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:

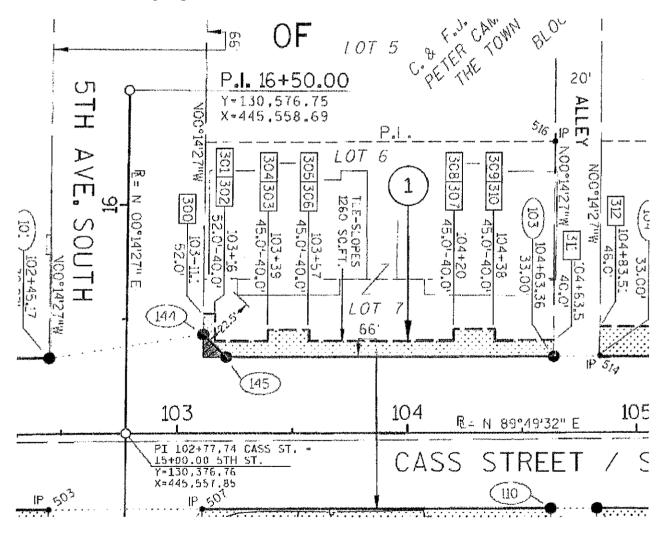
January 14, 2015 - Date of Inspection

#### DATE OF REPORT:

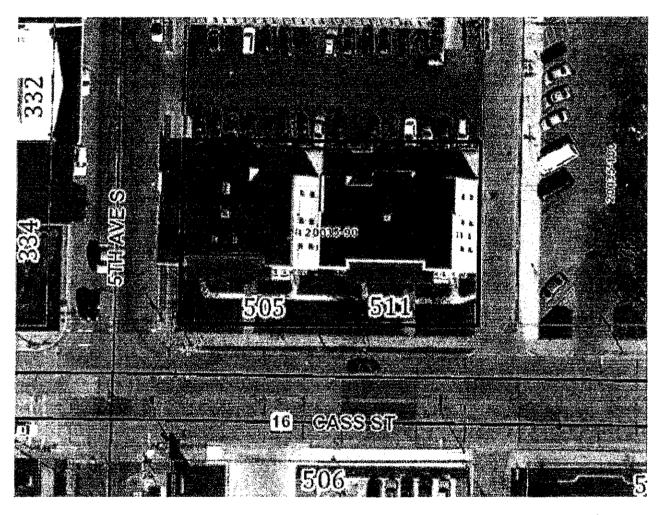
January 28, 2015

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



The subject site is located at the northeast quadrant of Cass Street and 5<sup>th</sup> 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 5<sup>th</sup> Avenue South on the west and the alley on the east.



Access to the site is from 5<sup>th</sup> 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 Transpiration are as follows:

12 \*

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

# OFFERING PRICE REPORT AND SUBMITTAL

LPA1	894 02/07 (Replace	es LPA2001) Ch. 32 Wis.	Stats.
Date	<u> </u>	Region	
2-9-15		SW Region, La Cro	sse
To Scott Dunnum			
From			
Ashley Bedell			
Owner JAE Enterprises, LLC	. <u></u>		
We are submitting and recommending the guidelines. The areas and interests agree the appraiser; the date of opinion corresponded in the attached appraisals; and the	ee with the right of voonds to the last ins	vay plat; the owner(s) v spection date; all math	vere given the opportunity to accompany
Review Comments:			
	ACQUI	SITION OF	
Fee Simple		Permanent Limited Ease	ement
50 sq. ft.		acres/sq. ft.	
Highway Easement		Temporary Interest	
acres/sq. ft.		1,260 sq. ft.	
Access Rights		Other	
Yes No			
		•	
	APPROVI	ED BY	
	AFFICOVI	ים סי	
Having made a complete review of this p supporting material included, it is my opin	roperty, an analysis	s of the appraisal(s) sul	bmitted, and in consideration of all
Supporting material moldded, it is my op.	and the local to		
			\$2,300.00
Review Appraiser		Date	
Project ID	County		Parcel No.
7575-08-22	La Crosse		<u> </u>

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:

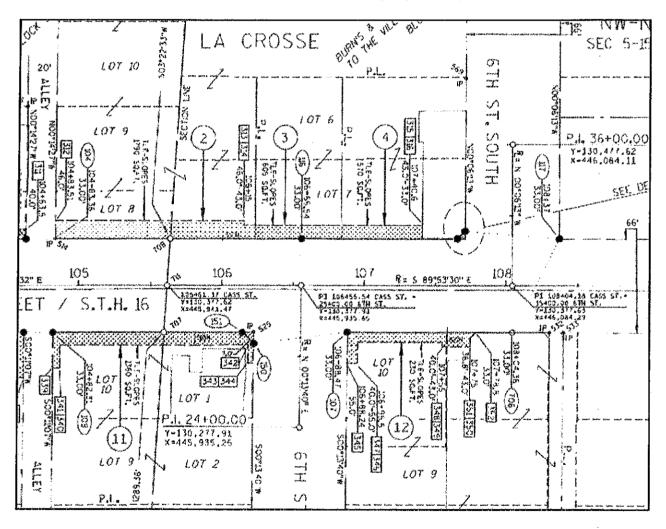
November 26, 2014 - Date of Inspection

#### DATE OF REPORT:

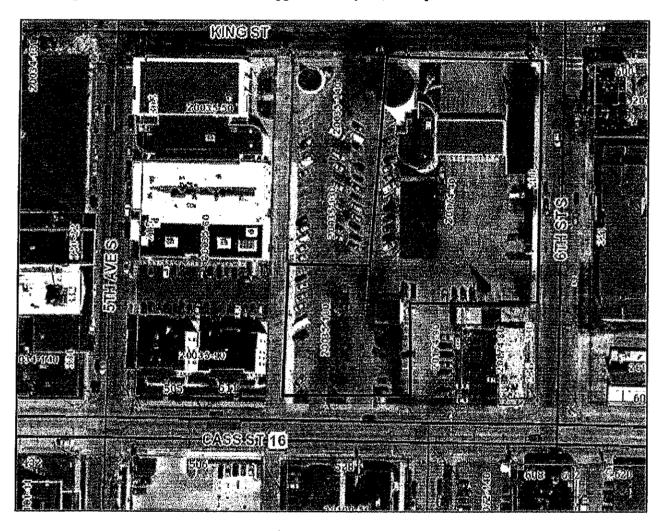
December 26, 2014

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 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



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, 6<sup>th</sup> 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 Transpiration are as follows:

Cass Street East of 7<sup>th</sup> Street = 8,200 Vehicles Cass Street West of 7<sup>th</sup> Street = 7,700 Vehicles

#### OFFERING PRICE REPORT AND SUBMITTAL

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

Livin	THE OF THE PROPERTY OF THE PRO	
Date 2-9-15	Region SW Region, La Cro	esse
To Scott Dunnum		
From Ashley Bedell		
Owner Wells Fargo Bank		
We are submitting and recommending th guidelines. The areas and interests agre the appraiser; the date of opinion corresp noted in the attached appraisals; and the	e with the right of way plat; the owner(s) wonds to the last inspection date; all math	vere given the opportunity to accompany
Review Comments:		
	ACQUISITION OF	
Fee Simple acres/sq. ft.	Permanent Limited Ease acres/sq. ft.	ement
Highway Easement acres/sq. ft.	Temporary Interest 1,790 sq. ft.	
Access Rights  Yes No	Other	
	APPROVED BY	
Having made a complete review of this pr supporting material included, it is my opin		omitted, and in consideration of all
		\$4,000.00
Review Appraiser	Date	Ψ+,000.00
	County	Parcel No.
7575-08-22	La Crosse	2

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**

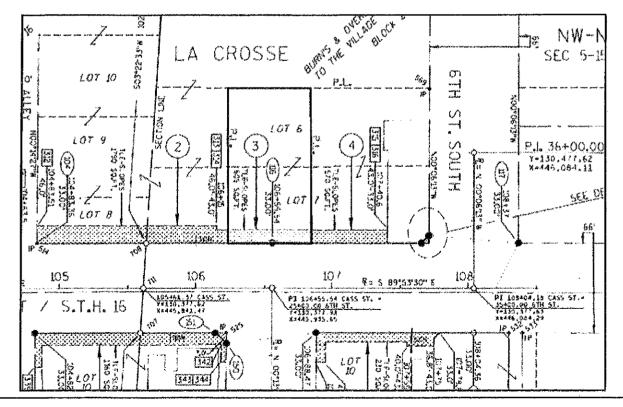
The following legal description was taken from the Warranty Deed recorded as Document No. 1543507 from Duane W. Ring and Janet H. Ring to Duane W. and Janet H. Ring Revocable Trust dated January 25, 2010.

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.

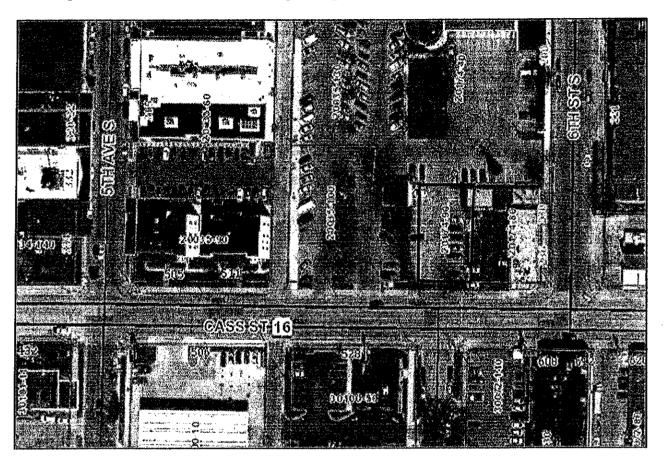
#### PROJECT INFORMATION

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



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 Transpiration are as follows:

Cass Street East of 7<sup>th</sup> Street = 8,200 Vehicles Cass Street West of 7<sup>th</sup> Street = 7,700 Vehicles

# OFFERING PRICE REPORT AND SUBMITTAL

LPA	.1894 02/07 (Replaces LPA2001) Ch. 32 Wis.	. Stats.
Date	Region	
2-9-15 To	SW Region, La Cro	osse
Scott Dunnum		
From Ashley Bedell		
Owner		
Duane & Janet Ring Revocable Trust		
guidelines. The areas and interests agr	the following parcel for approval. The object ee with the right of way plat; the owner(s) we sponds to the last inspection date; all math e certificate of appraiser is included.	were given the opportunity to accompany
Review Comments:		
	ACQUISITION OF	
Fee Simple	Permanent Limited Ease	ement
acres/sq. ft.	acres/sq. ft.	
Highway Easement acres/sq. ft.	Temporary Interest 605 sq. ft.	
Access Rights	Other	
☐ Yes   No		
	APPROVED BY	
Having made a complete review of this p supporting material included, it is my opi	property, an analysis of the appraisal(s) sub nion that the total loss or damage is:	omitted, and in consideration of all
		\$2,000.00
Review Appraiser	Date	
Project ID	County	Parcel No.
7575-08-22	La Crosse	3

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

#### PROJECT PLAT NO:

#7575-08-22; Cass Street (4<sup>th</sup> St to 7<sup>th</sup> 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

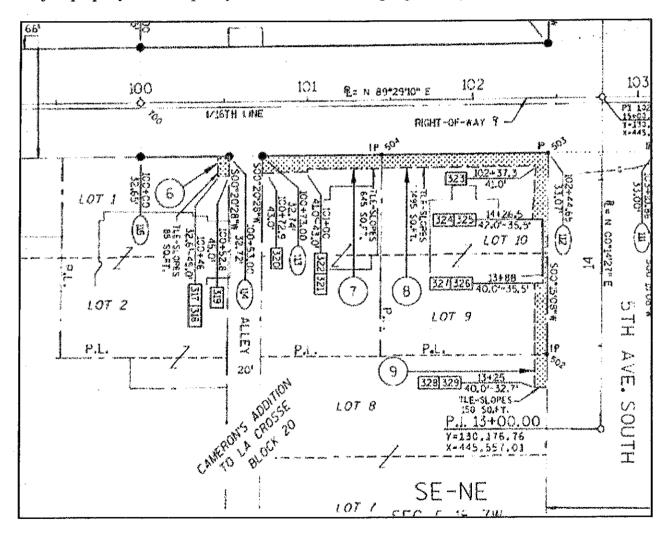
#### DATE OF REPORT:

December 2, 2014

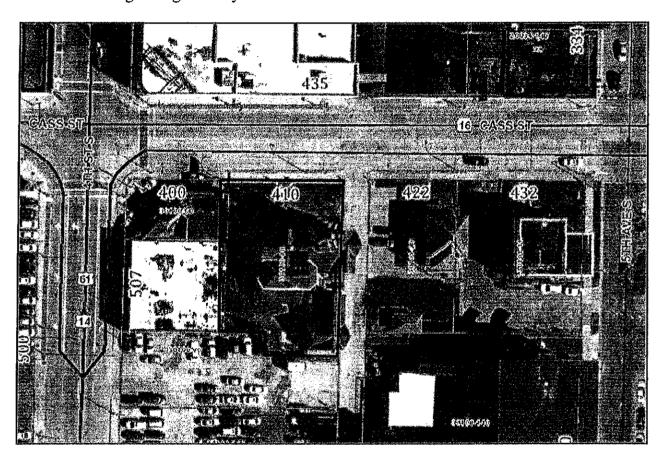
Midwest Professional Appraisal, LLC

The project ID is 7575-08-22, with the original plat dated November 13, 2013 and the first amendment dated October 27, 2014. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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. 6. The following is the proposed temporary limited easement of the subject property. The temporary limited easement is highlighted in yellow.



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 Transpiration are as follows:

Cass Street = 7,700 Vehicles



### OFFERING PRICE REPORT AND SUBMITTAL

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

LFAI	894 0207 (Replaces LPA2001) Cit. 32 Wis. Stats.
Date	Region
2-11-15 To	SW, La Crosse
Scott Dunnum	
From Application Pedall	
Ashley Bedell Owner	
Ocean Fin, LLC	
guidelines. The areas and interests agre	ne following parcel for approval. The objective review meets the required see with the right of way plat; the owner(s) were given the opportunity to accompany ponds to the last inspection date; all math calculations are correct or have been a certificate of appraiser is included.
Review Comments:	
	ACQUISITION OF
Fee Simple	Permanent Limited Easement
acres/sq. ft.	acres/sq. ft.
Highway Easement	Temporary Interest
acres/sq. ft.	85 sq. ft.
Access Rights Yes No	Other
	APPROVED BY
Having made a complete review of this p supporting material included, it is my opin	property, an analysis of the appraisal(s) submitted, and in consideration of all nion that the total loss or damage is:
	\$100.00
Review Appraiser	Date
Project ID 7575-08-22	County Parcel No. La Crosse 6

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:

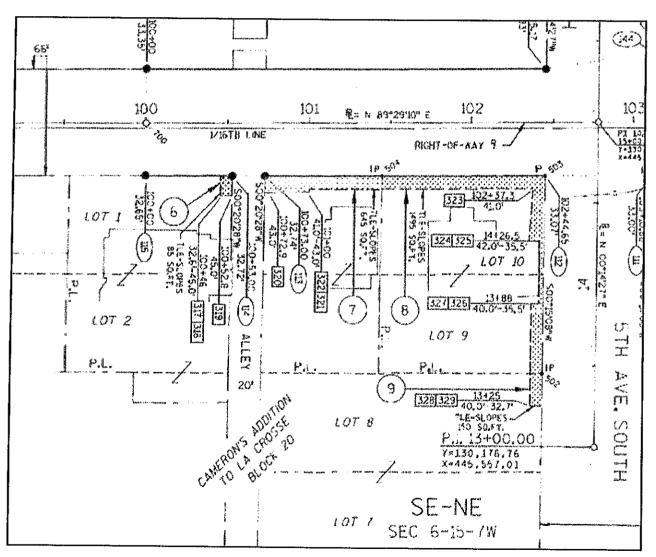
November 24, 2014 – Date of Inspection

#### DATE OF REPORT:

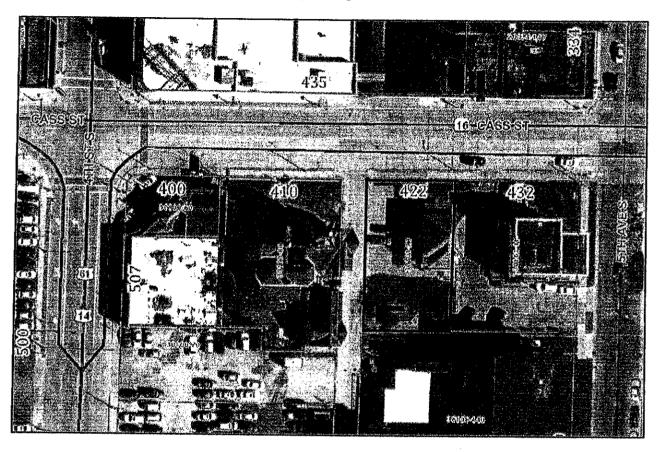
December 5, 2014

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 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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. 7. The following is the proposed temporary limited easement for the subject property. The temporary limited easement is highlighted in yellow.



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 Transpiration are as follows:

Cass Street = 7,700 Vehicles

### OFFERING PRICE REPORT AND SUBMITTAL

	LPA1894 U2/U7 (Repli	aces LPA2001) Ch. 32 V	Vis. Stats.
Date 2-11-15		Region SW, La Crosse	
To Scott Dunnum		000, 24 00000	
From Ashley Bedell			
Owner Mark & Kristi Koch			
guidelines. The areas and inte	erests agree with the right of on corresponds to the last in	way plat; the owner(s espection date: all ma	jective review meets the required  ) were given the opportunity to accompany th calculations are correct or have been
Review Comments:			
	ACQU	IISITION OF	
Fee Simple acres/sq. ft.		Permanent Limited Ea	
Highway Easement acres/sq. ft.		Temporary Interest 645 sq. ft.	
Access Rights ☐ Yes ☑ No		Other	
Having made a complete review	APPROV	is of the appraisal(s) s	ubmitted, and in consideration of all
supporting material included, it i	is my opinion that the total id	oss or damage is:	
Review Appraiser			\$650.00
· · · · · · · · · · · · · · · · · · ·		Date	
Project ID 7575-08-22	County		Parcel No.

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

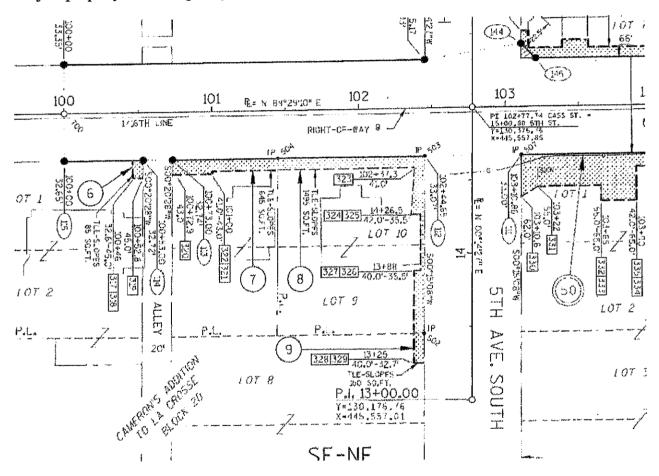
#### DATE OF REPORT:

December 22, 2014

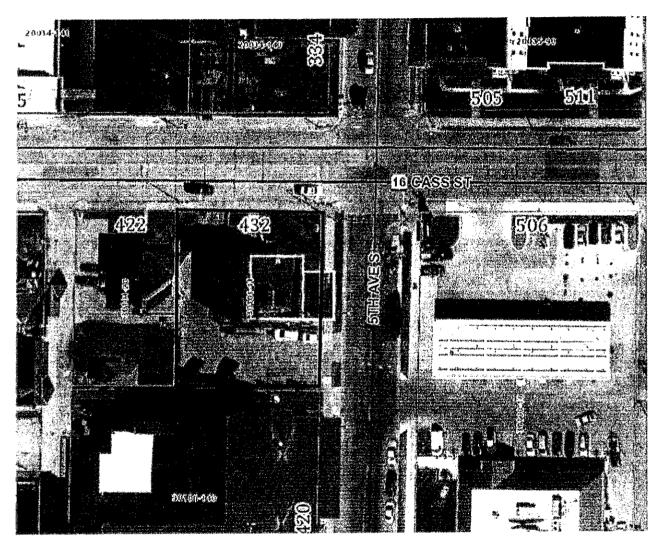
Midwest Professional Appraisal, LLC

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 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



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 5<sup>th</sup> Avenue South.



Access to the site is off of 5<sup>th</sup> 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 Transpiration are as follows:

Cass Street = 7,700 Vehicles



# OFFERING PRICE REPORT AND SUBMITTAL

LPA18	94 02/07 (Replaces	LPA2001) Cn. 32 Wis. c	otals.
Date		Region	
2-12-15		SW La Crosse	
To Scott Dunnum			
From Ashley Rodoll			
Ashley Bedell Owner			
Vince & Linda Hamilton			
We are submitting and recommending the guidelines. The areas and interests agree the appraiser; the date of opinion corresponded in the attached appraisals; and the	e with the right of wa onds to the last insp	y plat; the owner(s) we ection date; all math c	ere given the opportunity to accompany
Review Comments:			
	ACQUISI	TION OF	
Fee Simple		Permanent Limited Easer	ment
acres/sq. ft.		acres/sq. ft.	
Highway Easement		Temporary Interest	
acres/sq. ft.		1,495 sq. ft.	
Access Rights		Other	
☐ Yes ☑ No			
	APPROVEI	) RV	
•	AFFROVE	, 61	
Having made a complete review of this p	ronerty an analysis (	of the appraisal(s) sub	omitted, and in consideration of all
supporting material included, it is my opin	nion that the total loss	s or damage is:	·
			\$2,350.00
Review Appraiser		Date	
Desired ID	County		Parcel No.
Project ID 7575-08-22	La Crosse		8

420 5<sup>th</sup> 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

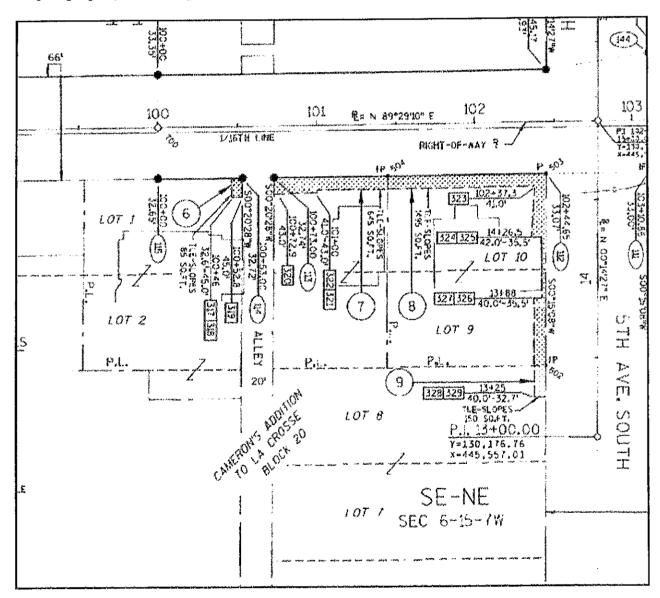
#### DATE OF REPORT:

December 8, 2014

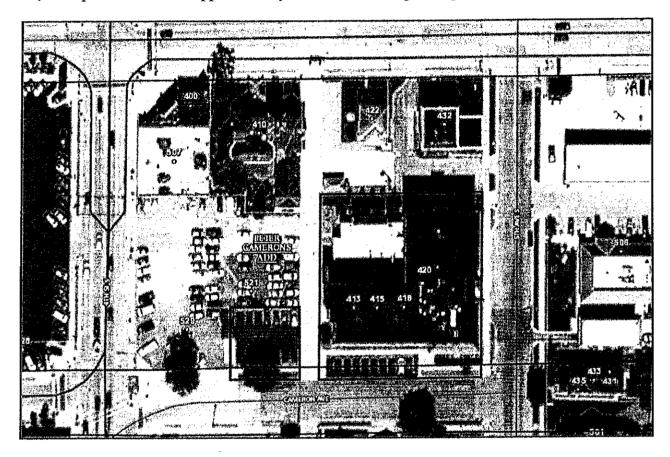
Midwest Professional Appraisal, LLC

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 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



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



Access to the site is off 5<sup>th</sup> 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 Transpiration are as follows:

Cass Street = 7,700 Vehicles

# OFFERING PRICE REPORT AND SUBMITTAL

LPA1	894 02/07 (Replaces LPA2001) Ch. 32 Wis.	Stats.
Date	Region	
2-12-15 To	SW La Crosse	
Scott Dunnum		
From Ashley Bedell		
Owner		
Fifth & Cameron Partners, Limited Partn	ership	
We are submitting and recommending the guidelines. The areas and interests agree the appraiser; the date of opinion corresponded in the attached appraisals; and the	ee with the right of way plat; the owner(s) woonds to the last inspection date; all math	vere given the opportunity to accompany
Review Comments:		
	ACQUISITION OF	
Fee Simple	Permanent Limited Ease	ement ement
acres/sq. ft.	acres/sq. ft.	
Highway Easement acres/sq. ft.	Temporary Interest 150 sq. ft.	
Access Rights	Other	
Yes No	Oulei	
	APPROVED BY	
Having made a complete review of this p supporting material included, it is my opin	roperty, an analysis of the appraisal(s) sui nion that the total loss or damage is:	bmitted, and in consideration of all
		\$150,00
Review Appraiser	Date	
Project ID	County	Parcel No.
7575-08-22	La Crosse	9

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:**

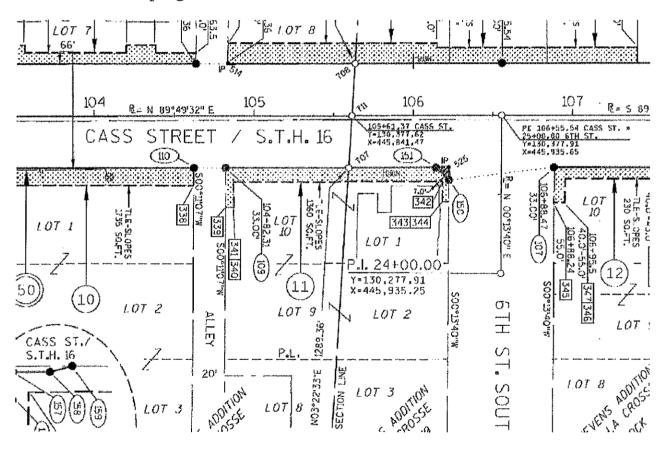
December 12, 2014 - Date of Inspection

#### **DATE OF REPORT:**

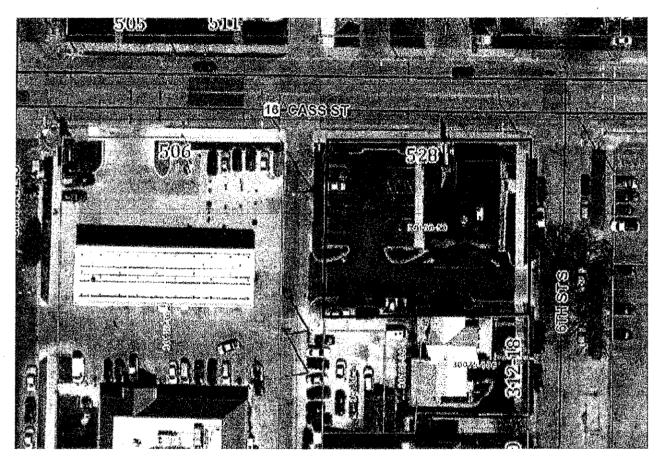
December 26, 2014

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 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



The subject site is located at the southwest quadrant of Cass Street and 6<sup>th</sup> 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 6<sup>th</sup> Street South and the alley.



Access to the site is via one curb cut off 6<sup>th</sup> 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 Transpiration are as follows:

Cass Street = 7,700 Vehicles

#11

# OFFERING PRICE REPORT AND SUBMITTAL

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

· ·	
Date	Region
2-11-15	SW, La Crosse
То	
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 grope and interests gares with the right of	way plat; the owner(s) were given the opportunity to accompany
the appreciaer: the date of opinion corresponds to the last in	spection date; all math calculations are correct or have been
noted in the attached appraisals; and the certificate of appr	raiser is included
Hotel III the attached appraisais, and the continuate of appr	albot to moradod.
Review Comments:	
Review Confinents.	
ACQU	ISITION OF
Fee Simple	Permanent Limited Easement
35 sq. ft.	acres/sq. ft.
Highway Easement	Temporary Interest
acres/sq. ft.	1,360 sq. ft.
A Diulda	Other
Access Rights  Yes No	Ouler
☐ 163 ☑ 140	
APPRO\	/ED BY
The fire and a general to waiting of this property an applica	is of the appraisal(s) submitted, and in consideration of all
Having made a complete review of this property, an analys supporting material included, it is my opinion that the total	use or domana is.
Supporting material included, it is my opinion that the total	USS OF Carriage 13.
	\$4,000.00
Review Appraiser	Date
IZEVIEW Appraiser	
Project ID County	Parcel No.
7575-08-22 La Crosse	11
1010-00-22 La 010336	1 1

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 ( $4^{th}$  St to  $7^{th}$  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

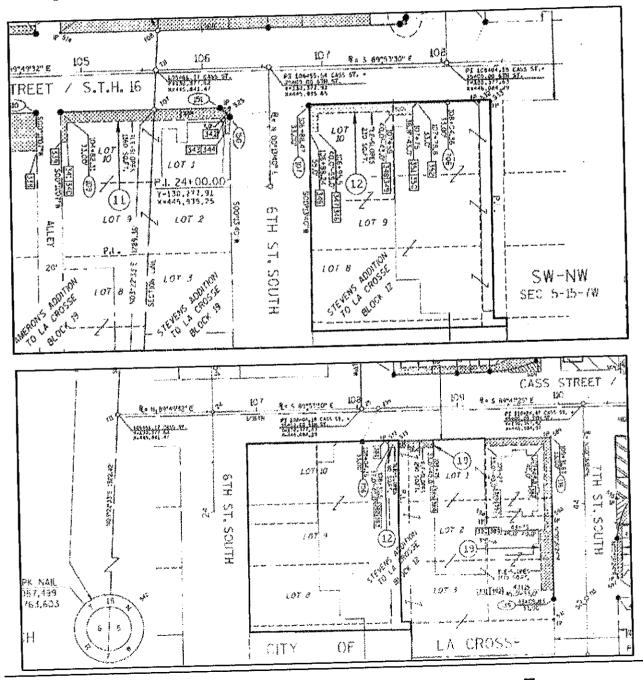
#### DATE OF REPORT:

December 5, 2014

Midwest Professional Appraisal, LLC

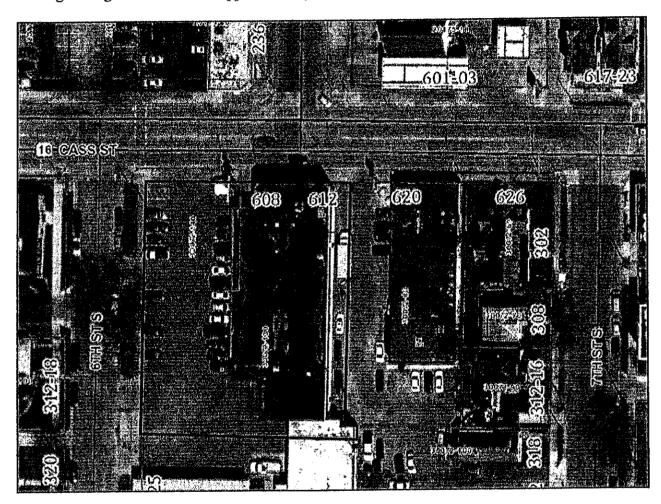
The project ID is 7575-08-22, dated November 13, 2013. An amendment for Sheet 4.01 is dated October 27, 2014. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> Street and Cass Street with a new alignment and roundabout. The project 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.



♦ 11 ♦

The subject site is located at the southeast quadrant of 6<sup>th</sup> 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 6<sup>th</sup> Street.



Access to the site is off Cass Street and 6<sup>th</sup> 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 Transpiration are as follows:

Cass Street East of 6<sup>th</sup> Street = 8,200 Vehicles Cass Street West of 6<sup>th</sup> Street = 7,700 Vehicles #12

# OFFERING PRICE REPORT AND SUBMITTAL

LPA1	394 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.
Date	Region
2-12-15	SW La Crosse
To Scott Dunnum	
From	
Ashley Bedell	
Owner Jack & Toni Low Joint Revocable Trust	
guidelines. The areas and interests agree	e following parcel for approval. The objective review meets the required e with the right of way plat; the owner(s) were given the opportunity to accompany onds to the last inspection date; all math calculations are correct or have been certificate of appraiser is included.
Review Comments:	
	ACQUISITION OF
Fee Simple	Permanent Limited Easement
acres/sq. ft.	acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Interest 310 sq. ft.
	Other
Access Rights  Yes No	Other
	APPROVED BY
Having made a complete review of this p supporting material included, it is my opin	roperty, an analysis of the appraisal(s) submitted, and in consideration of all iion that the total loss or damage is:
	\$300.00
Review Appraiser	Date
Project ID 7575-08-22	County Parcel No. La Crosse 12

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

#### PROJECT PLAT NO:

#7575-08-22; Cass Street (4<sup>th</sup> St to 7<sup>th</sup> 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

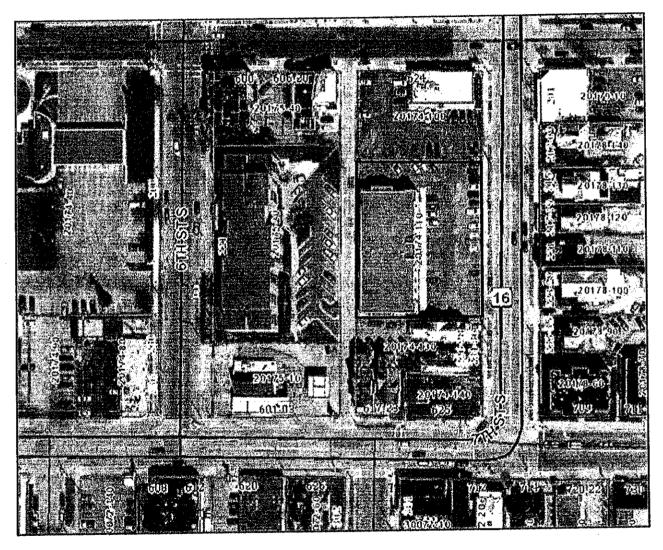
#### EFFECTIVE DATE OF VALUE:

November 24, 2014 - Date of Inspection

#### DATE OF REPORT:

January 27, 2015

The subject site is located at 210 7<sup>th</sup> 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 7<sup>th</sup> 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 Transpiration are as follows:

7<sup>th</sup> Street = 3,800 Vehicles



### **OFFERING PRICE REPORT AND SUBMITTAL**

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

Date 2-11-15	Region SW, La Crosse
To	- OV., Ed 0/0330
Scott Dunnum	
From Achley Bodell	
Ashley Bedell Owner	
210 S. 7th, LLC	
We are submitting and recommending the following parcel for guidelines. The areas and interests agree with the right of with the appraiser; the date of opinion corresponds to the last instructed in the attached appraisals; and the certificate of appraisals.  Review Comments:	ray plat; the owner(s) were given the opportunity to accompany pection date; all math calculations are correct or have been
ACQUIS	SITION OF
Fee Simple	Permanent Limited Easement
90 sq. ft.	acres/sq. ft.
Highway Easement	Temporary Interest
acres/sq. ft.	780 sq. ft.
Access Rights	Other
☐ Yes   No	90 sf pavement
APPROVE	D BY
Having made a complete review of this property, an analysis supporting material included, it is my opinion that the total los	
	\$3,350.00
Review Appraiser	- Φ5,530.00 Date

Project ID County Parcel No.

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:**

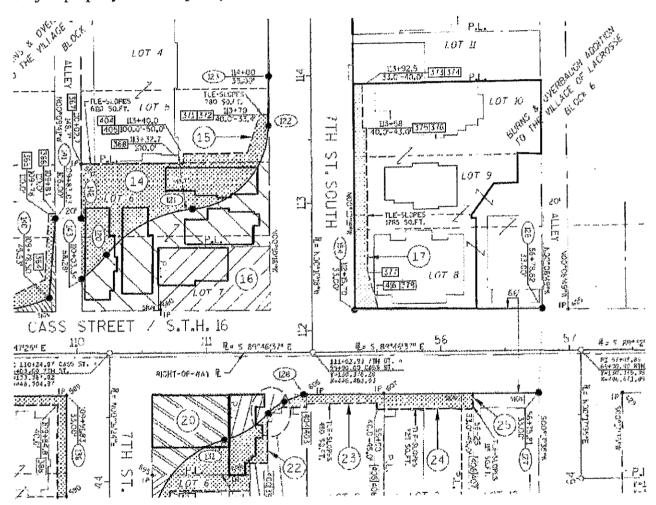
November 24, 2014 – Date of Inspection

#### DATE OF REPORT:

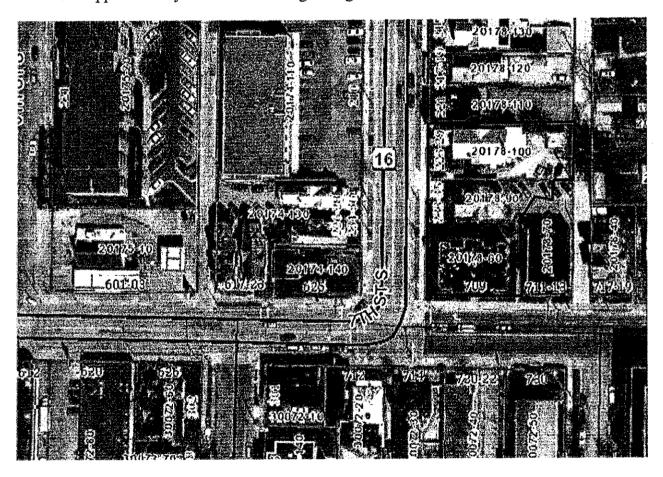
January 27, 2015

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



The subject site is located at the northeast quadrant of 7<sup>th</sup> 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 7<sup>th</sup> Street.



Access to the site is off 7<sup>th</sup> 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 Transpiration are as follows:

7<sup>th</sup> Street North of Cass Street = 3,800 Vehicles Cass Street East of 7<sup>th</sup> Street = 8,200 Vehicles Cass Street West of 7<sup>th</sup> Street = 7,700 Vehicles #17

# OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 <i>02/07</i> (Replace	s LPA2001) Cn. 32 Wis. Stats.
Date	Region Crasse
2-11-15 To	SW, La Crosse
Scott Dunnum	
From Ashley Bedell	
Owner	
PE Rentals, LLC	
We are submitting and recommending the following parcel for guidelines. The areas and interests agree with the right of we the appraiser; the date of opinion corresponds to the last instanced in the attached appraisals; and the certificate of appraisals.	ay plat; the owner(s) were given the opportunity to accompany poection date; all math calculations are correct or have been
Review Comments:	
ACQUIS	SITION OF
Fee Simple	Permanent Limited Easement
90 sq. ft.	acres/sq. ft.
Highway Easement	Temporary Interest
acres/sq. ft.	1,785 sq. ft.
Access Rights  Yes No	Other
APPROVE	ED BY
Having made a complete review of this property, an analysis supporting material included, it is my opinion that the total los	of the appraisal(s) submitted, and in consideration of all ss or damage is:
	\$1,800.00
Review Appraiser	Date

Parcel No. Project ID County

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

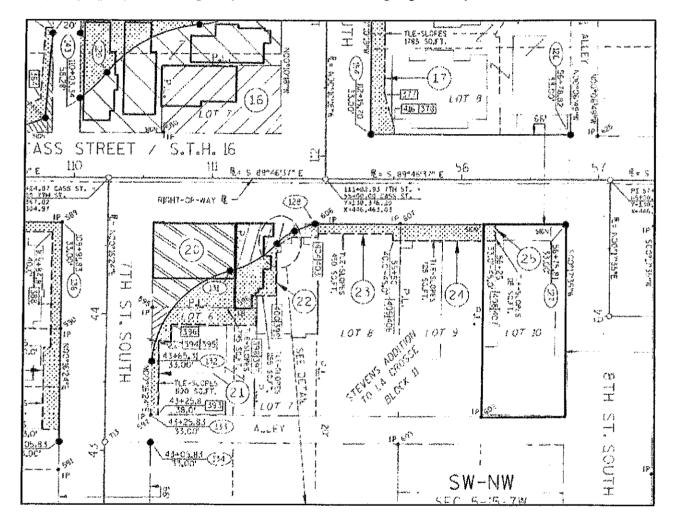
#### DATE OF REPORT:

December 10, 2014

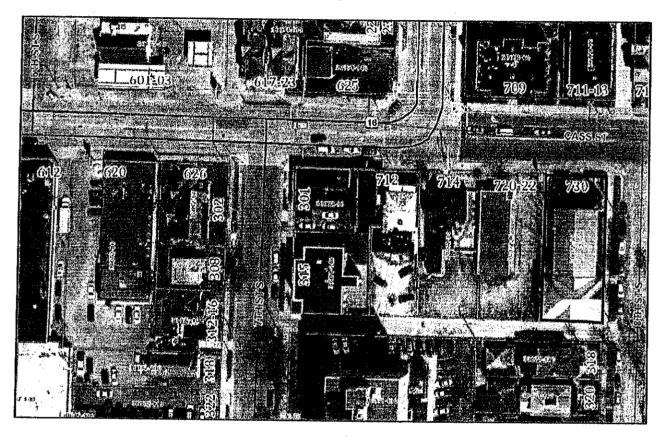
Midwest Professional Appraisal, LLC

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7<sup>th</sup> Street as well as the existing intersection of 7<sup>th</sup> 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.



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 8<sup>th</sup> 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 Transpiration are as follows:

7<sup>th</sup> Street North of Cass Street = 3,800 Vehicles Cass Street East of 7<sup>th</sup> Street = 8,200 Vehicles Cass Street West of 7<sup>th</sup> Street = 7,700 Vehicles #25

# OFFERING PRICE REPORT AND SUBMITTAL LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

2-12-15		Region SW La Crosse
To Scott Dunnum		OW La Clusse
From		
Ashley Bedell Owner		·
Church of Christ		
We are submitting and recoguidelines. The areas and in the appraiser; the date of opnoted in the attached appraise.	inion corresponds to the lea	cel for approval. The objective review meets the required of way plat; the owner(s) were given the opportunity to accompate tinspection date; all math calculations are correct or have been oppraiser is included.
Review Comments:		
_	ACC	QUISITION OF
Fee Simple		Permanent Limited Easement
acres/sq. ft.		acres/sq. ft.
Highway Easement acres/sq. ft.		Temporary Interest
Access Rights		115 sq. ft.
Yes No		Other
Having made a complete revies supporting material included, i	ew of this property on sand	VED BY sis of the appraisal(s) submitted, and in consideration of all loss or damage is:
	ew of this property on sand	sis of the appraisal(s) submitted, and in consideration of all loss or damage is:
Having made a complete revies supporting material included, includ	ew of this property on sand	-t- cu
	ew of this property on sand	sis of the appraisal(s) submitted, and in consideration of all loss or damage is:  \$150.00
	ew of this property on sand	sis of the appraisal(s) submitted, and in consideration of all loss or damage is:  \$150.00