



November 25, 2025

CERTIFIED MAIL

VILLAGE OF PALMYRA
PO BOX 380
PALMYRA, WI 53156

Project: ID 3110-00-25, Parcel No. 18
WHITEWATER - NORTH PRAIRIE
STH - 059, Jefferson County

Dear Village of Palmyra:

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, a market study of recent comparable sales in the area was completed. 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 WisDOT.

- **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.
- **Statement to Construction Engineer:** This form requires the signature of only one landowner and is used to inform the construction engineer of any special commitments, if any, that were agreed to by you and WisDOT for construction purposes.
- **Conveyance:** The Warranty Deed conveyance document will need a notarized signature of all owners.

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 1/1/2026, I will contact you to discuss the next steps in the acquisition process.

WisDOT wants you to be satisfied that your property and your rights have been fully considered and your questions answered. I am happy to provide any additional information requested, if available, or to discuss any concerns you may have. Please contact me at (608) 669-7566.

Sincerely,

TerraVenture Advisors, LLC

Nick Heer
Real Estate Specialist

Enclosures

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s)
Village of Palmyra

Area and interest required
36.00 sq. ft. of Fee; 235.00 sq. ft. of Temporary Limited Easement (TLE); 150.00 sq. ft. of Fee; 250.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Appraiser Rounding					\$10.51
Fee	Recreational with Water Frontage	186.00	Sq Ft	\$1.50	\$279.00
Temporary Limited Easement (TLE)	Recreational with Water Frontage - Annual rental rate of 9.863% thru 5/1/2028	485.00	Sq Ft	\$0.43	\$210.49

Owner Signature

Date

X

Owner Signature

Date _____

Approved for Wisconsin Department of Transportation

For Office Use Only

Agency Approval

Date _____

Wisconsin Department of Transportation Signature
Date

This instrument was drafted by
Wisconsin Department of Transportation

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STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

Copies to: project engineer and owner

Owner Name(s) Village of Palmyra	Property Address E Main St Palmyra, WI 53156	Area code - phone Home: Cell:
	Mailing Address PO Box 380 Palmyra, WI 53156	Work: (262) 753-3178 Email: publicworks@vi.palmyra.wi.gov
Tenant, if any	Property Address E Main St Palmyra, WI 53156	Area code - phone Home: Cell:
	Mailing Address	Work: Email:

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of Wisconsin Department of Transportation.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

Other matters of interest and owner concerns:

Property Owner Signature:

Date

Negotiator Signature

Date

Nicholas Heer

Property Owner Signature:

Date

Print Negotiator Name

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name

Project ID
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County
Jefferson

Parcel No.
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WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 01/2023

THIS DEED, made by **Village of Palmyra**, GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed 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.

In executing this document, the undersigned affirms that he/she is authorized signatory of Village of Palmyra and is duly authorized by the company to execute this document.

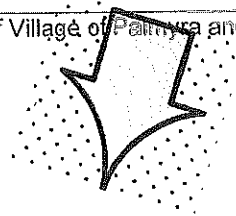
FOR: Village of Palmyra

This space is reserved for recording data

Return to
Nick Heer
TerraVenture Advisors, LLC
PO Box 259539
Madison, WI 53725

Parcel Identification Number Key Number
171-0516-2214-021;171-0516-2214-002

NOTARIZE



Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Date _____

State of Wisconsin)
) ss.
_____ County)

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

The signer was: _____ Physically in my presence. OR
_____ In my presence involving the use of communication technology.

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires _____

Project ID
3110-00-25

This instrument was drafted by
Wisconsin Department of Transportation

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