

# Southern Wisconsin Appraisal

A DIVISION OF G A BOCK AND ASSOCIATES



Brian Van Schyndel  
Assistant City Attorney  
800 Center St, Ste 122  
Racine, WI 53403

December 17, 2025

*Delivered electronically to Brian.VanSchyndel@cityofracine.org*

Re: Project 2703-09-02 Mt. Pleasant Street (Rapids Dr to Romaine Ave)  
Appraisal, Appraisal Review, and Acquisition Services

Dear Attorney Van Schyndel,

Our office is able to provide to City of Racine the required real estate appraisal, appraisal review, and acquisition services for the above mentioned project. All work will be completed in compliance with Wis. Stat. section 32.09, the WisDOT Real Estate Program Manual, and USPAP.

Our scope of work requires involves the real estate appraisal and appraisal review of thirty (30) parcels. All appraisals will be completed by Southern Wisconsin Appraisal's Senior Appraiser, Gene Bock. All appraisal reviews will be completed by sub-consultant, Gregory Hicks. The appraisal reports shall be in narrative format and will meet WisDOT standards. Our scope of work also includes real estate acquisition services for thirty (30) parcels, to be completed by Stacey Salvo and/or MeriKatherine Bock. These services will meet the WisDOT requirements. Our office will utilize the WisDOT website READS as required. Our fees also include attendance at one meeting, if required.

We anticipate that acquisitions will be completed by July 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.), and **7)** a copy of the Encroachment Report (if any).

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 and Copies of Payment(s), Administrative Revision (if applicable), Closing Statement (if applicable), Disposition of RE tax - pro-rated (if applicable), Introduction Letter & Correspondence (most recent on top), Approved Offering Price Report, Appraisal Report, and LPA Certification of Right-of-Way. These documents will be provided electronically, or hardcopies may be provided upon request.

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 a visit to the project site. The fee(s) would be as follows:

Fee Schedule for Real Estate Services			
Service	Quantity	Unit Price	Total
Appraisal Report	30	\$2,350 per parcel	\$70,500
Appraisal Review	30	\$650 per parcel	\$19,500
Acquisition Services	30	\$1,250 per parcel	\$37,500
Document Recording	32 (Estimated)	\$45 per recording	\$1,440
Project Management Fee	1	\$2,500	\$2,500
	Total all Fees		\$131,440

Based on the information that **30 parcels** are expected to be appraised and acquired, the estimated cost for services is \$131,440. Should additional recordings be required, they will be provided at a fee of \$45 per recording. The cost of these services will be billed on a per parcel or unit basis.

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.

Thank you for your interest in our company. Please return a signed copy of this letter as evidence of your acceptance of these terms.

Sincerely,



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

*Accepted on behalf of City of Racine:*

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_