

# RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

February 15, 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 4

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 4 on the West Avenue 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:

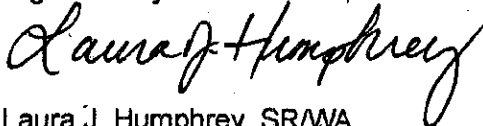
Parcel	Check Payable To	Amount of Payment
4	Diverse Enterprises, LLC 1 River Place Drive, APT 415 La Crosse, WI 54601	\$300.00

Please return the check 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.

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 **Diverse Enterprises, LLC, a Wisconsin Limited Liability Company**, 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

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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

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Parcel Identification Number/Tax Key Number  
 17-20140-030

*In executing this document, the undersigned affirms that she is the manager/member of Diverse Enterprises, LLC, a Wisconsin Limited Liability Company, and is duly authorized by the corporation to execute this document.*

**Diverse Enterprises, LLC, a Wisconsin Limited Liability Company**

By: Kathryn Schroeder 2/10/21 2-10-21  
Signature Date Date

Kathryn Schroeder, Member  
Print Name and Title

State of Wisconsin )  
La Crosse ) ss.  
County

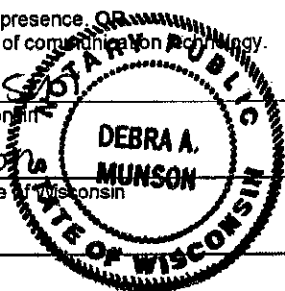
On the above date, this instrument was acknowledged before me by the named person(s).

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

Debra A. Munson  
Signature, Notary Public, State of Wisconsin

Debra A. Munson  
Print or Type Name, Notary Public, State of Wisconsin

10-10-22  
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.  
4

**LEGAL DESCRIPTION**

Parcel 4 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 4 consist of:

**Temporary limited easement.**

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Diverse Enterprises LLC	Area and interest required 134.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	134 sf x \$10/sf x .00355 x 28 months = \$133	134.00	Sq Ft	\$0.99	\$133.00
Appraiser Rounding	\$167				\$167.00

Total Allocation  
Rounded To \$300.00  
\$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.

Diverse Enterprises LLC

X Walter G. Schroeder 2/10/21 X  
 Owner Signature Date Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Laura J. Humphrey 2-15-21  
 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  
 4

**STATEMENT TO CONSTRUCTION ENGINEER**

RE1526 10/2018 s. 84.09 Wis. Stats.

*Copies to: project engineer and owner*

Owner Name(s) Diverse Enterprises LLC	Property Address 1258 La Crosse Street, 1260 La Crosse Street La Crosse, WI 54601	Area code - phone Home: Cell: 608-386-9295 Work:
	Mailing Address 1 Riverplace Drive, APT 415 La Crosse, WI 54601	
Tenant, if any	Property Address 1258 La Crosse Street, 1260 La Crosse Street La Crosse, WI 54601	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):

- NONE

Other matters of interest and owner concerns:

- NONE

<i>Kathryn G. Schroeder, member</i>	<i>2/10/21</i>	<i>Laura J. Humphrey</i>	<i>2-15-21</i>
Property Owner Signature, Print Name & Title	Date	Negotiator Signature	Date
Property Owner Signature, Print Name & Title	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	
Approving Authority Signature	Date
Scott Dunnum, Project Manager, City of La Crosse	



Project ID 7575-07-23	County La Crosse	Parcel No. 4
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