

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

Parcel	Amount	Payable to	Comments
9	\$292,249.78	Conway Property Investments, LLC 2323 South Avenue 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	\$292,249.78		

Submitted by *Dave Selissen* Date 6/1/2021

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE - SHORT FORM

RE1895 10/2018

THIS AGREEMENT, made and entered into by and between Conway Property Investments, LLC, hereinafter called Seller, and the City of La Crosse. If accepted, this offer can create a legally enforceable contract. Both parties should read this document carefully and understand it before signing.

Seller and the City of La Crosse agree that the City of La Crosse is purchasing this property for highway or other transportation related purposes, within the meaning of Chapter 84 of the Wisconsin Statutes.

Seller warrants and represents to the City of La Crosse that Seller has no notice or knowledge of any of the following:

- 1) Planned or commenced public improvements which may result in special assessments which would otherwise materially affect the property, other than the planned transportation facility for which the City of La Crosse is purchasing this property;
- 2) Government agency or court order requiring repair, alteration, or correction of any existing condition;
- 3) Shoreland or special land use regulations affecting the property; and,
- 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

DESCRIPTION: The Seller agrees to sell and the City of La Crosse agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in La Crosse County, Wisconsin:

Legal description is attached hereto and made a part hereof by reference.

The purchase price of said real estate shall be the sum of Two Hundred Ninety-One Thousand Two Hundred and 15/100 Dollars, (\$291,200.15) payable in full by check at closing.

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

Seller shall, upon payment of purchase price, convey the property by warranty deed or other conveyance provided herein, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances and None, provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to the City of La Crosse on the date of closing.

Physical occupancy of property shall be given to the City of La Crosse on the date of closing. Seller may not occupy property after closing unless a separate lease agreement is entered into between the City of La Crosse and Seller.

SPECIAL CONDITIONS: - After the building removal at 2349 South Avenue the City of La Crosse will ensure the following:
- Soil compaction will be adequate after filling in the building basement
- The area where the removed building stood will be resurfaced with asphalt.

This agreement is binding upon acceptance by the City of La Crosse as evidenced by the signature of an authorized representative of the City of La Crosse. If this agreement is not accepted by the City of La Crosse within 20 days after Seller's signature, this agreement shall be null and void.

This transaction is to be closed at the office of Peter Conway on June 1, 2021, or at such other time and place as may be agreed to in writing by the Seller and the City of La Crosse.

No representations other than those expressed here, either oral or written, are part of this sale.



This instrument was drafted by
City of La Crosse

Project ID 1641-02-22

Parcel No.
9

Seller and the City of La Crosse agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, assigns, personal representatives, heirs, executors, trustees, and administrators.

Pete Conway 4-27-2021
Seller Signature Date

Pete Conway Managing Member
Print Name & Title

~~[Signature] [Date]
Seller Signature Date
Digne Conway
Print Name & Title~~

Digne Conway Wife of Pete
Seller Signature Date
Print Name & Title

Digne Conway 4-27-2021
Seller Signature Date
Print Name & Title

The above agreement is accepted

SIGNATURE

PRINT NAME

TITLE

The above agreement is accepted.
~~Pete Conway 4-27-2021
Signature Date
Pete Conway
Print Name
Managing Member
Title~~

Must be signed by administrator or an authorized representative of the City of La Crosse.

LEGAL DESCRIPTION

Parcel 9 of Transportation Project Plat 1641-02-22 – 4.02 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 110A, as Document No.1746386, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 9 consist of:

FEE simple

Temporary limited easement.

Project ID
1641-02-22

Parcel No.
9

ADMINISTRATIVE REVISION

RE1592 11/2018

Property Type Commercial	Property Net Size 31,581.00 Sq. Ft. / 0.725 Acres	Fee Acquired 0.165 acres	Other Interests 0.253 acres of Temporary Limited Easement (TLE)
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Brief description of size, shape, effect of acquisition on property

The subject property is a 31,581 SF tract of land located at the intersection of South and West Avenues. The site is improved with building 1 which is 7,734 SF in size and building 2 which is 2,340 SF in size. The acquisition includes .165 acres in fee and a 0.253 TLE. Building 1 is included in the acquisition.

COMPARISON OF DAMAGES

ITEM	OFFERING PRICE	OWNER APPRAISAL	ADMIN REVISION
Appraiser Name	Pam Anderson		
Before Value	\$372,738.00	\$0.00	\$0.00
After Value	\$140,400.00	\$0.00	\$0.00
Appraiser Rounding	\$24.00		\$47.00
Improvements - All inclusive	\$195,682.00		\$195,682.00
Land	\$36,656.00		\$71,867.40
Temporary Limited Easement (TLE)	\$12,038.00		\$23,603.75
TOTAL DAMAGES	\$244,400.00	\$0.00	\$291,200.15

Justification for administrative increase (Attach additional pages if necessary.)

Land - The State appraiser estimated that land value at \$222,150/Acre (\$5.10 SF). This property is located at one of the busiest intersections in La Crosse. Parcel 20 of this project which is located nearby was appraised by a State appraiser at \$9 a square foot. Parcel 20 is located at the intersection of Weston St. and West Avenue where they intersect with South Avenue. It's location is considered to be inferior to that of the subject property. Also, other properties along the project have been appraised by other State appraisers at square foot values between \$12 and \$13. As a result, a settlement was made on the basis of \$10/SF or \$435,600 per acre as follows: .165 acre x \$435,600 = \$71,867.

Temporary Limited Easement - The temporary limited easement as adjusted upward to reflect the new base per square foot value of \$10 or 435,600 per acre.

Matthew Anderson
 Approved for the City of La Crosse
 Date 4/16/21

Administrative Revision \$291,200.15	
Approved Offering Price \$244,400.00	
Variance Amount	Percent Increase
\$46,800.15	19.15 %

David Selissen
 4/15/2021
 Negotiator Date
 David Selissen
 4/15/2021
Cory Schlagel
 Cory Schlagel Date
 Approving Authority



Project ID
1641-02-22

Owner(s)
Conway Property Investments, LLC

Parcel No.
9

CLOSING STATEMENT

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address		Transferee	
Conway Property Investments, LLC Pete Conway, 2323 South Ave, La Crosse, WI 54601		City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$291,200.15	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>06/01/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>7,104.42</u> (attach Form RE1616)		\$1,049.63	\$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 0.000 gals./ \$ 0.00 Fuel oil 0.000 gals./ \$ 0.00		\$	\$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		\$292,249.78	\$0.00
Less deductions		\$0.00	XXXXXXXXXX
Balance due property owner		\$292,249.78	XXXXXXXXXX
1st installment		\$0.00	
2nd installment		\$0.00	
3rd installment		\$0.00	
Total settlement due property owner		\$292,249.78	

This statement is accepted as correct.

Signature Date

Closing Agent (David Selissen) Date

Signature Date

Signature Date



Project ID
1641-02-22

County
La Crosse

Parcel No.
9

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

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
Conway Property Investments, LLC	XXXX-XX-XX	\$267,596.40
Total compensation attributable to real estate		\$267,596.40

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 Conway Property Investments, LLC	Total tax \$ 7,104.42
Tax key 17-50018-010	Assessed land value \$ 270,000.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 10,200.00
County La Crosse	Total assessed value \$ 280,200.00
Conveyance date 06/01/2021	Mill (tax) rate (carry to 5 places) \$ 0.02535

per \$ of assessed value

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

Mill Rate:	Total tax ÷ Total assessed value \$ 7,104.42 / 280,200.00	=	Mill rate (carry to 5 places) \$ 0.02535
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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				



B. Partial Acquisition

Tax on Land Acquired

Step #1 - Land assessment \$ 270,000.00	x	Mill rate (carry to 5 places) \$ 0.02535	=	Land tax \$ 6844.50
Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.1650 / 0.7250	=	% of land acquired (carry to 3 places) 22.759 %		
Step #3 - Land tax \$ 6844.50	x	% of land acquired 22.759 %	=	Land prorated tax \$ 1557.74

Tax on Improvements (Buildings, etc.) Acquired

Step #1 - Value of improvements acquired + Value of all improvements (both from appraisal) \$ 197237 / 211675	=	% of improvement value acquired (carry to 3 places) 93.179 %		
Step #2 - Assessed value of all improvements \$ 10,200.00	x	Mill rate \$ 0.02535	=	Improvements tax \$ 258.57
Step #3 - Improvements tax \$ 258.57	x	% of improvement value acquired 93.179 %	=	Improvements prorated tax \$ 240.93

Taxes to be Prorated

Land \$ 1557.74	+	Improvements \$ 240.93	=	Total prorated tax \$ 1798.67
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Agency's Prorated Tax

Days remaining from conveyance date to year end ÷ 365 213/365	x	Total prorated tax \$ 1798.67	=	Agency's Prorated Share \$ 1049.63 **
** Transfer amount to Closing Statement as addition to purchase price				

Project ID 1641-02-22

Parcel No. 9

2349 SOUTH AVE LA CROSSE

Parcel: 17-50018-10
 Internal ID: 35891
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.725
 Township: 15
 Range: 07
 Section: 08

Abbreviated Legal Description:

JOHN KOLLERS ADDITION LOTS 1, 2, 3 & 4 LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
2349 SOUTH AVE	LA CROSSE
2000 WEST AVE S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CONWAY PROPERTY INVESTMENTS LLC	Owner	N877 LAUTERBACH RD	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 11	
2012 + VOTING WARDS	2012+ Ward 22	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	SERVICES	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 11454
 Billed To:

CONWAY PROPERTY INVESTMENTS LLC
 N877 LAUTERBACH RD
 LA CROSSE WI 54601

Total Tax: 7104.42

Payments Sch.

1-31-2021	1776.09
3-31-2021	1776.11
5-31-2021	1776.11
7-31-2021	1776.11

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	270000	10200	280200	Mill Rate	0.025607710
Fair Market:	311100	11800	322900	School Credit:	532.73
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 1025.6700	\$ 1057.3900	3.1000
Local Municipality			\$ 2910.4100	\$ 2976.8200	2.3000
LA CROSSE SCHOOL			\$ 2810.8700	\$ 2689.2300	-4.3000
WTC			\$ 440.0900	\$ 451.8400	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:	7104.42	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/22/2020	857401	0	\$ 7104.42	12/2020
			Totals:	\$ 7104.42	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2020	0.725	270000	10200	280200	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
641	777	905341	3/7/1980	QCD PRIOR TO 9-1-81
641	778	905342	3/7/1980	QCD PRIOR TO 9-1-81
641	779	905343	3/7/1980	WD PRIOR 9-1-81

Volume Number	Page Number	Document Number	Recorded Date	Type
1238	224	1196526	5/6/1998	Warranty Deed
0	0	1413081	1/21/2005	Quit Claim Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 2349 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)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.