

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

GREGORY A. STARCH
3444 MORMON COULEE RD LA CROSSE WI 54601

Owner of site (name and address):

GREGORY A STARCH & SHERI L. STARCH
3444 MORMON COULEE RD. LA CROSSE WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

DUPLICATE PERMIT

LA CROSSE CITY ENGINEER
PH306426273 1001 11/13/13
9/30/13 10:13AM FADD 200.00

Contractor (name and address), if applicable:

Address of subject premises:

3511 MORMON COULEE RD.

Tax Parcel No.: 17-50,323-190

Legal Description: 16-15A-07 ACRES .797 DOCUMENT No 1419181 3511 MORMON
COULEE RD PA+ NW-NW SEC 16-15-7 COM SE COR N 20 FT W 17 FT TO N
COR MC RD 3 21 ST PL NWLY ALG MR RD 358.4 FT to POB CONT MW ALG MC RD.
77 FT N 200

Zoning District Classification: C-2 COMMERCIAL

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):

Single Family House

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):

GREEN SPACE FOR FUTURE COMMERCIAL DEVELOPMENT

Type of Structure (proposed):

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: _____

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

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

* 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 \$ 1,000.⁰⁰.

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

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.

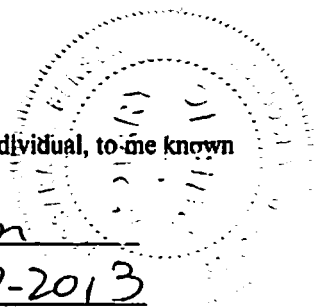
Larry F. Staud 9-30-13
(signature) (date)

608-792-2324 _____
(telephone) (email)

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

Personally appeared before me this 30th day of September, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara O. Benson
Notary Public
My Commission Expires: 12-29-2013



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

Review was made on the 30th day of September, 2013.

Signed: [Signature], Director of Planning & Development
On behalf of Larry Kirch

TO Whom It MAY CONCERN:

I HAVE bought the property at 3511 MORMON COULEE RD. THE PROPERTY ADJOINS MY PROPERTY AT 3441 MORMON COULEE RD. WHICH ARE LOCATED BETWEEN THE HUNGRY PEDDLER RESTURANT AND BURGER KING.

THE HOUSE AT 3511 MORMON COULEE RD IS VACANT AND IN NEED OF MAJOR REPAIRS WINDOWS ROOF, ETC.

THE HOUSE IS VALUED ON TAX ROLL @ \$1000.⁰⁰ THIS PROPERTY IS ZONED COMMERCIAL. I HAVE LISTED BOTH PROPERTIES FOR SALE ON ADVICE FROM MY REALTOR THE PROPERTY WOULD BE MUCH MORE SALEABLE WITH THE HOUSE AT 3511 MORMON COULEE RD REMOVED.

THE END RESULT IS PRIME COMMERCIAL PROPERTY WITH MY PERSONAL HOME CONSISTING OF 1 ACRE WITH APPROX 200 FT FRONTAGE ON MORMON COULEE RD. FOR COMMERCIAL DEVELOPMENT.

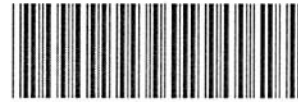
SEE ATTACHED PHOTO'S OF PROPERTY.

Greg Stancik

3441 MORMON COULEE RD

LA CROSSE WI 54601

STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2012

BILL NO. 14890

TAX ACCOUNT NUMBER: 17-50323-190
 JURISDICTION CODE: 5863

c58p70s18095
 JOHN G JR, STEPHEN J ET AL
 MEYER
 SANDRA M BRON
 2312 WATERBURY POND CT
 SPRINGFIELD, IL 62712-9593

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.

16-15N-07 Acres .797
 Document No 1419181
 3511 MORMON COULEE RD
 PRT NW-NW SEC 16-15-7 COM SE
 COR N 20 FT W 17 FT TO N COR
 M C RD & 21ST PL NWLY ALG
 M C RD 358.4 FT TO POB CONT
 NWLY ALG M C RD 77 FT N 200

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

Assessed Value Land 218,700	Ass'd Value Improvements 1,000	Total Assessed Value 219,700	Ave. Assmt. Ratio 0.9861	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.028784072																																																												
Est. Fair Mkt. Land 221,800	Est. Fair Mkt. Improvements 1,000	Total Est. Fair Mkt. 222,800	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 395.69																																																												
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2011 Est. State Aids Allocated Tax Dist.</th> <th>2012 Est. State Aids Allocated Tax Dist.</th> <th>2011 Net Tax</th> <th>2011 vs 2012 % Tax Change</th> <th>2012 Net Tax</th> </tr> </thead> <tbody> <tr> <td>State of Wisconsin</td> <td></td> <td></td> <td>38.35</td> <td>-1.4</td> <td>37.82</td> </tr> <tr> <td>La Crosse County</td> <td>2,055,737</td> <td>2,049,735</td> <td>824.35</td> <td>-1.3</td> <td>813.87</td> </tr> <tr> <td>Local Municipality</td> <td>13,642,279</td> <td>13,472,269</td> <td>2,731.63</td> <td>-1.4</td> <td>2,692.13</td> </tr> <tr> <td>La Crosse School</td> <td>29,666,590</td> <td>28,783,450</td> <td>2,348.48</td> <td>-1.7</td> <td>2,308.43</td> </tr> <tr> <td>WTC</td> <td>1,078,342</td> <td>1,067,781</td> <td>473.92</td> <td>-0.5</td> <td>471.61</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>6,416.73</td> <td>-1.4</td> <td>6,323.86</td> </tr> <tr> <td></td> <td>First Dollar Credit</td> <td></td> <td>82.81</td> <td>-3.3</td> <td>80.08</td> </tr> <tr> <td></td> <td>Lottery & Gaming Credit</td> <td></td> <td>0.00</td> <td>0.0</td> <td>0.00</td> </tr> <tr> <td></td> <td>Net Property Tax</td> <td></td> <td>6,333.92</td> <td>-1.4</td> <td>6,243.78</td> </tr> </tbody> </table>				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			38.35	-1.4	37.82	La Crosse County	2,055,737	2,049,735	824.35	-1.3	813.87	Local Municipality	13,642,279	13,472,269	2,731.63	-1.4	2,692.13	La Crosse School	29,666,590	28,783,450	2,348.48	-1.7	2,308.43	WTC	1,078,342	1,067,781	473.92	-0.5	471.61	Total			6,416.73	-1.4	6,323.86		First Dollar Credit		82.81	-3.3	80.08		Lottery & Gaming Credit		0.00	0.0	0.00		Net Property Tax		6,333.92	-1.4	6,243.78	
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Make Check Payable to:
LA CROSSE
CITY TREASURER
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 6,243.78

CHECK FOR BILLING ADDRESS CHANGE
BILL NO. 14890
 TAX ACCOUNT NUMBER 17-50323-190

TOTAL DUE FOR FULL PAYMENT
 PAY BY JANUARY 31, 2013 6,243.78
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.
 JOHN G JR, STEPHEN J ET AL
 MEYER
 SANDRA M BRON
 2312 WATERBURY POND CT
 SPRINGFIELD, IL 62712-9593

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

DUE DATES	AMOUNT
1/31/2013	1,560.96
3/31/2013	1,560.94
5/31/2013	1,560.94
7/31/2013	1,560.94

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

APPRAISAL REPORT



3511 MORMON COULEE ROAD
COMMERCIAL PROPERTY
LACROSSE WI

Prepared for

**RIVER BANK
COON VALLEY WI**

by

**JOHN P FORSYTHE
W2693 COUNTY ROAD N
COON VALLEY WI 54623**

as of

AUGUST 13, 2013

