

Thank you.

Project 5120-03-22
STH 33- Jackson St. 3rd St to 23rd St
La Crosse County, La Crosse, WI

Submitted by Jill Noel Date 1/7/2021

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Bruce A. Bion** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Three Hundred and 00/100 Dollars (\$300.00)** for the purpose of **slopes**.

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

Other persons having an interest of record in the property: **The Coulee State Bank, Bion's Full Service Auto Care, L.L.C.**

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-30237-70

Bruce Bion 12/02/20
Signature Date

Bruce A Bion
Print Name

Date

State of Wisconsin

)
)
ss.

County)

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

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

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires



Q J B 3 5 0 1 2

Project ID
5120-03-22

This instrument was drafted by
City of La Crosse

Parcel No.
93

Signature Ramiro D. Biron Date 12-30-20

Randolph D. Bion

Signature

Date _____

Print name

Date _____

State of Wisconsin

)
) ss.
 County

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

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

LEGAL DESCRIPTION

Parcel 93 of Transportation Project Plat 5120-03-22 – 4.06 recorded in volume TPP CAB of Transportation Project Plats, Page 92B, as Document No. 1724106, and 4.06 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 121B, as Document No. 1759275, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 93 consist of:

Temporary limited easement.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Bruce A Bion	Area and interest required 217.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	217sq. ft. TLE x \$20/per sq. ft. x 3.29% x2yrs=\$285.57	217.00	Sq Ft	\$1.32	\$285.57
Appraiser Rounding	(\$14.43)				\$14.43

Total Allocation \$300.00
Rounded To \$300.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X Bruce Bion 12/02/20
Owner Signature Date
Bruce A Bion

X _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Sell Noel 12/16/20
Agency Approval Date

City of La Crosse Signature Date



Q J B 3 5 3 0 5

This instrument was drafted by
City of La Crosse

Project ID
5120-03-22

Parcel No
93

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Gateway Real Estate, LLC, a Wisconsin Limited Liability Company** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **One Thousand and 00/100 Dollars (\$1,000.00)** for the purpose of **slopes**.

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

Other persons having an interest of record in the property: **First Bank, Citizens State Bank Of La Crosse**

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

In executing this document, the undersigned affirms that he/she is a (member)(~~manager~~) of Gateway Real Estate, LLC a Wisconsin limited liability company, and is duly authorized by the company to execute this document.

 12/24/2020

Signature Date

(member)(~~manager~~) of Gateway Real Estate, LLC

Mike Keil

Date

State of Wisconsin

)
)
ss.

County)

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

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

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50242-80



Project ID
5120-03-22

This instrument was drafted by
City of La Crosse

Parcel No.
139

LEGAL DESCRIPTION

Parcel 139 of Transportation Project Plat 5120-03-22 – 4.05 recorded in volume TPP CAB of Transportation Project Plats, Page 91B, as Document No. 1722007, and 4.05 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 121A, as Document No. 1759274, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 139 consist of:

Temporary limited easement.

Also, Parcel 139 of Transportation Project Plat 5120-03-22 – 4.06 recorded in volume TPP CAB of Transportation Project Plats, Page 92B, as Document No. 1724106, and 4.06 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 121B, as Document No. 1759275, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 139 consist of:

Temporary limited easement.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Gateway Real Estate, LLC	Area and interest required 319.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	319sq. ft. TLE x \$20/per sq. ft. x 3.29% x2 yrs=\$419.80	319.00	Sq Ft	\$1.32	\$419.80
Other	Landscaping: 6 bushes x \$50=\$300				\$300.00
Other	Landscaping: Miscellaneous plantings = \$250				\$250.00
Appraiser Rounding	(\$30.20)				\$30.20

Total Allocation \$1,000.00
Rounded To \$1,000.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

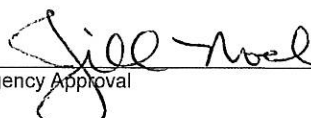
It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X  12/24/20
Owner Signature Date
Gateway Real Estate, LLC
Michael R. Keil

X _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

 1/5/21
Agency Approval Date

City of La Crosse Signature Date



Q J B 3 5 2 7 7

This instrument was drafted by
City of La Crosse

Project ID
5120-03-22

Parcel No
139

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **James D. Danielson and Bonnie K. Danielson, husband and wife, holding property as survivorship marital property, an undivided 1/2 interest, as vendors; DGK Laundromats, LLC, a Wisconsin limited liability company, as vendee; Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee, an undivided 1/2 interest** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred Fifty and 00/100 Dollars (\$550.00)** for the purpose of **slopes**.

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

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-40085-020

James D. Danielson 1-5-2021
Signature Date
James D Danielson

Bonnie K. Danielson 1-5-2021
Signature Date
Bonnie K Danielson

Date

State of Wisconsin

)
) ss.

County)

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

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires



Q J 8 3 5 3 2 9

Project ID
5120-03-22

This instrument was drafted by
City of La Crosse

Parcel No.
391

In executing this document, the undersigned affirms that he is a member of DGK Laundromats, LLC, a Wisconsin limited liability company and is duly authorized by the company to execute this document.

William Heisz 12/20/2020
Signature Date
member of DGK Laundromats, LLC-William Heisz, Jr.

Date
State of Wisconsin
_____) ss.
County

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

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

Gordon L. Temp & Janet F. Temp, trustees of the Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee, in executing this instrument, certifies and affirms that they are the duly appointed trustees of the Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee and that they have authority to execute this instrument on behalf of the trust.

Amended and Restated Gordon L. Temp
& Janet F. Temp Joint Revocable Trust
dated July 11, 2019, Gordon L. Temp and
Janet F. Temp or their successors as Trustee

By: Gordon L. Temp 12-31-2020
Signature Date Gordon L. Temp,
Trustee

By: Janet F. Temp 12-31-2020
Signature Date Janet F. Temp,
Trustee

Date

State of Wisconsin

)
) ss.
County

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

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

LEGAL DESCRIPTION

Parcel 391 of Transportation Project Plat 5120-03-22 – 4.09 recorded in volume TPP CAB of Transportation Project Plats, Page 94A, as Document No. 1724109, and 4.09 Amendment No. 1 recorded in volume TPP CAB of Transportation Project Plats, Page 120A, as Document No. 1759204, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 391 consist of:

Temporary limited easement.

OK to have check
made payable to
H+T Properties LLP
William Heisz
12/20/2020

OK TO MAKE CHECK
PAYABLE TO
HET PROPERTIES
Gordon Temp
Janet Temp
12-31-2020

1-5-2021

check can be made out
to H+T Properties LLP
Bonnie Mancil/Sm

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee, DGK Laundromats, LLC, James D Danielson and Bonnie K Danielson	Area and interest required 398.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	398sq. ft. TLE x \$20/per sq. ft. x 3.29% x2yrs=\$523.77	398.00	Sq Ft	\$1.32	\$523.77
Appraiser Rounding	(\$26.23)				\$26.23

Total Allocation \$550.00
Rounded To \$550.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X
Owner Signature _____ Date _____
James D Danielson

X
Owner Signature _____ Date _____
Bonnie K Danielson

X
Owner Signature _____ Date _____
DGK Laundromats, LLC

X
Owner Signature _____ Date _____

X Gordon L. Temp 12-31-2020
Owner Signature _____ Date _____
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X Janet F. Temp 12-31-2020
Owner Signature _____ Date _____
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X
Owner Signature _____ Date _____

X
Owner Signature _____ Date _____

Approved for City of La Crosse

For Office Use Only

Joel Noel 1/5/21
Agency Approval _____ Date _____

City of La Crosse Signature _____ Date _____



Q J B 3 5 3 2 5

This instrument was drafted by
City of La Crosse

Project ID
5120-03-22

Parcel No
391

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee, DGK Laundromats, LLC, James D Danielson and Bonnie K Danielson	Area and interest required 398.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	398sq. ft. TLE x \$20/per sq. ft. x 3.29% x2yrs=\$523.77	398.00	Sq Ft	\$1.32	\$523.77
Appraiser Rounding	(\$26.23)				\$26.23

Total Allocation
Rounded To \$550.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X
Owner Signature _____ Date _____
James D Danielson

X
Owner Signature _____ Date _____
Bonnie K Danielson

x William Heisz 12/20/2020
Owner Signature _____ Date _____
DGK Laundromats, LLC

x
Owner Signature _____ Date _____

X
Owner Signature _____ Date _____
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X
Owner Signature _____ Date _____
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X
Owner Signature _____ Date _____

X
Owner Signature _____ Date _____

Approved for City of La Crosse

For Office Use Only

Joel Noel 11/5/21
Agency Approval _____ Date _____

City of La Crosse Signature _____ Date _____



Q J B 3 5 3 2 5

This instrument was drafted by
City of La Crosse

Project ID
5120-03-22

Parcel No
391

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee, DGK Laundromats, LLC, James D Danielson and Bonnie K Danielson	Area and interest required 398.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	398sq. ft. TLE x \$20/per sq. ft. x 3.29% x2yrs=\$523.77	398.00	Sq Ft	\$1.32	\$523.77
Appraiser Rounding	(\$26.23)				\$26.23

Total Allocation \$550.00
Rounded To \$550.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X James D Danielson 1-5-21
Owner Signature Date
James D Danielson

X Bonnie K Danielson 1-5-21
Owner Signature Date
Bonnie K Danielson

X
Owner Signature Date
DGK Laundromats, LLC

X
Owner Signature Date

X
Owner Signature Date
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X
Owner Signature Date
Amended and Restated Gordon L. Temp & Janet F. Temp Joint Revocable Trust dated July 11, 2019, Gordon L. Temp and Janet F. Temp or their successors as Trustee

X
Owner Signature Date

X
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Gill Noel 1/6/21
Agency Approval Date

City of La Crosse Signature Date



This instrument was drafted by
City of La Crosse

Project ID
5120-03-22

Parcel No
391