

CHECK REQUEST Week of 3/4/2021

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

Mail the checks to:
 Jill Noel
 WisDOT
 3550 Mormon Coulee Rd
 La Crosse, WI 54601

101	\$153.96	Aaron Grosch 2917 South Ave La Crosse, WI 54601 Per Notes written by each owner and separate W9s submitted check for this parcel to be split as shown. Aaron will receive the portion of the prorated taxes as he lives at the project parcel.	Deed
101	\$150.00	Samantha Grosch 903 Logan St La Crosse, WI 54603	Deed
172	\$91,757.37	Bruce Wendling 2600 Castle Pl La Crosse, WI 54601	Deed
Total	\$92,061.33		

Submitted by *Jill Noel* WisDOT Date 3/3/2021

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 10/2018

THIS DEED, made by **Aaron J Grosch and Samantha Heller**
GRANTOR, conveys and warrants the property described below to the
City of La Crosse, GRANTEE, for the sum of **Three Hundred and**
00/100 Dollars (\$300.00).

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

Other persons having an interest of record in the property: **Gundersen
Clinic, Firefighters Credit Union**

This is homestead 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
17-50045-080

Aaron J Grosch
Signature Date 2-22-21

Aaron J Grosch
Print Name

Signature Date

Print Name

Signature Date

Print Name

Signature Date

Print Name

2/22/21
Date

State of Wisconsin

LaCrosse County } ss.

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

Gill Noel
Signature, Notary Public, State of Wisconsin

Gill Noel
Print Name, Notary Public, State of Wisconsin

8/24/2022
Date Commission Expires



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
101

Samantha Heller NKA Samantna Grosch 2/23/21
Signature (Date)

2/23/2021
(Date)

Samantha Heller NKA Samantna Grosch 2/23/21
Print Name (Date)

State of WI)
LaCrosse County) ss.

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

Will Noel

(Signature, Notary Public, State of WI)

Will Noel

(Print or Type Name, Notary Public, State of WI)

8/24/2022

(Date Commission Expires)

LEGAL DESCRIPTION

Parcel 101 of Transportation Project Plat 1641-02-22 – 4.05 recorded in volume TPP CAB of Transportation Project Plats, Page 98A, as Document No.1730300, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 101 consist of:

FEE simple

Temporary limited easement.

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Aaron J Grosch and Samantha Heller	Area and interest required 0.001 acres of Land, 0.007 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Land	.001 Acre x \$174,240/acre = \$174.24	0.001	Acres	\$174,240.00	\$174.24
Temporary Limited Easement (TLE)	.007 acre TLE x \$174,240/acre x 3.05% x 3.33 years = \$123.88	0.007	Acres	\$17,697.14	\$123.88
Appraiser Rounding	(\$1.88)				\$1.88

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 *Aaron J Grosch* *2-22-21*
Owner Signature Date
Aaron J Grosch

X *Samantha Heller* *2/23/21*
Owner Signature Date
Samantha Heller

Approved for City of La Crosse

For Office Use Only

Jill Noel *2/23/21*
Agency Approval Date

City of La Crosse Signature Date



Q J 7 7 7 6 1 9

This instrument was drafted by
City of La Crosse

Project ID
1641-02-22

Parcel No
101

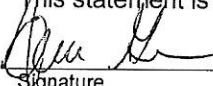
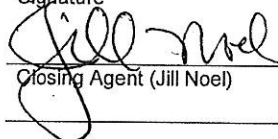
CLOSING STATEMENT


RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address Aaron J Grosch 2917 South Ave, La Crosse, WI 54601	Transferee City of La Crosse	
Samantha Heller 903 Logan St, La Crosse, WI 54603	Due Property Owner	Deductions
Agreed upon purchase price	\$300.00	XXXXXXXXXX
1st mortgage release Amount \$ <u>0.00</u>	\$	\$0.00
2nd mortgage release Amount \$ <u>0.00</u>	\$	\$0.00
Land contract payment Amount \$ <u>0.00</u>	\$	\$0.00
Tax proration for year <u>2021</u> , prorated from <u>03/25/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>3,137.78</u> (attach Form RE1616)	\$3.96	\$0.00
Delinquent taxes for years	\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)	\$	\$0.00
Estimated water and/or sewer service charges	\$	\$0.00
Rent prorated, if tenant occupied	\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>	\$	\$0.00
Retention of improvements - list (if none, so state)	\$	\$0.00
\$ <u>0.00</u>	\$	\$0.00
\$ <u>0.00</u>	\$	\$0.00
Other:	\$0.00	\$0.00
TOTAL DUE	\$303.96	\$0.00
Less deductions	\$0.00	XXXXXXXXXX
Balance due property owner	\$303.96	XXXXXXXXXX
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
Total settlement due property owner	\$303.96	

This statement is accepted as correct.


2-25-21
 Signature Date

2/25/21
 Closing Agent (Jill Noel) Date


2/23/21
 Signature Date



Project ID
1641-02-22

County
La Crosse

Parcel No.
101

DISPOSITION OF REAL ESTATE TAXES

RE1616 04/2020

City of La Crosse

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name Aaron J Grosch, Samantha Heller	Total tax \$ 3,137.78
Tax key 17-50045-080	Assessed land value \$ 27,700.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 97,600.00
County La Crosse	Total assessed value \$ 125,300.00
Conveyance date 03/25/2021	Mill (tax) rate (carry to 5 places) \$ 0.02561

per \$ of assessed value

Note: In all cases, use previous year or current year amounts (if available)

Mill Rate:	Total tax ÷ Total assessed value \$ 3,137.78 / 125,300.00	= Mill rate (carry to 5 places) \$ 0.02561
A. Total Acquisition		
	Total tax ÷ 365 \$ /365	x Days elapsed from January 1 st to conveyance date days
		= Owner's share tax \$ *
		* Transfer amount to Closing Statement as deduction from purchase price
<input checked="" type="checkbox"/>	B. Partial Acquisition	
Tax on Land Acquired		
	Step #1 - Land assessment \$ 27,700.00	x Mill rate (carry to 5 places) \$ 0.02561
		= Land tax \$ 709.33
	Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0010 / 0.1380	= % of land acquired (carry to 3 places) 0.725 %
	Step #3 - Land tax \$ 709.33	x % of land acquired 0.725 %
		= Land prorated tax \$ 5.14
Tax on Improvements (Buildings, etc.) Acquired		
	Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ 0 / 0	= % of improvement value acquired (carry to 3 places) 0.000 %
	Step #2 - Assessed value of all improvements \$ 97,600.00	x Mill rate \$ 0.02561
		= Improvements tax \$ 2443.90
	Step #3 - Improvements tax \$ 2443.90	x % of improvement value acquired 0.000 %
		= Improvements prorated tax \$ 0
Taxes to be Prorated		
	Land \$ 5.14	+ Improvements \$ 0
		= Total prorated tax \$ 5.14
Agency's Prorated Tax		
	Days remaining from conveyance date to year end ÷ 365 281/365	x Total prorated tax \$ 5.14
		= Agency's Prorated Share \$ 3.96 **
		** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 101

i understand the payment for parcel 101,
in the amount of \$300, will be split into
2 checks at \$150^{ea} each to myself (Samantha
Heller MK Samantha Grosch) and Aaron Grosch.

2/23/21 : Samantha Grosch
Samantha Grosch

The check can be split in half
\$150 each

2-25-21 Dan M

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 05/2020

THIS DEED, made by **Bruce G. Wendling a/k/a Bruce Wendling** GRANTOR, conveys and warrants the property described below to the **City of La Crosse**, GRANTEE, for the sum of **Ninety-One Thousand Five Hundred Fifty and 00/100 Dollars (\$91,550.00)**.

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

Other persons having an interest of record in the property: **Coulee Bank**


This is not homestead 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
Attn: Jill Noel
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50287-094


Signature _____ Date 1/5/21
Bruce G Wendling a/k/a Bruce Wendling
Print Name _____

1/5/2021
Date _____

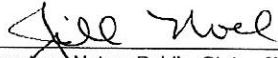
State of Wisconsin

La Crosse _____ County) ss.

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
Jill Noel

Print Name, Notary Public, State of Wisconsin
8/24/2022

Date Commission Expires



Q J 7 9 9 5 9 9

Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
172

LEGAL DESCRIPTION

Parcel 172 of Transportation Project Plat 1641-02-22 – 4.05 Amendment No.1 recorded in volume TPP CAB of Transportation Project Plats, Page 106B, as Document No.1737925 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 172 consist of:

FEE simple

Temporary limited easement.

Noel, Jill - DOT

From: Dimitar Dzikov <ddzikov@couleebank.net>
Sent: Monday, February 22, 2021 3:18 PM
To: Noel, Jill - DOT; Denise Bast
Subject: RE: Partial Releases for Bruce Wendling/Castle PI

Good afternoon Jill, Coulee Bank does not need to be listed on the check for Bruce Wendling

From: Noel, Jill - DOT <Jill.Noel@dot.wi.gov>
Sent: Monday, February 15, 2021 9:30 AM
To: Denise Bast <dbast@couleebank.net>; Dimitar Dzikov <ddzikov@couleebank.net>
Subject: RE: Partial Releases for Bruce Wendling/Castle PI

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Thank you both. Denise I just need to add the date you witnessed it. This date gets missed a lot on our form.

Take Care. Stay warm!

Jill Noel
Real Estate Specialist-Senior
608-785-9907 (office direct)
608-792-5686 (mobile)
Wisconsin Department of Transportation
3550 Mormon Coulee Rd
La Crosse, WI 54601

From: Denise Bast <dbast@couleebank.net>
Sent: Monday, February 15, 2021 9:28 AM
To: Dimitar Dzikov <ddzikov@couleebank.net>; Noel, Jill - DOT <Jill.Noel@dot.wi.gov>
Subject: RE: Partial Releases for Bruce Wendling/Castle PI

Yes, anything we need to get it done is fine with me!

Coulee Bank
BANK WITH CONFIDENCE

1516 Losey Boulevard S. | La Crosse, WI 54601
Phone: 608-618-7066 | Fax: 608-784-1069

[Send me a secure message!](#)

[Get our iPhone® App](#) | [Get our Android™ App](#)
CouleeBank.net

From: Dimitar Dzikov <ddzikov@couleebank.net>
Sent: Monday, February 15, 2021 9:27 AM

PARTIAL RELEASE OF MORTGAGE

RE1549 03/2019 Ch. 32 Wis. Stats.

The undersigned releases from the lien and operation of a mortgage executed by **Bruce G Wendling** (Borrower) to **Coulee Bank** (Lender) recorded in the office of the Register of Deeds of **La Crosse County, Wisconsin** as **Document Number 1581785**, only the following portion of the mortgaged real estate in the above-identified county:

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
Attn: Jill Noel
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50287-094

The undersigned retains a lien upon the balance of the premises not previously released that is described in said mortgage, and certifies that the undersigned has the right to release said mortgage.

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

Coulee Bank
Corporation/Bank Name

[Signature] 1/6/2021
Officer Signature Date

Michael Garvas, Retail Banking Manager
Print Name and Title

[Signature] 1-6-21
Officer Signature Date

[Signature] Business Banking Officer
Print Name and Title

Signature Date

Print Name

Signature Date

Print Name

Date 1-6-21

State of Wisconsin)

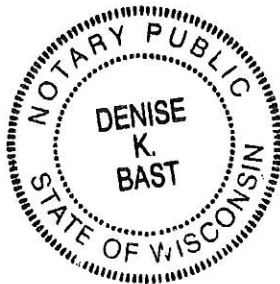
La Crosse County) ss.

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

[Signature]
Signature, Notary Public, State of Wisconsin

Denise K. Bast
Print Name, Notary Public, State of Wisconsin

January 30, 2024
Date Commission Expires



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
172

LEGAL DESCRIPTION

Parcel 172 of Transportation Project Plat 1641-02-22 – 4.05 Amendment No.1 recorded in volume TPP CAB of Transportation Project Plats, Page 106B, as Document No.1737925 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 172 consist of:

FEE simple

Temporary limited easement.

PARTIAL RELEASE OF MORTGAGE

RE1549 03/2019 Ch. 32 Wis. Stats.

The undersigned releases from the lien and operation of a mortgage executed by **Bruce G Wendling** (Borrower) to **Coulee Bank** (Lender) recorded in the office of the Register of Deeds of **La Crosse County**, Wisconsin as **Document Number 1586371**, only the following portion of the mortgaged real estate in the above-identified county:

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
Attn: Jill Noel
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50287-094

The undersigned retains a lien upon the balance of the premises not previously released that is described in said mortgage, and certifies that the undersigned has the right to release said mortgage.

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

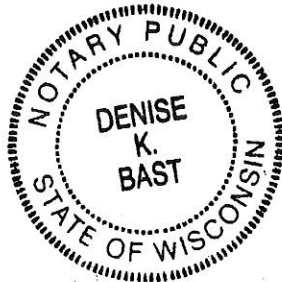
Coulee Bank
Corporation/Bank Name
[Signature] 1-6-21
Officer Signature Date
Joe Welch Business Banking Officer
Print Name and Title
[Signature] 1-6-2021
Officer Signature Date
Michael Carves Retail Banking Manager
Print Name and Title

Signature _____ Date _____
Print Name _____
Signature _____ Date _____
Print Name _____
Date 1-6-21

State of Wisconsin)
La Crosse County) ss.

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

Denise K. Bast
Signature, Notary Public, State of Wisconsin
Denise K. Bast
Print Name, Notary Public, State of Wisconsin
January 30, 2024
Date Commission Expires



Q J B 4 3 6 6 4

Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
172

LEGAL DESCRIPTION

Parcel 172 of Transportation Project Plat 1641-02-22 – 4.05 Amendment No.1 recorded in volume TPP CAB of Transportation Project Plats, Page 106B, as Document No.1737925 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 172 consist of:

FEE simple

Temporary limited easement.

DISPOSITION OF REAL ESTATE TAXES

RE1616 04/2020

City of La Crosse

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name Bruce G Wendling	Total tax \$ 63,065.42
Tax key 17-50287-094	Assessed land value \$ 370,600.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 2,101,700.00
County La Crosse	Total assessed value \$ 2,472,300.00
Conveyance date 03/25/2021	Mill (tax) rate (carry to 5 places) \$ 0.02561

per \$ of assessed value

Note: In all cases, use previous year or current year amounts (if available)

Mill Rate:	Total tax ÷ Total assessed value \$ 63,065.42 / 2,472,300.00	= Mill rate (carry to 5 places) \$ 0.02561
A. Total Acquisition		
Total tax ÷ 365 \$ /365	x Days elapsed from January 1 st to conveyance date days	= Owner's share tax \$ *
* Transfer amount to Closing Statement as deduction from purchase price		
<input checked="" type="checkbox"/>	B. Partial Acquisition	
Tax on Land Acquired		
Step #1 - Land assessment \$ 370,600.00	x Mill rate (carry to 5 places) \$ 0.02561	= Land tax \$ 9491.07
Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.1050 / 3.70	= % of land acquired (carry to 3 places) 2.838 %	
Step #3 - Land tax \$ 9491.07	x % of land acquired 2.838 %	= Land prorated tax \$ 269.36
Tax on Improvements (Buildings, etc.) Acquired		
Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ 0 / 0	= % of improvement value acquired (carry to 3 places) 0.000 %	
Step #2 - Assessed value of all improvements \$ 2,101,700.00	x Mill rate \$ 0.02561	= Improvements tax \$ 53614.37
Step #3 - Improvements tax \$ 53614.37	x % of improvement value acquired 0.000 %	= Improvements prorated tax \$ 0
Taxes to be Prorated		
Land \$ 269.36	+ Improvements \$ 0	= Total prorated tax \$ 269.36
Agency's Prorated Tax		
Days remaining from conveyance date to year end ÷ 365 281/365	x Total prorated tax \$ 269.36	= Agency's Prorated Share \$ 207.37 **
** Transfer amount to Closing Statement as addition to purchase price		

Project ID 1641-02-22

Parcel No. 172

CLOSING STATEMENT

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address		Transferee	
Bruce G Wendling 2600 Castle Pl, La Crosse, WI 54601		City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$91,550.00	XXXXXXXXXX
1st mortgage release Amount \$ 0.00		\$	\$0.00
2nd mortgage release Amount \$ 0.00		\$	\$0.00
Land contract payment Amount \$ 0.00		\$	\$0.00
Tax proration for year <u>2021</u> , prorated from <u>03/25/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>63,065.42</u> (attach Form RE1616)		\$207.37	\$0.00
Delinquent taxes for years		\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)		\$	\$0.00
Estimated water and/or sewer service charges		\$	\$0.00
Rent prorated, if tenant occupied		\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>		\$	\$0.00
Retention of improvements - list (if none, so state)		\$	\$0.00
\$ 0.00		\$	\$0.00
\$ 0.00		\$	\$0.00
Other:		\$0.00	\$0.00
TOTAL DUE		\$91,757.37	\$0.00
Less deductions		\$0.00	XXXXXXXXXX
Balance due property owner		\$91,757.37	XXXXXXXXXX
1st installment		\$0.00	
2nd installment		\$0.00	
3rd installment		\$0.00	
Total settlement due property owner		\$91,757.37	

This statement is accepted as correct.

_____ Signature	_____ Date	_____ Signature	_____ Date
_____ Closing Agent (Jill Noel)	_____ Date	_____ Signature	_____ Date



Project ID
1641-02-22

County
La Crosse

Parcel No.
172