



**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
(4th Street – 7h Street)
City of La Crosse
Parcel 22

Dear Mr. Dunnum:

The following relocation claim for Parcel 22 that has been approved by WisDOT is being submitted for the City's review and approval:

Parcel	Type	Payable To	Amount
22	Rent Loss	PE Rentals, LLC.	\$1,400.00

Following is information on each claim:

Rent Loss (\$1,400.00): During the preparation of the Acquisition Stage Relocation Assistance Plan for this project, we completed a field visit and noticed that the business that had been occupying the property (608 Designs) had moved. On the front window of the store, there was a sign outlining the upcoming move of another business into the property. We contacted the new business (Premiere Graphic Design) and met with the owner of the business (Terry Stuart) on July 8.

Mr. Stuart was not aware of the impending highway improvement project. He had posted advertisements on the front window of the building as to the future location of the business, but had not yet moved his business to the site. He had a verbal lease agreement with the property owner, which was to turn into a written lease agreement before the business occupied the site. Mr. Stuart had paid rent to the owner for the months of June and July 2014 in the amount of \$700/month. Mr. Stuart indicated that he did not want to move his business into the property now and then have to move a few months later. He would be informing the property owner of this and I indicated that we would also contact the property owner as well.

On July 10, I spoke with the property owner, Nate Brooks. He had spoken with Mr. Stuart and understands that the business will not be moving into the site. I discussed the possibility of rent loss with Mr. Brooks and he was agreeable to this. He confirmed the verbal lease of \$700/month and that he had received rent payments for June and July.

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The enclosed Rent Loss Agreement starts August 1, 2014 for \$700/month. As there was no written lease agreement, an outline of the lease terms with Premier Graphic Design is outlined in the "Acknowledgment of Lease Terms." This document is attached to the Rent Loss 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.

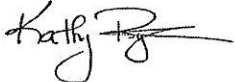
This claim is recommended for approval and check process. Please return the following documents to me:

- 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 PE Rentals LLC in the amount of \$1,400.00.

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: PE Rentals, LLC (Owner).

Rent loss is for the Commercial Unit identified below:

Unit	Start Date of Rent Loss	End Date of Rent Loss	Monthly Rent (Excluding Utilities)
710 Cass Street La Crosse	8/1/14	4/1/15 -or- Closing Date for Agency acquisition of property, whichever is sooner	\$700.00

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.
- Pay the amount the last tenant paid as evidenced by a copy of the lease or rent check.

Term: Rent loss payments start the 1st 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.