

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Payment Amount:

250.00

Aguilera LLC  
119 N 19<sup>th</sup> Street  
La Crosse WI 54601

Owner of site (name and address):

Aguilera LLC  
119 N 19<sup>th</sup> Street LLC  
La Crosse WI 54601

Architect (name and address), if applicable:

MBA Architects INC  
3823 Creekside Lane  
Holmen WI 54636

Professional Engineer (name and address), if applicable:

La Crosse Engineering & Surveying  
1212 S 3<sup>rd</sup> Street  
La Crosse WI 54601

Contractor (name and address), if applicable:

Barton Construction  
2 Copeland Ave  
La Crosse WI 54601

Address of subject premises: 1243/1245 Badger Street 507, 513, 517 N 13<sup>th</sup> Street

Tax Parcel No.: Attached

Legal Description: Attached on tax bills

Zoning District Classification: R6- Special Multiple

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-356  
(If the use is defined in 115-347(6)(c)(1) or (2), see "\*" below.)

Is the property/structure listed on the local register of historic places? Yes \_\_\_\_\_ No X

Description of subject site and **current** use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Duplex and Three single family homes

Description of **proposed** site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Green space - future construction of Aguilera  
Building

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

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

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

\* If the proposed use is defined in 115-347(6)(c)(1) or (2)

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.

NA (2) a 500-foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.**

I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is \$ per attached tax bills

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ \_\_\_\_\_.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

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

[Signature] (signature) 5-6-2015 (date)

608-317-4678 (telephone) marvin@threesixty.biz (email)

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

Personally appeared before me this 6 day of May, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

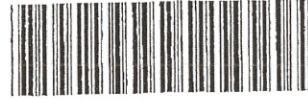
Louise K. Olson  
Notary Public  
My Commission Expires: 10/27/2017

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

Review was made on the 8<sup>th</sup> day of MAY, 2015.

Signed: [Signature] Senior Planner  
Director of Planning & Development

STATE OF WISCONSIN  
 CITY OF LA CROSSE  
 LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04985

TAX ACCOUNT NUMBER: 17-20131-120  
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.  
 See enclosed form for important information.  
 Be sure this description covers your property. This description is for  
 tax bill only and may not be a legal description.

c5\*\*s1523\*\*5-DIGIT 54601  
 SCHOOL HOUSE PROPERTIES LLC  
 119 19TH ST N  
 LA CROSSE, WI 54601-3724

32-16 N-07 Acres 0.160  
 Document No 1388047  
 1243 BADGER ST  
 USTICKS ADDITION LOT 7 BLOCK  
 4 EX PRT USED AS FOREST AVE  
 LOT SZ: IRR



\*\*\*Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015\*\*\*

Assessed Value Land 18,400	Ass'd Value Improvements 94,100	Total Assessed Value 112,500	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821
Est. Fair Mkt. Land 19,200	Est. Fair Mkt. Improvements 98,400	Total Est. Fair Mkt. 117,600	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 206.90

Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN			19.29	3.3	19.92
La Crosse County	2,039,293	2,030,258	425.25	1.6	432.13
Local Municipality	13,305,549	13,327,456	1,376.84	0.0	1,376.84
LA CROSSE SCHOOL	26,959,988	28,810,384	1,261.29	-0.8	1,250.79
WTC	1,129,699	1,086,288	282.17	-33.7	186.96
<b>Total</b>			<b>3,364.84</b>	<b>-2.9</b>	<b>3,266.64</b>
			First Dollar Credit	-2.2	80.72
			Lottery & Gaming Credit	0.0	0.00
			<b>Net Property Tax</b>	<b>-2.9</b>	<b>3,185.92</b>

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Make Check Payable to:  
**LA CROSSE  
 CITY TREASURER**  
 CITY OF LA CROSSE  
 400 LA CROSSE ST  
 LA CROSSE, WI 54601

OTHER:

**Total of Net Tax & Other** 3,185.92

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04985

TAX ACCOUNT NUMBER 17-20131-120

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC  
 119 19TH ST N  
 LA CROSSE, WI 54601-3724

**TOTAL DUE FOR FULL PAYMENT**  
 PAY BY JANUARY 31, 2015 3,185.92  
 Warning: If not paid by due dates, installment option is lost and the total tax is  
 delinquent subject to interest and if applicable, penalty. (See Enclosed)

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

DUE DATES	AMOUNT
1/31/2015	796.48
3/31/2015	796.48
5/31/2015	796.48
7/31/2015	796.48

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

STATE OF WISCONSIN  
CITY OF LA CROSSE  
LA CROSSE COUNTY



Exhibit  
4

REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04986

TAX ACCOUNT NUMBER: 17-20131-130  
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.  
See enclosed form for important information.  
Be sure this description covers your property. This description is for  
tax bill only and may not be a legal description.

c5\*\*s1524\*\*5-DIGIT 54601  
SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

32-16 N-07 Acres 0.110  
Document No 1388047  
507 13TH ST N  
USTICKS ADDITION S 40 FT LOT  
8 BLOCK 4 EXC E 30 FT LOT S  
Z: 40 X 120



\*\*\*Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015\*\*\*

Assessed Value Land 14,400	Ass'd Value Improvements 44,400	Total Assessed Value 58.800	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821		
Est. Fair Mkt. Land 15,100	Est. Fair Mkt. Improvements 46,400	Total Est. Fair Mkt. 61,500	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER	School taxes reduced by school levy tax credit 108.14		
Taxing Jurisdiction		2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax
STATE OF WISCONSIN				10.08	3.3	10.41
La Crosse County		2,039,293	2,030,258	222.26	1.6	225.86
Local Municipality		13,305,549	13,327,456	719.63	0.0	719.63
LA CROSSE SCHOOL		26,959,988	28,810,384	659.24	-0.8	653.75
WTC		1,129,699	1,086,288	147.48	-33.7	97.72
Total				1,758.69	-2.9	1,707.37
		First Dollar Credit		82.52	-2.2	80.72
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax		1,676.17	-3.0	1,626.65

T R E A S U R E R	Make Check Payable to:	OTHER:
	<b>LA CROSSE CITY TREASURER</b>	
	CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	
	<b>Total of Net Tax &amp; Other</b>	1,626.65

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04986

TAX ACCOUNT NUMBER 17-20131-130

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

**TOTAL DUE FOR FULL PAYMENT**

PAY BY JANUARY 31, 2015 1,626.65

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

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

DUE DATES	AMOUNT
1/31/2015	406.67
3/31/2015	406.66
5/31/2015	406.66
7/31/2015	406.66

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

STATE OF WISCONSIN  
CITY OF LA CROSSE  
LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04987

TAX ACCOUNT NUMBER: 17-20131-140  
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.  
See enclosed form for important information.  
Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c5\*\*s1525\*\*5-DIGIT 54601  
SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

32-16 N-07 Acres 0.110  
Document No 1388047  
513 13TH ST N  
USTICKS ADDITION N 20FT LOT  
8 & S 20FT LOT 9 BLOCK 4 EX  
E 30FT LOT SZ: 40 X 120



\*\*\*Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015\*\*\*

Assessed Value Land 14,400	Ass'd Value Improvements 58,200	Total Assessed Value 72,600	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029036821																																																												
Est. Fair Mkt. Land 15,100	Est. Fair Mkt. Improvements 60,900	Total Est. Fair Mkt. 76,000	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 133.52																																																												
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2013 Est. State Aids Allocated Tax Dist.</th> <th>2014 Est. State Aids Allocated Tax Dist.</th> <th>2013 Net Tax</th> <th>2013 vs 2014 % Tax Change</th> <th>2014 Net Tax</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td>12.45</td> <td>3.3</td> <td>12.86</td> </tr> <tr> <td>La Crosse County</td> <td>2,039,293</td> <td>2,030,258</td> <td>274.43</td> <td>1.6</td> <td>278.87</td> </tr> <tr> <td>Local Municipality</td> <td>13,305,549</td> <td>13,327,456</td> <td>888.52</td> <td>0.0</td> <td>888.52</td> </tr> <tr> <td>LA CROSSE SCHOOL</td> <td>26,959,988</td> <td>28,810,384</td> <td>813.95</td> <td>-0.8</td> <td>807.18</td> </tr> <tr> <td>WTC</td> <td>1,129,699</td> <td>1,086,288</td> <td>182.10</td> <td>-33.7</td> <td>120.65</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td></td> <td><b>2,171.45</b></td> <td><b>-2.9</b></td> <td><b>2,108.08</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td>First Dollar Credit</td> <td>-2.2</td> <td>80.72</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Lottery &amp; Gaming Credit</td> <td>0.0</td> <td>0.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Net Property Tax</td> <td>-2.9</td> <td><b>2,027.36</b></td> </tr> </tbody> </table>				Taxing Jurisdiction	2013 Est. State Aids Allocated Tax Dist.	2014 Est. State Aids Allocated Tax Dist.	2013 Net Tax	2013 vs 2014 % Tax Change	2014 Net Tax	STATE OF WISCONSIN			12.45	3.3	12.86	La Crosse County	2,039,293	2,030,258	274.43	1.6	278.87	Local Municipality	13,305,549	13,327,456	888.52	0.0	888.52	LA CROSSE SCHOOL	26,959,988	28,810,384	813.95	-0.8	807.18	WTC	1,129,699	1,086,288	182.10	-33.7	120.65	<b>Total</b>			<b>2,171.45</b>	<b>-2.9</b>	<b>2,108.08</b>				First Dollar Credit	-2.2	80.72				Lottery & Gaming Credit	0.0	0.00				Net Property Tax	-2.9	<b>2,027.36</b>	
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Make Check Payable to:  
**LA CROSSE  
CITY TREASURER**  
CITY OF LA CROSSE  
400 LA CROSSE ST  
LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 2,027.36

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04987

TAX ACCOUNT NUMBER 17-20131-140

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

**TOTAL DUE FOR FULL PAYMENT**

PAY BY JANUARY 31, 2015 2,027.36

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

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

DUE DATES	AMOUNT
1/31/2015	506.84
3/31/2015	506.84
5/31/2015	506.84
7/31/2015	506.84

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

STATE OF WISCONSIN  
CITY OF LA CROSSE  
LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2014

BILL NO. 04988

TAX ACCOUNT NUMBER: 17-20132-010  
JURISDICTION CODE: 5863

c5\*\*s1526\*\*5-DIGIT 54601  
SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

IMPORTANT: Correspondence should refer to tax account number.  
See enclosed form for important information.  
Be sure this description covers your property. This description is for  
tax bill only and may not be a legal description.

32-16 N-07 Acres 0.110  
Document No 1388047  
517 13TH ST N  
USTICKS ADDITION W 120 FT OF  
N 40 FT LOT 9 BLOCK 4 LOT S  
Z: 40 X 120



\*\*\*Our office will be closed on December 24, 25, 31, 2014 and January 1, 2015\*\*\*

Assessed Value Land 14,400	Ass'd Value Improvements 45,500	Total Assessed Value 59,900	Ave. Assmt. Ratio 0.9561	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit)	0.029036821																																																												
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Make Check Payable to:  
**LA CROSSE  
CITY TREASURER**  
CITY OF LA CROSSE  
400 LA CROSSE ST  
LA CROSSE, WI 54601

OTHER:

**Total of Net Tax & Other** 1,658.59

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 04988

TAX ACCOUNT NUMBER 17-20132-010

Use Name & Address Below for Return to Taxpayer.

SCHOOL HOUSE PROPERTIES LLC  
C/O HERITAGE PROPERTY MANAGEMENT LLC  
119 19TH ST N  
LA CROSSE, WI 54601-3724

**TOTAL DUE FOR FULL PAYMENT**  
PAY BY JANUARY 31, 2015 1,658.59  
Warning: If not paid by due dates, installment option is lost and the total tax is  
delinquent subject to interest and if applicable, penalty. (See Enclosed)

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

DUE DATES	AMOUNT
1/31/2015	414.67
3/31/2015	414.64
5/31/2015	414.64
7/31/2015	414.64

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



# BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD - PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY

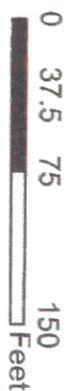


PC15-0166



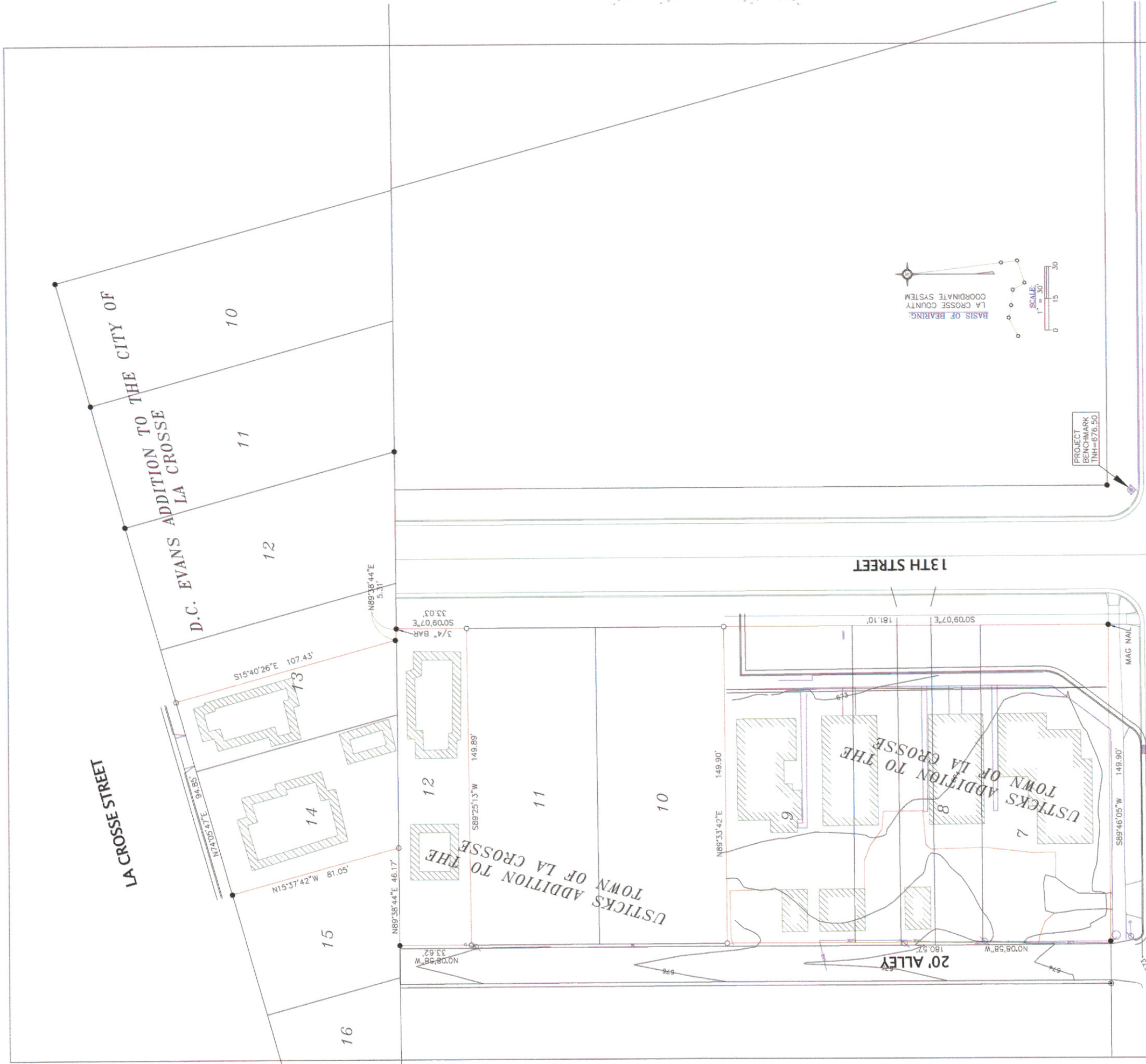
## BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD - PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



PC15-0166





**AGUILERA**  
 CITY OF LA CROSSE  
 EXISTING SITE

DATE: 5/05/2015  
 FILE:  
 DRAWN BY:

LA CROSSE ENGINEERING & SURVEYING  
 COMPANY, INC.  
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 LA CROSSE, WI 54601  
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