

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

April 13, 2021

VIA EMAIL

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

Re: Project ID: 7575-07-23, STH 16, La Crosse Street
City of La Crosse, La Crosse County
Parcel 17

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 17 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. The owners signed for an additional \$200 to reinstall their irrigation head. 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
17	Robert B. Michaels Lilah M. Michaels 702 23 rd Street N. La Crosse, WI 54601	\$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

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 **Robert B. Michaels and Lilah M. Michaels, husband and wife, as survivorship marital property**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of Five Hundred and 00/100 Dollars (\$~~5000~~) 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

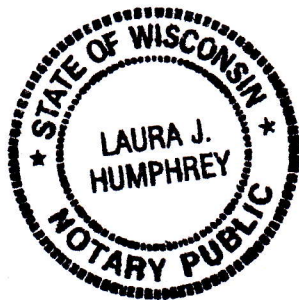
Parcel Identification Number/Tax Key Number
17-20042-050

RA n
Signature Date 4/7/21

Robert B. Michaels
Print Name

Lilah M. Michaels
Signature Date 4/7/21

Lilah M. Michaels
Print Name



April 7, 2021
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.

Laura J. Humphrey
Signature, Notary Public, State of Wisconsin

Laura J. Humphrey
Print or Type Name, Notary Public, State of Wisconsin

Feb. 18, 2022
Date Commission Expires



Q J 8 4 6 0 3 3

Project ID
7575-07-23

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

Parcel No.
17

LEGAL DESCRIPTION

Parcel 17 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 17 consist of:

Temporary limited easement.

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Robert B. Michaels and Lilah M. Michaels	Area and interest required 71.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	71 sf x \$4/sf x .00355 x 28 months = \$28	71.00	Sq Ft	\$0.39	\$28.00
Site Improvements	1 irrigation head \$250 \$450				\$250.00 \$450.00
Appraiser Rounding	\$22				\$22.00

*RBM.
dgH
lw*

Total Allocation ~~\$300.00~~ **\$500.00**
Rounded To ~~\$300.00~~ **\$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 *Robert B. Michaels* 4-7-21
Owner Signature Date
Robert B. Michaels

X *Lilah M. Michaels* 4-7-21
Owner Signature Date
Lilah M. Michaels

Approved for City of La Crosse

For Office Use Only

Cory Schlager 4/8/2021
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

Parcel No
17

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Robert B. Michaels and Lilah M. Michaels	Property Address 702 23rd Street N. La Crosse, WI 54601	Area code - phone Home: 608-782-4690 Cell: 608-386-2622
	Mailing Address 702 23rd Street N. La Crosse, WI 54601	Cell: 608-317-5452
Tenant, if any	Property Address	Area code - phone Home: Cell:
	Mailing Address	Work:

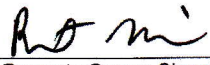
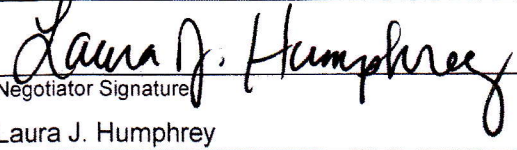
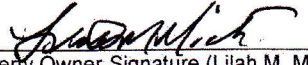
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- The owners have an underground sprinkler system. The owners were compensated to relocate the one irrigation head located within the Temporary Limited Easement area. If any irrigation heads are located between the sidewalk and the road, they will be removed during construction as they are within the existing right of way along La Crosse Street. It is the owner's responsibility to relocate these items on or before October 1, 2021.

Other matters of interest and owner concerns:

- None.

	4/7/21		4-7-21
Property Owner Signature (Robert B. Michaels)	Date	Negotiator Signature	Date
	4/7/21	Laura J. Humphrey	
Property Owner Signature (Lilah M. Michaels)	Date	Print Negotiator Name	

Commitments Approved:

Craig Fisher Digitally signed by Craig Fisher
Date: 2021.04.12 05:31:13 -05'00'

Approving Authority Signature

Craig A. Fisher, P.E., Project Manager WisDOT

Print Approving Authority Name and Title

Approving Authority Signature

Scott Dunnun, Project Manager, City of La Crosse

_____ Date

_____ Date



Project ID 7575-07-23	County La Crosse	Parcel No. 17
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