

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

November 30, 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 2

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 2 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:

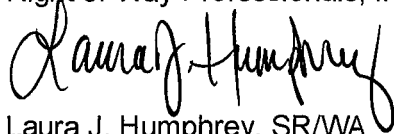
Parcel	Check Payable To	Amount of Payment
2	River Bank 4000 Corporate Drive Holmen, WI 54636	\$600.00

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

DEED BY CORPORATION

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1546 05/2020

THIS DEED, made by **River Bank, a Wisconsin Banking Corporation**, a corporation duly organized and existing under the laws of the State of **Wisconsin** and duly authorized to transact business in the State of Wisconsin, with its principal place of business at **4401 Mormon Coulee Road, City of La Crosse, County of La Crosse, State of Wisconsin**, GRANTOR, conveys and warrants the property described below to the **City of La Crosse**, GRANTEE, for the sum of **Six Hundred and 00/100 Dollars (\$600.00)**.

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: None.

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
17-50314-45

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of GRANTOR corporation.

CORPORATE ACKNOWLEDGEMENT:

River Bank, a Wisconsin Banking Corporation
Corporation Name

By: [Signature]
Officer Signature

11/16/20
Date

11-16-20
Date

State of Wisconsin

La Crosse County)

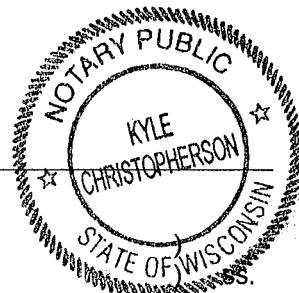
On the above date, this instrument was acknowledged before me by the named person(s).

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

[Signature]
Signature, Notary Public, State of Wisconsin

Kyle Christopherson
Print Name, Notary Public, State of Wisconsin

4-8-21
Date Commission Expires



Brian Spreuer, President and CEO
Print Name and Title



Q J B Q 4 6 5 3

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

Project ID
1641-03-25

Parcel No.
2

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 380.08 feet to a point; thence North 45°50'43" East 32.74 feet to a point on the Easterly line of Mormon Coulee Road and the point of beginning of lands to be described; thence North 38°20'36" West along said Easterly line 5.00 feet to a point; thence South 89°18'18" East 7.73 feet to a point on the Northerly line of Broadview Place; thence South 50°22'34" West along said Northerly line 6.00 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 380.08 feet to a point; thence North 45°50'43" East 32.74 feet to a point on the Easterly line of Mormon Coulee Road; thence North 38°20'36" West along said Easterly line 5.00 feet to the point of beginning of lands to be described; thence continuing North 38°20'36" West along said Easterly line 10.00 feet to a point; thence South 89°18'18" East 23.18 feet to a point on the Northerly line of Broadview Place; thence South 50°22'34" West along said Northerly line 12.00 feet to a point; thence North 89°18'18" West 7.73 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) River Bank, a Wisconsin Banking Corporation	Area and interest required 0.001 acres of Land, 0.003 acres of Temporary Limited Easement (TLE)
--	---

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

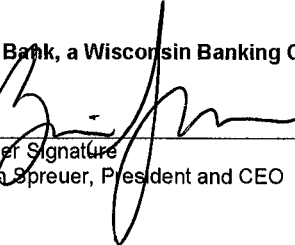
Total Allocation \$564.00
Rounded To \$600.00

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.

River Bank, a Wisconsin Banking Corporation

X  11/16/20
 Owner Signature Date
 Brian Spreuer, President and CEO

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
 1641-03-25

Parcel No
 2

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) River Bank, a Wisconsin Banking Corporation	Property Address 4401 Mormon Coulee Road La Crosse, WI 54601	Area code - phone Home: Cell: 608-667-4124
	Mailing Address 4401 Mormon Coulee Road La Crosse, WI 54601	Work: 608-788-6300
Tenant, if any	Property Address	Area code - phone Home: Cell:
	Mailing Address	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):

- Please use caution during construction as there is a River Bank sign located just behind the Temporary Limited Easement area. This sign will not be impacted by our construction project.

Other matters of interest and owner concerns:

- NONE

River Bank, a Wisconsin Banking Corporation

Property Owner Signature

Date

11/16/20

Negotiator Signature

Date

Laura J. Humphrey

Print Negotiator Name

11-23-20

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J 8 Q 4 5 9 5

Project ID
1641-03-25

County
La Crosse

Parcel No.
2