

**AGENDA
PUBLIC WORKS
COMMITTEE**

**MONDAY, APRIL 18, 2011
ROOM 202
6:55 P.M.**

***G. John Ruffolo, Chairman
Steve Bostrom, Vice Chairman
Patrick Juliana***

***Jan Michalski
Ray Misner
Anthony Nudo***

C. REFERRED TO COMMITTEE

- C-1 Reconsideration of Right-of-Way Acquisition and Resolution for Permanent Limited Easement (39th Avenue - 18th Street to 24th Street, Parcels 1, 2, 3, 4, 5, 9, 10 and 16). **(District 5)** *(Parcel 1 denied at April 13, 2011 meeting)*

CITIZENS COMMENTS RELATED ONLY TO JURISDICTION OF PUBLIC WORKS COMMITTEE

ALDERMAN COMMENTS

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE CALL 653-4050 BEFORE NOON ON THE DATE INDICATED FOR THIS MEETING.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY BE PRESENT AT THE MEETING, AND ALTHOUGH THIS MAY CONSTITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL NOT TAKE ANY ACTION AT THIS MEETING.



Engineering Division
 Michael M. Lemens, P.E.
 Director/City Engineer
Fleet Maintenance
 Mauro Lenci
 Superintendent

Street Division
 John H. Prijic C-1
 Superintendent
Waste Division
 Rocky Bednar
 Superintendent

DEPARTMENT OF PUBLIC WORKS

Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
 Telephone (262) 653-4050 · Fax (262) 653-4056

April 6, 2011

To: G. John Ruffolo, Chairman
 Public Works Committee

From: Michael M. Lemens, P.E.
 Director of Engineering/City Engineer

Subject: *39th Avenue from 18th Street to 24th Street*
Approve R/W Acquisition on Parcels 1, 2, 3, 4, 5, 9, 10

BACKGROUND/ANALYSIS

As part of the extension of 39th Avenue from 18th Street to 24th Street, the City of Kenosha has acquired the Right of Way for the remaining land needed for the construction to begin in 2011. Appraisals were completed offering prices were made to all of the parcels listed below. Out of the seven (7) listed, parcels 1 and 2 had their own appraisals completed. Public Works staff as well as our acquisition consultant negotiated the two prices listed under parcels 1 & 2 below using the owner's appraisals as authorized. Otherwise all other amounts are what were provided to this committee on December 15, 2010:

<u>PARCEL</u>	<u>OWNER</u>	<u>INTEREST</u>	<u>OFFERING PRICE</u>
Parcel 1	George Uttech	FEE 0.403 acres	\$35,098
Parcel 2	Mark and Lisa Gulas	T.L.E. 0.313 acres FEE 0.475 acres	\$13,150
Parcel 3	Regency Hill-Riverwoods, LLC	T.L.E. 0.237 acres P.L.E. 0.344	\$8,000
Parcel 4	Kenosha County Formerly George W. Pietkiewicz	T.L.E. 0.745 acres FEE 0.721 acres	\$18,400
Parcel 5	Paul J. & Carol D. Dosemagen	T.L.E. 0.028 acres	\$1,000
Parcel 9	Berwick Properties, Inc.	T.L.E. 0.025 acres FEE 50 sq. ft.	\$500
Parcel 10	Berwick Properties, Inc.	T.L.E. 0.300 acres FEE 50 sq. ft.	\$600
Parcel 17	Eliz, LLC (Nominal Price)	T.L.E. 0.403 acres	\$1,000
Parcel 18	Pete & Michelle Lyons (Nominal Price)	T.L.E. 0.017 acres	\$350

(Nominal's calculated based on 10% land value times acreage rounded to nearest \$50)

RECOMMENDATION

Approve the final pay amounts as stated above for the 39th Avenue roadway project.

CC: Ald. Rocco LaMacchia

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 9, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner George Uttech	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 0.403 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.127 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$ _____

(Review Appraiser)

(Date)

Project ID 3831-06-00	County Kenosha	Parcel 1
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Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 6, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha, DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 1, (George H Uttech, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the Town of Somers, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that there will be **no loss in market value** as a result of the proposed acquisition and project. In fact, the property will see an increase in value and a gain in value of \$17,800. As such, there is no compensation due the owner as a result of the proposed acquisition.

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

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active in the subject property type and marketing area. Sales are verified by both examinations of records and interviews with participants in the sale. These sales were compared with the subject in a "matched paired analysis". Once reasonably adjusted for variance with the subject this information was utilized to reconcile a value indication from the market as of the effective date of value. This approach is typically the best indication of value for a property such as the subject and was given sole reliance within this report.

When multiple approaches are used, the value indicated by each of the three approaches must be correlated into a single estimate of the property's worth. A simple mathematical average is not used. Instead, the appraiser must weigh the relative strengths and weaknesses of each approach as it relates to the subject and balance each with his knowledge of the market.

Per the requirements set by the Federal Highway Administration, the appraiser valued the subject site (land) by comparing the subject site directly with similar pieces of property that recently sold. The cost analysis and income analysis were not considered to be applicable within this appraisal problem and were not used. The omission of the cost and income approaches does not affect the reliability of the land value estimate in this case. Although the cost approach was not used to value the full property, costs may have been used to value minor items located within the acquisition area, where applicable.

Separate Entity: The appraiser considered evaluating the area of the proposed fee acquisition as a separate entity. However, in the appraiser's opinion, the proposed acquisition is too oddly shaped and/or too narrow to hold utility in itself and is not marketable as an individual parcel. Its only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation - Before the Acquisition (Before Condition): To value the subject site in its current conditions, the appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their outer location, availability of sewer, its zoning and larger than standard lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

It should be noted that sales of larger than standard sized lots were very limited. As a result the appraiser also considered several offerings and several older sales for this analysis. As the market has seen little changes in market conditions with no appreciation, the use of older sales does not lessen the reliability of this analysis.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of

the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

1.	10038 29th Ave	12/2008	\$94,000	1.060	\$88,679
2.	3017 94th Place	11/2008	\$220,000	3.430	\$64,140
3.	20th Place	11/2010	\$239,900	5.010	\$47,884
4.	1747 32nd Ave	11/2010	\$139,000	1.010	\$137,624

- Land Sale No 1 is the 2008 sale of a 1.06 acre site located in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This site is located in a developing area with newer homes. It is located in an area that has municipal sewer and sewer is available however private well would be required for residential use. There is an older home on this site but the selling Realtor indicated that the home was of no value and should be removed. The estimated razing costs for the buyer are \$6,000 to raze the home. This parcel sold in December, 2008 for \$88,000. With the razing costs, the total purchase equates to \$94,000. Total price equates to \$88,679 per acre for this 1.06-acre parcel. A new home is to be built on this site.
- Land Sale No 2 is the 2008 sale of a 3.43 acre parcel in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This parcel is situated at the end of a cul-de-sac which is directly east of the intersection of Springbrook Rd (CTH ML) and 94th Place. This site was split from a larger parcel and municipal water and sewer are available. It is a large parcel that is fully wooded. It was marketed as a wooded single family home site. This parcel is well suited for residential use. This parcel sold in November, 2008 for \$220,000 which equates to \$64,140 per acre.
- Land List No 3 is the current listing of a 5.01 acre lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Riverwoods Subdivision. This is a wooded lot that is improved with municipal sewer and water. The parcel is well suited for residential use. This lot is currently listed for \$239,900 which equates to \$47,884 per acre.
- Land List No 4 is the current listing of a 1.01 acre site that is located in an upper market development in the City of Kenosha, Kenosha County, Wisconsin. This site is located in an upper scale subdivision known as Hunter's Ridge. This lot is fully improved with municipal water, sewer, curb and gutter and abuts a small pond. Its pond view adds to its appeal and value. This lot previously sold in 2007 for \$167,000 and was purchased for an investment. It has been exposed to the market for 585 days with an original asking price of \$174,900. It is currently listed for \$139,000 which equates to \$137,624 per acre. As this asking is below its 2007-sale price, this demonstrates a slightly declining market. This lot is well suited for residential use.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and

experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis									
Development Land Sales - Summary									
Value As of:	Nov-10	BEFORE CONDITION							
Item	Subject	LAND SALE NO. 1 RES 28-102		LAND SALE NO. 2 RES 28-101		LAND SALE NO. 3 RES 210-96		LAND SALE NO. 4 RES 210-99	
Address		29th Ave		94th Place		20th Place		32nd Ave	
City		Pleasant Prairie		Pleasant Prairie		Kenosha		Kenosha	
County		Kenosha Co.		Kenosha Co.		Kenosha Co.		Kenosha Co.	
Seller		Laubenstein		Victory Baptist Church		Regency Hills		Graf	
Sales Price		\$94,000		\$220,000		\$239,900		\$139,000	
Price/Acre		\$88,679		\$64,140		\$47,884		\$137,624	
Price/Sq Ft		\$2.04		\$1.47		\$1.10		\$3.16	
Sale Date	Nov-10	Dec-08		Nov-08		Nov-10		Nov-10	
Time Adj.	0%	0%		0%		0%		0%	
Motivation		Arms Length		Arms Length		OFFERING		OFFERING	
Financing		Cash Sale		Cash Sale		Conv Mtg		Conv Mtg	
Market Adj.		0%		0%		-6%		-6%	
Adjusted Price		\$94,000		\$220,000		\$225,506		\$130,660	
Adj. \$ / Acre		\$88,679		\$64,140		\$45,011		\$129,366	
Adj. \$ / Sq Ft		\$2.04		\$1.47		\$1.03		\$2.97	
Features	Subject	Desc. %		Desc. %		Desc. %		Desc. %	
Size (Acre)	1.73	1.06	-15%	3.43	15%	5.01	25%	1.010	-15%
Size (Sq Ft)	75,359	46,174		149,411		218,236		43,996	
Shape	Standard	Standard		Pie Shape		Standard		Standard	
Topography	Level	Level		Level		Rolling		Level	
Corner	Corner	Interior	-5%	Interior	-5%	Interior	-5%	Interior	-5%
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd		Upper Devl	-10%
Woods	Part Wooded	Part Wooded		Wooded		Wooded		Pond View	-10%
Zoning	RR-2, Res	R-4, Res		Res		RR-2, Res		Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer		Sewer	
Lowland/Wetland	None	None		Minor		Minor		None	
Improvements	Vacant	Vacant		Vacant		Vacant		Vacant	
Net Adj. (%)			-20%		10%		20%		-40%
Net Adj. (\$)			-\$17,736		\$6,414		\$9,002		-\$51,747
Indicated \$/Acre			\$70,943		\$70,554		\$54,013		\$77,620

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. After reviewing the market, it is the professional opinion of the appraiser that the market had no noticeable appreciation since mid-2006. There were no noticeable market changes and no appreciation since that time. Consequently, sales after mid-2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

Two of the comparables used are current offerings that have not yet sold. Land Listings No. 3 and 4 were adjusted downward to reflect their probable sales price.

Size: Analysis showed larger sites sell at a lower unit value than smaller sites. Land Sale No. 1 and Land List No. 4 are both smaller lots. As smaller lots sell at higher unit values, each was adjusted downward to reflect their smaller lot size. Land Sales No. 2 and 3 are both larger and these land sales were adjusted upward to reflect their larger size.

Corner Sites: An analysis of the market indicates that reluctance is seen in corner lots over other lots. Buyers slightly discount sites that are located on corners as these sites have greater visibility and less privacy for residential use. As a result, corner lots are generally considered slightly inferior. A slight downward adjustment was needed to each sale and offering as the subject is a corner lot.

Location: All of the sales are located within the subject's general market area and are influenced by the same or similar location and economic factors. One sale, however, is located within an upper market development, a location that the market considers to be superior over most other Kenosha locations. As a result of its upper market location, Land Sale No. 4 required a modest downward adjustment to reflect this fact. It also abuts a small pond and is preferable in its view amenity. An additional downward adjustment was made to reflect its pond view.

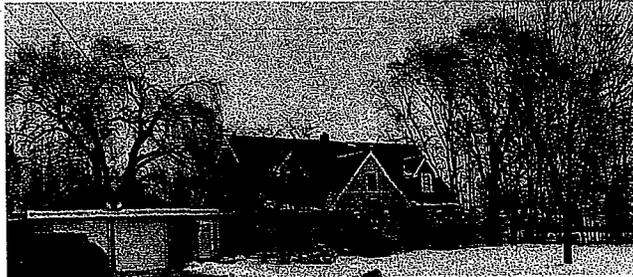
Conclusion of Site Value (Before Condition)

The appraiser found that the unit of comparison most recognized by the market is the price per acre. In this appraisal, and analysis, comparisons are based on this standard. All of the sales used were located within the subject's general market area and are influenced by similar market factors. Like the subject, they are all larger than standard area lots and would reflect a lower unit value than a normal smaller lot. As a result of their size and location, they were considered to be good indications of the subject site's unit value. After adjusting for differences, the sales/offering indicated a unit value that ranged from \$54,000 per acre to \$77,600 per acre (rounded). Most of the comparables indicated a unit value that fell between \$71,000 and \$77,600 per acre. This would indicate a unit value above \$71,000 for the subject's 1.73-acre site.

Considering the sales activity in the area and the analysis shown in the summary above, it is the appraiser's opinion that the base unit value of the subject site is \$74,000 per acre. The contributory value of the subject site was found to be \$128,000 (1.73-acre x \$74,000 per acre, rounded). This calculation and the unit value range set by the sales can be found in the following table:

Indicated Site Value		
Minimum	\$54,013	Per Acre
Median	\$70,749	Per Acre
Average	\$68,283	Per Acre
Maximum	\$77,620	Per Acre
Concluded Value	\$74,000	Per Acre
Site Size	1.730	Acre
Indicated Value	\$128,020	
Value (Rnd)	\$128,000	

A SUMMARY APPRAISAL OF



GEORGE H. UTTECH PROPERTY

2nd

**- Located at -
3906 - 24th Street
Parcel No. 07-222-23-426-010
City of Kenosha, Kenosha County, Wisconsin**

**- Prepared For -
George H. Uttech**

**- Prepared By -
Michael A. Pitts, WCGA #334
&
J. Martin Hogan Jr. #387
&
Andrew M. Pitts, WCGA # 1456**

**DATE OF VALUATION/DAMAGES/LOSS
January 13, 2011**

.....
This appraisal has been prepared by the staff of Pitts Brothers & Associates LLC for the sole use and benefit of George H. Uttech. The information contained in this report should not be relied upon, without independent verification, by any other person or entity other than George H. Uttech.
.....

Property Type: The subject property consists of 1.73 acres improved with a two-story wood duplex residence containing 2,749 square feet of total living area.

**Damage/Loss Conclusion: THIRTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS
(\$34,800.00)**

Southeastern Wisconsin's Premier Real Estate Appraisers, Brokers, & Consultants
6309 - 60th Street - Suite 100 - Kenosha, Wisconsin 53144 • Phone: 262-654-4900 • Email: marty@pittsbros.com

January 30, 2011

George H. Uttech
7634 – Cooper Road
Kenosha, Wisconsin 53142-4123

Dear Mr. Uttech:

In accordance with your request, we have made an investigation and summary appraisal of:

GEORGE H. UTTECH PROPERTY
3906 – 24th Street, Parcel No. 07-222-23-426-010
City of Kenosha, Kenosha County, Wisconsin

The appraisal was made for the purpose of expressing an opinion of the market value in order to estimate just compensation under Wisconsin State Statute 32.09 due the subject property owner for the proposed acquisition and temporary limited easement acquired of the subject property according to Wisconsin State Statute 32.09, as of January 13, 2011, the date of the inspection of the property. We understand that our valuation opinions and report will be utilized in conjunction with determining just compensation due the subject property owner from the City of Kenosha Department of Public Works due to the proposed acquisition and temporary limited easement acquired of the subject property under its power of eminent domain.

The term “Fee Simple Interest” as used here is defined as the market value of the fee simple interest as, the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police powers, and escheat.¹

1. The Appraisal of Real Estate, Twelfth Edition, page 23.

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MARKET VALUE BEFORE THE ACQUISITION

Discussion of Land Sales

The land sales summarized below provide an indication of value, before adjustments, between \$0.93 and \$3.56 per square foot. The comparable sales are residential vacant land uses. In comparing the sales to the subject, primary adjustments for date of sale, zoning, utilities, land amenities shape, topography, and location would be required. We have concluded that the market from year 2008 to the present has been stagnate and in some locations decreased; however in the opinion of the appraiser the sales used before year 2008 were experiencing an appreciation rate of 0% to 3% per year. This conclusion was determined by reviewing the Multiple Listing Data, discussions with real estate appraisers and brokers, and the experience and judgment of the appraiser. The sales included in the following summary table are considered the most pertinent sales. (Comparable Sales **Bolded** indicate sales used in comparable chart and the locational map). The vacant land parcel sizes are rounded. Our market investigation focused on the following parameters:

<i>Location</i>	Kenosha County with emphasis on single family residential land use
<i>Highest & Best Use</i>	Residential zoned or potential for such zoning.
<i>Size</i>	21,098 square feet to 149,411 square feet.
<i>Date of Sale</i>	2008 to Present

The sales included in the following summary table are considered the most pertinent sales, based upon the parameters described above. A brief description of the most pertinent sales of land used as comparables is listed on the following pages. (Comparable Sales **Bolded in black** indicate sales used in comp chart for the parcels).

LAND SALES SUMMARY

Comp. No.	Date	Price (\$)	Size (Acres)	Size (Sq. Ft.)	Price/Acre	Price/Sq. Ft.
1	5/2010	\$ 89,900	2.14	93,218	\$ 42,009	\$0.96
2	4/2010	\$ 70,000	0.56	24,344	\$125,000	\$2.88
3	12/2009	\$ 122,000	3.00	130,680	\$ 40,667	\$0.93
4	10/2009	\$ 115,000	2.55	111,078	\$ 45,098	\$1.04
5	3/2009	\$ 170,000	3.20	139,392	\$ 53,125	\$1.22
6	12/2008	\$ 76,000	1.61	70,132	\$ 47,205	\$1.08
7	11/2008	\$ 220,000	3.43	149,411	\$ 64,140	\$1.47
8	1/2008	\$ 75,000	0.484	21,098	\$154,959	\$3.56
Subject	N/A	N/A	1.37	75,359	N/A	N/A

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B. PITTS BROTHERS & Associates, LLC

Based on the Market Approach used in this appraisal, we have concluded a final value estimate for the subject property, after the acquisition, as of January 13, 2011, as follows:

Summary of After Value

Item	Before Value	Cost/Damages	After Value
Land	\$121,000.00	\$28,000.00	\$ 93,000.00
Bldg. Improvement	\$160,000.00	\$ 0.00	\$ 160,000.00
Site Improvements – Asphalt Paving & Fencing	\$ 20,000.00	\$ 1,900.00	\$ 18,100.00
Landscaping	\$ 20,000.00	\$ 4,000.00	\$ 16,000.00
Sub Totals- BEFORE/AFTER	\$321,000.00	\$33,900.00	\$ 287,100.00
Loss: Temporary Limited Easement		<u>\$ 900.00</u>	
TOTALS – LOSS & DAMAGES		\$34,800.00	

SUMMARY AND CONCLUSIONS

The results of the Market Approach are summarized as follows:

BEFORE THE ACQUISITION	\$321,000.00
AFTER THE ACQUISITION	<u>\$287,100.00</u>
ACQUISITION – LOSS	\$ 33,900.00
Temporary Limited Easement	<u>\$ 900.00</u>
TOTAL LOSS AND DAMAGES	\$ 34,800.00

Based on this approach, which's before acquisition value has been established by the application of the Market Approach (Sales Comparison), the decrease or loss in the market value of the property due to the acquisition and easement requirements are concluded at \$34,800.

ALLOCATION:

Acquisition Area	\$28,000.00
Site Improvements	\$ 1,900.00
Landscaping	\$ 4,000.00
Temporary Limited Easement	<u>\$ 900.00</u>
TOTAL LOSS & DAMAGES	<u>\$34,800.00</u>

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Project – No. 3831-06-00

George H. Uttech – Parcel No. 1