

# RIGHT OF WAY PROFESSIONALS, INC.

*PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT*

March 2, 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 3

Dear Mr. Dunnum:

Enclosed is a signed copy of the conveyance, Corporate Resolution, Nominal Payment Parcel-Waiver of Appraisal form, Statement to Construction Engineer form and W9 form for Parcel 3 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:

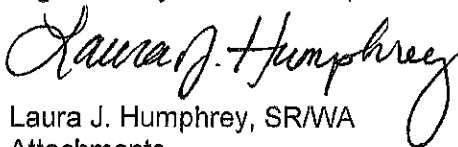
Parcel	Check Payable To	Amount of Payment
3	Oak Grove Cemetery Association 1407 La Crosse Street La Crosse, WI 54601	\$1,150.00

Please return the check & 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 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



## Corporate Resolution

**RE: STH 16/La Crosse Street Road Project**

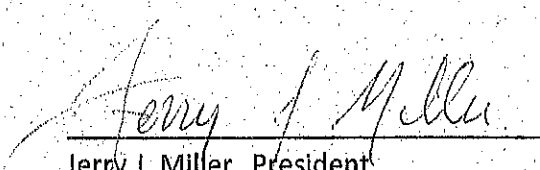
- ♦ Burial Services
- ♦ Chapel
- ♦ Grave Sites
- ♦ Monuments and Markers
- ♦ Cremation Services
- ♦ Urns
- ♦ Mausoleum
- ♦ Pre-arrangement Counseling

On February 24, 2021, the Oak Grove Cemetery Association Board of Trustees approved the following:

**Enter into an agreement with WisDOT and the City of La Crosse giving WisDOT and the City of La Crosse a Temporary Limited Easement for the STH 16/La Crosse Street road project.**

The Board of Trustees has authorized the following trustees to sign the necessary documents on behalf of the Oak Grove Cemetery Association:

Jerry J. Miller, President

  
\_\_\_\_\_  
Jerry J. Miller, President  
Oak Grove Cemetery Assn.

  
\_\_\_\_\_  
Date

**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 **Oak Grove Cemetery Association**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **One Thousand One Hundred Fifty and 00/100 Dollars (\$1,150.00)** 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  
17-20261-020, 17-20258-120, 17-20247-100,  
17-20139-070

The sale of the above-described property was duly authorized by resolution of the Cemetery Association's board of trustees at a meeting held 2/24/2021 (date).

**Oak Grove Cemetery Association**

By: Jerry J. Miller 2/24/21  
Signature Date

Jerry J. Miller, Trustee and Board President  
Print Name and Title

FEBRUARY 24, 2021  
Date

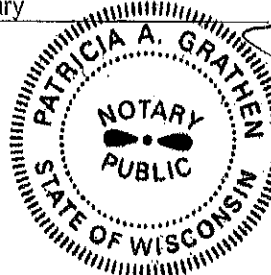
State of Wisconsin )  
LA Crosse ) ss.  
County

By: Lu Cagin 2/24/21  
Signature Date

Lu Cagin, Trustee and Board Secretary  
Print Name and Title

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.



Patricia A. Grathen  
Signature, Notary Public, State of Wisconsin

Patricia A. Grathen  
Print or Type Name, Notary Public, State of Wisconsin

7-30-2023  
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.  
3

## LEGAL DESCRIPTION

Parcel 3 of Transportation Project Plat 7575-07-23-4.01, filed electronically as Document Number 1755889, Volume TPP CAB, Page 114A, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 3 consist of:

**Temporary limited easement.**

Also, Parcel 3 of Transportation Project Plat 7575-07-23-4.02, filed electronically as Document Number 1755918, Volume TPP CAB, Page 114B, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 3 consist of:

**Temporary limited easement.**

Also, Parcel 3 of Transportation Project Plat 7575-07-23-4.03, filed electronically as Document Number 1755919, Volume TPP CAB, Page 115A, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 3 consist of:

**Temporary limited easement.**

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Oak Grove Cemetery Association	Area and Interest required 2,389.00 sq. ft. of Temporary Limited Easement (TLE)
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**Allocation**

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	2,136 sf 52 sf 651 sf = 2,839 sf x \$4/sf x .00355 x 28 months = \$1,129	2,389.00	Sq Ft	\$0.47	\$1,129.00
Appraiser Rounding	\$21				\$21.00

Total Allocation \$1,150.00  
Rounded To \$1,150.00

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.

Oak Grove Cemetery Association

x Jerry J. Miller 2/24/21  
Owner Signature Date

x L.A. Cagin 2-24-21  
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Laura J. Humphrey 3-2-21  
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

Parcel No  
3



U. S. TREASURY DEPARTMENT  
INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR

DETERMINATION LETTER  
MIL-80-64-18

P. O. Box 1157 - Federal Bldg., Room 610  
Broadway 2 8600 Extension 442  
Milwaukee, Wisconsin - 53201

IN REPLY REFER TO  
FORM 2955

AM:PRM

February 12, 1964

Oak Grove Cemetery Association  
of La Crosse  
1457 La Crosse Street  
La Crosse, Wisconsin - 54601

INTERNAL REVENUE CODE
SECTION 501(C) 1
ACCOUNTING PERIOD END- ING
December 31

501(c) 13

Gentlemen:

Based upon the evidence submitted, it is held that you are exempt from Federal income tax under the provisions of the Internal Revenue Code section indicated above. Any questions concerning taxes levied under other subtitles of the Code should be submitted to us.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code and are required to file Form 990-T for the purpose of reporting unrelated business taxable income. Any changes in your character, purposes or method of operation should be reported immediately to this office. You should also report any change in your name or address. You are required to file an information return, Form 990, annually, after the close of your annual accounting period, indicated above.

This is a determination letter.

Very truly yours,

*E. J. Nelson*  
E. J. Nelson  
District Director

Voluntary contributions made to the Association, the funds of which are irrevocably dedicated to the care of the cemetery as a whole, are deductible by the donors as charitable contributions under section 170(e)(5) of the Internal Revenue Code.

**STATEMENT TO CONSTRUCTION ENGINEER**

RE1528 10/2018 s. 84.09 Wis. Stats.

*Copies to: project engineer and owner*

Owner Name(s) Oak Grove Cemetery Association	Property Address 1303 La Crosse Street, 1401 La Crosse Street, 1407 La Crosse Street La Crosse, WI 54601 Mailing Address 1407 La Crosse Street La Crosse, WI 54081	Area code - phone Home: Cell: Work: 608-782-6956
Tenant, if any	Property Address 1303 La Crosse Street, 1401 La Crosse Street, 1407 La Crosse Street La Crosse, WI 54601 Mailing Address	Area code - phone Home: Cell: Work:

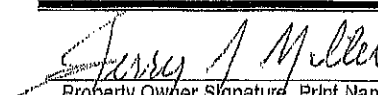
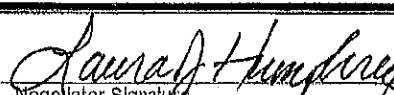
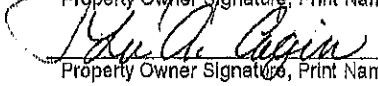
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- There is fencing within the Temporary Limited Easement area that will be worked around and not impacted during construction.
- Landscaping will be avoided and worked around during construction.

Other matters of interest and owner concerns:

- None.

 Property Owner Signature, Print Name & Title	2/27/21 Date	 Negotiator Signature	3-2-21 Date
 Property Owner Signature, Print Name & Title	2/24/21 Date	Laura J. Humphrey Print Negotiator Name	

**Commitments Approved:**

**Craig Fisher**

Digitally signed by Craig Fisher  
 Date: 2021.03.02 12:37:24 -06'00'

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.  
3