

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

February 18, 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 13

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 13 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:

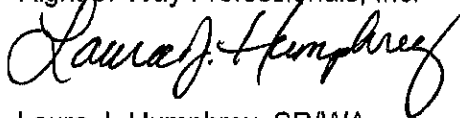
Parcel	Check Payable To	Amount of Payment
13	JLA Revocable Living Trust c/o Jeffrey L. Arneson 2209 La Crosse Street La Crosse, WI 54601	\$300.00

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

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 **Jeffrey L. Arneson as trustee of JLA Revocable Living Trust**, 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
17-20045-050

Jeffrey L. Arneson as Trustee of JLA Revocable Living Trust, in executing this instrument, certifies and affirms that he is the duly appointed trustee of the Jeffrey L. Arneson as Trustee of JLA Revocable Living Trust and that he has the authority to execute this instrument on behalf of the trust.

JLA Revocable Living Trust

Jeffrey L. Arneson
Signature
February 18, 2021
Date

Jeffrey L. Arneson, Trustee
Print Name

February 18, 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: X 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

February 18, 2022
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.
13

LEGAL DESCRIPTION

Parcel 13 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 13 consist of:

Temporary limited easement.

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) JLA Revocable Living Trust c/o Jeffrey L. Arneson	Area and interest required 19.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	19 sf x \$4/sf x .00355 x 28 months = \$8	19.00	Sq Ft	\$0.42	\$8.00
Appraiser Rounding	\$292				\$292.00

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.

JLA Revocable Living Trust

X Jeffrey L. Arneson 2/8/21
Owner Signature Date
Jeffrey L. Arneson, Trustee

Approved for City of La Crosse

For Office Use Only

Laura J. Humphrey 2-11-21
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) JLA Revocable Living Trust c/o Jeffrey L. Arneson, Trustee	Property Address 2209 La Crosse Street La Crosse, WI 54601	Area code - phone Home: Cell: 608-784-2171
	Mailing Address 2209 La Crosse Street La Crosse, WI 54601	Work:
Tenant, if any	Property Address	Area code - phone Home: Cell: Work:
	Mailing Address	

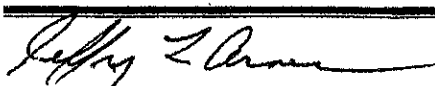
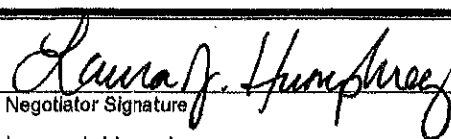
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- In the Temporary Limited Easement area there is a retaining wall that will remain as pedestrian curb will be placed in front.

Other matters of interest and owner concerns:

- None.

	2/18/21		2/11/21
Property Owner Signature	Date	Negotiator Signature	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	
Craig Fisher	
<small>Digitally signed by Craig Fisher Date: 2021.02.11 10:50:13 -06'00'</small>	
Approving Authority Signature	Date
Scott Dunnum, Project Manager, City of La Crosse	



Project ID
7575-07-23

County
La Crosse

Parcel No.
13