



November 30, 2023

SAUK COUNTY  
S4555 COUNTY ROAD CH  
REEDSBURG, WI 53959

Project: ID 5080-09-23, Parcel No. 11  
SPRING GREEN - REEDSBURG  
STH - 023, Sauk County

Dear SAUK COUNTY:

As you may know, the Wisconsin Department of Transportation (WisDOT) plans a highway safety project in your area. This project will affect your property and I look forward to working with you to discuss our mutual interests.

Please review the following documents:

- Right of Way Plat with names of neighboring landowners affected by the project
- Waiver of Appraisal Form
- Conveyance with legal description of the land and/or interest(s) needed for the project
- "The Rights of Landowners Under Wisconsin Eminent Domain Law" pamphlet
- Statement to Construction Engineer

To determine fair compensation for your interests, the department conducted a market study of recent comparable sales in the area. These values and associated interests are noted on the enclosed Waiver of Appraisal form. In non-complex acquisitions, such as this one, a formal appraisal is not required.

If you agree with the terms shown on the Waiver of Appraisal form, please sign the following documents and return them in the enclosed envelope for final review and approval by the department.

**Waiver of Appraisal.** This form needs to be signed and dated by all owners. This verifies that you have waived your right to a formal appraisal and agree to accept settlement in the amount stated on the form.

**Conveyance.** The Highway Easement conveyance document will need a notarized signature of all owners.

**Statement to Construction Engineer form.** This informs the contractor of any concerns. Even if there are no concerns, this form will still need to be signed.

Please note both your signature and that of the Wisconsin Department of Transportation are needed for an enforceable contract. After the department reviews and signs the document, a fully executed (signed) copy of the documents will be sent to you, and I will contact you to arrange for payment and closing.

If you do not agree with the terms of the enclosed Waiver of Appraisal form, or if I have not heard back from you by 1/2/2024, I will contact you to discuss the next steps in the acquisition process. If you have questions, please contact me at 608-609-8821.

Sincerely,

TerraVenture Advisors, LLC

Teri Weil  
Real Estate Specialist

Enclosures

## **FACT SHEET**

ID 5080-09-23

Spring Green – Reedsburg  
(Elder Ridge Road to CTH K)

STH 23  
Sauk County

### **PROJECT DESCRIPTION**

The project length is 8.11 miles long. This is a reconstruction project of STH 23 beginning at Elder Ridge Road and ending at County Road K.

### **NEED FOR PROJECT**

This roadway was last reconstructed/resurfaced in 2005. The existing pavement is aged and exhibits signs of fatigue including alligator, longitudinal, and traverse cracking. Existing curb ramps do not meet Americans with Disabilities Act (ADA) standards.

### **IMPROVEMENTS**

The purpose of this project is to extend the life of the existing pavement and improve pavement riding characteristics, guardrail replacement, culvert replacement, water/sanitary sewer replacement (Village of Loganville), and bring sidewalk curb ramps into compliance with ADA standards to the extent feasible.

### **CONSTRUCTION**

Construction is anticipated to start in the spring of 2025. During construction, STH 23 will be detoured during construction. Temporary driveway closures may be necessary during parts of the construction process. Construction staff will contact homeowners and businesses in advance before closing a driveway.

### **REAL ESTATE**

The acquisition process is expected to start in November 2023 and be completed by August 2024.

### **FEE ACQUISITION**

This means the state will purchase the land permanently.

### **HE ACQUISITION**

A Highway Easement (HE) is an acquisition of land for highway purposes. The property remains on the owner's county tax records, but its use is denied to the owner as long as the property is used for highway purposes.

### **TLE ACQUISITION**

A Temporary Limited Easement (TLE) is usually needed for grading purposes during construction only. This easement will allow the contractors to complete their work. After the project is complete, the easement will terminate.

### **ENCROACHMENT**

An encroachment is any trespassing on the domain of another, e.g., wall, fence, landscaping, building, etc.

### **COMPENSATION**

About three weeks after the conveyance form has been signed, a check will be mailed.

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

Wisconsin Department of Transportation

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s)  
Sauk County

Area and interest required  
0.024 acres of Highway Easement (HE)

**Allocation**

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Highway Easement (HE)	(1,046 SF @ \$0.16)	0.024	Acres	\$6,973.33	\$167.36
Appraiser Rounding					\$332.64

Total Allocation \$500.00  
Rounded To \$500.00

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.

FOR: Sauk County

X  
\_\_\_\_\_  
Owner Signature Date

X  
\_\_\_\_\_  
Owner Signature Date

Approved for Wisconsin Department of Transportation

For Office Use Only

X  
\_\_\_\_\_  
Wisconsin Department of Transportation Signature  
Date



Q J 1 0 8 3 4 4 7

This instrument was drafted by  
Wisconsin Department of Transportation

Project ID  
5080-09-23

Parcel No  
11



## HIGHWAY EASEMENT

Wisconsin Department of Transportation

Exempt from filing transfer form [77.22(1) Wis. Stats.]

RE1565 01/2023 Exempt from fee: s.77.25(2r) Wis. Stats..

**THIS EASEMENT**, made by **The County of Sauk of the State of Wisconsin**, GRANTOR, conveys an easement, as described below, for highway purposes to the Wisconsin Department of Transportation, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)**

Any person named in this easement may make an appeal from the amount of compensation within six months after the date of recording of this easement as set forth in s.32.05(2a) Wisconsin statutes. For the purpose of any such appeal, the amount of compensation stated on the easement shall be treated as the award, and the date the easement 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: None

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  
Teri Weil  
TerraVenture Advisors, LLC  
PO Box 110  
Baraboo, WI 539313

Parcel Identification Number/Tax Key Number  
030-1091-00000

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of County of Sauk of the State of Wisconsin.

FOR: Sauk County

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

State of Wisconsin

Sauk )  
County ) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

\_\_\_\_\_  
Signature, Notary Public, State of Wisconsin

\_\_\_\_\_  
Print Name, Notary Public, State of Wisconsin

\_\_\_\_\_  
Date Commission Expires



Project ID  
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## LEGAL DESCRIPTION

Parcel 11 of Transportation Project Plat 5080-09-23 - 4.04 recorded in Transportation Project Plats, as Document No. 1247192, recorded in Sauk County, Wisconsin.

Property interests and rights of said Parcel 11 consist of:

**Easement for highway purposes**

# STATEMENT TO CONSTRUCTION ENGINEER

RE1528 01/2023 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

*Copies to: project engineer and owner*

Owner Name(s) Sauk County	Property Address WI Mailing Address S4555 County Road CH, Reedsburg, WI 53959	Area code - phone Home: Cell: Work: Email:
Tenant, if any	Property Address WI Mailing Address	Area code - phone Home: Cell: Work: Email:

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

Other matters of interest and owner concerns:

Property Owner Signature

Date

Negotiator Signature

Date

Property Owner Signature

Date

Print Negotiator Name

## Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J 1 0 8 3 4 5 0

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Sauk

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