

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

March 13, 2026

VIA EMAIL

City of La Crosse
Attn: Kyle Coman
400 La Crosse Street
La Crosse, WI 54481

Re: Project ID: Water Main Easements
City of La Crosse, STH 16
La Crosse County
Parcel No. A, N2895 State Road 16

Enclosed is a signed copy of the conveyance, Statement to Construction Engineer form, and W9 form for Parcel A on the State Road 16 Water Main Easement project.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Amount of Payment
A	Les Manske & Sons, Inc. W4845 N. Chipmunk Road Stoddard, WI 54658-9728	\$10,000.00

Please return the check to me:
Right of Way Professionals, Inc.
Attn: Adam Literski
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds, following receipt of the check.

If you have questions, please call me at (715) 830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Adam Literski
Agent for The City of La Crosse

EASEMENT DEED FOR PUBLIC UTILITIES

For Ten Thousand and no/100 Dollars (\$10,000.00), the receipt whereof is hereby acknowledged, **Les Manske & Sons, Inc.** of the City of La Crosse, La Crosse County, State of Wisconsin, do hereby grant to the **City of La Crosse**, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent easement to lay, maintain, operate, repair and remove public utilities and appurtenant facilities within a strip through, over and under the following described real estate, to-wit:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

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 deed 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:
River Bank

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. maybe placed in the easement. The City will be responsible for removal and replacement, if required for utility maintenance or replacement.
2. Above grade structures, such as buildings, towers, power poles, billboards, etc. are not permitted in the easement without approval of the Board of Public Works.
3. Readily removable/replaceable signs (single post signs) are permitted.
4. Tree and shrub planting are not permitted within the easement without approval of the Board of Public Works. Flower and/or vegetable gardens are permitted, but the City is not responsible for any repairs, damages, losses or replacements to the garden if it is disturbed for utility maintenance, replacement or removal.
5. The City may, at the City's option, cut brush and trees and/or mow grass and weeds in utility easements.
6. If the City disturbs grassed areas for utility maintenance, replacement or removal, the City will restore with seed and/or sod at the City's option. The City will provide erosion control measures.
7. The ground surface grade in the easement may not be changed more than one foot without prior approval of the Board of Public Works.

This space is reserved for recording data

Return to
City of La Crosse
c/o Right of Way Professionals Inc
Attn: Adam Literski
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
09-01317-000

- 8. Concrete rubble, asphalt rubble, stone or rock exceeding 6" in the largest dimension (except as needed for rip-rap), demolition debris or other rubble shall not be placed within the easement.
- 9. Water service lines (building laterals, etc.) that are within the easement must have an isolation valve within the easement. Service isolation valves may be no nearer than six feet from the edge of the easement. The service isolation valve will be either an approved water main valve and valve box, or a service curb stop on lines 2" in diameter or less.
- 10. Valve boxes, manholes (personnel access ports), curb stop boxes, sewer cleanouts, pull boxes, hydrants, etc. must be accessible and maintained at surface grade.

Les Manske & Sons, Inc.

In executing this document, the undersigned affirms that he/she is the manager of Les Manske & Sons, Inc. and is duly authorized by the company to execute this document.

Mark Manske 3-11-26
 Signature Date

BY: Mark Manske Owner
 Print Name & Title

3-11-2026
 Date

 Signature Date

BY: _____
 Print Name & Title

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.

Adam Literksi
 Signature, Notary Public, State of Wisconsin

Adam Literksi
 Print Name, Notary Public, State of Wisconsin

4-21-26
 Date Commission Expires



Legal Description of Acquisition
WATER MAIN EASEMENT DESCRIPTION

Located in the Southwest Quarter of the Southeast Quarter of Section 28, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin and described as follows:

Commencing at the southeast corner of said Section 28; thence North $89^{\circ}35'53''$ West coincident with the south line of said Southeast Quarter a distance of 1740.56 feet to the westerly right-of-way line of State Highway 16 and the point of beginning; thence North $89^{\circ}35'53''$ West coincident with said south line a distance of 17.50 feet; thence North $08^{\circ}26'18''$ West a distance of 187.00 feet to the northerly line of a parcel described in Document Number 1727567 of La Crosse County records; thence South $88^{\circ}52'41''$ East coincident with said northerly line a distance of 5.00 feet to said westerly right-of-way line; thence southeasterly coincident with said westerly right-of-way line a distance of 116.35 feet on a curve concave easterly, having a radius of 2332.89 feet, chord bearing South $09^{\circ}57'04''$ East and chord length of 116.34 feet; thence South $15^{\circ}44'05''$ East coincident with said westerly right-of-way line a distance of 73.15 feet to the point of beginning.

Exhibit "A" attached hereto and made part hereof.

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 01/2023 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Les Manske & Sons, Inc.	Property Address N2895 STATE ROAD 16 LA CROSSE 54601	Area code - phone Home: Cell:
	Mailing Address W4845 CHIPMUNK RD N STODDARD WI 54658	Work: Email:
Tenant, if any	Property Address	Area code - phone Home: Cell:
	Mailing Address	Work: Email:

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

- None

Other matters of interest and owner concerns:

<i>Mark Manske</i>	<i>3-11-26</i>	<i>Adam Literski</i>	<i>3-13-26</i>
Property Owner Signature	Date	Negotiator Signature	Date
<i>Mark Manske</i> <i>Owner</i>		Adam Literski	
Print Name and Title		Print Negotiator Name	

Commitments Approved:

Approving Authority Signature and Title _____
Date

Print Approving Authority Name

Project ID
Water Main Easement

County
La Crosse

Parcel No.
A