

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Wells Fargo

Owner of site (name and address):

Wells Fargo / 1 Home Campus / Des Moines IA / 50328

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

DUPLICATE RECEIPT

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0023

200.00

Contractor (name and address), if applicable:

All Around Property Preservation
720 Tower Drive Medina, MN 55340

Address of subject premises:

1602 Market Street, La Crosse WI 54601

Tax Parcel No.:

17-30168-50

Legal Description:

05-15-07 NE-SW See Attached

Zoning District Classification:

R-2 Residential

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):

Residential property - 2 Story home - 4 bedroom -
Approx. 1500 sq. ft. above grade.

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):

Demo property and leave lot empty for
re-sale.
↓
home

Type of Structure (proposed):

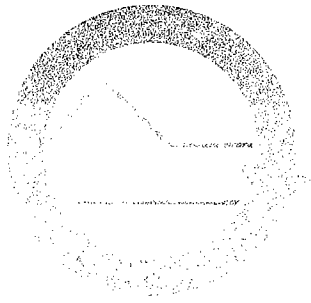
N/A

Number of current employees, if applicable:

N/A

Number of proposed employees, if applicable:

N/A



All Around Property Preservation, LLC.

720 Tower Drive - Medina, MN 55340

Office: 763.447.3944

Fax: 800.419.8422

Email: aappmn@gmail.com

DUPLICATE RECEIPT

1602 Market St. LaCrosse, WI 54601

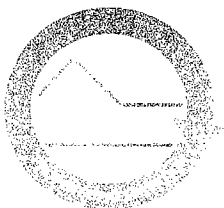
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To whom it may concern,

Upon completing our inspection of this property we feel that this house is beyond repairable and will require this house to be demolished due to the following reasons: The cost of the renovations this house would need to bring it back to a safe and livable standard would be very extensive. The main areas of concern in regards to this house are the foundation, condition of interior and exterior. The foundation at this house is made of an old stone foundation which is in need of repairs and is leaking air in many locations which will start letting water intrusion occur. There is a rodent issue from this problem as well. All utilities at this property will have to be repaired/replaced to bring up to code standards. The walls at this property are lacking insulation and will need to be reinsulated and drywall removed and replaced. This house has a metal roof that is failing which is evident by the plaster that is failing from water intrusion. The siding and windows at this property will need to be replaced as well as it is not done properly and water intrusion is going to occur. With all of the water intrusion issues evident there is a high chance that mold has started to grow already as well. The interior of this house including the kitchen, bathrooms and flooring will all have to be replaced due to condition and age. The basement stairs need to be replaced which will be a huge repair due to the stone foundation and the condition it is in. There are so many code issues including walls that need to be re-built to code and doorways that lead to stone walls and the back of siding. It is our recommendation that this house be demolished as the expense of repairing this house to bring it back to a safe and livable standard would be too excessive.

Thank you,

Jake Iskierka
Sr. Project Coordinator



720 Tower Drive - Medina MN 55340
763.228.0324 - Office
763.447.3125 - Cell
800.419.8422 - Fax

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Bradley W. Jensen, being duly sworn states:

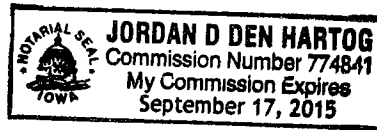
1. That the undersigned is an adult resident of the City of _____, State of _____.
- ② That the undersigned is (one of the) legal owner(s) of the property located at 1602 Market St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Bradley W. Jensen

Subscribed and sworn to before me
this 21st day of October, 2012.

BRADLEY W. JENSEN
Vice President Loan Documentation

[Signature]
Notary Public
My Commission expires _____.



Run Date: January 2, 2013

2012 Property Record
La Crosse County, WI
City of La Crosse

Parcel ID: 17-30168-50

Deed Information:

<u>Property Description:</u>	Assessed Acreage:	0.119	<u>Volume</u>	<u>Page</u>	<u>Document</u>	<u>Recorded</u>	<u>Type</u>
1602 MARKET ST			818	2	1008609	1988-05-16	ABRIDGEMENT
**Multiple Addresses on file			818	213	1008743	1988-05-18	Land Contract
Sec/Twn/Rng/Qtr: 05-15-07 NE-SE			901	765	1055264	1991-08-13	Warranty Deed
SCOTTS ADDITION			1621	466	1314354	2002-06-21	Land Contract
LOT 7 EX S 45 1/2FT BLOCK 5			0	0	1395941	2004-06-10	Warranty Deed
LOT SZ: 53.8 X 94.83			0	0	1598440	2012-06-11	SHERIFF'S DEED

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
CREDIT SUISSE FIRST BOSTON HEAT 2005-6 U S BANK NATIONAL ASSOCIATION	Owner	3476 STATEVIEW BLVD	FORT MILL	SC	29715

Districts:

Additional Parcel Information:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>
2849	La Crosse School	Y	Use	1 UNIT
7	2012+ Supervisor District 7	N		
246019	2012+ Ward 19	N		
3	Book 3	N		
LPO1	LACROSSE POSTAL DISTRICT 54601	N		
10	2010-12 Supervisor District 10	N		
246010	2010 -12 Ward 10	N		

Tax Information:

Tax Year: 2012

General Tax: \$3,785.11	Total Woodlands: \$0.00	Total Due: \$3,803.93	Total Mill Rate: 0.028784072
Lottery Credit: \$0.00	First Dollar Credit: 80.08	Special Charges: \$98.90	
Total Assessed Value: \$131,500.00	Total Fair Market Value: \$133,300.00		

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
G1	Residential	0.000	\$21,900.00	\$109,600.00	\$131,500.00	2011-04-21

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)