

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

January 27, 2020

VIA EMAIL

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

Re: Project ID: 1641-03-25, Various Intersections
Mormon Coulee Road, Jackson Street & La Crosse Street
City of La Crosse, La Crosse County
Parcel 5

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 5 on the Various Intersections project ID: 1641-03-25.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 10-22-20. If you are in agreement, please return a check payable to the following individuals for the following amount:

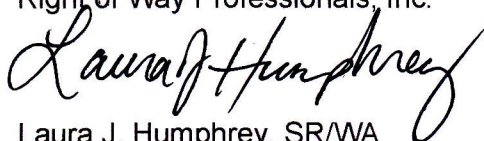
Parcel	Check Payable To	Amount of Payment
5	J & K Hospitality, LLC 707 Rose Street La Crosse, WI 54603	\$850.00

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

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 J & K Hospitality, LLC, a Wisconsin limited liability company GRANTOR, conveys a temporary limited easement as described below to the City of La Crosse, GRANTEE, for the sum of Eight Hundred Fifty and 00/100 Dollars (\$850.00) 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.

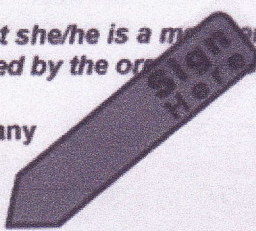
This space is reserved for recording data

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
17-30210-110

In executing this document, the undersigned affirms that she/he is a member/manager of J & K Hospitality, LLC, a Wisconsin limited liability company, and is duly authorized by the organization to execute this document.

J & K Hospitality, LLC, a Wisconsin limited liability company



By: [Signature] Date: 1-26-2021

Print Name

By: _____ Date: _____

Print Name

Date
State of Wisconsin
La Crosse County) ss.

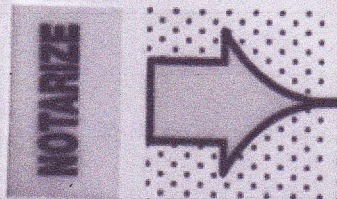
On the above date, this instrument was acknowledged before me by the named person(s).

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

[Signature]
Signature, Notary Public, State of Wisconsin

Heather R. Koss
Print or Type Name, Notary Public, State of Wisconsin

6-7-2022
Date Commission Expires



Project ID
1641-03-25

This instrument was drafted by
Laura J. Humphrey, SR/WA for
Right of Way Professionals, Inc.
Page 1 of 2

Parcel No.
5

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 Northwest 1/4 of the Southeast 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 Southwest corner of the Southeast 1/4 of said section; thence along the West line of said 1/4 section North 03°08'09" East 1384.24 feet to a point; thence North 77°23'14" East 39.93 feet to a point on the Easterly line of West Avenue South and the point of beginning of lands to be described; thence South 87°19'59" East 9.00 feet to a point; thence South 03°08'09" West 18.51 feet to a point; thence South 49°00'22" East 17.85 feet to a point; thence South 89°51'41" East 13.14 feet to a point; thence South 00°08'19" West 5.00 feet to a point on the North line of Jackson Street; thence North 89°51'41" West along said North line 15.00 feet to a point on the Easterly line of West Avenue South; thence North 49°00'22" West along said Easterly line 27.23 feet to a point; thence North 03°08'09" East along said Easterly line 17.77 feet to the point of beginning.

This parcel contains 0.008 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

RE1997 10/2018 Ch. 32 Ws. Stats.

Owner name(s) J & K Hospitality, LLC	Area and interest required 0.008 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	0.008 acres x \$435,800/ac x .00546 x 18 months = \$342	0.008	Acres	\$42,750.00	\$342.00
Site Improvements	Landscaping bed				\$500.00

Total Allocation \$842.00
Rounded To \$850.00

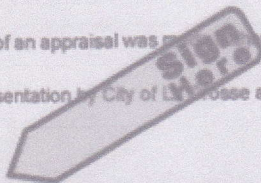
The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated,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

J & K Hospitality, LLC

x Jeff Annis 1-26-2021
Owner Signature Date



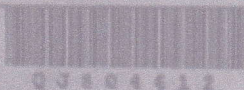
x _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Agency Approval Date

City of La Crosse Signature Date



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

Project ID
1841-03-25

Parcel No
5

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) J & K Hospitality, LLC	Property Address 1205 Jackson Street, La Crosse, WI 54601	Area code - phone Home: 608-780-8226 Cell: Work:
	Mailing Address 707 Rose Street, La Crosse, WI 54603	
Tenant, if any Taco John's	Property Address 1205 Jackson Street, La Crosse, WI 54601	Area code - phone Home: Cell: Work:
	Mailing Address	

- 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.

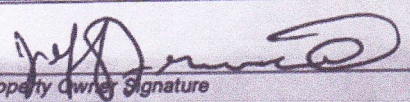
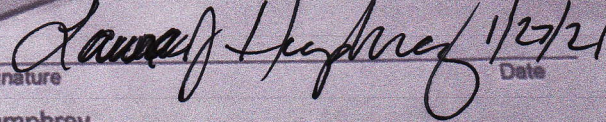
Commitments made (fences, driveways, trees, drainage or other items):

- The City compensated the owners for a portion of their landscaping bed as we will impact where the new traffic signal base will go, from the hydrant to about 10' northwest and to the back of sidewalk.

Other matters of interest and owner concerns:

- NONE

Sign Here

	1-26-2021		1/27/21
Property Owner Signature	Date	Negotiator Signature	Date
Property Owner Signature	Date	Laura J. Humphrey	Print Negotiator Name

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name