



330 N. 4th Street, Wausau, WI 54403-5417
715-845-8000 | becherhoppe.com

August 27, 2021

Ms. Jennifer Andrews, Department Director
City of Waukesha Community Development
201 Delafield St., Room 200
Waukesha, WI 53188



Subject: Waukesha County Airport
BOA Project Number UES-1005, SOP-66
Parcel 82– tax parcel WAKC 0973-991-001

Dear Ms. Andrews:

On behalf of the Waukesha County Airport, through its agent the Wisconsin Department of Transportation (WisDOT), Bureau of Aeronautics, I am presenting an offer to the City of Waukesha in the amount of **\$10,500** as payment for the fee simple acquisition of property near the Waukesha County Airport known as Parcel 82. The interests from the property are shown on the enclosed Exhibit A map.

We are offering you \$10,500 for the following acquisition:

- 1.304-acre Fee Simple interest

The basis for this offer is the estimated market value¹ of the property as determined by the enclosed Appraisal Report. This amount is believed to be just compensation and is based on inspection of the property and an appraisal by an independent, competent, qualified real estate appraiser. Please read through the appraisal and make note of any questions or concerns you have.

The procedures and those rights under Wisconsin’s Eminent Domain laws are explained in the enclosed brochure entitled “The Rights of Landowners Under Wisconsin Eminent Domain Law”.

If your clients are not in agreement with this offer, it is their right to have an additional appraisal completed on their behalf at state expense. **This appraisal must be completed by a Wisconsin State Certified General Appraiser and must meet the enclosed appraisal guidelines.** It will be reviewed by a Wisconsin State Certified General Appraiser to see if it is in compliance with the enclosed guidelines. The appraisal must be submitted to me within 60 days to be eligible for reimbursement. **The appraisal report needs to be submitted to me by October 28, 2021 to be eligible for reimbursement.**

The address to send the appraisal is as follows:

¹ Market Value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure on the open and competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. UASFLA.

Becher-Hoppe Associates
Attn: Cheryl Schroeder
330 N. 4th Street
Wausau, WI 54403-5417

I will follow up with you soon to answer any initial questions you have regarding this process and the appraisal.

In the meantime, please contact me if you have any questions or concerns. The telephone number I can be reached at is 715-845-0429. I look forward to talking with you.

Sincerely,



Cheryl R. Schroeder
Real Estate Specialist
Becher-Hoppe Associates, Inc.

Enclosures:

1. Appraisal (several copies)
2. "The Rights of Landowners Under Wisconsin Eminent Domain Law" brochure
3. Appraisal Guidelines for Property Owners
4. Appraisal Guidelines for Property Owners Appraisers
5. Exhibit A map
6. Preliminary CSM