

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Steve McConaghy - Kwik Trip Inc.

1626 Oak Street La Crosse, WI 54602

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

Kwik Trip Inc., 1626 Oak Street, La Crosse, WI 54602

~~PO Box 2157~~

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): 1003 Losey Blvd. S. La Crosse, WI 54601

Tax Parcel Number(s): 17-40103-040

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

Lot 14 in Block 3 of Boulevard Addition to the City

of La Crosse, La Crosse County, Wisconsin.

See Attached.

Zoning District Classification: Residential

R1 - Single Family

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356

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

Description of subject site and CURRENT use: single family residential - vacant rental

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

Removal of rental house, installation of green space and picnic table area. Includes installation of trees, screen fence and concrete pad for picnic tables.

Type of Structure proposed: NA

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: NA

Number of proposed off-street parking spaces: NA

CITY OF LA CROSSE, WI
General Billing - 154962 - 2018
004883-0022 Rachel H... 03/05/2018 09:02AM
193233 - KWIK TRIP

Payment Amount: 300.00

Handwritten: KWIK TRIP

* 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.

**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: _____

Check here if proposed operation or use will be green space: x

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.

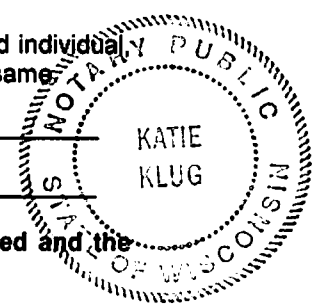
CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature] 3/2/18
(signature) (date)
(608) 791-7408 Smccdonaghya@kwiktrip.com
(telephone) (email)

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

Personally appeared before me this 2nd day of March, 2018, the above named individual to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 9-18-20



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 AM day of March, 2018.

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

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Stephen D. Wehr, VP/Assistant Secretary of Kwik Trip, Inc., being duly
(owner of subject parcel(s) for Conditional Use)

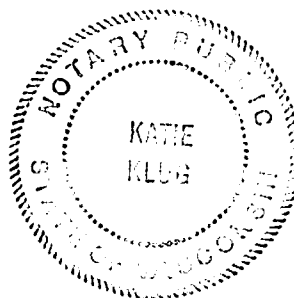
sworn states:

1. That the undersigned is an adult resident of the City of Onalaska,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
1003 Losey Blvd. S., La Crosse, WI
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit district change or amendment (circle one) for said property.

Stephen D. Wehr
Property Owner

Subscribed and sworn to before me this 2nd day of March, 2018.

Katie Klug
Katie Klug
Notary Public
My Commission expires 9-18-20



Knight Barry Title United LLC
 500 2nd St. S. Suite 102
 La Crosse, WI 54601
 608-791-2000
 Fax: 608-791-2015

Completed on: 2/23/2018 10:27 am
 Last Revised on: 2/23/2018 10:28 am
 Printed on: 2/23/2018 10:29 am
 Title Contact: Teresa Callaway
 (teresa@knightbarry.com)

This Letter Report is being distributed to:	Wendy Banasik Kwik Trip, Inc., a Wisconsin corporation 1626 Oak Street PO Box 2107 La Crosse, WI 54602								
Date of Report:	February 21, 2018 at 8:00 am. In accordance with your request, we have made a search of the records in the various public offices of La Crosse County from the date the owner(s) took title through the date of this report and find: title to the property to be in the owner(s) of record set forth below and no change of record during this stated time period except those matters below.								
Owner(s) of record:	Kwik Trip, Inc.								
Property Address:	1003 Losey Blvd S, La Crosse, WI 54601								
Legal Description:	Lot 14 in Block 3 of Boulevard Addition to the City of La Crosse, La Crosse County, Wisconsin.								
Tax Key Number:	17-40103-040								
Taxes and values from the tax roll.	<table border="0"> <tr> <td>Land</td> <td>Improvements</td> <td>Total</td> <td>Fair Market</td> </tr> <tr> <td>\$20,000.00</td> <td>\$120,700.00</td> <td>\$140,700.00</td> <td>\$162,900.00</td> </tr> </table> <p>Taxes for the year 2017 in the amount of \$4,019.79 are being paid on a payment plan. The balance due is \$3,014.85. All installments that are due have been paid and there are no delinquent balances.</p>	Land	Improvements	Total	Fair Market	\$20,000.00	\$120,700.00	\$140,700.00	\$162,900.00
Land	Improvements	Total	Fair Market						
\$20,000.00	\$120,700.00	\$140,700.00	\$162,900.00						
Judgments and liens.	No matters to report.								
Mortgages, assignments, leases and land contracts.	<p>Wisconsin Mortgage, Security Agreement, Financing Statement and Assignment of Rents and Leases from ZRH, a Wisconsin general partnership to Wachovia Bank, National Association recorded on May 29, 2002, as Document No. 1312160.</p> <p>Assignment and Amendment of Wisconsin mortgage recorded on June 21, 2017, as Document No. 1695312.</p>								
Other matters.	<p>DEED FROM: David L. Felde and Toni K. Felde, husband and wife TO: Kwik Trip, Inc. DATED: 10/20/1998 RECORDED: 10/30/1998 DOCUMENT NO.: 1211546</p>								

Please read the "Terms and Conditions - Letter Report of Title" set forth on the Knight Barry Title Group website at www.knightbarry.com/termsletterreport (the "Terms and Conditions"). By accepting this Letter Report of Title, you represent that you have read and understand the Terms and Conditions and that you agree to be bound by the Terms and Condition. We reserve the right to update the Terms and Conditions as necessary - it is your responsibility to review them periodically.



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DOCUMENT NO.

793775
STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

DEBORAH J. FLOCK
REGISTER OF DEEDS
LA CROSSE COUNTY

1211546

10-30-1998 2:50 PM

RECORDING FEE: 12.00
TRANSFER FEE: 220.00
PAGES: 2

This Deed, made between
David L. Falde and Toni K. Falde, Husband and Wife

Grantor,
and
Wik Trip, Inc.

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in La Crosse
County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS
Thomas J. Kieffer
1626 Oak Street
La Crosse, Wisconsin 54603

17-A0103-040
MODEL IDENTIFICATION NUMBER

Lot 14 in Block 3 of Boulevard Addition to the City of La Crosse, La Crosse County,
Wisconsin.

This is homestead property.
(s) ~~FORWARD~~

Together with all and singular the hereditaments and appurtenances thereto belonging,
And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
Real Estate Taxes for the Year of Closing, Municipal Ordinances and recorded
Easements.

and will warrant and defend the same.

Dated this 20th day of October, 1998

(SEAL) David L. Falde (SEAL)
• David L. Falde

(SEAL) Toni K. Falde (SEAL)
• Toni K. Falde

AUTHENTICATION

Signature(s) David L. Falde and
Toni K. Falde

authenticated this 20th day of October, 1998

Thomas J. Kieffer
• Thomas J. Kieffer

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.05, Wis. Stats.)

THIS INSTRUMENT WAS CRAFTED BY

Thomas J. Kieffer
La Crosse, Wisconsin

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

ACKNOWLEDGMENT

State of Wisconsin, _____ } ss.
County

Personally came before me this _____ day of
_____, 19____, the above named

to me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 19____)

* Names of parties signing in any capacity should be typed or printed below their signatures.

2000000

Doc. No. DLHR USE

Rental Unit Energy Efficiency Standards

This Instrument Was Drafted By:
Wisconsin Department of Industry,
Labor and Human Relations
Safety & Buildings Division
Rental Weatherization Program
P.O. Box 7971, Madison, WI 53707
(608) 268-0687

STIPULATION

TYPE OR PRINT USING BLACK INK

Seller's Name(s): David L. Felde Toni K. Felde		Rental Building Location - Street Address: 1003 Losey Blvd. S.	
Street Address: 1003 Losey Blvd. S.		City: La Crosse	County: La Crosse
City: La Crosse	State & Zip Code: WI 54601	Number of Rental Buildings on Property: 1	Total Number of Rental Units: 1
Seller's Telephone Number (include area code): (608) 788-8091			
Legal Description of Rental Unit Property (may attach separate sheet): Lot 14 in Block 3 of Boulevard Addition to the City of La Crosse, La Crosse County, Wisconsin			

Recording Information (Leave Blank)

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PURPOSE: Section 101.122 (4) and (5), Wis. Stats., requires that a property authorized Certificate of Compliance, Stipulation or Waiver accompany the transfer documents at the time of recordation. This process is further explained in chapter DLHR 67.03 and 67.13, Wisconsin Administrative Code. Receipt of a Certificate of Compliance from a currently licensed inspector is proof of conformance with energy conservation standards of DLHR 67.05. In lieu of the Certificate of Compliance, the purchaser may accept responsibility for future conformance with either a Stipulation or Waiver.

USE: The purchaser of a residential rental building shall present this properly validated Stipulation to the Registrar of Deeds at the time the transfer is to be recorded. This indicates the building is subject to the Rental Weatherization Rules, and that the new owner will bring it into compliance with energy standards within ONE (1) YEAR following the transfer.

INSTRUCTIONS: The purchaser(s) should complete all entries down through the Stipulation Agreement to include purchaser's signature/address block. The Stipulation must then be submitted to DLHR in Madison or to DLHR agent for validation (contact DLHR for location of nearest DLHR Agent). When submitting for validation to DLHR, send all copies of completed form plus \$25.00 non-refundable filing fee. Do not send cash; make check payable to DLHR and mail to: DLHR, Rental Weatherization Program, P.O. Box 7971, Madison, WI 53707. After validation, copies will be returned to purchaser unless another party is designated in writing.

BUILDING WITH EXISTING LEASE: The purchaser of a building with 4 units or less who intends to owner-occupy, but is unable to do so within 90 days of the transfer due to an existing lease, is required to take out a Stipulation. DLHR will cancel the Stipulation after confirming that owner has occupied one of the units. Written notification to DLHR of owner-occupancy is required. DLHR will confirm cancellation in writing.

This document is valid only if no previous Stipulation or Waiver is currently on file for this property.

STIPULATION AGREEMENT

(In accordance with DLHR 67.06(3), DLHR 67.13(4) and Wisconsin Statutes 101.122)

I (we) accept all responsibility to bring the above described residential rental building into compliance with energy conservation standards of DLHR Chapter 67 no later than ONE (1) YEAR from the date of validation.

Print Purchaser's Name(s): Erik Trin, Inc.		Purchaser's Signature: <i>Thomas J. Kieffer</i>		Date Signed: 10/20/98
Purchaser's Street Address: 1626 Oak Street		Purchaser's City, State & Zip Code: La Crosse, WI 54603		Purchaser's Telephone Number (include area code): (608) 781-8988
Validated By: <input type="checkbox"/> DLHR Agent Auth. or Tax Rec. #:	<input checked="" type="checkbox"/> DLHR Commerce <input type="checkbox"/> Authorized Municipality	Date Validated: Oct. 21, 1998	Expiration Date (add one (1) year to Date Validated): October 21, 1999	STATE OF WI TRANSFER AUTHORIZATION NUMBER S-78615
Print Official's Name: Susan Larkin		Official's Signature: <i>Susan Larkin</i>	Enter DLHR Transfer Authorization Number From Stamp Here: S-078-615	
Municipality/County Name: Municipality/County Name:		Office of: Safety & Buildings Div.		

TRANSFER OF STIPULATION

If the above described residential rental building(s) is transferred within one year of the validation date of this Stipulation and before the residential rental building has been certified as being in compliance with DLHR 67, the new purchaser must sign below and forward a copy of this document to DLHR. By signing below, the new purchaser accepts the compliance responsibility to this Stipulation, THIS REQUIRING CODE COMPLIANCE BEFORE THE EXPIRATION DATE GIVEN ABOVE. Transfer of the property after expiration date is not valid without conformance to the energy standards.

Print New Purchaser's Name(s):	New Purchaser's Signature(s):	Date Signed:
New Purchaser's Street Address:	City, State & Zip Code:	Telephone Number (include area code):

88D-7115 (R. 06/88)

Copy Distribution: White-For Recordation; Yellow-DLHR; Green-DLHR Agent; Pink-Seller(s)

