

City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Meeting Agenda - Final-revised Common Council

Thursday, December 21, 2023

3:35 PM

Council Chambers City Hall, First Floor

Special Meeting per Sec. 2-34 La Crosse Municipal Code

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed only (no participation) by visiting the Legislative Information Center Meetings calendar (https://cityoflacrosse.legistar.com/Calendar.aspx) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Mayor Mitch Reynolds, Presiding

Roll Call

Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Christine Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Douglas Happel, Mark Neumann

Agenda Item:

<u>23-1463</u>	Application of 5D Insight LLC dba Schmidty's for a Combination "Class B" Beer
	and Liquor license at 3119 State Road for the remainder of the 2023-2024
	license period.

23-1301 Resolution approving application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

Adjournment

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 23-1463

Agenda Date: 12/21/2023 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Application

Agenda Number:

to begin and tab throughout. appropriate boxes, spi	. Use mouse to ched			Save	nt	lear
Original Alcohol Be		ail License A	Application	Applicant's Wisconsin Seller's	Permit Number	
(Submit to municipal clerk.)		=		456-102966	7197-	02
•	. 01/02/20	2.4	06/30/2024		59902	
For the license period beginni	(mm dd yy)	24 ending:	(rom dd yyvy)	TYPE OF LICENSE REQUESTED	FI	ΕE
	☐ Town of)	-2010		Class A beer	s	
To the Governing Body of the	∴ □ Village of }	La Crosse		Class B beer	\$ 50	.04
	City of			Class C wine	\$250	.02
County of La Crosse		A1-1	is Dist No	Class A liquor	\$	
County of La Closse			ic Dist. No d by ordinance)	Class A liquor (cider on		/A
		(ii require	d by ordinance)	Class B liquor	\$	
etwo colonia a sumbita at atron an	ALLESSA USA ERAN VOITAGUA WA			Reserve Class B liquor		
Check one: Individual	Limited Liab	ility Company		Class B (wine only) win		
Partnership	Corporation	/Nonprofit Organiza	tion	Publication fee		. 00
				TOTAL FEE	\$320	.06
Name (individual / partners give last	name, first, middle; co	orporations / limited liabili	ty companies give registere	ed name)		
5d Insight LLC						
An "Auxiliary Questionnair	e," Form AT-103.	must be complete	ed and attached to th	nis application by each ir	ndividual ar	plicant
by each member of a partn	ership, and by e	ach officer, directe	or and agent of a co	rporation or nonprofit or	rganization	, and b
each member/manager and	agent of a limite	ed liability compar	ny. List the full name	and place of residence of	each perso	n.
President / Member Last Name	(First)	(Middle Name)	Home Address (Street, C	City or Post Office, & Zip Code)		
Hesse	Timothy	Sean	N2740 Garbers	Rd, La Crosse, W	T 54601	
Vice President / Member Last Name	(First)	(Middle Name)	The state of the s	City or Post Office, & Zip Code)	1 34001	
		(madio ridino)	, , , , , , , , , , , , , , , , , , , ,	only of 1 out office, a zip odde)		
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, C	City or Post Office, & Zip Code)		
			(0.000)	,		
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street C	City or Post Office, & Zip Code)		
		,	(0.000)	, o		
Agent Last Name	(First)	(Middle Name)	Home Address (Street C	City or Post Office, & Zip Code)		
16500	Tim	Seas	11011011001100110011	only on a control of the control		
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street C	City or Post Office, & Zip Code)		
		(madic Hame)	Home Address (offeet, c	only of Post Office, a zip code)		
۲,	111					
1. Trade Name Shim	idty's		Business Phor	ne Number 608-317-42	04	
2. Address of Premises 31	19 State Rd	, La Crosse, V	VI Post Office 8 7	Zin Codo 54601		
				3)		
Premises description: De	scribe building o	r buildings where a	Icohol beverages are	to be sold and stored. Th	ie	
applicant must include al	I rooms including	living quarters, if u	ised, for the sales, se	rvice, consumption, and/o	or	
described.)	ages and records	. (Alcohol beverage	es may be sold and st	tored only on the premise	S	
A ANNOUNCED BY AND ANNUAL BY	12,0002 80020	. /				
Restaurant and ba				side party room.		
There is an outdo	or patio are	ea in the back	k			
Beisde storage du	ring service	e at the bar.	There is a bas	sement cage for		
alcohol and beer	cooler for	tap beer	`			
	7					
		500	vext page	/		
			, ,			
4. Legal description (omit if	street address is	given above):			_	
5. (a) Was this premises lice	ensed for the sale	of liquor or beer du	iring the past license	year?	🗹 Yes	□ No
(b) If yes, under what nar	ne was license is:	sued?Schmidty'	S		_	

Sales and Service Area: Entire first floor of two-story frame building.

Storage Area: Behind bar and in basement cage for alcohol and beer cooler for tap beer.

6.	Is individual, partners or a beverage server training	agent of corporation/limited course for this license peri	od? If yes	, explain			☐ Yes	₽ No
7.	If yes, explain. 5d Insight is the	ye or agent of, or acting or parent company for	n behalf of	anyone except the	named applica	 nt?	✓ Yes	□ No
	Eagles Nest			<u> </u>				
8.	Does any other alcohol to business? If yes, explain	peverage retail licensee or in	wholesale	permittee have a	ny interest in or	control of this	☐ Yes	₽ No
9.		ability company applican						
	(b) Is applicant corporat company? If yes, ex	ion/limited liability compar	ny a subsic	liary of any other o	corporation or li	mited liability	☐ Yes	V No
	(c) Does the corporation	, or any officer, director, st agent hold any interest in	lockholder	or agent or limited	d liability compa	ny, or any	☐ Yes	☑ No
10.	government, Alcohol and	stand they must register as Tobacco Tax and Trade Bu 882-3277]	s a Retail E	Beverage Alcohol E	Dealer with the form 5630.5d) before	ederal		
44								
	Does the applicant under	stand they must hold a Wisstand that they must purch	ase alcoho	ol beverages only f	rom Wisconsin	wholesalers.	✓ Yes✓ Yes	
than assig	AD CAREFULLY BEFORE SIG best of the knowledge of the sign strain of th	NING: Under penalty provided gree. Any person who knowinglate this business according to blicants, or one member of a paraccess to any portion of a licen	by law, the a y provides m law and that rtnership app	pplicant states that ea aterially false informa the rights and respon plicant must sion: one	ach of the above quation on this applicate sibilities conferred corporate officer.	estions has been tr tion may be require by the license(s), if	uthfully and d to forfeit granted, w	swered to not more vill not be
	tact Person's Name (Last, First, M.I.)			Title/Member		Date		
_	sse, Tim, S			Owner		12/05/20		
3 gai	18ter			Phone Number 608-317-4204		Email Address timeeaglesr	nestlac	rosse
TOE	BE COMPLETED BY CLERK		<u> </u>					
	received and filed with municipal clerk	Date reported to council / board	Date provis	sional license issued	Signature of Clerk /	Deputy Clerk	_	
Date	license granted	Date license issued	Liconse nu	mber issued	-			
AT-10	06 (R. 3-19)						 .	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

must appo	int an agent. Th	e following ques	ility companies appl stions must be ansv anager of a limited t	vered by the agent.	The appointment	must be signed t	y an officer of the
		Town					
To the gov	verning body of:	☐ Village ☑ City	of La Cross	e	County of	La Crosse	
The under	signed duly auth	orized officer/m	nember/manager of	5d Insight	LLC	Organization or Limited	Liability Company
a comorati	ion/organization	or limited liability	company making	· -	•	_	
Schmid		or minted nating	Company making a	application for an aid	conoi beverage iic	ense for a premis	es known as
SCHILL	icy s			(Trade Name)			
located at	3119 Stat	e Rd, La	Crosse, WI				
appoints	Timothy F	lesse					
				of Appointed Agent)			
	N2740 Gai	bers Rd,	La Crosse,		·		
			(Home Add	lress of Appointed Agent)		
to alcohol	beverages condi-	ucted therein. Is	ed liability company applicant agent progery g or applying for a t	esently acting in tha	it capacity or requ	esting approval for	or any corporation/
Yes	□ No If s	o, indicate the o	corporate name(s)/li	mited liability compa	any(ies) and muni	cipality(ies).	on mhind
			Digger's S				on Third
			the responsible bev	=		Yes No_	_
How long is	mmediately prior	to making this	application has the	applicant agent resid	ded continuously i	in Wisconsin? _5.	2 years
Place of re	esidence last yea	N2740 G	arbers Rd L	a Crosse WI	54601		
	Fo	r 50	Insight				
	B	r -181	Jene (Name	of Corporation / Organiz	ation / Limited Liability	Company)	
				(Signature of Officer	/ Member / Manager)	*	
Any persor \$1,000.	n who knowingly	provides materi	ally false informatio	n in an application fo	or a license may b	e required to forfe	eit not more than
	_	•	ACCEP'	TANCE BY AGENT			
I.	TIM !	E86-			harahu aaac		mt an annut fouthu
"		(Print / Type	Agent's Name)		, nereby acce	spt this appointme	nt as agent for the
corporatior beverages	n/organization/lir conducted on the	nited liability co ne premises for	ompany and assun the corporation/org	ne full responsibility anization/limited lia	for the conduct bility company.	of all business	relative to alcohol
	-Jove	ignature of Agent)		<u> </u>	123 (Bate)	Agent's age _	52
N27	140 GAV	Beas (Hom	e Address of Agent)	·	· · · · · · · · · · · · · · · · · · ·	Date of birth_	
			PROVAL OF AGE!				
I hereby ce the charact	ertify that I have ter, record and r	checked munici	pal and state crimir atisfactory and I have	al records. To the t	est of my knowle	edge, with the ava	ilable information,
Approved o			•	•			
whinsed c	(Date)	by	(Signature of F	roper Local Official)	Title	(Town Chair, Village P	resident, Police Chief)

AT-104 (R. 4-18)

Wiscansin Department of Revenue

SURRENDER OF LICENSE Part I

-/	
/	$Q_{max} \sim L \pi \tau_{10}$
1	Legal/Real Name of Current Licensee: DCHMIDTY'S II LNC.
	Premises Address: 3119 State RD. LACROSSE WI 54601
	Trade Name: SCHMIDTY'S
`	
	This is to advise that the undersigned is surrendering the following license(s)
	Combination "Class B" Beer & Liquor
	Class "B" Beer
	Class "A" Beer and/or "Class A" Liquor (circle which apply)
	Wholesale Beer
	"Class C" Wine
	to: 3d Insight LLC
	and understand that said license(s) will be cancelled upon the Common Council's
	granting of a license to the applicant named herein.
	granting of a needise to the applicant named nerein.
	New Applicant Current Licensee
	Current Licensee
-	TIMA CALIN Robert Salament
	President, Member, Partner, Individual President, Member, Partner, Individual
	Cana DAMMINI
	Secretary, Member, Partner Secretary, Member, Partner
	Secretary, Member, Partner Secretary, Member, Partner
	Charles C.W. Charles C. V.
	State of Wisconsin)) ss.
	County of La Crosse)
	Part Schmidt, Carol Schmidt, , known to me to be the person(s) who
	would the forming funding the forming the forming the forming the forming funding the forming funding the forming funding the forming funding
	executed the foregoing Surrender of License, and known to me to be the Current Licensee and acknowledged that s/he executed the foregoing document.
	executed the foregoing Surrender of License, and known to me to be the Current Licensee and acknowledged that s/he executed the foregoing document.
	Notary Public (PUBLIC) ~
	County, wisconsin
	State of Wisconsin) My Commission expires: \(\sum_{22} \) \(\sum_{22} \)
) ss.
	County of La Crosse)
	On the 5 day of lea . 2023, personally came before me
	On the 3 day of Ale . 2023, personally came before me , known to me to be the person(s) who
	executed the foregoing Surrender of License, and known to me to be the Proposed New Applicant and
	acknowledged that s/he executed the foregoing document.
	Many he start
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	Tá (Martin Wiggenstin
	M. Committee 2 2 7 1
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SURRENDER OF LICENSE Part II

City Clerk 400 La Crosse St. La Crosse, WI 54601
This is to notify you that I am the owner of the building located at, La Crosse, Wisconsin.
I-have entered into a lease for the above property effective with
Further, this letter is to document that said owner or tenant has control of the premises, and may apply for the necessary beer and/or liquor licenses for said location.
Sincerely, Signature of owner of building CAROL Schmidt Printed name of owner: N2232 WILLOW Way LA CROSSE, WI 54601 Daytime phone number of owner: 608-769-0670
NOTARY PUBLIC * For Probert and Carol Schmidt

12-5-2023



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

December 8, 2023

TIM HESSE 5D INSIGHT LLC N2740 GARBERS RD LA CROSSE WI 54601

Dear Tim,

Our office is in receipt of your application for a Combination "Class B" Beer & Liquor license at 3119 State Road for the 2023-2024 license period.

Said application will be considered at the following meetings:

Judiciary & Administration Committee Thursday, December 21, 2023 at 3:30 p.m.

Council Chambers of City Hall, 400 La Crosse St.

Common Council Thursday, December 21, 2023 at 3:35 p.m.

Council Chambers of City Hall, 400 La Crosse St.

We recommend someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting; although, you are welcome to attend.

Attendance is allowed either in person or virtually. I emailed you the agendas and the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig Deputy Clerk

craigs@cityoflacrosse.org

Sondra Craig

608-789-7549

Craig, Sondra

From: Craig, Sondra

Sent: Friday, December 8, 2023 12:43 PM **To:** tim@eaglesnestlacrosse.com

Subject: FW: Special meetings 12/21/23 - J&A and Council re alcohol license transfer for Schmidty's

Special Meetings re alcohol license transfer for Schmidty's Restaurant Thursday, December 21, 2023

Council Chambers - City Hall, 400 La Crosse Street

Judiciary & Administration Committee - 3:30p

Agenda: https://cityoflacrosse.legistar.com/View.ashx?M=A&ID=1145709&GUID=3CD5EBC4-422D-43C0-BAA6-32EB4241D958

Common Council – 3:35p

Agenda: https://cityoflacrosse.legistar.com/View.ashx?M=A&ID=1145710&GUID=A2E5C906-8CB9-466A-9056-DB5B3419222E

Remote Participation Link

https://us06web.zoom.us/j/86705032706?pwd=RFVWMjE2VINVZHozN0duM2g2dE02Zz09

Passcode: CC2023

Call In (audio only): +13126266799, Meeting ID: 86705032706

Sondra Craig (she/her)

Deputy Clerk - City of La Crosse 400 La Crosse Street La Crosse WI 54601 608-789-7549 craigs@cityoflacrosse.org

craigs@cityOriacrosse.org

Elected Officials and Members of Official Committees:

In order to comply with open meeting requirements, please limit any reply to only the sender of this electronic communication.

₁ 10



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 23-1301

Agenda Date: 12/21/2023 Version: 1 Status: Recommended to be

Adopted

In Control: Common Council File Type: Resolution

Agenda Number:

AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(2622 Rose Street)

This Agreement is entered into as of the _____th day of December, 2023, (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Kwik Trip, Inc. (the "Owner").

RECITALS

A. Owner currently owns real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

See Attached Exhibit B.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Stephen F. Matty
City Attorney, City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

P.I.N.

17-10355-20

- B. Owner intends to repurpose the property from its current use of vacant hotel building, demolish the existing building and build a new Kwik Trip convenience store/fueling station and car wash.
 - C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use.
- D. Owner obtained a Conditional Use Permit while representing to the Common Council and agreeing that, *inter alia*, (1) the Owner shall enter into an agreement concerning the payment for municipal services to the City; and (2) the Owner shall perform in accordance with the terms of said agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

- 1. Representations and Warranties of Owner. The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner: (1) has taken all action necessary to enter into this Agreement and (2) will be the sole Owner of the Property, in fee simple.
- 2. **Municipal Services.** Based on Owner's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.
- 3. **Tax Status of Property.** Except as otherwise provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Owner shall timely

provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

- 4. **Payment for Municipal Services.** If, after obtaining the Conditional Use Permit, the Owner of the Property fails to cause the improvement of the Property through any new or additional structure or improvements equal to or greater than the base year improvement or structure valuation, adjusted for inflation or increases in the annual property tax assessment, for any Valuation Year, the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.
 - a. The City shall determine the assessed value of improvements on the Property (the Base Year Valuation") by referencing the Property's tax bill corresponding to the calendar year during which the Conditional Use Permit was granted (the "Base Year"). If the Property, or portion thereof, is already tax exempt for the Base Year, then the City's assessor, or an appraiser chosen in the sole discretion of the City, shall determine the assessed value of improvements as if the Property, or portion thereof, was not tax exempt, which value shall be used to calculate the Base Year Valuation, or portion thereof.
 - b. The City shall calculate the Adjusted Base Year Valuation of the Property by multiplying the Base Year Valuation by any factor of inflation or increase in the annual property tax assessment during and subsequent to the Base Year as determined by the City's assessor.
 - c. For each Valuation Year, the City shall determine the Property's current assessed value of improvements (the "Assessed Value Improvements"), but excluding land, by referencing the Property's tax bill corresponding to the Valuation Year. If the Property, or portion thereof, is determined to be tax exempt, then the Assessed Value Improvements related to the Property, or portion thereof, shall be deemed to be zero (0). "Valuation Year" means each year subsequent to the Base Year, excluding the year immediately following the Base Year.
 - d. For each Valuation Year, the City shall compare the Assessed Value Improvements to the Adjusted Base Year Valuation. If the Assessed Value Improvements as determined in sub. (c) is greater than or equal to the Adjusted Base Year Valuation, the Owner is not required to make any Payment for Municipal Services for that Valuation Year. If the Assessed Value Improvements determination in sub. (c) is less than the Adjusted Base Year Valuation, the Owner shall make a Payment for Municipal

Services to the City based upon the differential amount, if any, invoiced by the City to the Owner.

e. The amount to be paid as the Payment for Municipal Services shall be calculated by taking the differential amount, if any, and multiplying it by the full property tax mill rate for all taxing jurisdictions as shown in the tax bills issued by the City on or about December of the Valuation Year.

Attached to this Agreement as **Exhibit A** are illustrative calculations by the method provided in this Agreement, using illustrative values of land and improvements some of which may be provided by Owner and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

- 5. **Terms of Payment.** The City shall send Owner an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the Valuation Year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on or before March 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest and penalty in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City. The City and Owner acknowledges and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.
- 6. **Special Assessments and/or Special Charges.** Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b) and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.
- 7. **Indemnification**. The non-prevailing party shall indemnify the prevailing party for all amounts of attorneys' fees and expenses and expert fees and expenses incurred in enforcing this Agreement.
- 8. **Remedies**. The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, indemnification under section 7 of this Agreement, and all remedies available at law or in equity. The Owner shall have all remedies available at law or in equity.

- 9. **Successors and Assigns**. This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent Owners of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of Ownership, assignment, lease, or sublease. If at any time the Property has two (2) or more Owners, the Owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the Owners in proportion to the Assessed Value Improvements of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 4 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid, the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the Owners for all or part of the amount due until the amount due is fully paid.
- 10. **Notices**. Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, certified mail return receipt requested to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City:

City Clerk

City of La Crosse 400 La Crosse Street La Crosse, WI 54601

With a copy to:

City Planner City of La Crosse 400 La Crosse Street La Crosse, WI 54601

To Owners:

Kwik Trip, Inc. Attn: Legal Department

1626 Oak Street La Crosse WI 54601

Either party may change its address for notices by giving a notice as provided in this section.

11. **Term of Agreement**. The term of this Agreement shall begin on the date the Conditional Use Permit became effective (December 15, 2023) and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other "act of God."

- 12. **Entire Agreement; Amendments**. This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.
- 13. **Severability**. If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.
- 14. **Waiver**. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.
- 15. **Governing Law**. This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of and the State of Wisconsin.
- 16. Interpretation of Agreement; Venue. The parties acknowledge that this Agreement is the product of joint negotiations. The parties acknowledge that If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.
- 17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:
 - a. The parties shall attempt in good faith to resolve the dispute.
 - b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.
 - c. If the parties cannot resolve the dispute by mediation, after reasonable efforts, either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Assessed Value

Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after mediation was deemed unsuccessful by the mediator. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owners and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.

- 18. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.
- 19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.
- 20. **Authorization to Sign Agreement**. Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.
- 21. **Recording**. The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

CITY OF LA CROSSE

	BY:
	Mitch Reynolds, Mayo
	BY:
	Nikki Elsen, City Clerk
Subscribed and sworn to before me this, 2023.	
Notary Public, State of WI	
My Commission:	
STREET PUBLIS	KWIK TRIP, INC.
MARANDA	BY: MH (ca
OLIVER S	Jeffrey Wrobel,
WING OF WISCOSE	CFOOL TREasurer
Subscribed and sworn to before me this	
21st day of <u>December</u> , 2023.	
Notary Public, State of WISCONSIN	
My Commission: 6-3-2026	5

Exhibit A attached: Illustrative Calculations **Exhibit B** attached: Legal Description

This instrument drafted by: Legal Department City of La Crosse 400 La Crosse Street La Crosse, WI 54601

Exhibit A ILLUSTRATIVE CALCULATION

Illustration A-1

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4, 2016 tax bills.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

						Exhibit A-1 Illustrative Calculations	ustrative Cal	culations						
						Payment for	Payment for Municipal Services	ervices						
Date of CUP approval	proval	:/s	5/13/2015											
Date CUP became effective	me effective	./9	5/19/2015											
Base Year Valuation Date	ation Date	ť	1/1/2015											
Inflation Factor			7%											
		R	Pare Vear	Crace Vear	Valuation Vears									
		YEBO	Т	100	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/2	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	lo.													
Base Year Valu	Base Year Valuations and Adjusted Base Year Valuations	sted Base Year V	Valuations											
	Land	1	10,000,00		10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvements	4	44,600.00	45,492.00	46,401.84	47,329.88	48,276.47	49,242.00	50,226.84	51,231.38	52,256.01	53,301.13	54,367.15	55,454.49
	Total	54	54,600.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10	67,888.24
						L								
Assessed Value	Assessed Value Improvements													
	Land	Ţ	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	New Improvements		44,600.00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72
	Total		54,600.00	60,200.00	61,404.00	62,632.08	63,884.72	65,162.42	66,465.66	67,794.98	69,150.88	70,533.89	71,944.57	73,383.46
						\Box					1	12 000 041	107 505 1/	100 100 17
Improvement [Improvement Differential (if any)	(//	00.00	00.0	(4,598.16)	(4,690.12)	(4,783.93)	(4,879 60)	(4,977.20)	(5,076.74)	(5,178.27)	(5,281.84)	(5,387.48)	(5,495.23)
			0000	0000	8000	8000	0.008	0.008	0.028	0.028	0.028	0.028	0.028	0.028
Daymont for M	lax Kate Daumont for Municipal Services	96	0.020 M/M	N/A			N/A		N/A	A/N	A/A	N/A	N/A	N/A
r ayılıcılır içi i		3												
Tax bill		12	12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	A/A
Due Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:														
1. Inflation fac	1. Inflation factors in 2015 and subsequent years are used to detern	1 subsequent ye	ears are us	ed to determ	mine the Adjusted Base Year Valuations.	d Base Year Va	aluations.							
2. Payment fo	2. Payment for Municipal Services extends for not less than 20 valuation years.	ices extends for	r not less t	han 20 valua	tion years.								11-	

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October These improvements were assessed at 2021. \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2021; accordingly a Payment for Municipal Services is invoiced at the end of each year and due on March 31 of the following year.
- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2022-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-2 for further illustration.

					Exhibit A-2	Exhibit A-2 Illustrative Calculations	slculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval	5/13/2015											
Date CUP bec	Date CUP became effective	5/19/2015											
Base Year Valuation Date	luation Date	1/1/2015											
Inflation Factor	or	2%											
		Base Year	Grace Year	Valuation Years	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.												
Base Year Va.	Base Year Valuations and Adjusted Base Year Valuations	Pear Valuations											
	Land	29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
	Improvements	113,500.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	130,375.82	132,983.34	135,643.01	138,355.87	141,122.98
	Total	142,500.00	142,500.00	148,257.00	151,222.14	154,246.58	157,331.51	160,478.14	163,687.71	166,961.46	170,300.69	173,706.70	177,180.84
Assessed Valu	Assessed Value Improvements												
	Land	29,000.00		30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
	New Improvements	113,500.00	00.0	00.0	00.0	00.0	00.00	00:00	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82
	Total	142,500.00	Ц	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	183,311.88	186,978.12	190,717.68	194,532.04	198,422.68
			\perp	100	1000	700000	74 040 40	117 010 42	(10 624 19)	(20 016 66)	(20 416 99)	(20.825.33)	(21 241 84)
Improvemen	Improvement Differential (if any)	0.00	115,770.00	118,085.40	120,447.11	122,856.05	172,313.17	127,419.45	(13,024.10)	100.010.021	(CC 074,07)	(20,020,02)	1-0-1-0-1
Tav Rate		8000	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	N/A		3,	3,372.52	3,439.97	3,508.77	3,578.94	N/A	N/A	N/A	N/A	N/A
								and of the	court of co	crontates	Acoct Alex	3000/1/04	3000/1/01
Tax bill		12/4/2015	12/4/20		12/4/2018		12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2023	12/4/2020
Invoice Date			N/A		12/31/2018	7	12/31/2020	12/31/2021	N/A	N/A	N/A	W/W	N/N
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	A/A	N/N	N/A	N/A	N/A
NOTES:													
1. Inflation f	 Inflation factors in 2015 and subsequent years are used to determ 	uent years are us		ine the Adjusted Base Year Valuations.	ase Year Valua	tions.							
2. Payment	Payment for Municipal Services extends for not less than 20 valuation years.	ands for not less t	han 20 valuatio	n years.									
3 No payme	3 No payment due for Grace Year.												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$26,800 for land and \$75,900 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. Moreover, the owner filed a tax exemption request with the City Assessor, which was approved commencing on January 1, 2024.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is invoiced at the end of each tax year and due on March 31 of the following year.
- Land is still taxed for Valuation Years 2017-2023 and not used to calculate any Payment for Municipal Services.
- Land obtains a tax exemption commencing in 2024; accordingly, a tax bill on the land no longer occurs, but the Payment for Municipal Services still occurs.
- See Exhibit A-3 for further illustration.

Date of CUP sperval S1/19/2015 State of CuP sperval State of CuP special St						Exhibit A-3	Exhibit A-3 Illustrative Calculations	alculations						
S/13/2015 S/13						Payment	for Municipal	Services						
S/13/2015 S/13			_											
Sign	Date of CUP :	approval	5/13/201	10										
Base Year Grace Year Valuation Year Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year	Date CUP bec	came effective	5/19/201	10										
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2021 1/1/2022 1/1/2023 1/1/2023 1/1/2023 1/1/2025	Base Year Va	luation Date	1/1/201	Ŝ										
1/1/2016 1/1/2017 1/1/2018 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2024 1/1/2025 1/1/2024 1/1/2025 1/1/2024 1/1/2024 1/1/2025 1/1/2024 1/1/2024 1/1/2025 1/1/2024 1/1/2024 1/1/2025 1/1/2024	Inflation Fact	or	29	9										
1/1/2016 1/1/2017 1/1/2018 1/1/2018 1/1/2019 1/1/2012 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025			200	y 600-5	COV acitor Voy									
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2023 1/1/2024 1/1/2025 1/2025 1/1/2025 1/1/2025 1/1/2025 1/1/2025 1/1/2025 1/1/2025 1/1/2			מפאר זהם	מומרה ובמו	Year 1	11	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
27,336.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 32,028.48 32,669.05 77,418.00 77,842.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 32,028.48 32,669.05 77,418.00 78,966.36 80,545.69 82,156.60 82,156.60 115,656.88 117,970.02 120,329.42 122,736.01 125,190.73 1 27,336.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
27,336.00 77,882.72 28,440.37 29,589.37 30,181.15 30,784.78 31,400.47 32,028.48 32,669.05 104,754.00 78,966.36 80,545.69 82,196.60 83,799.73 85,475.73 81,185.24 88,928.95 90,707.53 92,521.68 104,754.00 106,849.08 108,986.06 111,165.78 113,389.10 115,656.88 117,970.02 120,329.42 122,736.01 125,190.73 1 27,336.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 27,336.00 27,386.00 20,000 0.0	Tax Parcel ID	No.												
12,400.00 27,336.00 27,3	Base Year Va	fuations and Adjus	sted Base Year Valuatio	กร										
75,900.00 77,418.00 78,966.36 80,545.69 81,136.60 81,799.73 85,475.73 81,185.44 88,928.95 90,707.53 92,521.68 102,700.00 104,754.00 106,849.08 108,986.06 111,165.78 113,389.10 115,656.88 117,970.02 120,329.42 122,736.01 125,190.73 113,389.10 112,650.00 27,336.00 27,832.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.		Land	26,800.0		1 27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	32,028.48	32,669.05	33,322.43
102,700 00 104,754.00 106,849.08 108,986.06 111,165.78 113,389.10 115,656.88 117,970.02 120,3239.42 122,736.01 125,130.73 1 26,800.00 27,336.00 27,832.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 27,336.00 27,882.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 27,336.00 27,882.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 27,336.00 27,882.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 27,336.00 27,882.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 27,832.72 28,440.37 29,093.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 Ints 75,900.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		Improvements	75,900.0		78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
26,800.00 27,336.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 0.00 0.00 0.00 0.0		Total	102,700.00	_	<u> </u>	108,986.06	111,165.78	113,389.10	115,656.88	117,970.02	120,329.42	122,736.01	125,190.73	127,694.54
nts														
26,800.00 27,336.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Assessed Val	ue Improvements												
102,700.00 0.00		Land	26,800.0			28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00.00	0.00	0.00
102,700.00 27,336.00 27,386.00 27,882.72 28,440.37 29,009.18 29,589.37 30,181.15 30,784.78 31,400.47 0.00 0.00 0.00 0.00 0.00 0.00 0.0		New Improvemen		L		00.00	00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
) 0.000 77,418.00 78,966.36 80,545.69 82,156.60 83,799.73 85,475.73 87,185.24 88,928.95 90,707.53 92,521.68 2 90.002 90.0		Total	102,700.00	Ц		28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00.00	00.00	0.00
0.000 77,418.00 78,966.36 80,545.69 82,156.60 83,799.73 85,475.73 81,185.24 88,928.95 90,707.53 92,521.68 3 92, 521.68 1														,
0.028 0.028	Improvemen	t Differential (if an		\perp	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
N/A N/A 2,211.06 2,555.28 2,300.38 2,346.39 2,393.32 2,441.19 2,490.01 2,539.81 2,590.61 12/4/2015 12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 <td< td=""><td>Tav Rate</td><td></td><td>0.02</td><td></td><td></td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td></td<>	Tav Rate		0.02			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2	Payment for	Municipal Service				2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
Date 12/4/2015				200000000000000000000000000000000000000				occur at ca	Paris Island	crock Mark	0000/1/01	12/1/1024	12/4/2025	12/4/2026
Date N/A 12/31/2017 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2021 12/31/2021 12/31/2021 12/31/2021 12/31/2021 12/31/2022 13/31/2025 13/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 13/31/2026 1	Tax bill		12/4/201	12/4/		12/4/2018	12/4/2019	12/4/2020	17/4/7071	2202/4/21	505/4/77	12/2/1/2024	13/21/2025	12/21/2026
tion factors in 2010 and subsequent years are used to determine the Adjusted Base Year Valuations. Adjusted Base Year Valuation to Factors in 2010 and subsequent years are used to determine the Adjusted Base Year Valuations.	Invoice Date			d/N			12/31/2019	12/31/2020	12/31/2021	12/31/2022	2/31/2023	12/31/2024	202/15/21	7000/16/6
tion factors in 2010 and subsequent years are used to deternent for Municipal Services extends for not less than 20 valu	Due Date			d/N			3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	2/37/76/5	3/31/2020	1707/16/6
tion factors in 2010 and subsequent years are used to deternent for Municipal Services extends for not less than 20 valu														
Inflation factors in 2010 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	NOTES:													
Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	1. Inflation 1	actors in 2010 and	subsequent years are	used to detern	nine the Adjust	ed Base Year V	aluations.							
3. No payment due for Grace Year.	2. Payment	for Municipal Serv	ices extends for not les	s than 20 valua	ation years.									
	3. No payme	ent due for Grace	Year											

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$15,000 for land and \$110,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in July 2015 and constructed some partial improvements in August 2017. improvements were assessed at \$70,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. the owner completed the partial improvements in October 2019, which were subsequently assessed at an additional \$55,000 on January 1, 2020 beyond the previous partial assessment already provided by the City Assessor and are reflected as the same on the December 4, 2020 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; a Payment for Municipal Services is owed.
- No Payment for Municipal Services would occur after final construction has been completed commencing in Valuation Year 2020 since the Assessed Value Improvements are greater than the Adjusted Base Year Valuations.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-4 for further illustration.

					Exhibit A-4	Exhibit A-4 Illustrative Calculations	Iculations						
					Payment f	Payment for Municipal Services	ervices						
Date of CUP approval	oproval	5/13/2015											
Date CUP became effective	ame effective	5/19/2015											
Base Year Valuation Date	Jation Date	1/1/2015											
Inflation Factor	ונ	5%											
		Base Year	Grace Year	Valuation Years	S								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.												
											00000	00000	40 010
	Land	15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
	Improvements	110,000.00	112,200.00	114,444.00	116,732.88	119,067.54	121,448.89	123,877.87	126,355.42	128,882.53	131,460.18	134,089.39	136,771.17
	Total	125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57	152,374.30	155,421.79
Assessed Valu	Assessed Value Improvements												
	Land	15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44		17,574.89	17,926.39	18,284.92	18,650.61
	New Improvements	110,000.00	00:00	0.00	70,000.00	71,400.00	126,400.00	128,928.00		134,136.69	136,819.43	139,555.81	142,346.93
	Total	125,000.00	15,300.00	15,606.00	85,918.12	87,636.48	142,961.21	145,820.44	148,736.85	151,711.58	154,745.81	157,840.73	160,997.54
Improvement	Improvement Differential (if any)	0.00	112,200.00	114,444.00	46,732.88	47,667.54	(4,951.11)	(5,050.13)	(5,151.14)	(5,254.16)	(5,359.24)	(5,466.43)	(5,575.76)
Tay Rate		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for I	Payment for Municipal Services	N/A		3,	1,308.52	1,334.69	N/A						
	,											1	0000
Tax bill		12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	N/A	N/A		N/A	N/A	A/A	A/A
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	N/A	N/A	N/A	N/A	A/N	N/A	A/N
NOTES:													
1. Inflation fa	1. Inflation factors in 2015 and subsequent years are used to deter	quent years are u	sed to determin	mine the Adjusted Base Year Valuations.	1 Base Year Va.	luations.							
2. Payment for	Payment for Municipal Services extends for not less than 20 valuation years.	tends for not less	than 20 valuation	on years.									
3. No payme	3. No payment due for Grace Year.												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$65,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in October 2016 and constructed improvements in June 2017. These improvements were assessed at \$75,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later, the owner files a tax exemption request for the property, which is granted by the City Assessor effective January 1, 2021.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Year 2017; a Payment for Municipal Services is owed.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2018-20; no Payment for Municipal Services is owed.
- Since the tax exemption is granted commencing in 2021, the Assessed Value Improvements are deemed to be zero and therefore they are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due for Valuation Years 2021-2026.
- Land is still taxed and not used to calculate any Payment for Municipal Services. Here, however land is not taxed after obtaining a tax exemption in 2021.
- See Exhibit A-5 for further illustration.

Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 2,2,523.25 22,973.71 23,433.19 23,901.85 24,379.89 5 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 7 95,723.81 97,638.28 99,591.05 101,582.87 103,614.53 8 0.00 0.00 0.00 0.00 0.00 9 0.00 0.00 0.00 0.00 1 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 1 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 1 2,049.61 2,132.42 2,175.07 2,18.57 1 2,049.62 2,090.61 2,132.02 12/4/2025 1 12/4/2022 12/4/2025 3/31/2025 3/31/2025 3/31/2025 1							Exhibit A-5	Exhibit A-5 Illustrative Calculations	alculations						
S/19/2015 S/19							Payment	for Municipal	Services						
Si Si Si Si Si Si Si Si										-					
1/1/2015 1/1/2015 1/1/2016 1/1/2017 1/1/2018 1/1/2017 1/1/2018	Date of CUF	approval		5/13/2015											
1/1/2015 1/1/2015 1/1/2016	Date CUP be	ecame effective		5/19/2015											
Vear Valuation Vears Vear Vea	Base Year V	aluation Date		1/1/2015											
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 9	Inflation Fa	ctor		7%											
Year 1 Year 2 Year 4 Year 5 Year 5 Year 9 Year 9<				Base Year		Valuation Year	ş								
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2023 1/1/2025 1/1/2025 1/1/2026 1/1					Т	Year 1	1	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
20,400.00 20,808.00 21,224.16 21,648.64 22,523.25 22,533.71 23,433.19 23,901.85 24,379.89 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 74,664.57 76,157.86 77,681.02 79,234.64 86,700.00 88,434.00 90,202.68 92,006.73 93,846.87 95,723.81 97,638.28 99,591.05 10,1582.87 103,614.53 1 20,400.00 20,808.00 21,224.16 22,081.62 20,006 0.00				1/1/2015	1/2/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
20,400.00 20,808.00 21,224.16 21,648.64 22,523.25 22,533.25 22,933.11 23,433.19 23,901.85 24,379.89 86,700.00 61,626.00 68,978.52 70,358.09 71,765.25 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 86,700.00 88,434.00 90,202.68 92,206.73 93,846.87 95,723.81 97,537.86 76,645.75 76,157.86 77,681.02 79,234.64 20,400.00 88,434.00 90,202.68 92,206.73 93,846.87 95,723.81 97,533.65 10,00 0.00	Tax Parcel I	D No.													
20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,933.71 23,433.19 23,901.85 24,379.89 66,300.00 67,626.00 68,978.52 70,388.09 71,765.25 73,200.56 74,644.57 76,157.86 77,681.02 79,234.64 86,700.00 88,434.00 90,202.68 92,006.73 32,846.87 95,723.81 97,638.28 99,591.05 10,3614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.53 103,214.53 103,614.53 103,614.53 103,614.53 103,614.53 103,614.63 10,00 0.00 <td>Base Year V</td> <td>aluations and Adj</td> <td>usted Base Y</td> <td>ear Valuation</td> <td>51</td> <td></td>	Base Year V	aluations and Adj	usted Base Y	ear Valuation	51										
65,000,00 66,300,00 67,626,00 68,978,52 70,358,09 71,765,25 73,200,56 74,664,57 76,157.86 77,681,02 79,234,64 85,000,00 86,700,00 86,700,00 86,700,00 20,400,00 20,400,00 20,400,00 20,202,68 92,006,73 39,846,87 95,723,81 97,638,28 95,591,05 101,582,87 103,614,53 10 10,000,00 20,400,00 20,400,00 20,808,00 21,224,16 31,648,64 100,111,62 0.00		Land		20,000.00			21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
R5,000.00 R6,700.00 R8,434.00 90,202.68 92,006.73 93,846.87 95,733.81 97,638.28 99,591.05 101,582.87 103,614.53		Improvements		65,000.00			68,978.52	70,358.09	71,765.25	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0		Total		85,000.00			90,202.68	92,006.73	93,846.87	95,723.81	97,638.28	99,591.05	101,582.87	103,614.53	105,686.82
rits 65,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0															
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 0.000 0.00	Assessed Ve	alue Improvement	S												
1,00 75,000,00 78,000,00 78,000,00 0,000		Land		20,000.00			21,224.16	21,648.64	22,081.62	0.00	0.00	0.00	0.00	0.00	0.00
00		New Improvem	ents	65,000,00			75,000.00	76,500.00	78,030.00	00.00	0.00	0.00	0.00	0.00	0.00
00 (6,021.48) (6,141.91) (6,264.75) 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 8 228 0.028		Total		85,000.00		ľ	96,224.16	98,148.64	100,111.62	00.0	00.00	00.00	0.00	0.00	0.00
00 (6,021.48) (6,141.91) (6,264.75) 73,200.56 74,664.57 76,157.86 77,6157.86 77,6157.86 77,6157.86 76,157.86 <th< td=""><td></td><td></td><td></td><td></td><td>_</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>					_										
258 0.028 0.028 0.028 0.028 0.028 0.028 5.53 N/A N/A 2,049.62 2,090.61 2,132.42 2,175.07 2,218.57 017 12/4/2018 12/4/2020 12/4/2022 12/4/2022 12/4/2024 12/4/2024 12/4/2025 018 N/A N/A N/A 12/31/2022 3/31/2023 3/31/2023 3/31/2025 3/31/2026 1iusted Base Year Valuations. 10028 0.028 0.028 0.028 0.028 0.028	Improveme	nt Differential (if	any)	00.00	00.00	67,626.00	(6,021.48)	(6,141.91)	(6,264.75)	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
228 0.028 0.										0	0	0000	0000	0000	0000
N/A N/A N/A 2,049.62 2,090.61 2,132.42 2,175.07 4,218.57	Tax Rate			0.028	0.02		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.020
017 12/4/2018 12/4/2019 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12	Payment fo	or Municipal Servi	ces	N/A	2		N/A	N/A	N/A	2,049.62	2,090.61	2,132.42	2,175.07	7,218.5/	2,262.94
017 12/4/2018 12/4/2020 12/4/2021 12/4/2022 12/31/2023 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2026							0.000		000011101	1000014101	0000/1/01	2000/11/01	1,000/1/01	3000/1/01	12/4/2026
01/7 N/A N/A N/A 1/151/2022 1/2/31/2022 1/2/31/2025 3/31/2026 3/31	Tax bill			12/4/2015	12/4/201	1	12/4/2018	12/4/2019	12/4/2020	12/4/2021	CCOC/ 16/C1	12/4/2023	12/4/2024	12/31/2025	12/31/2026
018 N/A N/A N/A 3/31/2022 3/31/2024 3/31/2025 5/31/2029 5/31/2029 5/31/2020 1/2029 5/3	Invoice Dat	e			A/N	-1		N/A	N/A	17/37/2021	77/2/16/77	12/31/2023	12/31/2024	202/10/2	7/24 /2027
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Due Date				N/A			A/N	N/A	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2020	3/37/2027
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Decimant for Ministral Conitors extend for not less than 20 valuation years.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTES:														
2 Daymont for Ministral Conjugate automote for not lace than 20 valuation VB815.	1. Inflation	factors in 2015 at	enbasqns pu	nt years are u	used to determ	ine the Adjust	ed Base Year V	aluations.							
	2 Pavmen	t for Municipal Se	rvices extend	le for not less	than 20 valuat	tion years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property and improvements thereon have not been assessed because the City Assessor had previously determined the property to be used for a tax exempt purpose commencing January 1, 2005. After the Council approved the Conditional Use Permit, the City Assessor determined that the real property would have been assessed at \$15,000 and \$35,000 for improvements on January 1, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in August 2015 and never constructed any new improvements.

- The Base Year Valuation and Adjusted Base Year Valuations are determined by the City's assessor since the Property was previously tax exempt.
- Since a tax exemption was previously granted commencing in 2005, the Assessed Value Improvements are deemed to be zero; and therefore, they are less than the Adjusted Base Year Valuations. A Payment for Municipal Services is due for Valuation Years 2017 - 2026.
- Generally, land is still taxed and not used to calculate any Payment for Municipal Services.
 Here, however, the land is not taxed since it was previously determined to be tax exempt commencing in 2005.
- See Exhibit A-6 for further illustration.

Date of CLIP paperoxis S113/013 S113/0							Exhibit A-6	Exhibit A-6 Illustrative Calculations	alculations						
S/13/2015 S/13							Payment	for Municipal	Services						
S/13/2015 S/13															
1,11,2015 1,11,2015 1,11,2015 1,11,2016 1,11	Date of CUP app	roval	5	713/2015											
1/1/2015 1/1/2015	Date CUP becan	ne effective	l.v.	1/19/2015											
Base Vear Grace Vear Valuation Vears Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9	Base Year Valua	tion Date		1/1/2015											
1/1/2016 1/1/2017 1/1/2018 1/1/2020 1/1/2020 1/1/2022 1/1/2023 1/1/2024 1/1/2025	Inflation Factor			2%											
Year 1			Bass		Т	Valuation Year	, s								
1/1/2016				П	Т	Year 1	100	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
15,300.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 13,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 6.00 0.00 0.00 0.00 0.00 0.00 0.00 0			1/1	/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
15,300.00 15,606.00 37,142.28 37,885.13 38,642.83 39,415.68 41,230.29 17,574.89 17,926.39 18,284.92 18,284.92 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 42,000.00 52,000.00 53,060.40 54,121.61 55,204.04 56,308.12 57,434.28 55,582.97 59,754.63 60,949.72 51,000.00 52,000.00 53,060.40 54,121.61 55,204.04 56,308.12 57,434.28 55,582.97 59,754.63 60,949.72 50,000 0.00	Tax Parcel ID No	·													
15,000.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 18,284.92 18,280.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 10,000 1	Base Year Valua	tions and Adjus	sted Base Year	Valuations	Ja.										
35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.09 41,828.24 42,664.80		pue		15,000.00			15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
SG,000.00 SL,000.00 SL,0	=	nprovements	.,,,	35,000.00	35,700.00	1	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
nts 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	۲	otal	2	50,000,00	51,000.00		53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72	62,168.72
nts						ı									
Land	Assessed Value	Improvements													
New Improvements	ا ا	and		00.0			00.0	0.00	0.00	0.00	00.00	00.00	00.00	00.00	0.00
Total 0.000 0.00	Z	ew Improveme	ints	00.0			00.00	00.00	00.00	0.00	00.00	0.00	0.00	0.00	0.00
ement Differential (if any) 35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 4.0028 0.028	ĬŢ.	otal		00'0			00.00	0.00	00.00	00.00	00.00	0.00	0.00	00.00	0.00
e tripo factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuation is for order and are for Grace Year.								1	000	00 447 00	00 700 07	41 000 00	11 070 21	08 199 61	43 518 10
to Municipal Services A N/A N/A 1,019.59 1,039.98 0.02	Improvement E	Differential (if a		15,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,000.00	+7,020,1+	72,007.00	01:010/01
Inter Municipal Services N/A N/A 1,019.59 1,039.98 1,060.78 1,082.00 1,103.64 1,125.71 1,148.23 1,171.19 1,194.61 1,101.19 1,101.	Tav Rate			0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date Date N/A 12/31/2015 12/4/2016 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2025	Payment for M	unicipal Service	Sa	N/A		1,	1,039.98	1,060.78	1,082.00	1,103.64	1,125.71	1,148.23	1,171.19	1,194.61	1,218.51
Date N/A 12/31/2017 12/31/2019 12/31/2020 12/31/2022 12/31/2023 12/31/2024 12/31/2025 12/31/2025 12/31/2025 12/31/2026 12	T 1-1			12/4/2015			12/4/2018	12/4/2019	12/4/2020	N.	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
sequent years are used to determine the Adjusted Base Year Valuations for not less than 20 valuation years. 3/31/2019 3/31/2020 3/31/2021 3/31/2023 3/31/2025 3/31/202	lax Dill			207 11 177	2		12/31/2018		1	-	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No navment due for Grace Year.	Due Date				N/A	ш		1-1	1 1	Ш	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years. 3. No navment due for Grace Year.															
I. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for not less than 20 valuation years. An on awment due for Grace Year.	NOTES:														
Payment for Municipal Services extends for not less than 20 valuation years. No navment due for Grace Year.	1. Inflation fac-	tors in 2015 and	d subsequent y	rears are us	sed to determ	ine the Adjust	ed Base Year V.	aluations.							
3. No payment due for Grace Year.	2. Payment for	- Municipal Serv	vices extends fo	or not less	than 20 valuat	tion years.									
	3. No payment	due for Grace	Year												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements, yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

- The Assessed Value Improvements are equal to the Adjusted Base Year Valuations for Valuation Years 2017-2018. No Payment for Municipal Services is due.
- Commencing on January 1, 2019, the Assessed Value Improvements are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- The owner is still responsible for the Payment for Municipal Services even though the demolition of the improvements did not occur. The owner would need to reapply to the Common Council to remove or change the Conditional Use Permit.
- See Exhibit A-7 for further illustration.

					LA HOLLY	EXIIIDILA -7 - IIIdati Bulyo Calculationis	Sichianola						
S/13/2015 S/13					Payment	for Municipal	Services						
S/13/2015 S/13													
1/1/2015 1/1/2015 1/1/2015 1/1/2017 1/1/2018 1/1/2019 1/1/2019 1/1/2022	Date of CUP approval	5/13/2015											
1/1/2015 1/1/2015 1/1/2015 1/1/2016 1/1/2018 1/1/2020 1/1/2021 1/1/2022	Date CUP became effective	5/19/2015											
Base Year Grace Year Year 1 Year 2 Year 3 Year 4 Year 5 Year 6	Base Year Valuation Date	1/1/2015											
1/1/2016 Valuation Vear 1 Year 2 Year 4 Year 5 Year 6 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 62,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 62,060.80 27,602.02 28,154.06 58,717.14 45,900.00 46,818.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42	Inflation Factor	5%											
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 43,000.00 35,414.00 37,142.28 71,400.00 72,828.00 74,284.56 62,060.80 63,530.20 28,144.00 37,142.28 71,400.00 72,828.00 74,284.56 62,060.80 63,530.20 26,580.66 65,859.42 71,400.00 72,828.00 74,284.56 62,060.80 63,530.20 28,144.00 37,142.28 0.028 <td< td=""><td></td><td>Race Year</td><td></td><td>Valuation Year</td><td>y</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		Race Year		Valuation Year	y								
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2018 1/1/2022 1/1/2018 1/1/2022			T	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 47,754.36 62,060.80 27,602.02 28,154.06 28,717.14 45,900.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,858.42 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,858.42 0.02 0.00 13,709.45 13,983.64 14,263.31 14,548.58 12/4/2016 12/4/2018 12/4/2019 12/4/2019 12/4/2010 12/4/2010 12/4/2016 12/4/2018 12/4/2010 12/4/2010 12/4/2010 12/4/2010 12/4/2010 <td< td=""><td></td><td>1/1/2015</td><td>1/1/2016</td><td>1/1/2017</td><td>1/1/2018</td><td>1/1/2019</td><td>1/1/2020</td><td>1/1/2021</td><td>1/1/2022</td><td>1/1/2023</td><td>1/1/2024</td><td>1/1/2025</td><td>1/1/2026</td></td<>		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 62,060.80 27,602.02 28,154.06 28,717.14 45,900.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,858.42 0.02 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 0.02 0.02 0.028 0.028 0.028 0.028 0.028 0.02 0.02 0.028 0.028 0.028 0.028 0.028 12/4/2016 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 N/A N/A N/A	Tax Parcel ID No.												
25,500.00 26,510.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 45,900.00 46,818.00 47,754.36 62,060.80 63,530.20 28,144.00 37,142.28 71,400.00 72,828.00 74,284.56 62,060.80 63,530.20 64,568.06 65,859.42 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 0.028 0.028 0.028 0.028 0.028 0.028 0.028 12/4/2016 12/4/2016 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2016 12/4/2018 12/31/2020 3/31/2022 3/31/2023 3/31/2023 12/4/2016 12/4/2019 <td>Base Year Valuations and Adjust</td> <td>ed Base Year Valuation</td> <td>5</td> <td></td>	Base Year Valuations and Adjust	ed Base Year Valuation	5										
45,000.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 70,000.00 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 nts 25,000.00 25,500.00 26,010.00 26,530.20 27,000.80 27,602.02 28,154.06 28,717.14 nts 45,000.00 45,900.00 46,818.00 74,284.56 62,060.80 27,602.02 28,141.00 37,142.28 nv) 0.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 nv) 0.00 0.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 nv) 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 nv) nv nv/A nv/A nv/A nv/A nv/A 12/4/2019 12/4/2020 12/4/2020 14,263.31 14,548.58 nv nv nv nv nv nv nv	Land	25,000.00		Ш	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
T0,000.00 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 72,000.00 25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 27,000.00 71,400.00 72,828.00 74,284.56 62,060.80 27,602.02 28,154.06 28,717.14 27,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 27,171.14 27,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 27,171.14 27,000.00 70,00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 20.028 20	Improvements	45,000.00			47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	52,724.67	53,779.17	54,854.75	55,951.84
Perts 45,000.00 25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 40,000 72,828.00,028 72,828.00 72,828.00 72,828.00 72,828.00 72,828.00 72,828.00	Total	70,000.00			74,284.56	75,770.25	77,285.66	78,831.37	80,408.00	82,016.16	83,656.48	85,329.61	87,036.20
Perts 45,000.00 25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 and 20,000 0 72,828.00 74,284.56 62,060.80 35,700.00 36,414.00 37,142.28 and 20,000 0 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 and 20,000 0 0.00 0 0.00 0 13,709.45 13,983.64 14,263.31 14,548.58 and 20,028 0.028													
25,000.00 25,500.00 26,510.00 26,530.20 27,060.80 27,060.00 28,154.06 28,154.06 28,717.14 15 45,000.00 45,990.00 46,818.00 47,754.36 35,700.00 36,414.00 37,142.28 1 70,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 1 0.00 0.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 1 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 1 0.028 0.028 0.028 0.028 0.028 0.028 1 12/4/2015 12/4/2016 12/4/2019 12/4/2020 12/4/2022 12/4/2022 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 0.00 0.00 <td>Assessed Value Improvements</td> <td></td>	Assessed Value Improvements												
12/4/2015 12/4	Land	25,000.00			26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
70,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 0.00 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 0.028 0.028 0.028 0.028 0.028 0.028 0.028 N/A N/A N/A 333.86 391.54 399.37 407.36 12/4/2015 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2022 N/A N/A N/A 3/31/2020 3/31/2022 3/31/2022 3/31/2022	New Improvemen			1	47,754.36	35,000.00	35,700.00	36,414.00	37,142.28	28,500.00	29,070.00	29,651.40	30,244.43
0.000 0.000 0.000 0.000 13,709.45 13,983.64 14,263.31 14,548.58 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 N/A N/A N/A N/A 12/4/2019 12/4/2019 12/4/2020 12/4/2022 12/4/2022 12/4/2015 12/4/2017 12/4/2018 12/31/2020 3/31/2022 3/31/2022 3/31/2022 N/A N/A N/A 3/31/2020 3/31/2022 3/31/2022 3/31/2022	Total		Ш		74,284.56	62,060.80	63,302.02	64,568.06	65,859.42	57,791.48	58,947.31	60,126.26	61,328.79
0.000 0.000 0.000 13,709.45 13,983.64 14,263.31 14,548.58 14,042.01 14,042.01 14,042.01 14,042.01 14,042.01 12,442.0											1	1000	201 42
0,028 0,028 <th< td=""><td>Improvement Differential (if any</td><td></td><td>0.00</td><td>00.00</td><td>0.00</td><td>13,709.45</td><td>13,983.64</td><td>14,263.31</td><td>14,548.58</td><td>24,224.67</td><td>24,709.17</td><td>25,203.35</td><td>75,/07.42</td></th<>	Improvement Differential (if any		0.00	00.00	0.00	13,709.45	13,983.64	14,263.31	14,548.58	24,224.67	24,709.17	25,203.35	75,/07.42
N/A N/A N/A N/A 383.86 391.54 399.37 407.36 12/4/2015 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2022 N/A N/A N/A 12/31/2020 3/31/2022 3/31/2023 3/31/2023 N/A N/A N/A 3/31/2020 3/31/2021 3/31/2022 3/31/2023	-	8000	000		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4	Payment for Municipal Services		N	5	N/A	383.86	391.54	399.37	407.36	628.59	691.86	705.69	719.81
6 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2022 12/4/2022 12/31/2021 12/31/2022 12/31/2022 3/31/2023 12/31/2023 3/31/2023 3/31/2023 12/31/2023													
N/A N/A 12/31/2019 12/31/2020 12/31/2021 12/31/2021 12/31/2022 3/31/2023	Tax bill	12/4/2015	12/4/201		12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
A N/A N/A 3/31/2020 3/31/2021 3/31/2022 3/31/2023	Invoice Date		N		N/A	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
	Due Date		N/A		N/A	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
	NOTES:												
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted base rear valuations.	1. Inflation factors in 2015 and	subsequent years are u		ine the Adjust	ed Base Year V	aluations.							
2 Darwant for Municinal Services extends for not less than 20 valuation years.	2 Dament for Municipal Servin	ces extends for not less	than 20 value	tion years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4, 2017 tax bills. In April 2020, a tornado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1, 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

Dies of CP Parcine State Parcine Payment for Nunicipal Services Payment for Nunicipal S						Exhibit A-8	Exhibit A-8 Illustrative Calculations	alculations						
5/13/7015 2/13/7015 2/14						Payment f	for Municipal	Services						
S/13/2015 State														
Strayous	Date of CUP app	roval	5/13/20.	15										
31/1/2015 1/1/2015	Date CUP becam	e effective	5/19/20	15										
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.29 11,716	Base Year Valua	tion Date	1/1/20	15										
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2022 1/1/2023	Inflation Factor		. 7	%:										
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2022 1/1/2023 1/1/2024 1/1/2025														
1/1/2016 1/1/2017 1/1/2018			Base Year	Grace Year	Valuation Yea	- 1								
10,200.00 10,400.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.33 12,189.94 12,433 10,200.00 10,400.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.33 12,189.94 12,433 10,200.00 10,400.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.33 12,189.94 12,432 10,200.00 10,400.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.39 12,188 11,040.81 11,040.81 11,261.62 11,486.86 11,716.59 11,950.39 12,188 12,432.00 10,400.00 10,400.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.39 12,188 12,432.00 10,400.00 10,400.00 10,512.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.39 12,188 12,432.00 10,400.					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 12,189.94 12,438.34 15,992.00 55,895.84 57,941.96 59,100.80 60,282.81 61,488.47 62,718.24 63,972.60 65,595.00 56,805.84 57,941.96 59,100.80 60,282.81 11,261.62 11,486.86 11,716.59 11,950.93 12,189.94 12,4392.00 55,692.00 56,805.84 57,941.96 59,100.80 60,282.81 11,488.86 11,716.59 11,950.93 12,188.90 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,488.86 11,716.59 11,950.93 12,188.91 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 82,543.92 60,282.00 68,200.00 69,564.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 82,543.92 60,028 0,028			1/1/2015	-	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
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Date N/A N/A </td <td>Tav hill</td> <td></td> <td>12/4/20</td> <td>12/4/</td> <td></td> <td>12/4/2018</td> <td>12/4/2019</td> <td>12/4/2020</td> <td>12/4/2021</td> <td>12/4/2022</td> <td>12/4/2023</td> <td>12/4/2024</td> <td>12/4/2025</td> <td>12/4/2026</td>	Tav hill		12/4/20	12/4/		12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
ion factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. the Payment for Municipal Services is tolled for one Valuation Years.	Invoice Date						N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ion factors in 2015 and subsequent years are used to denent for Municipal Services extends for not less than 20 sthe Payment for Municipal Services is tolled for one Va	Due Date			a/N			N/A	N/A	N/A	N/A	N/A	N/A		N/A
ion factors in 2015 and subsequent years are used to de nent for Municipal Services extends for not less than 20 the Payment for Municipal Services is tolled for one Va														
tion factors in 2015 and subsequent years are used to de nent for Municipal Services extends for not less than 20 verthe Payment for Municipal Services is tolled for one Va	NOTES:													
2. Payment for Municipal Services extends for not less than 20 valuation years. 3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	1. Inflation fact	tors in 2015 and	subsequent years ar	e used to detern	nine the Adjust	ed Base Year V	/aluations.							
3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	2. Payment for	Municipal Serv	ices extends for not l	ess than 20 valua	ation years.									
	3. Since the Pa	yment for Mun	icipal Services is tolle	d for one Valuati	on Year, the ag	reement would	d likewise exte	and 21 rather	than 20 Valuat	tion Years.				

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$8,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. The owner demolished the improvements in August 2016 and not create any new improvements. Subsequently in July 2019, owner sells the land to a neighbor who combines the lot with the neighbor's property. Prior to combining the lots, the neighbor's real estate was valued at \$10,000 for land and \$50,000 for improvements. The new owner (i.e. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1, 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

Payment for Municipal Services 12/42/2015 Plecame effective 5/13/2015 Plecame effect) Trace Year 1/1/2016 8,160.		Payment	for Municipal	Services			-	-		
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45,000.00 45,900.00 46,818.00 47,754.36 48,709.45 99,683.64 101,677.31 103,710.86 53,000.00 54,060.00 55,141.20 56,244.02 57,368.90 118,516.28 120,886.61 123,304.34 nts 8,000.00 8,160.00 8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 nts 45,000.00 45,900.00 8,323.20 8,489.66 8,659.46 68,832.65 70,209.30 19,593.49 nty 0.00 45,900.00 8,323.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 nty 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 nty 0.028	45 000 00 45 900	3	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
S3,000.00 S4,060.00 S5,141.20 S6,244.02 S7,368.90 118,516.28 120,886.61 123,304.34	TOO TO TOO TO TOO TO	00		48,709.45	99,683.64	101,677.31	103,710.86	105,785.07	107,900.77	110,058.79	112,259.96
R,000.00 8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 8,000.00 8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 10,000 0,000 8,323.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 12,3000.00 6,002 8,0028 0,0	23,000.00		56,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133,468.58
Harrier B,000.00 B,160.00 B,323.20 B,489.66 B,659.46 IB,832.65 19,209.30 19,593.49 (16,00) B,000.00 B,323.20 B,489.66 B,659.46 B,659.46 B,000.00 B,000.00 B,323.20 B,489.66 B,659.46 B,832.65 70,209.30 71,613.49 B,000.00 B,000.00 B,323.20 B,8323.20 B,8323.											
8,000.00 8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,593.49 12,000.00 45,900.00 0.00 0.00 0.00 50,000.00 51,000.00 52,000.00 52,000.00 12,000.00 53,000.00 68,323.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 12,000.00 54,060.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 12,000.00 0.002 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 12,4/2015 1.310.90 1.337.12 1.363.86 1,391.14 1,418.96 1,447.34 12/4/2015 12/4/2016 12/4/2016 12/4/2016 12/4/2010 3/31/2013 3/31/2012 3/31/2023 12/4/2016 12/4/2016 3/31/2019 3/31/2019 3/31/2012 3/31/2012 3/31/2012	Assessed Value Improvements										
12/4/2015 12/4	8,000.00 8,160.	8 00		8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
53,000.00 54,060.00 8,323.20 8,489.66 8,659.46 68,832.65 70,209.30 71,613.49 0.00 0.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 0.028 0.028 0.028 0.028 0.028 0.028 0.028 N/A 1,310.90 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 12/4/2015 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2022 N/A 3/31/2018 3/31/2018 3/31/2019 3/31/2023 3/31/2023 3/31/2023	45,000.00 45,900.	00		00.00	20,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305.78
) 0.00	53,000.00 54,060.	00	8,489.66	8,659.46	68,832.65	70,209.30	71,613.49	90,005.36	91,805.46	93,641.57	95,514.40
0.000 0.000 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2020 12/4/2020 N/A 3/31/2018 3/31/2018 3/31/2019 3/31/2019 3/31/2022 3/31/2022 3/31/2023		4							1	0000	01.014
0.028 0.028 <th< td=""><td>0.00</td><td>_</td><td>47,754.36</td><td>48,709.45</td><td>49,683.64</td><td>50,677.31</td><td>51,690.86</td><td>35,765.07</td><td>36,480.37</td><td>37,209.98</td><td>37,954.18</td></th<>	0.00	_	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	35,765.07	36,480.37	37,209.98	37,954.18
N/A	0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022	N/A			1,363.86	1,391.14	1,418.96	1,447.34	1,001.42	1,021.45	1,041.88	1,062.72
ate											
ste N/A 12/31/2017 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2022 12/31/2022 12/31/2022 12/31/2022 12/31/2023 12/31/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2023	12/4/2015		L	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
N/A 3/31/2018 3/31/2019 3/31/2021 3/31/2022 3/31/2023 3/31/2023			12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
	N	Α/		3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:	NOTES:										
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	1. Inflation factors in 2015 and subsequent years are used to dete	termine the Adjust	ed Base Year Va	luations.							

Illustration A-10

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$22,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. The owner requested a rezoning of the property, which the Council did in April 2022. The rezoning caused the assessed value of the land to increase to \$32,000 as assessed by the City Assessor on January 1, 2023 and such change is reflected on the December 4, 2023 tax bills.

Results:

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly, a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services notwithstanding the fact that the value of land increased commencing in Valuation Year 2017.
- The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- See Exhibit A-10 for further illustration.

					Exhibit A-10	Exhibit A-10 Illustrative Calculations	Calculations						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval	5/13/2015											
Date CUP bec	Date CUP became effective	5/19/2015											
Base Year Valuation Date	luation Date	1/1/2015											
Inflation Factor	ior	2%											
		Base Year	Grace Year	Valuation Years	Ş								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.												
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	rse Year Valuation	51										
	Land	12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	Improvements	22,600.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
	Total	34,600.00	35,292.00	35,997.84	36,717.80	37,452.15	38,201.20	38,965.22	39,744.52	40,539.41	41,350.20	42,177.21	43,020.75
Assessed Valu	Assessed Value Improvements												
	Land	12,000.00		12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
	New Improvements	22,600.00		00.00	00.00	00.00	00.00	00.00	00'0	0.00	00.00	0.00	0.00
	Total	34,600.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
	3.7	000	22.052.00	22 542 04	00 000 00	70 630 07	24 053 32	75 121 27	25 050 30	05 070 50	27 009 09	27 549 27	28 100 26
Improvemen	mprovement Differential (if any)	0.00	73,052.00	23,513.04	73,983.30	76.204,42	24,332.23	17.104,62	00.000,02	20,473.00	27,002,02	17.010,12	07:007/07
Tax Rate		0.028	0.02	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	N/A	N/A	658.37	671.53	684.96	99.869	712.64	726.89	741.43	756.25	771.38	786.81
		7,000	2001 41 02	7,007,47,44	0100/11/01	0,007,47,41	0000/1/04	1000/1/01	12/4/2022	12/4/2013	12/4/2024	12/4/2025	12/4/2026
llax all		12/4/2013	102/4/21	1		0100/12/01	12/2/2/20	12/21/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Invoice Date			V/N			3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
700													
NOTES:													
1. Inflation f	1. Inflation factors in 2015 and subsequent years are used to deteri	quent years are u	ised to determ	mine the Adjusted Base Year Valuations.	ed Base Year V.	aluations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valu	tends for not less	than 20 valua	ation years.									
3. No payme	3. No payment due for Grace Year.							8					

Illustration A-11

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October These improvements were assessed at 2020. \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4, 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status, which limits the value of new improvements.

Results:

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore nonconforming use which mav contributed to an inability to construct improvements on the property equal to or greater than the Adjusted Base Year Valuation, a Payment for Municipal Services is still due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-11 for further illustration.

Payment for Municipal Services Payment for Municipal Payment for Municipal Payment for Municipal Payment for Municipal Services Payment for Municipal Payment f															
S/13/2015 S/13							Payment	for Municipa	Services						
S/19/2015 S/19															
1/1/2015 1/1/2016 1/1/2015	Date of CUP	approval		5/13/2015											
1/1/2015 1/1/2015	Date CUP be	scame effective		5/19/2015											
Base Vear Grace Vear Valuation Vears Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9	Base Year Va	aluation Date		1/1/2015											
Veal 1 Veal 2 Veal 3 Veal 4 Veal 5 Veal 6 Veal 6 Veal 7 Veal 8 Veal 9 Veal 1 Veal 1 Veal 1 Veal 1 Veal 1 Veal 2 Veal 3 Veal 4 Veal 5 Veal 6 Veal 6 Veal 6 Veal 6 Veal 9 V	Inflation Fac	tor		7%											
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9															
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2022 1/1/2022 1/1/2024 1/1/2025 1/1/2016 1/1/2018 1/1/2019 1/1/2019 1/1/2022 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2016 1/1/2018 1/1/2018 1/1/2019 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2010 1/1/2018 1/1/2018 1/1/2029 1/1/2023 1/1/2023 1/1/2024 1/1/2025 1/1/2010 1/1/2018 1/1/2018 1/1/2028 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2018 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2019 1/1/2020 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2019 1/1/2020 1/1/2020 1/1/2029 1/1/2029 1/1/2029 1/1/2029 1/1/2010 1/1/2018 1/1/2019 1/1/2020 1/1/2020 1/1/2020 1/1/2029 1/1			Ba			Valuation Yea	S.								
11/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2025 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 168,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,048.97 122,449.89 124,898.89 127,396.87 129,944.81 122,440.00 12,484.80 12,734.50 12,989.19 13,248.97 13,213.95 13,784.23 14,059.91 14,341.11 14,627.93 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 14,341.11 14,627.93 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 100,372.00 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 100,372.00 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 100,372.00 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 100,372.00 12,734.50 12,744.60 56,734.20 12,444.60 56,734.30 12,442.00 12,444.00 12,442.00				1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
12,240.00 12,484.80 12,734.50 12,889.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 16,872.00 89,421.84 102,390.28 102,398.08 104,446.04 106,534.96 110,838.98 113,055.76 115,116.87 112,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,734.9	Tax Parcel II	D No.													
10 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10 98,421.84 100,390.28 102,398.08 104,446.04 106,534.96 108,665.66 110,838.88 113,055.76 115,316.87 0 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,838.89 127,396.87 129,944.81 0 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,838.89 127,396.87 129,944.81 0 0.00 0.00 0.00 0.00 50,000.00 51,000.00 53,000.40 54,131.11 14,627.93 0 12,484.80 12,734.50 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 0 12,484.80 10,2390.28 10,2380.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 1 12,4420.14 100,330.28	Base Year V	aluations and Adj	usted Base Yea	rr Valuation	S										
06 98,421.84 100,390.28 102,398.08 104,446.04 106,534.96 108,655.66 110,838.98 113,055.76 115,316.87 0 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 115,316.87 0 12,484.80 12,734.50 12,989.19 13,213.95 13,784.23 14,059.91 14,341.11 14,627.93 0 12,484.80 12,734.50 12,989.19 13,213.95 51,000.00 52,020.00 53,060.40 54,121.61 0 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 0 12,484.80 10,290.28 10,238.08 10,446.04 56,534.96 57,665.66 88,818.98 59,995.36 61,195.26 1 2,244.20 10,2390.28 0,028 0,028 0,028 0,028 0,028 0,028 0,028 0,028 0,028 0,028 0,028 1,547.201 12/4/2023		Land		12,000.00			12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
0 110,906.64 113,124,77 115,387.27 117,695.01 120,048.91 122,449.89 127,396.87 129,944.81 0 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 0 0.00 0.00 0.00 50,00 50,000 52,000.00 53,060.40 54,121.61 0 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 0 12,484.80 10,0390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 28 0.028		Improvements		94,600.00			100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055.76	115,316.87	117,623.21
12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93		Total	, 7	106,600.00	108,732.00		113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10,000 0.00 0.00 0.0028 0.028															
10 12,484.80 12,734.50 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10 0.00 0.00 0.00 0.00 50,000.00 51,000.00 52,020.00 53,060.40 54,121.61 1 12,484.80 12,734.50 12,389.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 1 12,484.80 12,734.50 12,389.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 2 38,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 3 0.028 0.028 0.028 0.028 0.028 0.028 0.028 4 2,755.81 2,810.93 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,614.03 1,747.005 4 1,247.01 12/4/201 12/4/201 12/4/202 12/4/2023 1,614.63 1,646.93 <td>Assessed Va</td> <td>due Improvement</td> <td>8</td> <td></td>	Assessed Va	due Improvement	8												
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A 3/31/2018 3/31/2019 3/31/2020 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026 mine the Adjusted Base Year Valuations.	Invoice Date	a)			N/A		12/31/2018	12/31/2019		12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Due Date				N/A			3/31/2020		3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES: 1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTES:														
7 7 7	1. Inflation	factors in 2015 at	nd subsequent	years are us	sed to determi	ine the Adjust	ed Base Year V	aluations.							
VENTED TO THE PARTY OF THE PART	2 Payment	For Municipal Se	vices extends	for not less	than 20 yaluat	lation years.									

Illustration A-12

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$86,800 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner removed the improvements from the real property in September 2015 and relocated them to a vacant lot elsewhere within the city limits. The owner did not place any new improvements on the real property.

Results:

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is due.
- Even though the owner moved the improvements to a vacant lot elsewhere within the city limits, no improvements have been undertaken on the real property with the Conditional Use Permit. As such, a Payment for Municipal Services is due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-12 for further illustration.

te of CUP approval 5/13/2015 28e Year Valuation Date 1/1/2017 286 Year Valuation Date 1/1/2017 286 Year Valuation Date 1/1/2017 286 Year Valuation Date 1/1/2015 1/1/2016 1/1/2017 286 Year Valuation S and Justed Base Year Valuations and Adjusted Base Year Valuation Yaluation Years Valuation Years Valuation Years Yaluation Years Yaluation Years Yaluation Yaluation Yaluation Years Yaluation Yaluation Yaluation Years Yaluation Y						Exhibit A-12	Exhibit A-12 Illustrative Calculations	Calculations						
1/1/2016 1/1/2019 1/1/2018 1/1/2019		·				Payment	for Municipal	Services						
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2019 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1/2024			-											
Vear S V	Date of CUP	approval	5/13/201	10										
Signature Sign	Date CUP be	scame effective	5/19/201	10										
Trace Year Y	Base Year V.	aluation Date	1/1/201											
Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 9 Year 9 Year 9 Year 1 Year 2 Year 1 Year 1 Year 1 Year 1 Year 1 Year 1 Year 2 Year 1 Year 2 Year 2 Year 2 Year 3 Year 4 Year 2 Year 3 Year 4 Year 2 Year 3 Year 4 Y	Inflation Fac	ctor	29.	9										
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20,400.00			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
20,400.00 20,808.00 21,224,16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 108,332.00 90,098.64 91,900.61 93,738.63 92,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 108,332.00 10,006.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 124,898.89 127,396.87 129,944.81 120,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 20,000 20,0	Tax Parcel I	D No.												
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106,600 00 108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 122,4898.89 127,396.87 129,944.81 1		Improvements	86,600.00	88,332.0		91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
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Section Sect		Land	20,000.0			21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
106,600.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 0.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 10,008 0.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 10,008 0.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 10,008 0.00 88,332.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 10,008 0.00 88,332.00 90,098.64 91,900.61 93,738.63 97,613.81 97,613		New Improvements				0.00	00:00	0.00	0.00	0.00	00.00	0.00	0.00	0.00
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0.028 0.028	Improveme	int Differential (if any)	0.00	_	90,098.64	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
N/A N/A 2,473.30 2,522.76 2,573.22 2,624.68 2,677.18 2,730.72 2,785.33 2,841.04 2,897.86 2,677.18 2,730.72 2,73	Tax Rate		0.02			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2	Payment fo	or Municipal Services	/N			2,522.76	2,573.22	2,624.68	2,677.18	2,730.72	2,785.33	2,841.04	2,897.86	2,955.82
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A 3/31/2018 3/31/2020 3/31/2020 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2026 3/	Invoice Date	e e		N/A	15.77	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
	Due Date			N/A			3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
	NOTES:													
	1. Inflation	factors in 2015 and su	ibsequent years are	used to determ	ine the Adjust	ed Base Year V	aluations.							
	2. Paymen	t for Municipal Service	s extends for not les		tion years.									
	3. No paym	nent due for Grace Yea	11.											

Exhibit BLegal Description

Tax Parcel No. 17-10355-20 — 2622 Rose Street, La Crosse, WI 54603

Part of Certified Survey Map filed February 13, 1969 in Volume 1 of Certified Survey Maps, page 17, Document No. 792760 (being a revision of Certified Survey Map No. 15, in Volume 1 of Certified Survey Maps, page 15, Document No. 789944); being part of Government Lot 2 of Section 17, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast comer of said Government Lot; thence West, along the South line thereof, a distance of 1320.0 feet to the point of beginning of this description: Thence South 89 degrees 34 minutes West, along said South line, 243.15 feet to the Northeasterly right-of-way line of West George Street; thence North 54 degrees 26 minutes West, along said Northeasterly line, 125.4 feet; thence North 35 degrees 34 minutes East 200.0 feet; thence South 54 degrees 26 minutes East 12.0 feet; thence North 35 degrees 34 minutes East 220.0 feet; thence North 54 degrees 26 minutes West 40.0 feet; thence North 35 degrees 34 minutes East 210.43 feet to a point 1320.0 feet West of the East line of said Government Lot 2; thence South 0 degrees 13 minutes East to the point of beginning.

EXCEPT that part described in Award of Damages recorded on October 13, 2016, as Document No. 1683520.

Together with access easements as described in Document No. 1393259 and as corrected by 1404857.

Resolution approving application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held on December 5, 2023, a conditional use permit is hereby granted to Kwik Trip Inc. for the premises known as 2622 Rose St., and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT RESOLVED that the Conditional Use Permit be approved with the following conditions:

1. A Payment for Municipal Services Agreement (PMSA) must be signed by the applicant and returned to the City prior to the December 14, 2023 Common Council meeting.

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Kwik Trip, Inc.
1626 Oak Street La Crosse WI 54603
Owner of property (name and address), if different than Applicant:
Architect (name and address), if applicable:
Professional Engineer (name and address), if applicable: NA
Contractor (name and address), if applicable: Robinson Brothers
220 Raemisch Road Waunakee Wi 53597
Address(es) of subject parcel(s): 2622 Rose Street
Tax Parcel Number(s): 17-10355-20
Legal Description (must be a recordable legal description; see Requirements): See attached
Zoning District Classification: C2 - Commercial
A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353 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 X
Description of subject site and CURRENT use: Former Hotel that is currently vacant
Description of PROPOSED site and operation/use (detailed plan of the proposed site): Demolition of the existing hotel.
Type of Structure proposed: NA
Number of current employees, if applicable: NA
Number of proposed employees, if applicable: NA
Number of current off-street parking spaces: NA
Number of proposed off-street parking spaces: NA

* If the proposed use is defined in Sec. 115-347(6)(c)
NA (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 NA (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: only I row on South End
Check here if proposed operation or use will be green space :
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. (signature) Jeffrey Nichel LFO f Treasurer (date)
STATE OF WISCONSIN))ss.
COUNTY OF LA CROSSE) Personally appeared before me this day of day of, 20, 20, 20
to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public My Commission Expires: 3/30/24 NOTARY
Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the PUBLIC information verified by the Director of Planning & Development.
information verified by the Director of Planning & Development. Review was made on the day of day o
Signed: Director of Planning & Development , ,

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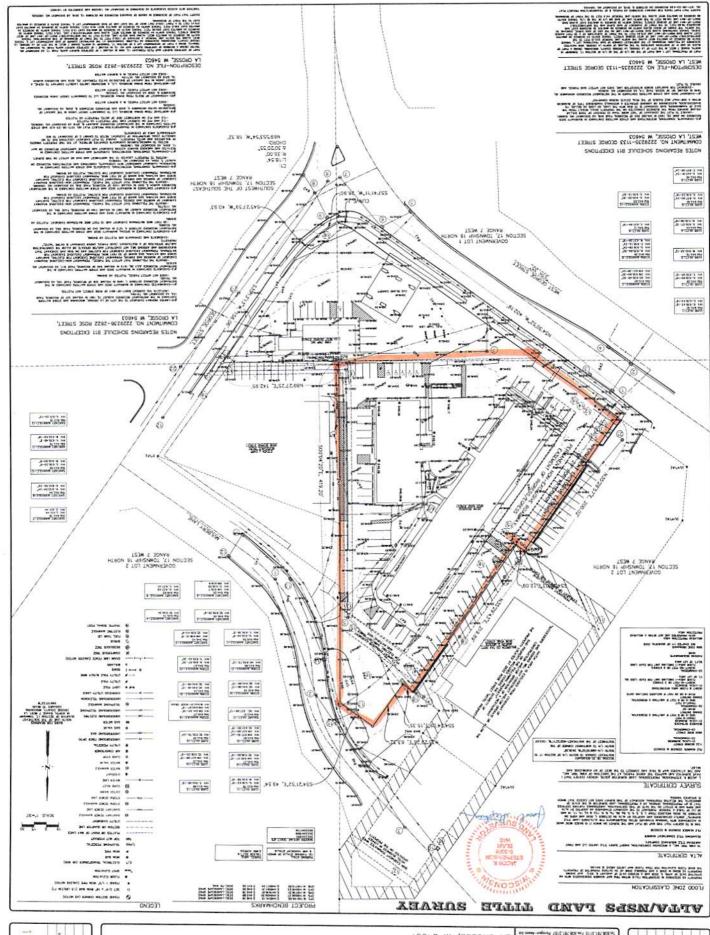
AFFIDAVIT OF OWNER

STATE OF WISCONSIN) COUNTY OF LA CROSSE)	
The undersigned, Jeffrey J. Wrobel, CFOF Treasurer of Kwik, being (owner of subject people) for Conditional Use)	o,lnc. g duly
sworn states:	
1. That the undersigned is an adult resident of the City ofLaCrosse	
State of Wisconsin	
2. That the undersigned is a/the legal owner of the property located at:	
(address of subject parcel for Conditional Use)	·
3. By signing this affidavit, the undersigned property owner authorizes the applic conditional use permit/district change or amendment (circle one) for said property Owner. Jeffrey J. Wrobe of Kwik Trip, Inc.	perty.
Subscribed and sworn to before me this day of, 20	
Elypte yoters	
Notary Public My Commission expires 3/30/24 Olivery Public My Commission expires 3/30/24 Olivery Public My Commission expires 3/30/24 Olivery Public My Commission expires 3/30/24	



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ALTA/NSPS LAND TITLE SURVEY
LA CROSSE, WI 54601
LA CROSSE, WI 54601



Tax Parcel No. 17-10355-20 – 2622 Rose Street, La Crosse, WI 54603

Part of Certified Survey Map filed February 13, 1969 in Volume 1 of Certified Survey Maps, page 17, Document No. 792760 (being a revision of Certified Survey Map No. 15, in Volume 1 of Certified Survey Maps, page 15, Document No. 789944); being part of Government Lot 2 of Section 17, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said Government Lot; thence West, along the South line thereof, a distance of 1320.0 feet to the point of beginning of this description: Thence South 89 degrees 34 minutes West, along said South line, 243.15 feet to the Northeasterly right-of-way line of West George Street; thence North 54 degrees 26 minutes West, along said Northeasterly line, 125.4 feet; thence North 35 degrees 34 minutes East 200.0 feet; thence South 54 degrees 26 minutes East 12.0 feet; thence North 35 degrees 34 minutes East 220.0 feet; thence North 54 degrees 26 minutes West 40.0 feet; thence North 35 degrees 34 minutes East 210.43 feet to a point 1320.0 feet West of the East line of said Government Lot 2; thence South 0 degrees 13 minutes East to the point of beginning.

EXCEPT that part described in Award of Damages recorded on October 13, 2016, as Document No. 1683520.

Together with access easements as described in Document No. 1393259 and as corrected by 1404857.



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107 La Crosse, WI 54602

www.kwiktrip.com

City of La Crosse
Tim Acklin – Planning Administrator
400 La Crosse St
La Crosse, WI 54601

RE: Demolition Conditional Use Permit – 2622 Rose St

Mr. Acklin:

Kwik Trip, Inc – owner of real property located at 2622 Rose St PID: 17-10355-20 - is requesting a Conditional Use Permit to allow for Demolition of the existing buildings and structures currently sitting vacant.

The existing buildings pose a safety and liability concern if they are to remain standing.

The future plan for this property is to rebuild our existing adjacent store by utilizing this property in the development. We don't have finalized plans for the rebuild at this time so we are not applying for a building permit until those plans are complete. We are tentatively looking to do the rebuild in 2025.

It is our intent to remove the structures down to the slab (grade) and leave exiting bituminous, but we don't intend to use the entire vacant lot as parking in the interim. We may utilize a smaller part of the southern end to accommodate co-worker parking at our store.

Scope of Demolition will include:

- Removal of existing buildings down to grade
- 2. Existing bituminous paving to remain in place including building slabs.

Kwik Trip is familiar with and understands that a Payment for Municipal Services Agreement may apply to this demolition permit request.

Please feel free to e-mail or call with any questions or concerns regarding this request.

100

Thank you

OUR MISSION

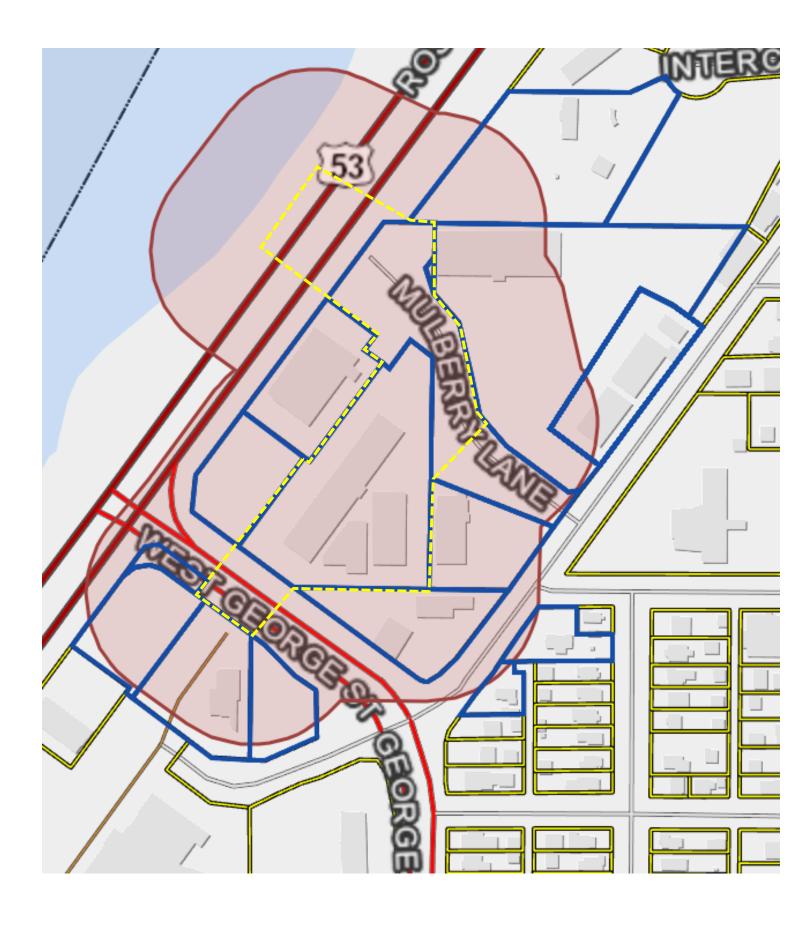
To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Kwik Trip, Inc 608-793-6283 tbatzel@kwiktrip.com

Tax Parcel #	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10264-25	FRANCHISE REALTY INTERSTATE CORPORATION	1140 WEST GEORGE ST	2700 NATIONAL DR	ONALASKA WI 54650
17-10264-35	KWIK TRIP INC	1133 WEST GEORGE ST	1626 OAK ST	LA CROSSE WI 54603
17-10265-60	SHANE R CARROLL, ISABEL E SCHULZ	2534 GEORGE ST	2534 GEORGE ST	LA CROSSE WI 54603-1623
17-10247-40	TED A ROBERTS, PATRICIA Q ROBERTS	2520 GEORGE ST	2520 GEORGE ST	LA CROSSE WI 54603
17-10263-73	EAGLE BAY PROPERTIES LLC	1124 WEST GEORGE ST	9447 JANCING AVE	SPARTA WI 54656
17-10263-74	EAGLE BAY PROPERTIES LLC	2552 ROSE ST	9447 JANCING AVE	SPARTA WI 54656
17-10350-20	LAREDO ENTERPRISES LLC	1300 & 1304 INTERCHANGE PL	PO BOX 846	WEST SALEM WI 54669
17-10263-51	MARTIN D MEEKER, CAROL R MEEKER	2600 ROSE ST	300 WILMOT RD	DEERFIELD IL 60015
17-10355-11	MARTIN D MEEKER, CAROL R MEEKER	2626 ROSE ST	300 WILMOT RD	DEERFIELD IL 60015
17-10360-10	REINHART REAL ESTATE GROUP INC	1207 MULBERRY LN	PO BOX 2228	LA CROSSE WI 54602-2228
17-10262-80	RWR PROPERTIES LLC	2641 GEORGE ST	1400 PINE ST	ONALASKA WI 54650
17-10263-40	STATE OF WISCONSIN DOT	2558 ROSE ST	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10355-100	STATE OF WISCONSIN DOT	MULBERRY LN	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10360-20	STEVEN J EARP REVOCABLE TRUST	2609 GEORGE ST	1212 BAINBRIDGE ST	LA CROSSE WI 54603

Properties within 200 Feet of:

17-10355-20 KWIK TRIP INC 2622 ROSE ST 1626 OAK ST LA CROSSE WI 54603



NOTICE OF HEARING ON APPLICATION FOR A CONDITIONAL USE PERMIT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of Kwik Trip Inc. for the issuance of a Conditional Use Permit under Sec. 115-353 of the Municipal Code of Ordinances of the City of La Crosse demolition of structure for future development with a portion to be used for employee parking.

Said property is generally located at 2622 Rose St. and is further described as follows: Tax Parcel 17-10355-20

The City Plan Commission will meet to consider such application on **Monday**, **December** 4, 2023 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday**, December 5, 2023 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, December 14, 2023 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any residential property owner whose land abuts the subject property may request an opaque privacy fence of a minimum of five (5) feet and no more than eight (8) feet in height to be required in residential zoned districts. Such fence shall be placed on the property line and shall run from the front set back line to the rear property line.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at www.cityoflacrosse.org - Your Government - City Clerk - Forms -Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-1301).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 6th day of November, 2023.

Nikki M. Elsen, City Clerk City of La Crosse

Publish: November 21 and 28, 2023

One (1) Affidavit

Agenda Item 23-1301 (Jenna Dinkel)

Application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

General Location

Council District 1. Logan Northside Neighborhood Association. Located off Rose Street along West George Street as depicted on attached Map PC23-1301. The property is surrounded by commercial zoning.

Background Information

The applicant is requesting a conditional use permit to demolish the former America's Best Value Inn. The applicant has plans to rebuild their existing adjacent store, located at 1133 West George St., and utilize this property in the development. The applicant is looking to tentatively rebuild in 2025. The applicant stated they do not have finalized plans for the rebuild at this time.

The scope of demolition includes removing the existing structure down to grade. The applicant stated they do not intend to use the entire vacant lot for parking in the meantime. They stated they may use a smaller portion of the southern part of the vacant lot for employee parking for their current adjacent store.

Community Risk Management indicated this property has been vacant since September 15, 2023, and an interior demolition permit was issued on September 18, 2023. There are currently no open orders to correct on the property.

Recommendation of Other Boards and Commissions

N/A

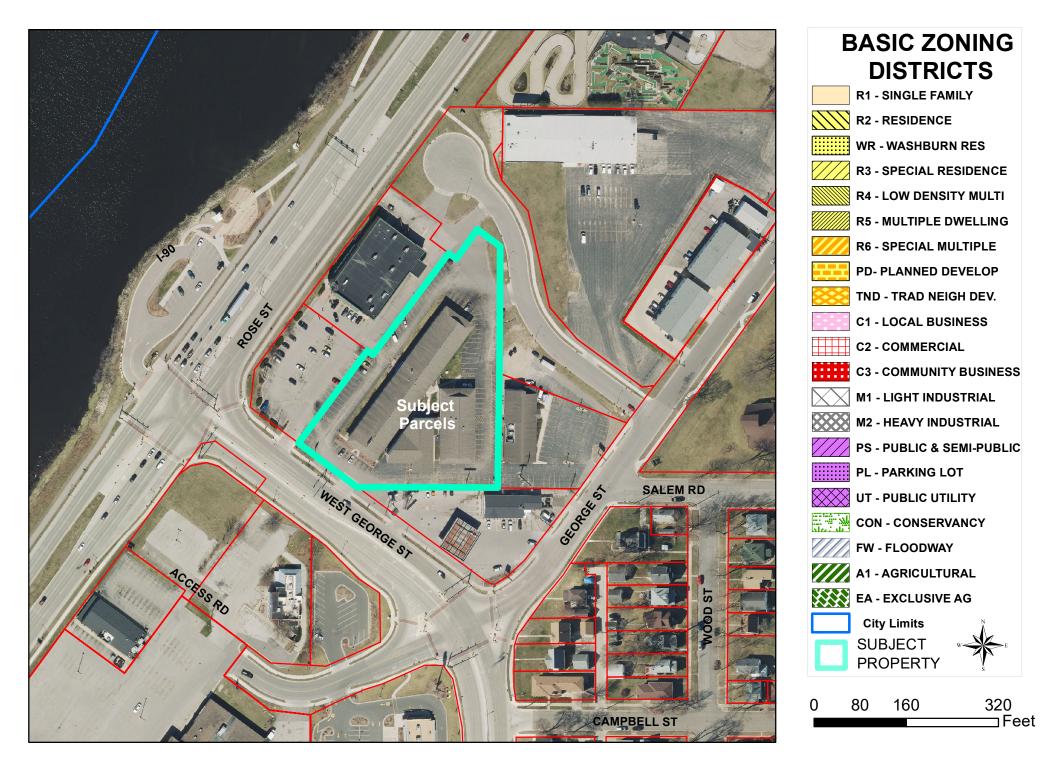
Consistency with Adopted Comprehensive Plan

The 2040 Comprehensive Plan discusses goals to continue to attract and retain employers. This request gives opportunities of expansion for a large employer on a currently underutilized site.

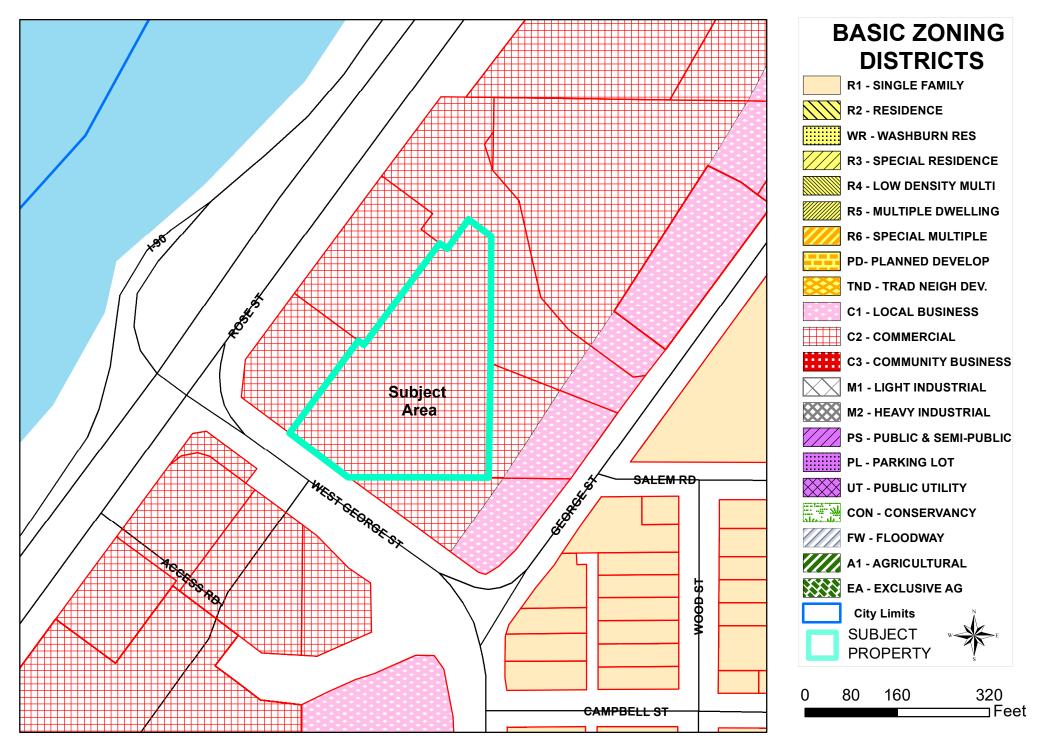
Staff Recommendation

This item is recommended for approval with the condition that a payment for municipal services agreement (PMSA) is signed by the applicant and returned to the city prior to the December 14, 2023 Common Council meeting.

Routing J&A 12.5.2023



City of La Crosse Planning Department - 2023



If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

A	genda File #
J&A	
F&P	

MEETING REGISTRATION

Name: Amy Du Pont Date: 11/T
Municipality of Residence: La Crosses
Representation:
Agenda Item #: 23 - 13 0 Please fill out a separate sheet for each piece of legislation in which you are registering.
Do you support or oppose the agenda item?
Support
Oppose
Neither support nor oppose
Do you want to speak?
Yes, I want to speak.
☐ No, I do not want to speak.
I do not want to speak, but I am available to answer questions.

10 minutes before the start of the meeting. Agenda File # Registration slips are not collected once the meeting begins but will be made part of the record. **MEETING REGISTRATION** Date: 12/5/43 Name: Municipality of Residence: _______OND (ASK) KWIK TRIP Representation: If you are representing an organization or person other than yourself at this meeting. 23-1301 Agenda Item #: Please fill out a separate sheet for each piece of legislation in which you are registering. Do you support or oppose the agenda item? Support Oppose Neither support nor oppose Do you want to speak? Yes, I want to speak. No, I do not want to speak.

I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least