

## CHECK REQUEST Week of 11/19/2020

Project 1641-02-22  
City of La Crosse, South Avenue  
USH 14- Green Bay St to Ward Ave  
La Crosse County, La Crosse, WI

**PAYMENTS ARE TO BE SENT DIRECTLY TO PAYEE**

[illegible]

Submitted by Maria Krueger Date 11/19/2020



**CITY OF LA CROSSE  
ENGINEERING DEPARTMENT  
400 LA CROSSE ST  
LA CROSSE, WI 54601-3396  
PHONE: 608-789-7505  
FAX: 608-789-8184**

November 17, 2020

Project: 1641-02-22

Parcel: 31-108

County: La Crosse

RE: Tenant Residential Housing Payment and Move Payment Claim

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-108 are enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-108	RHP-Tenant Tenant	Angela Dahl Jann Dahl	\$3,360.00
	Moving Expenses Fixed Payment, Room Schedule		\$1,140.00

On October 29, 2020 Angela Dahl & Jann Dahl signed a lease for replacement housing located at 1900 South Street, Unit 108, La Crosse, WI 54601, which is enclosed for support of the claim. Due to the Covid-19, I am prohibited from traveling so the Decent, Safe, and Sanitary inspection was made by both Steve Ham, Property Manager. The DSS form was filled out by Steve Ham which is enclosed for claim support.

The monthly rent for the replacement site is \$600 plus \$110 for heat and electricity, for a total of \$710 base monthly rent. This will be a one-time payment for Ms. Dahl's supplemental rent differential.

Ms. Dahl chose to do a fixed move payment for her personal property located at the subject. Payment was based on the fixed payment schedule as established by FHWA which is attach for supporting documentation. Ms. Dahl vacated the subject on November 12, 2020, a vacancy inspection has been completed by Steve Ham, Property Manager. Supporting documentation for claim is enclosed.

Jann Dahl, mother and co-signer has requested to be named on the check. Jann has been responsible for paying the rent since Angela has been a tenant. Steve has verified, he receives rent checks from Jann. Written request is enclosed for supporting documentation.

Please contact me at 715/421-9049 if you have any questions.

Thank you

*Maria "Izzy" Krueger*

Maria "Izzy" Krueger  
WisDOT Statewide Relocation Specialist

Enclosures

### Fixed Payment Schedule

Displacees (persons) may elect to be paid for moving expenses based on the fixed payment schedule as established by FHWA.

The fixed payment schedule is not intended to replace the commercial move estimate or bid on a dollar for dollar basis. A commercial move includes overhead costs; payroll expenses; equipment; and, vehicles of a professional moving company. The homeowner would not incur those costs in a self-move and should not be compensated for them.

The fixed payment schedule includes all of the these items: transportation; packing; crating; unpacking; uncrating; disconnecting and reconnecting utilities; dismantling; removing; reassembling and reinstalling machinery; equipment and appliances; and, disposal of personal property on site.

#### Fixed Payment Schedule and Dislocation Allowance as Set by FHWA

Effective August 24, 2015

No. of Rooms	Occupant With Furniture	Occupant Without Furniture
1	\$550	\$440
2	\$730	\$545
3	\$935	\$650
4	\$1,140	\$755
5	\$1,350	\$860
6	\$1,560	\$965
7	\$1,765	\$1,070
8	\$1,975	\$1,175
Addl. Room	\$260	\$105

#### Exceptions:

1. The payment to a person with minimal possessions who occupies a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.
2. An occupant is paid on an actual cost basis for moving a mobile home from a displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

The has a living room, one bedroom, kitchen, bathroom and 2 closets that contain personal property for a total of four rooms.

-bedroom, utilized by 4 individuals as a multi-purpose room (TV room, living room, and a child's playroom) kitchen, bathroom, and an armoire for a total of five rooms.

Total Room Count= 5

Fixed Move Calculation = \$1,350

## RELOCATION CLAIM - APPLICATION AND RELEASE

RE1527 08/2018

Wisconsin Department of Transportation

Claimant Name (print) Angela Dahl	Date Claim Submitted to WisDOT 11-12-20
Replacement Property Address 1900 South 5th St #108 La Crosse, WI	Relocation Agent Name Maria Krueger
Subject Property Address 2350 South Ave, La Crosse WI 54602	Actual Vacate Date from Subject 11-12-20

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- ☒ Residential relocation      ☐ Owner occupant (subject)      ☐ Replacement - Purchase      ☐ Move Only -- no displaced persons  
☐ Nonresidential relocation      ☒ Tenant occupant (subject)      ☒ Replacement - Rental  
☐ Outdoor advertising sign relocation      ☐ Landlord (subject)

## AGREEMENT

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

- (a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;
- (b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

## CERTIFICATION

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

X <u>Angela J. Dahl</u> 11-12-20	X _____
Claimant Signature Date	Claimant Signature Date
ANGELA J DAHL	
Print Name	Print Name

## WisDOT Use Only

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: \_\_\_\_\_

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

X <u>Maria Krueger</u> 11/17/2020	X <u>Tracey Johnsrud</u> 11/18/2020
Relocation Agent Signature Date	BTS Relocation Facilitator Signature Date
Maria Krueger	Tracey Johnsrud
Print Name	Print Name

Project ID: 1641-41-02-22

County: La Crosse

Parcel No.: 31 - 108



Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$ 1,140.00	\$ 1,140.00
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c)	\$ 3,360.00	\$ 3,360.00
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
<b>TOTAL</b>		<b>\$ 4,500.00</b>	<b>\$ 4,500.00</b>

# REPLACEMENT HOUSING PAYMENT – TENANT

Computation Form  
RE1948 10/2019

Wisconsin Department of Transportation

☒ Tenant – Occupant ☐ 90 Day – Owner Occupant ☐ <90 Day – Owner Occupant

Subject Property			Name Angela Dahl		Number of Occupants 1
Address 2350 South Avenue, La Crosse WI 54602			Apartment Number 108	Habitable Area Required 850	
Subject Prop.-Unit Type-SF, Duplex, etc. Apartment Building			Approximate Age 20+/-	State of Repair Good	Approximate Habitable Area 850
Type of Construction Frame	DSS Yes	Type of Neighborhood Mixed		Number of Rooms 3	
Utilities Available Water/Trash		Furnished/Unfurnished Unfurnished		Number of Bedrooms 1	

## Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below

Comparable Property	Habitable Area – Sq Ft	Address or Location	Actual Rent	Est. Avg. Utilities	Monthly Rent
A	900	3800 Cliffside Pl. La Crosse, WI 54601	\$769	+ \$110	= \$879
B	900	4445 Mormon Coulee Rd, La Crosse, WI 54601	\$760	+ \$100	= \$860
C					

## Section B – Replacement Housing Payment Calculation

1. New Monthly Rent (from Section A)	\$879	per month X 48 months	\$42,192
2. Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)			
a. Actual Rent Paid (Average of last 3 months)	\$540		
Utilities (Average of last 12 months)	+ \$100		
	= \$640		
OR			
b. Economic Rent			
Utilities (Average of last 12 months)	+ _____		
	= _____		
c. Thirty (30) percent of Gross Monthly Income (See note.)			
d. Amounts designated for Shelter & Utilities by Public Agency			
3. Base Monthly Rent – Lesser of (a) OR (b, c, or d)	\$640	per month x 48 months) =	\$30,720
4. Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent)			\$11,472

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

## Rental Replacement Payment

The rental replacement housing payment shall be made in two installments.	Amount of first installment	\$ 8,000
	Amount of second installment	\$ 3,472

## Attachments

- \* Residential Comparison Chart
- \* Documentation of comparable properties from source of information

## Relocation Specialist Statement of Certification – I certify that:

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

## APPROVAL RECOMMENDED:

Relocation Specialist

Date

## COMPUTATION APPROVED BY:

BTS-RE Statewide Relocation Facilitator

3/5/2020

Date

# RENTAL AGREEMENT



This Agreement for the lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following conditions.

## PARTIES

TENANT(S) Angela Dahl  
Jann Dahl (co-signer)

LANDLORD Name: River Road Apartment  
Address: P.O. Box 2997, LaCrosse, WI. 54602

Landlord's Agent for maintenance, management, service of process and collection of rent - (Note in "Special Conditions" if more than one agent)  
Name: Steve Ham

Address: P.O. Box 2997, LaCrosse, WI. 54602

## PREMISES

PREMISES Street Address: 1900 South 7th Street  
City/State/Zip: LaCrosse, WI. 54601

## TERM

Apartment/Unit/No: 108 RENTAL TERM: six months  
First Day of Term: 11/15/2020 Last Day of Term: 05/14/2021

UTILITIES Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows:

Utility Charges	Electric	Heat	Water Bill	Unit Gas	Air Conditioning	Hot Water	Trash/Recycling
Included in Rent			xxx	n/a		xxx	xxx
Separately Metered	xx	xx			xx		
Cost Allocation*							

\*See Special Conditions.

## RENT

Rent Amount \$ 600.00 per month due on or before the 1st day of each month.  
Rent checks shall be made payable to (Landlord) (Landlord's Agent) (STRIKE ONE) and mailed or delivered to (Landlord's Agent) (STRIKE ONE). ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS AGREEMENT.

## SECURITY DEPOSIT

Upon execution of this Agreement, Tenant agrees to pay a security deposit in the amount of \$ 600.00 to be held by River Road Apartments. The deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address with 21 days after Tenant surrenders the Premises. Tenant is responsible for giving Landlord his/her new address. Surrender shall occur on the last day of the term provided in this Rental Agreement, subject to the exceptions described in Wis. Admin. Code § ATPC 134.06. Upon surrender, Tenant shall vacate the Premises and return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.

## CHECK-IN REPORT

Tenant acknowledges receipt of Landlord's check-in report which tenant agrees to complete and return to Landlord within 7 days of the first day of the rental term.

## SPECIAL CONDITIONS

**Special Conditions: NO PETS ALLOWED!!!** This lease shall automatically renew on a month to month basis at the expiration of the initial lease term. A 30 day notice is required for moving out and is due by the first day of the month. When moving out the apartment must be clean & empty by the last day of the month.

Attachments checked below are attached to this Rental Agreement and incorporated herein by reference.

Attachment	Check	Attachment	✓ Check
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	
Rules & Regulations	xxx	Washer/Dryer Agreement	
Lead-Based Paint Disclosure & Pamphlet		Pet Addendum	NO PETS ALLOWED!
Drug Free Housing Addendum		Other:	
Motor Vehicle Policy/Parking Agreement		Other:	

IN WITNESS WHEREOF, the parties have executed this Rental Agreement on this 11/15/2020 day of OCTOBER, 2020.

LANDLORD Steve Ham

TENANT(S) Angela Dahl



- LANDLORD'S RIGHT TO ENTER** Landlord may enter the Premises occupied by the Tenant, at reasonable times with 12 hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises, or the building in which they are located, from damage.
- ABANDONMENT** If Tenant unjustifiably removes from the Premises before the last day of the rental term, Tenant shall be liable for all rent due under this Agreement through the last day of the term, plus damages incurred by the Landlord, and less any net rent received by Landlord in re-renting the premises. If Tenant is absent from the Premises for three consecutive weeks without written notice of such absence to Landlord, Landlord may, in Landlord's sole discretion, deem that Tenant has removed from the Premises and proceed to re-rent the Premises. If Tenant leaves personal property behind, Landlord shall have the right to dispose of the property as provided by law or per any written property lien agreement.
- TENANT RULES & OBLIGATIONS** During the lease term, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless landlord otherwise provides in writing, as follows:
1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
  2. To NOT make or permit use of the Premises for any unlawful purpose, or any purpose that will injure the reputation of the Premises or the building of which they are a part.
  3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
  4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the premises are located.
  5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
- PETS**
- GOVT. REG.** 6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the premises.
- MAINTENANCE** 7. To keep the Premises in clean and tenantable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
8. To maintain a reasonable amount of heat in cold weather to prevent damages to the premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
- IMPROVEMENTS** 9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
- a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
  - b. Alter or redecorate the Premises.
  - c. Drive nails, licks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
  - d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
- GUESTS**
- NEGLIGENCE** 10. To NOT permit any guest or invitees to reside in the Premises without prior written consent of Landlord.
11. To be responsible for all acts of negligence or breaches of this Agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.
12. To NOT assign this Agreement nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant or Tenant's liability under this Agreement.
- VACATION OF PREMISES** 13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.
- RULES** Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above, and acknowledges receipt of any additional rules prior to signing this Agreement. Any failure by Tenant to comply with the rules is a breach of this Agreement.
- DAMAGE BY CASUALTY** If the Premises are damaged by fire or other casualty to a degree that renders them untenable, Tenant may move out unless Landlord promptly proceeds to repair and rebuild. Tenant may move out if the repair work causes undue hardship. If Tenant remains; rent abates to the extent Tenant is deprived of normal full use of the Premises, until the Premises are restored. If repairs are not made, this Agreement shall terminate. If the Premises are damaged to a degree which does not render them untenable, Landlord shall repair them as soon as reasonably possible.
- CODE VIOLATIONS** The Premises, and the building of which they are a part, are NOT currently cited for uncorrected building or housing code violations unless a copy of any such notices of uncorrected code violations are attached to this Agreement. The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety.
- SMOKE DETECTOR** Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. State law further requires that THE TENANT MUST EITHER MAINTAIN ANY SMOKE NOTICE DETECTOR ON THE PREMISES, OR GIVE THE LANDLORD WRITTEN NOTICE WHENEVER A SMOKE DETECTOR ON THE PREMISES IS NOT FUNCTIONAL. The Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. MAINTENANCE SHALL INCLUDE THE PROVISION OF NEW BATTERIES, AS NEEDED.
- AGENCY NOTICE** Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord's interests and owes duties of loyalty and faithfulness to the Landlord. They also are, however, obligated to treat all parties fairly and in accordance with fair housing and other applicable laws and standards.

The Wisconsin Apartment Association is unable to provide representations or warranties that this rental agreement complies with all current laws or regulations relating to the rental of property. Landlords/agents are advised to consult with legal counsel for local ordinance compliance requirements.

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Drafted by: Attorney Debra Peterson Conrad

No representation is made to the legal validity of any provision or the adequacy of any provision in any specific transaction.

# DECENT, SAFE AND SANITARY INSPECTION CERTIFICATION

RE1950 09/2018

Wisconsin Department of Transportation

Owner/Tenant Angela Dahl		Replacement Property Address 1900 South 7th St., Unit 108, La Crosse WI 54601			
Asking Price N/A		Selling Price \$0.00		Monthly Rental Rate \$600.00	
TYPE OF REPLACEMENT		NUMBER OF OCCUPANTS		LIVING AREA AND ROOM COUNT	
Single Family Residence N/A	Apartment X	No. Male Adults 0	No. Female Adults 1	Living Room 187 SF	Bdrm. No. 1 176 SF
Duplex N/A	Mobile Home N/A	No. Male Children 0	No. Female Children 0	Dining Room SF	Bdrm. No. 2 SF
Room N/A	Other N/A	Total Number of Occupants 1		Family Room SF	Bdrm. No. 3 SF
Dwelling (Brick, Frame, etc.)	Condition	Rooms Needed for Occupants 3		Kitchen 88 SF	Bdrm. No. 4 SF
Approx. Age	Type of Neighborhood	D.S.S. Area Required 850 SF		Other SF	Habitable Area 451 SF

## PHYSICAL STANDARDS – Based on Visual Inspection

Yes	No	1. Structure	Yes	No	5. Kitchen
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation, exterior walls, and roof structurally sound, reasonably weather-tight, rodent proof and in good state of maintenance & repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior and exterior stairs and porches are adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink connected to hot and cold running water.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior walls, ceilings and floors in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Space for stove and refrigerator with necessary service hookups.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dwelling has adequate number of unobstructed means of egress.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If provided, stove and refrigerator in good working order.
		2. Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Bath
		<input checked="" type="checkbox"/> Space <input type="checkbox"/> Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household and offers user privacy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is adequate, safe and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lavatory, tub or shower connected to hot and cold running water.
		3. Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adequate ventilation (operable window or exhaust fan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric service is adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access is not through a sleeping room.
		4. Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Light and Ventilation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has continuing and adequate supply of drinkable water.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All habitable rooms have adequate light and ventilation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fixtures in good state of repair and maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows in good state of repair and maintenance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage system is adequate and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Premises
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Free from adverse environmental effects and conditions constituting a fire, health or safety hazard.

MOBILE HOME DATA					
Manufacturer & Model Year		Size:	Length X	Width =	Sq. Ft.
				Habitable Area =	Sq. Ft.
		D.S.S. Area Required for Occupants			
SLEEPING ROOM DATA					
Yes	No	Habitable Floor Space		D.S.S. Area Required for Occupants	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has lockable door, if bathroom facilities are separate.			

ATTACH PHOTOGRAPH TO FORM and/or ATTACH SKETCH OF FLOOR PLAN TO REVERSE

### Comments:

This dwelling does / does not meet the requirements for decent, safe and sanitary housing in accordance with existing standards.

By (Provide Signature: Do Not Print)

Company/Title

Date

*A. Dahl*

PROPERTY MANAGER

11/10/2020

Project ID 1641-02-22	Project City of La Crosse-South Ave	County La Crosse	Parcel 31-108
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**VACANCY NOTICE**

RE1783 04/2015 Ch. 32.19 Wis. Stats.

Wisconsin Department of Transportation

Relocatee name  
Angela DahlSubject property address  
2350 South Avenue, La Crosse WI 54602Subject site dwelling/structure type  
Apartment Building

Choose one

Owner

Tenant

New address

1900 South 7th St #108  
La Crosse 54601

New phone number

Email

608 615 2577  
Angela.dahl790@gmail

Gas company

Electric company

Other utility companies

I have vacated the subject property, removed all personal property, and notified the utility companies to change the service to WisDOT.

Remarks:

Relocatee Signature

Date

~ FOR WISDOT USE ONLY ~

Date subject site was vacated

11/12/2020

Date of physical inspection

11/13/2020

Keys received

☒ Yes ☐ No

All personal property has been removed to the satisfaction of WisDOT.

Remarks:

Received a call from Steve Ham, Property Manager who contacted me on Friday, November 13, 2020 and informed me that the unit has been cleared of all personal items and the keys have been turned in.

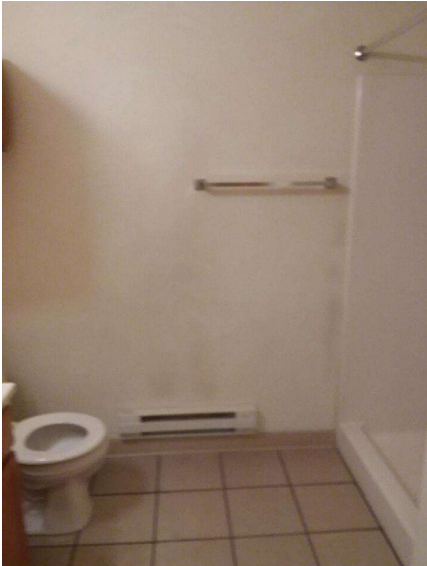
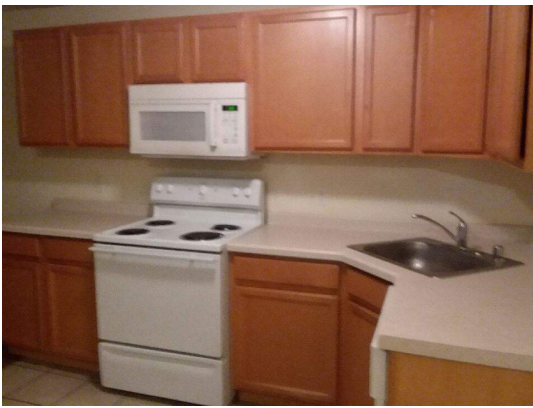
Maria Krueger  
Real Estate Specialist11/13/2020  
Date

Project ID: 1641-02-22

County: La Crosse

Parcel No.: 31- 108







**From:** Jann Dahl <jdclerk5234@gmail.com>  
**Sent:** Monday, November 09, 2020 9:53 AM  
**To:** Krueger, Maria - DOT  
**Subject:** Angela Dahl relocation

Good morning Maria...

Would like to know if the State would be willing to add my name to all correspondence and checks that are being allocated for my daughter, Angela Dahl. I have been responsible for her bills for a long period of time and I just want to be sure the monies are spent where they are needed. My name is Jann Dahl and my address is N 6510 Hideaway Rd. Black River Falls, WI 54615.

I also want to thank you for your patience and kindness during this transition. If there are any other questions or forms needed or concerns please let me know.

Sincerely,  
Jann Dahl



***CITY OF LA CROSSE  
ENGINEERING DEPARTMENT  
400 LA CROSSE ST  
LA CROSSE, WI 54601-3396  
PHONE: 608-789-7505  
FAX: 608-789-8184***

November 16, 2020

Project: 1641-02-22  
Parcel: 31-217  
County: La Crosse  
RE: Tenant Move Payment

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-217 is enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-217	Moving Expenses Fixed Payment, Room Schedule	Ywjsiab Lee	\$1,560.00

Mr. Lee chose to do a fixed move payment for his personal property located at the subject. Payment was based on the fixed payment schedule as established by FHWA which is attach for supporting documentation. Mr. Lee vacated the subject on October 29, 2020, a vacancy inspection has been completed by Steve Ham, Property Manager. Supporting documentation for claim is enclosed.

Please contact me at 715/421-9049 if you have any questions.

Thank you

*Maria "Izzy" Krueger*

Maria "Izzy" Krueger  
WisDOT Statewide Relocation Specialist

### Fixed Payment Schedule

Displacees (persons) may elect to be paid for moving expenses based on the fixed payment schedule as established by FHWA.

The fixed payment schedule is not intended to replace the commercial move estimate or bid on a dollar for dollar basis. A commercial move includes overhead costs; payroll expenses; equipment; and, vehicles of a professional moving company. The homeowner would not incur those costs in a self-move and should not be compensated for them.

The fixed payment schedule includes all of the these items: transportation; packing; crating; unpacking; uncrating; disconnecting and reconnecting utilities; dismantling; removing; reassembling and reinstalling machinery; equipment and appliances; and, disposal of personal property on site.

Fixed Payment Schedule and Dislocation Allowance as Set by FHWA

Effective August 24, 2015

No. of Rooms	Occupant With Furniture	Occupant Without Furniture
1	\$550	\$440
2	\$730	\$545
3	\$935	\$650
4	\$1,140	\$755
5	\$1,350	\$860
6	\$1,560	\$965
7	\$1,765	\$1,070
8	\$1,975	\$1,175
Addl. Room	\$260	\$105

Exceptions:

1. The payment to a person with minimal possessions who occupies a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.
2. An occupant is paid on an actual cost basis for moving a mobile home from a displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

The subject has a living room, two-bedrooms, kitchen, bathroom, 1 closet that contains personal property, and 2 armoires for a total of six rooms.

Total Room Count= 6

Fixed Move Calculation = \$1,560

# RELOCATION CLAIM - APPLICATION AND RELEASE

RE1527 08/2018

Wisconsin Department of Transportation

Claimant Name (print)

Ywisiab Lee

Replacement Property Address

717 7th Street South

Subject Property Address

2350 South Avenue, Apt. 217, La Crosse, WI 54601

Date Claim Submitted to WisDOT

11/5/2020

Relocation Agent Name

Maria Krueger

Actual Vacate Date from Subject

10/29/2020

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- ☒ Residential relocation ☐ Owner occupant (subject) ☐ Replacement - Purchase ☐ Move Only - no displaced persons  
☐ Nonresidential relocation ☒ Tenant occupant (subject) ☒ Replacement - Rental  
☐ Outdoor advertising sign relocation ☐ Landlord (subject)

## AGREEMENT

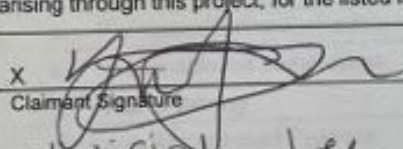
In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

(a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;

(b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

## CERTIFICATION

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

X  11/5/2020  
Claimant Signature Date

Ywisiab Lee  
Print Name

X

Claimant Signature

Date

Print Name

## WisDOT Use Only

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: \_\_\_\_\_

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

X Maria Krueger  
Relocation Agent Signature

11/16/2020  
Date

X Tracey Johnsrud  
BTS Relocation Facilitator Signature

11/18/2020  
Date

Maria Krueger

Print Name

Tracey Johnsrud

Print Name

Project ID  
1641-02-22

County  
La Crosse

Parcel No.  
31-217

Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$1,560	\$ 1,560.00
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c)	\$	\$
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
<b>TOTAL</b>		<b>\$1,560</b>	<b>\$ 1,560.00</b>



**VACANCY NOTICE**

RE1783 04/2015 Ch. 32.19 Wis. Stats.

Wisconsin Department of Transportation

Relocatee name

Ywjsiab Lee

Subject property address

2350 South Avenue,  
La Crosse, WI 54601Subject site dwelling/structure type  
Apartment Complex

Choose one

☐ Owner☒ Tenant

New address

717 7<sup>th</sup> street south  
La Crosse, WI 54601

New phone number

(608) 397-6817

Email

ywjsiablee93@gmail.com

Gas company

Xcel Energy

Electric company

Xcel Energy

Other utility companies

I have vacated the subject property, removed all personal property, and notified the utility companies to change the service to WisDOT.

Remarks:

Relocatee Signature

Date

11/2/2020

~ FOR WISDOT USE ONLY ~

Date subject site was vacated

10/28/2020

10/29/2020

Date of physical inspection

11/02/2020

Keys received

☒ Yes ☐ No

All personal property has been removed to the satisfaction of WisDOT.

Remarks:

Received a call from Steve Ham, Property Manager who contacted me on Monday, November 2, 2020 and informed me that the unit has been cleared of all personal items and the keys have been turned in.

Maria Krueger  
Real Estate SpecialistNovember 2, 2020  
Date

Q J 7 7 0 0 6 8

Project ID  
1641-02-22County  
La CrosseParcel No.  
31-217















**CITY OF LA CROSSE  
ENGINEERING DEPARTMENT  
400 LA CROSSE ST  
LA CROSSE, WI 54601-3396  
PHONE: 608-789-7505  
FAX: 608-789-8184**

November 16, 2020

Project: 1641-02-22

Parcel: 31-220

County: La Crosse

RE: Tenant Residential Housing Payment and Move Payment Claim

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-220 are enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-220	RHP-Tenant Tenant	Krista Potts	\$8,000.00
	Moving Expenses Fixed Payment, Room Schedule		\$1,350.00

On October 28, 2020 Krista Potts signed a lease for replacement housing located at 1904 16<sup>th</sup> Street S, La Crosse WI 54601 which is enclosed for support of the claim. Due to the Covid-19, I am prohibited from traveling so the Decent, Safe, and Sanitary inspection was made by both Krista and Kalman Nanes, Owner. The DSS form was filled out by Kalman Nanes which is enclosed for claim support.

The monthly rent for the replacement site is \$850 plus \$125 for water, sewer, heat, electricity, for a total of \$975 base monthly rent.

This will be the first installment of the two-part payment for Ms. Potts supplemental rent differential. After April 30, 2021 I will be in contact with Ms. Potts to verify, she is still at the above noted address and has the same rent terms and average utility costs in order to finalize the remaining payment.

Ms. Potts chose to do a fixed move payment for her personal property located at the subject. Payment was based on the fixed payment schedule as established by FHWA which is attach for supporting documentation. Ms. Potts vacated the subject on October 31, 2020, a vacancy inspection has been completed by Steve Ham, Property Manager. Supporting documentation for claim is enclosed.

Please contact me at 715/421-9049 if you have any questions.

Thank you

*Maria "Izzy" Krueger*

Maria "Izzy" Krueger  
WisDOT Statewide Relocation Specialist

Enclosures

### Fixed Payment Schedule

Displacees (persons) may elect to be paid for moving expenses based on the fixed payment schedule as established by FHWA.

The fixed payment schedule is not intended to replace the commercial move estimate or bid on a dollar for dollar basis. A commercial move includes overhead costs; payroll expenses; equipment; and, vehicles of a professional moving company. The homeowner would not incur those costs in a self-move and should not be compensated for them.

The fixed payment schedule includes all of the these items: transportation; packing; crating; unpacking; uncrating; disconnecting and reconnecting utilities; dismantling; removing; reassembling and reinstalling machinery; equipment and appliances; and, disposal of personal property on site.

#### Fixed Payment Schedule and Dislocation Allowance as Set by FHWA

Effective August 24, 2015

No. of Rooms	Occupant With Furniture	Occupant Without Furniture
1	\$550	\$440
2	\$730	\$545
3	\$935	\$650
4	\$1,140	\$755
5	\$1,350	\$860
6	\$1,560	\$965
7	\$1,765	\$1,070
8	\$1,975	\$1,175
Addl. Room	\$260	\$105

#### Exceptions:

1. The payment to a person with minimal possessions who occupies a dormitory style room or whose residential move is performed by an agency at no cost to the person is limited to \$100.00.
2. An occupant is paid on an actual cost basis for moving a mobile home from a displacement site. In addition, a reasonable payment to the occupant for packing and securing property for the move may be paid at the agency's discretion.

The subject is one-bedroom, living room, kitchen, bathroom, and two closets for a total of five rooms.

Total Room Count= 5

Fixed Move Calculation = \$1,350

**RELOCATION CLAIM - APPLICATION AND RELEASE**

RE1527 08/2018

Wisconsin Department of Transportation

Claimant Name (print) Krista Potts	Date Claim Submitted to WisDOT 11-2-2020
Replacement Property Address 1904 16th St S LaCrosse WI 54601	Relocation Agent Name Maria Krueger
Subject Property Address 2350 South Ave, La Crosse WI 54602	Actual Vacate Date from Subject 10-31-2020

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- ☒ Residential relocation      ☐ Owner occupant (subject)      ☐ Replacement - Purchase      ☐ Move Only - no displaced persons  
☐ Nonresidential relocation      ☒ Tenant occupant (subject)      ☒ Replacement - Rental  
☐ Outdoor advertising sign relocation      ☐ Landlord (subject)

**AGREEMENT**

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

(a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;

(b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

**CERTIFICATION**

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

X <u>Krista L Potts</u> 11-2-2020	X _____      _____
Claimant Signature      Date	Claimant Signature      Date
<u>Krista L Potts</u>	_____
Print Name	Print Name

**WisDOT Use Only**

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: \_\_\_\_\_

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

X <u>Maria Krueger</u> 11/16/2020	X <u>Tracey Johnsrud</u> 11/18/2020
Relocation Agent Signature      Date	BTS Relocation Facilitator Signature      Date
<u>Maria Krueger</u>	<u>Tracey Johnsrud</u>
Print Name	Print Name

Project ID: 1641-41-02-22

County: La Crosse

Parcel No.: 31 - 220



Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$ 1,350	\$ 1,350.00
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c)	\$ 8,000.	\$ 8,000.00
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
<b>TOTAL</b>		\$ 9,350	\$ 9,350.00

# REPLACEMENT HOUSING PAYMENT – TENANT

Wisconsin Department of Transportation

Computation Form  
RE1948 10/2019

☒ Tenant – Occupant ☐ 90 Day – Owner Occupant ☐ <90 Day – Owner Occupant

Subject Property			Name Krista Potts		Number of Occupants 1
Address 2350 South Avenue, La Crosse WI 54602			Apartment Number 220	Habitable Area Required 900	
Subject Prop.-Unit Type-SF, Duplex, etc. Apartment Building			Approximate Age 20+/-	State of Repair Good	Approximate Habitable Area 900
Type of Construction Frame	DSS Yes	Type of Neighborhood Mixed		Number of Rooms 3	
Utilities Available Water/Trash	Furnished/Unfurnished Unfurnished		Number of Bedrooms 1		

## Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below

Comparable Property	Habitable Area – Sq Ft	Address or Location	Actual Rent	Est. Avg. Utilities	Monthly Rent
A	1,150	1935 Miller St. La Crosse, WI 54601	\$885	+ \$110	= \$995
B	1,000	5500 Mormon Coulee Rd, Unit 1, La Crosse, WI 54601	\$835	+ \$55	= \$890
C	900	3800 Cliffside Pl. La Crosse, WI 54601	\$769	+ \$110	= \$879

## Section B – Replacement Housing Payment Calculation

1. New Monthly Rent (from Section A)	\$995	per month X 48 months	\$47,760
2. Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)			
a. Actual Rent Paid (Average of last 3 months)	\$550		
Utilities (Average of last 12 months)	\$65		
		=	\$615
	OR		
b. Economic Rent			
Utilities (Average of last 12 months)			
		=	
c. Thirty (30) percent of Gross Monthly Income (See note.)			\$495.99
d. Amounts designated for Shelter & Utilities by Public Agency			
3. Base Monthly Rent – Lesser of (a) OR (b, c, or d)	\$495.99	per month x 48 months =	\$23,808
4. Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent)			\$23,952

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

## Rental Replacement Payment

The rental replacement housing payment shall be made in two installments.

Amount of first installment	\$ 8,000
Amount of second installment	\$15,952

## Attachments

- \* Residential Comparison Chart
- \* Documentation of comparable properties from source of information

## Relocation Specialist Statement of Certification – I certify that:

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

## APPROVAL RECOMMENDED:

*Maria Krueger*  
Relocation Specialist

Date

## COMPUTATION APPROVED BY:

Greg Gasper

1-29-2020

BTS-RE Statewide Relocation Facilitator

Date

## LEASE AGREEMENT

LANDLORD: Kalman Nanes  
5448 Thunder Hill Road  
Columbia, MD 21045  
847-862-6580

TENANT: Krista Potts  
608-799-1877

LEASED PREMISES: 1904 16<sup>th</sup> Street S.  
La Crosse, WI 54601

THE ABOVE-NAMED LANDLORD AND TENANT (REFERRED TO IN THE SINGULAR WHETHER ONE OR MORE) DO HEREBY AGREE AS FOLLOWS:

**1. PAYMENTS AND TERM OF LEASE.** Tenant agrees to rent from Landlord the above described premises to be used only for normal residential purposes, and said premises ("Leased Premises") are not to be occupied by persons other than the Tenant.

**1.1 Initial Term.** The Initial Term of this Lease shall be for one (1) year, commencing on November 1, 2020 ("Commencement Date") and terminating on November 1, 2021, unless terminated sooner as provided herein ("Initial Term").

**1.2 Option to Renew.** Tenant, if not in default hereunder, shall have the option to renew this Lease for one (1) additional year ("Renewal Period") upon all the same terms and conditions contained in this Lease, subject to an adjustment of rent set forth below. Tenant shall give written notice to the Landlord of its intention to renew this Lease at least sixty (60) days prior to the expiration of the Initial Term or any Renewal Period.

**1.3 Month-to-Month Tenancy.** After the Initial Term and Renewal Period, this agreement shall convert to a month-to-month tenancy upon all the same terms and conditions contained in this Lease. The Month-to-Month Tenancy may be terminated by either party by giving sixty (60) days' written notice of termination.

**1.4** The monthly rent to be paid by Tenant to Landlord during the term of this Lease shall be **eight hundred fifty and 00/100 Dollars (\$850.00)** per month.

**1.5** The monthly rent is due on or before the first day of each and every month during the lease term. A fee of Twenty-Five Dollars (\$25.00) will be assessed for rent that is paid to the Landlord more than fourteen (14) days late.



1.6 Tenant shall pay all utilities to the last day of the lease term or extension thereof, including but not limited to electric, gas, oil, phone, water, sewer, internet, cable, phone, and any other utilities. In the event Tenant fails to pay any utility charges when due, then Landlord, at Landlord's option, may pay said past due utility charges and Tenant shall indemnify Landlord upon billing for any amounts it shall pay on behalf of Tenant.

1.7 Any amount due herein shall not be deemed to be paid until the check given therefore shall clear the bank upon which it is drawn. If Tenant's payment is made by check, and the check fails to clear the bank, a service charge of Twenty-Five Dollars (\$25.00) will be assessed in addition to any late charges referred to herein. If a check is returned for insufficient funds, Landlord may require Tenant to pay in cash, money order or certified check for the remainder of the lease term.

1.8 All payments received are first applied to any past due balance or existing balance prior to being applied toward any current charge.

2. **OBLIGATIONS OF TENANT.** During the lease term, as a condition to Tenant's continuing right to use and occupy the Leased Premises, and in addition to other obligations imposed upon Tenant by law and by this Lease, Tenant agrees as follows:

2.1 **Use Restrictions.** Tenant will not use or occupy the Leased Premises for any unlawful purpose and will obey all present and future laws, ordinances, regulations, and orders of the United States, the State of Wisconsin, and the municipality, in which the Leased Premises are located, or any agency or subdivision thereof.

2.2 **Snow Shoveling/Mowing/Yardwork.** Tenant is responsible for snow shoveling, lawn mowing, and normal yardwork to keep the Leased Premises safe and attractive.

2.3 **Property Damage or Loss.** Tenant expressly agrees that Landlord shall not be liable to Tenant or others, including Tenant's guests and invitees, for damage or loss of personal property located in or about the Leased Premises or the building of which the Leased Premises are a part, unless such damage or loss is directly caused by acts or negligence of the Landlord. IT IS THE RESPONSIBILITY OF THE TENANT TO OBTAIN RENTER'S INSURANCE COVERING PERSONAL PROPERTY.

2.4 **Personal Injury.** Tenant expressly agrees that Landlord shall not be liable for any injuries to the Tenant or others, including Tenant's guests and invitees, which occur on or about the Leased Premises, sidewalks, alleys, or streets, unless such injury is directly caused by acts or negligence of the Landlord. IT IS THE RESPONSIBILITY OF THE TENANT TO PROVIDE RENTER'S INSURANCE COVERING THEIR OWN LIABILITY FOR THEIR ACTS OR OMISSIONS WITHIN THE LEASED PREMISES.

2.5 **Tenant to Keep Leased Premises Clean and in Good Repair.** Tenant shall keep the Leased Premises in a clean, tenantable condition and in as good repairs as at the



beginning of the lease term, normal wear and tear excepted. The Leased Premises shall be left by Tenant in a clean and undamaged condition, which cleaning shall include, without limitation, the windows, oven, refrigerator, sinks, toilets, showers, bathtubs, furniture, flooring and all carpeting. Tenant is responsible for minor repairs including, but not limited to, replacement of batteries or light bulbs. Tenant shall maintain all smoke detectors located in the Premises or give Landlord written notice if a smoke detector is not functional.

**2.6 Tenant responsible for acts and breaches of Lease by Tenant and Tenant's guests, occupants and invitees.** Tenant shall be responsible for all intentional and negligent acts or breaches of this Lease or the Rules and Regulations by Tenant, Tenant's guests, occupants and invitees. Tenant shall be liable for all damage to the Leased Premises and appliances and equipment belonging thereto, in any way caused by the acts of Tenant, Tenant's guests, occupants and invitees.

**2.7 Assignment and subletting.** Tenant shall not assign this Lease nor sublet all or any part of the Leased Premises without Landlord's prior written consent.

**2.8 Written consent needed for altering or decorating.** Tenant shall not alter or decorate said Leased Premises without prior written consent of Landlord. All alterations to Leased Premises, including, and not by way of limitation, painting and wallpapering, shall remain for the benefit of Landlord and the cost of removal and repair shall be at the expense of Tenant, unless otherwise provided for in said consent. All work after any such consent is given shall be done in a satisfactory and workmanlike manner and with satisfactory materials subject to the written approval of Landlord.

**2.9 Guests.** Tenant shall not permit or allow guests to reside at the Premises for any period exceeding two (2) weeks without prior written consent of Landlord.

**4. LANDLORD'S RIGHTS.** In addition to other rights provided for pursuant to this Lease or by law, Landlord shall have the following rights:

**4.1 Right to enter Leased Premises.** Landlord may, at any reasonable time authorized by Wisconsin law, enter said Leased Premises for the purpose of inspecting same, making repairs, showing the Leased Premises to prospective tenants or purchasers, or for other purposes authorized by law. A REQUEST FOR MAINTENANCE SHALL BE AUTHORIZATION TO ENTER THE PREMISES TO MAKE SUCH REPAIRS WITHOUT FURTHER NOTICE TO THE TENANT.

**4.2 Right to use third bedroom of Leased Premises.** Landlord and Landlord's immediate family shall have the right to use the third bedroom of the Leased Premises at any time during the term of this Lease and for any amount of time. Landlord will give tenant twenty-four (24) hours' notice of intention to use the third bedroom. Landlord may invite additional guests to use the third bedroom of the Leased Premises only with permission from Tenant.

**4.3 Right to dispose of property left on Leased Premises.** If Tenant leaves any property on the Premises after vacation or abandonment of the Premises, Tenant shall be deemed to have abandoned the property. Landlord shall have the right to immediately dispose of the property as provided under Wisconsin law. This serves as notice to Tenant of Landlord's intent to dispose of the personal property immediately pursuant to Chapter 704, Wis. Stats. Landlord will not store any items of personal property that the Tenant leaves behind when the Tenant removes from, or if the Tenant is evicted from, the Premises, except as provided in Wis. Stat. 704.05(am).

**5. DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY.** Subject to Wisconsin Law, in the event that the Leased Premises suffers casualty loss or damage as a result of fire or other casualty, and in the event that, as a result of said loss or damage, the Leased Premises are rendered uninhabitable, and in the event the Leased Premises may be resorted or the damages repaired, this Lease and the liability for rent shall continue, except that said liability for rent shall be abated during any period of repair or reconstruction. In the event that the Leased Premises cannot be repaired within sixty (60) days from the happening of such injury, then this Lease shall cease and terminate from the date of such injury. Said liability for rent shall not abate if the loss, damages or injury to the demised premises is caused by the negligence of Tenant, Tenant's occupants, guests or invitees.

**6. SURRENDER AT TERMINATION.** Upon termination of this Lease, Tenant shall surrender the Leased Premises to Landlord and return all keys to the Landlord. If Tenant retains possession of the Leased Premises or any part thereof after the date of termination of this Lease, Tenant will be liable for the actual damages caused to the Landlord or two times the average daily rent until the Leased Premises are vacated and surrendered to the Landlord, whichever is greater. The provisions of this paragraph do not exclude Landlord's rights of re-entry or any other rights or remedies provided or allowed by law.

**7. MISCELLANEOUS PROVISIONS.**

**7.1 Default.** Failure to observe or perform any provision of this Lease Agreement or any addendum attached hereto shall be deemed a breach of this Lease Agreement and either party may pursue any remedy provided by law.

**7.2 Liens or Sales.** Landlord may encumber the Leased Premises by mortgage(s) and any such mortgage(s) so given shall be a lien on the land and buildings superior to the rights of the Tenant herein. Foreclosure of any mortgage or sale of the Leased Premises shall not constitute constructive eviction of Tenant and Tenant agrees to abide by this Lease as if this Lease was by and between Tenant and such purchaser as Landlord. If Landlord transfers its interest in the Leased Premises or to this Lease, Landlord shall be relieved of any and all obligations and liabilities accruing from and after the date of such transfer.

**7.3 Definition of Landlord and Tenant.** The terms "Landlord" and "Tenant" when used herein shall be taken to mean either singular or plural, masculine or feminine, or as the case may be.

**7.4 Waiver.** The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent or similar act by Tenant.

**7.5 Headings.** The headings of the several sections contained herein are for convenience only and do not define, limit or construe the contents of such sections.

**7.6 Severability.** The invalidity or unenforceability of any provisions of this Lease shall not affect or impair any other provisions of this Lease.

**7.7 Successors.** The terms and conditions contained in this Lease shall be binding upon and inure to the benefit of Landlord and Tenant and their respective heirs, executors, administrators, personal representatives, successors, beneficiaries and assigns.

**7.8 General.** No oral agreements have been entered into with respect to this Lease. This Lease shall not be modified unless by an instrument in writing signed by Landlord and Tenant. Each Tenant is jointly and severally liable for every provision of this Lease and for the full amount of all payments due under this Lease. Each Tenant warrants that he or she is of legal age to enter into this lease. Time is of the essence with respect to the performance of all obligations of Tenant stated herein. This Lease shall be governed under the laws of the State of Wisconsin.

**7.9 NOTICE OF DOMESTIC ABUSE PROTECTIONS.** As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following: (a) A person who was not the tenant's invited guest or (b) A person who was the tenant's invited guest, but the tenant has done either of the following: 1. Sought an injunction barring the person from the premises; 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

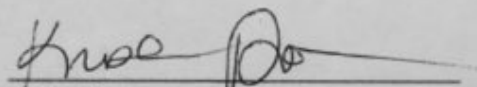
**7.10 Mitigation; Abandonment; Personal Property.** If Tenant abandons the

Premises before the end of the tenancy, or if the tenancy is terminated for Tenant's breach of this Lease, Landlord shall make reasonable efforts to re-rent the Premises and apply the rent received, less costs of re-renting, to Tenant's obligations under this Lease. Tenant shall remain liable for any deficiency. If Tenant is absent from the Premises for three (2) successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

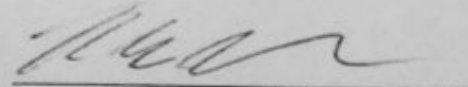
**7.11 CARBON MONOXIDE DETECTOR NOTICE.** Landlord shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law. If the Premises are within a building with three or more dwelling units, Landlord shall maintain the CO detectors. If Tenant or any government inspector gives written notice to Landlord that a CO detector is not functional or has been removed, Landlord shall repair or replace the detector within five (5) days after receipt of the notice. If the Premises are within a building with three or more dwelling units, Tenant agrees to immediately give Landlord written notice upon discovery that a CO detector in the Premises is not functional or has been removed. If the Premises are a one or two-family dwelling, Tenant shall maintain the CO detectors in the Premises and upon discovery that a CO detector requires maintenance, agrees to immediately either perform any maintenance necessary to make that detector functional or provide Landlord written notice regarding the required maintenance.

THE UNDERSIGNED HAVE READ THE FOREGOING LEASE AND AGREE TO ABIDE BY ITS TERMS AND CONDITIONS AND ATTACHED ADDENDUMS AND AGREE TO ABIDE BY THEM AS A PART OF THE LEASE:

TENANT

  
\_\_\_\_\_  
Krista Potts  
Date: 10/28/2020

LANDLORD

  
\_\_\_\_\_  
Kalman Nanes  
Date: 10/21/2020



# DECENT, SAFE AND SANITARY INSPECTION CERTIFICATION

RE1950 10/2019

Wisconsin Department of Transportation

The official version of this document is generated by the WisDOT READS system.

Owner/Tenant <i>Kalena Naves/Krista Potts</i>		Replacement Property Address <i>1904 16th St S La Crosse, WI 54601</i>	
Asking Price		Selling Price \$0.00	Monthly Rental Rate <i>\$850.00</i>
TYPE OF REPLACEMENT		NUMBER OF OCCUPANTS	
Single Family Residence <input checked="" type="checkbox"/>	Apartment	No. Male Adults <i>0</i>	No. Female Adults <i>1</i>
Duplex	Mobile Home	No. Male Children <i>0</i>	No. Female Children <i>0</i>
Room	Other	Total Number of Occupants <i>1</i>	
Dwelling (Brick, Frame, etc.)	Condition <i>good</i>	Rooms Needed for Occupants <i>3</i>	
Approx. Age <i>100 yrs</i>	Type of Neighborhood <i>residential</i>	D.S.S. Area Required <i>900 sf</i>	
		LIVING AREA AND ROOM COUNT	
		Living Room <i>303 SF</i>	Bdrm. No. 1 <i>133 SF</i>
		Dining Room <i>127 SF</i>	Bdrm. No. 2 <i>119 SF</i>
		Family Room <i>SF</i>	Bdrm. No. 3 <i>134 SF</i>
		Kitchen <i>127 SF</i>	Bdrm. No. 4 <i>SF</i>
		Other <i>SF</i>	Habitable Area <i>943 SF</i>

## PHYSICAL STANDARDS – Based on Visual Inspection

Yes	No	<b>1. Structure</b>	Yes	No	<b>5. Kitchen</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation, exterior walls, and roof structurally sound, reasonably weather-tight, rodent proof and in good state of maintenance & repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior and exterior stairs and porches are adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink connected to hot and cold running water.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior walls, ceilings and floors in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Space for stove and refrigerator with necessary service hookups.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dwelling has adequate number of unobstructed means of egress.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If provided, stove and refrigerator in good working order.
		<b>2. Heating</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Bath</b>
		<input type="checkbox"/> Space <input checked="" type="checkbox"/> Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household and offers user privacy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is adequate, safe and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lavatory, tub or shower connected to hot and cold running water.
		<b>3. Electrical</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adequate ventilation (operable window or exhaust fan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric service is adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access is not through a sleeping room.
		<b>4. Plumbing</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Light and Ventilation</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has continuing and adequate supply of drinkable water.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All habitable rooms have adequate light and ventilation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fixtures in good state of repair and maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows in good state of repair and maintenance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage system is adequate and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Premises</b>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Free from adverse environmental effects and conditions constituting a fire, health or safety hazard.

MOBILE HOME DATA					
Manufacturer & Model Year		Size:	Length X	Width =	Sq. Ft.
				Habitable Area =	D.S.S. Area Required for Occupants
SLEEPING ROOM DATA					
Yes	No	Habitable Floor Space			D.S.S. Area Required for Occupants
<input type="checkbox"/>	<input type="checkbox"/>	Has lockable door, if bathroom facilities are separate.			

ATTACH PHOTOGRAPH TO FORM and/or ATTACH SKETCH OF FLOOR PLAN TO REVERSE

### Comments:

This dwelling *does* does not meet the requirements for decent, safe and sanitary housing in accordance with existing standards.

By (Provide Signature: Do Not Print)

Company/Title

Date

*10/21/2020*

Project ID

1641-02-22

Project

City of La Crosse-South Ave

County

La Crosse

Parcel

31-220













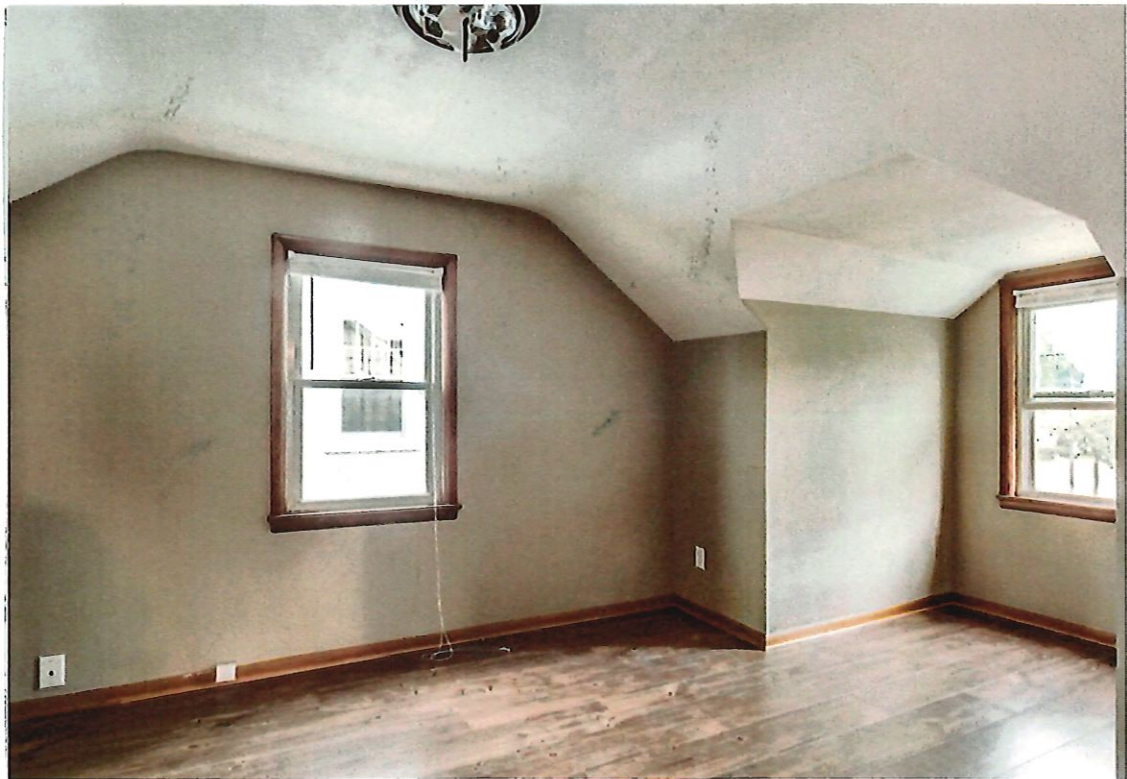




















# VACANCY NOTICE

RE1783 04/2015 Ch. 32.19 Wis. Stats.

Wisconsin Department of Transportation

Relocatee name  
Krista Potts

Subject property address  
2350 South Avenue, La Crosse WI 54602

Subject site dwelling/structure type  
Apartment Building

Choose one  
Owner  
Tenant

New address  
1904 16th St S  
La Crosse WI 54601

New phone number

Email

Gas company

Electric company  
Xcel Energy

Other utility companies

I have vacated the subject property, removed all personal property, and notified the utility companies to change the service to WisDOT.

Remarks: vacated 11/2/2020

Krista Potts  
Relocatee Signature

11-2-2020  
Date

~ FOR WISDOT USE ONLY ~

Date subject site was vacated

10/31/2020

Date of physical inspection

11/2/2020

Keys received

☒ Yes ☐ No

All personal property has been removed to the satisfaction of WisDOT.

Remarks:

Received a call from Steve Ham, Property Manager who contacted me on Monday, November 2, 2020 and informed me that the unit has been cleared of all personal items and the keys have been turned in.

Marie Krueger  
Real Estate Specialist

11/2/2020  
Date

Project ID: 1641-02-22

County: La Crosse

Parcel No.: 31-220







**CITY OF LA CROSSE  
ENGINEERING DEPARTMENT  
400 LA CROSSE ST  
LA CROSSE, WI 54601-3396  
PHONE: 608-789-7505  
FAX: 608-789-8184**

November 16, 2020

Project: 1641-02-22

Parcel: 31-230

County: La Crosse

RE: Tenant Residential Housing Payment

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-230 are enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-230	RHP-Tenant Tenant	Thomas Halsne	\$8,000.00

On October 21, 2020 Tom Halsne signed a lease for replacement housing located at 2645 Castle Place, La Crosse WI 54601 which is enclosed for support of the claim. Due to the Covid-19, I am prohibited from traveling so the Decent, Safe, and Sanitary inspection was made by Clint Dunnum, Property Manager. The DSS form was filled out by Clint Dunnum which is enclosed for claim support.

The monthly rent for the replacement site is \$825 plus \$100 for heat, and electricity, for a total of \$925 base monthly rent.

This will be the first installment of the two-part payment for Mr. Halsne's supplemental rent differential. After May 31, 2021 I will be in contact with Mr. Halsne to verify, he is still at the above noted address and has the same rent terms and average utility costs in order to finalize the remaining payment.

Please contact me at 715/421-9049 if you have any questions.

Thank you

*Maria "Izzy" Krueger*

Maria "Izzy" Krueger  
WisDOT Statewide Relocation Specialist

Enclosures



**RELOCATION CLAIM - APPLICATION AND RELEASE**

RE1527 08/2018

Wisconsin Department of Transportation

Claimant Name (print) Thomas Halsne	Date Claim Submitted to WisDOT 11/11/2020
Replacement Property Address 2645 Castle Place, La Crosse WI 54601	Relocation Agent Name Maria Krueger
Subject Property Address 2350 South Avenue, Apt. 230, La Crosse, WI	Actual Vacate Date from Subject

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- ☒ Residential relocation      ☐ Owner occupant (subject)      ☐ Replacement - Purchase      ☐ Move Only – no displaced persons  
☐ Nonresidential relocation      ☒ Tenant occupant (subject)      ☒ Replacement - Rental  
☐ Outdoor advertising sign relocation      ☐ Landlord (subject)

**AGREEMENT**

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

(a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;

(b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

**CERTIFICATION**

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

<input checked="" type="checkbox"/> <u>Thomas Halsne</u> Claimant Signature	_____ Date	<input checked="" type="checkbox"/> _____ Claimant Signature	_____ Date
Thomas Halsne Print Name		_____ Print Name	

**WisDOT Use Only**

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: \_\_\_\_\_

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

<input checked="" type="checkbox"/> <u>Maria Krueger</u> Relocation Agent Signature	11/16/2020 Date	<input checked="" type="checkbox"/> <u>Tracey Johnsrud</u> BTS Relocation Facilitator Signature	11/18/2020 Date
Maria Krueger Print Name		Tracey Johnsrud Print Name	

Project ID  
1641-02-22County  
La CrosseParcel No.  
31-230



Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$	\$
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c)	\$ 8,000	\$ 8,000.00
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
TOTAL		\$ 8,000	\$ 8,000.00

**REPLACEMENT HOUSING PAYMENT – TENANT**Computation Form  
RE1948 09/2018

Wisconsin Department of Transportation

☒ Tenant – Occupant☐ 90 Day – Owner Occupant☐ <90 Day – Owner Occupant**Subject Property**

Name: Thomas Halsne

Number of Occupants: 01

Address: 2350 South Avenue, Apartment 230, La Crosse, WI

Apartment Number: 230

Habitable Area Required: 900

Subject Prop.-Unit Type-SF, Duplex, etc.: Apartment Complex

Approximate Age: 15+/-

State of Repair: Average

Approximate Habitable Area: 900

Type of Construction: Concrete Block/Wood Frame

DSS: Yes

Type of Neighborhood: Urban

Number of Rooms: 3

Utilities Available: Gas/Water/Sewer/Electric

Furnished/Unfurnished: Unfurnished

Number of Bedrooms: 1

**Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below**

Comparable Property	Habitable Area – Sq Ft	Address or Location	Actual Rent	Est. Avg. Utilities	Monthly Rent
A	950+/-	1935 Miller Street, La Crosse	\$885	+ \$100	= \$985
B	975+/-	1935 Miller Street, La Crosse	\$885	+ \$100	= \$985
C	950+/-	5500 Mormon Coulee Road, Unit 1, La Crosse	\$835	+ \$110	= \$945

**Section B – Replacement Housing Payment Calculation**

- New Monthly Rent (from Section A) \$985 per month X 48 months = \$47,280
- Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)
  - Actual Rent Paid (Average of last 3 months) \$540  
Utilities (Average of last 12 months) + \$60  
= \$600
  - OR
  - Economic Rent \$-0-  
Utilities (Average of last 12 months) + \$-0-  
= \$-0-
  - Thirty (30) percent of Gross Monthly Income (See note.) \$-0-
  - Amounts designated for Shelter & Utilities by Public Agency \$-0-
- Base Monthly Rent – Lesser of (a) OR (b, c, or d) \$600 per month x 48 months = \$28,800
- Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent) \$18,480

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

**Rental Replacement Payment**

The rental replacement housing payment shall be made in two installments.

Amount of first installment

\$8,000

Amount of second installment

\$10,480**Attachments**

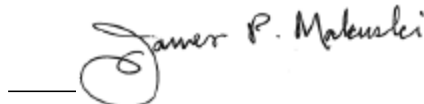
\* Residential Comparison Chart

\* Documentation of comparable properties from source of information

**Relocation Specialist Statement of Certification – I certify that:**

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

APPROVAL RECOMMENDED:



02-10-2020

James Makuski – Real Estate Specialist/Advanced

Date

COMPUTATION APPROVED BY:

  
BTS-RE Statewide Relocation Facilitator

2/17/2020

Date

	Project ID:1641-02-22	Project: La Crosse	County: La Crosse	Parcel: 31-230
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# DECENT, SAFE AND SANITARY INSPECTION CERTIFICATION

RE1950 09/2018

Wisconsin Department of Transportation

Owner/Tenant Thomas Halsne		Replacement Property Address 2645 Castle Place La Crosse WI 54601			
Asking Price N/A		Selling Price \$0.00		Monthly Rental Rate \$825.00	
TYPE OF REPLACEMENT		NUMBER OF OCCUPANTS		LIVING AREA AND ROOM COUNT	
Single Family Residence N/A	Apartment X	No. Male Adults 1	No. Female Adults 0	Living Room 19'8 1/2" SF	Bdrm. No. 1 15'13" SF
Duplex N/A	Mobile Home N/A	No. Male Children 0	No. Female Children 0	Dining Room 14'9" SF	Bdrm. No. 2 15'13" SF
Room N/A	Other N/A	Total Number of Occupants 1		Family Room SF	Bdrm. No. 3 SF
Dwelling (Brick, Frame, etc.)	Condition	Rooms Needed for Occupants 3		Kitchen 8'7" SF	Bdrm. No. 4 SF
Approx. Age	Type of Neighborhood	D.S.S. Area Required 900 SF		Other SF	Habitable Area 733 SF

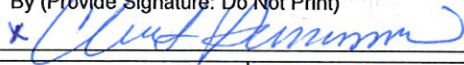
## PHYSICAL STANDARDS – Based on Visual Inspection

Yes	No	<b>1. Structure</b>	Yes	No	<b>5. Kitchen</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation, exterior walls, and roof structurally sound, reasonably weather-tight, rodent proof and in good state of maintenance & repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior and exterior stairs and porches are adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink connected to hot and cold running water.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior walls, ceilings and floors in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Space for stove and refrigerator with necessary service hookups.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dwelling has adequate number of unobstructed means of egress.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If provided, stove and refrigerator in good working order.
		<b>2. Heating</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>6. Bath</b>
		<input type="checkbox"/> Space <input checked="" type="checkbox"/> Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	For exclusive use of household and offers user privacy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is adequate, safe and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lavatory, tub or shower connected to hot and cold running water.
		<b>3. Electrical</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequate ventilation (operable window or exhaust fan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electric service is adequate, safe and in good state of repair.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access is not through a sleeping room.
		<b>4. Plumbing</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>7. Light and Ventilation</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has continuing and adequate supply of drinkable water.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All habitable rooms have adequate light and ventilation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fixtures in good state of repair and maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows in good state of repair and maintenance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage system is adequate and in good working order.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>8. Premises</b>
				<input type="checkbox"/>	Free from adverse environmental effects and conditions constituting a fire, health or safety hazard.

MOBILE HOME DATA					
Manufacturer & Model Year		Size:	Length X	Width =	Sq. Ft.
					D.S.S. Area Required for Occupants
		Habitable Area =		Sq. Ft.	
SLEEPING ROOM DATA					
Yes	No	Habitable Floor Space		D.S.S. Area Required for Occupants	
<input type="checkbox"/>	<input type="checkbox"/>	Has lockable door, if bathroom facilities are separate.			

ATTACH PHOTOGRAPH TO FORM and/or ATTACH SKETCH OF FLOOR PLAN TO REVERSE

## Comments:

This dwelling does / does not meet the requirements for decent, safe and sanitary housing in accordance with existing standards.			
By (Provide Signature: Do Not Print)		Company/Title	Date
		Castle Place Apts - Manager	11/3/2020
Project ID	Project	County	Parcel
1641-02-22	City of La Crosse-South Ave	La Crosse	31-230





Apartment # 2645



**Castle Place Residential Lease Agreement**  
**Owner: Bruce Wendling**

**Management Team: Clint Dunnum/ Taylor Anderson**  
**Agent for Maintenance: Clint Dunnum**  
**Agent for Collection of Rent: Taylor Anderson**

**For basic Maintenance needs, please call the office at (608)519-2393. If an emergency, Please contact Clint Dunnum at (608)799-0185 or Bruce Wendling at (608)792-6969**

**Lease Agreement**

**THIS LEASE AGREEMENT** entered into on this 21<sup>st</sup> day of October, 2020,  
by and between Castle Place Apartments ("Management") and  
1. Tom Ole Halsne 2. \_\_\_\_\_ ("Tenant(s)).  
3. \_\_\_\_\_ 4. \_\_\_\_\_ ("Tenant(s)).

**WHEREAS** located on the premises of Castle Place with an address of  
2645 CASTLE PLACE LA CROSSE WI 54601

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties here by agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of 10 Months such term beginning on Dec 1, 2020, and ending at 11:00 AM on Sept 30<sup>th</sup> 2021.
2. **RENT.** The total rent for the term hereof is the sum of \$ 825<sup>00</sup> is due on the first of each month and to be received no later than the 5<sup>th</sup> of the month. If rent is not paid by the 5<sup>th</sup> of the month, there will be a \$50 late fee.
3. **DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Castle Place Apartments (\$ 825<sup>00</sup>) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement. Does the tenant have pets, if so, what kind/name \_\_\_\_\_
4. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's immediate family, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
5. **CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.
6. **ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.
7. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord. Painting in any apartment is prohibited. Tenants shall not paint in any room of the dwelling without written consent. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant



shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

8. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.
9. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises through the agreed upon lease end date, excluding: Recycling, trash, sewer and water.
11. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
  - (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
  - (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
  - (c) Not obstruct or cover the windows or doors;
  - (d) Not leave windows or doors in an open position during any inclement weather;
  - (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
  - (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
  - (g) Keep all air and furnace filters clean and free from dirt and should be replaced monthly by the tenant;
  - (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
  - (i) And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
  - (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
  - (k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements. Garbage cans **MUST BE STORED IN YOUR GARAGE**;
  - (l) No illegal operations or recreational activities including but limited to consumption, growing or making of illegal substances are prohibited and if such activities occur, all information will be turned over to law enforcement and may immediately terminate this agreement at the landlords discretion.
12. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, sewage or rain water back up or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.
13. **INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be



deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

14. **SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.
15. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof including a written 60 (sixty) day notice that they will be terminating the lease or month to month lease. Tenant is responsible for all utilities during the 60 day notice period.
16. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
17. **ANIMALS.** Tenants are allowed pets on the premises. There shall be no more than 2 dogs under 30 (thirty) pounds and no more than 2 cats allowed in one single residence. Upon expiration of lease and after move out, the carpets will be professionally cleaned with a cleaner supplied by Castle Place Apartments. The cost of this cleaning will be taken out of the security deposit. Tenant is responsible in cleaning up after their pets on all premises of castle place apartments. There is a dog park on the premises of castle place. While using the dog park, castle place will not be liable for any injuries occurred from or inflicted on another person or animal while in the park or on any of the premises of Castle Place.
18. **QUIET ENJOYMENT.** Each tenant equally should receive the same enjoyment while living at Castle Place Apartments. Please keep noise levels to a minimum. In the event that a call is made to castle place apartments regarding a noise complaint, the local police will be called to deal with the matter. Partying is prohibited at Castle Place Apartments. Grills are not allowed on patio or decks. They must be kept in your garage and taken out in front of the garage if used.
19. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature. Castle Place Apartments will handle snow removal but in the event that snow or ice has not been removed from your walking area, you are responsible to walk with caution as Castle Place Apartments will not be liable for any slips and falls.
20. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.
21. **LATE CHARGE.** In the event that any payment required to be paid by Tenant hereunder is not made within five (5) days, the tenant is subject to a \$50.00 late fee.
22. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.



23. **RIGHTS AND REMEDIES.** The rights and remedies under this lease are cumulative, and either party's using any one right or remedy will not preclude or waive that party's right to use any other. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.
24. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.
25. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Wisconsin.
26. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
27. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
28. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
29. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
30. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
31. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
32. **ADDITIONAL PROVISIONS; DISCLOSURES.**

60 Day Notice

[Landlord should note above any disclosures about the premises that may be required under Federal or Wisconsin law, such as known lead-based paint hazards in the Premises. The Landlord should also disclose any flood hazards.]

LANDLORD:

Sign: [Signature] Date: 10/21/2020

TENANT ("Tenant"):

Sign: [Signature] Date: 10-21-20

TENANT:

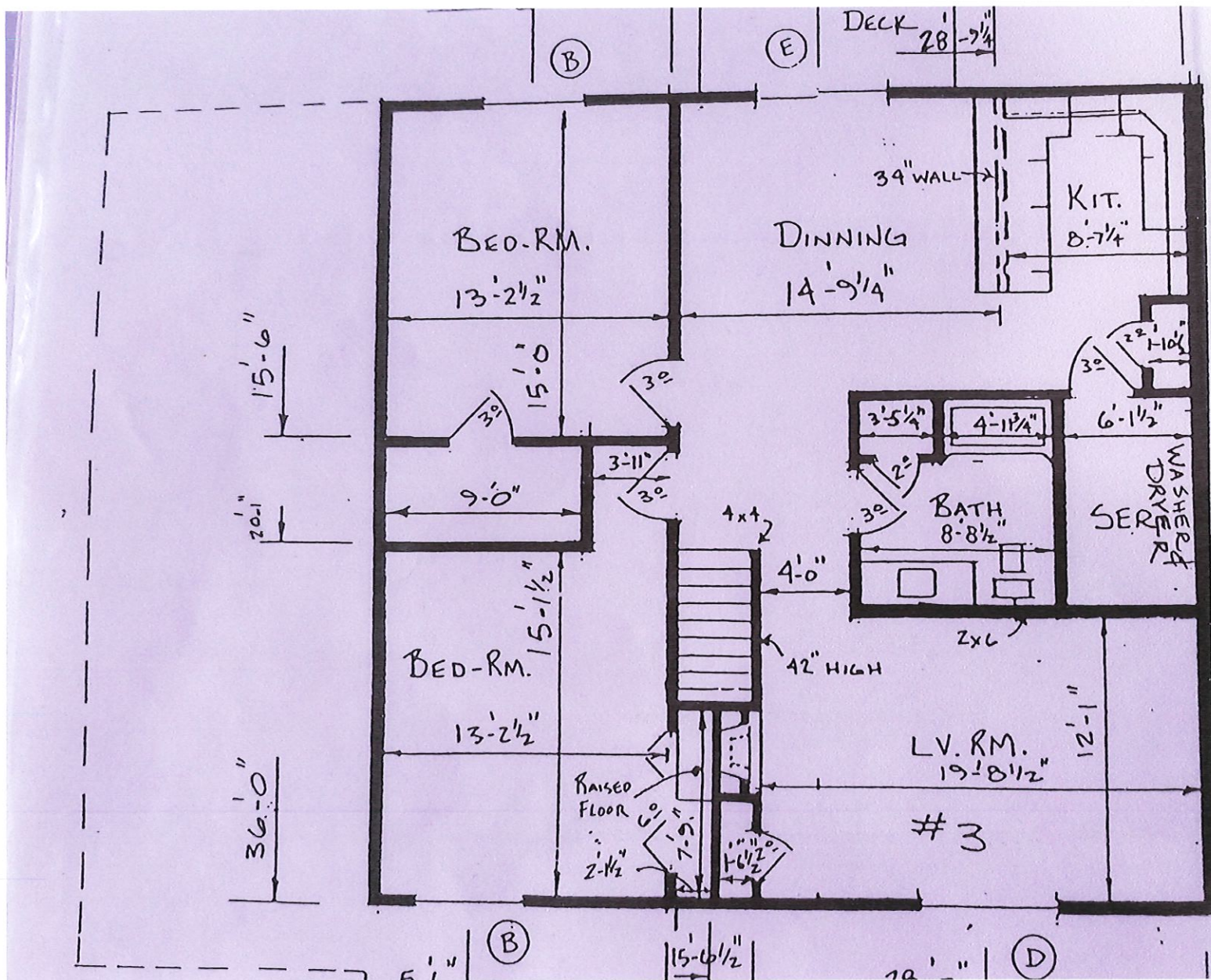
Sign: \_\_\_\_\_ Date: \_\_\_\_\_

TENANT:

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

TENANT:

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







**CITY OF LA CROSSE  
ENGINEERING DEPARTMENT  
400 LA CROSSE ST  
LA CROSSE, WI 54601-3396  
PHONE: 608-789-7505  
FAX: 608-789-8184**

November 16, 2020

Project: 1641-02-22

Parcel: 31-235

County: La Crosse

RE: Tenant RHP Replacement Residential Claim (Second Installment)

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-235 is enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-235	RHP-Tenant Tenant	Debra Chouinard	\$9,280.00

Ms. Chouinard entered into a year lease agreement with David Gramling starting May 1, 2020 through April 30, 2021. The monthly rental amount for the replacement is \$750 plus \$125 a month for utilities for a total of \$875 base monthly rent. As of November 1, 2020, Ms. Chouinard has been at the replacement property for 6 months. The lease is enclosed for claim support.

The actual differential eligibility for Ms. Chouinard for a replacement housing payment is \$17,280. On April 20, 2020 a claim for the first installment of the RHP was approved in the amount of \$8,000. I verified that Ms. Chouinard is still living at the replacement site and is therefore eligible for the remainder of the differential in the amount of \$9,280.

Therefore, I recommend approval of the second installment of \$9,280 for the Replacement Housing Payment. In addition to the approved Replacement Housing Payment Computation, attached is confirmation that a lump sum for six months' rent was made.

Please contact me at 715/421-9049 if you have any questions.

Thank you

*Maria "Izzy" Krueger*

Maria "Izzy" Krueger  
WisDOT Statewide Relocation Specialist

Enclosures

**RELOCATION CLAIM - APPLICATION AND RELEASE**

RE1527 08/2018 s. 32.19 &amp; 32.195 Wis. Stats.

Wisconsin Department of Transportation

Claimant Name (print) Debra Chouinard	Date Claim Submitted to WisDOT 11/6/2020
Replacement Property Address 816 Evergreen Drive, Holmen WI 54636	Relocation Agent Name Maria Krueger
Subject Property Address 2350 South Avenue Unit 235, La Crosse, WI 54601	Actual Vacate Date from Subject 04/30/2020

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- ☒ Residential relocation      ☐ Owner occupant (subject)      ☐ Replacement - Purchase      ☐ Move Only - no displaced persons  
☐ Nonresidential relocation      ☒ Tenant occupant (subject)      ☒ Replacement - Rental  
☐ Outdoor advertising sign relocation      ☐ Landlord (subject)

**AGREEMENT**

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

(a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;

(b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

**CERTIFICATION**

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

<u>x</u> <u>Debra Chouinard</u>	<u>X</u>
Claimant Signature	Claimant Signature
<u>Debra L. Chouinard</u>	<u>11/6/2020</u>
Print Name	Print Name

**WisDOT Use Only**

Appropriate supporting documentation included:

Agent indicate items attached:

BTS returned for additional explanation/documentation, date: \_\_\_\_\_

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

<u>x</u> <u>Maria Krueger</u>	<u>11/16/2020</u>	<u>X</u> <u>Tracey Johnsrud</u>	<u>11/18/2020</u>
Relocation Agent Signature	Date	BTS Relocation Facilitator Signature	Date
<u>Maria Krueger</u>		<u>Tracey Johnsrud</u>	
Print Name		Print Name	

Project ID: 1641-02-22

County: La Crosse

Parcel No. 31-235



Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$	\$
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss 24.401(b)&(d) & 24.402(b)&(c)	\$ 9,280	\$ 9,280.00
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
<b>TOTAL</b>		\$ 9,280	\$ 9,280.00

# REPLACEMENT HOUSING PAYMENT – TENANT

Wisconsin Department of Transportation

Computation Form  
RE1948 10/2019

☒ Tenant – Occupant ☐ 90 Day – Owner Occupant ☐ <90 Day – Owner Occupant

Subject Property			Name Debra Chouinard		Number of Occupants 1
Address 2350 South Avenue, La Crosse WI 54602			Apartment Number 235	Habitable Area Required 700	
Subject Prop.-Unit Type-SF, Duplex, etc. Apartment Building			Approximate Age 20+/-	State of Repair Good	Approximate Habitable Area 700
Type of Construction Frame	DSS Yes	Type of Neighborhood Mixed	Number of Rooms 2		
Utilities Available Water/Trash	Furnished/Unfurnished Unfurnished	Number of Bedrooms 1			

## Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below

Comparable Property	Habitable Area – Sq Ft	Address or Location	Actual Rent	Est. Avg. Utilities	Monthly Rent
A	700	1425 8 <sup>th</sup> St S. Unit 6. La Crosse, WI 54601	\$795	+ \$125	= \$920
B	750	4445 Mormon Coulee Rd, La Crosse, WI 54601	\$750	+ \$85	= \$835
C	900	3800 Cliffside Pl, La Crosse, WI 54601	\$769	+ \$110	= \$879

## Section B – Replacement Housing Payment Calculation

1. New Monthly Rent (from Section A)	\$920	per month X 48 months	\$44,160
2. Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)			
a. Actual Rent Paid (Average of last 3 months)	\$475		
Utilities (Average of last 12 months)	+ \$40		
	= \$515		
OR			
b. Economic Rent	\$0		
Utilities (Average of last 12 months)	+ \$0		
	= \$		
Thirty (30) percent of Gross Monthly Income (See note.)			
c. Amounts designated for Shelter & Utilities by Public Agency	\$		
3. Base Monthly Rent – Lesser of (a) OR (b, c, or d)	\$515	per month x 48 months =	\$24,720
4. Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent)			\$19,440

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

## Rental Replacement Payment

The rental replacement housing payment shall be made in two installments.	Amount of first installment	\$ 8,000
	Amount of second installment	\$11,440

## Attachments

- \* Residential Comparison Chart
- \* Documentation of comparable properties from source of information

## Relocation Specialist Statement of Certification – I certify that:

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

## APPROVAL RECOMMENDED:

Relocation Specialist

Date

## COMPUTATION APPROVED BY: Greg Gasper

BTS-RE Statewide Relocation Facilitator

Date





**TENANT RULES  
(OBLIGATIONS)  
RESIDENTIAL USE**

Page 2 of 2

During the term of this Lease, as a condition of Tenant's continuing right to use and occupy the Premises, Tenant agrees and promises, unless Landlord otherwise provides in writing, as follows:

**NOISE**

**PETS**

**GOVT. REG.**

**MAINTENANCE**

**IMPROVEMENTS**

**GUESTS**

**NEGLIGENCE**

**VACATION OF  
PREMISES**

**RULES**

**NOTICE OF DOMESTIC  
ABUSE PROTECTIONS**

**CODE VIOLATIONS**

**CONDITIONS  
AFFECTING  
HABITABILITY**

**SMOKE DETECTOR NOTICE**

**AGENCY NOTICE**

**SEX OFFENDER NOTICE**

1. To use the Premises for residential purposes only for Tenant and Tenant's immediate family.
2. To NOT make or permit use of the Premises for any purpose that will injure the reputation of the Premises or the building of which they are a part.
3. To NOT use or keep in or about the Premises anything that would adversely affect coverage of the Premises or the building of which they are a part under a standard fire or extended insurance policy.
4. To NOT make excessive noise or engage in activities which unduly disturb neighbors or other tenants in the building in which the Premises are located.
5. To NOT permit in or about the Premises any pet unless specifically authorized by Landlord in writing.
6. To obey all lawful orders, rules and regulations of all governmental authorities and, if a condominium, any condominium association with authority over the Premises.
7. To keep the Premises in clean and tenable condition and in as good repair as on the first day of the lease term, normal wear and tear excepted.
8. To maintain a reasonable amount of heat in cold weather to prevent damages to the Premises, and if damage results from Tenant's failure to maintain a reasonable amount of heat, Tenant shall be liable for this damage.
9. Unless Tenant has received specific written consent from Landlord, to NOT do or permit any of the following:
  - a. Paint upon, attach, exhibit, or display in or about the Premises any sign or placard.
  - b. Alter or redecorate the Premises.
  - c. Drive nails, tacks, and screws or apply other fasteners on or into any wall, ceiling, floor, or woodwork of the Premises.
  - d. Attach or affix anything to the exterior of the Premises or the building in which it is located.
10. To NOT permit any guest or invitee to reside in the Premises without prior written consent of Landlord.
11. To be responsible for all acts of negligence or breaches of this agreement by Tenant and Tenant's guests and invitees, and to be liable for any resulting property damage or injury.
12. To NOT assign this Lease nor sublet the Premises or any part thereof without the prior written consent of Landlord. If Landlord permits an assignment or a sublease, such permission shall in no way relieve Tenant of Tenant's liability under this Lease.
13. To vacate the Premises at the end of the term, and immediately deliver the keys, garage door openers, parking permits, etc., and the Tenant's forwarding address to the Landlord.
14. To NOT engage in, or allow any guest or invitee to engage in, any criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants, persons residing in the immediate vicinity of the Premises, or Landlord or an agent or employee of Landlord, or to engage in any drug-related criminal activity on or near the Premises. Such conduct may result in Tenant's immediate eviction upon 5 day's notice, but not if Tenant or someone lawfully residing with Tenant is the victim of that crime.

Landlord may make additional reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges the rules stated above. Any failure by Tenant to comply with the rules is a breach of this Lease.

(1) As provided in section 106.50(5m)(dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:

- (a) A person who was not the tenant's invited guest.
- (b) A person who was the tenant's invited guest, but the tenant has done either of the following:
  1. Sought an injunction barring the person from the premises.
  2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.
- (2) A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
- (3) A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

Landlord has no actual knowledge of any building code or housing code violation that affects the Premises or a common area associated with the Premises, presents a significant threat to Tenant's health or safety, and has not been corrected, unless disclosed in Special Conditions or an Attachment to this Lease (per Wis. Stat. § 704.07(2)(bm)). The Premises do NOT contain any of the following conditions adversely affecting habitability unless listed under Special Conditions or in an Attachment: No hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67°F in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety, or create an unreasonable risk of personal injury through reasonably foreseeable use of the Premises by Tenant.

Wisconsin law requires that the Landlord maintain any smoke detectors located in any building common areas. Tenant shall maintain any smoke detector on the Premises, or give Landlord written notice if a smoke detector is not functional. Landlord shall provide, within five days of receipt of any such notice, any maintenance necessary to make that smoke detector functional. Landlord also shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law.

Tenant understands that any property manager, rental agent or employees thereof are representing Landlord. You may obtain information about the Sex Offender Registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

The documents checked below are attached to this Lease and incorporated herein by reference.

ATTACHMENT	Check <input checked="" type="checkbox"/>	ATTACHMENT	Check <input checked="" type="checkbox"/>
Guarantee/Renewal/Assignment/Sublease		Nonstandard Rental Provisions	
Rules and Regulations		Promises to Repair	
Smoke and Carbon Monoxide Detector Notice		Code Violations	
Lead-Based Paint Disclosure & Pamphlet		Real Estate Agency Disclosure	
Other:		Other:	

IN WITNESS WHEREOF, the parties have executed this Lease on 4/13/2020

LANDLORD: [Signature]

TENANTS: [Signature] 4/13/2020

TENANTS: \_\_\_\_\_





DEBRA L CHOUINARD  
816 EVERGREEN DR  
HOLMEN WI 54636-9145

# Uni-Statement

Account Number:

1 823 7579 0298

Statement Period:

May 8, 2020

through

Jun 5, 2020

Page 4 of 4



## U.S. BANK SILVER CHECKING

(CONTINUED)

Account Number 1-823-7579-0298

U.S. Bank National Association

### Checks Presented Conventionally

Check	Date	Ref Number	Amount
2500	May 26	8350662622	4,775.00

Conventional Checks Paid (1)

\$

4,775.00-

### Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
May 8	626.56	May 19	10,140.95	May 29	5,251.56
May 11	2,370.43	May 20	10,092.23	Jun 1	4,983.73
May 12	2,994.42	May 21	10,183.22	Jun 2	5,711.43
May 13	10,816.39	May 22	10,021.16	Jun 3	5,078.68
May 14	10,628.56	May 26	5,146.63	Jun 5	5,020.77
May 18	9,587.87	May 27	5,301.97		

Balances only appear for days reflecting change.

11/4/2020

Return

# Find Past Check or Deposit Slip Images

## View Image

Account Checking - 0298  
Check Number 2500  
Date Processed 5/26/2020  
Amount \$4,775.00

Review Back

Print | Save

Debra Chouinard 816 Evergreen Dr Holmen, WI 54636	May 20 2020	2500 12-2750 FTRALCARHON
PAY TO THE ORDER OF <u>Dave Gramling</u>		\$ 4775 <sup>00</sup>
<u>Four thousand Seven hundred Seventy-five &amp; 100/100</u>		DOLLARS
US BANK		
<u>\$475 Receipts</u>		
<u>For 750 Deposit Rent x 6</u>		
<u>D. Chouinard</u>		AP
⑆075000022⑆ 182375790298⑈2500		

MONARCH

Cancel

Done

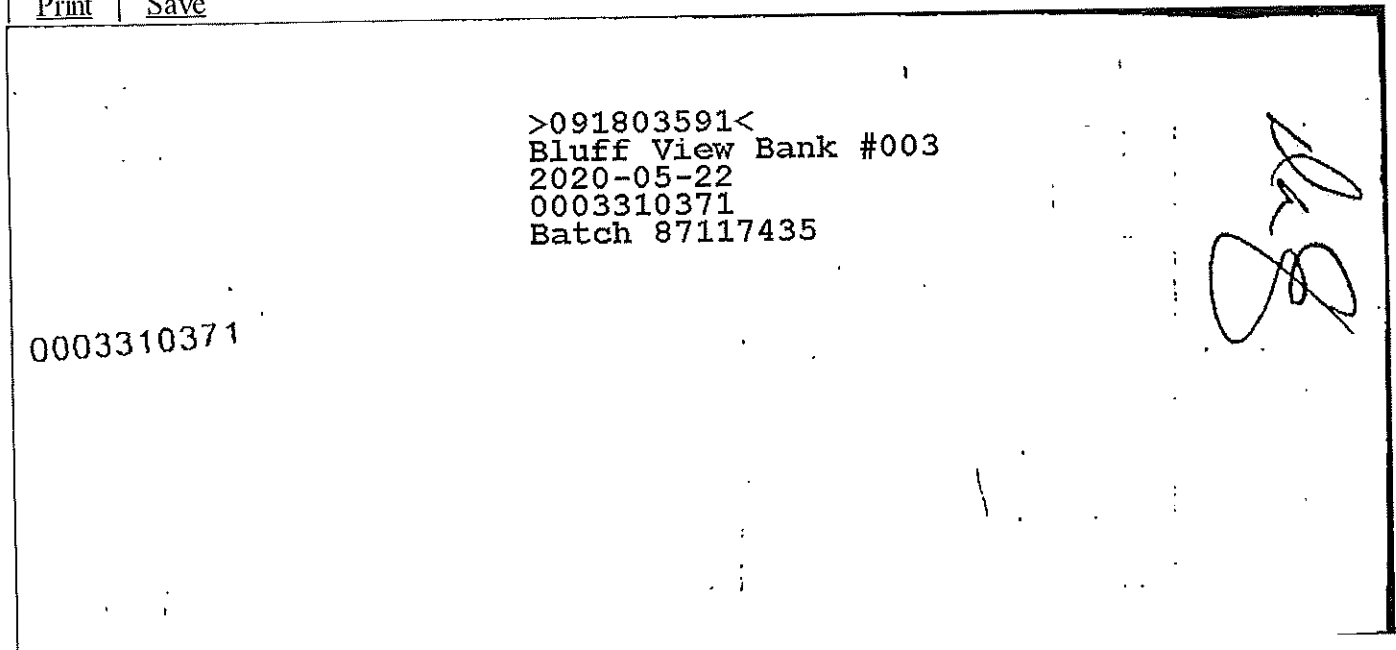


[Return](#)

# Find Past Check or Deposit Slip Images

## View Image

Account Checking - 0298  
Check Number 2500  
Date Processed 5/26/2020  
Amount \$4,775.00

[Review Front](#)[Print](#) | [Save](#)[Cancel](#)[Done](#)