

15-0064

ADMINISTRATIVE REVISION

LPA1592 08/2011 (Replaces LPA3038)

Property type Commercial	Property net size 3,735 SF	Fee acquired 3,735 SF	Other interests
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Brief description of size, shape, effect of acquisition on property: This property is a 3,735 SF site located on the corner of Cass St. and 7th Street South in the City of La Crosse. The acquisition is of the entire property as an Alternate Offer A. The property is improved with a 2,328 SF brick commercial building.

COMPARISON OF DAMAGES

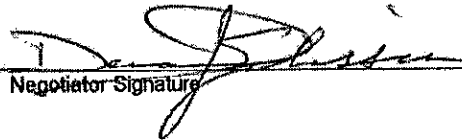
Item	Offering Price	Owner Appraisal	Administrative Revision
Appraiser Name	Witte	N/A	N/A
Before Value	\$125,000.00	N/A	\$135,000.00
After Value	\$0	N/A	\$0
Land & Improvements	\$125,000.00	N/A	\$135,000.00
TOTAL DAMAGES	\$125,000.00	N/A	\$135,000.00

Justification for administrative increase (attach additional pages if necessary):

Land & Improvements – The subject property was originally appraised for \$125,000 by the City's appraiser. The sales used indicate a range of \$90,000 to \$147,000. Although the building is older it was considered to have better location than 3 of the 4 sales used, was larger than 3 of the 4 sales, had a basement when 3 of the 4 sales did not and there were no time adjustments even though 3 of the 4 sales were close to 2 years old or older.

With that, this settlement reflects an increase of \$10,000 over the approved offer or 8%.

Administrative Revision \$135,000.00	
Approved Offering Price \$125,000.00	
Variance Amount \$10,000.00	Percent Increase 8%



Negotiator Signature _____ Date _____


David J. Selissen
Print Name

For the State of Wisconsin, Department of Transportation

 1/12/15
Approving Authority Signature _____ Date _____

David Miller, Supervisor - WisDOT Southwest Region
Print Name & Title

For the City of La Crosse

 01/26/2015
Approving Authority Signature _____ Date _____

TIMOTHY KARAS MAYOR
Print Name & Title