

RIGHT OF WAY PROFESSIONALS, INC.
PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

January 4, 2021

VIA EMAIL

Scott Dunnum
City of La Crosse
400 La Crosse Street, 4th Floor
La Crosse, WI 54601

Re: Project ID: 5220-04-24, West Avenue (King Street and Badger Street)
City of La Crosse, La Crosse County
Parcel 6

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 6 on the West Avenue project ID: 5220-04-24.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 10-8-20. If you are in agreement, please return a check payable to the following individuals for the following amount:

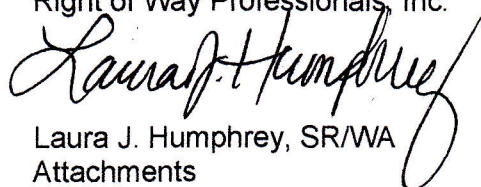
Parcel	Check Payable To	Amount of Payment
6	Bertha H. Hoch 1203 Badger Street La Crosse, WI 54601	\$950.00

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

WARRANTY DEED

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

THIS DEED, made by **Bertha Hoch a/k/a Berth H. Hoch**, GRANTOR, conveys and warrants the property described below to the **City of La Crosse**, GRANTEE, for the sum of **Nine Hundred Fifty and 00/100 Dollars (\$950.00)**.

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.

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
17-20162-30

James M. Poehling 12-9-2020
Signature Date
James Poehling as Power of Attorney for Bertha H. Hoch
Print Name

12-9-2020
Date

State of Wisconsin

La Crosse County) ss.

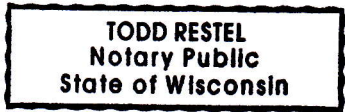
On the above date, this instrument was acknowledged before me by the named person(s).

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

Todd Restel
Signature, Notary Public, State of Wisconsin

Todd Restel
Print Name, Notary Public, State of Wisconsin

3/13/2024
Date Commission Expires



Project ID
5220-04-24

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

Parcel No.
6

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 Northeast 1/4 of the Southwest 1/4 of Section 32, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section; thence along the East line of said 1/4 section North 02°16'23" West 1669.65 feet to a point on the North line of Badger Street and the point of beginning of lands to be described; thence South 89°42'18" West along said North line 6.50 feet to a point; thence North 02°16'23" West 2.50 feet to a point; thence North 89°42'18" East 3.50 feet to a point; thence North 02°16'23" West 12.07 feet to a point; thence North 89°39'39" East 3.00 feet to a point on the East line of said Southwest 1/4 Section; thence South 02°16'23" East along said East line 14.58 feet to the point of beginning.

This parcel contains 0.001 Acres, more or less.

Also,

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 Northeast 1/4 of the Southwest 1/4 of Section 32, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section; thence along the East line of said 1/4 section North 02°16'23" West 1669.65 feet to a point on the North line of Badger Street; thence South 89°42'18" West along said North line 6.50 feet to the point of beginning of lands to be described; thence continuing along said North line South 89°42'18" West 18.50 feet to a point; thence North 00°17'42" West 7.00 feet to a point; thence North 89°42'18" East 16.75 feet to a point; thence North 02°16'23" West 12.57 feet to a point; thence North 89°39'39" East 8.00 feet to a point on the East line of said Southwest 1/4 Section; thence South 02°16'23" East along said East line 5.00 feet to a point; thence South 89°39'39" West 3.00 feet to a point; thence South 02°16'23" East 12.07 feet to a point; thence South 89°42'18" West 3.50 feet to a point; thence South 02°16'23" East 2.50 feet to the point of beginning.

This parcel contains 0.005 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) Bertha H. Hoch	Area and interest required 0.001 acres of Land 0.005 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)	0.005 acres x \$435,600/acre x .00546 x 18 months	0.005	Acres	\$44,000.00	\$220.00
Site Improvements	1 tree				\$250.00

Total Allocation \$906.00
Rounded To \$950.00

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 James Poehling 11-24-20
Owner Signature Date
James Poehling as Power of Attorney for Bertha H. Hoch



Approved for City of La Crosse

For Office Use Only

City of La Crosse Signature

Date



0 J 8 3 0 3 5 9

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

Project ID
5220-04-24

Parcel No
6

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Bertha H. Hoch	Property Address 1203 Badger Street La Crosse, WI 54601	Area code - phone Home: 608-452-2275 Cell: 608-792-5615
	Mailing Address c/o James Poehling, POA W2701 Evans Dwyer Road Coon Valley, WI 54623	Work:
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.

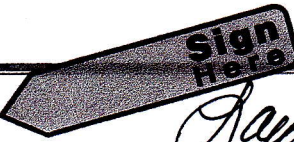
Commitments made (fences, driveways, trees, drainage or other items):

- The City compensated the owners for one tree that will be impacted by construction.

*owner to remove the tree
JMP*

Other matters of interest and owner concerns:

- NONE

<i>James M Poehling POA</i>	<i>11-24-20</i>		<i>Laura J. Humphrey</i>	<i>1-4-21</i>
Property Owner Signature	Date	Negotiator Signature		Date
		Laura J. Humphrey		
		Print Negotiator Name		

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J 8 3 0 3 6 8

Project ID
5220-04-24

County
La Crosse

Parcel No.
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