

**JURISDICTIONAL OFFER**

RE1786 10/2018 s.32.05 Wis. Stats.

City of La Crosse

Date: 05/25/2021

To: **Great Northern Investment of La Crosse Inc., Rockford Bank and Trust Company, and Walgreens Co.,** hereinafter referred to as Owner.

Relocation Order date(s)  
08/31/2020 and 12/08/2020

Relocation Order Filed at County Clerk's Office	County La Crosse	Public purpose for property Reconstruction of USH - 014
----------------------------------------------------	---------------------	------------------------------------------------------------

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 Thousand Five Hundred and 0/100 Dollars (\$5,500.00)

- 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: 06/15/2021
- 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 .....\$ 5,500.00
  - (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: .....\$ 0.00
 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 06/14/2021; and the offer and acceptance must be delivered to Purchaser, Right of Way Professionals Inc., Attn: Laura J. Humphrey, 1030 Oak Ridge Drive, Suite E, Eau Claire, WI 54701-4761 not later than regular office closing time on 06/14/2021, 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 06/14/2021.
- 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.



Project ID  
1641-03-25

This instrument was drafted by  
Laura J. Humphrey, SR/WA for  
Right of Way Professionals, Inc.  
Page 1 of 3

Parcel No.  
4

- 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. None.
- P. This offer, if accepted by Owner, shall constitute a binding contract.

May 25, 2021

\_\_\_\_\_  
Approving Authority

\_\_\_\_\_  
Date

City of La Crosse

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

\_\_\_\_\_  
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

\_\_\_\_\_  
Firm or Corporation Name

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Title

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

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

This instrument was drafted by  
Laura J. Humphrey, SR/WA for  
Right of Way Professionals, Inc.

Project ID  
1641-03-25

Parcel No.  
4

## LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section; thence along the East line of said 1/4 section North 03°08'09" East 1384.24 feet to a point; thence South 77°23'14" West 47.35 feet to a point on the Westerly line of West Avenue South and the point of beginning of lands to be described; thence South 03°08'09" West along said Westerly line 2.44 feet to a point; thence Southwesterly 18.30 feet along said Westerly line and the arc of a curve whose center lies to the Northwest, whose radius is 15.84 feet and whose chord bears South 37°22'47" West 17.30 feet to a point on the North line of Jackson Street; thence North 89°50'51" West along said North line 23.00 feet to a point; thence North 00°09'09" East 5.00 feet to a point; thence South 89°50'51" East 23.54 feet to a point; thence North 42°02'36" East 15.06 feet to the point of beginning.

This parcel contains 0.004 acres, more or less.

Also,

**Temporary Limited Easement** for the right to construct side slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Town 15 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section; thence along the East line of said 1/4 section North 03°08'09" East 1384.24 feet to a point; thence South 77°23'14" West 47.35 feet to a point on the Westerly line of West Avenue South and the point of beginning of lands to be described; thence South 42°02'36" West 15.06 feet to a point; thence North 89°50'51" West 23.54 feet to a point; thence North 00°09'09" East 5.00 feet to a point; thence South 89°50'51" East 23.26 feet to a point; thence North 03°08'09" East 29.66 feet to a point; thence South 87°19'59" East 10.00 feet to a point on the Westerly line of West Avenue South; thence South 03°08'09" West along said Westerly line 23.00 feet to the point of beginning.

This parcel contains 0.009 acres, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.