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April 9, 2026

DC Everest Area School District
Attn: Kelley Strike
1699 Schofield Avenue, Suite 300
Schofield, WI 54476

Re: Jelinek Ave & Alderson Street Intersection
Project ID 57-2026-03
Marathon County, WI
Parcel #3 – 6400 & 6500 Alderson Street, Weston
Sent via Standard Mail & E-mail

Dear Kelley Strike,

The Village of Weston is currently planning to reconstruct the intersection at Jelinek Avenue & Alderson Street during the 2026 construction season. At the intersection a compact roundabout will be constructed to improve intersection safety and traffic flow. As part of this project, some new right of way interests are required from your property. MSA Professional Services, Inc. has been hired to act as agents for the Village to acquire the needed right of way interests for the project.

To provide you with additional information about the acquisition process, we are including a brochure entitled “Rights of Landowners Under Wisconsin Eminent Domain Law”. This brochure explains your rights as a landowner under Wisconsin Statutes.

The Village of Weston has established an approved offer of **\$2,750** based on the enclosed appraisal report, and is allocated as follows:

Compensation Summary		
Fee	0.135 acres x \$20,000/acre	\$ 2,700
Temporary Limited Easement	0.017 acres x \$20,000/acre x 8.62% x 1.2493 years	\$ 37
Total		\$ 2,737
Total (Rounded)		\$ 2,750

The **\$2,750** is based on the fair market value of your property. It does not consider any decrease or increase in value caused by the anticipation of this project.

We have included a description of the area or interest that we need from your property. The enclosed plat map includes a list of neighboring owners affected by this project.

You may choose to obtain another appraisal as explained in the “Rights of Landowners” brochure previously provided to you. To further aid you, we have included appraisal guidelines for you and for your appraiser. Remember, the appraisal report must reach our office within 60 days of the date of this letter, in order for you to receive payment for the appraisal that date being on or before **June 8, 2026**.

It is our understanding that you may wish to donate the lands needed for the project. Please sign the enclosed **Donation – Waiver of Appraisal Recommendation and Approval form, Statement to Construction Engineer and the Warranty Deed in the amount of One Dollar and other good and valuable consideration (\$1.00). The Warranty Deed needs to be signed in the presence of a Notary Public.** The fair market value is for your records.

If you decide to accept the approved offer, please sign and return the following documents in the enclosed envelope.

- **Warranty Deed** - This conveyance transfers ownership of the acquired land to the Village of Weston. This document is also known as a conveyance document. **The deed must be signed by all parties of interest in the presence of a Notary Public.** Once we receive the signed deed and payment has been made to you, the deed will be recorded with the local Register of Deeds.
- **Statement to Construction Engineer** – If there are items you would like the construction engineer to be made aware of, please note them on the form under “Owner concerns” and sign & date the form. If you have no concerns write “None” on the form, and sign & date and return. This form must be reviewed and approved by the Village.
- **Request of Taxpayer Identification Number (W-9)** – The Village requires completion of this form in order to create a check for the transaction. If the transaction exceeds the \$600 minimum for a reportable transaction, the Village will complete the 1099S Form and return it in time for you to file your income taxes for this taxable year.

Enclosed is a postage paid envelope for your convenience in returning these signed documents.

Please give this matter your earliest consideration. Once you have reviewed the packet of information please call or email Katherine or Scott at the contact information below.

Respectfully,

MSA Professional Services



Katherine R. Venske
Real Estate Project Manager
(608) 242-6600 (Office)
kvenske@msa-ps.com



Scott Frinak
Real Estate Acquisition Professional
(608) 421-7151 (Office)
sfrinak@msa-ps.com

SF/kv

Enclosures: Appraisal, Appraisal Guidelines, Donation – Waiver of Appraisal, Warranty Deed – Donation, Statement to Construction Engineer, Warranty Deed – in the amount of \$2,750, Statement to Construction Engineer, Form W-9 and Plat