

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

March 22, 2021

VIA EMAIL

Scott Dunnum
City of La Crosse
400 La Crosse Street, 4th Floor
La Crosse, WI 54601

Re: Project ID: 1641-03-25, Various Intersections
Mormon Coulee Road, Jackson Street & La Crosse Street
City of La Crosse, La Crosse County
Parcel 7

Dear Mr. Dunnum:

Enclosed is a signed copy of the conveyance, partial release of mortgage, email from bank, Nominal Payment Parcel-Waiver of Appraisal form, Statement to Construction Engineer form and W9 form for Parcel 7 on the Various Intersections project ID: 1641-03-25. I've included the closing statement and disposition of real estate taxes as the taxes were prorated.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 11-11-20. If you are in agreement, please return a check payable to the following individuals for the following amount:

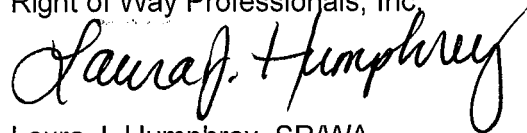
Parcel	Check Payable To	Amount of Payment
7	Rottinghaus Real Estate, LLC 510 Gillette Street La Crosse, WI 54603	\$2,126.51

Please return the check, waiver of appraisal form & 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, Nominal Payment Parcel Waiver of Appraisal form 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

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 05/2020

THIS DEED, made by **Rottinghaus Real Estate, LLC**, GRANTOR, conveys and warrants the property described below to the **City of La Crosse**, GRANTEE, for the sum of **Two Thousand One Hundred and 00/100 dollars (\$2,100.00)**.

Any person named in this deed 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 deed shall be treated as the award, and the date the deed 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: **Coulee Bank**.

This is not homestead 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
17-20162-80

In executing this document, the undersigned affirms that he is a member/manager of Rottinghaus Real Estate, LLC, and is duly authorized by the organization to execute this document.

Rottinghaus Real Estate, LLC

By: *Randy J. Sisk* 5/11/21
Signature Date
Randy Rottinghaus
Print Name

By: _____
Signature Date
Print Name

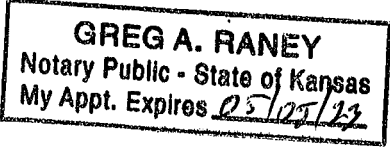
Date 03/16/2021

State of Wisconsin Kennecott)
Johanson 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.

Greg A. Raney
Signature, Notary Public, State of Wisconsin Kennecott
Greg A. Raney
Print Name, Notary Public, State of Wisconsin Kennecott
05/05/2023
Date Commission Expires



Project ID
1641-03-25

This instrument was drafted by
Laura J. Humphrey, SR/WA for
Right of Way Professionals, Inc.

Parcel No.
7

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 32, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section; thence along the East line of said 1/4 section North 02°16'23" West 2018.79 feet to the point of beginning of lands to be described; thence South 02°16'23" East along said East line 13.89 feet to a point; thence South 87°54'49" West 2.50 feet to a point; thence North 58°20'31" West 10.50 feet to a point; thence North 02°16'23" West 4.49 feet to a point; thence North 68°50'41" West 5.19 feet to a point; thence North 85°24'33" West 6.11 feet to a point; thence South 89°43'23" West 5.50 feet to a point; thence North 00°16'37" West 1.50 feet to a point on the South line of Lacrosse Street; thence North 89°43'23" East along said South line 27.50 feet to the point of beginning.

This parcel contains 0.004 Acres, more or less.

Also,

Temporary Limited Easement for the right to construct side slopes, including for such purpose the right to operate the necessary equipment thereon and 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 that the highway authorities may deem necessary or desirable, in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

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This parcel contains 0.008 Acres, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

Laura Humphrey

From: Joe Welch <jwelch@couleebank.net>
Sent: Tuesday, February 23, 2021 3:40 PM
To: laura@rowpros.org
Subject: Rottinghaus Partial Mortgage Release

To Whom It May Concern,

Coulee Bank has approved the partial release of a mortgage on real estate owned by Rottinghaus Real Estate located on corner of La Crosse Street and West Ave with no pay down necessary. Therefore Coulee Bank's name does not have to be on the check. If you have any further questions please feel free to contact me with the information below.

Thanks,

Joseph Welch
AVP/Business Banking Officer



1516 Losey Boulevard S. | La Crosse, WI 54601
Phone: 608-784-5368 | Fax: 608-784-1069

Approved to offer SBA Loan products under SBA Preferred Lender programs.

[Send me a secure message!](#)

[Get our iPhone® App | Get our Android™ App](#)
CouleeBank.net

The information contained in this e-mail is considered confidential and is intended for use by the above addressee(s) only. If you are not the intended recipient, be advised that any disclosure, dissemination, distribution, or copying of this message is strictly prohibited and may be unlawful. If you received this e-mail in error, please notify us immediately and destroy this communication.

PARTIAL RELEASE OF MORTGAGE

RE1549 03/2019 Ch. 32 Wis. Stats.

The undersigned releases from the lien and operation of a mortgage executed by **Rottinghaus Real Estate, LLC**, (Borrower) to **Coulee Bank**, (Lender) recorded in the office of the Register of Deeds of La Crosse County, Wisconsin as **Document Number 1736583**, only the following portion of the mortgaged real estate in the above-identified county:

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
 17-20162-80

The undersigned retains a lien upon the balance of the premises not previously released that is described in said mortgage, and certifies that the undersigned has the right to release said mortgage.

CORPORATE ACKNOWLEDGEMENT

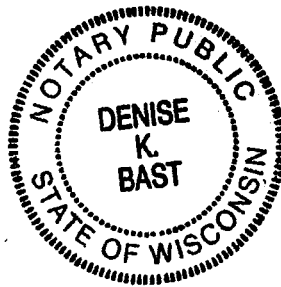
INDIVIDUAL ACKNOWLEDGEMENT

Coulee Bank

Corporation/Bank Name _____
 Officer Signature Tammy Larson Date 2-10-21
 Officer Signature _____ Date _____
 Print Name and Title Tammy Larson, Chief Risk Officer
 Officer Signature [Signature] Date 2-10-21
 Officer Signature _____ Date _____
 Print Name and Title Joel Welch Business Banking Officer

Signature _____ Date _____
 Print Name _____
 Signature _____ Date _____
 Print Name _____
 Date 2-10-21

State of Wisconsin)
La Crosse County) ss.
 On the above date, this instrument was acknowledged before me by the named person(s).



Signature, Notary Public, State of Wisconsin Denise K. Bast
 Print Name, Notary Public, State of Wisconsin Denise K. Bast
 Date Commission Expires January 30, 2024



Project ID
1641-03-25

This instrument was drafted by
Laura J. Humphrey for
Right of Way Professionals, Inc.
Page 1 of 2

Parcel No.
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NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Rottinghaus Real Estate, LLC	Area and interest required 0.004 acres of Land 0.008 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land		0.004	Acres	\$435,500.00	\$1,742.00
Temporary Limited Easement (TLE)	0.008 acres x \$435,600 x .00546 x 18 months = \$342	0.008	Acres	\$42,750.00	\$342.00

Total Allocation \$2,084.00
Rounded To \$2,100.00

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.

Rottinghaus Real Estate, LLC

X *[Signature]* Rottinghaus LLC 3/14/21
Owner Signature Date

X _____
Owner Signature Date

Approved for City of La Crosse For Office Use Only

City of La Crosse Signature Date



This instrument was drafted by
Laura J. Humphrey, SR/WA
Right of Way Professionals, Inc.

Project ID
1641-03-25

Parcel No
7

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) Rottinghaus Real Estate, LLC	Property Address 1200 La Crosse Street La Crosse, WI 54601	Area code - phone Home: 608-788-7527 Cell: 608-397-6441 Work: 608-433-0076
	Mailing Address 510 Gillette Street, La Crosse, WI 54603	
Tenant, if any Subway	Property Address 1200 La Crosse Street La Crosse, WI 54601	Area code - phone Home: Cell: Work:
	Mailing Address	

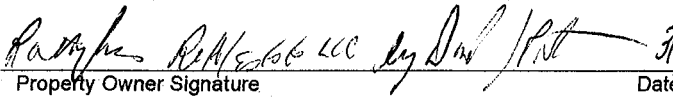
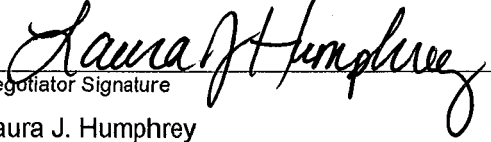
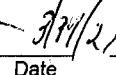
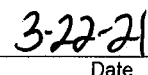
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- The Subway sign will be worked around during construction and not impacted.

Other matters of interest and owner concerns:

- NONE

	
Property Owner Signature	Negotiator Signature
	
Date	Date
Property Owner Signature	Print Negotiator Name
Date	Laura J. Humphrey

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Project ID
1641-03-25

County
La Crosse

Parcel No.
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