

## SETTLEMENT AGREEMENT

This Agreement is between Farm & Fleet of Janesville, Inc. ("Farm & Fleet"), a corporation organized and existing under the laws of the State of Wisconsin, and the City of Waukesha, Wisconsin (the "City"), a municipal corporation organized and existing under the laws of the State of Wisconsin.

1. Definitions. In this Agreement:

(a) The "Property" means the land and improvements located at 2310 Kossow Road and is identified as parcel number WAKC1127002, within the City (the "Property").

(b) "Case" means the actions pending in the circuit court for Waukesha County, Wisconsin titled *Farm & Fleet of Janesville, Inc. v. City of Waukesha*, Case No. 16-CV-1295.

(c) "Court" means the Circuit Court for Waukesha County.

(d) A "tax year" means a year in which an assessment is made as of January 1, with taxes based on the assessment payable in the year following the tax year.

2. Refund of Taxes. The City shall issue a refund payable to Reinhart Boerner Van Deuren S.C. Trust Account, or to another account designated by Farm & Fleet in writing, pursuant to Wis. Stat. § 74.37, in the amount of \$9,824 for 2015 and \$7,839 for 2016 for a total of \$17,663 as a refund of property taxes previously paid by or billed to Farm & Fleet based on the property tax assessments of the Property for the tax years 2015 and 2016. The parties agree that no portion of this amount constitutes interest.

3. 2015 and 2016 Assessments. The parties agree that the 2015 assessment of the Property will reflect an assessed value of \$5,550,000, and the 2016 assessment of the Property shall reflect a value of \$5,650,000.

4. 2017 and 2018 Assessment. The parties agree that the 2017 assessment of the Property will reflect an assessed value not to exceed \$5,750,000. As long as the 2017 and 2018 assessments do not exceed \$5,750,000, Farm & Fleet shall not file a claim for refund for any taxes paid with respect to the 2017 and 2018 assessments of the Property. In the event the 2017 and 2018 assessments exceed this amount, then Farm & Fleet shall have the right to file a claim for refund for the amount of taxes paid on the assessed values to the extent that they exceed that amount and the City shall grant any such claim for refund. The parties agree that if any refund is payable as to the 2017 assessment, the refund will be payable no later than February 28, 2018, and Farm & Fleet shall pay any installment payment due under the law prior to that date. The parties further agree that if any refund is payable as to the 2018 assessment, the refund shall be payable no later than February 28, 2019, and Farm & Fleet shall pay any installment payment due under the law prior to that date.

5. Waiver of Costs. Each party waives all claims for costs.

6. Time of Payments. The City shall pay the refund of taxes for the 2015 and 2016

tax years in full, as provided in Section 2 of this Agreement, within 30 days of the date this Agreement is signed by both parties.

7. Stipulation for Dismissal. No later than ten days after Farm & Fleet receives payment in full of the refund of taxes provided in section 2 of this Agreement, the parties shall (a) enter into a stipulation, attached hereto as Exhibit A & B, signed by their respective attorneys, for the dismissal of the Case (including, but not limited to, all claims asserted in the Complaint in the Case) on the merits, with prejudice, and without costs to either party; and (b) file the stipulation with the Court.

8. Responsibility for Fees and Expenses of Attorneys and Experts. Each party shall be solely responsible for the fees of its attorneys and experts.

9. No Representations. Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the opposing party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

10. Binding on Successors. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, successors, and assigns.

11. Governing Law. This Agreement shall be governed and interpreted by the laws of the State of Wisconsin.

12. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement: (a) neither party shall be deemed the drafter of this Agreement for purposes of its interpretation; and (b) the parties shall attempt in good faith to resolve the dispute. The parties agree that the Court retains jurisdiction to enforce this Agreement and that a party may ask the Court to enforce this Agreement by filing a motion in the Case and serving the same on the other party.

13. Representation By Counsel; Reliance. Each party acknowledges that it has been represented throughout all negotiations leading up to this Agreement by attorneys of its choice and that its attorneys have approved this Agreement. Each party represents that in entering into this Agreement, the party has relied on its own judgment and on the advice of its attorneys, and that no statements or representations made by the other party or any of its agents, except statements or representations expressly made in this Agreement, have influenced or induced the party to sign this Agreement.

14. No Assignment or Transfer. Farm & Fleet represents and warrants that it has not assigned or transferred to anyone and will not assign or transfer to anyone any of the claims in the Case.

15. Entire Agreement. This Agreement states and constitutes the entire agreement of the parties concerning its subject matter and supersedes all prior or contemporaneous agreements (written or oral), representations, negotiations, and discussions concerning its subject matter,

including but not limited to, all agreements (written or oral), representations, negotiations, and discussions made in the course of mediation of the Case.

16. Use of this Agreement. This Agreement shall not be filed with the Court in this Case or in any other case or proceeding, except for the purpose of enforcing this Agreement. This Agreement and any part of this Agreement shall not be admissible in the lawsuit or in any future judicial or administrative proceeding and shall not be offered as evidence or presented by any Party in the Lawsuit or any future judicial or administrative proceeding, except for the purpose of enforcing this Agreement.

17. No Admissions of Liability or Concerning Assessments or Fair Market Value. This Agreement is the settlement of disputed claims. By entering into this Agreement, the City does not admit any liability to Farm & Fleet for any of the claims asserted in the Case or Farm & Fleet's objections to the assessments, and the payments made under this Agreement shall not be construed as an admission of any such liability. Except as explicitly provided herein, neither Party makes an admission about the assessments or the fair market value of the Property as of January 1, 2015, 2016, 2017 or 2018 or any other date, nor any other admission concerning the assessment of Farm & Fleet's property. In addition, none of the agreed upon values or assessments as of January 1, 2015, 2016, 2017 or 2018 shall be admissible in any proceeding or assessment challenge in any subsequent year.

18. Waiver. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

19. Amendments or Modifications. This Agreement may not be amended, modified or altered in any manner whatsoever, except by a further written agreement duly authorized and signed by the parties.

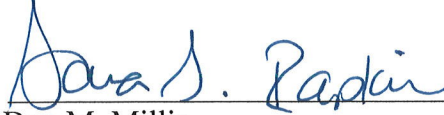
20. Authorization to Sign Agreement. Each person signing this Agreement on behalf of either party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the party. Each party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the party is bound.

21. Reading of Agreement. Each person signing this Agreement on behalf of either party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of this Agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

Dated: November 16, 2017.

**FARM & FLEET OF JANESVILLE, INC.**

BY: Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street, Suite 600  
Madison, WI 53703



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Don M. Millis  
State Bar ID No. 1015755  
Jessica Hutson Polakowski  
State Bar ID No. 1061368  
Sara Stellflug Rapkin  
State Bar ID No. 1076539  
Shawn E. Lovell  
State Bar ID No. 1079801

Dated: \_\_\_\_\_, 2017.

**APPROVED AS TO FORM**

BY: Schober Schober & Mitchell, S.C.  
2835 South Moorland Road  
New Berlin, WI 53151

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John M. Bruce  
State Bar ID No. 1005232

Dated: \_\_\_\_\_, 2017.

**CITY OF WAUKESHA**

By:

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**EXHIBIT A**

STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY

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FARM & FLEET OF JANESVILLE, INC.

Plaintiff,

v.

Case No. 16-CV-1295  
Money Judgment - 30301

CITY OF WAUKESHA,

Defendant.

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**STIPULATION FOR DISMISSAL**

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IT IS STIPULATED by the parties, through their respective counsel, as follows:

1. This action involves Farm & Fleet of Janesville, Inc. and the City of Waukesha (the "City's") assessment of the land and improvements located at 2310 Kossow Road within the City, and is identified in the City's records as Tax Parcel No. WAKC1127002 (the "Property").
2. This action shall be dismissed with prejudice and without costs and fees to any party.
3. The parties have entered into a separate Settlement Agreement resolving, among other things, the claims raised in this action. The Court shall retain jurisdiction and competency over this matter in order to enforce this Stipulation or the Settlement Agreement. Any party may reopen this matter by motion to this Court in the event of a violation or alleged violation of this Stipulation or of the Settlement Agreement.

IT IS FURTHER STIPULATED that an Order to this effect may be entered without further notice to either party.

Dated: November 16, 2017.

**FARM & FLEET OF JANESVILLE, INC.**

BY: Reinhart Boerner Van Deuren s.c  
22 East Mifflin Street, Suite 600  
Madison, WI 53703

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Dated: \_\_\_\_\_, 2017.

**CITY OF WAUKESHA**

BY: Schober Schober & Mitchell, S.C.  
2835 South Moorland Road  
New Berlin, WI 53151

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John M. Bruce  
State Bar ID No. 1005232

STATE OF WISCONSIN  
CIRCUIT COURT  
WAUKESHA COUNTY

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FARM & FLEET OF JANESVILLE, INC.,

Plaintiff,

v.

CITY OF WAUKESHA,

Defendant.

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Case No. 16-CV-1295  
Money Judgment - 30301

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**ORDER FOR DISMISSAL**

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Based upon the Stipulation of the parties,

IT IS HEREBY ORDERED that the above-entitled action, including all claims that were asserted or that could have been asserted, is hereby dismissed in its entirety upon its merits, with prejudice and without costs to any party.