



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

March 17, 2021

Project: 1641-02-22
Parcel: 31-234
County: La Crosse
RE: Tenant RHP Replacement Residential Claim (Second Installment)

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-234 is enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-234	RHP-Tenant Tenant	Christine Greeno	\$10,707.00

Ms. Greeno entered into a one-year lease agreement with Kathy Miller starting July 30, 2020. The monthly rental amount for the replacement is \$790 plus \$93 a month for heat and electricity for a total of \$883 base monthly rent. As of January 31, 2021, Ms. Greeno have been at the replacement property for 6 months. The lease is enclosed for claim support.

The actual differential eligibility for Ms. Greeno for a replacement housing payment is \$18,707. September 9, 2020 a claim for the first installment of the RHP was approved in the amount of \$8,000. I verified that Ms. Greeno is still living at the replacement site and is therefore eligible for the remainder of the differential in the amount of \$10,707.

Therefore, I recommend approval of the second installment of \$10,707 for the Replacement Housing Payment. In addition to the approved Replacement Housing Payment Computation, attached is confirmation of payment for January and February rent.

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

Thank you

Maria "Izzy" Krueger
Maria "Izzy" Krueger
WisDOT Statewide Relocation Specialist

Attachments

RELOCATION CLAIM - APPLICATION AND RELEASE

Wisconsin Department of Transportation

RE1527 08/2018

Claimant Name (print) Christine Greeno	Date Claim Submitted to WisDOT February 23, 2021
Replacement Property Address 1202 11th St. So, La Crosse WI 54601	Relocation Agent Name Maria Krueger
Subject Property Address 2350 South Ave, La Crosse WI 54602	Actual Vacate Date from Subject 07/31/2020

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.

<input checked="" type="checkbox"/> <u>Christine A. Greeno</u> Claimant Signature	<u>10/23/21</u> Date	<input checked="" type="checkbox"/> _____ Claimant Signature	_____ Date
<u>CHRISTINE S. GREENO</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.

<input checked="" type="checkbox"/> <u>Maria Krueger</u> Relocation Agent Signature	<u>03/17/2021</u> Date	<input checked="" type="checkbox"/> <u>Tracey Johnsrud</u> BTS Relocation Facilitator Signature	<u>3/25/2021</u> Date
<u>Maria Krueger</u> Print Name		<u>Tracey Johnsrud</u> Print Name	

Project ID: 1641-41-02-22

County: La Crosse

Parcel No.: 31 - 234

Items Claimed	Reference	Amount Claimed	Amount Approved
Residential			
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)	\$ 10,707.-	\$ 10,707.00
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)	\$	\$
Non-Residential			
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)	\$	\$
Move Only Payment – No displaced persons			
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		\$ 10,707.-	\$ 10,707.00

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: Christine Greeno		Number of Occupants 1	
Address: 2350 South Avenue, La Crosse WI 54602		Apartment Number 234	Habitable Area Required 700
Subject Prop.-Unit Type-SF, Duplex, etc. Apartment Building		Approximate Age 20+/-	State of Repair Good
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	700	1425 8 th St S. Unit 6. La Crosse, WI 54601	\$795	+ \$125	= \$920
B	750	1425 8 th St S. Unit 2. La Crosse, WI 54601	\$795	+ \$125	= \$920
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
 = \$493.26

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) \$493.26 per month x 48 months = \$23,677

4. Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent) \$20,483

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	<u>\$ 8,000</u>
Amount of second installment	<u>\$12,483</u>

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 1/8/2020 Date

COMPUTATION APPROVED BY: Greg Gasper BTS-RE Statewide Relocation Facilitator 1/14/2020 Date

RENTAL AGREEMENT



PARTIES

TENANT(S) Christine Greeno

LANDLORD Name: Kathy Miller 797-8871

Address: 1740 Lafond Ave La Crosse 54603

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

Name: Tom Miller 792-5621

Address: 1612 Johnson St

PREMISES

PREMISES Street Address: 1202 South 11th St.

City/State/Zip: La Crosse WI 54601

TERM

Apartment/Unit/No: _____ RENTAL TERM: 12 Months

First Day of Term: July 30th, 2020 Last Day of Term: July 30, 2021

This agreement is only for the stated term and is NOT automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term. (Strike if month to month lease. If this agreement is automatically renewable, strike clause and specify terms under "Special Conditions")

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							
Separately Metered	✓	✓	✓	✓	✓	✓	City
Cost Allocation*							

*See Special Conditions.

RENT

Rent Amount \$ 790⁰⁰ 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) (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 \$ 850⁰⁰ to be held by landlord. 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 § ATCP 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: Make checks payable to Kathy Miller

Keys will be given out on the 29th in exchange for rent + security or if signed guarantee from city.

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	✓	Washer/Dryer Agreement	
Lead-Based Paint Disclosure & Pamphlet	✓	Pet Addendum	
Drug Free Housing Addendum		Other: <u>Check List</u>	✓
Motor Vehicle Policy/Parking Agreement		Other:	

IN WITNESS WHEREOF, the parties have executed this Rental Agreement on this 2 day of July, 2020

LANDLORD Thomas J. Miller

TENANT(S) Christine A. Greeno

NOTICE: 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://www.wildocoffenders.org> or by phone at 877/234-0085

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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

March 2, 2021

To whom it may concern,

I Thomas Miller (manager for owner Kathy Miller) have received monthly rent payments in full from tenant Christine Greeno, specifically;

Money orders from Kwik Trip

Received for Jan. 2021

#77778161912 \$500.00

#77778161912 \$290.00

Received for Feb. 2021

#77778161901 \$500.00

#77778163397 \$290.00

Sold property Bar/duplex on Adams St. in Feb. 2021 – Contact new owner for any payment after February 2021. If you have any further questions I can be contacted using the following information.

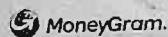
Sincerely,

Thomas J. Miller
1612 Johnson St..
La Crosse, WI 54601
Cell: 608 792-5621

Signed: _____

Thomas J. Miller

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www.moneygram.com/moneyorder
for additional details regarding your Money Order
MANTÉNGA UNA COPIA DE ESTE RECIBO PARA SUS ARCHIVOS



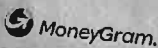
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EMPLOYEE
682 (6/18) 500/5000
M 6459298-B

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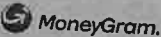
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EMPLOYEE
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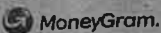
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