

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

The Feniger Group LLC
1501 St. Andrew St # 2101
La Crosse, WI 54603

Owner of site (name and address):

The Feniger Group LLC
1501 St. Andrew St # 2101
La Crosse, WI 54603

Architect (name and address), if applicable:

Jerome SATERBACK
1751 BLOOMERMILL Rd
La Crosse, WI 54601

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

The Feniger Group LLC

Address of subject premises:

500 Prospect St, 513 Harvey St, Island St
La Crosse, WI 54603

Tax Parcel No.:

17-10213-090, 17-10212-110, 17-10213-091

Legal Description:

SEE ATTACHED

Zoning District Classification:

M1-Light Industrial & M2-Heavy Industrial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-

353

(If the use is defined in 115-347(6)(c)(1) or (2), 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):

Gravel & Asphalt Parking Lots

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):

Asphalt parking lots for residential & 'commercial'
uses located at 1407-1501 St Andrew St

Type of Structure (proposed):

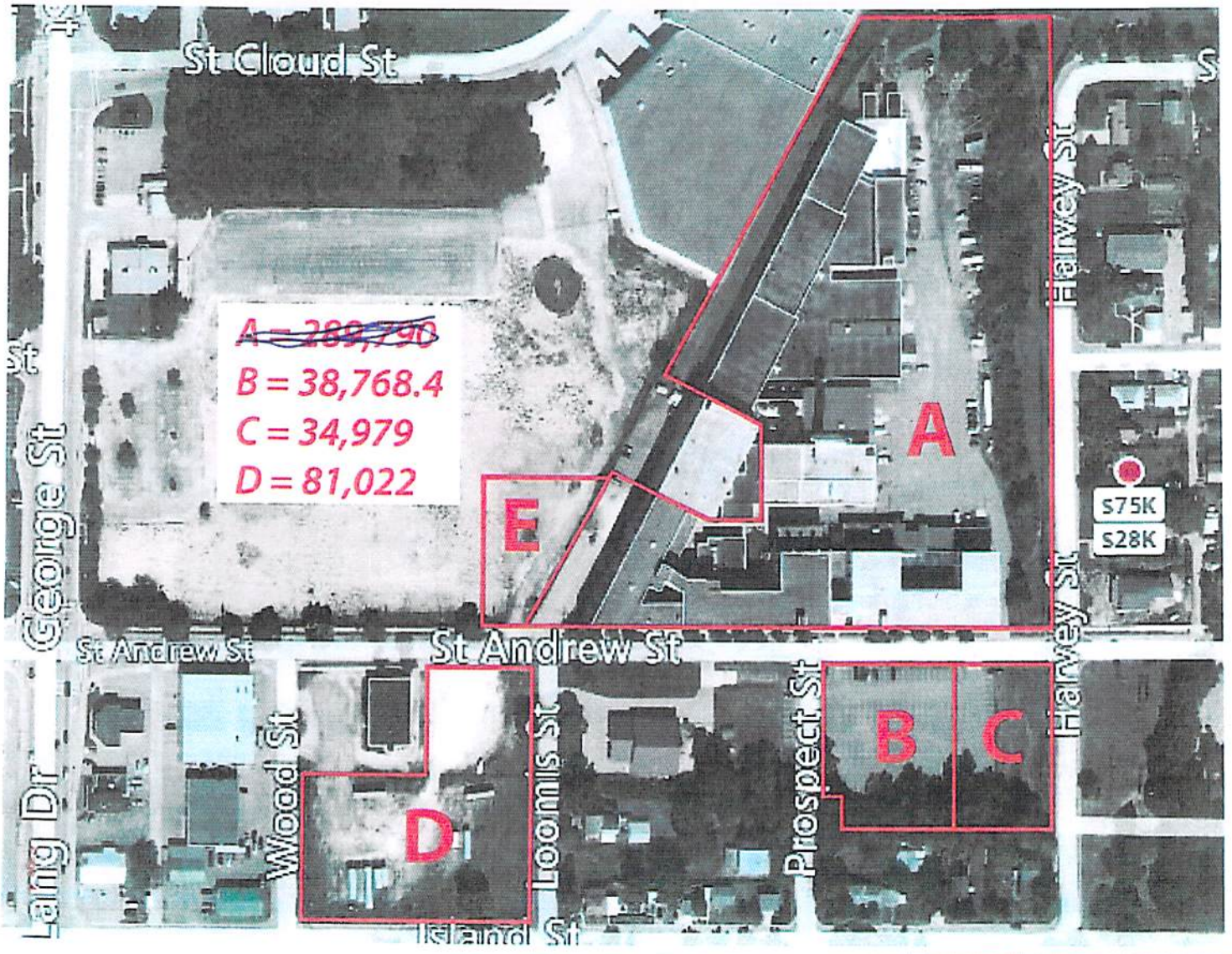
Parking Lot

Number of current employees, if applicable:

N/A

Number of proposed employees, if applicable:

N/A



STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



PARCEL B

REAL ESTATE PROPERTY TAX BILL FOR 2013

BILL NO. 2479

TAX ACCOUNT NUMBER: 17-10213-020
 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.

c46p53s15009
 THE FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874
 [Barcode]

29-16 N-07 Acres 0.890
 Document No 1469200
 500 PROSPECT ST
 LOOMIS & HARVEY ADDITION LOT
 S 10-14 BLOCK 3 & E 20FT VAC
 PROSPECT ST LYG W & ADJ TO

Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014

Assessed Value Land 117,000	Ass'd Value Improvements 0	Total Assessed Value 117,000	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 119,000	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 119,000	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 212.37

Taxing Jurisdiction	2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	2013 Net Tax
State of Wisconsin			20.14	-0.4	20.06
La Crosse County	2,049,735	2,039,293	433.42	2.0	442.26
Local Municipality	13,472,269	13,305,549	1,433.68	-0.1	1,431.91
LA CROSSE SCHOOL	28,783,450	26,959,988	1,229.34	6.7	1,311.75
WTC	1,067,781	1,129,699	251.15	16.8	293.46
Total			3,367.73	3.9	3,499.44
			First Dollar Credit	0.00	0.00
			Lottery & Gaming Credit	0.00	0.00
			Net Property Tax	3,367.73	3,499.44

T R E A S 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: Delq Stormwater 4.27
	Total of Net Tax & Other 3,503.71	

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 2479

TAX ACCOUNT NUMBER 17-10213-020

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014 3,503.71

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
1/31/2014	879.13
3/31/2014	874.86
5/31/2014	874.86
7/31/2014	874.86

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

PARCEL B

2) PROPERTY B – Parking Lot

ADDRESS: 500 Prospect Street, La Crosse, WI

LEGAL DESCRIPTION: Loomis & Harvey Addition

Lots 10, 11, 12, 13 & 14 In Block 3

LAND SIZE: 0.890 ACRES Document 1469200

38,768.4 SF

TAX PARCEL NO.: 17-10213-020

ZONING: Light Industrial

DATE RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013

STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



Parcel C

REAL ESTATE PROPERTY TAX BILL FOR 2013

BILL NO. 2474

TAX ACCOUNT NUMBER: 17-10212-110
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.
 See enclosed form for important information.
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c46p53s15004

THE FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874



29-16 N-07 Acres 0.803
 Document No 1473021
 513 HARVEY ST
 LOOMIS & HARVEY ADDITION LOT
 S 1 2 3 4 & 5 BLOCK 3 SUBJ T
 O ESMT IN DOC NO. 1567714 L.O

Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014

Assessed Value Land 105,000	Ass'd Value Improvements 0	Total Assessed Value 105,000	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709		
Est. Fair Mkt. Land 106,800	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 106,800	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 190.59		
Taxing Jurisdiction		2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	2013 Net Tax
State of Wisconsin				18.08	-0.4	18.00
La Crosse County		2,049,735	2,039,293	388.97	2.0	396.90
Local Municipality		13,472,269	13,305,549	1,286.63	-0.1	1,285.05
LA CROSSE SCHOOL		28,783,450	26,959,988	1,103.25	6.7	1,177.21
WTC		1,067,781	1,129,699	225.39	16.8	263.36
Total				3,022.32	3.9	3,140.52
		First Dollar Credit		0.00	0.0	0.00
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax		3,022.32	3.9	3,140.52

T R E A S U R E R	Make Check Payable to:	OTHER: Delq Stormwater	1.98
	LA CROSSE		
	CITY TREASURER		
	CITY OF LA CROSSE		
	400 LA CROSSE ST LA CROSSE, WI 54601		
Total of Net Tax & Other			3,142.48

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 2474

TAX ACCOUNT NUMBER 17-10212-110

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014 3,142.48

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
1/31/2014	787.09
3/31/2014	785.13
5/31/2014	785.13
7/31/2014	785.13

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

3) PROPERTY C - Parking Lot

ADDRESS: 513 Harvey Street, La Crosse, WI

LEGAL DESCRIPTION: Loomis & Harvey Addition
Lots 1, 2, 3, 4 & 5 in Block 3

LAND SIZE: 0.803 ACRES Document 1473021
34,978.68 SF

TAX PARCEL NO.: 17-10212-110

ZONING: Light Industrial

DATA RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013



REAL ESTATE PROPERTY TAX BILL FOR 2013

BILL NO. 2488

TAX ACCOUNT NUMBER: 17-10213-091
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
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c46p53s15018
THE FENIGOR GROUP LLC
1501 SAINT ANDREW ST STE C101
LA CROSSE, WI 54603-2874

29-16 N-07 Acres 1.860
Document No 1629902
ISLAND ST
LOOMIS & HARVEY ADDITION LOT
S 1-11 BLOCK 5 & THAT PRT VA
C N-S ALLEY ADJ TO LOTS 4-11

PARCEL
10

Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014

Assessed Value Land 231,800	Ass'd Value Improvements 0	Total Assessed Value 231,800	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit)	0.029909709
Est. Fair Mkt. Land 235,700	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 235,700	<input type="checkbox"/> A STAR IN THIS BOX HEARS FROM YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit	420.75
2012		2013		2013	
State of Wisconsin	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	Net Tax
La Crosse County	2,049,735	2,039,293	39.91	-0.4	39.74
Local Municipality	13,472,269	13,305,549	858.70	2.0	876.20
LA CROSSE SCHOOL	28,783,450	26,959,988	2,840.40	-0.1	2,836.90
WTC	1,067,781	1,129,699	2,435.56	6.7	2,598.83
Total			6,672.16	3.9	6,933.07
First Dollar Credit			0.00	0.0	0.00
Lottery & Gaming Credit			0.00	0.0	0.00
Net Property Tax			6,672.16	3.9	6,933.07

T R E A S U R E R	Make Check Payable to:	OTHER:
	LA CROSSE CITY TREASURER	
	CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	
	Total of Net Tax & Other	6,933.07

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 2488

TAX ACCOUNT NUMBER 17-10213-091

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC
1501 SAINT ANDREW ST STE C101
LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014 6,933.07

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
1/31/2014	1,733.29
3/31/2014	1,733.26
5/31/2014	1,733.26
7/31/2014	1,733.26

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

8) **Property D – EMPTY LOT**

ADDRESS: Island Street

**LEGAL DESCRIPTION: Loomis & Harvey Addition Lot
S 1-11 Block 5 & that PRT VA
C N-S Alley Adj to Lots 4-11**

**LOT SIZE: 1.860 Acres Document 1629902
81,021.6 SF**

TAX PARCEL NO.: 17-10213-091

ZONING: Light Industrial

DATE RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013

**SUMMARY OF VACANT LAND
AVAILABLE FOR PARKING SPACES**

(Per Real Estate Tax Bill 2013)

1. 1407/1501 ST ANDREW STREET	289,790 sf
2. 500 PROSPECT STREET	38,768sf
3. 513 HARVEY STREET	34,979sf
4. ISLAND STREET BLOCK	81,022sf

TOTAL SF AVAILABLE FOR PARKING 444,559sf

LEGAL DIMENSION OF ONE (1) PARKING SPACE = 7.5'X 17' = 127.5 SF

RESOURCE: CITY OF LA CROSSE PLANNING DEPT (Louis)

SUMMARY OF REQUIRED PARKING SPACES

BY CATEGORY

(Per City Planning - Tom Acklin)

		<u>PARKING SPACES REQUIRED</u>
1. BEDROOMS	X 1 PARKING SPACE PER BEDROOM	60
2. OFFICE TENANT PARKING = 1 PARKING SPACE PER 300 SF	57,151 sf leased office by 300 =	190
3. RESTAURANT	1 SPACE PER 150 SF SEATING ONLY	
Pub	= 1,296 sf by 150 sf (Per Acklin) =	8.64
Dining	= 1,156 sf	7.71
4. BANQUETS	1 SPACE PER 5 SEATS	
	Dock 7 Banquet Hall – 250 Chairs by every 5 chairs	50
	St Andrew's Square Banquet – 150 seats by 5 chairs	29.5

TOTAL REQUIRED PARKING SPACES FOR ENTIRE FACILITY INCLUDING APTS = 346 SPACES

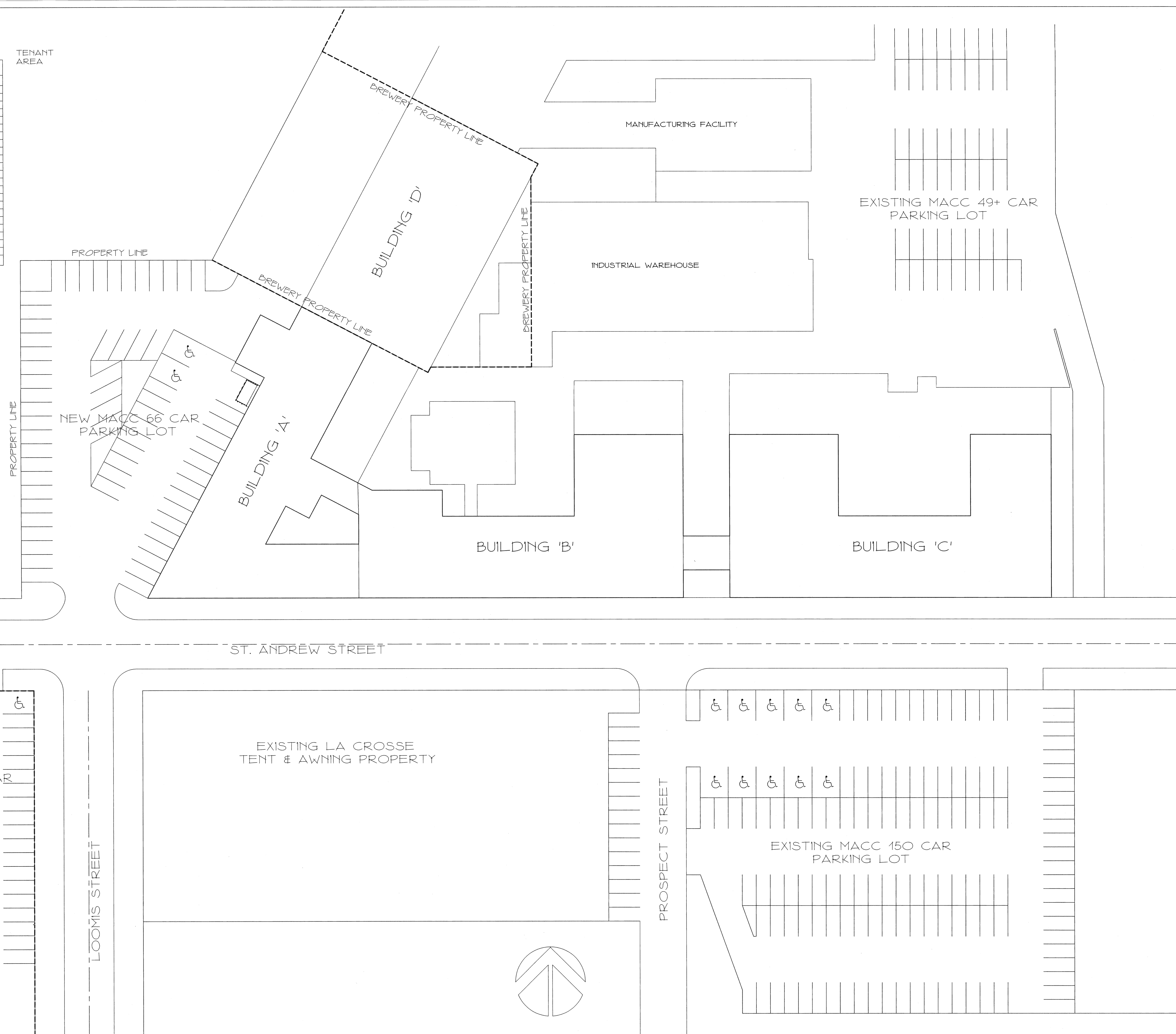
Legal dimensions of 1 parking space is 7.5' x 17' = 127.5'. 346 spaces x 127.5' = 44,115 sf

PARKING REQUIREMENT SUMMARY

BUILD.	TENANT	AREA	CARS
A 1 ST FL.	WESTERN WISCONSIN CARES	12,000X.85/300	34
A 2 ND FL.	LA CROSSE COUNTY	12,000X.85/300	34
A 3 RD FL.	APARTMENTS	28 BED ROOMS	14
A 4 TH FL.	APARTMENTS	28 BED ROOMS	14
B 1 ST FL.	BOOT HILL PUB	2,676/150	16
B 1 ST FL.	BOOT HILL KITCHEN	2 EMPLOYEES	2
B 1 ST FL.	BANQUET FACILITY	2,479/300	17
B 1 ST FL.	LA CROSSE COUNTY	2,620 X .85/300	6
B 1 ST FL.	OFFICE RENTAL	1,000X.85/300	3
B 2 ND FL.	LA CROSSE COUNTY	9,566X.85/300	27
B 2 ND FL.	SPA & RENTAL	3,199X.85/300	9
B 2 ND FL.	OFFICE RENTAL	1,000X.85/300	3
B 3 RD FL.	APARTMENTS	28 BED ROOMS	14
B 4 TH FL.	APARTMENTS	28 BED ROOMS	14
C 1 ST FL.	BANQUET FACILITY	3,520/150	24
C 1 ST FL.	OFFICE RENTAL	448/300	2
C 1 ST FL.	OFFICE RENTAL	870/300	3
C 1 ST FL.	OFFICE RENTAL	821/300	3
C 1 ST FL.	LA CROSSE MAIL CENTER	15 EMPLOYEES	15
C 2 ND FL.	OFFICE RENTAL	13,566X.85/300	39
C 3 RD FL.	APARTMENTS	21 BED ROOMS	21
C 4 TH FL.	APARTMENTS	21 BED ROOMS	21
TOTAL CAR SPACE REQUIREMENTS			339

ALL PARKING STALLS SHALL BE 9'-0" X 20'-0"
 ALL HANDICAP STALLS SHALL BE 16'-0" X 20'-0"
 ALL DRIVEWAY AISLES SHALL BE 25'-0" WIDE

TENANT AREA



LOCATION & SITE PLAN

SCALE 1" = 30'-0"

608-788-2764
 La Crosse, Wisconsin 54601
**JEROME
 SATERBAK
 ARCHITECT**
 N751 Bloomer Mill Road

PARKING REQUIREMENTS FOR:
MACC OFFICES & APARTMENTS
 1501 SAINT ANDREW STREET
 LA CROSSE, WISCONSIN 54603
 FENIGOR PROPERTIES INC
 OWNERS/DEVELOPERS

14-629

12/26/14

A1