

# RIGHT OF WAY PROFESSIONALS, INC.

*PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT*

January 26, 2021

VIA EMAIL

Scott Dunnum  
City of La Crosse  
400 La Crosse Street, 4<sup>th</sup> 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 1

Dear Mr. Dunnum:

Enclosed is a signed copy of the conveyance, partial release of mortgage, Nominal Payment Parcel-Waiver of Appraisal form, Statement to Construction Engineer form and W9 form for Parcel 1 on the Various Intersections project ID: 1641-03-25. This bank needs to be named on the check with the owners. Please be sure to name the bank on the check too. Thank you!!

The amount of the offer was based on the approved Nominal Payment Parcel Report on 10-22-20 and there is an increase of \$2,900 for a negotiated settlement. If you are in agreement, please return a check payable to the following individuals for the following amount:

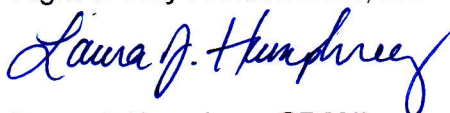
Parcel	Check Payable To	Amount of Payment
1	Chad & Crystal M. Kuhnke & Genoa State Bank E723 Malin Road Genoa, WI 54632	\$3,500.00

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

**PARTIAL RELEASE OF MORTGAGE**

RE1549 03/2019 Ch. 32 Wis. Stats.

The undersigned releases from the lien and operation of a mortgage executed by **Chad Kuhnke and Crystal M. Kuhnke, husband and wife, as survivorship marital property**, (Borrower) to **Genoa State Bank Branch of Bank of Ontario**, (Lender) recorded in the office of the Register of Deeds of La Crosse County, Wisconsin as **Document Number 1656958**, only the following portion of the mortgaged real estate in the above-identified county:

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

This space is reserved for recording data

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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

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Parcel Identification Number/Tax Key Number  
 17-50323-370

The undersigned retains a lien upon the balance of the premises not previously released that is described in said mortgage, and certifies that the undersigned has the right to release said mortgage.

**CORPORATE ACKNOWLEDGEMENT**

**INDIVIDUAL ACKNOWLEDGEMENT**

**Genoa State Bank Branch of Bank of Ontario**

Corporation/Bank Name  
 \_\_\_\_\_  
 Officer Signature Geri M. Fox, SVP Date 01/22/2021

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Print Name and Title Geri M. Fox, SVP  
 Officer Signature Jodi A. Pedretti, Cashier Date 01/22/2021

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Print Name and Title Jodi A. Pedretti, Cashier

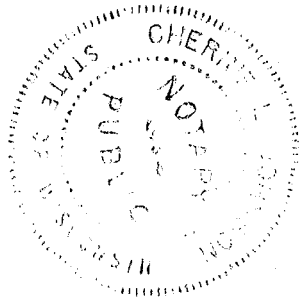
Date \_\_\_\_\_  
 State of Wisconsin )  
 ) ss.  
Vernon County )

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

Cherrie L. Johnson  
 Signature, Notary Public, State of Wisconsin

Cherrie L. Johnson  
 Print Name, Notary Public, State of Wisconsin

01/14/2025  
 Date Commission Expires



Project ID  
1641-03-25

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

Parcel No.  
1

**WARRANTY DEED**

Exempt from fee [s. 77.25(2r) Wis. Stats.]  
RE1560 05/2020

THIS DEED, made by **Chad Kuhnke and Crystal M. Kuhnke, husband and wife, as survivorship marital property**, GRANTOR, conveys and warrants the property described below to the **City of La Crosse, GRANTEE**, for the sum of **Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00)**.

Any person named in this deed 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 deed shall be treated as the award, and the date the deed 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:  
**Genoa State Bank Branch of Bank of Ontario**

This is not homestead 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  
17-50323-370

Chad Kuhnke 1-22-2021  
Signature Date

Chad Kuhnke  
Print Name

Crystal Kuhnke 1-22-2021  
Signature Date

Crystal M. Kuhnke  
Print Name

January 22, 2021

Date

State of Wisconsin

Vernon County ) ss.

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

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

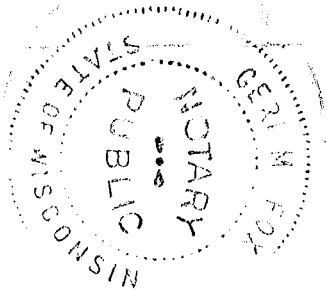
Gerri M. Fox  
Signature, Notary Public, State of Wisconsin

Gerri M. Fox

Print Name, Notary Public, State of Wisconsin

03/23/2022

Date Commission Expires



Q J 8 0 4 6 4 4

Project ID  
1641-03-25

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

Parcel No.  
1

## LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said section; thence along the South line of said 1/4 section South 89°50'40" West 936.38 feet to a point; thence North 38°30'44" West 303.90 feet to a point; thence South 35°17'50" West 52.36 feet to a point on the Westerly line of Mormon Coulee Road and the point of beginning of lands to be described; thence South 51°29'16" West 2.00 feet to a point; thence North 37°34'48" West 5.00 feet to a point; thence North 84°59'41" West 13.24 feet to a point on the Southerly line of Shelby Road; thence North 47°19'52" East along said Southerly line 5.80 feet to a point on the Westerly line of Mormon Coulee Road; thence South 85°07'28" East along said Westerly line 8.10 feet to a point; thence South 37°34'48" East along said Westerly line 8.97 feet to the point of beginning.

This parcel contains 0.001 acres, more or less.

Also, a **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 Southeast 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said section; thence along the South line of said 1/4 section South 89°50'40" West 936.38 feet to a point; thence North 38°30'44" West 303.90 feet to a point; thence South 35°17'50" West 52.36 feet to a point on the Westerly line of Mormon Coulee Road and the point of beginning of lands to be described; thence South 37°34'48" East along said Westerly line 5.03 feet to a point; thence North 84°59'41" West 26.95 feet to a point on the Southerly line of Shelby Road; thence North 47°19'52" East along said Southerly line 8.12 feet to a point; thence South 84°59'41" East 13.24 feet to a point; thence South 37°34'48" East 5.00 feet to a point; thence North 51°29'16" East 2.00 feet to the point of beginning.

This parcel contains 0.003 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) Chad Kuhnke and Crystal M. Kuhnke	Area and interest required 0.001 acres of Land, 0.003 acres of Temporary Limited Easement (TLE)
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**Allocation**

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land		0.001	Acres	\$436,000.00	\$436.00
Temporary Limited Easement (TLE)	0.003 acres x \$435,600/ac x .00546 x 18 months = \$128	0.003	Acres	\$42,666.67	\$128.00
Negotiated Settlement					\$2,900.00

Total Allocation                    \$564.00  
    \$3,464.00  
 Rounded To                            \$600.00  
    \$3,500.00

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.

X *Chad Kuhnke*                    1-22-2021  
 Owner Signature                    Date  
 Chad Kuhnke

X *Crystal M. Kuhnke*                    1-22-21  
 Owner Signature                    Date  
 Crystal M. Kuhnke

Approved for City of La Crosse

For Office Use Only

City of La Crosse Signature                    Date



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

Project ID  
 1641-03-25

Parcel No  
 1

# STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Chad Kuhnke and Crystal M. Kuhnke	Property Address 4430 Mormon Coulee Road La Crosse, WI 54601 Mailing Address E723 Malin Road, Genoa, WI 54632	Area code - phone Home: Cell: 608-397-2657 Work:
Tenant, if any	Property Address 4430 Mormon Coulee Road 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):

- NONE

Other matters of interest and owner concerns:

- NONE

*Chad Kuhnke*  
 Property Owner Signature

1-22-2021  
 Date

*Laura J. Humphrey*  
 Negotiator Signature

1-25-2021  
 Date

*Crystal M. Kuhnke*  
 Property Owner Signature

1-22-21  
 Date

Laura J. Humphrey  
 Print Negotiator Name

### Commitments Approved:

\_\_\_\_\_  
 Approving Authority Signature and Title

\_\_\_\_\_  
 Print Approving Authority Name

\_\_\_\_\_  
 Date



Project ID  
 1641-03-25

County  
 La Crosse

Parcel No.  
 1