

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

November 17, 2020

VIA EMAIL

Scott Dunnum
City of La Crosse
400 La Crosse Street, 4th Floor
La Crosse, WI 54601

Re: Project ID: 5220-04-24, West Avenue (King Street and Badger Street)
City of La Crosse, La Crosse County
Parcel 3

Dear Mr. Dunnum:

Enclosed is a signed copy of the conveyance, Nominal Payment Parcel-Waiver of Appraisal form, Statement to Construction Engineer form and W9 form for Parcel 3 on the West Avenue project ID: 5220-04-24.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 10-8-20. If you are in agreement, please return a check payable to the following individuals for the following amount:

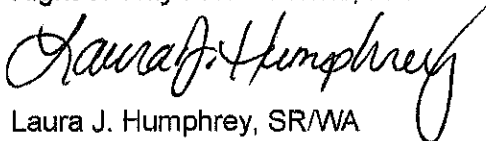
Parcel	Check Payable To	Amount of Payment
3	Young Men's Christian Association of La Crosse Area Family YMCA 1140 Main Street La Crosse, WI 54601	\$250.00

Please return the check, waiver of appraisal form & statement to construction engineer form to me:
Right of Way Professionals, Inc.
1030 Oak Ridge Drive, Suite E
Eau Claire, WI 54701

I will distribute the check to the owner, following receipt of the check, Nominal Payment Parcel Waiver of Appraisal form and Statement to Construction Engineer form.

If you have questions, please call me at (715) 830-0544, ext. 200. Thank you!

Sincerely,
Right of Way Professionals, Inc.


Laura J. Humphrey, SR/WA

Attachments

1030 Oak Ridge Drive, Suite E, Eau Claire, WI 54701 Phone: 715-830-0544 Toll Free: 888-830-0546

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **The Board of Trustees of the La Crosse Area Family YMCA, Inc. a/k/a Young Men's Christian Association of La Crosse, Wisconsin, a/k/a the YMCA**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse, GRANTEE**, for the sum of **Two Hundred Fifty and 00/100 Dollars (\$250.00)** for the purpose of **Sloping**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
City of La Crosse
c/o Right of Way Professionals, Inc.
Attn: Laura J. Humphrey
1030 Oak Ridge Drive, Suite E
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-20189-10

The Board of Trustees of the La Crosse Area Family YMCA, Inc.

Darwin Isaacson 11/11/2020
Signature Date

Darwin Isaacson
Print Name

Signature Date

Print Name

11/11/2020
Date

State of Wisconsin)
) ss.
LaCrosse County)

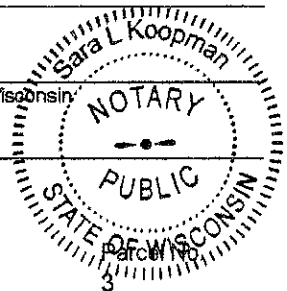
On the above date, this instrument was acknowledged before me by the named person(s).

The signer was: ☒ Physically in my presence. OR
☐ In my presence involving the use of communication technology.

Sara L Koopman
Signature, Notary Public, State of Wisconsin

Sara L Koopman
Print or Type Name, Notary Public, State of Wisconsin

7/14/2023
Date Commission Expires



Project ID
5220-04-24

This instrument was drafted by
Laura J. Humphrey, SR/WA for
Right of Way Professionals, Inc.

LEGAL DESCRIPTION

Temporary Limited Easement for the right to construct side slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 5, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said section; thence along the East line of said 1/4 section South 03°08'09" West 547.13 feet to a point; thence North 79°02'11" West 44.41 feet to a point on the Westerly line of West Avenue South and the point of beginning of lands to be described; thence South 46°18'59" West along said Westerly line 25.59 feet to a point on the North line of King Street; thence South 89°35'54" West along said North line 12.00 feet to a point; thence North 51°17'54" East 39.58 feet to a point on the Westerly line of West Avenue South; thence South 03°08'09" West along said Westerly line 7.00 feet to the point of beginning.

This parcel contains 0.005 Acres, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Board of Trustees of the La Crosse Area Family YMCA	Area and interest required 0.005 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	0.005 acres x \$435,600/acre x .00546 x 18 months	0.005	Acres	\$44,000.00	\$220.00

Total Allocation \$220.00
Rounded To \$250.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

Board of Trustees of the La Crosse Area Family YMCA

X *Darwin Isaacson* 11/11/2020
Owner Signature Date

X _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

City of La Crosse Signature

Date



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This instrument was drafted by
Laura J. Humphrey, SR/WA
Right of Way Professionals, Inc.

Project ID
5220-04-24

Parcel No
3

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Board of Trustees of the La Crosse Area Family YMCA	Property Address 148 West Avenue South La Crosse, WI 54601 Mailing Address 1140 Main Street, La Crosse, WI 54601	Area code - phone Home: Cell: 608-780-9622 Work: 608-782-5944
Tenant, if any	Property Address 148 West Avenue South La Crosse, WI 54601 Mailing Address	Area code - phone Home: Cell: Work:

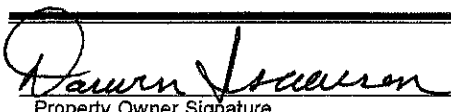
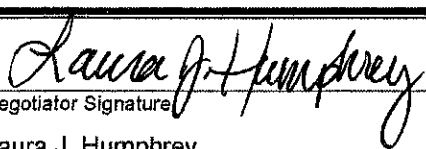
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

- There is a landscaping shrub located at the backside of the Temporary Limited Easement that will be worked around during construction.

Other matters of interest and owner concerns:

- NONE

 Property Owner Signature	11/11/2020 Date	 Negotiator Signature	11-17-2020 Date
Property Owner Signature	Date	Laura J. Humphrey Print Negotiator Name	

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J 8 3 0 3 7 3

Project ID
5220-04-24

County
La Crosse

Parcel No.
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