

November 29, 2023

Via Personal Delivery

Heart of the Valley Metro & Sewage
801 Thilmany Road
Kaukauna, WI 54130

Re: Project ID: 4679-02-00 ~ CTH Z, Haas Road to East County Line (Outagamie Road)
Town of Buchanan
Outagamie County
Property Address: Land Along County Highway Z
Parcel 28

Dear Brian:

Jewell Associates Engineers, Inc., has been retained by Outagamie County to provide real estate acquisition services for the above referenced project. This letter is a written offer to purchase that portion of your property that is needed for the improvement of CTH Z, Haas Road to East County Line (Outagamie Road) in Outagamie County. The acquisition involves the following:

- 0.104 acres of new highway right-of-way and 0.254 acres of existing highway right-of-way.
- 0.266 acres of Temporary Limited Easement (TLE). A TLE means that you still own the property, but Outagamie County has the right to use the property for construction purposes. No permanent improvements would be placed on the property. The TLE terminates at the time construction of the project is complete.

We have enclosed the following documents:

- The Rights of Landowners Under Wisconsin Eminent Domain Law
- Right of Way Plat
- Names of neighboring landowners affected by the project
- Legal description of the land and/or interest(s) needed for the project
- Waiver of Appraisal Form
- Warranty Deed
- Statement to Construction Engineer Form
- Request of Taxpayer Identification Number (W-9 Form) and postage-paid envelope
 - As this acquisition exceeds the \$600.00 limit established by the Federal Government, the Internal Revenue Service requires your social security number or employer identification number. If you are "exempt," furnish a copy of your exempt status.

When Outagamie County determines an acquisition to be of a nominal value, we are allowed to acquire the property and/or interests without doing an appraisal if the property owner agrees. We believe your parcel fits this situation, and we wish to extend to you an offer of \$2,850.00 for this parcel.

However, in lieu of an appraisal a market study of recent sales in the area has been made to determine property values comparable to your property. Those values, and associated interests to be acquired, are noted on the enclosed Waiver of Appraisal Form.

If you agree with the enclosed Waiver of Appraisal Form and wish to enter into an agreement with Outagamie County, please sign the documents noted below and return them in a timely manner or no later than **December 29, 2023**, in the enclosed postage paid envelope. Upon receipt, I will submit a payment request with the County. Within a couple of weeks, I will get your check and will provide copies of what you signed with your check package. At that time, I submit the conveyance to be recorded at the Outagamie County Register of Deeds office. I will also provide a recorded copy of the conveyance to you as well.

1. **Waiver of Appraisal Form:** This form needs to be signed and dated by all owners. This verifies that you have waived the right to an appraisal and agree to accept settlement in the amount stated on the form.
2. **Warranty Deed:** Each person whose name is on the Warranty Deed must sign, and each signature must be notarized. This means the Warranty Deed must be signed in the presence of a notary public (available at a bank or the courthouse). Otherwise, I am a notary public and am happy to arrange a time to meet with you.
3. **Statement to Construction Engineer Form:** If there are items you would like the construction engineer to be made aware of, please note them on the form under "Owner Concerns" and sign and date the form. If you have no concerns, write "None" on the form, and sign and date the form. This form will be reviewed and approved by Outagamie County.
4. **Request of Taxpayer Identification Number (W-9 Form):** As this acquisition exceeds the \$600.00 limit established by the Federal Government, the Internal Revenue Service requires your social security number or employer identification number. If you are "exempt," furnish a copy of your exempt status. Outagamie County will not process payment until they have a W9 Form signed and completed by you.

Real estate taxes for the current year shall be pro-rated as of the date of acquisition, based on the latest tax assessment in accordance with Chapter 74.62, Wis. Statutes.

Your rights as a landowner are fully explained in the enclosed brochure entitled "Rights of Landowners Under Wisconsin Eminent Domain Law." This brochure is intended to guide you during the acquisition process.

If you have any questions about the project or acquisition process, please contact me at 715-900-2600 or via email at laura.humphrey@jewellassoc.com.

Sincerely,

JEWELL Associates Engineers, Inc.



Laura J. Humphrey, SR/WA
As Agent for Outagamie County

Enclosures

November 29, 2023

Via Personal Delivery

Heart of Valley Metro & Sewage
801 Thilmany Road
Kaukauna, WI 54130

Re: Project ID: 4679-02-00 ~ CTH Z, Haas Road to East County Line (Outagamie Road)
Town of Buchanan
Outagamie County
Property Address: Land Along County Highway Z
Parcel 26

Dear Brian:

Jewell Associates Engineers, Inc., has been retained by Outagamie County to provide real estate acquisition services for the above referenced project. This letter is a written offer to purchase that portion of your property that is needed for the improvement of CTH Z, Haas Road to East County Line (Outagamie Road) in Outagamie County. The acquisition involves the following:

- 0.145 acres of new highway right-of-way and 0.174 acres of existing highway right-of-way.
- 0.176 acres of Temporary Limited Easement (TLE). A TLE means that you still own the property, but Outagamie County has the right to use the property for construction purposes. No permanent improvements would be placed on the property. The TLE terminates at the time construction of the project is complete.

We have enclosed the following documents:

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When Outagamie County determines an acquisition to be of a nominal value, we are allowed to acquire the property and/or interests without doing an appraisal if the property owner agrees. We believe your parcel fits this situation, and we wish to extend to you an offer of **\$3,400.00** for this parcel.

However, in lieu of an appraisal a market study of recent sales in the area has been made to determine property values comparable to your property. Those values, and associated interests to be acquired, are noted on the enclosed Waiver of Appraisal Form.

If you agree with the enclosed Waiver of Appraisal Form and wish to enter into an agreement with Outagamie County, please sign the documents noted below and return them in a timely manner or no later than **December 29, 2023**, in the enclosed postage paid envelope. Upon receipt, I will submit a payment request with the County. Within a couple of weeks, I will get your check and will provide copies of what you signed with your check package. At that time, I submit the conveyance to be recorded at the Outagamie County Register of Deeds office. I will also provide a recorded copy of the conveyance to you as well.

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As Agent for Outagamie County

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