

20-0271

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

School House Properties LLC 1243 Badger Street P O Box 609 La Crosse WI 54602-0609

Owner of property (name and address), if different than Applicant:  
Same

Architect (name and address), if applicable:  
NA

Professional Engineer (name and address), if applicable:  
NA

Contractor (name and address), if applicable:  
NA

Address(es) of subject parcel(s): 417 West Avenue La Crosse WI 54601

Tax Parcel Number(s): 17-20162-110

Legal Description (must be a recordable legal description; see Requirements):  
See Attached Tax Bill

Zoning District Classification: C-1 Local Business

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356(c)

*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 No

Description of subject site and **CURRENT** use: Residential Rental - Single Family

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

To Create Green Space in La Crosse Wisconsin. To be completed by August 31, 2020

Type of Structure proposed: Green Space

Number of current employees, if applicable: \_\_\_\_\_

Number of proposed employees, if applicable: \_\_\_\_\_

Number of current off-street parking spaces: \_\_\_\_\_

Number of proposed off-street parking spaces: \_\_\_\_\_

CITY OF LA CROSSE, WI

General Billing - 170409 - 2020

008033-0036 Katie Ko... 02/07/2020 02:45PM

191173 - SCHOOL HOUSE PROPERTIES LLC

Payment Amount: 450.00

**\* If the proposed use is defined in Sec. 115-347(6)(c)**

\_\_\_\_\_ (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

\_\_\_\_\_ (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: \_\_\_\_\_

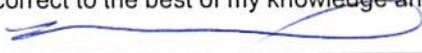
Check here if proposed operation or use will be green space: X \_\_\_\_\_

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.**

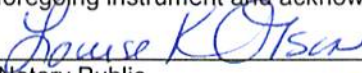
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

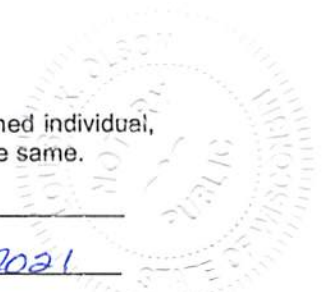
**CERTIFICATION:** I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

		2-3-2020
_____		_____
(signature)		(date)
608-782-7368	marvin@threesixty.bz	
(telephone)	(email)	

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

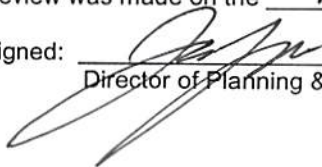
Personally appeared before me this 3 day of February, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

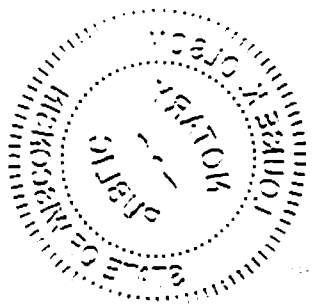
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/27/2021



**Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.**

Review was made on the 7 day of February, 2020.

Signed:   
\_\_\_\_\_  
Director of Planning & Development



AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, School House Properties LLC by Marvin Wanders (Member), being duly  
*(owner of subject parcel(s) for Conditional Use)*

sworn states:

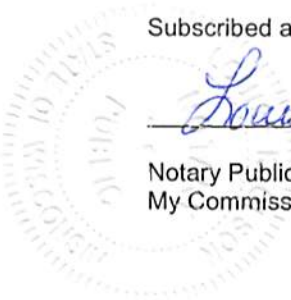
- 1. That the undersigned is an adult resident of the City of La Crosse,  
State of Wisconsin.
- 2. That the undersigned is a/the legal owner of the property located at:  
417 West Avenue La Crosse WI 54601  
*(address of subject parcel for Conditional Use)*
- 3. By signing this affidavit, the undersigned property owner authorizes the application for a  
conditional use permit/district change or amendment (circle one) for said property.

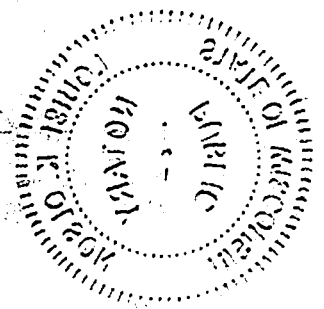
  
\_\_\_\_\_  
Property Owner

Subscribed and sworn to before me this 3 day of February, 2020.

  
\_\_\_\_\_

Notary Public  
My Commission expires 10/27/2021.





DOCUMENT NUMBER

WARRANTY DEED

1461879

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 11/03/2006 11:47AM

REC FEE: 11.00 TRANSFER FEE: 240.00 EXEMPT #:

PAGES: 1

David R. Barth

conveys and warrants to School House Properties, LLC.

Return to: School House Properties LLC 119 N. 19th St. LaCrosse WI 54601

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-20162-110

The North 1/2 of Lot 2 and the South 2 feet of Lot 3 all in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of LaCrosse, LaCrosse County, Wisconsin.

This is not homestead property. (is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2006.

Dated this 21st day of October, 2006.

Signatures and names of David R. Barth and Dawn Faherty.

AUTHENTICATION

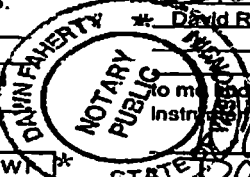
ACKNOWLEDGEMENT

Signature(s) authenticated this day of 2006.

STATE OF WISCONSIN LACROSSE COUNTY } SS

Personally came before me this 21st day of October, 2006 the above named David R. Barth

TITLE: MEMBER STATE BAR OF WISCONSIN (If not authorized by 706.06, Wisconsin Statutes



to me shown to be the person who executed the foregoing instrument and acknowledge the same

Drafted by James T. Gull - La Crosse, WI

Notary Public State of Wisconsin My commission expires: 8-22-10

\* Names of persons signing in any capacity should be typed or printed below their signatures

STATE OF WISCONSIN  
PROPERTY TAX BILL  
La Crosse County  
City of LaCrosse

2019 Real Estate  
Bill Number 5156



Correspondence should refer to Tax Parcel 17-20162-110

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.065  
417 WEST AVE N  
T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION N1/2  
LO T 2 & S 2FT LOT 3 BLOCK 30 E X PRT TAKEN FOR R/W IN  
DOC N O. 1478750

SCHOOL HOUSE PROPERTIES LLC  
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC  
PO BOX 609  
LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.025649683
22,600	40,600	63,200	0	92.0960166	Rate (Does NOT reflect credit)	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	122.45	A Star in this box means unpaid prior year taxes
24,500	44,100	68,600	0			
Taxing Jurisdiction	2018	2019	2018	2019	% Tax	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	1,542.80
	Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00	
La Crosse County	2,032,657.00	2,076,766.00	260.82	231.34	-11.30	
Local Municipality	12,953,495.00	13,244,804.00	761.37	656.45	-13.80	
LA CROSSE SCHOOL	31,199,497.00	33,615,214.00	708.06	634.00	-10.50	
WTC	3,910,984.00	4,125,012.00	113.09	99.26	-12.20	
		<b>Total</b>	<b>1,843.34</b>	<b>1,621.05</b>	<b>-12.10</b>	
		<b>First Dollar Credit</b>	<b>78.61</b>	<b>78.25</b>	<b>-0.50</b>	
		<b>Lottery Credit</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>Net Property Tax</b>	<b>1,764.73</b>	<b>1,542.80</b>	<b>-12.60</b>	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends
LACROSSESCHOOLRF464	\$3,190,677.00	\$54.76	2024
3			

On or prior to 07/31/20  
Make Check Payable to:  
Treasurer Office  
PO BOX 2408  
LA CROSSE WI 54602-2408

Total Due For Full Payment	
Pay By 01/31/20	1,542.80
Installment Options	
DUE DATE	AMOUNT
01/31/20	385.70
03/31/20	385.70
05/31/20	385.70
07/31/20	385.70

**WARNING:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.  
**Failure to pay on time. See reverse.**

To receive receipt, enclose a self-addressed stamped envelope  
All payments can be seen at [www.lacrossecounty.org](http://www.lacrossecounty.org)

REMIT THIS WITH PAYMENT

2019 Real Estate Bill Number 5156

Correspondence should refer to number  
Tax Parcel 17-20162-110

City of LaCrosse  
417 WEST AVE N  
T BURNS HS DURAND ST SMITH &

\*\*To pay in person, check hours of operation @  
[www.cityoflacrosse.org/treasurer](http://www.cityoflacrosse.org/treasurer)

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/20	385.70
03/31/20	385.70
05/31/20	385.70
07/31/20	385.70

SCHOOL HOUSE PROPERTIES LLC  
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC  
PO BOX 609  
LA CROSSE WI 54602-0609

