

WisDOT Division of Transportation
System Development
Northeast Region
944 Vanderperren Way
Green Bay WI 54304-5344

Governor Tony Evers
Secretary Craig Thompson
wisconsindot.gov
Telephone: (920) 492-5643
FAX: (920) 492-5640
Email: ner.dtsd@dot.wi.gov



April 15, 2024

VIA CERTIFIED MAIL

CITY OF TWO RIVERS
ATTN: GREG BUCKLEY
1717 EAST PARK STREET
TWO RIVERS, WI 54241

Re: **Project ID: 1470-27-21**
MANITOWOC-TWO RIVERS
STH - 42, Manitowoc County
Parcel 5

Enclosed is WisDOT Check No. **1002995303** in the amount of **\$1,400.00** made payable to the **City of Two Rivers**. This check is for the acquisition of your property needed for the above highway improvement project. Also, enclosed for your records is a copy of the Warranty Deed, Waiver of Appraisal form, and Statement to Construction Engineer form. The original Warranty Deed will be recorded with the Manitowoc County Register of Deeds. I will send you a copy of the recorded document as well.

Also included are two copies of the closing statement. **Please sign and return one copy to me** in the enclosed pre-addressed, postage paid envelope. The other copy you may retain for your records.

Section 32.05 (2A), Wisconsin Statutes provides that within six months after the date of the recording of this deed, you have the right to appeal from the amount of compensation stated on this deed in the manner set forth in Section 32.05 (9) to (12) and Chapters 808 and 809, Wisconsin Statutes, for appeals from an award under Section 32.05 (7), 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.

If you have any questions about the project or real estate acquisition process, feel free to contact me at 715-318-4473 or roestreich@correinc.com.

Thank you for your time and cooperation in improving Wisconsin roadways.

Sincerely,
CORRE, INC.

A handwritten signature in black ink that reads "Rachel Oestreich".

Rachel Oestreich
Acquisition Specialist
(715) 318-4473 (office)
roestreich@correinc.com

Enclosures

WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 10/2023

COPY

THIS DEED, made by the **City of Two Rivers** GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **One Thousand Four Hundred and 00/100 (\$1,400.00)**.

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: **Two Rivers Water Works Electric Light & Power Company**

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
CORRE, Inc.
Attn: Rachel Oestreich
1802 Warden St.
Eau Claire, WI 54703

Parcel Identification Number/Tax Key Number
053-000-101-014.03, 053-000-101.013.08, and
053-000-104-011.07

In executing this document, the undersigned affirms that he/she is an officer of the City of Two Rivers, who is authorized by said City, to execute this document.

City of Two Rivers

Gregory E. Buckley 12/20/2023
Signature Date
Gregory E. Buckley, City Manager
Print Name and Title

12/20/2023
Date

Signature Date

Print Name and Title

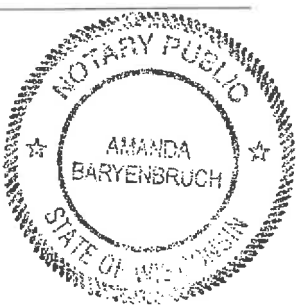
State of Wisconsin)
Manitowoc County) ss.

On the above date, this instrument was acknowledged before me by the named person(s), City of Two Rivers,

Signature Date

Print Name and Title

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



Amanda Baryenbruch
Signature, Notary Public, State of Wisconsin
Amanda Baryenbruch
Print Name, Notary Public, State of Wisconsin
September 12, 2025
Date Commission Expires



Project ID
1470-27-21

This instrument was drafted by
Rachel Oestreich, CORRE, Inc. on behalf of
Wisconsin Department of Transportation

Parcel No.
5



Legal Description

Fee title for the owner's interest in land contained within the following described tract being part of:

Lot 6, Block 104 of the Original Plat of Two Rivers, located in the Northwest 1/4 of the Southeast 1/4 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of Said Section 1; thence, N89°41'07"E along the north line of the Northwest Quarter of Section 1, 2628.84 feet to the Center of said Section 1; thence, S32°19'01"E, 768.53 feet to a point known as Station 342+00.00 on the reference line of STH 42 as shown on the right-of-way plat which appears on the plat sheets for Project 1470-27-71, Manitowoc – Two Rivers, STH 42, E. Magnolia Ave – 12th Street, Manitowoc County, as filed with the Manitowoc County Clerk; thence S00°42'31"E along said reference line, 65.79 feet; thence N89°17'29"E, 40.08 feet to the intersection of the east right-of-way of STH 42 and the southeast right-of-way of Lake Street as shown on said right-of-way plat and the **Point of Beginning**;

Thence, N61°43'52"E, 46.31 feet to Station 341+55.64, 81.14 feet right (RW Point 104);

Thence, S11°20'07"E, 36.30 feet to Station 341+19.95, 87.84 feet right (RW Point 103);

Thence, S62°04'14"W, 53.70 feet to Station 340+95.39, 40.08 feet right (RW Point 102);

Thence, N00°42'31"W along said east right-of-way of STH 42, 38.82 feet to the **Point of Beginning**.

Said tract contains **1731 Sq Ft** more or less of land for highway purposes.

AND

A **Temporary Limited Easement** for grading including for such purpose the right to operate 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 roadway and construction authorities may deem desirable to prevent the erosion of the soil. **This easement is to terminate upon completion of construction of the roadway improvements.**

Said easement consists of the following tract of land being part of Lot 1 of a CSM recorded in V. 31, P. 73-74 as Document #1139953, located in the Southeast 1/4 of the Southwest 1/4 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of said Section 1; thence N89°41'07"E along the north line of the Southwest 1/4 of said Section 1, 1793.84 feet; thence S00°18'53"E, 1498.11 feet to a point known as Station 324+94.05, 105.18 feet left of the reference line of STH 42 as shown on the right-of-way plat which appears on the plat sheets for Project 1470-27-71, Manitowoc – Two Rivers, STH 42, E. Magnolia Ave – 12th Street, Manitowoc County, as filed with the Manitowoc County Clerk (TLE Point 515) and the **Point of Beginning**;

Thence, southeasterly 17.47 feet to Station 325+07.11, 93.70 feet left (TLE Point 516);

Thence, southeasterly 13.72 feet to Station 325+02.50, 80.79 feet left (TLE Point 517);

Thence, southeasterly 22.55 feet to Station 325+11.06, 59.95 feet left (TLE Point 518);

Thence, southwesterly along the northwesterly right-of-way of STH 42 as shown on said right-of-way plat, 33.59 feet to the intersection of said northwesterly right-of-way of STH 42 and the east right-of-way of Madison Street as shown on said right-of-way plat;

Thence, northwesterly 48.15 feet to the **Point of Beginning**.

Said tract contains **855 Sq Ft** more or less.

AND

A tract of land being part of Tract 1 of a CSM recorded in V. 15, P. 391-392 as Document #763752, located in the Northwest 1/4 of the Southeast 1/4 of Section 1, Town 19 North, Range 24 East, City of Two Rivers,

Manitowoc County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of Said Section 1; thence, N89°41'07"E along the north line of the Northwest Quarter of Section 1, 2628.84 feet to the Center of said Section 1; thence, S32°19'01"E, 768.53 feet to a point known as Station 342+00.00 on the reference line of STH 42 as shown on the right-of-way plat which appears on the plat sheets for Project 1470-27-71, Manitowoc – Two Rivers, STH 42, E. Magnolia Ave – 12th Street, Manitowoc County, as filed with the Manitowoc County Clerk; thence S00°42'31"E along said reference line, 105.25 feet; thence S89°17'29"W, 49.93 feet to the intersection of the south right-of-way of 12th Street and the west right-of-way of STH 42 as shown on said right-of-way plat and the **Point of Beginning**;

Thence, southeasterly along said west right-of-way of STH 42, 25.02 feet to Station 340+69.72, 49.93 feet left (TLE Point 523);

Thence, southwesterly 5.00 feet to Station 340+69.72, 54.93 feet left (TLE Point 522);

Thence, northwesterly 20.08 feet to Station 340+89.80, 54.93 feet left (TLE Point 521);

Thence, northwesterly 8.00 feet to Station 340+89.90, 62.93 feet left (TLE Point 520);

Thence, northeasterly 5.01 feet to Station 340+94.91, 62.87 feet left (TLE Point 519);

Thence, northeasterly along the said south right-of-way of 12th Street, 12.94 feet to the **Point of Beginning**.

Said tract contains **165 Sq Ft** more or less.

AND

A tract of land being part of Lot 6, Block 104 of the Original Plat of Two Rivers, located in the Northwest 1/4 of the Southeast 1/4 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of Said Section 1; thence, N89°41'07"E along the north line of the Northwest Quarter of Section 1, 2628.84 feet to the Center of Section 1; thence, S32°19'01"E, 768.53 feet to a point known as Station 342+00.00 on the reference line of STH 42 as shown on the right-of-way plat which appears on the plat sheets for Project 1470-27-71, Manitowoc – Two Rivers, STH 42, E. Magnolia Ave – 12th Street, Manitowoc County, as filed with the Manitowoc County Clerk; thence S00°42'31"E along said reference line, 65.79 feet; thence N89°17'29"E, 40.08 feet to the intersection of the east right-of-way of STH 42 and the southeast right-of-way of Lake Street as shown on said right-of-way plat; thence, S00°42'31"E along the east right-of-way of STH 42 as shown on said right-of-way plat, 38.82 feet to Station 340+95.39, 40.08 feet right (RW Point 102) and the **Point of Beginning**;

Thence, northeasterly, 15.06 feet to Station 341+02.28, 53.48 feet right (TLE Point 526);

Thence, southeasterly 2.05 feet to Station 341+00.45, 54.42 feet right (TLE Point 525);

Thence, southwesterly 24.77 feet to Station 340+80.25, 40.08 feet right (TLE Point 524);

Thence, northerly along said east right-of-way of STH 42, 15.14 feet to the **Point of Beginning**.

Said tract contains **124 Sq Ft** more or less.

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

Wisconsin Department of Transportation

RE1897 01/2023 Ch. 32 Wis. Stats.



Owner name(s) City of Two Rivers	Area and interest required 1,731.00 sq. ft. of Land (NEW FEE) 1,144.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land (NEW FEE)		1,731.00	Sq Ft	\$0.30	\$519.30
Temporary Limited Easement (TLE)	For ingress and egress of machinery and personnel, operation of machinery, sloping and grading.	1,144.00	Sq Ft	See attached TLE worksheets	\$619.50
Site Improvements	Landscaping (daylily plants)		6	\$15.00	\$90.00
Site Improvements	Landscaping (mulch)			\$80.00	\$80.00

Total Allocation \$1,308.80
Rounded To \$1,400.00

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 Wisconsin Department of Transportation.

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 Wisconsin Department of Transportation agents or representatives.

In executing this document, the undersigned affirms that he/she is an officer of the City of Two Rivers, who is authorized by said City, to execute this document.

X *Amy C. Dudley* 12/20/2023 _____ Date
 Owner Signature Date Owner Signature Date
Gregory E. Buckley, City Manager
 Print Name and Title Print Name and Title

Approved for Wisconsin Department of Transportation

For Office Use Only

DocuSigned by:
Mark Krause March 18, 2024
 X 228BF17C9DF44BE...
 Wisconsin Department of Transportation Signature Date



This instrument was drafted by Rachel Oestreich on behalf of Wisconsin Department of Transportation

Project ID 1470-27-21

Parcel No 5

Q J 1 0 7 9 5 7 2

Temporary Limited Easement: Parcel 5A

Size of Temporary Limited Easement (TLE)	:	855
Unit value of the unencumbered fee within the TLE:		\$2.80
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		10/17/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.2082
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		5.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	239.40
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		5.00%
· First Year:	\$	239.40
· Second Year:	\$	228.00
· Third Year:	\$	45.21
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	512.61



Temporary Limited Easement: Parcel 5B

Size of Temporary Limited Easement (TLE)	:	165
Unit value of the unencumbered fee within the TLE:		\$2.80
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		10/17/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.2082
<u>Annual Rental Rate</u>		
• Basic Safe Investment Rate (per year):		5.00%
• Expected Inflation Rate (per year):		3.00%
• Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	46.20
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		5.00%
• First Year:	\$	46.20
• Second Year:	\$	44.00
• Third Year:	\$	8.73
• Fourth Year:	\$	-
• Fifth Year:	\$	-
• Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	98.93

Temporary Limited Easement: 5C


Size of Temporary Limited Easement (TLE)	:	124
Unit value of the unencumbered fee within the TLE:		\$0.30
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		10/17/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.2082
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		5.00%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	3.72
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		5.00%
· First Year:	\$	3.72
· Second Year:	\$	3.54
· Third Year:	\$	0.70
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	7.96

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 01/2023 s. 84.09 Wis. Stats.



Wisconsin Department of Transportation

Provide copies to: project engineer and owner

Owner Name(s) City of Two Rivers Attn: Greg Buckley	Property Address 5(a) Vacant Land along Lake Street Two Rivers, WI 54241 5(b) 1001 Adams Street Two Rivers, WI 54241 5(c) 1415 Lake Street Two Rivers, WI 54241 Mailing Address 1717 East Park St., Two Rivers, WI 54241	Area code - phone Home: Cell: Work: 920-793-5532 Email: grebuc@two-rivers.org
Tenant, if any	Property Address Mailing Address	Area code - phone Home: Cell: Work: Email:

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

None.

Other matters of interest and owner concerns:

None.

In executing this document, the undersigned affirms that he/she is an officer of the City of Two Rivers, who is authorized by said City, to execute this document.

	12/20/2023		12/27/2023
Gregory E. Buckley, City Manager	Date	Rachel Oestreich	Date
Print Name and Title	Date	Print Negotiator Name	

Commitments Approved:

	3/18/24
Approving Authority Signature and Title	Date
BRIAN HAEN	
Print Approving Authority Name	



Q J 1 0 6 7 0 0 2

Project ID
1470-27-21

County
Manitowoc

Parcel No
5

CLOSING STATEMENT

RE1617 01/2023 Ch. 709 Wis. Stats.

Wisconsin Department of Transportation

Seller / Property owner name and address City of Two Rivers 1717 East Park St., Two Rivers, WI 54241		Buyer Wisconsin Department of Transportation	
		Due Property Owner	Deductions
Agreed upon purchase price		\$1,400.00	XXXXXXXXXX
1st mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
2nd mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
Land contract payment Amount \$ <u>0.00</u>		\$	\$0.00
Tax proration for year, prorated from <u>0101</u> to Last year's tax \$ <u>0.00</u> (attach Form RE1616)		\$0.00	\$0.00
Delinquent taxes for years		\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)		\$	\$0.00
Estimated water and/or sewer service charges		\$	\$0.00
Rent prorated, if tenant occupied		\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>		\$	\$0.00
Retention of improvements - list (if none, so state)		\$	\$0.00
\$ <u>0.00</u>		\$	\$0.00
\$ <u>0.00</u>		\$	\$0.00
Other:		\$0.00	\$0.00
TOTAL DUE		\$1,400.00	\$0.00
Less deductions		\$0.00	XXXXXXXXXX
Balance due property owner		\$1,400.00	XXXXXXXXXX
Total settlement due property owner		\$1,400.00	

This statement is accepted as correct.

[Signature] 5/02/2024
 Seller's Signature Public Works Director Date

Seller's Signature _____ Date _____

Closing Agent (Rachel Oestreich) _____ Date _____

Seller's Signature _____ Date _____



Q J 1 1 1 6 1 1 4

Project ID
1470-27-21

County
Manitowoc

Parcel No.
5

**Transaction Over \$600
IRS 1099-S Purposes**



OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
City of Two Rivers	XXXXXXXX	\$0.00
Total compensation attributable to real estate		\$0.00

*Note: The value of the Temporary Limited Easement is not taxable.

State of Wisconsin

54304193

Check Date: 4/1/2024

Supplier Number: 000071876

Check No: 1002995303 HC AP

AP Unit	Voucher ID	Invoice Number	Invoice Date	Gross Amount	Discount Amount	Paid Amount
WisDOT	01083918	REAGRE5A1_14702721	3/27/2024	\$1,400.00	\$0.00	\$1,400.00
PROJECT ID 14702721 PARCEL 5						

COPY

QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with check and amt

Check Number	Date	Total Gross Amount	Total Discounts	Total Paid Amount
1002995303	4/1/2024	\$1,400.00	\$0.00	\$1,400.00

1002995303
 Dept of Administration - State Controller
 PO Box 7932
 Madison WI 53707-7932

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

State of Wisconsin
General Operations

1002995303

US Bank, Milwaukee N.A. 12-2750

Void one year after date
April 1, 2024

\$ *** 1,400.00

Pay to the order of: CITY OF TWO RIVERS

Pay Exactly: ****ONE THOUSAND FOUR HUNDRED AND XX/100 DOLLAR

COPY

000865
 CITY OF TWO RIVERS
 1717 EAST PARK STREET
 TWO RIVERS WI 54241-3060

Kathy K. Blumenfeld

Secretary of Administration

John Leikin
State Treasurer

54304193

DOCUMENT CONTAINS WATERMARK - HOLD AT AN ANGLE TO VIEW

1002995303 075000022 182380581401