

CHECK REQUEST Week of 2/25/2021

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

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

10	\$775	Bluffview Corporation 3815 Mormon Coulee Rd, Suite 100 La Crosse, WI 54601	TLE
11	\$1,250	Campus Inn, Inc. 3815 Mormon Coulee Rd, Suite 100 La Crosse, WI 54601	TLE
47	\$2,221.34	La Crosse County Clerk of Court 333 Vine St La Crosse, WI 54601	Award of Damages
72	\$600	Coulee Region Developers, LLC 3815 Mormon Coulee Rd, Suite 100 La Crosse, WI 54601	TLE
Total	\$4,846.34		

Submitted by *Jill Noel* WisDOT Date 2/25/2021

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Bluffview Corporation** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Seven Hundred Seventy-Five and 00/100 Dollars (\$775.00)** for the purpose of **Slopes**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

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

_____ is space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50018-030

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of GRANTOR corporation.

CORPORATE ACKNOWLEDGEMENT:

Bluffview Corporation
Corporation Name _____

Benjamin J Collins 1-28-21
Officer Signature Date

BENJAMIN J COLLINS OFFICER
Print Name and Title

Date _____

Officer Signature _____ Date _____

Print Name and Title _____

Date _____

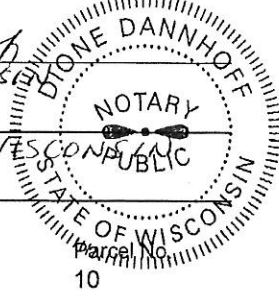
State of WISCONSIN)
LA CROSSE) ss.
County) _____

On the above date, this instrument was acknowledged before me by the named person(s).

Dione Dannhoff
Signature, Notary Public, State of WISCONSIN

DIONE DANNHOFF
Print or Type Name, Notary Public, State of WISCONSIN

10-04-2021
Date Commission Expires



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
10

LEGAL DESCRIPTION

Parcel 10 of Transportation Project Plat 1641-02-22 – 4.02 recorded in volume TPP CAB of Transportation Project Plats, Page 96B, as Document No.1730297, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 10 consist of:

Temporary limited easement.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Bluffview Corporation	Area and interest required 0.004 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	.004 acre TLE x \$871,200/acre x 3.05% x 3.33 years = \$353.93	0.004	Acres	\$88,482.50	\$353.93
Appraiser Rounding	(\$21.07)				\$21.07
Other	Landscaping: Landscaping bark = \$100				\$100.00

Negotiated Settlement \$300.00

Total Allocation
Rounded To

*BC/JN \$300.00
\$475.00
\$775.00
JNBC
\$775.00*

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

Benjamin J. Collins OFFICER
X Benjamin J. Collins 1.28.21
Owner Signature Date
Bluffview Corporation

X _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Cory Schlager 2/22/2021
Agency Approval Date
[Signature] 2/22/21
City of La Crosse Signature Date



This instrument was drafted by
City of La Crosse

Project ID
1641-02-22

Parcel No
10

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Campus Inn, Inc.** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00)** for the purpose of **Slopes**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

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

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50018-040

The undersigned certify that this instrument is being executed pursuant to a resolution of the board of directors (or shareholders, if authorized by law) of GRANTOR corporation.

CORPORATE ACKNOWLEDGEMENT:

Campus Inn, Inc
Corporation Name

Benjamin J Collins 1-28-21
Officer Signature Date

BENJAMIN J COLLINS OFFICER
Print Name and Title

Officer Signature Date

Print Name and Title

_____ 1-28-21
Date

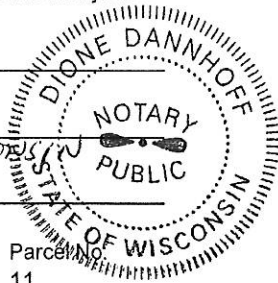
State of WISCONSIN)
LA CROSSE County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Dione Dannhoff
Signature, Notary Public, State of WISCONSIN

Dione Dannhoff
Print or Type Name, Notary Public, State of WISCONSIN

10-04-2021
Date Commission Expires



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
11

LEGAL DESCRIPTION

Parcel 11 of Transportation Project Plat 1641-02-22 – 4.02 recorded in volume TPP CAB of Transportation Project Plats, Page 96B, as Document No.1730297, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 11 consist of:

Temporary limited easement.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Campus Inn, Inc	Area and Interest required 0.006 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	.006 acre TLE x \$871,200/acre x 3.05% x 3.33 years = \$530.90	0.006	Acres	\$88,483.33	\$530.90
Other	Landscaping: Bushes=\$200; Rock=\$50; Timbers=\$150. Total = \$400				\$400.00
Appraiser Rounding	(\$19.10)				\$19.10

Negotiated Settlement \$300.00

Total Allocation
Rounded To

*BC/JN \$300.00 IN BC
\$88,483.33
\$88,783.33*

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X Benjamin J Collins 1-28-21
Owner Signature Date
Campus Inn, Inc

X _____
Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Cory Schlager 2/22/2021
Agency Approval Date
Wanda Fuller 2/22/21
City of La Crosse Signature Date



This instrument was drafted by
City of La Crosse

Project ID
1641-02-22

Parcel No
11

P. 47 follows

No W-9 as check
goes to Clerk of Court

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

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

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

The City of La Crosse has determined it necessary to acquire, for the purpose set forth in and in accordance with said relocation order, a parcel of real estate and/or rights therein as set forth, in and to which the following persons have an interest: **Marie V. Zimmermann, a single person and Cody A. Brenner, a single person; Marine Credit Union**

The interest acquired by this award is:

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

Said parcel or real estate and/or interests therein will be occupied by the City of La Crosse or its agents on **3/10/2021** (date).

The City of La Crosse, having complied with all jurisdictional requirements pursuant to law, makes this award of damages to the above persons having an interest in said parcel of real estate, in the sum of **Two Thousand Two Hundred and 00/100 Dollars (\$2,200.00)**, for the acquisition of said parcel for real estate and/or interests therein as set forth.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
Attn: Jill Noel
3550 Mormon Coulee Road
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number
17-50028-120

City of La Crosse

Cory Schlager
Approving Authority Signature

_____ Date

Cory Schlager
Print Name



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

Parcel No.
47

LEGAL DESCRIPTION

Parcel 47 of Transportation Project Plat 1641-02-22 – 4.04 Amendment No. 2 recorded in volume TPP CAB of Transportation Project Plats, Page 108B, as Document No. 1740283 recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 47 consist of:

FEE simple

Temporary limited easement.

CLOSING STATEMENT

RE1617 10/2018 Ch. 84 Wis. Stats.

City of La Crosse

Transferor / Property owner name and address Marie V Zimmermann and Cody A Brenner 2636 South Ave, La Crosse, WI 54601		Transferee City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$2,200.00	XXXXXXXXXX
1st mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
2nd mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
Land contract payment Amount \$ <u>0.00</u>		\$	\$0.00
Tax proration for year <u>2020</u> , prorated from <u>4/14/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>2,454.07</u> (attach Form RE1616)		\$21.34	\$0.00
Delinquent taxes for years		\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)		\$	\$0.00
Estimated water and/or sewer service charges		\$	\$0.00
Rent prorated, if tenant occupied		\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>		\$	\$0.00
Retention of improvements - list (if none, so state)		\$ 0.00	\$0.00
		\$ 0.00	\$0.00
Other:		\$0.00	\$0.00
TOTAL DUE		\$2,221.34	\$0.00
Less deductions		\$0.00	XXXXXXXXXX
Balance due property owner		\$2,221.34	XXXXXXXXXX
1st installment		\$0.00	
2nd installment		\$0.00	
3rd installment		\$0.00	
Total settlement due property owner		\$2,221.34	

This statement is accepted as correct.

Signature _____ Date _____
Closing Agent () _____ Date _____

Signature _____ Date _____
Signature _____ Date _____



Project ID
1641-02-22

County
La Crosse

Parcel No.
47

DISPOSITION OF REAL ESTATE TAXES

RE1616 04/2020

City of La Crosse

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name Marie V Zimmermann and Cody A Brenner	Total tax \$ 2,454.07
Tax key 17-50028-120	Assessed land value \$ 16,600.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 82,000.00
County La Crosse	Total assessed value \$ 98,600.00
Conveyance date 04/14/2021	Mill (tax) rate (carry to 5 places) \$ 0.02561

per \$ of assessed value

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

Mill Rate:	Total tax ÷ Total assessed value \$ 2,454.07 / 98,600.00	= Mill rate (carry to 5 places) \$ 0.02561
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A. Total Acquisition

Total tax ÷ 365 \$ /365	x Days elapsed from January 1 st to conveyance date days	= Owner's share tax \$ *
* Transfer amount to Closing Statement as deduction from purchase price		

B. Partial Acquisition

Tax on Land Acquired

Step #1 - Land assessment \$ 16,600.00	x Mill rate (carry to 5 places) \$ 0.02561	= Land tax \$ 425.13
Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0040 / 0.0570	= % of land acquired (carry to 3 places) 7.018 %	
Step #3 - Land tax \$ 425.13	x % of land acquired 7.018 %	= Land prorated tax \$ 29.84

Tax on Improvements (Buildings, etc.) Acquired

Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ 0 / 0	= % of improvement value acquired (carry to 3 places) 0.000 %	
Step #2 - Assessed value of all improvements \$ 82,000.00	x Mill rate \$ 0.02561	= Improvements tax \$ 2040.98
Step #3 - Improvements tax \$ 2040.98	x % of improvement value acquired 0.000 %	= Improvements prorated tax \$ 0

Taxes to be Prorated

Land \$ 29.84	+ Improvements \$ 0	= Total prorated tax \$ 29.84
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Agency's Prorated Tax

Days remaining from conveyance date to year end ÷ 365 261/365	x Total prorated tax \$ 29.84	= Agency's Prorated Share \$ 21.34 **
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** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 47

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Coulee Region Developers, LLC** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Six Hundred and 00/100 Dollars (\$600.00)** for the purpose of **Slopes**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

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

This space is reserved for recording data	
Return to	Wisconsin Department of Transportation 3550 Mormon Coulee Road La Crosse, WI 54601
Parcel Identification Number/Tax Key Number	17-50034-120

In executing this document, the undersigned affirms that he/she is a (member)(manager) of Coulee Region Developers, LLC, and is duly authorized by the company to execute this document.

Benjamin J Collins OFFICER
Signature Date 1-28-21

(member)(manager) of Coulee Region Developers, LLC

BENJAMIN J COLLINS OFFICER
Print Name

1-28-21
Date

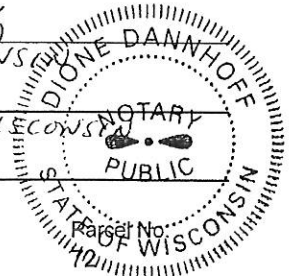
State of WISCONSIN)
LACROSSE County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Dione Dannhoff
Signature, Notary Public, State of WISCONSIN

DIONE DANNHOFF
Print or Type Name, Notary Public, State of WISCONSIN

10-04-2021
Date Commission Expires



Project ID
1641-02-22

This instrument was drafted by
City of La Crosse

LEGAL DESCRIPTION

Parcel 72 of Transportation Project Plat 1641-02-22 – 4.04 recorded in volume TPP CAB of Transportation Project Plats, Page 97B, as Document No.1730299, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 72 consist of:

Temporary limited easement.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) Coulee Region Developers, LLC	Area and Interest required 0.007 acres of Temporary Limited Easement (TLE)
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Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	.007 acre TLE x \$174,240/acre x 3.05% x 3.33 years = \$123.88	0.007	Acres	\$17,697.14	\$123.88
Appraiser Rounding	(\$176.12)				\$176.12

Negotiated Settlement \$300.00

Total Allocation
Rounded To

20/21 \$300.00 JN/BC
~~\$300.00~~
~~\$600.00~~
 JN/BC

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

x Benjamin J Collins ^{MEMBER} 1.28.21
 Owner Signature Date
 Coulee Region Developers, LLC

x _____
 Owner Signature Date

Approved for City of La Crosse

For Office Use Only

Cory Schlager 2/22/2021
 Agency Approval Date
Walter Taylor 2/22/21
 City of La Crosse Signature Date



2 7 7 7 5 3 7

This instrument was drafted by
City of La Crosse

Project ID
1641-02-22

Parcel No
72