

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, APPRAISAL, RELOCATON & PROPERTY MANAGEMENT

April 00, 2026

Via Certified Mail
9489 0090 0027 6762 0665 33

Gundersen Family Revocable Trust
Sigurd B. Gundersen III – Trustee
Jean Ann Gundersen – Trustee
1000 US Highway 14/61
La Crosse, WI 54601

Re: Project ID: 5991-07-72
Wagon Wheel Trail
City of La Crosse – La Crosse County
Parcel 1

Right of Way Professionals, Inc., has been retained by the City of La Crosse (City) to provide real estate acquisition services for the above-mentioned project. In compliance with Wisconsin Statutes and Federal Regulations, this letter is provided to initiate negotiations for the acquisition of your property and/or property interests needed for this project. The acquisition involves the following:

- **276 square feet of Temporary Limited Easement (TLE). A TLE means that you still own the property, but the City has the right to use the property for construction purposes. No permanent improvements would be made to the property. The TLE terminates at the time construction of the project is complete.**

We have enclosed the following documents:

- Legal description of the land and/or interest(s) needed for the project
- Temporary Limited Easement Exhibit Number 1
- Temporary Limited Easement
- Nominal Payment Parcel Recommendation and Approval Form
- Statement to Construction Engineer Form
- Request of Taxpayer ID Number (W-9 Form)
 - For the City to process payment, they require the W-9 form to be completed.

When the City determines an acquisition to be of a nominal value, we are allowed to acquire the property and/or interests without doing an appraisal if the property owner agrees. We believe your parcel fits this situation, and we wish to extend to you an offer of **\$700.00** for the Temporary Limited Easement.

In lieu of an appraisal a market study of recent sales in the area has been made to determine property values comparable to your property. Those values, and associated interests to be acquired, are noted on the enclosed Nominal Payment Parcel Recommendation and Approval Form.

If you agree with the enclosed Nominal Payment Parcel Recommendation and Approval Form and wish to enter into an agreement with the City, please sign the documents noted below and return them in a timely manner in the enclosed postage paid envelope.

1. Temporary Limited Easement: Each person whose name is on the Temporary Limited Easement must sign, and each signature must be notarized. This means the Easement must be signed in the presence of a notary public (available at a bank or the courthouse). Otherwise, I am a notary and am happy to arrange a time to meet with you.
2. Nominal Payment Parcel Recommendation and Approval Form: This form needs to be signed and dated by all owners. This verifies that you agree with the Nominal Payment Parcel Recommendation and agree to accept the amount stated on the form.
3. Statement to Construction Engineer Form: If there are items you would like the construction engineer to be made aware of, please note them on the form under "Owner Concerns" and sign and date the form. If you have no concerns, write "None" on the form, and sign and date the form. This form will be reviewed and approved by the city.
4. Request of Taxpayer Identification Number (W-9 Form): The City will not process payment until they have a W-9 form signed and completed by you. This is the City's standard procedure before they can issue a check.

Due to the nature of the acquisition, we do not propose to prorate taxes at the time of acquisition. If you find there is a need to prorate taxes when you receive next year's taxes, you may request them to be prorated at that time. It will be necessary for you to furnish copies of tax receipts to us so correct computations can be made.

The City wants you to be satisfied that your property and your rights have been fully considered. The City will be pleased to provide any additional information as requested, if available, or further discuss any concerns you may have.

The agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. 340.01 (5s); a bicycle lane, as defined in s. 340.01 (5e); or a pedestrian way, as defined in s. 346.02 (8) (a)."

I am available to meet with you or your representative by appointment to answer any questions you have concerning the project or acquisition process. You can also call me at (715) 830-0544 or email at todd@rowpros.org.

Respectfully,
Right of Way Professionals, Inc.



Todd M. Wright, RWA
As Consultant Agent for the City of La Crosse

Enclosures

CC: Mississippi Valley Conservancy, Attn: Abbie Church, via email achurch@mississippivalleyconservancy.org

NOTES:

THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.

PURPOSE OF TLE IS FOR GRADING, UNLESS OTHERWISE NOTED.

R/W PROJECT NUMBER: 5991-07-72

EXHIBIT NUMBER: 1

C LA CROSSE, WAGON WHEEL TRAIL,
LA CRESCENT MN TO C LA CROSSE

NON-HWY

LA CROSSE COUNTY

THAT PART OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

CITY

GOV. LOT 3
SECTION 12

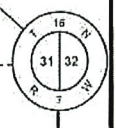
CONSERVATION EASEMENT
DOC. 1815621 & 1815622

GUNDERSEN FAMILY REVOCABLE TRUST

TAX ID
17-20272-010

FOUND
ALUM CAP
Y= 134096.896
X= 445827.339

22



WEST CHANNEL MISSISSIPPI RIVER

TLE - SLOPES
276 S.F.

1

N86°05'11"W 118'

S89°31'20"W 5902.03'

±33'

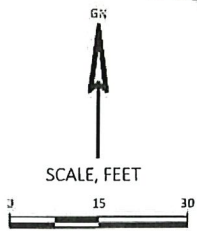
N11°46'01"E ±30'

OF

EXISTING STRUCTURE
B-32-165

USH 14/61

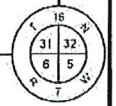
N01°38'26"W 2667.93'



LA CROSSE

FOUND
PK NAIL
Y= 131430.062
X= 445903.715

23



**SCHEDULE OF LANDS
& INTERESTS REQUIRED**

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S F
1	GUNDERSON FAMILY REVOCABLE TRUST	TLE	276

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
N/A	N/A	N/A

THIS MAP IS APPROVED FOR THE CITY OF LA CROSSE

SIGNATURE: *Tim Acklin*

DATE: 3/25/2026

PRINT NAME: TIM ACKLIN, DEPUTY DIRECTOR; PLANNING & DEVELOPMENT

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.]
REBP1577 05/2023

THIS EASEMENT, made by **Sigurd B. Gundersen III and Jean Ann Gundersen as Trustees, or their successors, of the Gundersen Family Revocable Trust dated October 26, 2005** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Seven Hundred and 00/100 Dollars (\$700.00)** for the purpose of **Grading/Slopes**.

Other persons having an interest of record in the property:
Mississippi Valley Conservancy

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

Sigurd B. Gundersen III and Jean Ann Gundersen, or their successors, as Trustees of the Gundersen Family Revocable Trust dated October 26, 2005, in executing this instrument, certifies and affirms that he/she is a duly appointed trustee of the Gundersen Family Revocable Trust dated October 26, 2005, and that he/she has the authority to execute this instrument on behalf of the trust.

This space is reserved for recording data
Return to
City of La Crosse
Attn: Right of Way Professionals, Inc.
c/o Todd Wright
2215 E. Clairemont Avenue, STE 1
Eau Claire, WI 54701
Parcel Identification Number/Tax Key Number
17-20272-010

Signature Date

Sigurd B. Gundersen III – Trustee
Print Name

Date
State of Wisconsin)
_____) ss.
County)

On the above date, this instrument was acknowledged before me by the above person(s).
The signer was: ____ Physically in my presence. **OR** ____ In my presence involving the use of communication technology.

Signature Date

Jean Ann Gundersen – Trustee
Print Name

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires

Mississippi Valley Conservancy

*In executing this document, the undersigned affirms that he/she has the signing authority of the **Mississippi Valley Conservancy** to execute this document.*

Signature Date

BY: _____
Print Name & Title

Date

State of Wisconsin)
)
) ss.
_____ County)

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

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

Signature Date

BY: _____
Print Name & Title

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires

LEGAL DESCRIPTION

A **Temporary Limited Easement** for access for the following activities: To complete mussel relocation, operate the necessary construction equipment to construct the project, and the right of ingress and egress pursuant to the following limitations. Said project shall include mussel relocation utilizing a watercraft from within the project area and extending 20ft in every direction in the location shown on a map provided to the GRANTOR on July 11, 2025. Construction activities shall require no grading impacts including no slope filling or material removal; no ground disturbing activities; no proposed tree removal or grubbing; and no wetland impacts. It is anticipated the contractor will primarily utilize a barge spudded in-place to complete construction activities at this location to allow contractor to complete needed construction operations. If any disturbances occur within the TLE due to contractor operations, the contractor will be responsible to repair the area to its prior condition. The activities herein described pertain in and to the following tract of land in the City of La Crosse, La Crosse County, State of Wisconsin, described as:

A parcel of land located in Government Lot 3, Section 12, Township 104 North, Range 4 West, City of La Crosse, La Crosse County, Wisconsin more fully described as follows: Commencing at the Southeast 1/4 of the Southeast 1/4 of said Section 31, Township 16 North, Range 7 West; Thence N 01° 38' 26" W, 2667.93 feet, along the east line of the Southeast 1/4 to the East 1/4 corner of said Section 31; Thence S 89° 31' 20" W, 5902.03 feet, to the point of beginning; Thence N 86° 05' 11" W, 18 feet more or less, to a point on the easterly ordinary high water mark of the west channel of the Mississippi River; Thence southeasterly, 33 feet more or less, along the easterly ordinary high water mark of the west channel of the Mississippi River to a point being S 11° 46' 01" W, 30 feet more or less, from the point of beginning. Thence N 11° 46' 01" E, 30 feet more or less, to the point of beginning;

Said Temporary Limited Easement contains **276 Square Feet**, more or less.

The above 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.

Project ID
5991-07-72

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 3 of 3

Parcel No.
1

**NOMINAL PAYMENT PARCEL
RECOMMENDATION AND APPROVAL**

REBP1897 05/2023

Owner name(s) Gundersen Family Revocable Trust Sigurd B. Gundersen III – Trustee Jean Ann Gundersen – Trustee	Area and interest required 276 square feet of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		276	square feet	\$2.53	\$698.33
Other	Rounding				\$1.67

Total Allocation \$700.00

The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. [340.01 \(5s\)](#); a bicycle land, as defined in s. [340.01 \(5e\)](#); or a pedestrian way, as defined in s. [346.02 \(8\) \(a\)](#)."

The undersigned owner(s), agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by the City of La Crosse.

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

X

Owner Signature (Sigurd B. Gundersen III – Trustee) Date

X

Owner Signature (Jean Ann Gundersen – Trustee) Date

Mississippi Valley Conservancy

X

X

Owner Signature, Printed Name & Title Date

Owner Signature, Printed Name & Title Date

Approved for City of La Crosse	For Office Use Only
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X

City of La Crosse Signature Date

STATEMENT TO CONSTRUCTION ENGINEER

REBP1528 05/2023 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Gundersen Family Revocable Trust Sigurd B. Gundersen III – Trustee Jean Ann Gundersen – Trustee	Property Address 1000 US Highway 14/61 La Crosse, WI 54601	Area code - phone Home: 608-461-1592 Cell: Work: Email: gundersensig3@gmail.com
	Mailing Address 1000 US Highway 14/61 La Crosse, WI 54601	
Tenant, if any	Property Address	Area code - phone Home: Cell: Work: Email:
	Mailing Address	

- **The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail.** Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. [340.01 \(5s\)](#); a bicycle land, as defined in s. [340.01 \(5e\)](#); or a pedestrian way, as defined in s. [346.02 \(8\) \(a\)](#)."

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

Other matters of interest and owner concerns:



_____ Property Owner Signature (Sigurd B. Gundersen III – Trustee)	_____ Date	_____ Negotiator Signature	_____ Date
_____ Property Owner Signature (Jean Ann Gundersen – Trustee)	_____ Date	Todd Wright _____ Print Negotiator Name	

Mississippi Valley Conservancy

_____ Property Owner Signature, Printed Name & Title	_____ Date
_____ Property Owner Signature, Printed Name & Title	_____ Date

Commitments Approved:

_____ Approving Authority Signature and Title	_____ Date
_____ Print Approving Authority Name	