

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

March 4, 2026

VIA EMAIL

City of La Crosse
Attn: Kyle Coman
400 La Crosse Street
La Crosse, WI 54481

Re: Project ID: Water Main Easements
City of La Crosse, STH 16
La Crosse County
Parcel No. B, N2883 State Road 16

Enclosed is a signed copy of the conveyance, Statement to Construction Engineer form, and W9 form for Parcel B on the State Road 16 Water Main Easement project.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Amount of Payment
B	Matzke Properties LAX, LLC N2883 State Road 16 La Crosse, WI 54601	\$20,000.00

Please return the check to me:
Right of Way Professionals, Inc.
Attn: Adam Literski
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds, following receipt of the check.

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

Sincerely,
Right of Way Professionals, Inc.



Adam Literski
Agent for The City of La Crosse

EASEMENT DEED FOR PUBLIC UTILITIES

For Twenty Thousand and no/100 Dollars (\$20,000.00), the receipt whereof is hereby acknowledged, **Matzke Properties LAX, LLC** of the City of La Crosse, La Crosse County, State of Wisconsin, do hereby grant to the **City of La Crosse**, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent easement to lay, maintain, operate, repair and remove public utilities and appurtenant facilities within a strip through, over and under the following described real estate, to-wit:

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

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 deed 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:

**Minnwest Bank
WBD, Inc.**

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. maybe placed in the easement. The City will be responsible for removal and replacement, if required for utility maintenance or replacement.
2. Above grade structures, such as buildings, towers, power poles, billboards, etc. are not permitted in the easement without approval of the Board of Public Works.
3. Readily removable/replaceable signs (single post signs) are permitted.
4. Tree and shrub planting are not permitted within the easement without approval of the Board of Public Works. Flower and/or vegetable gardens are permitted, but the City is not responsible for any repairs, damages, losses or replacements to the garden if it is disturbed for utility maintenance, replacement or removal.
5. The City may, at the City's option, cut brush and trees and/or mow grass and weeds in utility easements.
6. If the City disturbs grassed areas for utility maintenance, replacement or removal, the City will restore with seed and/or sod at the City's option. The City will provide erosion control measures.
7. The ground surface grade in the easement may not be changed more than one foot without prior approval of the Board of Public Works.

This space is reserved for recording data

Return to
City of La Crosse
c/o Right of Way Professionals Inc
Attn: Adam Literski
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
09-01358-001

Legal Description of Acquisition
WATER MAIN EASEMENT DESCRIPTION

Part of Lot 1 of Certified Survey Map recorded in Volume 16, Page 25 as Document Number 1638582, located in the Northwest Quarter of the Northeast Quarter of Section 33, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin and described as follows:

Commencing at the northeast corner of said Section 33; thence North 89°35'53" West coincident with the north line of said Northeast Quarter a distance of 1740.56 feet to the westerly right-of-way line of State Highway 16, the northeast corner of said Lot 1 and the point of beginning; thence South 15°24'44" East coincident with said westerly right-of-way line a distance of 161.89 feet to the beginning of a curve; thence southeasterly coincident with said westerly right-of-way line a distance of 89.63 feet on said curve to the southeast corner of said Lot 1, said curve being concave westerly, having a radius of 1095.92 feet, chord bearing South 12°51'03" East and chord length of 89.61 feet; thence South 73°26'26" West coincident with the southerly line of said Lot 1 a distance of 12.52 feet; thence North 01°24'56" East a distance of 36.71 feet; thence North 15°05'15" West a distance of 159.00 feet; thence North 55°35'24" West a distance of 26.93 feet; thence North 07°51'40" West a distance of 42.08 feet to the north line of said Northeast Quarter; thence South 89°35'53" East coincident with said north line a distance of 17.50 feet to the point of beginning.

Exhibit "A" attached hereto and made part hereof.

STATEMENT TO CONSTRUCTION ENGINEER

City of La Crosse

RE1528 01/2023 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Matzke Properties LAX, LLC	Property Address N2883 STATE ROAD 16 LA CROSSE 54601	Area code - phone Home: Cell:
	Mailing Address N2883 STATE ROAD 16 LA CROSSE WI 54601	Work: Email:
Tenant, if any	Property Address	Area code - phone Home: Cell:
	Mailing Address	Work: Email:

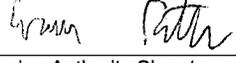
Commitments made (fences, driveways, trees, drainage or other items):

- When the contractor is actively working on the driveway, they will be required to maintain reasonable access, but there may be times when access cannot be given. After the pipeline work is completed, a temporary gravel driveway may be used until the concrete restoration crew arrives. When the concrete crew arrives, multiple pours will be used to maintain access to the property.

Other matters of interest and owner concerns:

	3/3/2026		3-3-26
Property Owner Signature	Date	Negotiator Signature	Date
Charlie Matzke owner		Adam Literski	
Print Name and Title		Print Negotiator Name	

Commitments Approved:

	Civil Engineer P.E.	3/3/2026
Approving Authority Signature and Title		Date
Evan Rothwell		
Print Approving Authority Name		

Project ID
Water Main Easement

County
La Crosse

Parcel No.
B