

Tony & Heather Reyerson

Smile Care Dental

2030 S. 7th Street

La Crosse, WI 54601

La Crosse City Council

400 La Crosse St

La Crosse, WI 54601

Dear Council,

My wife and I purchased the Pizza Hut Building located at 2028 Ward Ave in March of this year. We are wanting to demo the building this year. The building itself isn't suitable for anything other than dry storage in my opinion. It would take a lot of money to rehab the building for another suitable restaurant, office building, or anything else for that matter. It had frozen water pipes in it last winter and has extensive water damage and the masonry veneer has deteriorated at the base of the building from salting during the winter months. The furnaces are ruined from the frozen pipes bursting and central air needs to be replaced as well. The building sat for sale/lease for six months with no interest in it before we purchased it. Vacant insurance is over two hundred dollars a month and financially it doesn't make any sense to leave it stand or repair for a new tenant. Considering we want to build there in five years, the return on investment wouldn't even be there if we did repairs for possible new tenant.

The long-term plan for the property is to build a new dental clinic for my wife's dental practice. We are currently leasing a building at 2030 S. 7th St. We are going to try, and sub lease the building at some point once we have enough funds to start the building process. My goal is to try and build within five years and with hopes Fowler & Hammer Inc will be our contractor. I have worked for them for 15 years as mason and a project manager but retired 2 years ago.

Please consider the demolition of the building because in the end there will be a beautiful brand new 100% masonry veneered building.

Sincerely,

Tony & Heather Reyerson.

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Heather & Tony Reeverson N2173 Briarwood Ave LaCrosse 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 2028 Ward Ave

Tax Parcel Number(s): 17-50323-160

Legal Description (must be a recordable legal description; see Requirements):

See Attached.

Zoning District Classification:

C2 - Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-

353

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

Is the property/structure listed on the local register of historic places? Yes _____ No X

Description of subject site and **CURRENT** use: Vacant Pizza Hut Building

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

Demo existing building, in the future we would build a new building for my wifes dental clinic.

Type of Structure proposed: One Story Building, wood framed, 100% masonry veneer,

Number of **current** employees, if applicable: Office currently employess 9 people

Number of **proposed** employees, if applicable: _____

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

* If the proposed use is defined in Sec. 115-347(6)(c)

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

CITY OF LA CROSSE, WI

General Billing - 15703

005101-0062 Rachel H... 06/28/2018 09:53AM

5000 - BARTENDER CUSTOMER

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a parking lot: _____

Payment Amount: Check here if proposed operation or use will be green space: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

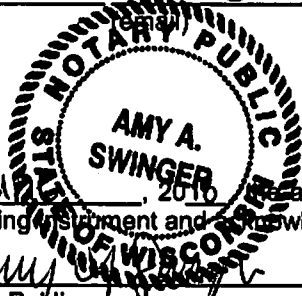
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Treverson (signature) 6-14-18 (date)

608.386.2199 (telephone) treverson@cbrivervalley.com (email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)



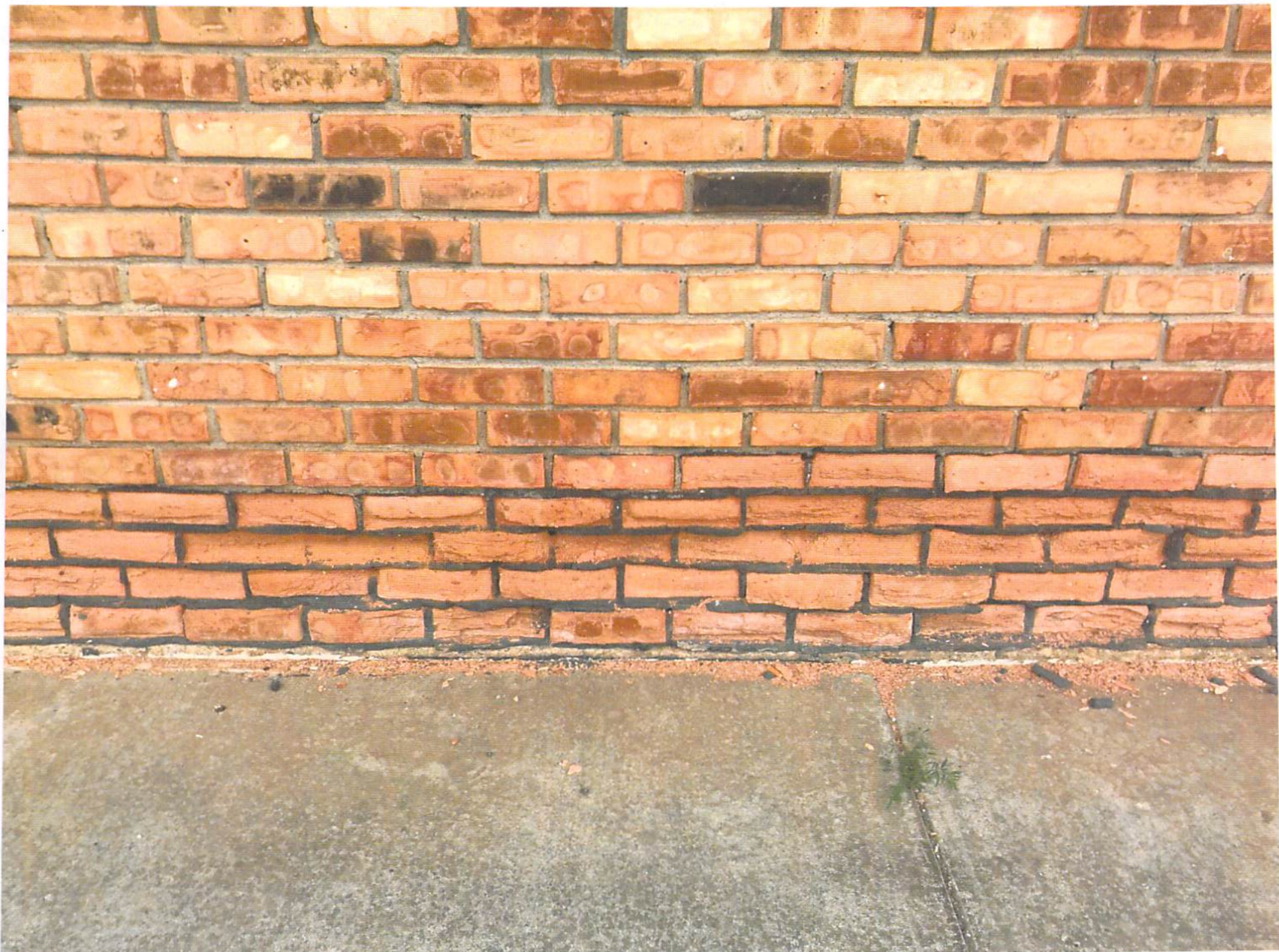
Personally appeared before me this 14 day of JUNE, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Amy A. Swinger
Notary Public
My Commission Expires: 9/27/2020

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 22nd day of June, 2018.

Signed: [Signature], Senior Planner
Director of Planning & Development

















State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

1707817
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

Document Number

Document Name

THIS DEED, made between InvesTrust, N.A., corporate trustee
as Trustee of ROBERT S. BOWERS RESIDUARY TRUST
("Grantor," whether one or more),
and STATELINE PROPERTIES OF THE COULEE REGION LLC, a Wisconsin
limited liability company

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, the following described real estate,
together with the rents, profits, fixtures and other appurtenant interests, in
La Crosse County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

Part of the NW 1/4 of the NW 1/4 of Section 16, Township 15 North, Range 7 West,
City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Northwest corner of said NW 1/4 of the NW 1/4; thence East along
the North line thereof 915.41 feet; thence S0°42' W 33 feet to the South right-of-way
line of Ward Avenue and the point of beginning of this description; thence East along
said right-of-way line 100 feet; thence S0°42' W 167 feet; thence West 100 feet;
thence N0°42' E 167 feet to the point of the beginning.

RECORDED ON
03/26/2018 08:36AM
REC FEE: 30.00
TRANSFER FEE: 439.20
EXEMPT #:
PAGES: 1

W 250
Recording Area

Name and Return Address
River Valley Title Group, LLC
2511 Main Street E, Suite 102
Onalaska, WI 54650
RV22191802

17-50323-160
Parcel Identification Number (PIN)

Dated 3/6/18

_____(SEAL) [Signature] _____(SEAL)
* JORDAN YOUNG, Trust Officer

_____(SEAL) _____(SEAL)

AUTHENTICATION

Signature(s) _____
authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Stephanie L. Nortman
Black River Falls, WI 54615

ACKNOWLEDGMENT

STATE OF ~~WISCONSIN~~ OKLAHOMA)
) ss.
OKLAHOMA COUNTY)

Personally came before me on March 6, 2018
the above-named JORDAN YOUNG

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin OKLAHOMA
My Commission (is permanent) (expires: 5-13-21)



(Signatures may be authenticated or acknowledged. Both are not necessary.)