
THE HIGHLAND GROUP

September 4, 2015

City of Waukesha
Engineering Division
130 Delafield St.
Waukesha, WI 53188

CERTIFIED MAIL

Attn: Ms. Margaret Liedtke

Re: CTH TT-Waukesha West Bypass
Phase I Madison St. to Northview Rd.
Waukesha County
Project ID #2788-00-22
Parcel #163

Dear Ms. Liedtke :

The Waukesha County Department of Public Works (Waukesha) has chosen The Highland Group to assist them in appraising and acquiring property rights for the above referenced highway project.

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter, along with the enclosed appraisal report, to initiate negotiations for the temporary use of that portion of the City's property which needs to be incorporated into the above project.

Waukesha's determination of compensation, based on the fair market value of the property, is **\$300.00** for the needed temporary easement.

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. Waukesha will pay the reasonable cost of that appraisal. However, for consideration and to qualify the charges for reimbursement, the appraisal must be a full narrative appraisal and a copy must be submitted to this office within 60 days. See the enclosed Appraisal Guidelines and Agreement document for further explanation. Your eligibility for appraisal cost reimbursement will expire on November 6, 2015. If your appraisal report is submitted after the 60-day statutory date, Waukesha will consider it for negotiation purposes; however, it will not be eligible for reimbursement.

A legal description of the area and interest in real estate to be acquired is included in the enclosed Temporary Limited Easement. A copy of the right-of-way plat illustrating the area needed along with a list of landowners is enclosed. The brochure entitled "The Rights of Landowners under Wisconsin Eminent Domain Law" was previously mailed to you.

Should the amount of compensation be acceptable, we request that you sign and date the enclosed Temporary Limited Easement (**in the presence of a Notary Public**) in the space(s) provided and return the original(s) to us in the enclosed self addressed stamped envelope. Please keep all document(s) stamped "COPY". In order for us to record this document with the Register of Deeds, your signature(s) must be witnessed by a Notary Public. Typically, any bank will notarize your signature(s) at no charge.

We sincerely desire you to be satisfied that your property and your rights under eminent domain have been fully considered. Also, we will be pleased to provide any additional information as requested.

Please call our office at 1-800-646-2150 if you have any questions about the brochure or the easement acquisition process.

Sincerely,
THE HIGHLAND GROUP

A handwritten signature in black ink, appearing to read "Stephen D. Simpson", with a stylized flourish at the end.

Stephen D. Simpson
Project Manager

SDS/ak

Enclosures

Ms. Liedtke
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