

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Northside Molzahn 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): 421-423 West Avenue La Crosse WI 54601

Tax Parcel Number(s): 17-20162-120

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 - older duplex

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: _____

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Northside Molzahn by Marvin Wanders (Managing Member), being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

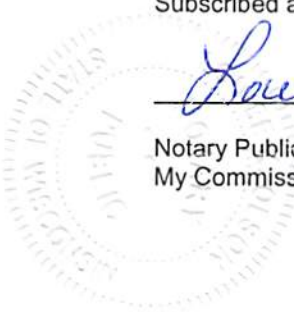
1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
421-423 West Avenue La Crosse WI 54601
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property 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.

Louise K Olson

Notary Public
My Commission expires 10/27/2021.



DOCUMENT NUMBER

WARRANTY DEED

1470986

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
03/30/2007 02:26PM

REC FEE: 11.00
TRANSFER FEE: 442.50
EXEMPT #:

PAGES: 1

Matthew R. Quick and Carrie A. Quick, husband and wife.

conveys and warrants to Northside Molzahn, LLC, a Wisconsin Limited Liability Company.

Return to:
Northside Molzahn, LLC
Marvin Wanders
119 N. 19th Street
La Crosse, WI 54601
Tax Parcel No: 17-20162-120

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

Lot 3, EXCEPT the South 2 feet thereof, 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. Also EXCEPT lands sold to the City of LaCrosse in Document No. 1467187.

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 2007.

Dated this 19th day of March, 2007.

(SEAL) Matthew R. Quick (SEAL)
* Matthew R. Quick

(SEAL) Carrie A. Quick (SEAL)
* Carrie A. Quick

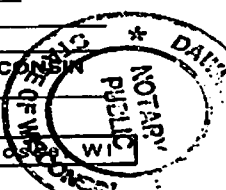
AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____ 2007.

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
LACROSSE COUNTY } SS
Personally came before me this 19th day of March, 2007 the above named Matthew R. Quick and Carrie A. Quick

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by 708.08, Wisconsin Statutes



to me known to be the persons who executed the foregoing instrument and acknowledge the same.
Dawn Faherty
Dawn Faherty
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

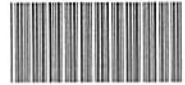
Drafted by James T. Gull - La Crosse, WI

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2019 Real Estate

Bill Number 5157



Correspondence should refer to Tax Parcel 17-20162-120

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 0.120 Document No 1470986
421 WEST AVE N
T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT
3 E X S 2FT BLOCK 30 EX PRT TAKE N FOR R/W IN DOC NO.
1467185 & DOC NO. 1467187

NORTHSIDE MOLZAHN 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
40,500	89,100	129,600	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	251.11	A Star in this box means unpaid prior year taxes
44,000	96,700	140,700	0			
Taxing Jurisdiction	2018	2019	2018	2019	% Tax	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	3,245.95
	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	534.84	474.40	-11.30	
Local Municipality	12,953,495.00	13,244,804.00	1,561.29	1,346.14	-13.80	
LA CROSSE SCHOOL	31,199,497.00	33,615,214.00	1,451.98	1,300.10	-10.50	
WTC	3,910,984.00	4,125,012.00	231.92	203.56	-12.20	
		Total	3,780.03	3,324.20	-12.10	
		First Dollar Credit	78.61	78.25	-0.50	
		Lottery Credit	0.00	0.00	0.00	
		Net Property Tax	3,701.42	3,245.95	-12.30	

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	\$112.30	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	3,245.95
Installment Options	
DUE DATE	AMOUNT
01/31/20	811.48
03/31/20	811.49
05/31/20	811.49
07/31/20	811.49

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

REMIT THIS WITH PAYMENT

2019 Real Estate Bill Number 5157

Correspondence should refer to number
Tax Parcel 17-20162-120

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

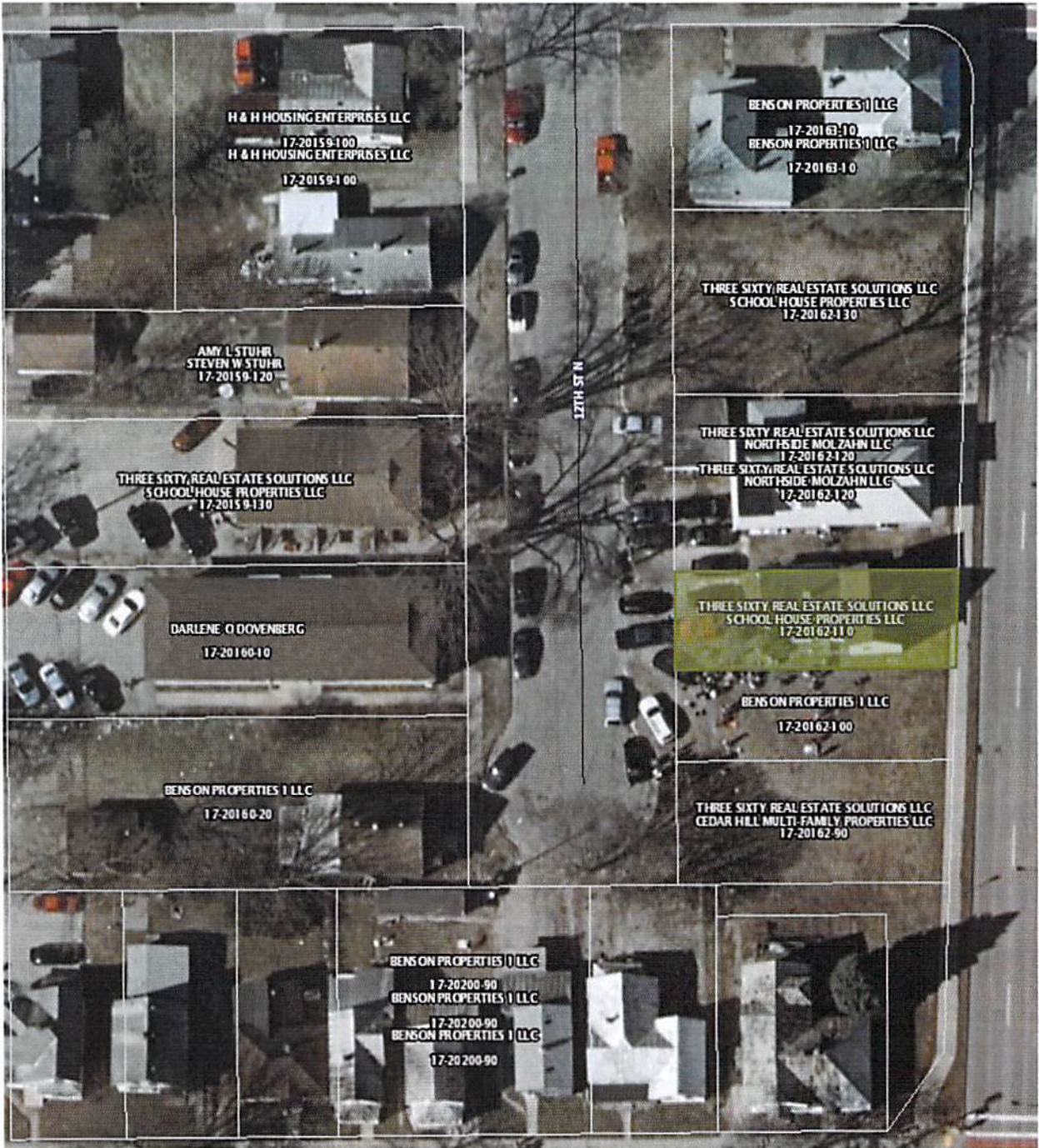
**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/20	811.48
03/31/20	811.49
05/31/20	811.49
07/31/20	811.49

NORTHSIDE MOLZAHN LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609





H & H HOUSING ENTERPRISES LLC
17-20159-100
H & H HOUSING ENTERPRISES LLC
17-20159-100

AMY L STUIHR
STEVEN W STUIHR
17-20159-120

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20159-130

DARLENE O DOVENBERG
17-20160-10

BENSON PROPERTIES I LLC
17-20160-20

BENSON PROPERTIES I LLC
17-20163-10
BENSON PROPERTIES I LLC
17-20163-10

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20162-130

THREE SIXTY REAL ESTATE SOLUTIONS LLC
NORTHSIDE MOLZAHN LLC
17-20162-120
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NORTHSIDE MOLZAHN LLC
17-20162-120

THREE SIXTY REAL ESTATE SOLUTIONS LLC
SCHOOL HOUSE PROPERTIES LLC
17-20162-110

BENSON PROPERTIES I LLC
17-20162-100

THREE SIXTY REAL ESTATE SOLUTIONS LLC
CEDAR HILL MULTI-FAMILY PROPERTIES LLC
17-20162-90

BENSON PROPERTIES I LLC
17-20200-90
BENSON PROPERTIES I LLC
17-20200-90
BENSON PROPERTIES I LLC
17-20200-90
17-20200-90