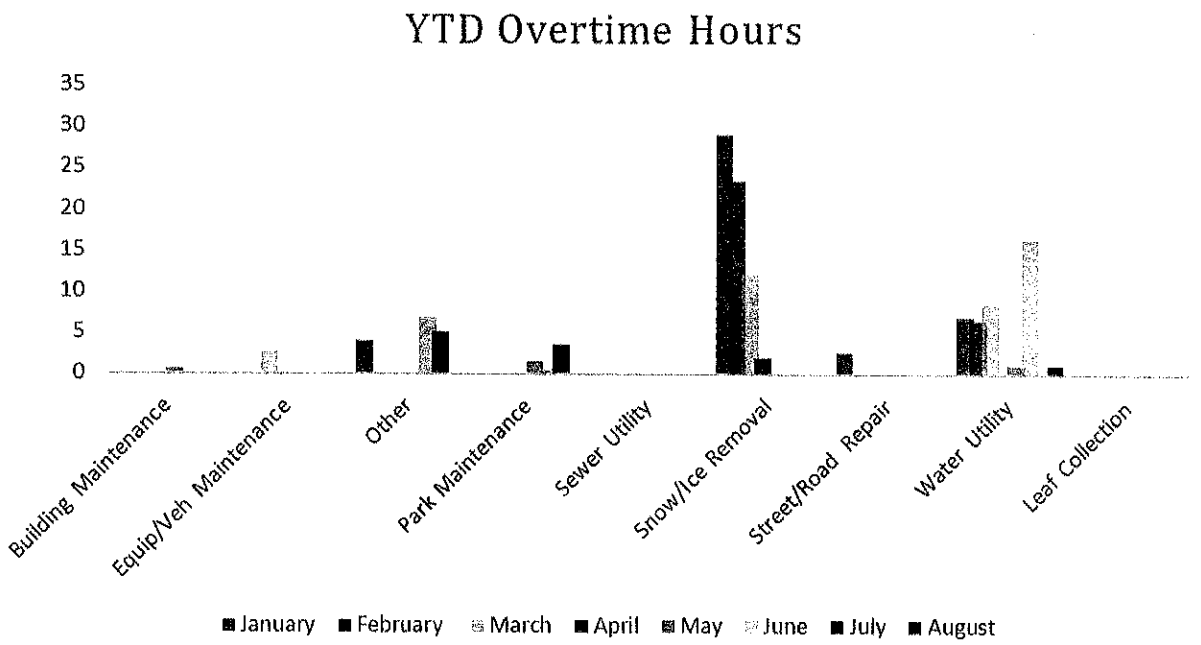
- Dig, plant, mulch, and water 35 trees in residential areas
- Interviews for new Public Works Crewperson.
- Maintain parks and flowers

Utility Activity

- Completed daily and monthly and quarterly water sample tests and pumping report
- Repaired leaking valve on the end of Lancaster.
- Read water meters

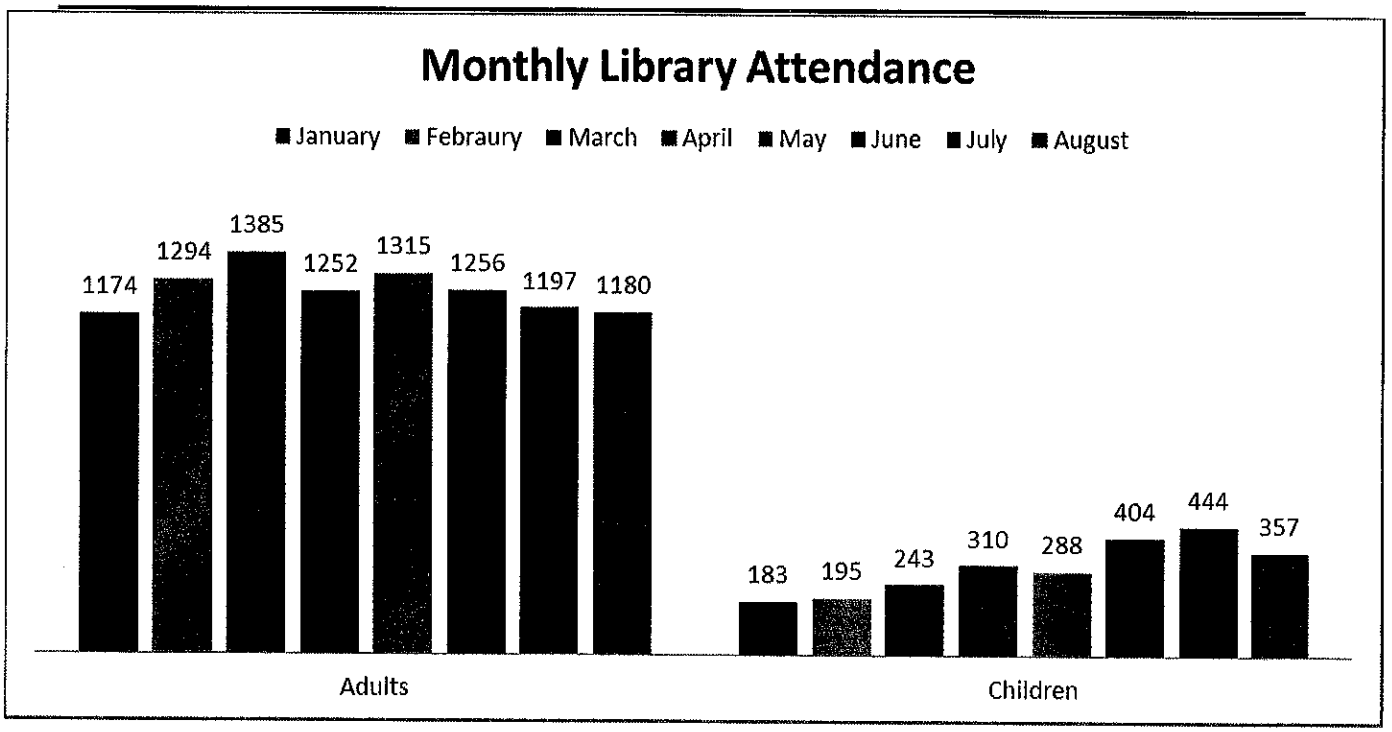



YTD Regular Hours
300
250
200
150
100
50
0
Building Maintenance
Department Meetings
DPW Supervision
Equip/Veh Maintenance
Leaf Collection
Other
Park Maintenance
Police Vehicle Maint.
Sewer Utility
Snow/Ice Removal
Stormwater Utility
Street Sweeping
Street/Road Repair
Training
Tree Maintenance
Vacation/Holiday
Water Utility
January
February
March
April
May
June
July
August

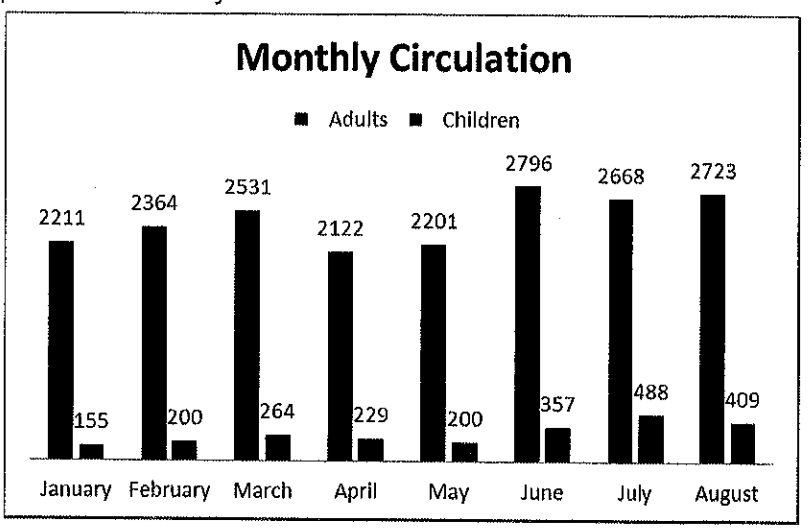

YTD Overtime Hours
35
30
25
20
15
10
5
0
Building Maintenance
Equip/Veh Maintenance
Other
Park Maintenance
Sewer Utility
Snow/Ice Removal
Street/Road Repair
Water Utility
Leaf Collection
January
February
March
April
May
June
July
August

To: President Tiarks
Village Board of Trustees
From: Gail Duernberger, Library Director
Date: September 16, 2016
Re: August Library Report

VILLAGE OF BUTLER EST 1913



- 305 Reference questions were asked of Library Staff in August.
- 510 uses of Library computers, up from 375 in July.
- The Library Conference Room was used for the following programs.
  - Volunteer Party
  - End of Summer Reading Party
- 711 new Library cards were issued
- September events include;
  - Movie Night
  - Butler Author Night



REVENUE			
Commercial Parking Lot Permits			
	Issued		$
2015 Q1	58	$	1,740
2015 Q2	60	$	1,800
2015 Q3	65	$	1,950
2015 Q4	61	$	1,830
2015 Commercial Permit Revenue		**$**	**7,320**
2016 Q1	65	$	2,275
2016 Q2	64	$	2,240
2016 Q3	68	$	2,380
2016 Q4 Estimate	66	$	2,310
2016 Commercial Permit Revenue		**$**	**9,205**

*Commercial Permit cost increased from $30/quarter to $35/quarter in 2016

2015 Meter Coin Revenue	$	8,061
2016 Meter Coin Revenue (8/31)	$	3,409
2016 Meter Coin Revenut Est	$	5,113
2015 Parking Ticket Revenue	$	3,300
2016 Parking Ticket Revenue	N/A	
Total Parking Revenue	**$**	**17,618**

(Using 2016 Permit, 2016 Est. Coin, and 2015 Ticket revenue)

EXPENSES		
Parking Meter Heads	$	2,000
Community Service Officer	$	2,653
Batteries	$	100
Total Expenses	**$**	**4,753**

Expense Assumptions

Meter head expense based on 2015 expense, no expense in 2016
Community Service Officer 50% of actual 2015 expense
Battery cost is estimated

Net Revenue for Parking $ 12,865

Funding Option #1 - Frontage of Hampton and Side Street (By Feet)

Address	Owner	Business	Hampton Frontage	Side Street Frontage	$ Hampton	$ Side Street	Building $ Total
12714 W. Hampton	PLS Realty	Hampton's Salon (others)	0	120	$ -	$ 633.20	$ 633.20
12626 W. Hampton	J&L Nelessen LLC	NAPA Auto Parts	80	120	$ 422.13	$ 633.20	$ 1,055.33
12620 W. Hampton	Lack & Lee Somerfeld	Somerfeld's Train	29	0	$ 153.02		$ 153.02
12614 W. Hampton	Mariano $ Roasalia Orlando	Lia's Tailors	20	0	$ 105.53		$ 105.53
12610 W. Hampton	WOJ Enterprises	Classic Upholsory	20	0	$ 105.53		$ 105.53
12606 W. Hampton	Blair Partnership	Vacant	30	0	$ 158.30		$ 158.30
12600/02 W. Hampton	WOJ Enterprises	Gregs Cottage/ CPA	40	120	$ 211.07	$ 633.20	$ 844.26
12526/28 W. Hampton	James & Theresa Poulos	Liquor Store/That's No Smoke	40	120	$ 211.07	$ 633.20	$ 844.26
12524 W. Hampton	James & Theresa Poulos	Butler Café	30	0	$ 158.30		$ 158.30
12518 W. Hampton	John Pankau/Lois Sticks	Brook Falls Organ	40	0	$ 211.07		$ 211.07
12504 W. Hampton	HPK, LLC	Bottom's UP	79	0	$ 416.86		$ 416.86
12500 W. Hampton	David & Cheryl Plyer	Vacant	25	120	$ 131.92	$ 633.20	$ 765.11
12432 W. Hampton	Kenan Properties, LLC	Butler Auto Care	40	120	$ 211.07	$ 633.20	$ 844.26
12430 W. Hampton	Kenan Properties, LLC	Butler Auto Care	40	0	$ 211.07		$ 211.07
12420 W. Hampton	Kenan Properties, LLC	US Post Office	40	0	$ 211.07		$ 211.07
12400 W. Hampton	Scott & David Tompter	Butler Inn	120	0	$ 633.20		$ 633.20
4470 N. 125	Spring West, LLC	W Fuel Stop	255	120	$ 1,345.55	$ 633.20	$ 1,978.74
12503 W. Hampton	John & Diane Coenen	Butler Auto Werks	80	120	$ 422.13	$ 633.20	$ 1,055.33
12513 W. Hampton	Herbert Campbell	Multiple	80	0	$ 422.13		$ 422.13
12523 W. Hampton	Hyndman Enterprises, LLC	SPI	40	0	$ 211.07		$ 211.07
12528 W. Hampton	Thomas & Margaret Grimm	Vacant	30.1	120	$ 158.83	$ 633.20	$ 792.03
12601 W. Hampton Ave	Rally Cap Investments, LLC	Aurora/Sarah Ponath Law	80	120	$ 422.13	$ 633.20	$ 1,055.33
	Total Frontage		1,238.1	1,200.0			**$ 12,865.00**

Total Combined Frontage		2,438.1

Net Revenue for Parking	**$**	**12,865**
Price Per Foot of Frontage	**$**	**5.28**

Funding Option #2 - Equal Split by Building

Address	Owner	Business	Price Per Building
12714 W. Hampton	PLS Realty	Hampton's Salon (others)	$ 584.77
12626 W. Hampton	J&L Nelessen LLC	NAPA Auto Parts	$ 584.77
12620 W. Hampton	Lack & Lee Somerfeld	Somerfeld's Train	$ 584.77
12614 W. Hampton	Mariano $ Roasalia Orlando	Lia's Talors	$ 584.77
12610 W. Hampton	WOJ Enterprises	Classic Upholsory	$ 584.77
12606 W. Hampton	Blair Partnership	Vacant	$ 584.77
12600/02 W. Hampton	WOJ Enterprises	Gregs Cottage/ CPA	$ 584.77
12526/28 W. Hampton	James & Theresa Poulos	Liquor Store/That's No Smoke	$ 584.77
12524 W. Hampton	James & Theresa Poulos	Butler Café	$ 584.77
12518 W. Hampton	John Pankau/Lois Sticks	Brook Falls Organ	$ 584.77
12504 W. Hampton	HPK, LLC	Bottom's UP	$ 584.77
12500 W. Hampton	David & Cheryl Plyer	Vacant	$ 584.77
12432 W. Hampton	Kenan Properties, LLC	Butler Auto Care	$ 584.77
12430 W. Hampton	Kenan Properties, LLC	Butler Auto Care	$ 584.77
12420 W. Hampton	Kenan Properties, LLC	US Post Office	$ 584.77
12400 W. Hampton	Scott & David Tompter	Butler Inn	$ 584.77
4470 N. 125	Spring West, LLC	W Fuel Stop	$ 584.77
12503 W. Hampton	John & Diane Coenen	Butler Auto Werks	$ 584.77
12513 W. Hampton	Herbert Campbell	Multiple	$ 584.77
12523 W. Hampton	Hyndman Enterprises, LLC	SPI	$ 584.77
12528 W. Hampton	Thomas & Margaret Grimm	Vacant	$ 584.77
12601 W. Hampton Ave	Rally Cap Investments, LLC	Aurora/Sarah Ponath Law	$ 584.77
			$ 12,864.94

Funding Option #3 - Square Feet of Building

Address	Owner	Business	Sq. Ft. of Building	$ Per Sq. Foot
12714 W. Hampton	PLS Realty	Hampton's Salon (others)	9,600	$ 1,566.32
12626 W. Hampton	J&L Nelessen LLC	NAPA Auto Parts	5,918	$ 965.57
12620 W. Hampton	Lack & Lee Somerfeld	Somerfeld's Train	2,349	$ 383.26
12614 W. Hampton	Mariano $ Roasalia Orlando	Lia's Talors	1,689	$ 275.57
12610 W. Hampton	WOJ Enterprises	Classic Upholsory	1,266	$ 206.56
12606 W. Hampton	Blair Partnership	Vacant	2,460	$ 401.37
12600/02 W. Hampton	WOJ Enterprises	Gregs Cottage/ CPA	4,800	$ 783.16
12526/28 W. Hampton	James & Theresa Poulos	Liquor Store/That's No Smoke	4,000	$ 652.63
12524 W. Hampton	James & Theresa Poulos	Butler Café	3,000	$ 489.47
12518 W. Hampton	John Pankau/Lois Sticks	Brook Falls Organ	5,096	$ 831.45
12504 W. Hampton	HPK, LLC	Bottom's UP	1,840	$ 300.21
12500 W. Hampton	David & Cheryl Plyer	Vacant	2,392	$ 390.27
12432 W. Hampton	Kenan Properties, LLC	Butler Auto Care		
12430 W. Hampton	Kenan Properties, LLC	Butler Auto Care	2,487	$ 405.77
12420 W. Hampton	Kenan Properties, LLC	US Post Office	2,170	$ 354.05
12400 W. Hampton	Scott & David Tompter	Butler Inn	5,490	$ 895.74
4470 N. 125	Spring West, LLC	W Fuel Stop	2,496	$ 407.24
12503 W. Hampton	John & Diane Coenen	Butler Auto Werks	1,500	$ 244.74
12513 W. Hampton	Herbert Campbell	Multiple	5,367	$ 875.67
12523 W. Hampton	Hyndman Enterprises, LLC	SPI	4,606	$ 751.51
12528 W. Hampton	Thomas & Margaret Grimm	Vacant	4,000	$ 652.63
12601 W. Hampton Ave	Rally Cap Investments, LLC	Aurora/Sarah Ponath Law	6,324	$ 1,031.81
		Total Sq. Feet	78,850	
		Parking Cost Per Sq. Foot $	0.16	$ 12,865.00

TERMINATION OF EASEMENT

Document Title

Document Number

THIS AGREEMENT, made this ____ day of September, 2016, by and among **EVERGREEN FUEL STOP AND MINI MART, LLC**, a Wisconsin limited liability company ("Evergreen"), **MEGAL DEVELOPMENT** CORPORATION, a Wisconsin corporation ("Megal") and the **VILLAGE OF BUTLER COMMUNITY DEVELOPMENT AUTHORITY,** a municipal corporation ("Butler")(Evergreen, Megal and Butler may be collectively referred to as the "Parties").

Recording Area

Name and Return Address:

Lisa Wood, Esq.
Davis & Kuelthau, S.C.
111 E. Kilbourn Ave., Ste. 1400
Milwaukee, WI 53202-6613

BV 1009.259.001
BV 1009.259.006
BV 1009.259.007
Parcel Identification Number (PIN)

W I T N E S S E T H :

WHEREAS, Certified Survey Map No. 10329 was executed by Butler and recorded with the Waukesha County Register of Deeds on December 27, 2006 as Document No. 3445185 (the "CSM"); and

WHEREAS, Evergreen owns Lot 1 of the CSM ("Evergreen Lot"); and

WHEREAS, Megal owns Lots 2 and 3 of the CSM (which has been subsequently subdivided and which lots are now known as Lots 1 and 2 of Certified Survey Map No. 11092 recorded with the Waukesha County Register of Deeds as Document No. 4039268 and Affidavit of Correction recorded as Document No. 4053198)(collectively the "Megal Lots"); and

WHEREAS, the CSM creates a storm sewer easement on Lot 1 of the CSM, as more specifically identified in the attached Exhibit A ("Lot 1 Easement") and a storm sewer easement which spans across Lots 1, 2 and 3 of the CSM, as more specifically identified on the attached Exhibit B ("Lots 1, 2 and 3 Easement")(the Lot 1 Easement and the Lots 1, 2 and 3 Easement shall be collectively referred to as the "Easements"); and

WHEREAS, there is no infrastructure within the Easements and the Easements were never used by the Parties; and

WHEREAS, the Parties desire to terminate the Easements.

NOW THEREFORE, for a valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for other good and valuable consideration, including the terms, conditions and mutual agreements contained herein, the Parties hereto agree as follows:

1. **TERMINATION OF EASEMENT.** Evergreen and Megal, being the fee owners of all of the real property benefitted or burdened by the Easements, and Butler, being the party originally requiring the Easements and having executed the CSM, hereby terminate the Easements as of the date hereof, and all of the terms, conditions, rights and obligations thereunder.

2. **BINDING EFFECT.** The termination of easement set forth herein shall run with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors and assigns, including, without limitation, all subsequent owners of the Evergreen Lot and the Megal Lots and all persons claiming under them. This Agreement shall not operate to convey the fee to any part of the Easement.

3. **GOVERNING LAW.** This agreement shall be governed by the laws of the State of Wisconsin without giving effect to its conflicts of law provision.

4 **RECORDING**. This Agreement shall be recorded with the Waukesha County Register of Deeds.

[continued on next page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this as of the date first above written.

EVERGREEN FUEL STOP AND MINI MART, LLC
a Wisconsin limited liability company

By:_____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS.
_____ COUNTY)

Personally came before me this ____ day of September, 2016, the above-named _____, known to me to be the _____ of Evergreen Fuel Stop and Mini Mart, LLC, a Wisconsin limited liability company, and acknowledged to me that he executed the foregoing instrument as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

[NOTARIAL SEAL]

_____
*_____
(type or print name here)
Notary Public, _____ County, Wisconsin
My commission (is)(expires)_____.

MEGAL DEVELOPMENT CORPORATION,
a Wisconsin corporation

By:_____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS.
_____ COUNTY)

Personally came before me this ____ day of September, 2016, the above-named _____, known to me to be the _____ of Megal Development Corporation, a Wisconsin corporation, and acknowledged to me that he executed the foregoing instrument as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

[NOTARIAL SEAL]

_____
*_____
(type or print name here)
Notary Public, _____ County, Wisconsin
My commission (is)(expires)_____

VILLAGE OF BUTLER COMMUNITY DEVELOPMENT AUTHORITY

By:_____
Name: _____
Title: _____

STATE OF WISCONSIN)
) SS.
_____ COUNTY)

Personally came before me this ____ day of September, 2016, the above-named _____, known to me to be the _____ of Village of Butler Community Development Authority, a municipal corporation, and acknowledged to me that he executed the foregoing instrument as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

[NOTARIAL SEAL]

_____
*_____
(type or print name here)
Notary Public, _____ County, Wisconsin
My commission (is)(expires)_____

This Document was drafted by,
and return a copy to:
Lisa Wood, Esq.
Davis & Kuelthau, s.c.
111 East Kilbourn Avenue
Suite 1400
Milwaukee, Wisconsin 53202
(414) 276-0200

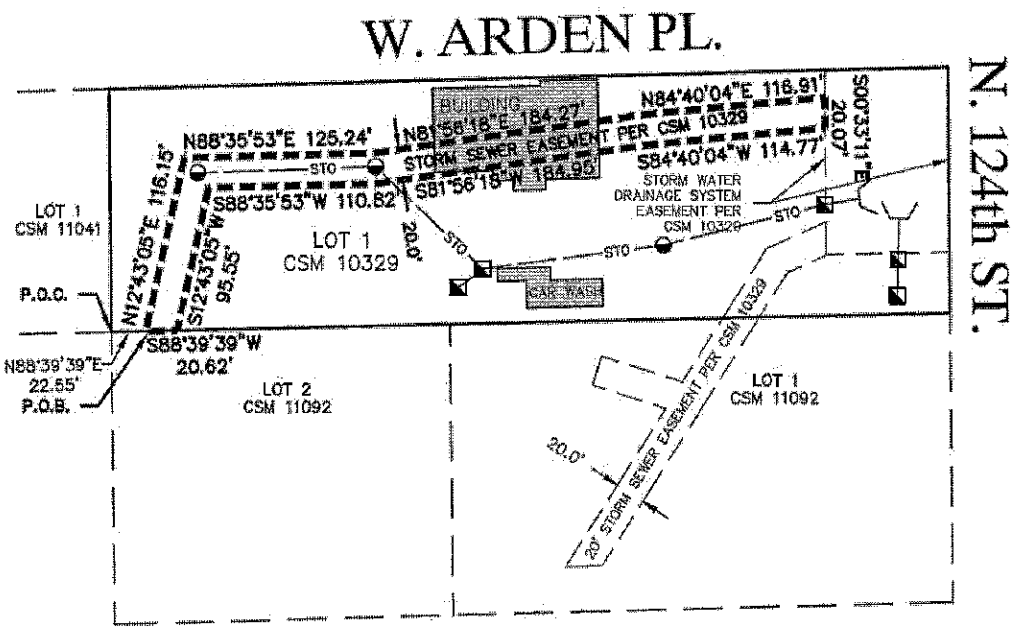
EXHIBIT A

EASEMENT RELEASE

Part of Lot 1 of Certified Survey Map No. 10329, being a part of the Northeast 1/4 of Section 1, Town 7 North, Range 20 East, in the Village of Butler, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 88°39'39" East along the South line of said Lot 1 a distance of 22.55 feet to the point of beginning of lands to be described; thence North 12°43'05" East 116.15 feet to a point; thence North 88°35'53" East 125.24 feet to a point; thence North 81°56'18" East 184.27 feet to a point; thence North 84°40'04" East 116.91 feet to a point on an existing storm water drainage easement; thence South 00°33'11" East along said easement 20.07 feet to a point; thence South 84°40'04" West 114.77 feet to a point; thence South 81°56'18" West 184.95 feet to a point; thence South 88°35'53" West 110.82 feet to a point; thence South 12°43'05" West 95.55 feet to a point on the North line of Lot 2 of Certified Survey Map No. 11092; thence South 88°39'39" West along said North line 20.62 feet to the point of beginning.
Containing 10,487 square feet or 0.2407 acres.

September 8, 2016 Project No. 166862-BMJ



0 80 160 Feet
GRAPHIC SCALE

R.A. Smith National, Inc.
Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

S:\5166862\dwg\
EX101A.dwg\SHEET 1

SHEET 1 OF 1

R.A. Smith National, Inc.

EXHIBIT B

EASEMENT RELEASE

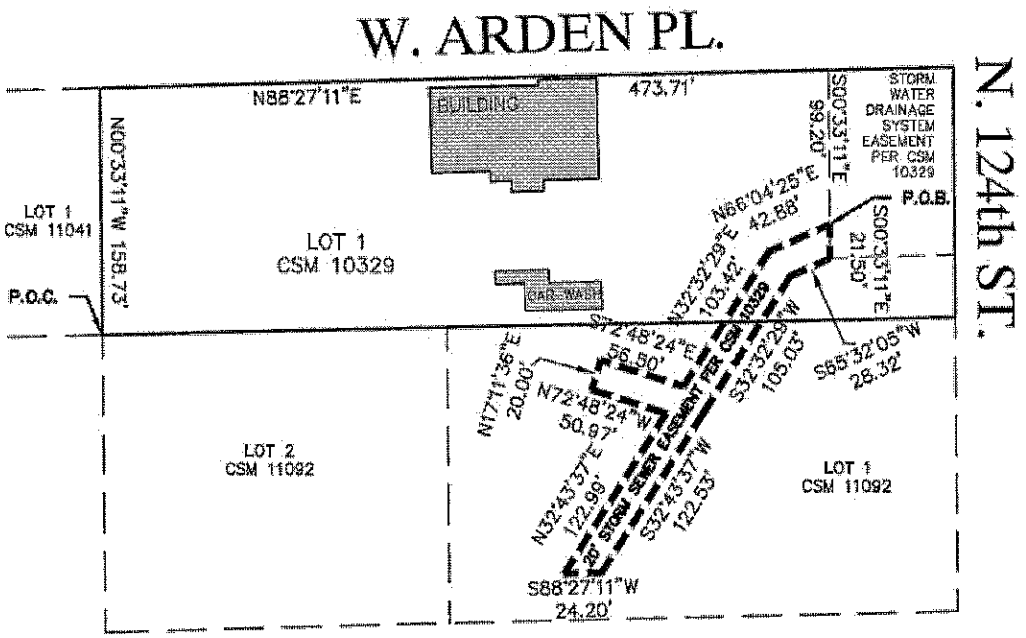
Part of Lot 1 of Certified Survey Map No. 11092, and part of Lot 1 of Certified Survey Map No. 10329, being a part of the Northeast 1/4 of Section 1, Township 7 North, Range 20 East, in the Village of Butler, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of Lot 1 of Certified Survey Map No. 10329; thence North 00°33'11" West along the West line of said Lot 1 for a distance of 158.73 feet to a point on the South line of West Arden Place; thence North 88°27'11" East along said South line 473.71 feet to a point on the West line of existing and remaining Storm Sewer Drainage System Easement per CSM 10329; thence South 00°33'11" East along said West line 99.20 feet to the point of beginning of lands to be described; thence South 00°33'11" East continuing along said West line 21.50 feet to a point; thence South 65°32'05" West 28.32 feet to a point; thence South 32°32'29" West 105.03 feet to a point; thence South 32°43'37" West 122.53 feet to a point; thence South 88°27'11" West 24.20 feet to a point; thence North 32°43'37" East 122.99 feet to a point; thence North 72°48'24" West 50.97 feet to a point; thence North 17°11'36" East 20.00 feet to a point; thence South 72°48'24" East 56.50 feet to a point; thence North 32°32'29" East 103.42 feet to a point; thence North 66°04'25" East 42.88 feet to the point of beginning.

Containing 6,533 square feet or 0.1500 acres.

September 12, 2016

Project No. 166862-ERS



0 80 160 Feet

GRAPHIC SCALE

R.A. Smith National, Inc.

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Appleton, WI Irvine, CA Pittsburgh, PA

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SHEET 1 OF 1

R.A. Smith National, Inc.