

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

March 24, 2021

VIA EMAIL

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

Re: Project ID: 7575-07-23, STH 16, La Crosse Street
City of La Crosse, La Crosse County
Parcel 14

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 14 on the La Crosse Street project ID: 7575-07-23.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 1-11-21. The owner signed for an additional \$100 for negotiated settlement. If you are in agreement, please return a check payable to the following individuals for the following amount:

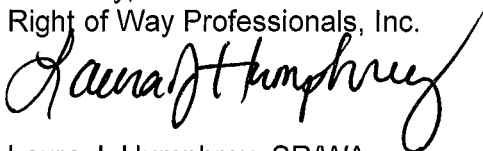
Parcel	Check Payable To	Amount of Payment
14	ODK Properties, LLC PO Box 3695 La Crosse, WI 54602	\$400.00

Please return the check & waiver of appraisal 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

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 **ODK Properties 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 **Four Hundred and 00/100 Dollars (\$400.00)** 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	
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	
17-20045-040	

In executing this document, the undersigned affirms that he is the manager/member of ODK Properties LLC, a Wisconsin limited liability company, and is duly authorized by the corporation to execute this document.

ODK Properties LLC, a Wisconsin limited liability company

By: [Signature] 3/16/21
 Signature Date
Ben Keleny Owner
 Print Name and Title

3/16/2021
 Date
 State of Wisconsin)
Door) 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.

Jessica Haen
Signature, Notary Public, State of Wisconsin

Jessica Haen
Print or Type Name, Notary Public, State of Wisconsin

08/07/2024
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.
14

LEGAL DESCRIPTION

Parcel 14 of Transportation Project Plat 7575-07-23-4.04, filed electronically as Document Number 1755920, Volume TPP CAB, Page 115B, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 14 consist of:

Temporary limited easement.

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

RE1097 10/2018 Ch. 32 Wis. Stats.

Owner name(s) ODK Properties LLC	Area and interest required 17.00 sq. ft. of Temporary Limited Easement (TLE)
-------------------------------------	---

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	17.00 sq ft x \$4.12/sq ft x .00355 x 28 months = \$7	17.00	Sq Ft	\$0.41	\$7.00
Negotiated Settlement	\$100				\$100.00
Appraiser Rounding	\$293				\$293.00

Total Allocation \$300.00
 Rounded To \$400.00

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.

ODK Properties LLC

X [Signature] 3/16/21
 Owner Signature Date

Approved for City of La Crosse For Office Use Only

[Signature: Cory Schlager] 3/24/2021
 Agency Approval Date

City of La Crosse Signature Date



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

Project ID
 7575-07-23

Parcel No
 14

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) ODK Properties LLC	Property Address 2215 La Crosse Street La Crosse, WI 54601 Mailing Address PO Box 3695 La Crosse, WI 54602	Area code - phone Home: Cell: 608-772-0136 Work: Ben
Tenant, if any	Property Address 2215 La Crosse Street La Crosse, WI 54601 Mailing Address	Area code - phone Home: Cell: Work:

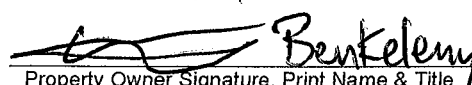
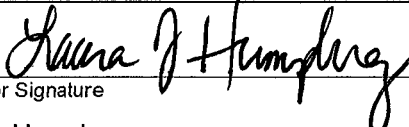
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

- NONE

Other matters of interest and owner concerns:

- NONE

 Property Owner Signature, Print Name & Title	Date 3/16/21	 Negotiator Signature	Date 3-24-21
Property Owner Signature, Print Name & Title	Date	Laura J. Humphrey Print Negotiator Name	

Commitments Approved:

Approving Authority Signature Craig A. Fisher, P.E., Project Manager WisDOT Print Approving Authority Name and Title	Date
Approving Authority Signature Scott Dunnun, Project Manager, City of La Crosse	Date



Q J 8 1 5 3 5 1

Project ID
7575-07-23

County
La Crosse

Parcel No.
14