

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): PAUL AMBORN, PROJECT SUPERINTENDANT
WESTERN TECHNICAL COLLEGE, PHYSICAL PLANT, 505 9TH ST N.

Owner of site (name and address): WESTERN TECHNICAL COLLEGE

Architect (name and address), if applicable: HSR ASSOCIATES

Professional Engineer (name and address), if applicable:

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 0360
TF404365367 002 130116
1/15/13 3:41PM PAID 200.00

Contractor (name and address), if applicable:

Address of subject premises: 232 6TH ST. N. Both parcels have same address.

Tax Parcel No.: 17-20168-100 & 17-20169-010

Legal Description: SEE ATTACHED FOR BOTH.

Zoning District Classification: COMMERCIAL (C2)

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 R
(If the use is defined in (H)(6)(c)(i) or (ii), see "*" below.)

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

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

FORMER CAMPUS INN MOTEL, THEN WESTERN RESIDENCE HALL

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

PROPOSE SITE OF NEW GREENHOUSE BUILDING FOR WESTERN

Type of Structure (proposed): GREENHOUSE / CLASSROOMS / EDUCATION

Number of current employees, if applicable:

Number of proposed employees, if applicable:

Number of **current** off-street parking spaces: 42

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

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

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

* If the proposed use is defined in 15.26(H)(6)(c)

_____ (i) 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.

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

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with subsection 15.26(R) of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.

I hereby certify under oath the **current** value of the structure or structures to be demolished or moved is \$ Assessed Value (\$250,400) + 140,700 = \$391,100
17-20108-100 17-20109-10

I hereby certify under oath the value of the proposed replacement structure or structures is \$ 1.0 M

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: 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 application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

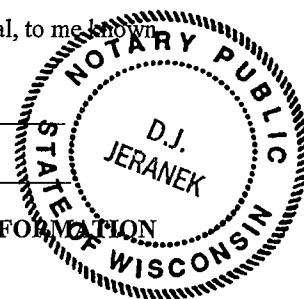
Kurt G Schumaker 1/11/13
(signature) (date)

785 4728 KSCHROEDER@HSRASSOCIATES
(telephone) (email) .COM

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

Personally appeared before me this 11th day of JANUARY, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

D.J. Jeranek
Notary Public
My Commission Expires: 7-21-13



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

Review was made on the 11th day of January, 2013

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kivell

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Lori J. Turner, being duly sworn states:

1. That the undersigned is an adult resident of the City of BANGOR, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 232 6TH ST N.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit district change or amendment (circle one) for said property.

Paul Amborn

Subscribed and sworn to before me
this 15th day of January, 2013.

Lori J. Turner
Notary Public
My Commission expires 6/12/16.

STATE OF WISCONSIN
CITY OF LA CROSSE
LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2012

BILL NO. 05257

TAX ACCOUNT NUMBER: 17-20169-010
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.

c9p13s2632
WESTERN TECHNICAL COLLEGE
400 7TH ST N
LA CROSSE, WI 54601-3368
|||...|||

32-16N-07 Acres .387
Document No 1597905
232 6TH ST N
T BURNS G FARNUM & P BURNS
ADDITION
LOTS 11 & 12 BLOCK 7 SUBJ
TO ESMT IN V883 P41
LOT SZ: 115.7X145.9

Our office will be closed on December 24, 25, 31, 2012 and January 1, 2013

Assessed Value Land 138,900	Ass'd Value Improvements 138,700	Total Assessed Value 277,600	Ave. Assmt. Ratio 0.9861	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.028784072
Est. Fair Mkt. Land 140,900	Est. Fair Mkt. Improvements 140,700	Total Est. Fair Mkt. 281,600	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 499.97

Taxing Jurisdiction	2011 Est. State Aids Allocated Tax Dist	2012 Est. State Aids Allocated Tax Dist	2011 Net Tax	2011 vs 2012 % Tax Change	2012 Net Tax
State of Wisconsin			47.76	0.1	47.79
La Crosse County	2,055,737	2,049,735	1,026.64	0.2	1,028.36
Local Municipality	13,642,279	13,472,269	3,401.98	0.0	3,401.61
La Crosse School	29,666,590	28,783,450	2,924.80	0.3	2,916.79
WTC	1,078,342	1,067,781	590.22	1.0	595.90
Total			7,991.40	0.0	7,990.45
		First Dollar Credit	82.81	3.3	80.08
		Lottery & Gaming Credit	0.00	0.0	0.00
		Net Property Tax	7,908.59	0.0	7,910.37

T
R
E
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: Deiq Stormwa 57.96

Total of Net Tax & Other 7,968.33

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05257
TAX ACCOUNT NUMBER 17-20169-010

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2013 7,968.33
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)

Use Name & Address Below for Return to Taxpayer.
WESTERN TECHNICAL COLLEGE
400 7TH ST N
LA CROSSE, WI 54601-3368

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

DUE DATES	AMOUNT
1/31/2013	2,035.56
3/31/2013	1,977.59
5/31/2013	1,977.59
7/31/2013	1,977.59

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

STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2012

BILL NO. 05253

TAX ACCOUNT NUMBER: 17-20168-100
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.

c9p13s2630
 WESTERN TECHNICAL COLLEGE
 400 7TH ST N
 LA CROSSE, WI 54601-3368

32-16N-07 Acres .177
 Document No 1597905
 232 6TH ST N
 T BURNS G FARNUM & P BURNS
 ADDITION
 PRT LOTS 1 & 2 BLOCK 7 BEG
 NW COR LOT 1 S ALG W LN 43.5
 FT N89D50ME 110.45FT S0D14ME

*****Our office will be closed on December 24, 25, 31, 2012 and January 1, 2013*****

Assessed Value Land 64,900	Ass'd Value Improvements 250,400	Total Assessed Value 315,300	Ave. Assmt. Ratio 0.9861	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.028784072
Est. Fair Mkt. Land 65,800	Est. Fair Mkt. Improvements 253,900	Total Est. Fair Mkt. 319,700	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 567.87

Taxing Jurisdiction	2011		2012		2011 vs 2012 % Tax Change	2012 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2011 Net Tax	2012 Net Tax		
State of Wisconsin			54.25	54.25	0.1	54.28
La Crosse County	2,055,737	2,049,735	1,166.07	1,166.07	0.2	1,168.02
Local Municipality	13,642,279	13,472,269	3,363.99	3,363.99	0.0	3,863.58
La Crosse School	29,666,590	28,783,450	3,322.00	3,322.00	0.3	3,312.91
WTC	1,078,342	1,067,781	670.38	670.38	1.0	676.83
Total			9,076.69	9,076.69	0.0	9,075.62
			First Dollar Credit	82.51	-1.1	80.08
			Lottery & Gaming Credit	0.00	0.0	0.00
			Net Property Tax	8,993.88	0.0	8,995.54

T R E A S U R E R	Make Check Payable to:	OTHER:	Delq Stormwa	26.98
	LA CROSSE CITY TREASURER CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	Total of Net Tax & Other		

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05253
 TAX ACCOUNT NUMBER 17-20168-100

Use Name & Address Below for Return to Taxpayer.
 WESTERN TECHNICAL COLLEGE
 400 7TH ST N
 LA CROSSE, WI 54601-3368

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2013 9,022.52
 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
1/31/2013	2,275.88
3/31/2013	2,248.88
5/31/2013	2,248.88
7/31/2013	2,248.88

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



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

HSR Associates

Celebrating over **50 Years** of Innovative Design
100 Milwaukee St. • La Crosse, WI 54603 • 608.784.1830

January 1, 2013

City of La Crosse
Common Council

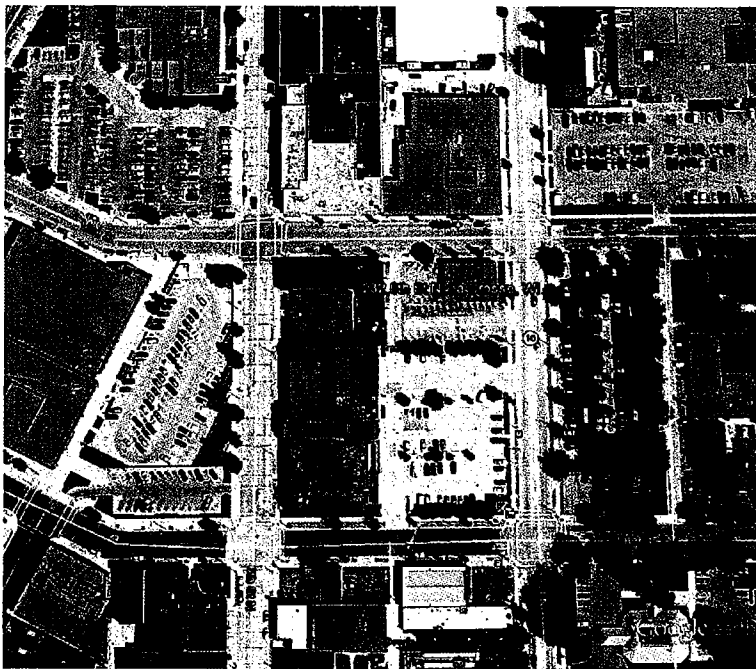
Attention: City Clerk

Reference: Conditional Use Permit for 232 6th Street North

To Whom it May Concern:

Western Technical College would like to obtain a Conditional Use Permit for the demolition of the former Campus Inn buildings at 232 6th Street North.

Western will be constructing its new Greenhouse project on this site. They intend to build that project in the next two years

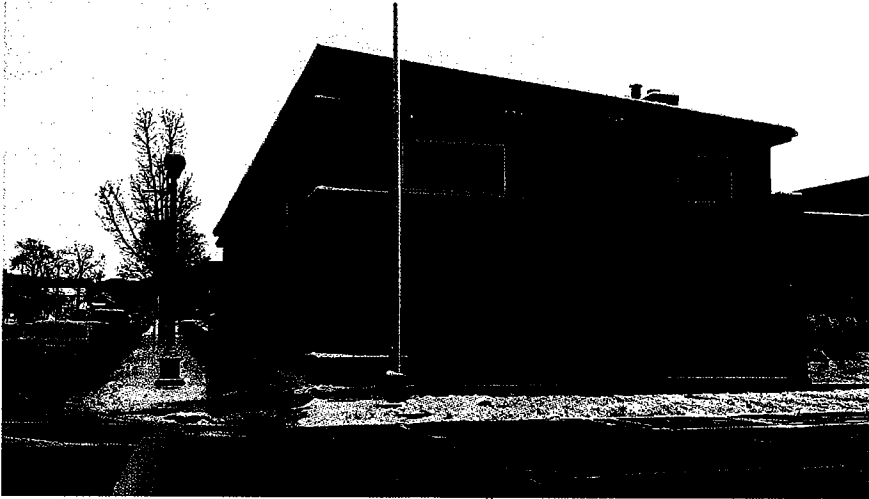


Google earth

feet
meters 100 500



Site Photo

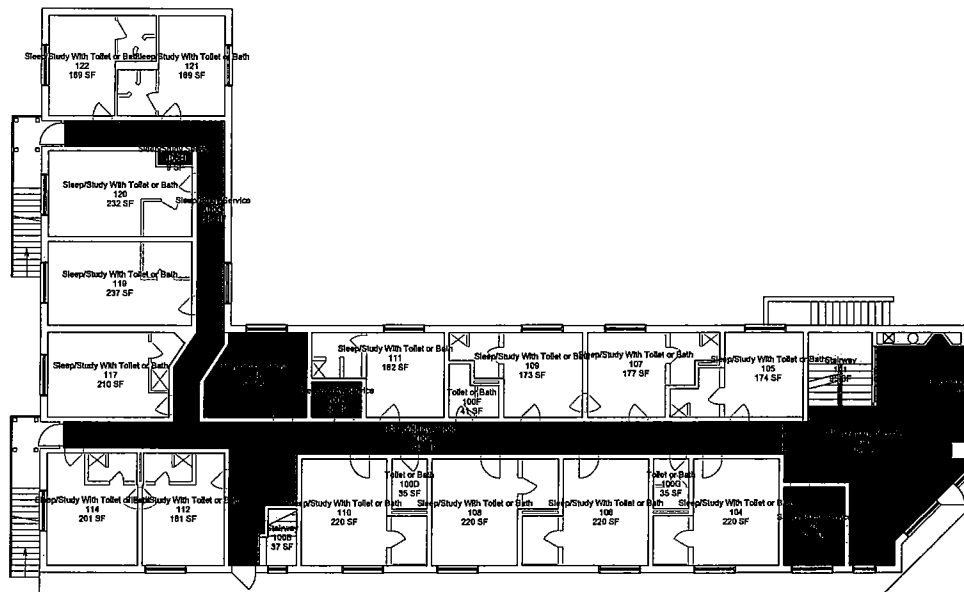
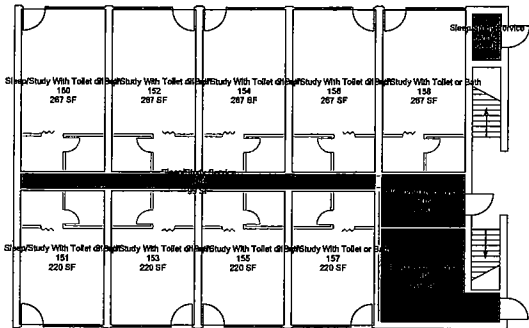


View of Campus Inn from 6th Street looking East.

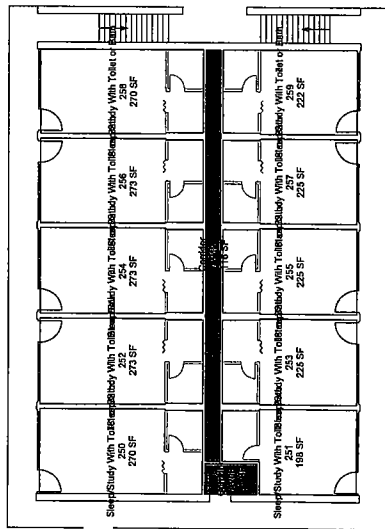
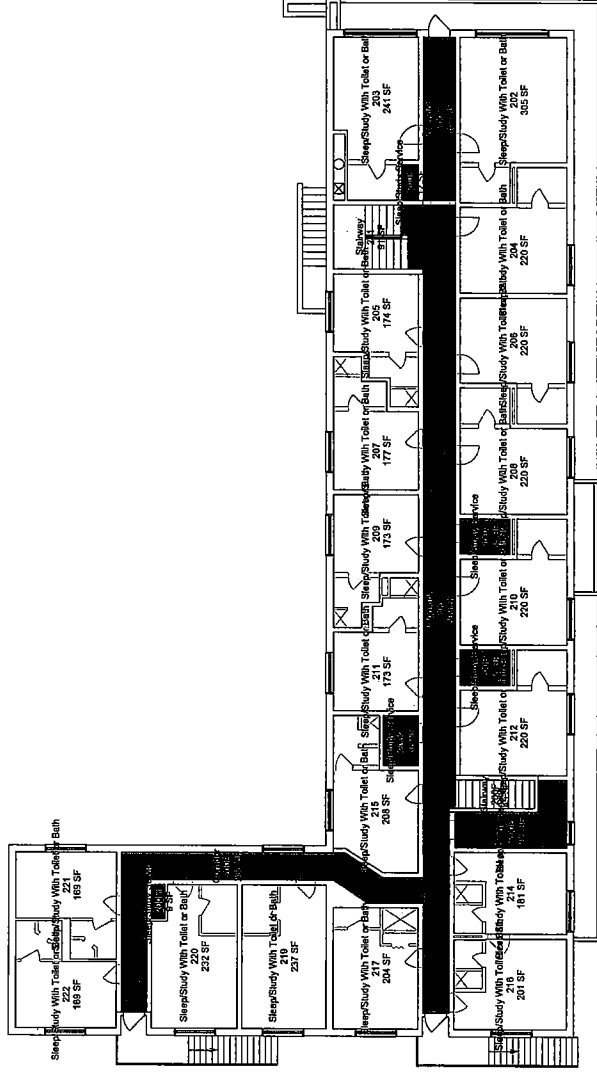


View of Campus Inn from 7th Street looking West

Sincerely,



Space Use	Count
Sleep/Study Service	11
Sleep/Study With Toilet or Bath	29
Stairway	2

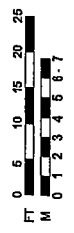


Western Technical College
THE ESSENTIAL EXPERIENCE

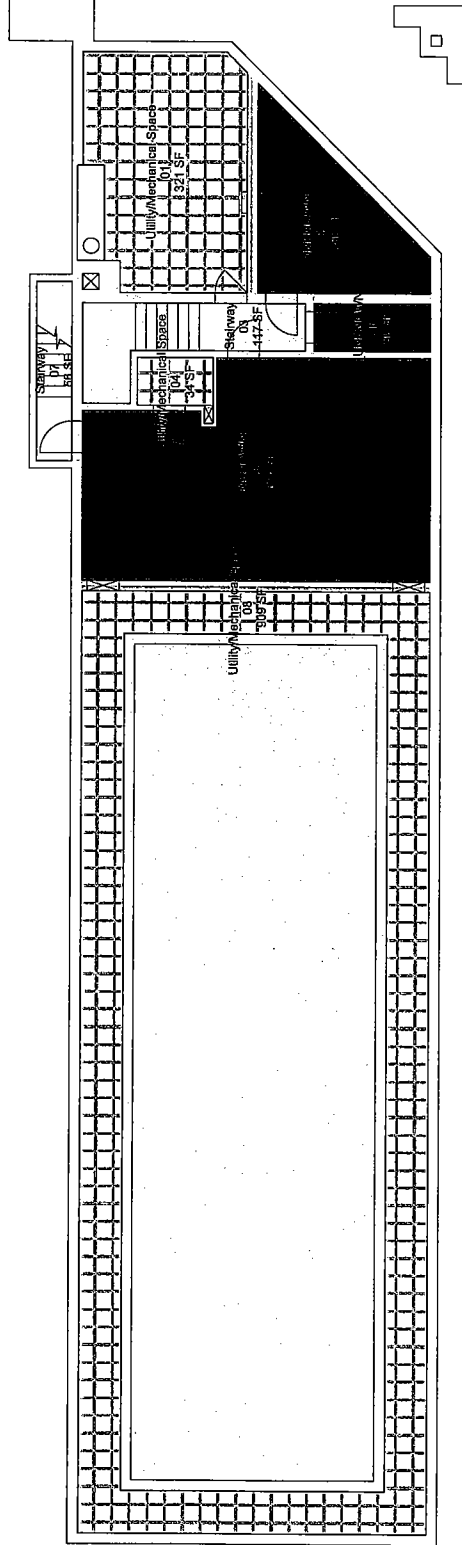
Western Residence Hall

Floor - 2nd Floor
232 6th Street North
La Crosse, WI 54602

6/5/2011



Space Use	Count
UNKNOWN	3
Stairway	2
Utility/Mechanical Space	3



Western Technical College
THE ESSENTIAL EXPERIENCE

Western Residence Hall

Floor - Basement
232 6th Street North
La Crosse, WI 54602

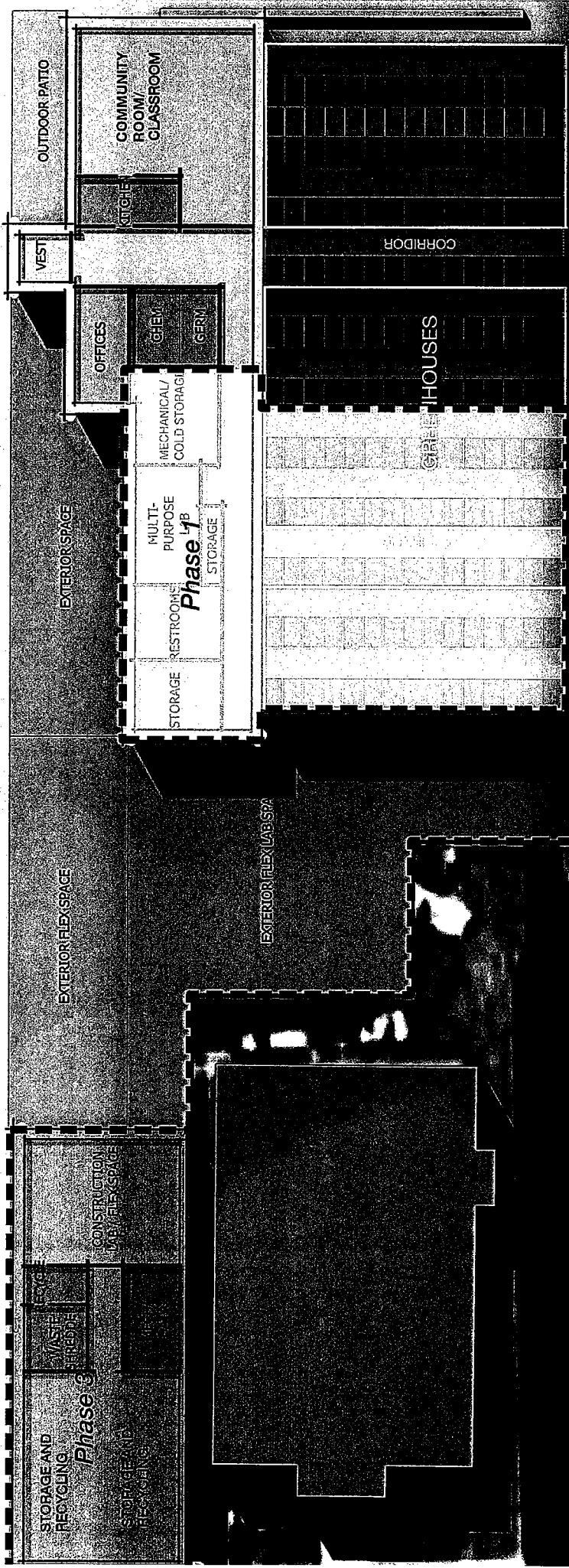
6/5/2011



Western Technical College Urban Landscape and Agriculture Center

VINE STREET

Phase 2



Western Technical College

RDG.
PLANNING • DESIGN

