

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Northside Molzahn 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): 421-423 West Avenue La Crosse WI 54601

Tax Parcel Number(s): 17-20162-120

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 - older duplex

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 417 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: _____

* 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.

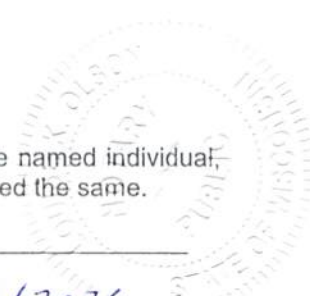
		7-22-2020
(signature)		(date)
608-782-7368	marvin@threesixty.bz	
(telephone)	(email)	

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

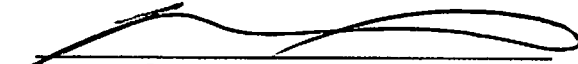
AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Northside Molzahn by Marvin Wanders (Managing 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:
421-423 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

REPUBLIC OF THE PHILIPPINES

STATE OF WISCONSIN
COUNTY OF DADE

Know all men by these presents, that I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dade, State of Wisconsin.

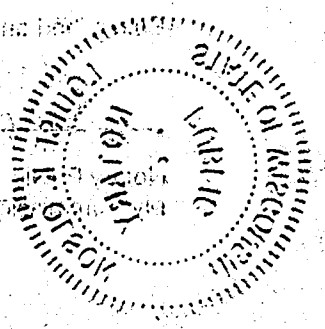
Witness my hand and seal of office this _____ day of _____, 19____.

This is the undersigned in the presence of the Clerk of the County of Dade, State of Wisconsin.

This is the undersigned in the presence of the County Clerk of the County of Dade, State of Wisconsin.

By signing this affidavit, the undersigned hereby certifies that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dade, State of Wisconsin.

Subscribed and sworn to before me this _____ day of _____, 19____.



DOCUMENT NUMBER

WARRANTY DEED

1470986

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 03/30/2007 02:26PM

REC FEE: 11.00 TRANSFER FEE: 442.50 EXEMPT #:

PAGES: 1

Matthew R. Quick and Carrie A. Quick, husband and wife.

conveys and warrants to Northside Molzahn, LLC, a Wisconsin Limited Liability Company.

Return to: Northside Molzahn, LLC Marvin Wanders 119 N. 19th Street La Crosse, WI 54601 Tax Parcel No: 17-20162-120

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

Lot 3, EXCEPT the South 2 feet thereof, 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. Also EXCEPT lands sold to the City of LaCrosse in Document No. 1467187.

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 2007.

Dated this 19th day of March, 2007.

Signatures of Matthew R. Quick and Carrie A. Quick with seals and printed names.

AUTHENTICATION

Signature(s) and authenticated this day of 2007.

ACKNOWLEDGEMENT

STATE OF WISCONSIN LACROSSE COUNTY } SS Personally came before me this 19th day of March, 2007 the above named Matthew R. Quick and Carrie A. Quick

TITLE: MEMBER STATE BAR OF WISCONSIN (if not authorized by 700.06, Wisconsin Statutes)



Drafted by James T. Gull - La Crosse, WI

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public State of Wisconsin My commission expires: 03/31/10

* 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 5157



Correspondence should refer to Tax Parcel 17-20162-120

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 0.120 Document No 1470986
421 WEST AVE N
T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT
3 E X S 2FT BLOCK 30 EX PRT TAKE N FOR R/W IN DOC NO.
1467185 & DOC NO. 1467187

NORTHSIDE MOLZAHN 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	0.025649683
40,500	89,100	129,600	0	92.0960166	Rate (Does NOT reflect credit)	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes	
44,000	96,700	140,700	0	251.11		
Taxing Jurisdiction		2018	2019	2018	2019	% Tax Change
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	
		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	534.84	474.40	-11.30	
Local Municipality	12,953,495.00	13,244,804.00	1,561.29	1,346.14	-13.80	
LA CROSSE SCHOOL	31,199,497.00	33,615,214.00	1,451.98	1,300.10	-10.50	
WTC	3,910,984.00	4,125,012.00	231.92	203.56	-12.20	
		Total	3,780.03	3,324.20	-12.10	
		First Dollar Credit	78.61	78.25	-0.50	
		Lottery Credit	0.00	0.00	0.00	
		Net Property Tax	3,701.42	3,245.95	-12.30	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOLRF464	\$3,190,677.00		2024
3		\$112.30	

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	3,245.95
Installation Options	
DUE DATE	AMOUNT
01/31/20	811.48
03/31/20	811.49
05/31/20	811.49
07/31/20	811.49

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 5157

Correspondence should refer to number
Tax Parcel 17-20162-120

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

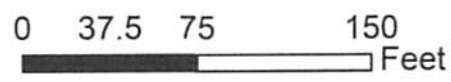
**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

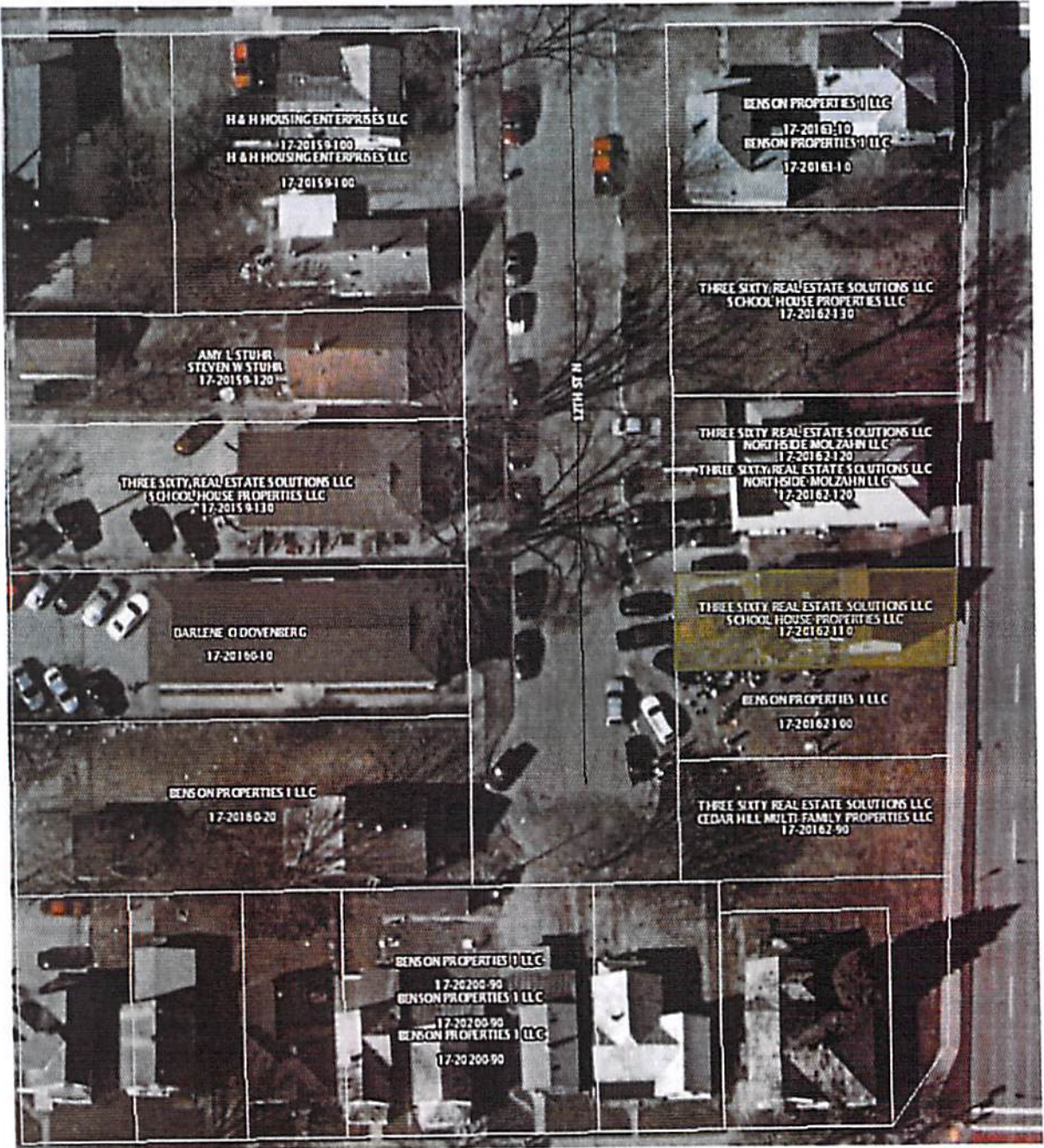
DUE DATE	AMOUNT
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05/31/20	811.49
07/31/20	811.49

NORTHSIDE MOLZAHN LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609





PC20-0271



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

AMY L STUHR
STEVEN W STUHR
17-20159-120

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

DARLENE O DOVENBERG
17-20160-10

BENSON PROPERTIES I LLC
17-20160-20

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

BENSON PROPERTIES I LLC
17-20161-10
BENSON PROPERTIES I LLC
17-20161-10

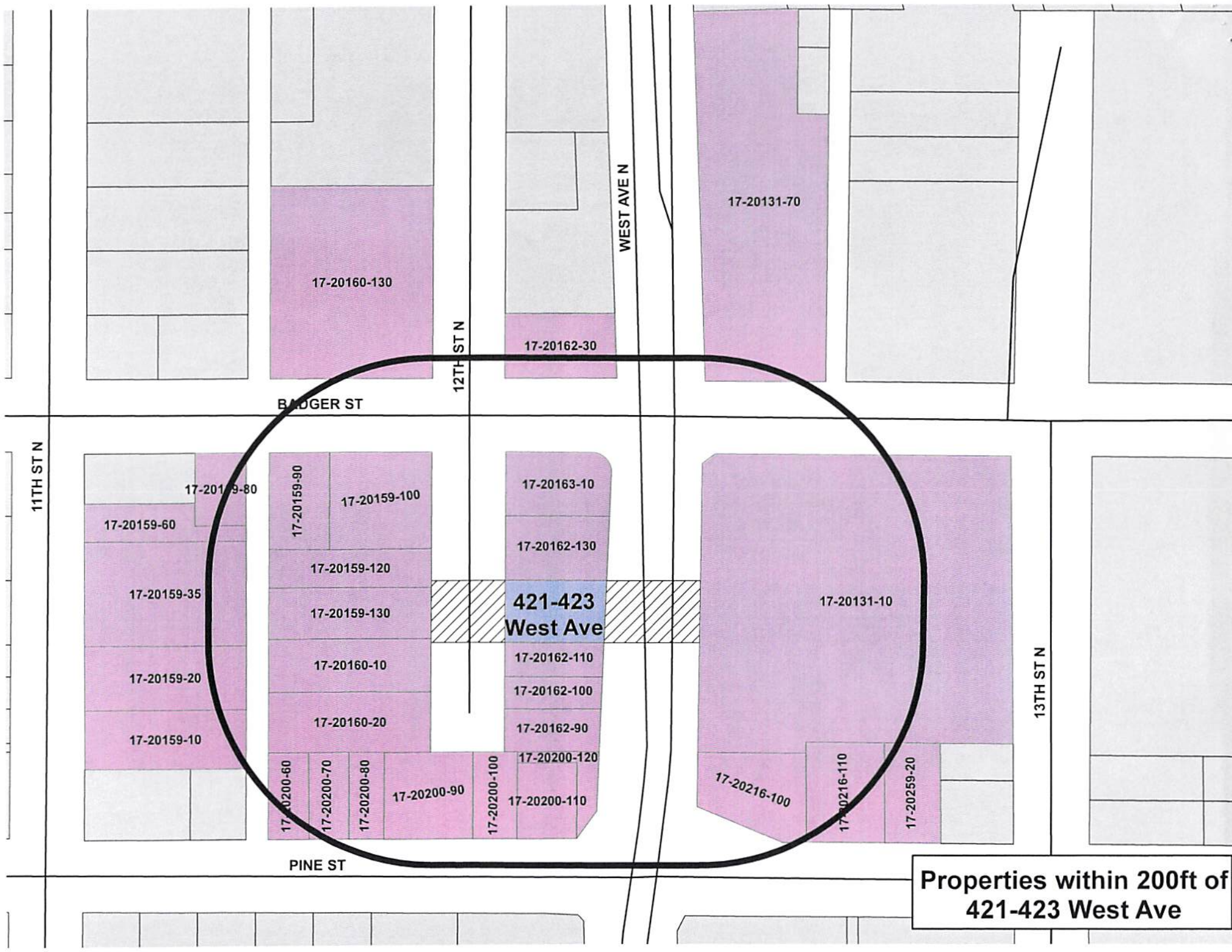
THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20162-10

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

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

BENSON PROPERTIES I LLC
17-20162-100

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



11TH ST N

BADGER ST

12TH ST N

WEST AVE N

13TH ST N

PINE ST

Properties within 200ft of
421-423 West Ave

17-20160-130

17-20162-30

17-20131-70

17-20159-80

17-20159-60

17-20159-90

17-20159-100

17-20163-10

17-20162-130

421-423
West Ave

17-20131-10

17-20159-35

17-20159-120

17-20159-130



17-20162-110

17-20159-20

17-20160-10

17-20162-100

17-20160-20

17-20162-90

17-20159-10

17-20200-60

17-20200-70

17-20200-80

17-20200-90

17-20200-100

17-20200-120

17-20200-110

17-20216-100

17-20216-110

17-20259-20