

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 14, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 16

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 16 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

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

Parcel	Check Payable To	Check Amount
16	Gregory W. Croell 2901 Losey Blvd S La Crosse, WI 54601	\$850.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
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.



Todd Wright, RWA
Agent for City of La Crosse

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 01/2023

THIS EASEMENT, made by **Gregory W. Croell**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Eight Hundred Fifty and 00/100 Dollars (\$850.00)** for the purpose of **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: None

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
Attn: Right of Way Professionals, Inc.
c/o Todd Wright
2215 E. Clairemont Avenue, STE 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-50323-850

Gregory W. Croell

Signature

7-14-2026

Date

7/17/2026

Date

State of Wisconsin

La Crosse

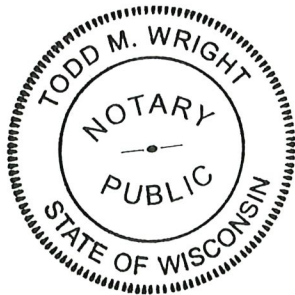
County)

ss.

Gregory W. Croell
Print Name

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

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



Todd M Wright

Signature, Notary Public, State of Wisconsin

Todd M Wright

Print or Type Name, Notary Public, State of Wisconsin

9/27/2027

Date Commission Expires

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 1 of 2

Parcel No.
16

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

Beginning at the intersection of the easterly right-of-way line of Losey Boulevard and the westerly right-of-way line Diagonal Road. Thence southerly, along the said easterly right-of-way line of Losey Boulevard, 50.14 feet to the southerly property line of lands in Document Number 1672850; Thence southeasterly, along said property line, 13.71 feet; Thence northerly, parallel with the easterly said right-of-way line of Losey Boulevard, 37.74 feet; thence northeasterly, 14.51 feet, to a point on said southerly right-of-way line of Diagonal Road, being 26.42 feet east of said easterly right-of-way line of Losey Boulevard; Thence northwesterly along said southerly right-of-way line Diagonal Road, 26.42 feet to the easterly right-of-way line of said Losey Boulevard and the point of beginning.

Said parcel contains 612 square feet, more or less.

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

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Gregory W Croell	Area and interest required 612.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		612.00	Sq Ft	\$1.32	\$807.59
Other	Rounding				\$42.41

Total Allocation
Rounded To \$850.00

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 states that they waived the right to an appraisal 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.

x  7-14-2026
Owner Signature Date
Gregory W Croell

Approved for City of La Crosse

For Office Use Only

 7/14/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Gregory W Croell	Property Address 2901 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: Cell: Work: 608-738-1777 Email:
	Mailing Address 2901 LOSEY BLVD S LA CROSSE, WI 54601	
Tenant, if any	Property Address	Area code - phone Home: Cell: Work: Email:
	Mailing Address	

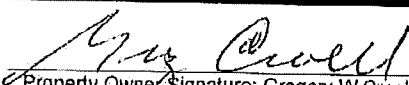
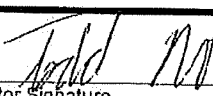
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

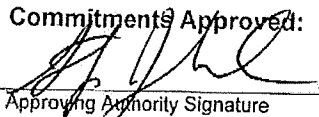
- The sign in the Temporary Limited Easement will not be impacted by construction.

Other matters of interest and owner concerns:

• None

	7-14-2026		7/14/2026
Property Owner Signature: Gregory W Croell	Date	Negotiator Signature	Date
		Todd Wright	
		Print Negotiator Name	

Commitments Approved:


Approving Authority Signature
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

7/14/2026
Date

Project ID
5991-07-82

County
La Crosse

Parcel No.
16