

1192-17



Division of Transportation
System Development
Southeast Regional Office
141 NW Barstow Street
PO Box 798
Waukesha WI 53187-0798

Scott Walker, Governor
Dave Ross, Secretary
Internet: www.dot.wisconsin.gov

Telephone: 262-548-5903
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November 28, 2017

CERTIFIED MAIL

RECEIVED

DEC 01 2017

CITY ATTORNEY

CITY OF RACINE
C/O FINANCE DEPT.
730 WASHINGTON AVE.
RACINE, WI 53403

Reference: Project ID: 2260-00-21, Parcel No. 55
DURAND AVENUE, CITY RACINE
STH - 011, Racine County

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 your property and/or property interests needed for the above referenced highway project. In addition, I have enclosed the following documents:

- Agreement for Purchase and Sale of Real Estate
- Appraisal Guidelines and Agreement
- Legal description of the land and/or interest(s) needed for the project
- Names of neighboring landowners affected by the project
- Transportation Project Plat

The Wisconsin Department of Transportation's (WisDOT) determination of compensation, based on the fair market value of the property, is as follows:

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land		0.011	Acres	\$7,000.00	\$77.00
Temporary Limited Easement (TLE)		0.028	Acres	\$785.71	\$22.00
Appraiser Rounding					\$101.00
Other	Admin Increase to Reach SE Region Minimum				\$50.00

Total Allocation \$250.00

If you agree with the values determined in the appraisal report and wish to enter into an agreement with WisDOT, sign the enclosed Agreement for Purchase and Sale of Real Estate and return it in a timely manner in the enclosed self-addressed, postage-paid envelope to WisDOT for final review and approval.

Once WisDOT is satisfied that the negotiations are complete, a fully executed (signed) copy of the agreement will be sent to you, and I will contact you to arrange for payment and closing. Please note that your execution of the Agreement for Purchase and Sale of Real Estate alone is not sufficient to result in an enforceable contract for the purchase of the needed property.

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. If you elect to have an appraisal report prepared, you must take certain steps to qualify for reimbursement. Your eligibility for appraisal cost reimbursement will expire 60 days from your receipt of WisDOT's appraisal, which is estimated to be on January 31, 2018. See the enclosed Appraisal Guidelines and Agreement document for further explanation. If your appraisal report is submitted after the 60-day statutory date, the department will consider it for negotiation purposes; however, it will not be eligible for reimbursement.

WisDOT wants you to be satisfied that your property and your rights have been fully considered. We will provide any additional information you request, if available, or further discuss any concerns you may have. If you have any questions, you may contact me at 262-521-4414.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Albert", written in a cursive style.

Joseph Albert
Real Estate Specialist

Enclosures

