

**VSC CORPORATION**  
**2418 STATE ROAD**  
**LA CROSSE, WI 54601**

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January 5, 2016

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

RE: Tax Parcel #17-50298-85 and #17-50298-65

Dear Mayor Kabat and City Council Members

On behalf of the VSC Corporation, I am writing to you to supplement an application for a conditional use permit for demolition of a small portion of the Village Shopping Center. The area would consist of three commercial spaces currently occupied by Village Kitchen and two adjoining vacant spaces.

The purpose of the demolition will be to create 80 on-site parking places. The customer traffic at the Village Shopping Center Festival Foods has greatly exceeded expectations and continues to create a parking shortage. We currently lease 55 spaces from K-Mart Corporation across Highway 33 on a month to month basis, for employee parking and even that is not sufficient. There is, of course, a very real concern that at some point our ability to lease these spaces will not be renewed.

Two of the spaces to be demolished have been vacant or under leased for many years. The Village Kitchen lease will expire on April 30, 2016 and the Tenant has given notice that they will not be interested in renewing it. The restaurant has been for sale for several years without any serious buyers coming forward. All three spaces are very dated and would require substantial investment to make them economically viable and such viability would only further compound the Center's parking issues.

The timing for this project will be for Village Kitchen to conduct an auction for their restaurant equipment prior to the expiration of their lease. Construction of a new exterior wall on the east side of the remaining part of the building would commence in early May with demolition to follow. We intend to have the paved parking lot in use by July 1, 2016.

**THE VILLAGE SHOPPING CENTER**  
**Phone: 608-788-7555 Fax: 608-788-7634**

If you have any questions please feel free to contact me. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "Karen Dahl". The signature is written in a cursive, flowing style.

Karen Dahl, Property Manager

Enclosures: Conditional Use Permit Application including site plans and a survey map with the legal description

CC: George Parke III, VSC Corporation, Secretary  
Fred Wakeen, VSC Corporation, President  
Michael Quillin, VSC Corporation, Director

**CONDITIONAL USE PERMIT APPLICATION**

**Applicant (name and address):**  
VSC Corporation - 2418 State Road - La Crosse, WI 54601

**Owner of site (name and address):**  
VSC Corporation - 2418 State Road - La Crosse, WI 54601

**Architect (name and address), if applicable:**

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

**Contractor (name and address), if applicable:**  
Brickl Brothers - 400 Brickl Road - West Salem, WI 54669

**Address of subject premises:**  
1503-1509 Losey Boulevard So - La Crosse, WI 54601

**Tax Parcel No.:** 17-50298-85

**Legal Description:**  
Lot 1 & 2 of a Certified Survey Map filed March 15, 2011 in Volume 15 of Certified Survey Maps, pages 30 & 30A as Document #1570892, being part of the NW1/4 of the NE1/4 of Section 9 Township 15 North Range 7 West, City of La Crosse, La Crosse County, Wisconsin - SEE ATTACHED.

**Zoning District Classification:** C2 Commercial

**Conditional Use Permit Required per La Crosse Municipal Code sec. 115-** 353  
(If the use is defined in 115-347(6)(c)(1) or (2), see "" below.)

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

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

Site is the Village Shopping Center - approximately 9960 sq. ft., of which 5600 sq. ft. is a restaurant that is planning to close after April 30, 2016 and 4360 sq. ft. of empty commercial space

**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):**  
Portion of the building is to be demolished to create up to 80 parking spaces

**Type of Structure (proposed):** \_\_\_\_\_

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

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

Payment Amount: 300.00

4770 - VSC CORPORATION

002460-0059 Amber W. 01/08/2016 12:16PM

General Billing - 132407 - 2016

CITY OF LA CROSSE, WI

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

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

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

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

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

\_\_\_\_\_ (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.

\_\_\_\_\_ (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 \$ 349,742.03.

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.

Karen Dahl (signature) 1/7/2016 (date)

608-788-7555 (telephone) Karen@VSC Corp.biz (email)

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

Personally appeared before me this 7<sup>th</sup> day of January, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

George Parkes  
Notary Public  
My Commission Expires: is permed

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 January, 2016.

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





LA CROSSE COUNTY CERTIFIED SURVEY MAP  
PART OF THE NW 1/4 OF THE NE 1/4, SECTION 9, T15N, R7W,  
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OWNER: VSC CORPORATION  
2418 STATE ROAD  
LA CROSSE, WI 54601  
ATTN: GEORGE PARK III

SURVEYOR: DAVID P. MALAK  
DAVY ENGINEERING CO.  
115 S. 6TH STREET  
LA CROSSE, WI 54601

SURVEYOR'S CERTIFICATE

I, David P. Malak, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the north quarter corner of said Section 9;  
thence South 00°44'59" East 667.71 feet to the southwest corner of a parcel as described in Volume 685 of Records, Page 537 as recorded in the office of the La Crosse County Register of Deeds and the point of beginning of the parcel to be described;  
thence along the south line of said parcel as described in Volume 685 of Records, Page 537, North 89°44'20" East 258.14 feet to the southwesterly right-of-way line of State Road;  
thence along said southwesterly right-of-way line, South 53°06'34" East 179.52 feet;  
thence continuing along said southwesterly right-of-way line, South 53°50'56" East 155.01 feet;  
thence continuing along said southwesterly right-of-way line, South 54°52'19" East 65.03 feet;  
thence continuing along said southwesterly right-of-way line, South 53°06'34" East 95.05 feet to the west right-of-way line of 26th Street;  
thence along said west right-of-way line South, 00°47'33" East 345.50 feet to the north right-of-way line of Green Bay Street;  
thence along said north right-of-way line, South 89°59'52" West 652.82 feet to the east right-of-way line of Losey Boulevard;  
thence along said east right-of-way line, North 00°43'19" West 638.05 feet to the point of beginning;

Said parcel contains 358,760 square feet or 8.236 acres, more or less, and is subject to all easements and restrictions of record.

That I have made this survey, land division and map under the direction of VSC Corporation, that said map is a correct representation of all the exterior boundaries of the land surveyed and the divisions of that land, that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the City of La Crosse in surveying, dividing and mapping the same.

*David P. Malak*

David P. Malak, RLS No. 1814  
Davy Engineering Company

Date: 3-11-2011



Approved by the City of La Crosse Assessor and Chief Building Inspector.

Signed: \_\_\_\_\_  
City Assessor

\_\_\_\_\_  
Chief Building Inspector






[Parcel Search](#) | [Permit Search](#)

## 1601 LOSEY BLVD S LA CROSSE

Print View

Parcel: 17-50298-85 Internal ID: 66553  
 Municipality: City of La Crosse Record Status: Current

### Parcel Information:

Parcel: 17-50298-85  
 Internal ID: 66553  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 3.531  
 Township: 15  
 Range: 07  
 Section: 09  
 Qtr: NW-NE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

### Legal Description:

CERTIFIED SURVEY MAP NO. 30 VOL 15 LOT 1 DOC NO. 1570892

### Property Addresses:

Street Address	City(Postal)
1601 LOSEY BLVD S	LA CROSSE
1631 LOSEY BLVD S	LA CROSSE
1421 LOSEY BLVD S	LA CROSSE
1501 LOSEY BLVD S	LA CROSSE
1505 LOSEY BLVD S	LA CROSSE
1509 LOSEY BLVD S	LA CROSSE
1525 LOSEY BLVD S	LA CROSSE
1527 LOSEY BLVD S	LA CROSSE
1531 LOSEY BLVD S	LA CROSSE
1533 LOSEY BLVD S	LA CROSSE
1601 LOSEY BLVD S	LA CROSSE
1603 LOSEY BLVD S	LA CROSSE
1605 LOSEY BLVD S	LA CROSSE
1609 LOSEY BLVD S	LA CROSSE
1611 LOSEY BLVD S	LA CROSSE
2410 STATE RD	LA CROSSE
2412 STATE RD	LA CROSSE
2414 STATE RD	LA CROSSE
2416 STATE RD	LA CROSSE
2418 STATE RD	LA CROSSE
2420 STATE RD	LA CROSSE
2422 STATE RD	LA CROSSE
2424 STATE RD	LA CROSSE
2426 STATE RD	LA CROSSE
1535 LOSEY BLVD S	LA CROSSE
1507 LOSEY BLVD S	LA CROSSE
1521 LOSEY BLVD S	LA CROSSE
2430 STATE RD	LA CROSSE
1607 LOSEY BLVD S	LA CROSSE
2428 STATE RD	LA CROSSE
2432 STATE RD	LA CROSSE

### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
VSC CORPORATION		2418 STATE RD	LA CROSSE	WI	54601-6151

<b>Districts:</b>		
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

  

<b>Additional Information</b>	
<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 10
2012 + VOTING WARDS	2012+ Ward 24
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	RETAIL

  

<b>Lottery Tax Information ⓘ</b>	
Lottery Credits Claimed:	0
Lottery Credit Application Date:	

La Crosse County Land Records Information  
(Ver: 2015.5.26.0)

[Site Disclaimer](#)