

## CHECK REQUEST Week of 4/1/2021

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

Mail the checks to:  
 Jill Noel  
 WisDOT  
 3550 Mormon Coulee Rd  
 La Crosse, WI 54601

93	\$529.03	La Crosse County Clerk of Court 333 Vine St. La Crosse, WI 54601	Award of Damages
<b>Total</b>	\$529.03		

Submitted by           *Jill Noel* WisDOT           Date           3/31/2021

**CLOSING STATEMENT**

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address Johnnie's Bar and Restaurant, Inc.	Transferee City of La Crosse	
	Due Property Owner	Deductions
Agreed upon purchase price	\$525.00	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>005/04/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>79.38</u> (attach Form RE1616)	\$4.03	\$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
TOTAL DUE	\$529.03	\$0.00
Less deductions	\$0.00	XXXXXXXXXX
Balance due property owner	\$529.03	XXXXXXXXXX
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
<b>Total settlement due property owner</b>	<b>\$529.03</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.  
93

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

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
Johnnie's Bar and Restaurant, Inc.	XXXX-XX-XX	\$0.00
Total compensation attributable to real estate		\$0.00

# 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 Johnnie's Bar and Restaurant, Inc.	Total tax \$ 79.38
Tax key 17-50028-110	Assessed land value \$ 3,100.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 0.00
County La Crosse	Total assessed value \$ 3,100.00
Conveyance date 05/04/2021	Mill (tax) rate (carry to 5 places) \$ 0.02561 <span style="float: right;">per \$ of assessed value</span>

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

<b>Mill Rate:</b>	Total tax ÷ Total assessed value \$ <u>79.38 / 3,100.00</u>	=	Mill rate (carry to 5 places) \$ <u>0.02561</u>
<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 \$ <u>3,100.00</u>	x	Mill rate (carry to 5 places) \$ <u>0.02561</u>
		=	Land tax \$ <u>79.39</u>
	Step #2 - Acquisition area ÷ Total property area (both from appraisal) <u>0.0010 / 0.0130</u>	=	% of land acquired (carry to 3 places) <u>7.692 %</u>
	Step #3 - Land tax \$ <u>79.39</u>	x	% of land acquired <u>7.692 %</u>
		=	Land prorated tax \$ <u>6.11</u>
Tax on Improvements (Buildings, etc.) Acquired			
	Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ <u>0 / 0</u>	=	% of improvement value acquired (carry to 3 places) <u>0.000 %</u>
	Step #2 - Assessed value of all improvements \$ <u>0.00</u>	x	Mill rate \$ <u>0.02561</u>
		=	Improvements tax \$ <u>0</u>
	Step #3 - Improvements tax \$ <u>0</u>	x	% of improvement value acquired <u>0.000 %</u>
		=	Improvements prorated tax \$ <u>0</u>
Taxes to be Prorated			
	Land \$ <u>6.11</u>	+	Improvements \$ <u>0</u>
		=	Total prorated tax \$ <u>6.11</u>
Agency's Prorated Tax			
	Days remaining from conveyance date to year end ÷ 365 <u>241/365</u>	x	Total prorated tax \$ <u>6.11</u>
		=	Agency's Prorated Share \$ <u>4.03</u> **
			** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 93

**AWARD OF DAMAGES  
By City of La Crosse**

Exempt from fee: s.77.25(2r) Wis. Stats.  
RE1584 10/2018

This award of damages is made pursuant to a relocation order of the City of La Crosse dated **01/30/2020** and recorded at the Register of Deeds in **La Crosse** County, for the improvement of **USH - 014**, in **La Crosse** County.

The City of La Crosse has determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as set forth, in and to which the following persons have an interest: **Johnnie's Bar and Restaurant of La Crosse, Inc.; Wisconsin Department of Revenue, Duane Kromke**

The interest acquired by this award is:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

Said parcel or real estate and/or interests therein will be occupied by the City of La Crosse or its agents on **5/4/2021** (date).

The City of La Crosse, having complied with all jurisdictional requirements pursuant to law, makes this award of damages to the above persons having an interest in said parcel of real estate, in the sum of **Five Hundred Twenty-Five and 00/100 Dollars (\$525.00)**, for the acquisition of said parcel for real estate and/or interests therein as set forth.

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  
17-50028-110

City of La Crosse



Approving Authority Signature

Date

Cory Schlagel

Print Name



Q J B 5 8 1 7 0

Project ID  
1641-02-22

This instrument was drafted by  
City of La Crosse

Parcel No.  
93

## LEGAL DESCRIPTION

Parcel 93 of Transportation Project Plat 1641-02-22 – 4.04 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 108B, as Document No. 1740283 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 93 consist of:

**FEE simple**

**Temporary limited easement.**

**JURISDICTIONAL OFFER**

RE1786 10/2018 s.32.05 Wis. Stats.

City of La Crosse

Date: 03/24/2021

To: Johnnie's Bar and Restaurant of La Crosse, Inc., Duane Kromke, Wisconsin Department of Revenue, 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: Five Hundred Twenty-Five and 0/100 Dollars (\$525.00)

- 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: 05/04/2021
- 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 ..... \$ 421.00
  - (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 ..... \$ 0.00
  - (h) Market value of uneconomic remnant ..... \$ 0.00
  - (i) Other: TLE & Rounding ..... \$ 104.00
 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 04/13/2021; 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 04/13/2021, 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 04/13/2021.
- 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 S 8 1 E 3

Project ID  
1641-02-22

This instrument was drafted by  
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- 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

Cory Schlager 3/24/2021  
 Approving Authority 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 \_\_\_\_\_

Johnnie's Bar and Restaurant, Inc.  
 Firm or Corporation Name

Print Name \_\_\_\_\_

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

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

Duane Kromke

Print Name \_\_\_\_\_

Title \_\_\_\_\_

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

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

Print Name \_\_\_\_\_

Charlotte Bell

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

Title \_\_\_\_\_

Print Name \_\_\_\_\_

This instrument was drafted by City of La Crosse Project ID 1641-02-22 Parcel No. 93



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