

1

15-0198

APPRAISAL OF:

505-511 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 01; JAE Enterprises, LLC)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

January 14, 2015 – Date of Inspection

DATE OF REPORT:

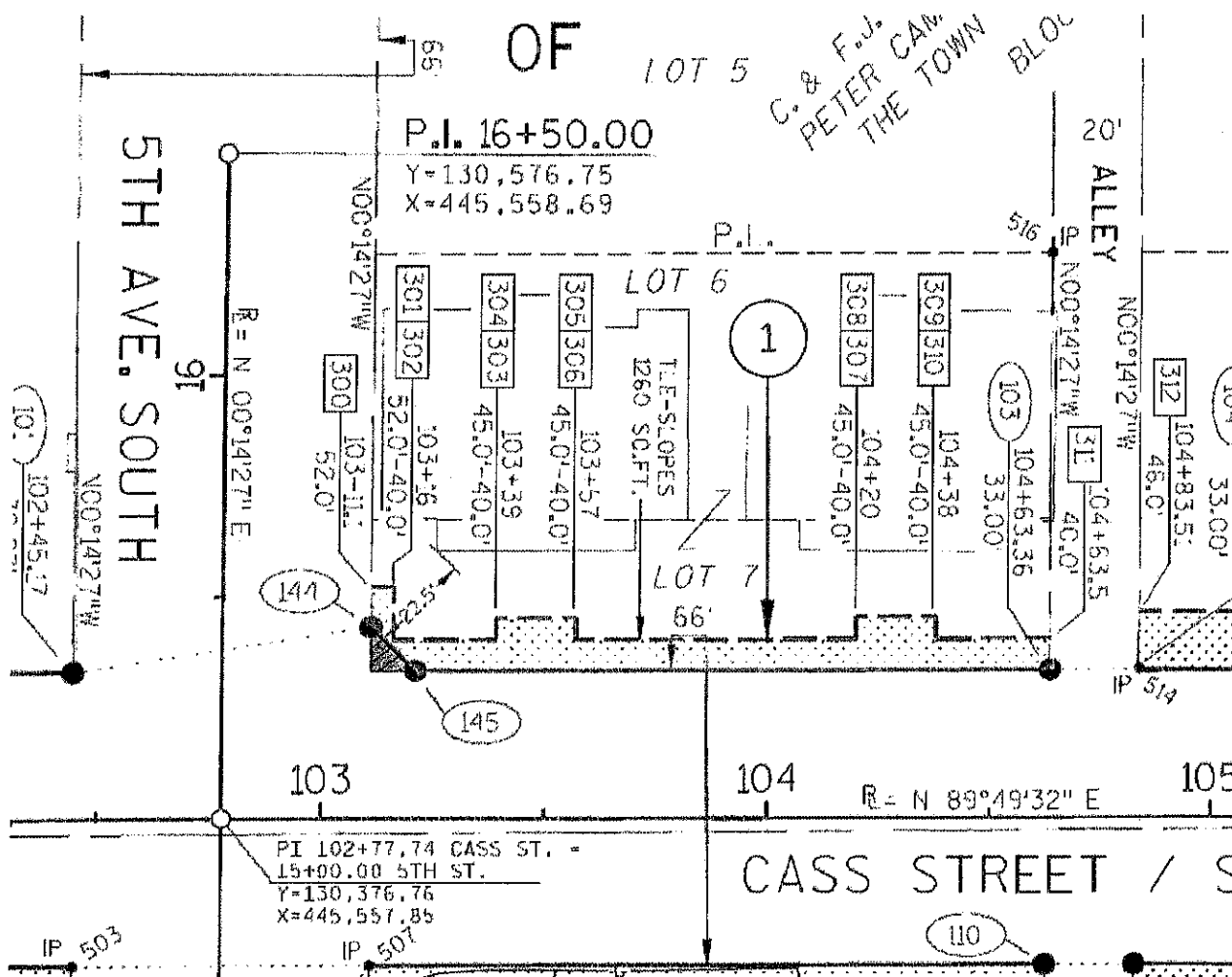
January 28, 2015



PROJECT INFORMATION

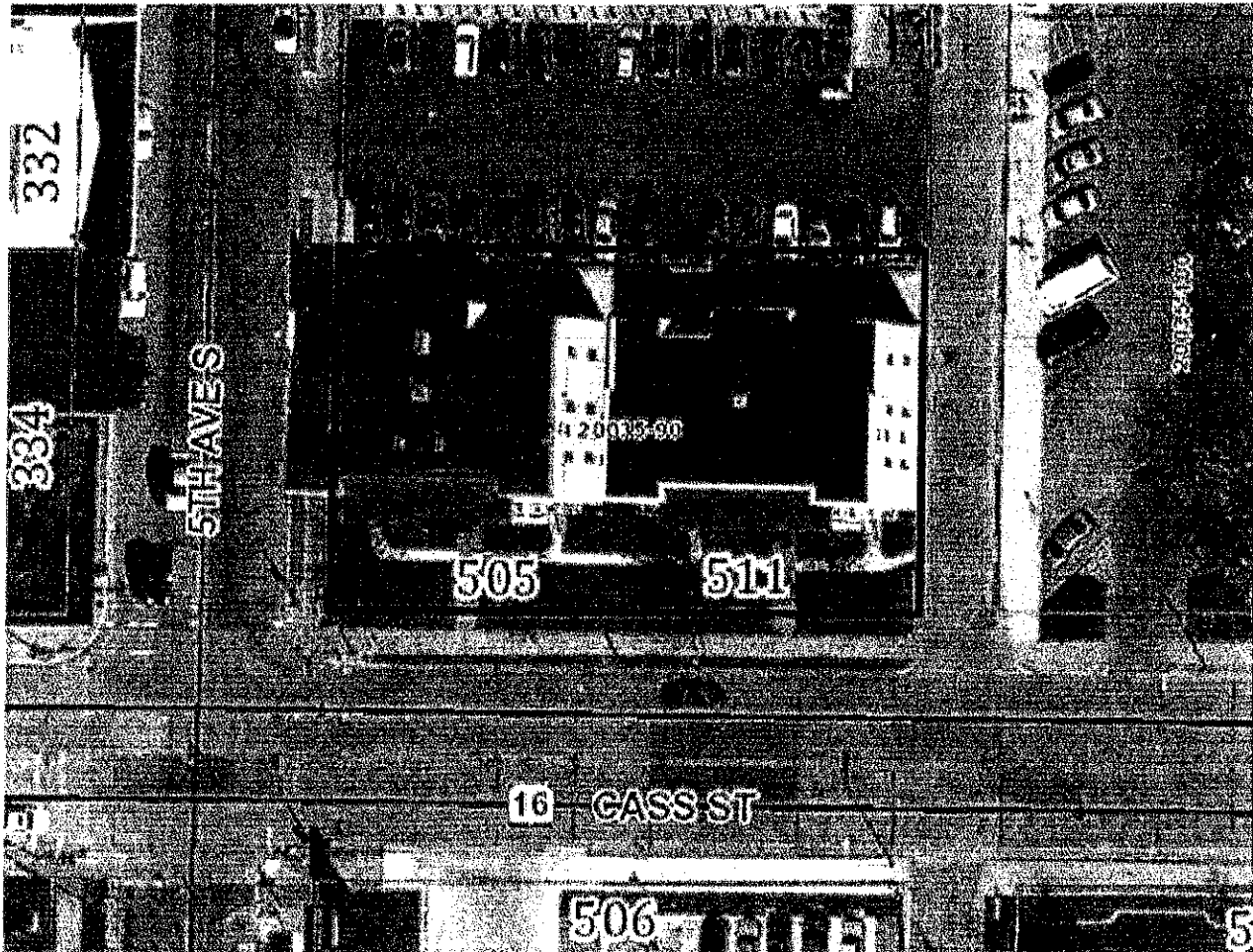
The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 1. The following is the proposed partial acquisition of the subject property. The fee taking of 50 square feet is highlighted in blue and the temporary limited easement of 1,260 square feet is highlighted in yellow. The project is currently planned for construction in the spring and summer of 2017.



SITE DESCRIPTION

The subject site is located at the northeast quadrant of Cass Street and 5th Avenue South in the city of La Crosse. The site contains 14,100 square feet. It has approximately 150 feet of frontage along Cass Street and a depth of 94 feet along 5th Avenue South on the west and the alley on the east.



Access to the site is from 5th Avenue and the alley. There are currently no curb cuts off of Cass Street.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street East of 5th Avenue = 8,200 Vehicles
Cass Street West of 5th Avenue = 7,700 Vehicles
No traffic counts on 5th Avenue are published.

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-9-15	Region SW Region, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner JAE Enterprises, LLC	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple 50 sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 1,260 sq. ft.
Access Rights <input type="checkbox"/> Yes <input type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

Review Appraiser _____ Date _____ \$2,300.00

Project ID 7575-08-22	County La Crosse	Parcel No. 1
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2

APPRAISAL OF:

519 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 2; Norwest Bank Lacrosse)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

November 26, 2014 – Date of Inspection

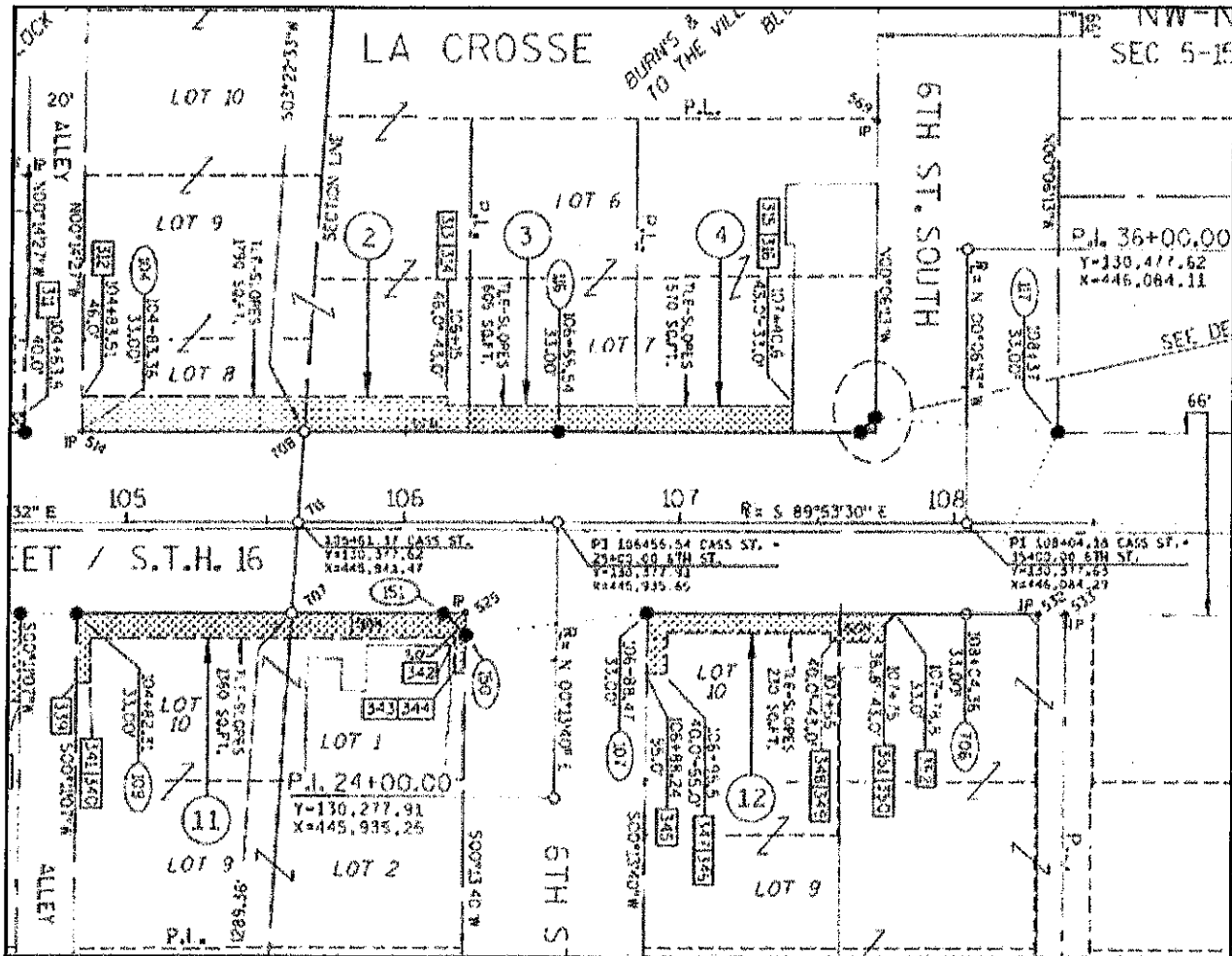
DATE OF REPORT:

December 26, 2014

PROJECT INFORMATION

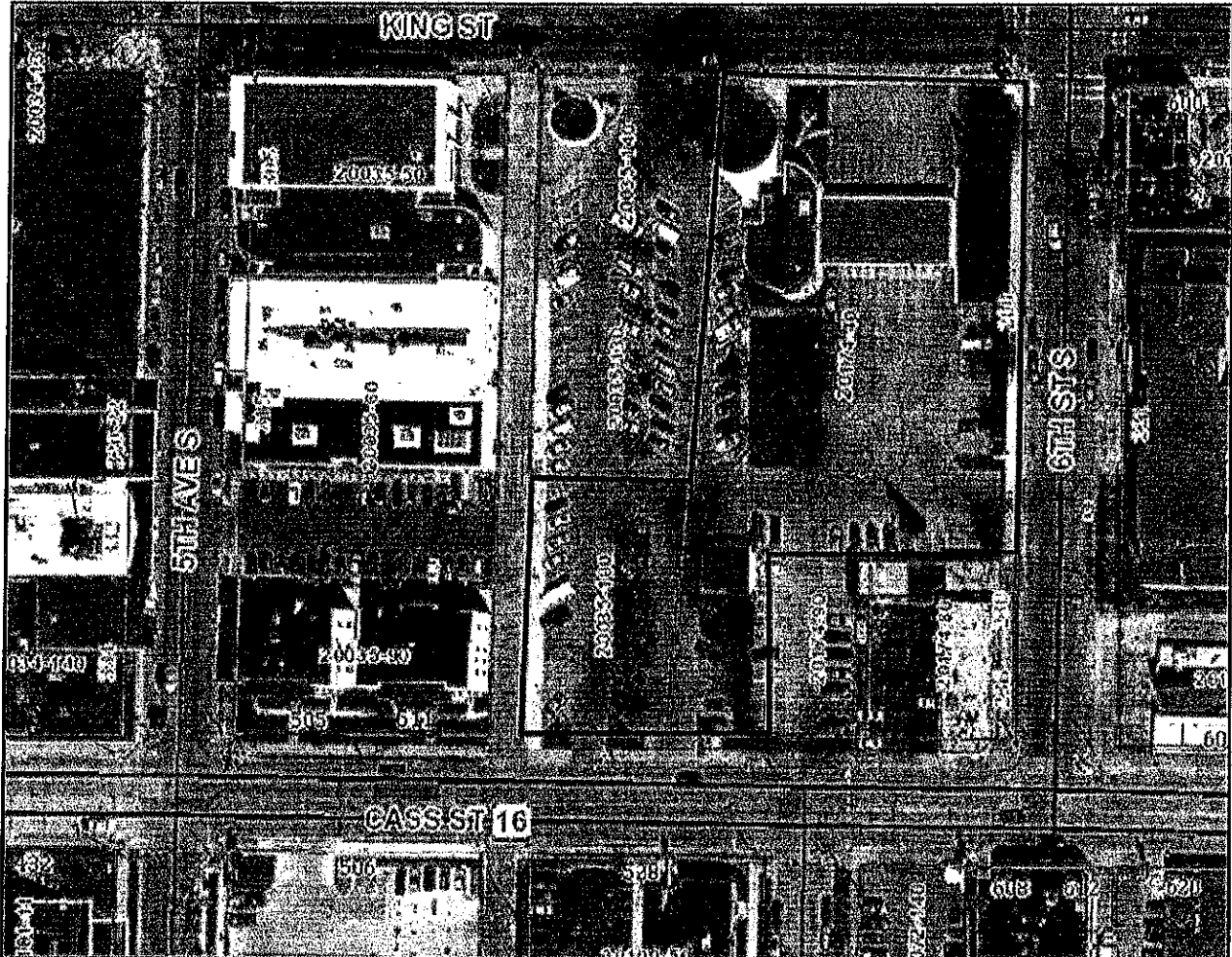
The project ID is 7575-08-22, dated November 13, 2013, with an amendment dated October 27, 2014. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 2. The following is the proposed temporary limited easement on the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at 519 Cass Street in the city of La Crosse. The site is comprised of two tax parcels and contains a total of approximately 74,923 square feet.



Access to the site is off King Street, 6th Street South, and Cass Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street East of 7th Street = 8,200 Vehicles
Cass Street West of 7th Street = 7,700 Vehicles

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-9-15	Region SW Region, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Wells Fargo Bank	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 1,790 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$4,000.00

Review Appraiser

Date

Project ID
7575-08-22

County
La Crosse

Parcel No.
2

#3

APPRAISAL OF:

533 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 3; Duane W. and Janet H. Ring Revocable Trust)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

September 9, 2014 – Date of Inspection

DATE OF REPORT:

December 10, 2014

LEGAL DESCRIPTION

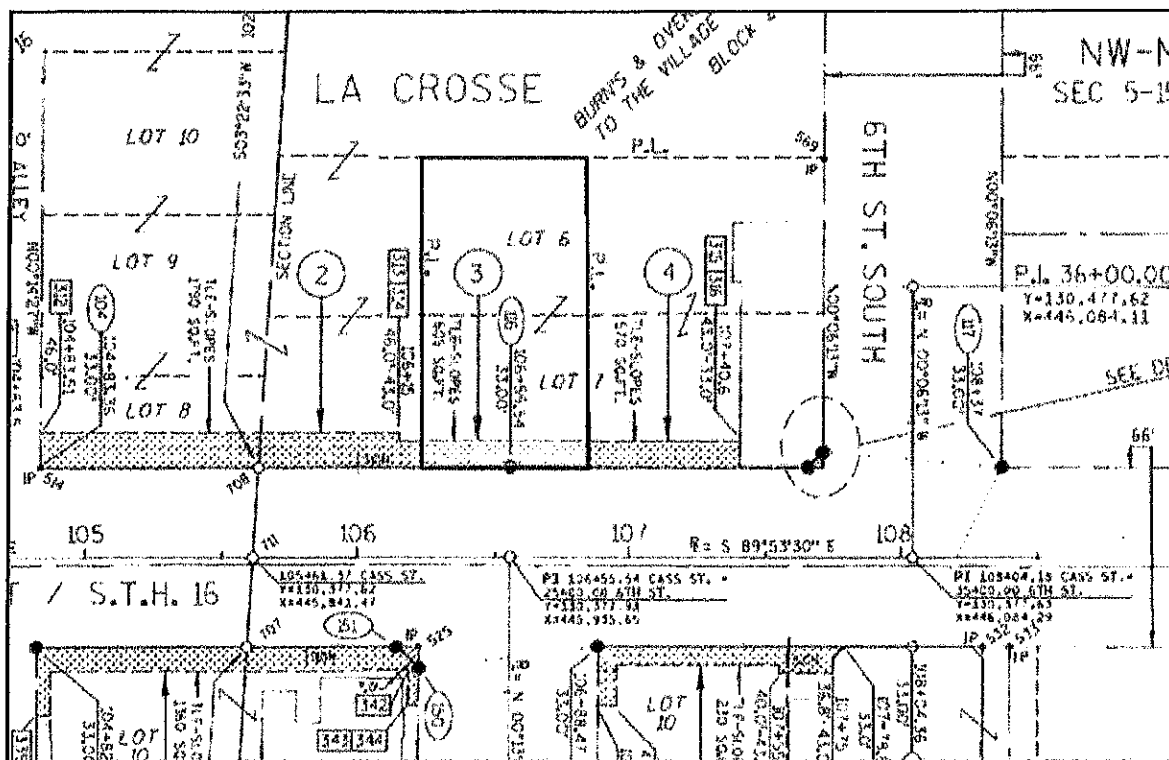
The following legal description was taken from the Warranty Deed recorded as Document No. 1543507 from Duane W. Ring and Janet H. Ring to Duane W. and Janet H. Ring Revocable Trust dated January 25, 2010.

Part of Lot 6 and Lot 7 in Block 2 of Burn's and Overbaugh's Addition to the City of La Crosse, La Crosse County, Wisconsin described as follows: Commencing at the Southeast corner of said Lot 7; thence along the North right-of-way line of Cass Street, North 89 degrees 59 minutes 05 seconds West 87.33 feet to the point of beginning; Thence continuing along said North right-of-way line, North 89 degrees 59 minutes 05 seconds West 61.00 feet; thence North 114.50 feet to the North line of said Lot 6; thence along said North line South 89 degrees 59 minutes 05 seconds East 61.00 feet; thence South 114.80 feet to the point of beginning.

PROJECT INFORMATION

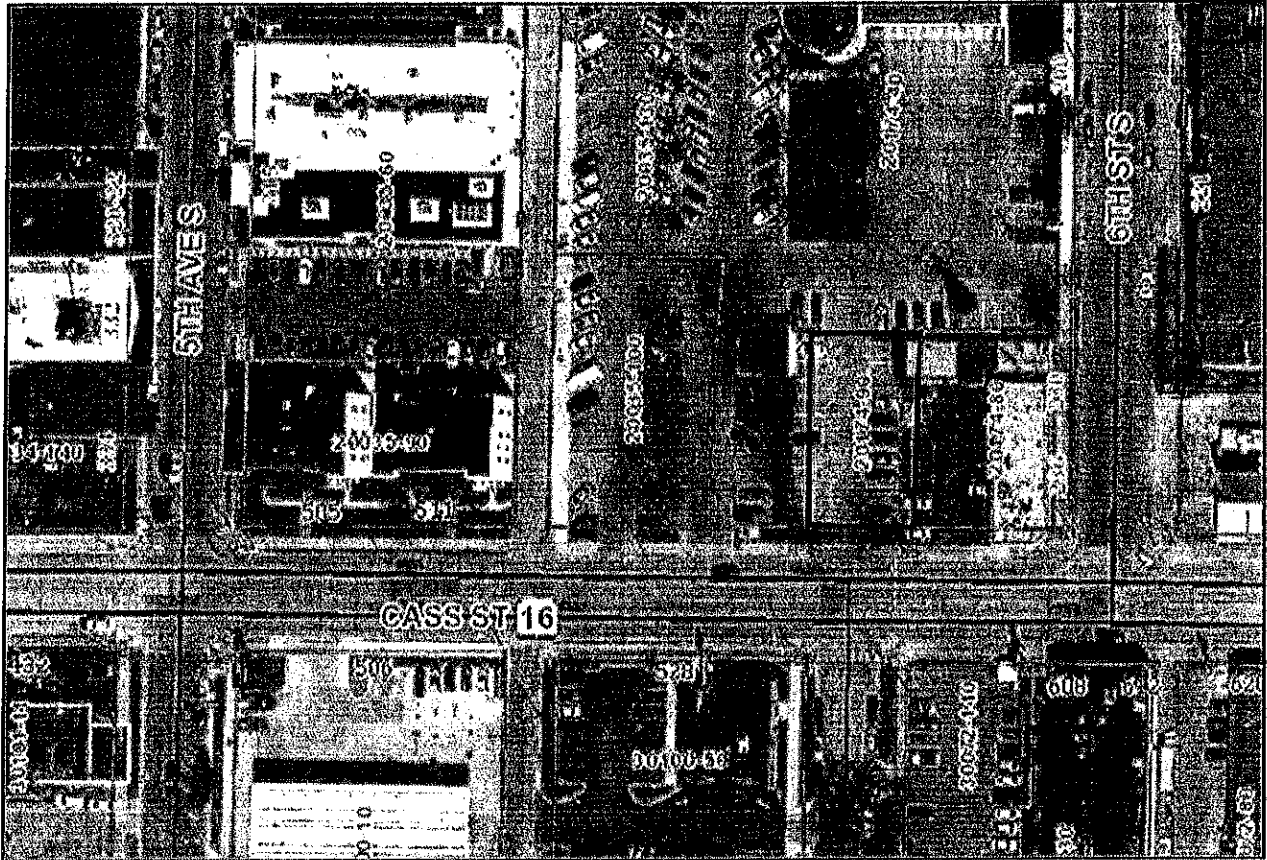
The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 3. The following is the proposed taking of the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at 533 Cass Street in the city of La Crosse. The site contains 7,003 square feet. It has 61 feet of frontage along Cass Street.



Access to the site is through the property to the north. There is also a curb cut along Cass Street; however, it does not lead into the parking lot. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street East of 7th Street = 8,200 Vehicles
Cass Street West of 7th Street = 7,700 Vehicles

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-9-15	Region SW Region, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Duane & Janet Ring Revocable Trust	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 605 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

Review Appraiser _____ Date _____ \$2,000.00

Project ID 7575-08-22	County La Crosse	Parcel No. 3
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#6

APPRAISAL OF:

410 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 6; Ocean Fin, LLC Property)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

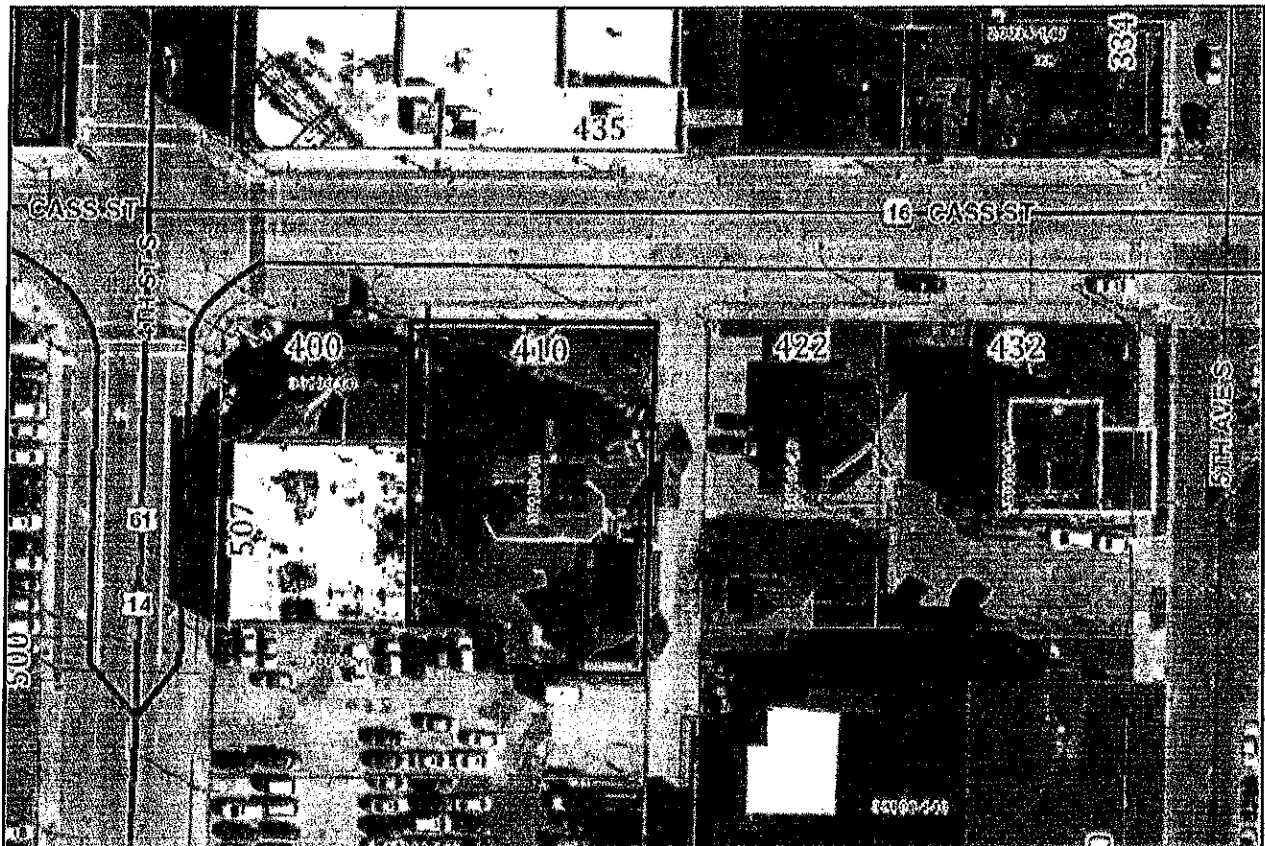
November 24, 2014 – Date of Inspection

DATE OF REPORT:

December 2, 2014

SITE DESCRIPTION

The subject site is located at 410 Cass Street in the city of La Crosse. The site contains 12,981 square feet. It has approximately 98 feet of frontage along Cass Street and approximately 70 feet of frontage along the alley on the east.



Access to the site is via the alley off Cass Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street = 7,700 Vehicles

#6

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-11-15	Region SW, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Ocean Fin, LLC	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 85 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$100.00

Review Appraiser _____ Date _____

Project ID 7575-08-22	County La Crosse	Parcel No. 6
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7

APPRAISAL OF:

422 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 7; Mark and Kristi Koch Property)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

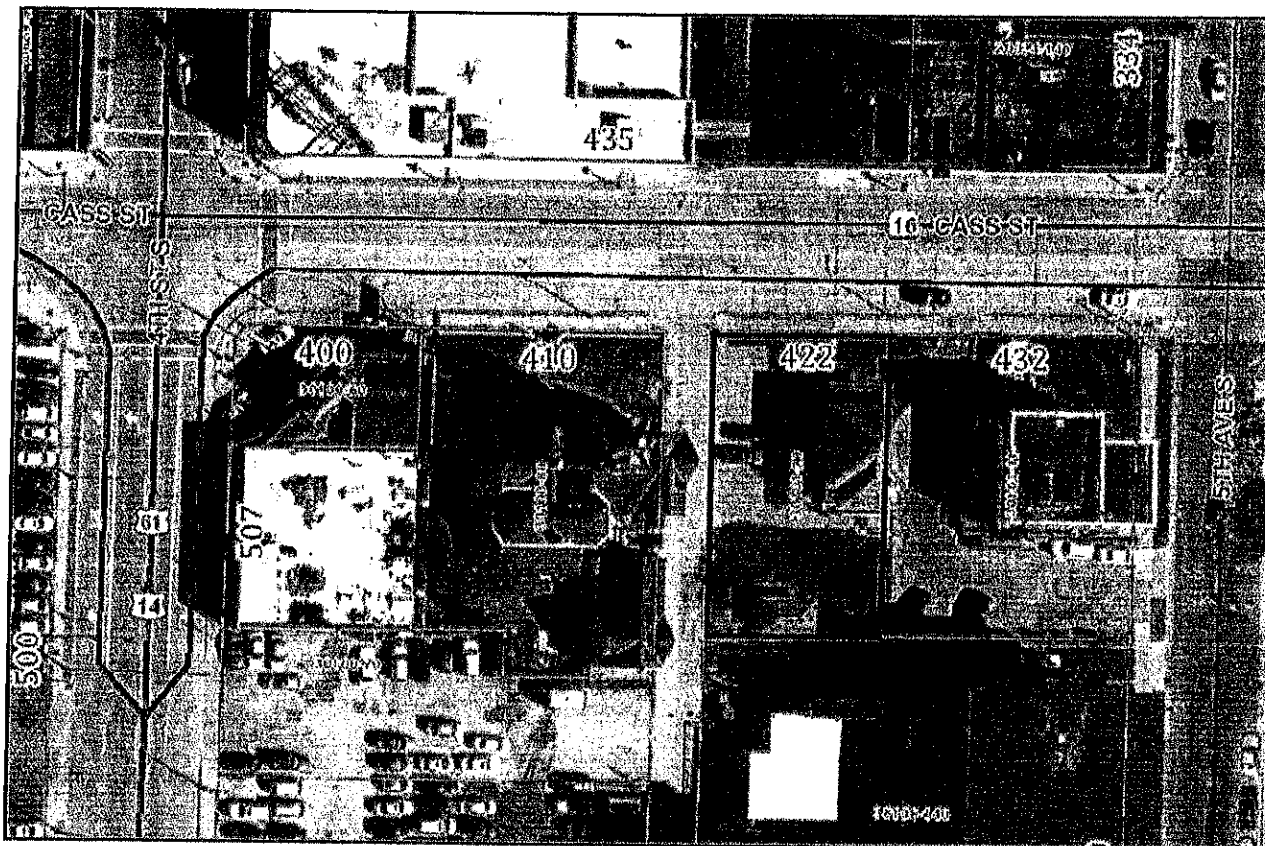
November 24, 2014 – Date of Inspection

DATE OF REPORT:

December 5, 2014

SITE DESCRIPTION

The subject site is located at 422 Cass Street in the city of La Crosse. The site contains 8,340 square feet. It has 69.5 feet of frontage along Cass Street.



Access to the site is via the alley on the west off Cass Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street = 7,700 Vehicles

#7

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-11-15	Region SW, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Mark & Kristi Koch	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 645 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

Review Appraiser	Date	\$650.00
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Project ID 7575-08-22	County La Crosse	Parcel No. 7
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#8

APPRAISAL OF:

432 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 8; Vince & Linda Hamilton)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

December 17, 2014 – Date of Inspection

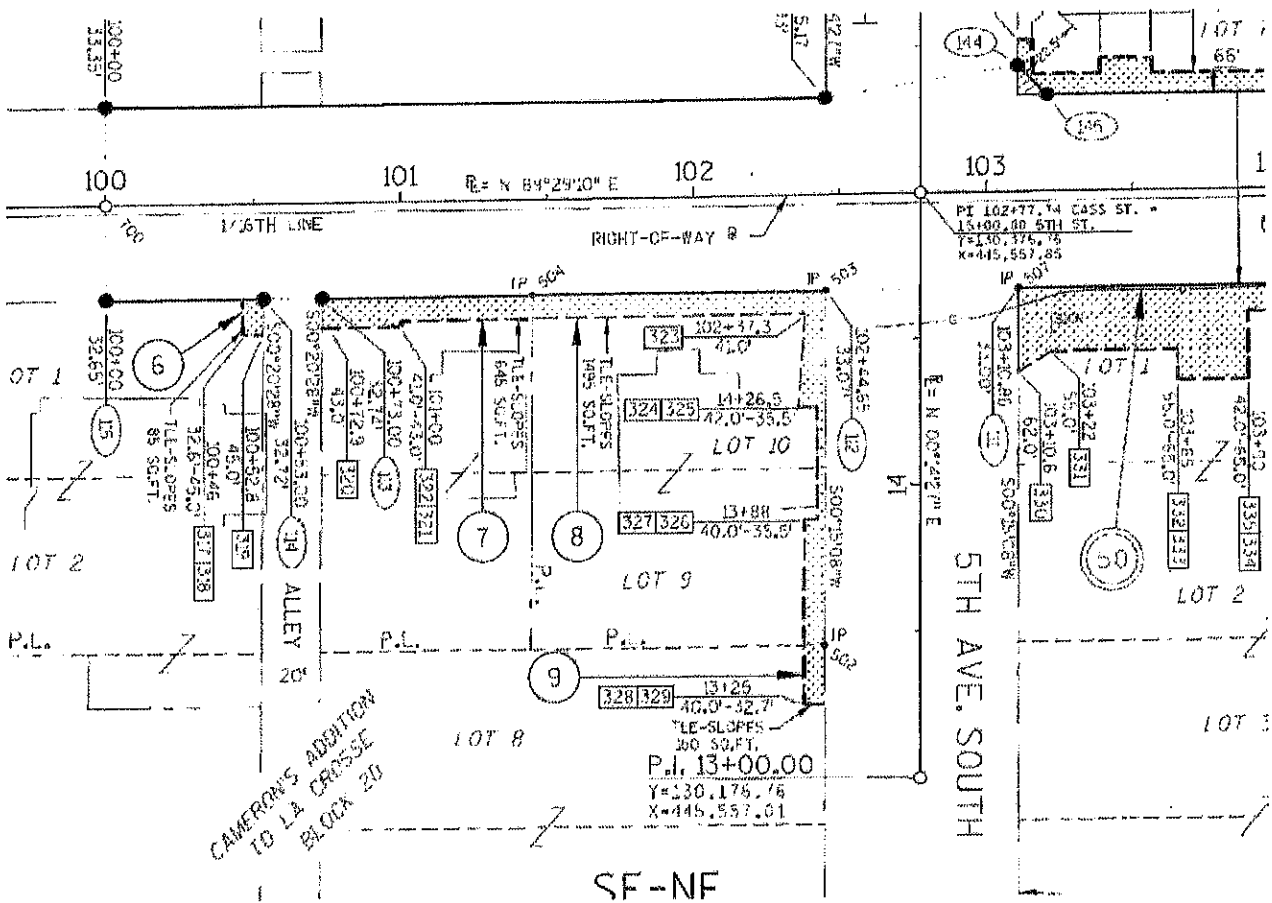
DATE OF REPORT:

December 22, 2014

PROJECT INFORMATION

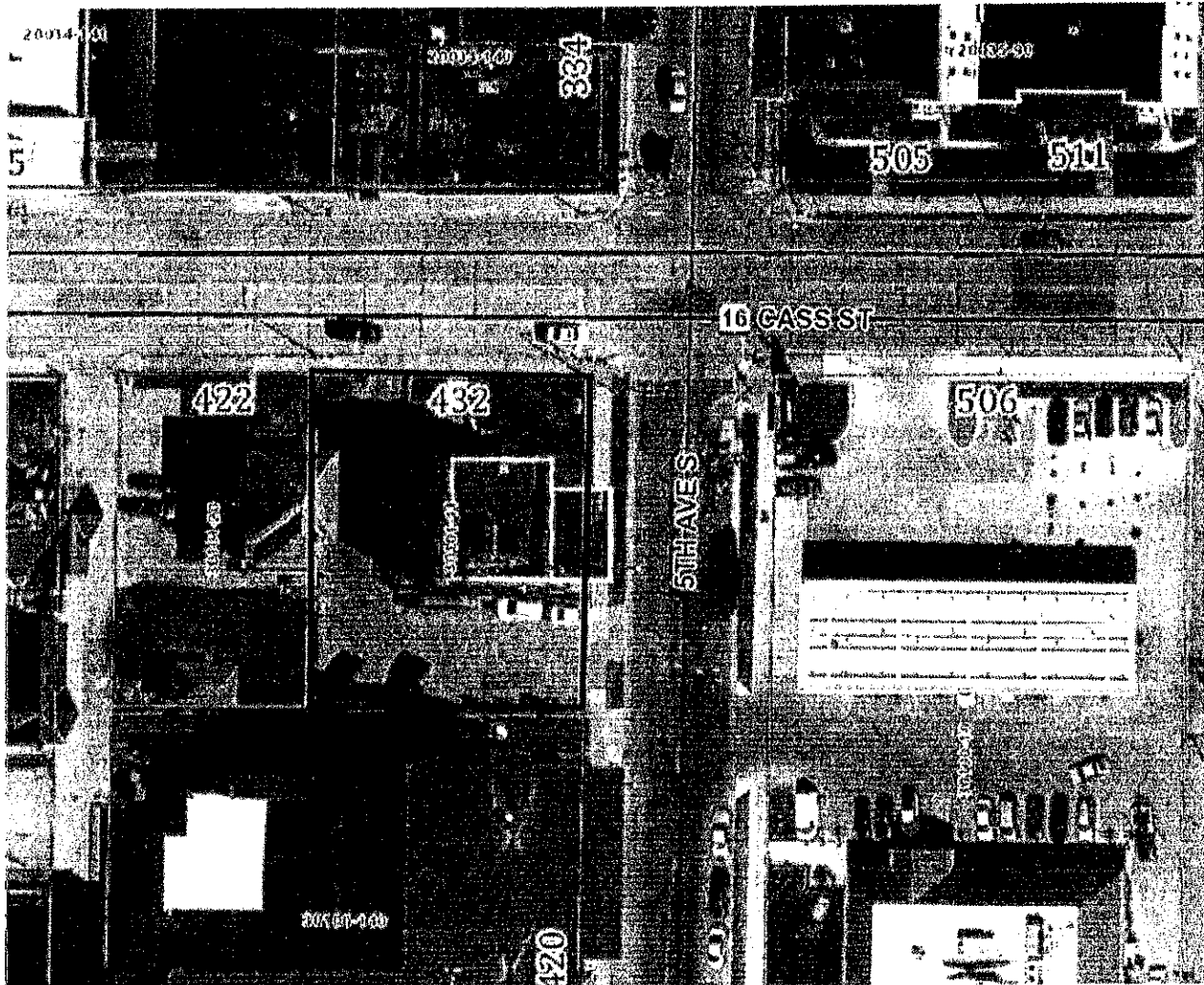
The project ID is 7575-08-22, dated November 13, 2013 with an amendment dated October 27, 2014. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 8. The following is the proposed temporary limited easement for the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at 432 Cass Street in the city of La Crosse. The site contains 12,000 square feet. It has 100 feet of frontage along Cass Street and 120 feet of frontage along 5th Avenue South.



Access to the site is off of 5th Avenue on the east and Cass Street on the north. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street = 7,700 Vehicles

8

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-12-15	Region SW La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Vince & Linda Hamilton	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 1,495 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$2,350.00

Review Appraiser	Date
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Project ID 7575-08-22	County La Crosse	Parcel No. 8
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#9

APPRAISAL OF:

420 5th Avenue South / 413-419 Cameron Avenue
La Crosse, Wisconsin
(Subject – Parcel No. 9; Fifth & Cameron Partners Limited Partnership Property)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

December 5, 2014 – Date of Inspection

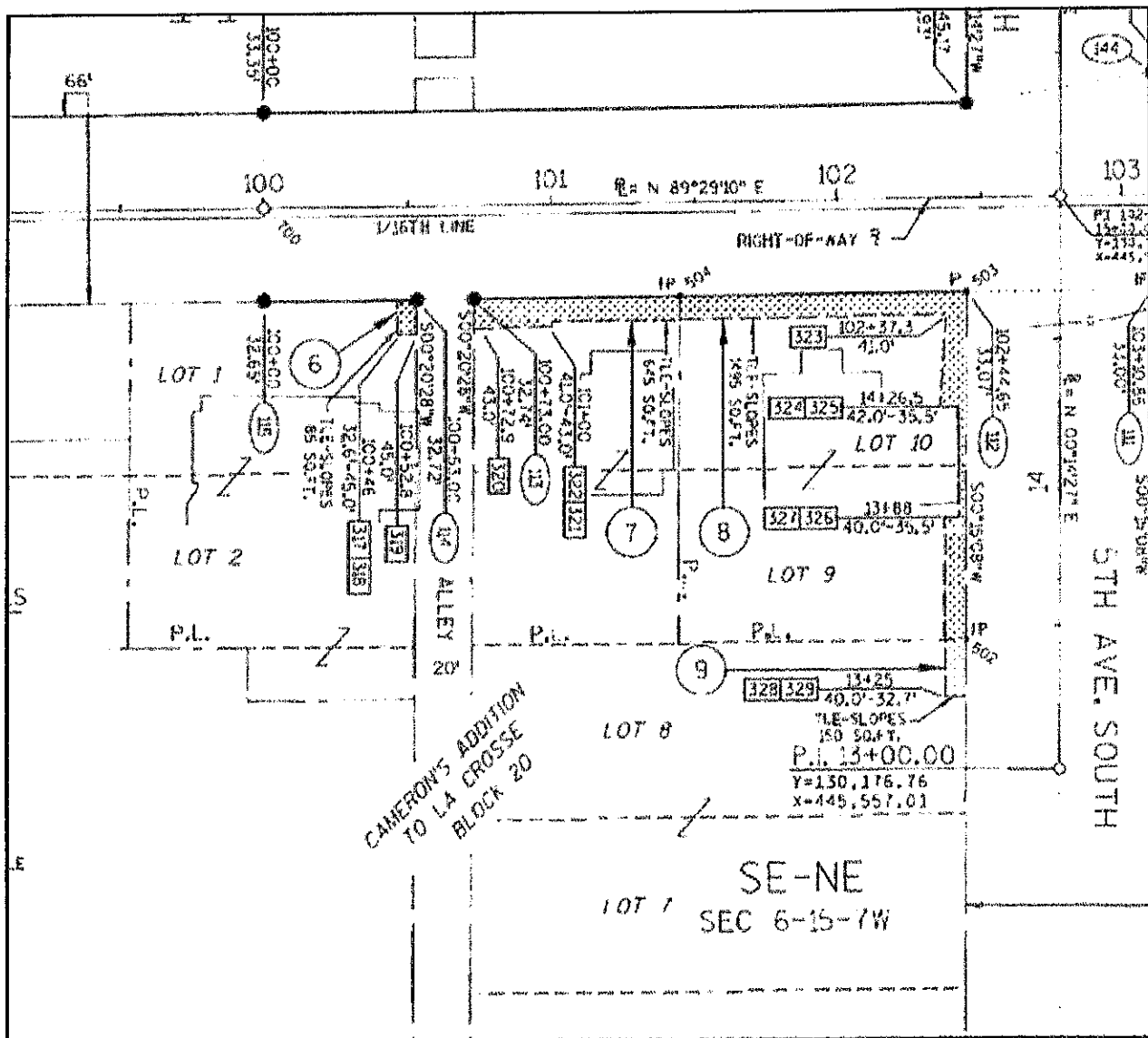
DATE OF REPORT:

December 8, 2014

PROJECT INFORMATION

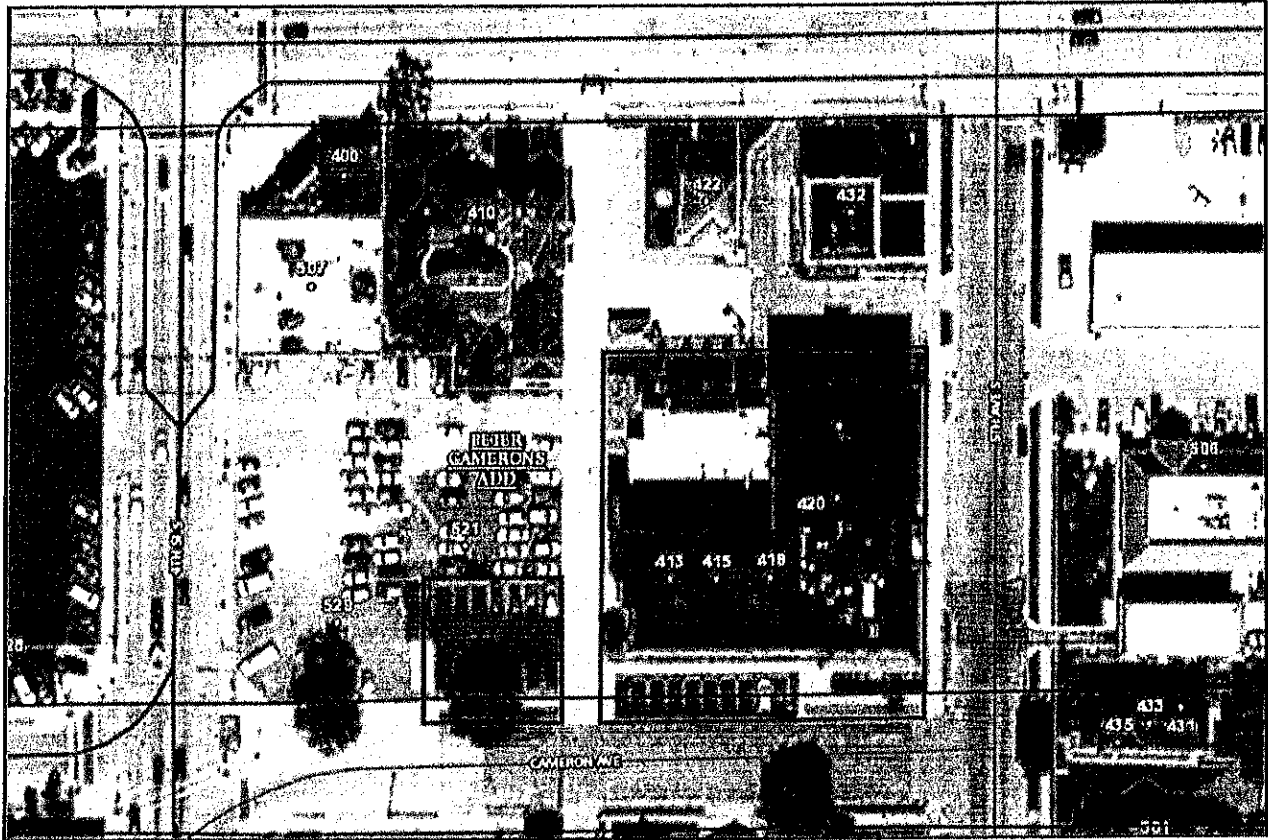
The project ID is 7575-08-22, dated November 13, 2013, with an amendment dated October 27, 2014. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 9. The following is the proposed temporary limited easement of the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at 420 5th Avenue South in the city of La Crosse. The site contains 37,854 square feet. It has approximately 194 feet of frontage along 5th Avenue South.



Access to the site is off 5th Avenue, Cameron Avenue, and the alley. The site has limited visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street = 7,700 Vehicles

9

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-12-15	Region SW La Crosse
To Scott Dunnun	
From Ashley Bedell	
Owner Fifth & Cameron Partners, Limited Partnership	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 150 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$150.00

Review Appraiser	Date
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Project ID 7575-08-22	County La Crosse	Parcel No. 9
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11

APPRAISAL OF:

506 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 11; KC Ford LLC)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

December 12, 2014 – Date of Inspection

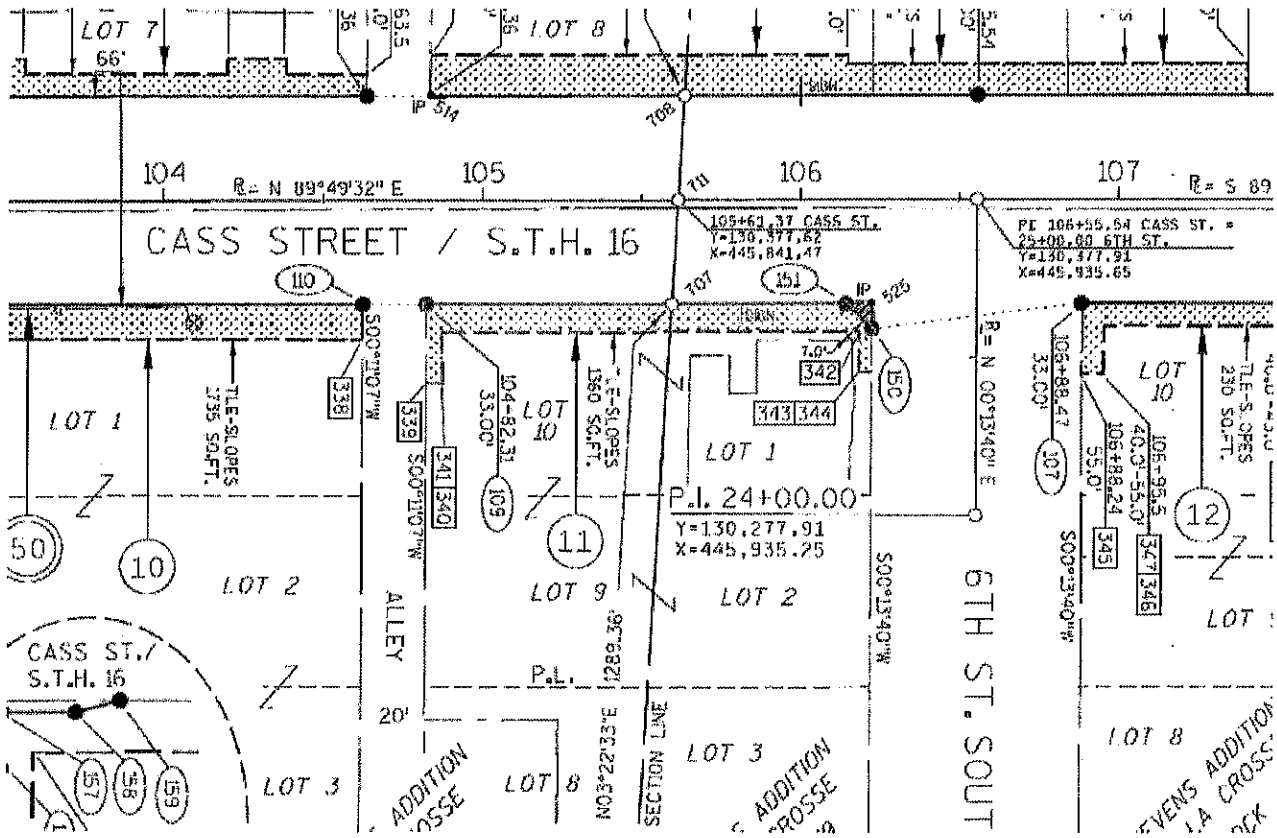
DATE OF REPORT:

December 26, 2014

PROJECT INFORMATION

The project ID is 7575-08-22, dated November 13, 2013 with an amendment dated October 27, 2014. The project was amended on October 27, 2014, to amend Parcel No. 10. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 11. The following is the proposed partial acquisition of the subject property. The fee taking of 35 square feet is highlighted in blue and the temporary limited easement of 1,360 square feet is highlighted in yellow. The project is currently planned for construction in the spring and summer of 2017.



SITE DESCRIPTION

The subject site is located at the southwest quadrant of Cass Street and 6th Street South in the city of La Crosse. The site contains 16,800 square feet. It has approximately 140 feet of frontage along Cass Street and 120 feet of frontage along 6th Street South and the alley.



Access to the site is via one curb cut off 6th Street South and one curb cut off of the alley to the west. There is no direct access off of Cass Street to the parking lot.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street = 7,700 Vehicles

11

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-11-15	Region SW, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner KC Ford, LLC	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple 35 sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 1,360 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

Review Appraiser _____ Date _____ \$4,000.00

Project ID 7575-08-22	County La Crosse	Parcel No. 11
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#12

APPRAISAL OF:

604 Cass Street
La Crosse, Wisconsin

(Subject – Parcel No. 12; Jack L. & Toni J. Low Joint Revocable Trust Property)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

November 26, 2014 – Date of Inspection

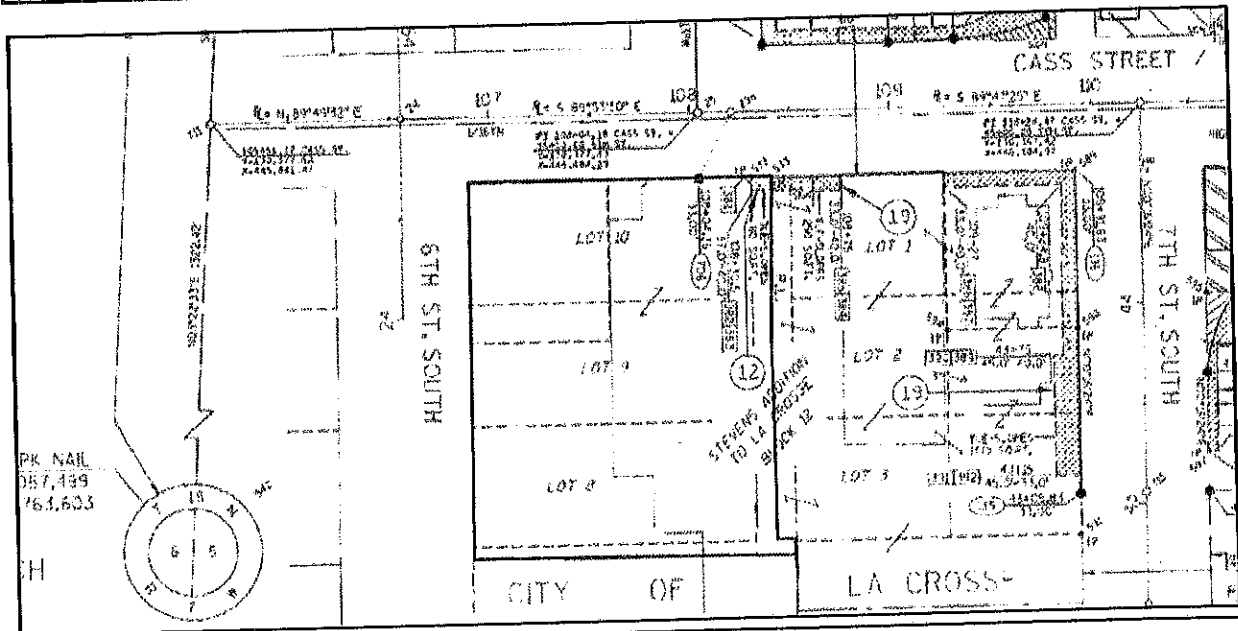
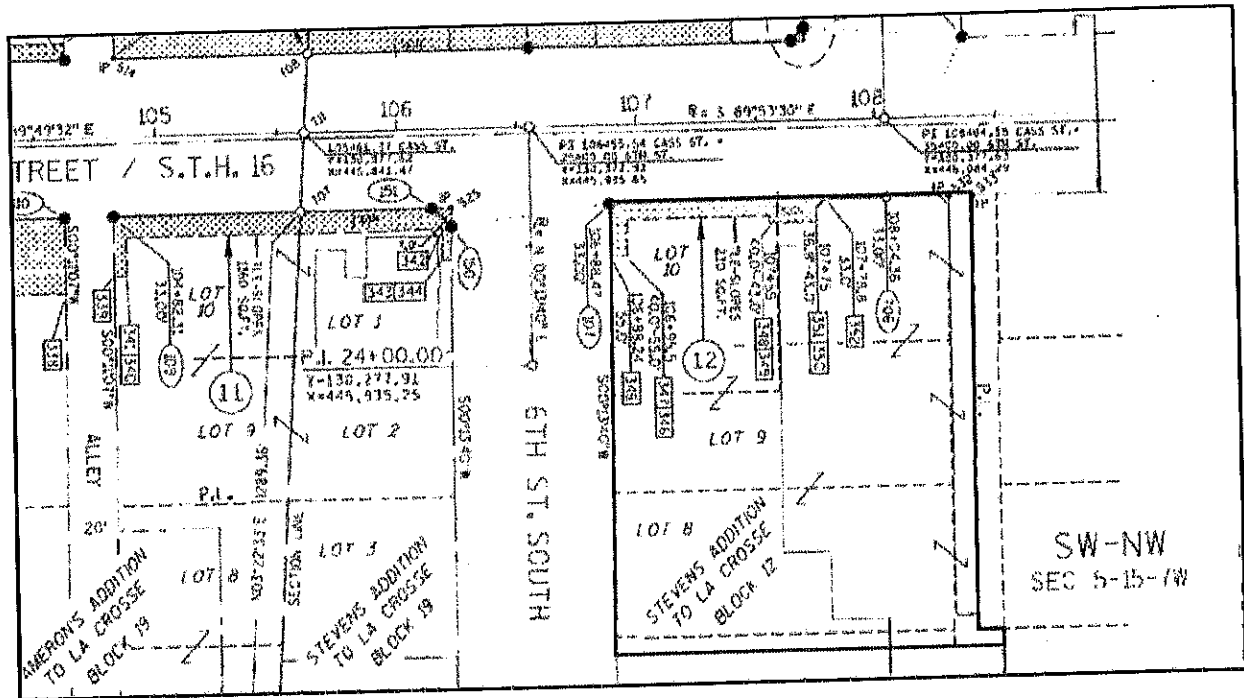
DATE OF REPORT:

December 5, 2014

PROJECT INFORMATION

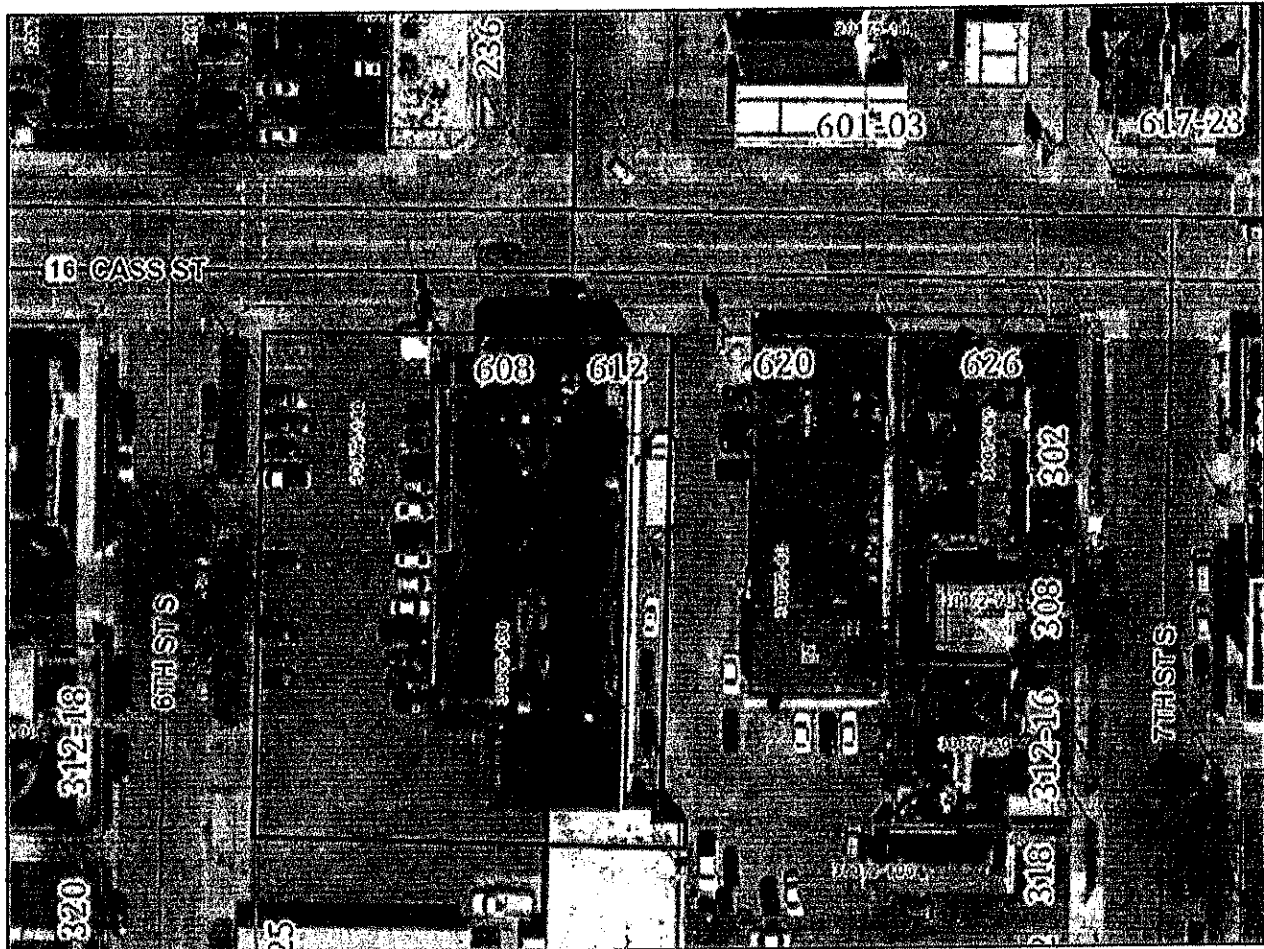
The project ID is 7575-08-22, dated November 13, 2013. An amendment for Sheet 4.01 is dated October 27, 2014. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 12. The following is the proposed easement of the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at the southeast quadrant of 6th Street South and Cass Street. The site is comprised of two tax parcels and contains 28,251 square feet. It has approximately 150 feet of frontage along Cass Street and approximately 188 feet of frontage along 6th Street.



Access to the site is off Cass Street and 6th Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

Cass Street East of 6th Street = 8,200 Vehicles
Cass Street West of 6th Street = 7,700 Vehicles

#12

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-12-15	Region SW La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Jack & Toni Low Joint Revocable Trust	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 310 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$300.00

Review Appraiser _____ Date _____

Project ID 7575-08-22	County La Crosse	Parcel No. 12
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#15

APPRAISAL OF:

210 7th Street South
La Crosse, Wisconsin
(Subject – Parcel No. 15; 210 S 7th LLC)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

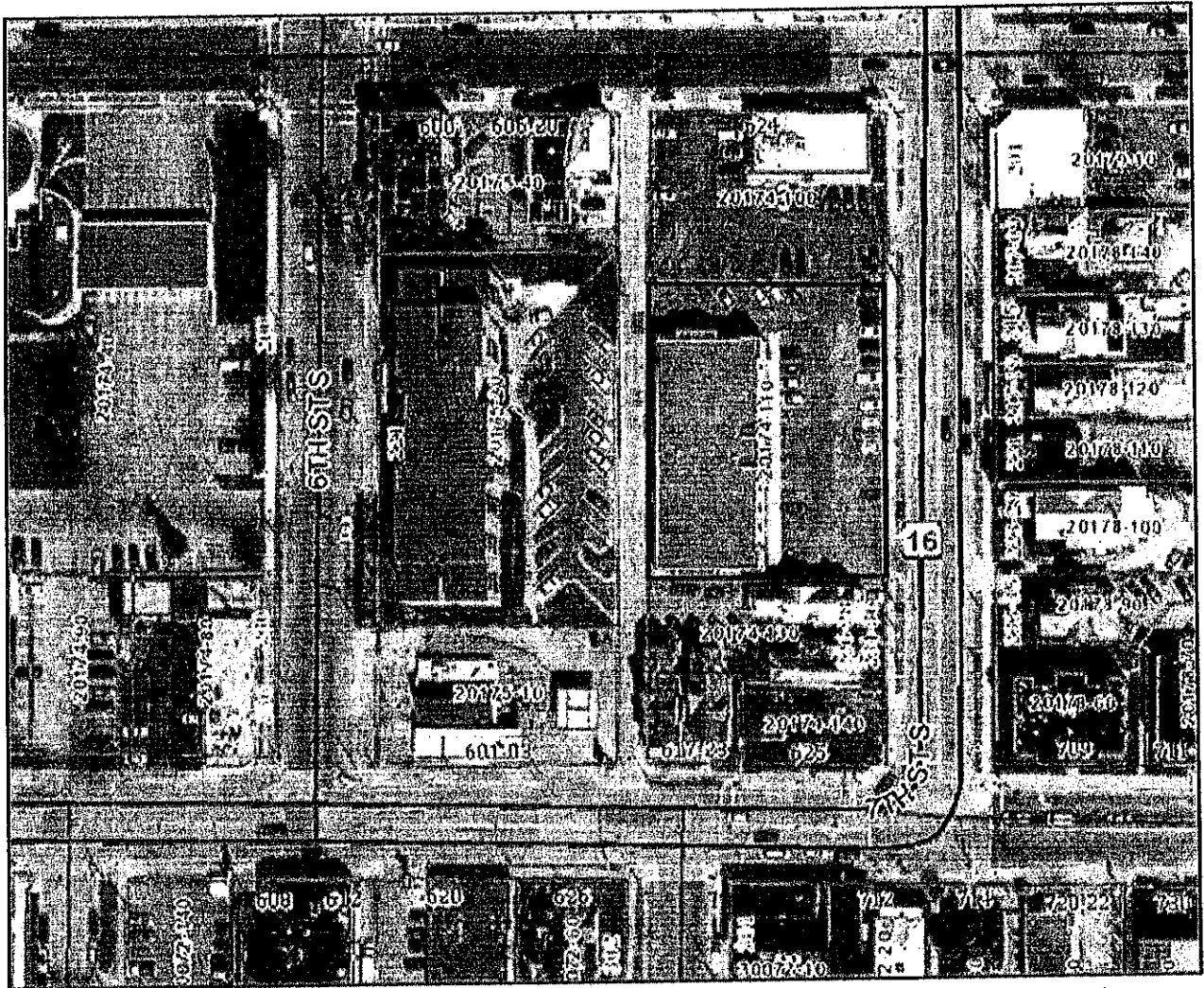
November 24, 2014 – Date of Inspection

DATE OF REPORT:

January 27, 2015

SITE DESCRIPTION

The subject site is located at 210 7th Street South in the city of La Crosse. The site contains 0.60 acre or approximately 26,136 square feet. It has approximately 122 feet of frontage along 7th Street South and the alley on the west.



Access to the site is via the alley on the west and off 7th Street South.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

7th Street = 3,800 Vehicles

#15

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-11-15	Region SW, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner 210 S. 7th, LLC	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple 90 sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 780 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other 90 sf pavement

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$3,350.00

Review Appraiser

Date

17

APPRAISAL OF:

709 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 17; PE Rentals, LLC)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

November 24, 2014 – Date of Inspection

DATE OF REPORT:

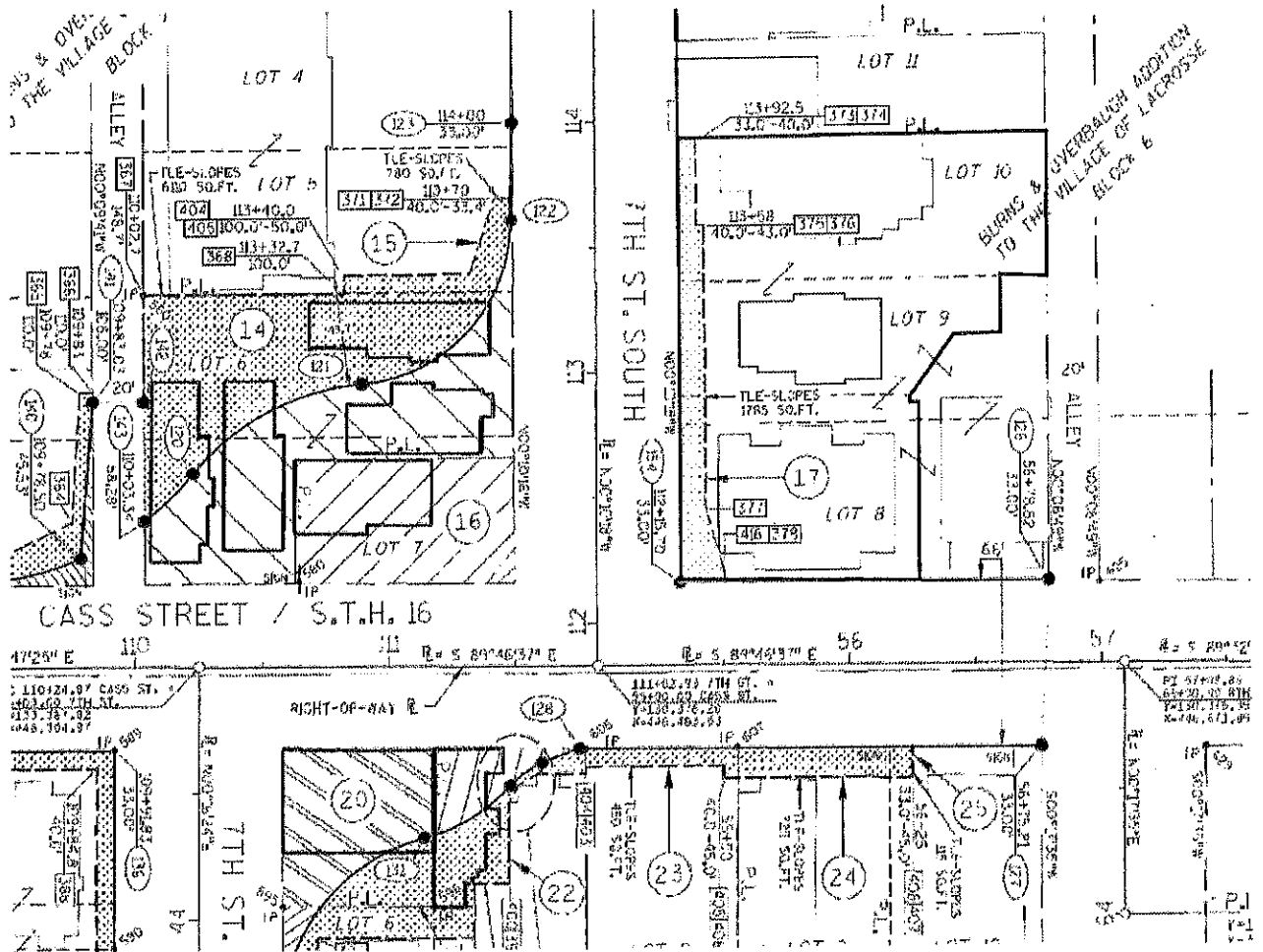
January 27, 2015



PROJECT INFORMATION

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 17. The following is the proposed temporary limited easement for the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at the northeast quadrant of 7th Street South and Cass Street. The site is comprised of three tax parcels and contains 19,871 square feet total. The south lot is approximately 6,970 square feet, the middle lot is approximately 4,748 square feet, and the north lot is approximately 8,153 square feet. There is approximately 94 feet of frontage along Cass Street and approximately 172 feet of frontage along 7th Street.



Access to the site is off 7th Street and the alley on the east. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

7th Street North of Cass Street = 3,800 Vehicles
Cass Street East of 7th Street = 8,200 Vehicles
Cass Street West of 7th Street = 7,700 Vehicles

17

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-11-15	Region SW, La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner PE Rentals, LLC	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple 90 sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 1,785 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

\$1,800.00

Review Appraiser

Date

25

APPRAISAL OF:

730 Cass Street
La Crosse, Wisconsin
(Subject – Parcel No. 25; Church of Christ)

PROJECT PLAT NO:

#7575-08-22; Cass Street (4th St to 7th St)

PREPARED BY:

Kimberly K. Witte
Midwest Professional Appraisal, LLC
1052 Oak Forest Drive, Suite 250
Onalaska, WI 54650
608-784-4288

PREPARED FOR:

Mr. David J. Selissen, SR/WA
Timbers-Selissen-Rudolph Land Specialists, Inc.
1030 Oak Ridge Drive, Suite 2
Eau Claire, WI 54701

EFFECTIVE DATE OF VALUE:

November 24, 2014 – Date of Inspection

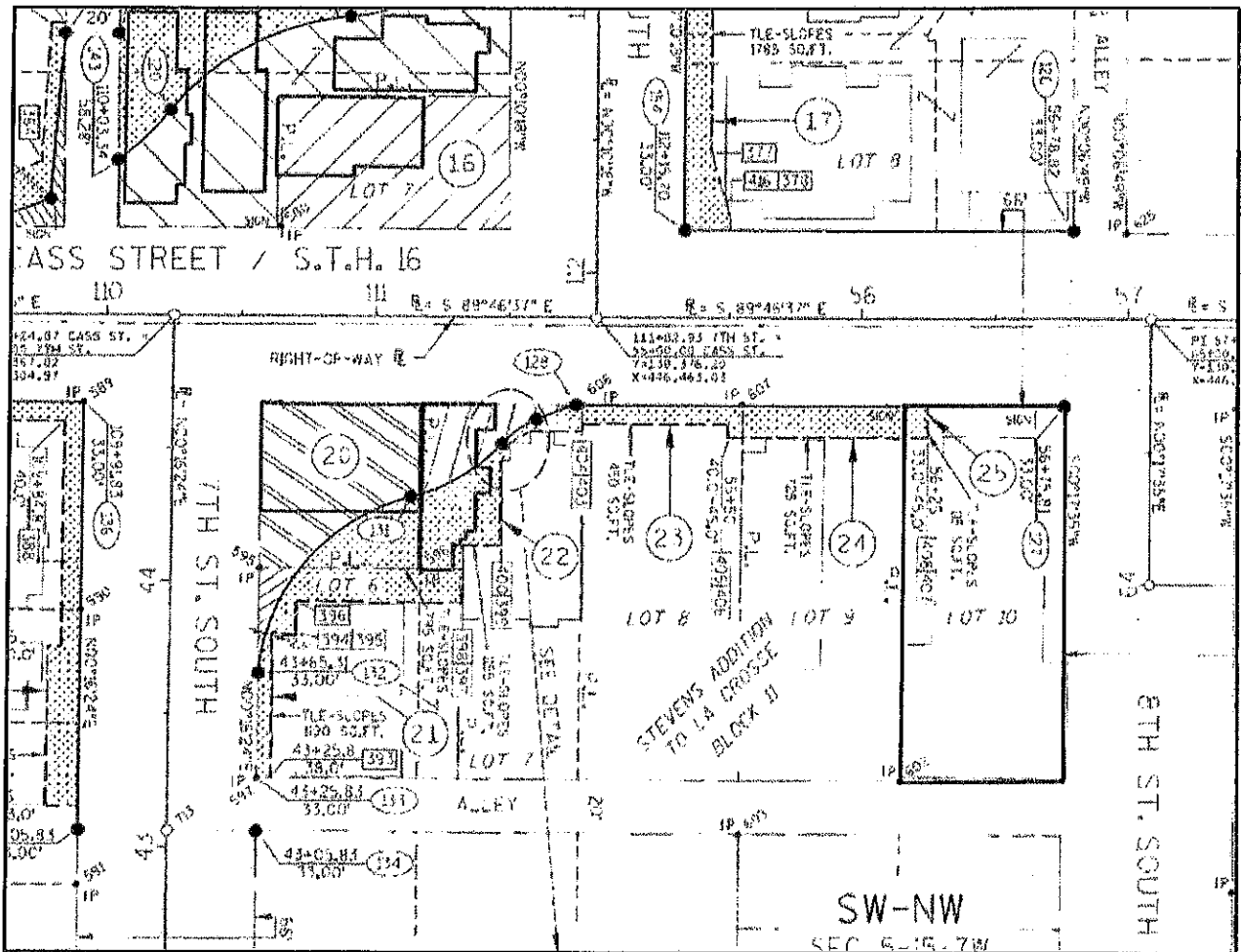
DATE OF REPORT:

December 10, 2014

PROJECT INFORMATION

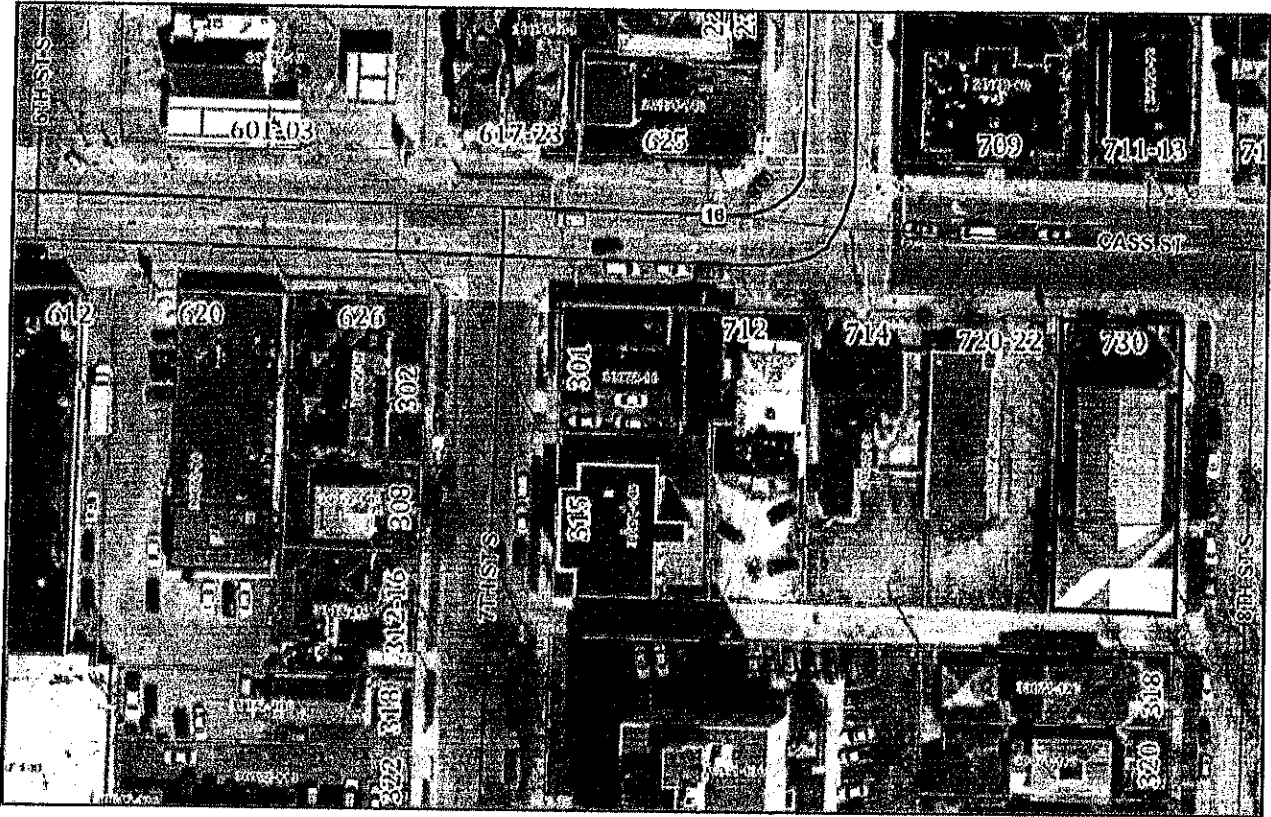
The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 25. The following is the proposed temporary limited easement of the subject property. The temporary limited easement is highlighted in yellow.



SITE DESCRIPTION

The subject site is located at 730 Cass Street in the city of La Crosse. The site contains 8,400 square feet. It has 60 feet of frontage along Cass Street.



The site has excellent visibility and exposure to Cass Street, a main thoroughfare. There is no on-site parking. Parking is available on 8th Street South.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

7th Street North of Cass Street = 3,800 Vehicles
 Cass Street East of 7th Street = 8,200 Vehicles
 Cass Street West of 7th Street = 7,700 Vehicles

#25

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date 2-12-15	Region SW La Crosse
To Scott Dunnum	
From Ashley Bedell	
Owner Church of Christ	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments:

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 115 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other

APPROVED BY

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

Review Appraiser	Date	\$150.00
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Project ID 7575-08-22	County La Crosse	Parcel No. 25
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