

**CHECK REQUEST Week of 5/6/2021**

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

Please mail these checks to:  
 Jill Noel  
 WisDOT  
 3550 Mormon Coulee Rd  
 La Crosse, WI 54601

26	\$8,350.00	2219 Lofts Limited Partnership 801 Washington Ave N Ste 108 Minneapolis, MN 55401	TLE
96	\$6,404.81	La Crosse County Clerk of Court 333 Vine St. La Crosse, WI 54601	Award of Damages No W-9
112	\$1,252.81	La Crosse County Clerk of Court 333 Vine St. La Crosse, WI 54601	Award of Damages No W-9
154	\$3,075.00	Patsy A. Frank c/o Mississippi Valley Guardians Inc. PO Box 688 138 W. Hines Ellsworth, WI 54011	TLE
<b>Total</b>	\$19,082.62		

Submitted by Jill Noel WisDOT Date 5/5/2021

**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 **2219 Lofts Limited Partnership, a Wisconsin limited partnership** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse, GRANTEE**, for the sum of **Eight Thousand Three Hundred Fifty and 00/100 Dollars (\$8,350.00)** for the purpose of **grading**.

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  
17-50281-070

In executing this conveyance, Randy Schold certifies that he is a general partner of 2219 Lofts Limited Partnership, a Wisconsin limited partnership, and that he has authority to convey the lands described herein on behalf of the limited partnership.

2219 Lofts Limited Partnership, a Wisconsin limited partnership

By:  
Signature

*[Handwritten Signature]*

Print Name/Title

RANDALL SCHOLD  
CO-PRESIDENT  
METROPOLITAN PARTNERS LLC  
GENERAL PARTNER

Date

Date 04/26/2021

State of MN

Hennepin

County)

ss.

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

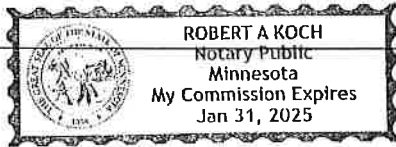
Signature, Notary Public, State of MN

ROBERT A. KOCH

Print or Type Name, Notary Public, State of MN

01-31-2025

Date Commission Expires



Project ID  
1641-02-22

This instrument was drafted by  
City of La Crosse

Parcel No.  
26

## LEGAL DESCRIPTION

Parcel 26 of Transportation Project Plat 1641-02-22 - 4.02 Amendment No. 1 recorded in volume TPP CAB of Transportation Project Plats, Page 105B, as Document No.1737923, recorded in La Crosse County, Wisconsin

Property interests and rights of said Parcel 26 consist of:

**Temporary limited easement.**



**CLOSING STATEMENT**

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

P. 96 request starts here.  
Award so no W-9. Check  
payable to :  
La Crosse County Clerk  
of Court

Transferor / Property owner name and address  
Nancy A Molstad  
2501 South Avenue, La Crosse, WI 54601

Transferee  
City of La Crosse

	Due Property Owner	Deductions
Agreed upon purchase price	\$6,400.00	XXXXXXXX
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>2020</u> , prorated from <u>06/7/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>6,996.87</u> (attach Form RE1616)	\$4.81	\$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)	\$ <u>0.00</u>	\$0.00
	\$ <u>0.00</u>	\$0.00
Other:	\$0.00	\$0.00
<b>TOTAL DUE</b>	<b>\$6,404.81</b>	<b>\$0.00</b>
Less deductions	\$0.00	XXXXXXXX
<b>Balance due property owner</b>	<b>\$6,404.81</b>	<b>XXXXXXXX</b>
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
<b>Total settlement due property owner</b>	<b>\$6,404.81</b>	

This statement is accepted as correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Closing Agent (Jill Noel) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_



Project ID  
1641-02-22

County  
La Crosse

Parcel No.  
96

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

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
Nancy A Molstad	XXXX-XX-XX	\$6,209.00
Total compensation attributable to real estate		\$6,209.00

# 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 Nancy A Molstad	Total tax \$ 6,996.87
Tax key 17-50028-030	Assessed land value \$ 130,900.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 145,100.00
County La Crosse	Total assessed value \$ 276,000.00
Conveyance date 06/07/2021	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)

<b>Mill Rate:</b>	Total tax ÷ Total assessed value \$ 6,996.87 / 276,000.00	=	Mill rate (carry to 5 places) \$ 0.02561
<b>A. Total Acquisition</b>			
	Total tax ÷ 365 \$ /365	x	Days elapsed from January 1 <sup>st</sup> to conveyance date days
		=	Owner's share tax \$ *
			* Transfer amount to Closing Statement as deduction from purchase price
<input checked="" type="checkbox"/>	<b>B. Partial Acquisition</b>		
Tax on Land Acquired			
	Step #1 - Land assessment \$ 130,900.00	x	Mill rate (carry to 5 places) \$ 0.02561
		=	Land tax \$ 3352.35
	Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0010 / 0.3960	=	% of land acquired (carry to 3 places) 0.253 %
	Step #3 - Land tax \$ 3352.35	x	% of land acquired 0.253 %
		=	Land prorated tax \$ 8.48
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 \$ 145,100.00	x	Mill rate \$ 0.02561
		=	Improvements tax \$ 3678.29
	Step #3 - Improvements tax \$ 3678.29	x	% of improvement value acquired 0.000 %
		=	Improvements prorated tax \$ 0
Taxes to be Prorated			
	Land \$ 8.48	+	Improvements \$ 0
		=	Total prorated tax \$ 8.48
Agency's Prorated Tax			
	Days remaining from conveyance date to year end + 365 207/365	x	Total prorated tax \$ 8.48
		=	Agency's Prorated Share \$ 4.81 **
			** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 96

**JURISDICTIONAL OFFER**

RE1786 10/2018 s.32.05 Wis. Stats.

City of La Crosse

Date: 05/03/2021

To: Nancy A. Molstad, Wells Fargo Bank, f/k/a Norwest Bank La Crosse, NA, hereinafter referred to as Owner.

Relocation Order date(s)  
01/30/2020

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: Six Thousand Four Hundred and 0/100 Dollars (\$6,400.00)

- 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: 06/07/2021
- 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 ..... \$ 375.00
  - (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 ..... \$ 5,826.20
  - (h) Market value of uneconomic remnant ..... \$ 0.00
  - (i) Other: TLE & Rounding ..... \$ 198.80
 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 05/24/2021; and the offer and acceptance must be delivered to Purchaser, Attn: Jill Noel, WisDOT, La Crosse 3550 Mormon Coulee Road, La Crosse, WI 54601 not later than regular office closing time on 05/24/2021, 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 05/24/2021.
- 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.



Q J B 6 5 7 4 7

Project ID  
1641-02-22

This instrument was drafted by  
City of La Crosse

Parcel No.  
96





## LEGAL DESCRIPTION

Parcel 96 of Transportation Project Plat 1641-02-22 – 4.03 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 109A, as Document No. 1740284 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 96 consist of:

**FEE simple**

**Temporary limited easement.**

**CLOSING STATEMENT**

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

P. 112 request starts here. Award so no W-9. Check payable to : La Crosse County Clerk of Court

Transferor / Property owner name and address  
 Property Logic, LLC  
 PO Box 2132, La Crosse, WI 54602-2132

La Crosse

	Due Property Owner	Deductions
Agreed upon purchase price	\$1,250.00	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>6/7/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>2,935.48</u> (attach Form RE1616)	\$2.81	\$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)	\$ <u>0.00</u>	\$0.00
	\$ <u>0.00</u>	\$0.00
Other:	\$0.00	\$0.00
<b>TOTAL DUE</b>	<b>\$1,252.81</b>	<b>\$0.00</b>
Less deductions	\$0.00	XXXXXXXXXX
<b>Balance due property owner</b>	<b>\$1,252.81</b>	<b>XXXXXXXXXX</b>
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
<b>Total settlement due property owner</b>	<b>\$1,252.81</b>	

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.  
112

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

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
Property Logic, LLC	XXXX-XX-XX	\$719.69
Total compensation attributable to real estate		\$719.69

**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 Property Logic, LLC	Total tax \$ 2,935.48
Tax key 17-50047-50	Assessed land value \$ 28,800.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 88,600.00
County La Crosse	Total assessed value \$ 117,400.00
Conveyance date 06/07/2021	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)

<b>Mill Rate:</b>	Total tax ÷ Total assessed value \$ 2,935.48 / 117,400.00	=	Mill rate (carry to 5 places) \$ 0.02561
<b>A. Total Acquisition</b>			
	Total tax ÷ 365 \$ /365	x	Days elapsed from January 1 <sup>st</sup> to conveyance date days
		=	Owner's share tax \$ *
			* Transfer amount to Closing Statement as deduction from purchase price
<input checked="" type="checkbox"/>	<b>B. Partial Acquisition</b>		
Tax on Land Acquired			
	Step #1 - Land assessment \$ 28,800.00	x	Mill rate (carry to 5 places) \$ 0.02561
		=	Land tax \$ 737.50
	Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0010 / 0.1490	=	% of land acquired (carry to 3 places) 0.671 %
	Step #3 - Land tax \$ 737.50	x	% of land acquired 0.671 %
		=	Land prorated tax \$ 4.95
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 \$ 88,600.00	x	Mill rate \$ 0.02561
		=	Improvements tax \$ 2215
	Step #3 - Improvements tax \$ 2215	x	% of improvement value acquired 0.000 %
		=	Improvements prorated tax \$ 0
Taxes to be Prorated			
	Land \$ 4.95	+	Improvements \$ 0
		=	Total prorated tax \$ 4.95
Agency's Prorated Tax			
	Days remaining from conveyance date to year end ÷ 365 207/365	x	Total prorated tax \$ 4.95
		=	Agency's Prorated Share \$ 2.81 **
			** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 112

**JURISDICTIONAL OFFER**

RE1786 10/2018 s.32.05 Wis. Stats.

City of La Crosse

Date: 05/03/2021

To: Property Logic, LLC, River Bank, 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: One Thousand Two Hundred Fifty and 0/100 Dollars (\$1,250.00)

- 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: 06/07/2021
- 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 ..... \$ 696.02
  - (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: TLE & Rounding ..... \$ 553.98
 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 05/24/2021; and the offer and acceptance must be delivered to Purchaser, Attn: Jill Noel, WisDOT, La Crosse 3550 Mormon Coulee Road, La Crosse, WI 54601 not later than regular office closing time on 05/24/2021, 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 05/24/2021.
- 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.




Project ID  
1641-02-22

This instrument was drafted by  
City of La Crosse

Parcel No.  
112

- 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).
- P. This offer, if accepted by Owner, shall constitute a binding contract.

City of La Crosse

  
 Approving Authority 5/3/2021  
 Date  
 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 \_\_\_\_\_  
 Property Logic, LLC  
 Print Name \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_

Firm or Corporation Name \_\_\_\_\_  
 Officer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Title \_\_\_\_\_

Officer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name \_\_\_\_\_  
 Title \_\_\_\_\_

This instrument was drafted by City of La Crosse	Project ID 1641-02-22	Parcel No. 112
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## LEGAL DESCRIPTION

Parcel 112 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 112 consist of:

**FEE simple**

**Temporary limited easement.**





## **LEGAL DESCRIPTION**

Parcel 154 of Transportation Project Plat 1641-02-22 – 4.06 recorded in volume TPP CAB of Transportation Project Plats, Page 98B, as Document No.1730301, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 154 consist of:

**Temporary limited easement.**

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

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Patsy Frank, as personal representative of the Estate of Joanne L. Henthorn	Area and interest required 0.005 acres of Temporary Limited Easement (TLE)
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**Allocation**

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	.005 acre TLE x \$174,240/acre x 3.05% x 3.33 years = \$88.48	0.005	Acres	\$17,696.00	\$88.48
Other	Fence: \$2,362 for materials & installation Plus \$600 for removal & disposal = \$2,962				\$2,962.00
Appraiser Rounding	(\$24.52)				\$24.52

Total Allocation \$3,075.00  
Rounded To \$3,075.00

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 M. Denise Girdean*      *4/22/21*      *x*  
 Owner Signature      Date      Owner Signature      Date  
 Patsy Frank, as personal representative of the Estate of Joanne L. Henthorn  
*Guardian for Patsy Frank*  
*M. Denise Girdean*

Approved for City of La Crosse

For Office Use Only

*Jill Noel*      *4/22/2021*  
 Agency Approval      Date  
 \_\_\_\_\_  
 City of La Crosse Signature      Date



This instrument was drafted by  
City of La Crosse

Project ID  
1641-02-22

Parcel No  
154

FILED  
03-10-2021  
Trempealeau County  
Register in Probate  
2021GN000011

BY THE COURT:

DATE SIGNED: March 10, 2021

State of Wisconsin  
County of Trempealeau  
I hereby certify that this document is a full, true and correct copy of the original on file and of record in my office and has been compared by me, and that same are still in full force and effect.

Electronically signed by Honorable Rian W. Radtke  
Circuit Court Judge

Attest March 12, 20 21  
*Rian W. Radtke*  
Register in Probate

STATE OF WISCONSIN, CIRCUIT COURT, TREMPEALEAU COUNTY

IN THE MATTER OF

Amended

Patsy A. Frank  
Name

**Letters of Temporary Guardianship of the Estate  
(Adult Guardianship)**

01/04/1951  
Date of Birth

Case No. 21-GN-11

To: Mississippi Valley Guardian's, Inc.  
Address: P.O. Box 688  
Ellsworth, WI 54011

These Letters of Temporary Guardianship are effective on [Date] March 10, 2021.

You are appointed temporary guardian of the estate of the above-named ward.

- Co-guardians must agree with each other when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward only in these limited circumstances: \_\_\_\_\_

You are issued Letters of Temporary Guardianship of the Estate with the following powers or limitations:

See attached

The temporary guardian of the estate may not sell real estate or expend an amount in excess of \$2,000 unless specifically approved by the court and a bond ordered.

- The court approves spending in excess of \$2,000 for: \_\_\_\_\_
- Real estate needs to be sold a petition to authorize/confirm will be filed.
- The court orders a bond in the amount of: \_\_\_\_\_

This temporary guardianship of the estate

- A. expires at the end of **60 days** on May 9, 2021.
- B. was extended for an additional 60 days to \_\_\_\_\_.

These Letters of Temporary Guardianship of the Estate are issued after conversion of this proceeding from Chapter 51 to Chapter 54/55 and are in effect pending the hearing for a permanent guardianship and protective placement or services but not more than **30 days** ending on \_\_\_\_\_.

FILED  
03-10-2021  
Trempealeau County  
Register in Probate  
2021GN000011

BY THE COURT:

DATE SIGNED: March 10, 2021

Electronically signed by Honorable Rian W. Radtke  
Circuit Court Judge

STATE OF WISCONSIN, CIRCUIT COURT, TREMPEALEAU COUNTY

IN THE MATTER OF

Amended

Patsy A. Frank  
Name

**Letters of Temporary Guardianship of the Estate  
(Adult Guardianship)**

01/04/1951  
Date of Birth

Case No. 21-GN-11

To: Mississippi Valley Guardian's, Inc.  
Address: P.O. Box 688  
Ellsworth, WI 54011

These Letters of Temporary Guardianship are effective on (Date) March 10, 2021.

You are appointed temporary guardian of the estate of the above-named ward.

- Co-guardians must agree with each other when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward only in these limited circumstances: \_\_\_\_\_.

You are issued Letters of Temporary Guardianship of the Estate with the following powers or limitations:

See attached

The temporary guardian of the estate may not sell real estate or expend an amount in excess of \$2,000 unless specifically approved by the court and a bond ordered.

- The court approves spending in excess of \$2,000 for: \_\_\_\_\_.
- Real estate needs to be sold a petition to authorize/confirm will be filed.
- The court orders a bond in the amount of: \_\_\_\_\_.

This temporary guardianship of the estate

- A. expires at the end of **60 days** on May 9, 2021.
- B. was extended for an additional 60 days to \_\_\_\_\_.

These Letters of Temporary Guardianship of the Estate are issued after conversion of this proceeding from Chapter 51 to Chapter 54/55 and are in effect pending the hearing for a permanent guardianship and protective placement or services but not more than **30 days** ending on \_\_\_\_\_.

FILED  
03-10-2021  
Trempealeau County  
Register in Probate  
2021GN000011

BY THE COURT:

DATE SIGNED: March 10, 2021

Electronically signed by Honorable Rian W. Radtke  
Circuit Court Judge

STATE OF WISCONSIN, CIRCUIT COURT, TREMPEALEAU COUNTY

IN THE MATTER OF

Amended

Patsy A. Frank  
Name

**Letters of Temporary Guardianship of the Person  
(Adult Guardianship)**

01/04/1951  
Date of Birth

Case No. 21-GN-11

To: Deb Carlson  
Address: 1520 Witzel Ave, Apt 8  
Oshkosh, WI 54902

These Letters of Temporary Guardianship are effective on [Date] March 10, 2021.

You are appointed temporary guardian of the person of the above-named ward.

- Co-guardians must agree with each other when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward.
- Co-guardians may act independently when making decisions on behalf of the ward only in these limited circumstances: \_\_\_\_\_.

You are issued Letters of Temporary Guardianship of the Person with the following powers or limitations:

See attached

- A. This Temporary Guardianship of the Person **expires** at the end of **60 days** on May 9, 2021.
- B. This Temporary Guardianship of the Person has been **extended** for an additional 60 days to \_\_\_\_\_.
- C. These Letters of Temporary Guardianship of the Person are issued after conversion of this proceeding from Chapter 51 to Chapter 54/55 and are in effect pending the hearing for a permanent guardianship and protective placement or services but not more than **30 days** ending on \_\_\_\_\_.