

# RIGHT OF WAY PROFESSIONALS, INC.

*PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT*

March 5, 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. D, 707 Losey Blvd.

Enclosed is a signed copy of the conveyances, Statement to Construction Engineer form, and W9 form for Parcel D 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
D	<b>La Crosse Losey Corner, LLC</b> 2401 La Crosse Street La Crosse, WI 54601	\$12,000.00

**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 Twelve Thousand and no/100 Dollars (\$12,000.00), the receipt whereof is hereby acknowledged, **La Crosse Losey Corner, LLC** 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:  
**Altra Federal Credit Union**

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 itis 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  
09-01358-002

- 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.

**La Crosse Losey Corner, LLC**

*In executing this document, the undersigned affirms that he/she is the manager of La Crosse Losey Corner, LLC and is duly authorized by the company to execute this document.*

  
 Signature \_\_\_\_\_ Date 2-24-26  
Ted Stanke, OWNER  
 Print Name & Title \_\_\_\_\_

\_\_\_\_\_  
 Date 2-24-26

State of Wisconsin )  
 \_\_\_\_\_ ) ss.  
LaCrosse 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.



  
 Signature, Notary Public, State of Wisconsin

Tami Wamsley  
 Print Name, Notary Public, State of Wisconsin

11-27-2028  
 Date Commission Expires

Legal Description of Acquisition  
**WATER MAIN EASEMENT DESCRIPTION**

Parts of Lots 20 and 21 per the recorded plat of Hill View Place Addition, located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and described as follows:

Commencing at the southwest corner of Lot 21; thence northeasterly coincident with the northerly right-of-way line of State Highway 16 a distance of 9.00 feet on a curve concave northwesterly and having a radius of 150 feet to the point of beginning; thence North parallel with the west line of Lot 21 a distance of 8.80 feet; thence northeasterly a distance of 89.50 feet to the westerly right-of-way line of State Highway 16; thence southwesterly coincident with said westerly right-of-way line a distance of 97.40 feet on a curve concave northwesterly and having a radius of 150 feet to the point of beginning.

Exhibit "A" attached hereto and made part hereof.



## TEMPORARY LIMITED EASEMENT DESCRIPTION

Parts of Lots 20 and 21 per the recorded plat of Hill View Place Addition, located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and described as follows:

Beginning at the southwest corner of Lot 21; thence North coincident with the west line thereof a distance of 25.50 feet; thence northeasterly a distance of 97.00 feet; thence southeasterly a distance of 10.58 feet to the westerly right-of-way line of State Highway 16; thence southwesterly coincident with said westerly right-of-way line a distance of 10.65 feet on a curve concave northwesterly and having a radius of 150 feet; thence southwesterly a distance of 89.50 feet; thence South a distance of 8.80 feet to the northerly right-of-way line of State Highway 16; thence southwesterly coincident with said northerly right-of-way line a distance of 9.00 feet on a curve concave northwesterly and having a radius of 150 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) La Crosse Losey Corner, LLC	Property Address 707 LOSEY BLVD N LA CROSSE 54601	Area code - phone Home: — Cell: 608-738-6242
	Mailing Address 2401 LA CROSSE ST LA CROSSE WI 54601	Work: 608-784-9966 Email: TedStanke@gmail.com
Tenant, if any <i>Audiomobile</i>	Property Address	Area code - phone Home:
	Mailing Address	Cell: Work: Email:

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

- None

Other matters of interest and owner concerns:

	<i>2-24-26</i>	<i>Adam</i>		<i>3-5-26</i>
Property Owner Signature	Date	Negotiator Signature		Date
<i>Ted Stanke, 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.  
D