

# Southern Wisconsin Appraisal

A DIVISION OF G A BOCK AND ASSOCIATES



March 21, 2025

BRIAN VANSCHYNDEL  
ASSISTANT CITY ATTORNEY  
800 CENTER ST SUITE 122  
RACINE WI 53403

- Re: Project 2703-07-02 Lathrop Avenue (Republic Av to 13<sup>th</sup> St)  
Right-of-Way Services

Dear Attorney VanSchyndel,

Our office is able to provide to City of Racine Acquisition and Negotiation Activities services for the above project, in compliance with Wis. Stat. section 32.09 and the WisDOT Real Estate Program Manual. Our office will utilize the WisDOT website READS if required.

Note, however, that the issuance of any Jurisdictional Offer and/or Award of Damages must be handled by the Racine City Attorney's Office.

We anticipate that acquisitions will be completed by October 1, 2026. This timeline may be negotiable and may also change based on the addition of properties to the project or changes in project design or other considerations.

City of Racine would provide our office with: **1)** title reports for all properties affected by any acquisition interests, updated within 6 months of commencement of acquisition services, **2)** contact information for the affected property owners, **3)** survey staking in accordance with the Transportation Project Plat (TPP), **4)** a copy of the TPP as filed with the County, **5)** legal descriptions of each area of acquisition (taking) on each affected property, **6)** a copy of the project plat (Plan & Profile, cross-sections, Pavement Marking, etc.), **7)** a copy of the Encroachment Report (if any), **8)** the method to be followed to obtain payment for property owners, and **9)** identification of the individual authorized to approve offering prices, price revisions and/or engineering commitments.

Upon completion of acquisition services, we shall provide to City of Racine copies of documents per parcel, as appropriate, and project reports including:

- Negotiation Diary
- Copies of all recorded conveyances
- Copies of all recorded Partial Release of Mortgage or waiver, if applicable
- Statement to Construction Engineer
- Payment Request
- Administrative Revision, if applicable
- Closing Statement, if applicable
- Disposition of RE tax - pro-rated, if applicable

1055 PRAIRIE DR. SUITE C RACINE, WI 53406  
PHONE: 262-886-2450  
FAX: 262-886-6145

Nominal Payment – Waiver of Appraisal  
Nominal Parcel Payment Report  
Introduction Letter/Correspondence (most recent on top)  
Approved Offering Price Report  
Appraisal Report  
LPA Certification of Right-of-Way  
Statement of Expenditures

Our services include fees for recording documents at the Register of Deeds, attending meetings for the purpose of discussing and reviewing the services to be provided, the project start-up meeting, and may include a visit to the project site. The fee(s) would be as follows:

Abbreviated Std/Short Form Appraisal -	\$2,800 (per parcel)
Appraisal Review -	\$700 (per parcel)
Sales Study -	\$10,000
Sales Study Review	\$750
Nominal Payment Parcel Report -	\$850
NPPR Review	\$750
Acquisition/Negotiation Services -	\$1,200 (per parcel)
Document Recording -	\$75 (per parcel)
Project Management Fee -	\$3,000
Prep Intro/Staking Letters -	\$300

The services and fees do not include post-appraisal services for litigation, including for pretrial conferences with legal counsel, depositions, any court testimony, preparation time therefore, and travel expenses.

Based on the information that **13 parcels** are expected to be appraised and **63 parcels** are to be acquired, the estimated cost for services is \$140,725. Additional appraisal reports, if needed, will be provided at a fee of \$2,400 plus a reviewer fee of \$700, each.

Please return a signed copy of this letter as evidence of your acceptance of these terms.

Sincerely,



Gene A. Bock, SRA, ASA, CRA  
Wisconsin Certified General Appraiser #311-010  
Senior Appraiser, Southern Wisconsin Appraisal

*Accepted on behalf of City of Racine:*

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

