
THE HIGHLAND GROUP

October 19, 2015

City of Waukesha
130 Delafield St.
Waukesha, WI 53188

CERTIFIED MAIL

Attn: Ms. Margaret Liedtke, PE

Re: CTH TT-Waukesha West Bypass
Phase I Madison St. to Northview Rd.
Waukesha County
Project ID #2788-00-22
Parcel #116

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 acquisition of a portion of property owned by the City of Waukesha together with a Permanent Limited Easement for drainage facilities and a Temporary Limited Easement needed for construction purposes.

Waukesha's determination of compensation, based on the fair market value of the property, is **\$23,300.00** for the needed right of way and easements. The compensation is allocated as follows:

1.	Loss of land + rounding	\$18,712.00
2.	Permanent Limited Easement	1,764.00
3.	Temporary Limited Easement	2,824.00

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 December 21, 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 Warranty Deed. 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 have the enclosed Warranty Deed signed by two authorized representatives of the City (**in the presence of a Notary Public**) along with the W-9 form in the spaces provided and return the original(s) to us in the enclosed self addressed stamped envelope. Please keep all documents 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 the City of Waukesha to be satisfied that their property and 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 800/646-2150 if you have any questions about the brochure or the acquisition process.

Sincerely,
THE HIGHLAND GROUP



Stephen D. Simpson
Project Manager

SDS/rh

Enclosures

Ms. Liedtke
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