

# RIGHT OF WAY PROFESSIONALS, INC.

*PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT*

February 23, 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: 7575-07-23, STH 16, La Crosse Street  
City of La Crosse, La Crosse County  
Parcel 26

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 26 on the La Crosse Street project ID: 7575-07-23.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 1-11-21. If you are in agreement, please return a check payable to the following individuals for the following amount:

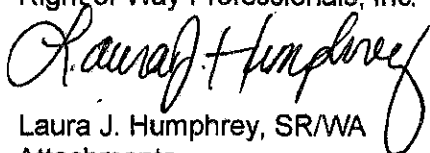
Parcel	Check Payable To	Amount of Payment
26	ADY Investments, LLC PO Box 863 West Salem, WI 54669-0863	\$300.00

Please return the check 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.

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 **ADY Investments, LLC**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Three Hundred and 00/100 Dollars (\$300.00)** for the purpose of **sloping and grading**.

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  
17-20075-120

In executing this document, the undersigned affirms that he/she is the manager/member of **ADY Investments, LLC**, and is duly authorized by the corporation to execute this document.

**ADY Investments, LLC**

By: [Signature] 2-17-21  
Signature Date  
Jan Kohnke owner  
Print Name and Title

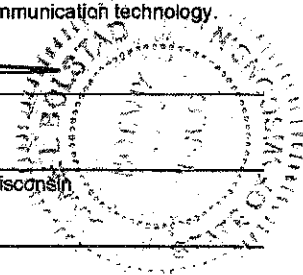
2/17/21  
Date  
State of Wisconsin )  
La Crosse County ) ss.

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.

By: \_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name and Title

[Signature]  
Signature, Notary Public, State of Wisconsin  
Anne Bolstad  
Print or Type Name, Notary Public, State of Wisconsin  
11/20/21  
Date Commission Expires



Project ID  
7575-07-23

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

Parcel No.  
26

**LEGAL DESCRIPTION**

Parcel 26 of Transportation Project Plat 7575-07-23-4.04, filed electronically as Document Number 1755920, Volume TPP CAB, Page 115B, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 26 consist of:

**Temporary limited easement.**

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL  
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) ADY Investments, LLC	Area and interest required 97.00 sq. ft. of Temporary Limited Easement (TLE)
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**Allocation**

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	97 sf x \$4/sf x .00355 x 28 months = \$39	97.00	Sq Ft	\$0.40	\$39.00
Appraiser Rounding	\$261				\$261.00

Total Allocation \$300.00  
Rounded To \$300.00

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.

ADY Investments, LLC

X *[Signature]* 2-17-21  
Owner Signature Date

X \_\_\_\_\_  
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

*Laura J. Humphrey* 2-23-21  
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  
7575-07-23

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**STATEMENT TO CONSTRUCTION ENGINEER**

RE1528 10/2018 s. 84.09 Wis. Stats.

*Copies to: project engineer and owner*

Owner Name(s) ADY Investments, LLC	Property Address 644 23rd Street N. La Crosse, WI 54601	Area code - phone Home: Cell: Work:
	Mailing Address Timber Oaks Rd Hokah, MN 55941	
Tenant, if any	Property Address 644 23rd Street N. 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):

- NONE

Other matters of interest and owner concerns:

- NONE

owner Jay Yahnke 2-17-21 Laura J. Humphrey 2-23-21  
 Property Owner Signature, Print Name & Title Date Negotiator Signature Date  
 \_\_\_\_\_  
 Property Owner Signature, Print Name & Title Date Laura J. Humphrey Print Negotiator Name

**Commitments Approved:**

Approving Authority Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Craig A. Fisher, P.E., Project Manager WisDOT  
 Print Approving Authority Name and Title  
 \_\_\_\_\_  
 Approving Authority Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Scott Dunnum, Project Manager, City of La Crosse



Project ID  
7575-07-23

County  
La Crosse

Parcel No.  
26