

~~ZONING~~ SCHOOL HOUSE PROPERTIES LLC

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

Payment Amount: 500.00

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

School House Properties LLC
119 W 19th Street
La Crosse WI 54601

Owner of site (name and address):

SAWE

Address of subject premises:

1243 Badger Street; 507, 513, 517, 531 13th St N; 1234 and 1240

La Crosse street

Tax Parcel No.:

Tax bills attached

Legal Description:

Tax bills Attached

PDD/TND:

General Specific General & Specific

Zoning District Classification:

R-6

Proposed Zoning Classification:

PDD - General

Is the property located in a floodway/floodplain zoning district?

Yes No

Is the property/structure listed on the local register of historic places?

Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes No

Is the consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

Rental Housing

Property is Proposed to be Used For:

Rental Housing

Proposed Rezoning is Necessary Because (Detailed Answer):

Flexibility of design for Parking and
mixes of use.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Removal of Old Homes and replacement with high density urban designed project including new business growth.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Same as above

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature]
(signature)
608-782-7368(O)
608-317-4678(C) (telephone)
1-22-15 (date)
maria@threesixty.biz (email)

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

Personally appeared before me this 22nd day of January, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Louise K Olson
Notary Public
My Commission Expires: 10/27/2017

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 5th day of February, 2015

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Marvina Wanders, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of W.I.
2. That the undersigned is (one of the) legal owner(s) of the property located at Tax bills attached.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]



Subscribed and sworn to before me this 20th day of January 2015

Louise K Olson
Notary Public
My Commission expires 10/27/2015

- (2) **The Petition:** Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:

- a. **General Development Plan.** A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
 2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
 4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
 5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
 6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
 7. A legal description of the boundaries of lands included in the proposed Planned Development District.
 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
 9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
 10. Characteristics of soils related to contemplated specific uses.
 11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
 12. General landscaping treatment.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04985

TAX ACCOUNT NUMBER: 17-20131-120
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.
See enclosed form for important information.
Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c5**s1523**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

32-16 N-07 Acres 0.160
Document No 1388047
1243 BADGER ST
USTICKS ADDITION LOT 7 BLOCK
4 EX PRT USED AS FOREST AVE
LOT S2: IRR



*****Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015*****

Assessed Value Land 18,400	Ass'd Value Improvements 94,100	Total Assessed Value 112,500	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821
Est. Fair Mkt. Land 19,200	Est. Fair Mkt. Improvements 98,400	Total Est. Fair Mkt. 117,600	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 206.90

Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN			19.29	3.3	19.92
La Crosse County	2,039,293	2,030,258	425.25	1.6	432.13
Local Municipality	13,305,549	13,327,456	1,376.84	0.0	1,376.84
LA CROSSE SCHOOL	26,959,988	28,810,384	1,261.29	-0.8	1,250.79
WTC	1,129,699	1,086,288	282.17	-33.7	186.96
Total			3,364.84	-2.9	3,266.64
		First Dollar Credit	82.52	-2.2	80.72
		Lottery & Gaming Credit	0.00	0.0	0.00
		Net Property Tax	3,282.32	-2.9	3,185.92

T R E A S U R E R L E A S E R	Make Check Payable to: LA CROSSE CITY TREASURER CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	OTHER: <hr/> Total of Net Tax & Other 3,185.92
---	--	--

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04985

TAX ACCOUNT NUMBER 17-20131-120

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2015 3,185.92
 Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	796.48
3/31/2015	796.48
5/31/2015	796.48
7/31/2015	796.48

Please enclose a copy of bill with your payment.
The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04986

TAX ACCOUNT NUMBER: 17-20131-130
JURISDICTION CODE: 5863

c5**s1524**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

32-16 N-07 Acres 0.110
Document No 1388047
507 13TH ST N
USTICKS ADDITION S 40 FT LOT
8 BLOCK 4 EXC E 30 FT LOT S
Z. 40 X 120



Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015

Assessed Value Land 14,400	Ass'd Value Improvements 44,400	Total Assessed Value 58,800	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821		
Est. Fair Mkt. Land 15,100	Est. Fair Mkt. Improvements 46,400	Total Est. Fair Mkt. 61,500	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 108.14		
Taxing Jurisdiction		2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN				10.08	3.3	10.41
La Crosse County		2,039,293	2,030,258	222.26	1.6	225.86
Local Municipality		13,305,549	13,327,456	719.63	0.0	719.63
LA CROSSE SCHOOL		26,959,988	28,810,384	659.24	-0.8	653.75
WTC		1,129,699	1,086,288	147.48	-33.7	97.72
Total				1,758.69	-2.9	1,707.37
		First Dollar Credit		82.52	-2.2	80.72
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax		1,676.17	-3.0	1,626.65

T
R
E
A
S
U
R
E
R

Make Check Payable to:
LA CROSSE
CITY TREASURER

CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other

1,626.65

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04986

TAX ACCOUNT NUMBER 17-20131-130

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015

1,626.65

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	406.67
3/31/2015	406.66
5/31/2015	406.66
7/31/2015	406.66

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04987

TAX ACCOUNT NUMBER: 17-20131-140
JURISDICTION CODE: 5863

c5**s1525**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

32-16 N-07 Acres 0.110
Document No 1388047
513 13TH ST N
USTICKS ADDITION N 20FT LOT
8 & S 20FT LOT 9 BLOCK 4 EX
E 30FT LOT SZ: 40 X 120



*****Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015*****

Assessed Value Land 14,400	Ass'd Value Improvements 58,200	Total Assessed Value 72,600	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821																																																												
Est. Fair Mkt. Land 15,100	Est. Fair Mkt. Improvements 60,900	Total Est. Fair Mkt. 76,000	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 133.52																																																												
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2013 Est. State Aids Allocated Tax Dist.</th> <th>2014 Est. State Aids Allocated Tax Dist.</th> <th>2013 Net Tax</th> <th>2013 vs 2014 % Tax Change</th> <th>2014 Net Tax</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td>12.45</td> <td>3.3</td> <td>12.86</td> </tr> <tr> <td>La Crosse County</td> <td>2,039,293</td> <td>2,030,258</td> <td>274.43</td> <td>1.6</td> <td>278.87</td> </tr> <tr> <td>Local Municipality</td> <td>13,305,549</td> <td>13,327,456</td> <td>888.52</td> <td>0.0</td> <td>888.52</td> </tr> <tr> <td>LA CROSSE SCHOOL</td> <td>26,959,988</td> <td>28,810,384</td> <td>813.95</td> <td>-0.8</td> <td>807.18</td> </tr> <tr> <td>WTC</td> <td>1,129,699</td> <td>1,086,288</td> <td>182.10</td> <td>-33.7</td> <td>120.65</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>2,171.45</td> <td>-2.9</td> <td>2,108.08</td> </tr> <tr> <td></td> <td></td> <td>First Dollar Credit</td> <td>82.52</td> <td>-2.2</td> <td>80.72</td> </tr> <tr> <td></td> <td></td> <td>Lottery & Gaming Credit</td> <td>0.00</td> <td>0.0</td> <td>0.00</td> </tr> <tr> <td></td> <td></td> <td>Net Property Tax</td> <td>2,088.93</td> <td>-2.9</td> <td>2,027.36</td> </tr> </tbody> </table>				Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax	STATE OF WISCONSIN			12.45	3.3	12.86	La Crosse County	2,039,293	2,030,258	274.43	1.6	278.87	Local Municipality	13,305,549	13,327,456	888.52	0.0	888.52	LA CROSSE SCHOOL	26,959,988	28,810,384	813.95	-0.8	807.18	WTC	1,129,699	1,086,288	182.10	-33.7	120.65	Total			2,171.45	-2.9	2,108.08			First Dollar Credit	82.52	-2.2	80.72			Lottery & Gaming Credit	0.00	0.0	0.00			Net Property Tax	2,088.93	-2.9	2,027.36	
Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax																																																											
STATE OF WISCONSIN			12.45	3.3	12.86																																																											
La Crosse County	2,039,293	2,030,258	274.43	1.6	278.87																																																											
Local Municipality	13,305,549	13,327,456	888.52	0.0	888.52																																																											
LA CROSSE SCHOOL	26,959,988	28,810,384	813.95	-0.8	807.18																																																											
WTC	1,129,699	1,086,288	182.10	-33.7	120.65																																																											
Total			2,171.45	-2.9	2,108.08																																																											
		First Dollar Credit	82.52	-2.2	80.72																																																											
		Lottery & Gaming Credit	0.00	0.0	0.00																																																											
		Net Property Tax	2,088.93	-2.9	2,027.36																																																											

Make Check Payable to:
LA CROSSE CITY TREASURER
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 2,027.36

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04987

TAX ACCOUNT NUMBER 17-20131-140

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

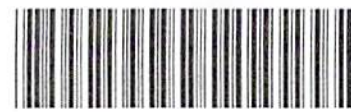
TOTAL DUE FOR FULL PAYMENT 2,027.36

PAY BY JANUARY 31, 2015
Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	506.84
3/31/2015	506.84
5/31/2015	506.84
7/31/2015	506.84

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04988

TAX ACCOUNT NUMBER: 17-20132-010
JURISDICTION CODE: 5863

c5**s1526**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number.
See enclosed form for important information.
Be sure this description covers your property. This description is for
tax bill only and may not be a legal description.

32-16 N-07 Acres 0.110
Document No 1388047
517 13TH ST N
USTICKS ADDITION W 120 FT OF
N 40 FT LOT 9 BLOCK 4 LOT S
Z: 40 X 120



*****Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015*****

Assessed Value Land 14,400	Ass'd Value Improvements 45,500	Total Assessed Value 59,900	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821
Est. Fair Mkt. Land 15,100	Est. Fair Mkt. Improvements 47,600	Total Est. Fair Mkt. 62,700	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 110.16

Taxing Jurisdiction	2013		2014		2013 vs 2014 % Tax Change	2014 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2013 Net Tax	2014 Net Tax		
STATE OF WISCONSIN			10.27	226.42	3.3	10.61
La Crosse County	2,039,293	2,030,258	226.42	733.09	1.6	230.08
Local Municipality	13,305,549	13,327,456	733.09	671.57	0.0	733.09
LA CROSSE SCHOOL	26,959,988	28,810,384	671.57	150.24	-0.8	665.98
WTC	1,129,699	1,086,288	150.24		-33.7	99.55
Total			1,791.59		-2.9	1,739.31
		First Dollar Credit		82.52	-2.2	80.72
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax	1,709.07		-3.0	1,658.59

Make Check Payable to:
LA CROSSE
CITY TREASURER
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other

1,658.59

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04988

TAX ACCOUNT NUMBER 17-20132-010

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015

1,658.59

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	414.67
3/31/2015	414.64
5/31/2015	414.64
7/31/2015	414.64

Please enclose a copy of bill with your payment.
The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04992

TAX ACCOUNT NUMBER: 17-20132-050
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c5**s1527**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

32-16 N-07 Acres 0.119
Document No 1512453
531 13TH ST N
USTICKS ADDITION LOT 12 BLK
4 LOT SZ: 32.83 X 150



Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015

Assessed Value Land 13,200	Ass'd Value Improvements 87,700	Total Assessed Value 100,900	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821
Est. Fair Mkt. Land 13,800	Est. Fair Mkt. Improvements 91,700	Total Est. Fair Mkt. 105,500	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 185.57

Taxing Jurisdiction	2013		2014		2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax	
	Est. State Aids	Allocated Tax Dist.	Est. State Aids	Allocated Tax Dist.				
STATE OF WISCONSIN					17.30	3.3	17.87	
La Crosse County	2,039,293		2,030,258		381.40	1.6	387.57	
Local Municipality	13,305,549		13,327,456		1,234.87	0.0	1,234.87	
LA CROSSE SCHOOL	26,959,988		28,810,384		1,131.24	-0.8	1,121.82	
WTC	1,129,699		1,086,288		253.08	-33.7	167.68	
Total					3,017.89	-2.9	2,929.81	
					First Dollar Credit	82.52	-2.2	80.72
					Lottery & Gaming Credit	0.00	0.0	0.00
					Net Property Tax	2,935.37	-2.9	2,849.09

T R L E O A C S A U R L E R	Make Check Payable to:	OTHER:
	LA CROSSE	
	CITY TREASURER	
	CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	
Total of Net Tax & Other		2,849.09

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04992

TAX ACCOUNT NUMBER 17-20132-050

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015 2,849.09

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	712.28
3/31/2015	712.27
5/31/2015	712.27
7/31/2015	712.27

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 05005

TAX ACCOUNT NUMBER: 17-20140-070
JURISDICTION CODE: 5863

c5**s1530**5-DIGIT 54601
SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

32-16 N-07 Acres 0.124
Document No 1388047
1234 LA CROSSE ST
D C EVANS ADDITION LOT 14 BL
OCK 3 LOT SZ: 60 X 80.75 W 9
5.66 E



*****Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015*****

Assessed Value Land 16,600	Ass'd Value Improvements 63,100	Total Assessed Value 79,700	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821		
Est. Fair Mkt. Land 17,400	Est. Fair Mkt. Improvements 66,000	Total Est. Fair Mkt. 83,400	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 146.58		
Taxing Jurisdiction		2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN				13.66	3.3	14.11
La Crosse County		2,039,293	2,030,258	301.26	1.6	306.14
Local Municipality		13,305,549	13,327,456	975.42	0.0	975.41
LA CROSSE SCHOOL		26,959,988	28,810,384	893.56	-0.8	886.12
WTC		1,129,699	1,086,288	199.90	-33.7	132.45
Total				2,383.80	-2.9	2,314.23
		First Dollar Credit		82.52	-2.2	80.72
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax		2,301.28	-2.9	2,233.51

T
R
E
A
S
U
R
E
R

Make Check Payable to:
LA CROSSE
CITY TREASURER
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 2,233.51

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05005

TAX ACCOUNT NUMBER 17-20140-070

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
C/O HERITAGE PROPERTY MANAGEMENT LLC
119 19TH ST N
LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2015 2,233.51
Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	558.40
3/31/2015	558.37
5/31/2015	558.37
7/31/2015	558.37

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 05004

TAX ACCOUNT NUMBER: 17-20140-065
 JURISDICTION CODE: 5863

c5**s1529**5-DIGIT 54601
 SCHOOL HOUSE PROPERTIES LLC
 C/O HERITAGE PROPERTY MANAGEMENT LLC
 119 19TH ST N
 LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number.
 See enclosed form for important information.
 Be sure this description covers your property. This description is for
 tax bill only and may not be a legal description.

32-16 N-07 Acres 0.080
 Document No 1388047
 1240 LA CROSSE ST
 D C EVANS ADDITION LOT 13 EX
 C ELY 26 BLOCK 3 LOT SZ: 34
 X 95.66 W 100 E



*****Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015*****

Assessed Value Land 10,400	Ass'd Value Improvements 34,000	Total Assessed Value 44,400	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821
Est. Fair Mkt. Land 10,900	Est. Fair Mkt. Improvements 35,600	Total Est. Fair Mkt. 46,500	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 81.66

Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN			7.61	3.3	7.86
La Crosse County	2,039,293	2,030,258	167.83	1.6	170.55
Local Municipality	13,305,549	13,327,456	543.39	0.0	543.39
LA CROSSE SCHOOL	26,959,988	28,810,384	497.79	-0.8	493.65
WTC	1,129,699	1,086,288	111.36	-33.7	73.79
Total			1,327.98	-2.9	1,289.24
	First Dollar Credit		82.52	-2.2	80.72
	Lottery & Gaming Credit		0.00	0.0	0.00
	Net Property Tax		1,245.46	-3.0	1,208.52

T R E A S U R E R L O C A L A U R E R	Make Check Payable to: LA CROSSE CITY TREASURER CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	OTHER:
	Total of Net Tax & Other 1,208.52	

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05004

TAX ACCOUNT NUMBER 17-20140-065

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC
 C/O HERITAGE PROPERTY MANAGEMENT LLC
 119 19TH ST N
 LA CROSSE, WI 54601-3724

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015 1,208.52

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2015	302.13
3/31/2015	302.13
5/31/2015	302.13
7/31/2015	302.13

Please enclose a copy of bill with your payment.
 The validated copy will be returned to you.