

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 3

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 3 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
3	William J. Berge W3796 Highland Drive La Crosse, WI 54601	\$350.00

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

LEGAL DESCRIPTION

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 Southwest 1/4 of the Southeast 1/4 of Section 5, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said section; thence along the West line of said 1/4 section North 03°08'09" East 1271.43 feet to a point; thence North 84°23'25" East 38.88 feet to a point on the Easterly line of West Avenue South and the point of beginning of lands to be described; thence North 49°49'01" East along said Easterly line 24.72 feet to a point on the South line of Jackson Street; thence South 89°55'55" East along said South line 15.48 feet to a point; thence South 49°49'01" West 45.96 feet to a point on the Easterly line of West Avenue South; thence North 03°08'09" East along said Easterly line 13.74 feet to the point of beginning.

This parcel contains 0.008 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) William J. Berge	Area and interest required 0.008 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	0.008 acres x \$435,600/ac x .00546 x 18 months = \$342	0.008	Acres	\$42,750.00	\$342.00

Total Allocation \$342.00
Rounded To \$350.00

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 William J. Berge 11/18/20
Owner Signature Date
William J. Berge

Approved for City of La Crosse

For Office Use Only

Agency Approval _____ Date _____
City of La Crosse Signature _____ Date _____



Q J 8 0 4 6 0 1

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

Project ID
1641-03-25

Parcel No
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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) William J. Berge	Property Address 1003 West Avenue South La Crosse, WI 54601	Area code - phone Home: Cell: 608-783-3080
	Mailing Address W3796 Highland Drive, La Crosse, WI 54601	Work: 608-782-1375
Tenant, if any	Property Address 1003 West Avenue South La Crosse, WI 54601	Area code - phone Home: Cell:
	Mailing Address	Work:

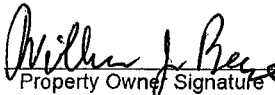
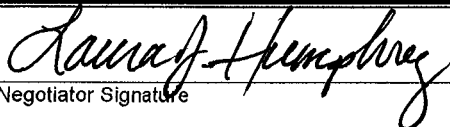
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- Bob's Auto Service sign will be worked around during construction and not impacted.

Other matters of interest and owner concerns:

- NONE

	11/20/20		11-30-20
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



Project ID
1641-03-25

County
La Crosse

Parcel No.
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