



**Timbers-Selissen-Rudolph  
Land Specialists, Inc.**

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Acquisition • Relocation • Property Management • Project Management  
1030 Oak Ridge Drive, Suite 2, Eau Claire, WI 54701

September 5, 2014

Mr. Scott Dunnum  
City of La Crosse  
Engineering Department  
400 La Crosse Street  
La Crosse, WI 54601

Re: ID 7575-08-22  
Cass Street  
(4<sup>th</sup> Street – 7<sup>h</sup> Street)  
City of La Crosse  
Parcel 14

Dear Mr. Dunnum:

The following relocation claim for Parcel 14 that has been approved by WisDOT is being submitted for the City's review and approval:

Parcel	Type	Payable To	Amount
14	Rent Loss	7 <sup>th</sup> and Cass Street, LLC	\$1,100.00

Following is information on the claim:

**Rent Loss (\$1,100.00):** The property consists of four residential duplexes. Following is an outline of the occupancy for each unit:

Parcel	Address	Occupancy Status
14a	226 7 <sup>th</sup> Street	Tenant Occupied
14b	228 7 <sup>th</sup> Street	Tenant Occupied
14c	234 7 <sup>th</sup> Street	Tenant Occupied
14d	236 7 <sup>th</sup> Street	Tenant Occupied
14e	621 Cass Street	Tenant Occupied
14f	623 Cass Street	Tenant Occupied
14g	617 Cass Street	Tenant Occupied
14h	619 Cass Street	Vacated 7/31/14

Attached to the claim is a Rent Loss Agreement for the vacant unit identified as Parcel 14h. The agreement starts August 1, 2014 for \$550/month. A copy of the lease agreement with the last tenant is attached to the agreement.

The appraiser is in the process of completing appraisal inspections for the properties. We anticipate that an offer to purchase will be made to the property owner this fall. The goal for real estate certification is May 1, 2015 to meet an expected August 1, 2015 PS&E submittal date.

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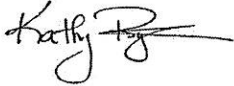
This claim is recommended for approval and check process. Please return the following documents to me:

- Relocation Claim Application and Release – Please sign the first page of the Claim form, where indicated.
- Rent Loss Agreement – Please sign the second page of the Agreement, where indicated.
- Check payable to 7<sup>th</sup> and Cass Street LLC in the amount of \$1,100.00.

If you have any questions, please contact me at (888) 830-0546, ext. 202.

Sincerely,

Timbers-Selissen-Rudolph Land Specialists, Inc.



Kathy Rudolph

Enclosures

## Rent Loss Agreement

This agreement is entered into between the following parties:

Agency: City of La Crosse (City)  
Wisconsin Department of Transportation (WisDOT)

and

Owner: 7<sup>th</sup> and Cass Street, LLC (Owner) and  
Three Sixty Real Estate Solutions, LLC (Property Manager).

Rent loss is for the Commercial Unit identified below:

Unit	Start Date of Rent Loss	End Date of Rent Loss	Monthly Rent (Excluding Utilities)
619 Cass Street La Crosse	8/1/14	4/1/15 -or- Closing Date for Agency acquisition of property, whichever is sooner	\$550.00

Rent Loss Agreement Subject to the Following Terms and Conditions:

Owner agrees to:

- Keep the property vacant and not allow use by others for any purpose.
- Turn off all utility connections that are feasible to do so.

City and WisDOT agrees to:

- Pay the rent for the premises in two-month periods. Rent Loss checks are to be payable to 7<sup>th</sup> and Cass Street, LLC.
- Pay the amount the last tenant paid as evidenced by a copy of the lease or rent check.

Term: Rent loss payments start the 1<sup>st</sup> day of the month to which this agreement applies and are prorated to the day of closing in the last month. Rent Loss payments do not include utilities.

Project I.D. 7575-08-22

Parcel 14