

CHECK REQUEST Week of 2/25/2021

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

Parcel	Amount	Payable to	Comments
168	\$36,228.08	La Crosse County Clerk of Courts Pam Rattke, Clerk of Courts LEC - Rm. 1200 333 Vine Street La Crosse, WI 54601 Please Send check to me at: Dave Selissen Right of Way Professionals, Inc. 1030 Oak Ridge Drive, Suite E Eau Claire, WI 54701	Owner's Parcel Payment
Total	\$36,228.08		

Submitted by *Dave Selissen* Date 2/25/2021

**AWARD OF DAMAGES
By City of La Crosse**

Exempt from fee: s.77.25(2r) Wis. Stats.
RE1584 10/2018

This award of damages is made pursuant to a relocation order of the Wisconsin Department of Transportation dated 12/12/2019 and recorded at the Register of Deeds in La Crosse County, for the improvement of USH - 014, in La Crosse County.

The City of La Crosse has determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as set forth, in and to which the following persons have an interest: **AVS Group Properties, LLC, a Wisconsin limited liability company;**

The interest acquired by this award is:

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

Said parcel or real estate and/or interests therein will be occupied by the City of La Crosse or its agents on 3/31/2021.

The City of La Crosse, having complied with all jurisdictional requirements pursuant to law, makes this award of damages to the above persons having an interest in said parcel of real estate, in the sum of **Thirty-Six Thousand Two Hundred and 00/100 Dollars (\$36,200.00)**, for the acquisition of said parcel for real estate and/or interests therein as set forth.

This space is reserved for recording data

Return to
The City of La Crosse
c/o Dave Sellisen
Right of Way Professionals, Inc.
1030 Oak Ridge Drive, Suite E
Eau Claire, WI 54701
Parcel Identification Number/Tax Key Number
17-50324-010

City of La Crosse

Cory Schlager

Approving Authority Signature

Date

Cory Schlager, Real Estate Supervisor

Print Name



Q J B 5 1 7 4 6

Project ID
1641-02-22

This instrument was drafted by
Dave Sellisen on behalf of the City of La
Crosse
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Parcel No.
168

LEGAL DESCRIPTION

Parcel 168 of Transportation Project Plat 1641-02-22 – 4.06 Amendment No.1 recorded in volume TPP CAB of Transportation Project Plats, Page 107B, as Document No.1738040 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 168 consist of:

FEE simple

Temporary limited easement.

JURISDICTIONAL OFFER

RE1786 10/2016 s.32.05 Wis. Stats.

City of La Crosse

Date: 02/25/2021

To: AVS Group Properties, LLC, a Wisconsin limited liability company, hereinafter referred to as Owner.

Relocation Order date(s)
12/12/2019

Relocation Order Filed or recorded at Register of Deeds	County La Crosse	Public purpose for property Reconstruction of USH - 014
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City of La Crosse, hereinafter referred to as Purchaser, offers to purchase a parcel of real estate and/or rights therein in which you own an interest as described on attached page, and within 60 days from the acceptance of this offer agrees to pay the sum of: Thirty-Six Thousand Two Hundred and 0/100 Dollars (\$36,200.00)

- A. The said property, and/or rights as described, is required by the City of La Crosse for the public purpose stated above, as more fully described in the Relocation Order, date and place of filing specified above. The City of La Crosse in good faith intends to use the above-described property for such public purpose.
- B. The City of La Crosse proposes to occupy and the Owner will vacate the premises on this date: 03/31/2021
- C. Pursuant to s.32.05(3)(d) Wis. Stats., the above purchase price is allocated as follows:
 - (a) Loss of land, including improvements and fixtures actually being acquired\$ 26,062.00
 - (b) Damages caused by loss of existing rights of access\$ 0.00
 - (c) Damages caused by loss of air rights\$ 0.00
 - (d) Damages caused by loss of legal nonconforming use\$ 0.00
 - (e) Damages resulting from actual severance of land including damages resulting from severance of improvements or fixtures and proximity damage to improvements remaining on Owner's land\$ 0.00
 - (f) Damages to property abutting on a highway right of way due to change of grade ...\$ 0.00
 - (g) Cost of fencing reasonably necessary to separate land taken from remainder\$ 0.00
 - (h) Market value of uneconomic remnant\$ 0.00
 - (i) Other: Temporary Limited Easement\$ 10,138.00
 Compensation for additional items of damage listed in s.32.19 Wis. Stats. has not been included. If any such items are shown to exist the owner may file claims as provided in s.32.20 Wis. Stats.
- D. The purchase price is based upon an appraisal of the owner's property of which a copy of the appraisal report has been provided to the owner.
- E. Owner has 20 days from the date of personal service of this offer, if personally served, or 20 days from the date of postmark of the certified mail envelope transmitting this offer, if transmitted by mail, or 20 days from the date of publication of this offer, if published, in which to accept this offer, unless such time is extended by mutual written consent of Owner and Purchaser. Acceptance shall be as follows: Owner must execute the acceptance clause on back (second page) of this offer on or prior to 03/17/2021; and the offer and acceptance must be delivered to Purchaser, Attn: David Selissen, Right of Way Professionals Inc, 1030 Oak Ridge Drive, Suite E, Eau Claire, WI 54701 not later than regular office closing time on 03/17/2021, or mailed to Purchaser at the last above stated address in an addressed, postage prepaid envelope bearing postmark of not later than 12:00 midnight on 03/17/2021.
- F. If the Owner does not accept this offer as set forth, Owner has 40 days from the date of service, postmark or publication of this offer to commence a court action to contest the right of condemnation as provided in s.32.05(5) Wis. Stats. provided that the acceptance and retention of any compensation resulting from an award made prior to the commencement of such an action shall be an absolute bar to such action.
- G. If owner agrees to accept the Jurisdictional Offer, it is considered a negotiated purchase; therefore, the condemnor must record the conveyance with the Register of Deeds in the county where the land is located. Also, all owners of record should receive by certified mail a copy of the conveyance and a notice of their right to appeal within 6 months after the date of the recording of the conveyance. Such an appeal would challenge the amount of compensation received by the property owner from an accepted Jurisdictional Offer.



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This instrument was drafted by
Dave Selissen on behalf of the City of La
Crosse
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Parcel No.
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- H. Owner has 2 years from the date of the recording of an award, as described in s.32.05(7) Wis. Stats., in the office of the Register of Deeds in which to appeal for greater compensation without prejudice to Owner's right to use the compensation given to Owner by the award. Owner's right of appeal is subject to the provisions of s.32.05(9)(a) and (11), Wis. Stats.
- I. The law provides for the payment of litigation expenses by the condemnor and these costs are defined in Ch. 814 of Wisconsin Statutes.
- J. If this offer is accepted by Owner, the transfer of title shall be accomplished within 60 days after acceptance including the payment to Owner of said purchase price; provided, however, that notwithstanding any provision herein to the contrary, said 60-day period may, at the request of the Owner, be extended by mutual written agreement of the Owner and Purchaser.
- K. This offer may be withdrawn by Purchaser at any time prior to its acceptance by Owner.
- L. Real estate taxes for the current year shall be prorated as of the date of proposed occupancy set forth, said proration to be based upon the latest available tax assessment.
- M. Purchaser will prepare necessary instruments to accomplish said transfer. Transfer shall be by Warranty Deed unless a lesser conveyance is accepted by Purchaser. Transfer shall be free of defects and encumbrances but subject to ordinances and restrictions of record.
- N. If all persons or entities designated as Owner do not accept this offer within the time specified, this offer will be deemed to have been rejected by all such persons or entities notwithstanding the acceptance by one or more of such persons or entities.
- O. Included in the purchase price is payment in full for the acquisition of the following items now on the described property. Description on additional page(s) land, temporary limited easement, pavement and landscaping.
- P. This offer, if accepted by Owner, shall constitute a binding contract.

Cory Schlager 2/25/2021
 Approving Authority Date

City of La Crosse

Cory Schlager
 Print Name

Real Estate Supervisor
 Title

If owner is not a firm or corporation, check and sign here:
 Accepted Rejected

If owner is a firm or corporation, check and sign here:
 Accepted Rejected

 Owner Signature Date

AVS Group Properties, LLC
 Firm or Corporation Name

 Print Name

 Officer Signature Date

 Owner Signature Date

 Print Name

 Print Name

 Title

 Owner Signature Date

 Officer Signature Date

 Print Name

 Print Name

 Owner Signature Date

 Title

 Print Name

LEGAL DESCRIPTION

Parcel 168 of Transportation Project Plat 1641-02-22 – 4.06 Amendment No.1 recorded in volume TPP CAB of Transportation Project Plats, Page 107B, as Document No.1738040 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 168 consist of:

FEE simple

Temporary limited easement.

CLOSING STATEMENT

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address		Transferee	
AVS Group Properties, LLC 3120 South Ave, Suite 101, La Crosse, WI 54601		City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$36,200.00	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>03/22/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>52,424.94</u> (attach Form RE1616)		\$28.08	\$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
Other:		\$0.00	\$0.00
TOTAL DUE		\$36,228.08	\$0.00
Less deductions		\$0.00	XXXXXXXXXX
Balance due property owner		\$36,228.08	XXXXXXXXXX
1st installment		\$0.00	
2nd installment		\$0.00	
3rd installment		\$0.00	
Total settlement due property owner		\$36,228.08	

This statement is accepted as correct.

Signature _____ Date _____

Signature _____ Date _____

Closing Agent (David Selissen) _____ Date _____

Signature _____ Date _____



Project ID
1641-02-22

County
La Crosse

Parcel No.
168

**Transaction Over \$600
IRS 1099-S Purposes**

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
AVS Group Properties, LLC	XXXX-XX-XX	\$26,062.00
Total compensation attributable to real estate		\$\$26,062.00

Project ID
1641-02-22

County
La Crosse

Parcel No.
168

DISPOSITION OF REAL ESTATE TAXES

City of La Crosse

RE1616 04/2020

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

Owner name AVS Group Properties, LLC	Total tax \$ 52,424.94
Tax key 17-50324-010	Assessed land value \$ 1,037,800.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 1,012,200.00
County La Crosse	Total assessed value \$ 2,050,000.00
Conveyance date 03/22/2021	Mill (tax) rate (carry to 5 places) \$ 0.02557 per \$ of assessed value

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

Mill Rate:	Total tax + Total assessed value \$ 52,424.94 / 2,050,000.00	=	Mill rate (carry to 5 places) \$ 0.02557
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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 \$ 1,037,800.00	x	Mill rate (carry to 5 places) \$ 0.02557	= Land tax \$ 26536.55
Step #2 - Acquisition area + Total property area (both from appraisal) 0.0060 / 4.4230	=	% of land acquired (carry to 3 places) 0.136 %	
Step #3 - Land tax \$ 26536.55	x	% of land acquired 0.136 %	= Land prorated tax \$ 36.09
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 \$ 1,012,200.00	x	Mill rate \$ 0.02557	= Improvements tax \$ 25881.95
Step #3 - Improvements tax \$ 25881.95	x	% of improvement value acquired 0.000 %	= Improvements prorated tax \$ 0
Taxes to be Prorated			
Land \$ 36.09	+	Improvements \$ 0	= Total prorated tax \$ 36.09
Agency's Prorated Tax			
Days remaining from conveyance date to year end + 365 284/365	x	Total prorated tax \$ 36.09	= Agency's Prorated Share \$ 28.08 **
** Transfer amount to Closing Statement as addition to purchase price			

Project ID 1641-02-22

Parcel No. 168

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 14797

Billed To: AVS GROUP PROPERTIES LLC
 3120 SOUTH AVE
 LA CROSSE WI 54601

Total Tax: 52424.94

Payments Sch.

1-31-2021	13106.22
3-31-2021	13106.24
5-31-2021	13106.24
7-31-2021	13106.24

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	1037800	1012200	2050000	Mill Rate	0.025607710
Fair Market:	1195700	1166200	2361900	School Credit:	3897.56
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 7504.0000	\$ 7736.0800	3.1000
Local Municipality			\$ 21293.1300	\$ 21779.0300	2.3000
LA CROSSE SCHOOL			\$ 20564.9000	\$ 19674.9500	-4.3000
WTC			\$ 3219.8200	\$ 3305.7400	2.7000

Credits:

First Dollar Credit:	70.86
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 52424.94

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/14/2021	867709	0	\$ 13106.22	1/2021
			Totals:	\$ 13106.22	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2020	4.423	1037800	1012200	2050000	4/23/2020

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
564	20	849274	7/18/1975	WD PRIOR 9-1-81
564	21	0	12/1/1998	
565	195	850199	8/21/1975	WD PRIOR 9-1-81
771	445	982521	9/16/1986	Warranty Deed
1228	776	1192891	3/23/1998	Warranty Deed

Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2020	14797	\$52,424.94	\$13,106.22	\$0.00	\$0.00	\$39,318.72

Permits Information:

Municipality: City of La Crosse
 Property Address: 3120 SOUTH AVE

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

Parcel Parent	Internal ID	Date
17-50324-10	39421	12/1/1998

Child Parcel(s)

There are no child parcels for this property.