

**AGREEMENT CONCERNING PAYMENT  
FOR MUNICIPAL SERVICES**

(1001 – 1005 Jackson & 930 11<sup>th</sup> Street South)

This Agreement is entered into as of the 6<sup>th</sup> day of August, 2019 (the "Agreement"), by and between the **City of La Crosse**, a Wisconsin municipal corporation (the "**City**"), and **Mayo Clinic Health System – Franciscan Medical Center**. (the "**Owner**").

THIS SPACE RESERVED FOR RECORDING DATA

**RECITALS**

A. Owner currently owns real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

RETURN TO:

Stephen F. Matty  
City Attorney, City of La Crosse  
400 La Crosse Street  
La Crosse, Wisconsin 54601

P.I.N.

17-30062-90 & 17-30063-20

See attached **Exhibit B**

B. Owner intends to have the buildings removed or demolished and create parking space.

C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use.

D. Owner obtained a Conditional Use Permit while representing to the Common Council and agreeing that, *inter alia*, (1) the Owner shall enter into an agreement concerning the payment for municipal services to the City; and (2) the Owner shall perform in accordance with the terms of said agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

1. **Representations and Warranties of Owner.** The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner: (1) have taken all action necessary to enter into this Agreement and (2) will be the sole Owner of the Property, in fee simple.

2. **Municipal Services.** Based on Owner's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.

3. **Tax Status of Property.** Except as provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Owner shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

4. **Payment for Municipal Services.** If, after obtaining the Conditional Use Permit, the Owner of the Property fails to cause the improvement of the Property through any new or additional structure or improvements equal to or greater than the base year improvement or structure valuation, adjusted for inflation or increases in the annual property tax assessment, for any Valuation Year, the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. The City shall determine the assessed value of improvements on the Property (the Base Year Valuation") by referencing the Property's tax bill corresponding to the calendar year during which the Conditional Use Permit was granted (the "Base Year"). If the Property, or portion thereof, is already tax exempt for the Base Year, then the City's assessor, or an appraiser chosen in the sole discretion of the City, shall determine the assessed value of improvements as if the Property, or portion thereof, was not tax exempt, which value shall be used to calculate the Base Year Valuation, or portion thereof.
- b. The City shall calculate the Adjusted Base Year Valuation of the Property by multiplying the Base Year Valuation by any factor of inflation or increase in the annual property tax assessment during and subsequent to the Base Year as determined by the City's assessor.
- c. For each Valuation Year, the City shall determine the Property's current assessed value of improvements (the "Assessed Value Improvements"), but excluding land, by referencing the Property's tax bill corresponding to the Valuation Year. If the Property, or portion thereof, is determined to be tax exempt, then the Assessed Value Improvements related to the Property, or portion thereof, shall be deemed to be zero (0). "Valuation Year" means each year subsequent to the Base Year, excluding the year immediately following the Base Year.
- d. For each Valuation Year, the City shall compare the Assessed Value Improvements to the Adjusted Base Year Valuation. If the Assessed Value Improvements as determined in sub. (c) is greater than or equal to the Adjusted Base Year Valuation, the Owner is not required to make any Payment for Municipal Services for that Valuation Year. If the

Assessed Value Improvements of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.

- c. If the parties cannot resolve the dispute by mediation, after reasonable efforts, either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owners and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.

18. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

To Owners: Mayo Clinic Health System – Franciscan Medical  
Center, Inc.  
700 West Avenue South  
La Crosse WI 54601

Either party may change its address for notices by giving a notice as provided in this section.

11. **Term of Agreement.** The term of this Agreement shall begin on the date the Conditional Use Permit became effective (August 8, 2019) and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other “act of God.”

12. **Entire Agreement; Amendments.** This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.

13. **Severability.** If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.

14. **Waiver.** No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

15. **Governing Law.** This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.

16. **Interpretation of Agreement.** The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.

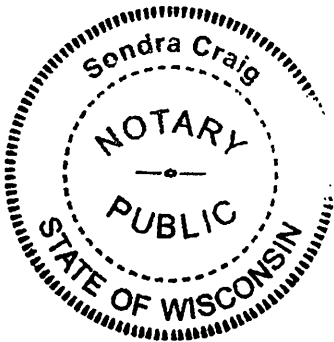
17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:

- a. The parties shall attempt in good faith to resolve the dispute.
- b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the

20. **Authorization to Sign Agreement.** Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.

21. **Recording.** The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.



Subscribed and sworn to before me this  
13<sup>th</sup> day of August, 2019.

Sondra Craig  
Notary Public, State of WI

My Commission: 11/11/2021

**CITY OF LA CROSSE**

BY: Timothy Kabat  
Timothy Kabat, Mayor

BY: Teri Lehrke  
Teri Lehrke, City Clerk

**MAYO CLINIC HEALTH SYSTEM – FRANCISCAN  
MEDICAL CENTER.**

BY: Jamont Holt  
Vice Chair - Admin

BY: \_\_\_\_\_

Subscribed and sworn to before me this  
6 day of August, 2019.

Erika Erikson  
Notary Public, State of WI

My Commission: 10/31/2021



**Exhibit A** attached: Illustrative Calculations

**Exhibit B** attached: Legal Description

This instrument drafted by:  
Legal Department  
City of La Crosse  
400 La Crosse Street

La Crosse, WI 54601

## Exhibit A ILLUSTRATIVE CALCULATION

### Illustration A-1

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4, 2016 tax bills.

#### Results:

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

## Illustration A-2

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2021. These improvements were assessed at \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4, 2022 tax bill.

### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2021; accordingly a Payment for Municipal Services is invoiced at the end of each year and due on March 31 of the following year.
- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2022-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-2 for further illustration.



### Illustration A-3

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$26,800 for land and \$75,900 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. Moreover, the owner filed a tax exemption request with the City Assessor, which was approved commencing on January 1, 2024.

#### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is invoiced at the end of each tax year and due on March 31 of the following year.
- Land is still taxed for Valuation Years 2017-2023 and not used to calculate any Payment for Municipal Services.
- Land obtains a tax exemption commencing in 2024; accordingly, a tax bill on the land no longer occurs, but the Payment for Municipal Services still occurs.
- See Exhibit A-3 for further illustration.

#### Illustration A-4

##### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$15,000 for land and \$110,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in July 2015 and constructed some partial improvements in August 2017. These improvements were assessed at \$70,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later the owner completed the partial improvements in October 2019, which were subsequently assessed at an additional \$55,000 on January 1, 2020 beyond the previous partial assessment already provided by the City Assessor and are reflected as the same on the December 4, 2020 tax bill.

##### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; a Payment for Municipal Services is owed.
- No Payment for Municipal Services would occur after final construction has been completed commencing in Valuation Year 2020 since the Assessed Value Improvements are greater than the Adjusted Base Year Valuations.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-4 for further illustration.

## Illustration A-5

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$65,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in October 2016 and constructed improvements in June 2017. These improvements were assessed at \$75,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later, the owner files a tax exemption request for the property, which is granted by the City Assessor effective January 1, 2021.

### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Year 2017; a Payment for Municipal Services is owed.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2018-20; no Payment for Municipal Services is owed.
- Since the tax exemption is granted commencing in 2021, the Assessed Value Improvements are deemed to be zero and therefore they are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due for Valuation Years 2021-2026.
- Land is still taxed and not used to calculate any Payment for Municipal Services. Here, however land is not taxed after obtaining a tax exemption in 2021.
- See Exhibit A-5 for further illustration.

## Illustration A-6

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property and improvements thereon have not been assessed because the City Assessor had previously determined the property to be used for a tax exempt purpose commencing January 1, 2005. After the Council approved the Conditional Use Permit, the City Assessor determined that the real property would have been assessed at \$15,000 and \$35,000 for improvements on January 1, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in August 2015 and never constructed any new improvements.

### Results:

- The Base Year Valuation and Adjusted Base Year Valuations are determined by the City's assessor since the Property was previously tax exempt.
- Since a tax exemption was previously granted commencing in 2005, the Assessed Value Improvements are deemed to be zero; and therefore, they are less than the Adjusted Base Year Valuations. A Payment for Municipal Services is due for Valuation Years 2017 - 2026.
- Generally, land is still taxed and not used to calculate any Payment for Municipal Services. Here, however, the land is not taxed since it was previously determined to be tax exempt commencing in 2005.
- See Exhibit A-6 for further illustration.

## Illustration A-7

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements, yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

### Results:

- The Assessed Value Improvements are equal to the Adjusted Base Year Valuations for Valuation Years 2017-2018. No Payment for Municipal Services is due.
- Commencing on January 1, 2019, the Assessed Value Improvements are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- The owner is still responsible for the Payment for Municipal Services even though the demolition of the improvements did not occur. The owner would need to reapply to the Common Council to remove or change the Conditional Use Permit.
- See Exhibit A-7 for further illustration.

## Illustration A-8

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4, 2017 tax bills. In April 2020, a tornado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1, 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

### Results:

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

## Illustration A-9

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$8,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. The owner demolished the improvements in August 2016 and did not create any new improvements. Subsequently in July 2019, owner sells the land to a neighbor who combines the lot with the neighbor's property. Prior to combining the lots, the neighbor's real estate was valued at \$10,000 for land and \$50,000 for improvements. The new owner (i.e. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1, 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bill.

### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

## Illustration A-10

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$22,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. The owner requested a rezoning of the property, which the Council did in April 2022. The rezoning caused the assessed value of the land to increase to \$32,000 as assessed by the City Assessor on January 1, 2023 and such change is reflected on the December 4, 2023 tax bills.

### Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly, a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services notwithstanding the fact that the value of land increased commencing in Valuation Year 2017.
- The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- See Exhibit A-10 for further illustration.



## Illustration A-11

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. These assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2020. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4, 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status, which limits the value of new improvements.

### Results:

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore the nonconforming use which may have contributed to an inability to construct improvements on the property equal to or greater than the Adjusted Base Year Valuation, a Payment for Municipal Services is still due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-11 for further illustration.

## Illustration A-12

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$86,800 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner removed the improvements from the real property in September 2015 and relocated them to a vacant lot elsewhere within the city limits. The owner did not place any new improvements on the real property.

### Results:

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is due.
- Even though the owner moved the improvements to a vacant lot elsewhere within the city limits, no improvements have been undertaken on the real property with the Conditional Use Permit. As such, a Payment for Municipal Services is due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-12 for further illustration.

**Exhibit A-12 -- Illustrative Calculations**

**Payment for Municipal Services**

Date of CUP approval		5/13/2015												
Date CUP became effective		5/19/2015												
Base Year Valuation Date		1/1/2017												
Inflation Factor		2%												
			Base Year	Grace Year	Valuation Years									
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
<b>Tax Parcel ID No.</b>														
<b>Base Year Valuations and Adjusted Base Year Valuations</b>														
	Land	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49	
	Improvements	86,600.00	88,332.00	90,098.64	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22	
	<b>Total</b>	<b>106,600.00</b>	<b>108,732.00</b>	<b>110,906.64</b>	<b>113,124.77</b>	<b>115,387.27</b>	<b>117,695.01</b>	<b>120,048.91</b>	<b>122,449.89</b>	<b>124,898.89</b>	<b>127,396.87</b>	<b>129,944.81</b>	<b>132,543.70</b>	
<b>Assessed Value Improvements</b>														
	Land	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49	
	New Improvements	86,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total</b>	<b>106,600.00</b>	<b>20,400.00</b>	<b>20,808.00</b>	<b>21,224.16</b>	<b>21,648.64</b>	<b>22,081.62</b>	<b>22,523.25</b>	<b>22,973.71</b>	<b>23,433.19</b>	<b>23,901.85</b>	<b>24,379.89</b>	<b>24,867.49</b>	
<b>Improvement Differential (if any)</b>		<b>0.00</b>	<b>88,332.00</b>	<b>90,098.64</b>	<b>91,900.61</b>	<b>93,738.63</b>	<b>95,613.40</b>	<b>97,525.67</b>	<b>99,476.18</b>	<b>101,465.70</b>	<b>103,495.02</b>	<b>105,564.92</b>	<b>107,676.22</b>	
<b>Tax Rate</b>		<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	<b>0.028</b>	
<b>Payment for Municipal Services</b>		<b>N/A</b>	<b>N/A</b>	<b>2,473.30</b>	<b>2,522.76</b>	<b>2,573.22</b>	<b>2,624.68</b>	<b>2,677.18</b>	<b>2,730.72</b>	<b>2,785.33</b>	<b>2,841.04</b>	<b>2,897.86</b>	<b>2,955.82</b>	
<b>Tax bill</b>		<b>12/4/2015</b>	<b>12/4/2016</b>	<b>12/4/2017</b>	<b>12/4/2018</b>	<b>12/4/2019</b>	<b>12/4/2020</b>	<b>12/4/2021</b>	<b>12/4/2022</b>	<b>12/4/2023</b>	<b>12/4/2024</b>	<b>12/4/2025</b>	<b>12/4/2026</b>	
<b>Invoice Date</b>			<b>N/A</b>	<b>12/31/2017</b>	<b>12/31/2018</b>	<b>12/31/2019</b>	<b>12/31/2020</b>	<b>12/31/2021</b>	<b>12/31/2022</b>	<b>12/31/2023</b>	<b>12/31/2024</b>	<b>12/31/2025</b>	<b>12/31/2026</b>	
<b>Due Date</b>			<b>N/A</b>	<b>3/31/2018</b>	<b>3/31/2019</b>	<b>3/31/2020</b>	<b>3/31/2021</b>	<b>3/31/2022</b>	<b>3/31/2023</b>	<b>3/31/2024</b>	<b>3/31/2025</b>	<b>3/31/2026</b>	<b>3/31/2027</b>	
<b>NOTES:</b>														
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.														
2. Payment for Municipal Services extends for not less than 20 valuation years.														
3. No payment due for Grace Year.														

# Exhibit B

## Legal Descriptions

**1001, 1003, 1005 and 1007 Jackson Street, La Crosse, Wisconsin**

**Tax Parcel # 17-30062-90**

**The south half of lot 6 in block 11 of Esperson and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.**

**930 11<sup>th</sup> Street South, La Crosse, Wisconsin**

**Tax Parcel # 17-30063-20**

**Lot 10 except the north 65 feet in block 11 of Esperson and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.**

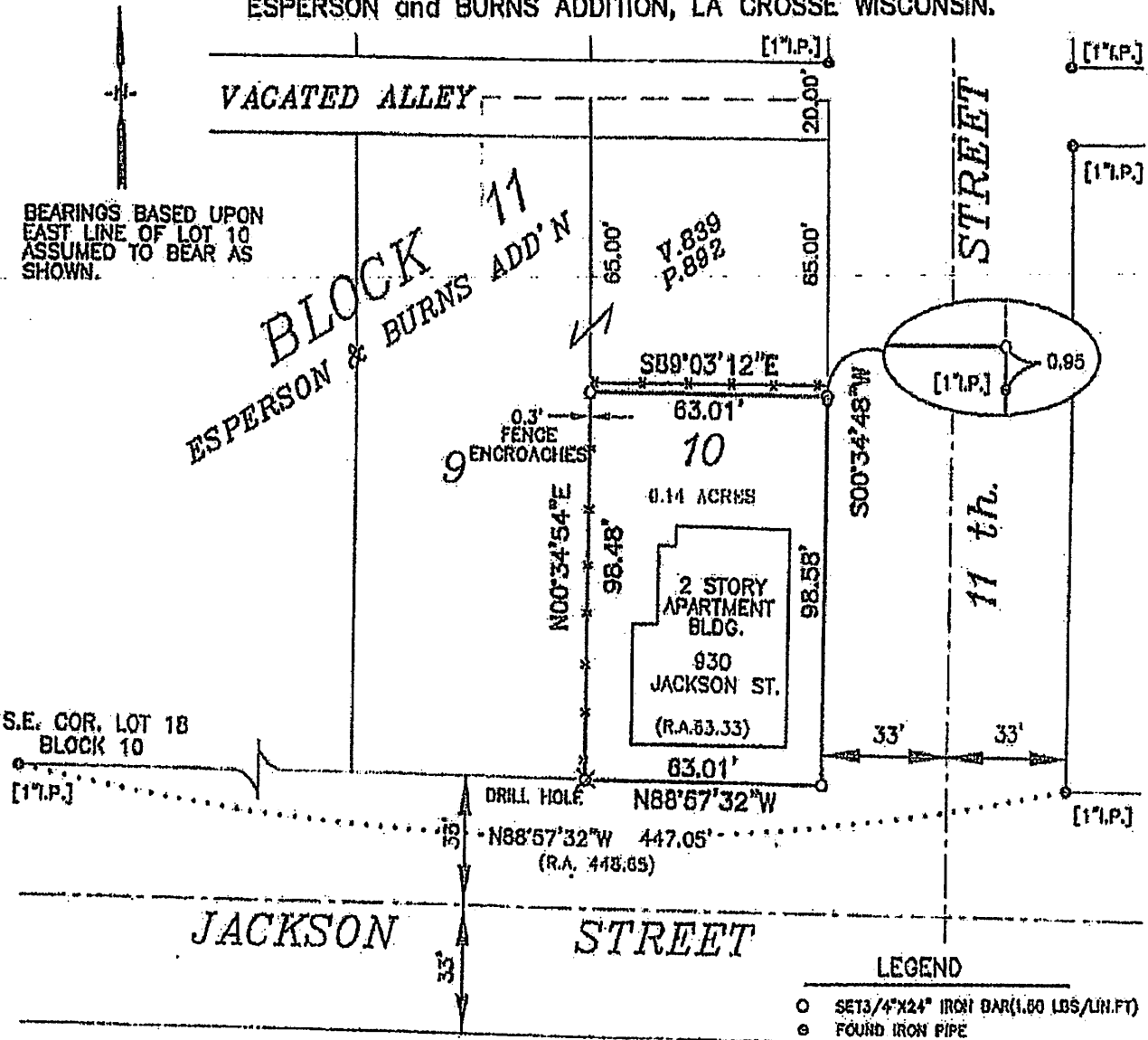
15-7-5-3

GL-510

# PLAT OF SURVEY 930 JACKSON ST.

LOT 10 EXCEPT THE NORTH 85 FEET, BLOCK 11  
ESPERSON and BURNS ADDITION, LA CROSSE WISCONSIN.

BEARINGS BASED UPON  
EAST LINE OF LOT 10  
ASSUMED TO BEAR AS  
SHOWN.



S.E. COR. LOT 18  
BLOCK 10  
[17.P.]

**BLOCK 11**  
ESPERSON & BURNS ADD'N

7.839  
P.892

S89°03'12"E

63.01'

0.14 ACRES

2 STORY  
APARTMENT  
BLDG.

930  
JACKSON ST.

(R.A.83.33)

63.01'

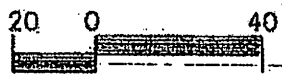
DRILL HOLE

N88°57'32"W 447.05'  
(R.A. 448.65)

JACKSON STREET

### LEGEND

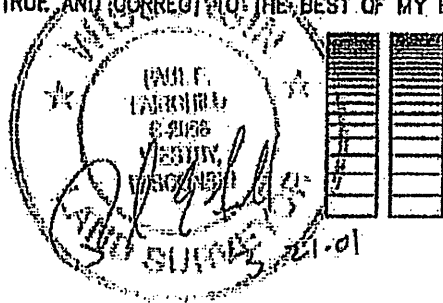
- SET 3/4" X 24" IRON BAR (1.00 LBS/LIN.FT)
- FOUND IRON PIPE
- ( ) RECORDED AS BEARING & DISTANCE



SCALE: 1"=40'

I, PAUL E. FAIRCHILD, REGISTERED LAND SURVEYOR #2058, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF MATT LEWIS, AND THAT THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR:  
PAUL E FAIRCHILD #2058  
PARAGON ASSOCIATES  
LA CROSSE, WI. 54603



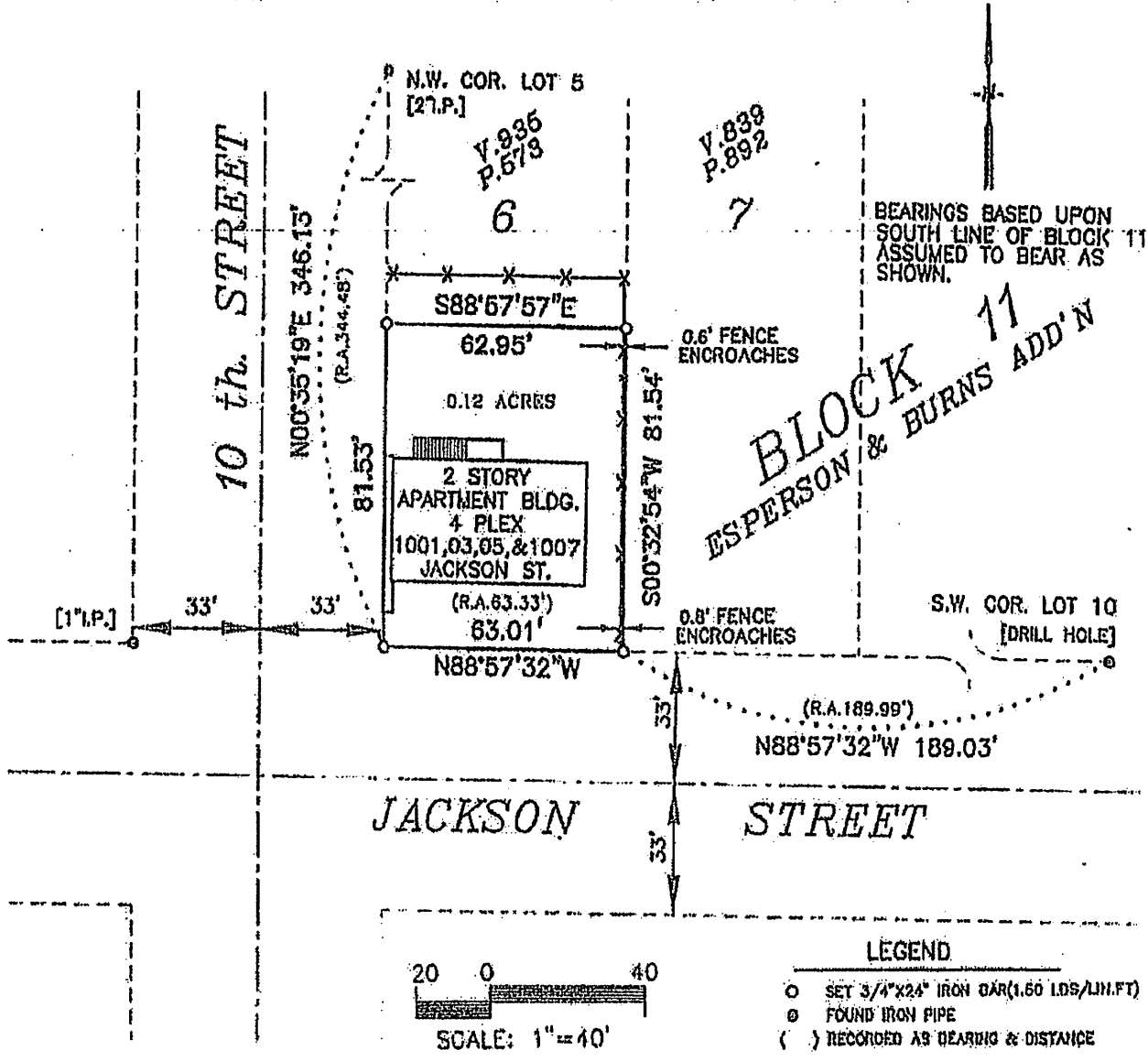
## PARAGON ASSOCIATES

744 MOORE ST.  
LA CROSSE, WI 54603  
(808) 781-3110 FAX (808) 781-3197  
SURVEYING ENGINEERING  
LANDSCAPE ARCHITECTURE

15-7-5-3  
 GL-514

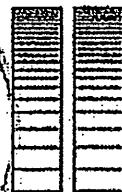
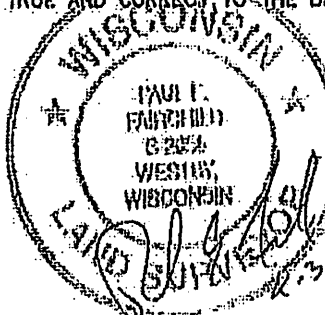
PLAT OF SURVEY  
 1001,1003, 1005, 1007 JACKSON ST.

SOUTH HALF OF LOT 6 , BLOCK 11  
 ESPERSON and BURNS ADDITION, LA CROSSE WISCONSIN.



I, PAUL E. FAIRCHILD, REGISTERED LAND SURVEYOR #2058, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF MATT LEWIS, AND THAT THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR:  
 PAUL E FAIRCHILD #2058  
 PARAGON ASSOCIATES  
 LA CROSSE, WI. 54603



**PARAGON ASSOCIATES**  
 744 MOORE ST.  
 LA CROSSE, WI 54603  
 (608) 781-3110 FAX (608) 781-3197  
 SURVEYING ENGINEERING  
 LANDSCAPE ARCHITECTURE