

CHECK REQUEST Week of 6/22/2023

RELOCATION PAYMENT NO W9 NEEDED

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

Parcel	Amount	Payable to	Conveyance
20	\$18,940.46	<b>Budget Furniture, Inc.</b> 1600 George St., La Crosse, WI 54601  MAIL CHECK TO: Right of Way Professionals, Inc., 2215 E. Clairemont Avenue, STE 1, Eau Claire, WI 54701	Moving Expenses & Re- Establishment
<b>Total</b>	\$18,940.46		

Submitted by: Dave Selissen of Right of Way Professionals, Inc.

Date 6/22/2023

# RIGHT OF WAY PROFESSIONALS, INC.

*PROJECT MANAGEMENT, APPRAISAL, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT*

June 8, 2023

Via: E-mail

Wisconsin Department of Transportation  
Bureau of Technical Services  
Attn: Tracey Johnsrud  
Statewide Relocation Coordinator  
4822 Madison Yards Way, 5<sup>th</sup> Floor South  
Madison, WI 53707

RE: Project 1641-02-22  
C. of La Crosse, USH 14/South Ave.  
La Crosse County  
Parcel 20 – Budget Furniture, Inc.

Dear Ms. Johnsrud:

The following relocation claims for the above referenced parcel are enclosed and recommended for your review and approval:

Claim Seq #	Parcel #	Type	Payable To	Amount
2	20	Moving Expenses Actual (self-move)	Budget Furniture, Inc.	\$4,900.00
2	20	Moving Expenses Searching Expense	Budget Furniture, Inc.	\$1,552.89
2	20	Moving Expenses Utility Connection from ROW	Budget Furniture, Inc.	\$2,250.00
2	20	Re-Establishment On-Premise Sign	Budget Furniture, Inc.	\$10,237.57
TOTAL				\$18,940.46

Budget Furniture, Inc. (Budget) is a business owner occupant. They owned and occupied buildings at 2100 West Ave., South (Main Building – sold new furniture) and 2356 South Avenue (Building 2 – sold used furniture & storage). Budget purchased a replacement site at 1600 George Street. The site was vacant at the time of purchase and Budget has since constructed a new building.

**Moving Expenses – Actual (self-move) (\$4,900.00):** Budget chose to move all personal property with a self-move and is eligible to receive reimbursement for actual moving costs. The furniture racks were moved separately by JJ's Handyman Service and dumpsters were rented to dispose of the garbage on the site. Both of which are not part of this claim and will be addressed in a future claim. The moving cost was based on the lower of two bids, see attached. A vacancy inspection was performed on 11/12/2021.

The following supporting documents are attached in support of this claim:

- Signed Relocation Claim – Application and Release
- Signed Self-Move Agreement
- Moving Estimate from Coulee Region Moving Services
- Moving Estimate from Piepho Moving & Storage
- Signed Vacancy Notice
- Business Actual Moving Expenses – Worksheet
- Moving Inventory
- Vacancy Photos

I recommend approval of the claim in the full amount of \$4,900.00.

**Moving Expenses – Searching Expense (\$1,552.89):** Budget is eligible for searching expense reimbursement up to \$2,500.00. Budget started a search for a replacement property on 3/5/2020 and finished their search on 4/9/2020. Searching expenses consist of \$112.89 for mileage and \$1,440.00 for time.

The following supporting documents are attached in support of this claim:

- Signed Relocation Claim – Application and Release
- Business Actual Moving Expenses - Worksheet
- Searching Expenses Record

I recommend approval of this claim in the full amount of \$1,552.89.

**Moving Expenses – Connection of Utilities from ROW (\$2,250.00):** As part of the construction of Budget's new building they had to connect the sewer and water from the road right of way to their new building. This is an eligible item – "connection to available nearby utilities from right of way to improvements at the replacement site".

The following supporting documents are attached in support of this claim:

- Signed Relocation Claim – Application and Release
- Business Actual Moving Expenses - Worksheet
- Wieser Brothers Proposal with connection of utilities (highlighted in yellow – item 2f)
- March 17, 2022, email from Wieser Brothers project manager allocated the cost to extend the water and sewer from the road right of way (costs are highlighted in yellow)
- Wieser invoice 21306 – this is the final construction invoice showing the total invoiced amounts including the "connection to available nearby utilities from right of way to improvements at the replacement site" task under item 2 – Earthwork/Sitework
- February 17, 2021, email from Wieser itemizing invoices and payments
- Copy of check as proof of payment

I recommend approval of this claim in the full amount of \$2,250.00.

**Re-Establishment Expenses – Construction of on-premise sign (\$10,237.57):** Budget is eligible for re-establishment up to \$25,000.00. Construction & installation costs for exterior signage to advertise the business is a re-establishment item. The contractor – Wieser Brothers – constructed two new signs (photo attached) as change order #2 of their contract with Budget. The cost of the new signage was \$10,237.57.

The following supporting documents are attached as support for this claim:

- Signed Relocation Claim – Application and Release
- Photo of the signs before and after
- Re-Establishment Expenses – Worksheet
- Invoice 21306 with Change order #2 highlighted in yellow
- Copy of check as proof of payment

I recommend approval of this claim in the full amount of \$10,237.57.

Please let me know if you have any questions. I can be reached at 715-830-0544 or [dave@rowpros.org](mailto:dave@rowpros.org).

Respectfully,  
Right of Way Professionals, Inc.



Dave Selissen, SRWA  
As Agent for WisDOT

Enclosures

# RELOCATION CLAIM - APPLICATION AND RELEASE

RE1527 11/2022

City of La Crosse

Claimant Name (print) Budget Furniture, Inc	Date Claim Submitted to City of La Crosse 10-8-2023
Replacement Property Address 1600 George Street La Crosse, WI 54601	Relocation Agent Name David J. Selissen
Subject Property Address 2100 West Avenue S, La Crosse, WI 54601	Actual Vacate Date from Subject 10/28/2021

The relocation program is a reimbursement program. All items must be determined by City of La Crosse as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- Residential relocation       Owner occupant (subject)       Replacement - Purchase       Move Only - no displaced persons  
 Nonresidential relocation       Tenant occupant (subject)       Replacement - Rental  
 Outdoor advertising sign relocation       Landlord (subject)

### AGREEMENT

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

- (a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;
- (b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

### CERTIFICATION

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the City of La Crosse and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

X Susan C. Boyer 5/17/23  
Claimant Signature Date

Susan C. Boyer  
Print Name

X \_\_\_\_\_  
Claimant Signature Date

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

\_\_\_\_\_  
Agency Approval Date

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

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

X Dave Selissen 5/17/23  
Relocation Agent Signature Date

Dave Selissen  
Print Name

X Tracey Johnsrud 6/22/2023  
BTS Relocation Facilitator Signature Date

Tracey Johnsrud  
Print Name



Project ID  
1641-02-21

County  
La Crosse

Parcel No.  
20

Items Claimed	Reference	Amount Claimed	Amount Approved
<b>Residential</b>			
1. Moving expenses – Actual	Adm 92.54(1); 49 CFR §24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); 49 CFR §24.302	\$	\$
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & §24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; 49 CFR §24.401(b)&(c) & 49 CFR §24.402(b)&(c)	\$	\$
5. Mortgage Interest Differential Payment	Adm 92.70(5); 49 CFR §24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); 49 CFR §24.401(e)	\$	\$
<b>Non-Residential</b>			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 49 CFR §24.301(d) & 49 CFR §24.303	\$8,702.89	\$ 8,702.89
8. Re-Establishment Payment	Adm 92.67; 49 CFR §24.304	\$10,237.57	\$ 10,237.57
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; 49 CFR §24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 49 CFR §24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
<b>Move Only Payment – No displaced persons</b>			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, 49 CFR §24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64; 49 CFR §24.301(f)	\$	\$
TOTAL		\$18,940.46	\$ 18,940.46