

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

School House Properties LLC 1243 Badger Street P O Box 609 La Crosse WI 54602-0609

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

Same

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): 417 West Avenue La Crosse WI 54601

Tax Parcel Number(s): 17-20162-110

Legal Description (must be a recordable legal description; see Requirements): See Attached Tax Bill

Zoning District Classification: C-1 Local Business

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

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 No

Description of subject site and CURRENT use: Residential Rental - Single Family

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

To Create Green Space in La Crosse Wisconsin with no corrections to the current building per the City of La Crosse order to correct conditions of premises. Demolition of the building will be done at the same time as 421-423 West Ave by May 15, 2021.

Type of Structure proposed: Green Space

Number of current employees, if applicable: _____

Number of proposed employees, if applicable: _____

Number of current off-street parking spaces: _____

Number of proposed off-street parking spaces: _____

Inr 173424

* 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.

| | |
|--|-----------------------------|
|  | <u>7-22-2020</u> |
| (signature) | (date) |
| <u>608-782-7368</u> | <u>marvin@threesixty.bz</u> |
| (telephone) | (email) |

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

Personally appeared before me this 22 day of July, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public
My Commission Expires: 10/27/2021

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 _____ day of _____, 20_____.

Signed: _____,
Director of Planning & Development

1. The proposed use is defined in Sec. 118-23(1)(c)

(1) The proposed use is defined in Sec. 118-23(1)(c) and is proposed to be used for the purpose of a 501(c)(3) non-profit organization.

or

(2) A 501(c)(3) organization is proposed to be used for the purpose of a 501(c)(3) non-profit organization.

Where the use of the property is for the purpose of a 501(c)(3) non-profit organization, the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization.

Any condition of use shall be recorded with the County Register of Deeds in the County Register of Deeds in the County Register of Deeds.

If the proposed use is defined in Sec. 118-23(1)(c) or 118-23(1)(d), the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization.

Other than the proposed use, the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization.

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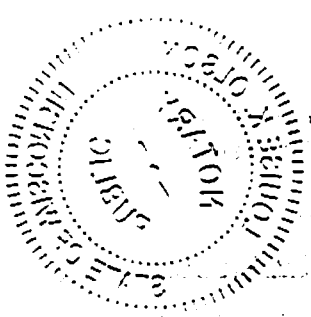
Applicant hereby certifies that the information provided in this application is true and correct to the best of their knowledge and belief. Applicant understands that providing false information is a violation of the law and may result in the revocation of the applicant's license to practice as a professional in the State of Wisconsin.

In consideration of the fact that the applicant has provided the information requested in this application, the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization within the 120-day period of the applicant's license to practice as a professional in the State of Wisconsin.

If the proposed use is defined in Sec. 118-23(1)(c) or 118-23(1)(d), the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization. If the proposed use is defined in Sec. 118-23(1)(e) or 118-23(1)(f), the applicant shall provide evidence of the organization's status as a 501(c)(3) non-profit organization.

STATE OF WISCONSIN
COUNTY OF FLA CROSSE

APPLICANT: _____
(Signature)
608-782-7388
mrvj@dhrestate.com
(Phone)
(Email)



APPLICANT'S SIGNATURE: _____
APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____
APPLICANT'S CITY: _____
APPLICANT'S STATE: _____
APPLICANT'S ZIP: _____

APPLICANT'S SIGNATURE: _____
APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____
APPLICANT'S CITY: _____
APPLICANT'S STATE: _____
APPLICANT'S ZIP: _____

APPLICANT'S SIGNATURE: _____
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APPLICANT'S STATE: _____
APPLICANT'S ZIP: _____

APPLICANT'S SIGNATURE: _____
APPLICANT'S NAME: _____
APPLICANT'S ADDRESS: _____
APPLICANT'S CITY: _____
APPLICANT'S STATE: _____
APPLICANT'S ZIP: _____

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, School House Properties LLC by Marvin Wanders (Member), being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
417 West Avenue La Crosse WI 54601
(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.



Property Owner

Subscribed and sworn to before me this 22 day of July, 2020.


Louise K Olson

Notary Public

My Commission expires 10/27/2021.

AFFIDAVIT OF OWNER

STATE OF WISCONSIN

COUNTY OF LA CROSSE

That I, the undersigned, do hereby certify that the following is a true and correct copy of the original as the same is on file in the office of the Register of Deeds for the County of La Crosse, Wisconsin.

Witness my hand and seal of office this _____ day of _____, 20____.

The undersigned is a duly qualified and acting Register of Deeds for the County of La Crosse, Wisconsin.

State of Wisconsin

The information is true and correct as the same is on file in the office of the Register of Deeds for the County of La Crosse, Wisconsin.

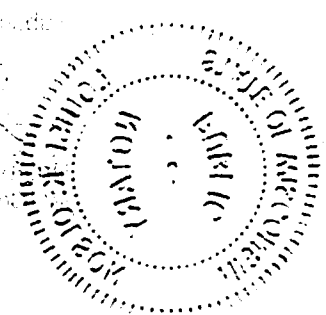
ATTEST: My Commission Expires _____

By signing this affidavit, the undersigned certifies that the information contained herein is true and correct as the same is on file in the office of the Register of Deeds for the County of La Crosse, Wisconsin.

Register of Deeds

Notary Public for the State of Wisconsin

Notary Public



DOCUMENT NUMBER

WARRANTY DEED

1461879

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 11/03/2006 11:47AM

REC FEE: 11.00 TRANSFER FEE: 240.00 EXEMPT #:

PAGES: 1

David R. Barth

conveys and warrants to School House Properties, LLC.

Return to: School House Properties LLC 119 N. 19th St. LaCrosse WI 54601

Tax Parcel No: 17-20162-110

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

The North 1/2 of Lot 2 and the South 2 feet of Lot 3 all in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of LaCrosse, LaCrosse County, Wisconsin.

This is not homestead property. (is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2006.

Dated this 21st day of October, 2006.

Signature lines for David R. Barth with handwritten signature and seal.

AUTHENTICATION

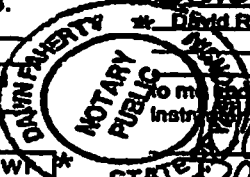
Signature(s)

authenticated this day of 2006.

ACKNOWLEDGEMENT

STATE OF WISCONSIN LACROSSE COUNTY } SS

Personally came before me this 21st day of October, 2006 the above named David R. Barth



TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by 700.06, Wisconsin Statutes

Drafted by James T. Gull - La Crosse, WI

I am known to be the person who executed the foregoing instrument and acknowledge the same

Notary Public State of Wisconsin My commission expires: 8-22-10

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

STATE OF WISCONSIN
 PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2019 Real Estate
 Bill Number 5156



Correspondence should refer to Tax Parcel 17-20162-110

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.065
 417 WEST AVE N
 T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION N1/2
 LO T 2 & S 2FT LOT 3 BLOCK 30 E X PRT TAKEN FOR R/W IN
 DOC N O. 1478750

SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609

| Assessed Value Land | Ass'd Value Improvement | Total Assessed Value | Assessed Woodland | Ave. Assmt. Ratio | Net Assessed Value | |
|---------------------|--------------------------|----------------------------|-----------------------|--|--|------------------|
| 22,600 | 40,600 | 63,200 | 0 | 92.0960166 | 0.025649683 | |
| Est Fair Mkt Land | Est Fair Mkt Improvement | Total Est Fair Mkt. | Est Fair Mkt Woodland | School Taxes reduced by school levy tax credit | Rate (Does NOT reflect credit) | |
| 24,500 | 44,100 | 68,600 | 0 | 122.45 | A Star in this box means unpaid prior year taxes | |
| Taxing Jurisdiction | 2018 | 2019 | 2018 | 2019 | % Tax | Net Property Tax |
| | Est. State Aids | Est. State Aids | Net Tax | Net Tax | Change | |
| | Allocated Tax Dist | Allocated Tax Dist | | | | |
| STATE OF WISCONSIN | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| La Crosse County | 2,032,657.00 | 2,076,766.00 | 260.82 | 231.34 | -11.30 | |
| Local Municipality | 12,953,495.00 | 13,244,804.00 | 761.37 | 656.45 | -13.80 | |
| LA CROSSE SCHOOL | 31,199,497.00 | 33,615,214.00 | 708.06 | 634.00 | -10.50 | |
| WTC | 3,910,984.00 | 4,125,012.00 | 113.09 | 99.26 | -12.20 | |
| | | Total | 1,843.34 | 1,621.05 | -12.10 | |
| | | First Dollar Credit | 78.61 | 78.25 | -0.50 | |
| | | Lottery Credit | 0.00 | 0.00 | 0.00 | |
| | | Net Property Tax | 1,764.73 | 1,542.80 | -12.60 | |

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes Applied to Property | Year Increase Ends |
|--------------------------|--|--------------------|
| LACROSSESCHOOLRF464 3 | \$3,190,677.00 | 2024 |
| | \$54.76 | |

On or prior to 07/31/20
 Make Check Payable to:
 Treasurer Office
 PO BOX 2408
 LA CROSSE WI 54602-2408

| Total Due For Full Payment | |
|----------------------------|----------|
| Pay By 01/31/20 | 1,542.80 |
| Installment Options | |
| DUE DATE | AMOUNT |
| 01/31/20 | 385.70 |
| 03/31/20 | 385.70 |
| 05/31/20 | 385.70 |
| 07/31/20 | 385.70 |

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
 All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2019 Real Estate Bill Number 5156
 Correspondence should refer to number
 Tax Parcel 17-20162-110

City of LaCrosse
 417 WEST AVE N
 T BURNS HS DURAND ST SMITH &

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

| DUE DATE | AMOUNT |
|----------|--------|
| 01/31/20 | 385.70 |
| 03/31/20 | 385.70 |
| 05/31/20 | 385.70 |
| 07/31/20 | 385.70 |

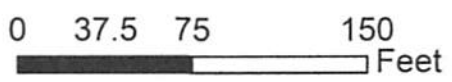
SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609



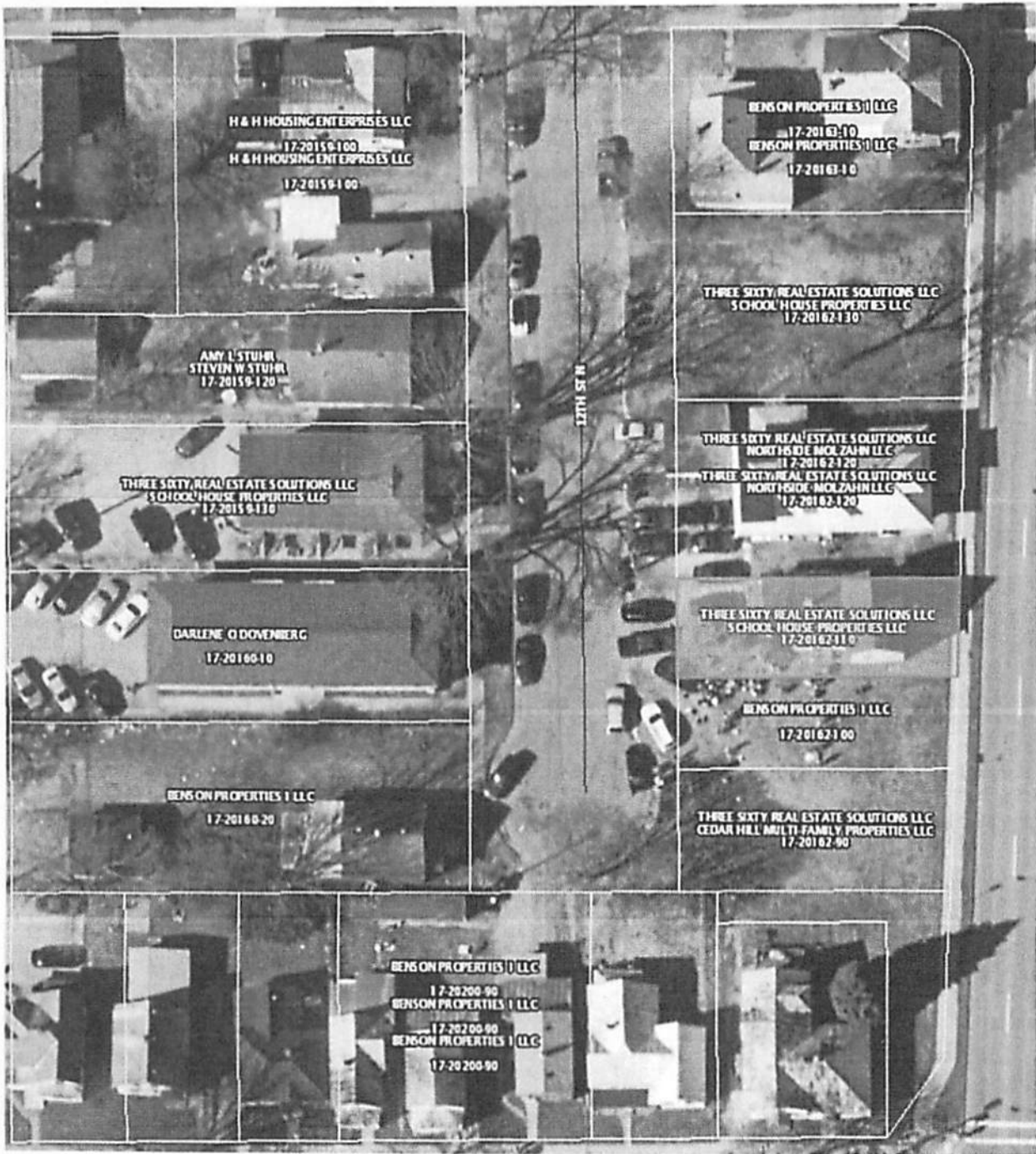


BASIC ZONING DISTRICTS

| | |
|--|---------------------------|
| | R1 - SINGLE FAMILY |
| | R2 - RESIDENCE |
| | WR - WASHBURN RES |
| | R3 - SPECIAL RESIDENCE |
| | R4 - LOW DENSITY MULTI |
| | R5 - MULTIPLE DWELLING |
| | R6 - SPECIAL MULTIPLE |
| | PD- PLANNED DEVELOP |
| | TND - TRAD NEIGH DEV. |
| | C1 - LOCAL BUSINESS |
| | C2 - COMMERCIAL |
| | C3 - COMMUNITY BUSINESS |
| | M1 - LIGHT INDUSTRIAL |
| | M2 - HEAVY INDUSTRIAL |
| | PS - PUBLIC & SEMI-PUBLIC |
| | PL - PARKING LOT |
| | UT - PUBLIC UTILITY |
| | CON - CONSERVANCY |
| | FW - FLOODWAY |
| | A1 - AGRICULTURAL |
| | EA - EXCLUSIVE AG |
| | City Limits |
| | SUBJECT PROPERTY |



PC20-0272



H & H HOUSING ENTERPRISES LLC
17-20159-100
H & H HOUSING ENTERPRISES LLC
17-20159-100

BENSON PROPERTIES I LLC
17-20163-10
BENSON PROPERTIES I LLC
17-20163-10

AMY L STUHR
STEVEN W STUHR
17-20159-120

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20162-130

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20159-130

THREE SIXTY REAL ESTATE SOLUTIONS LLC
NORTHSIDE MOLZAHN LLC
17-20162-120
THREE SIXTY REAL ESTATE SOLUTIONS LLC
NORTHSIDE MOLZAHN LLC
17-20162-120

DARLENE O DOVENBERG
17-20160-10

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20162-110

BENSON PROPERTIES I LLC
17-20160-20

BENSON PROPERTIES I LLC
17-20162-100

THREE SIXTY REAL ESTATE SOLUTIONS LLC
CEDAR HILL MULTI-FAMILY PROPERTIES LLC
17-20162-90

BENSON PROPERTIES I LLC
17-20200-90
BENSON PROPERTIES I LLC
17-20200-90
BENSON PROPERTIES I LLC
17-20200-90

13TH ST N

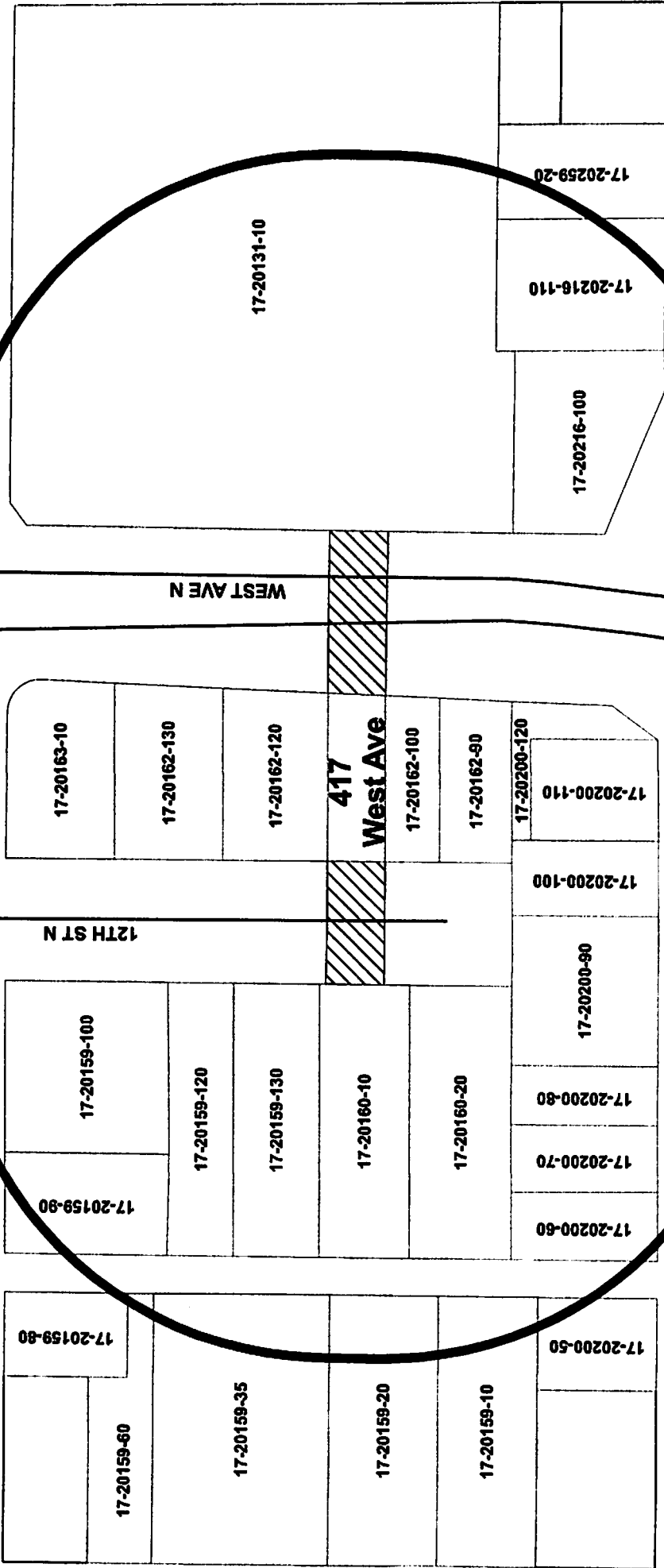
BADGER ST

12TH ST N

WEST AVE N

417
West Ave

PINE ST



Properties within 200ft of
417 West Ave