### **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:
Architect (name and address), if applicable:
Professional Engineer (name and address), if applicable: NA
Contractor (name and address), if applicable:
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): <u>To Create Green Space in La Crosse Wisconsin with no corrections to the current building per the City of La Crosse order to correct conditions of premises. Demolition of the building will be done at the same time as 417 West Ave by May 15. 2021</u>
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:

Inv 173423

* 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.
<b>CERTIFICATION</b> : 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.
7-22-2020
(signature) (date)
608-782-7368 marvin@threesixty.bz
(telephone) (email)
STATE OF WISCONSIN )
COUNTY OF LA CROSSE ) ss.
Personally appeared before me this 22 day of July , 202), 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 day of, 20
Signed:, Director of Planning & Development

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## **AFFIDAVIT OF OWNER**

STATE OF	<u>Wisconsin</u> ) ) ss
COUNTY O	
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
— Z Nota	Scribed and sworn to before me this <u>22</u> day of <u>July</u> , 20 <u>20</u> .  Source <u>10/27/2026</u> .  Commission expires <u>10/27/2026</u> .

# APPEANT OF CONNER

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DOCUMENT NUMBER	WARRANTY D	
•		LACROSSE COUNTY RESISTER OF DEEDS
	1.	CHERYL A. HCBRIDE
a militaria santanta di managana atan		RECORDED ON 93/30/2007 02:26PM
		BEC FEE: 11.00 TRANSFER FEE: 442.50
		TRÂNSFER FEE: 442.50
Matthew R. Quick an	nd Carrie A. Quick, husb	and and PAGES: 1
wife.	•	
Alexal.	mide Malasha LLC a 184	
conveys and warrants to North	·	ISLAMBIIL
Limited Liability Com	ipany.	Ratum to:
		Northside Molzahn, LLC
· · · · · · · · · · · · · · · · · · ·		Marvin Wanders
<u>_</u>		119 N. 19th Street La Crosse, WI 54601
		Partition of the Control of the Cont
the following described real estate in	n La Crosse County, State of Wis	constr: Tax Parcel No:
Lot 3, EXCEPT the South	n 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, LaCros	sse County, Wisconsin. Also EXCEPT lands sold
to the City of LaCrosse In	Document No. 146718	<b>7.</b>
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This is not homestee	nd property.	
This <u>is not</u> homestes (is not)	id property.	
(is not)  Exceptions to warrantles:	: Easements, covenants, zoning and	restrictions of record, though no republication is intended herein.
(is not)  Exceptions to warranties: General taxes for the year	: Easements, covenants, zoning and 2007.	restrictions of record, though no republication is intended herein.
(is not)  Exceptions to warrantles:	: Easements, covenants, zoning and 2007.	March , 2007.
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#### 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 RW 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

0.025649683 t credit)	Net Assessed Value 0 Rate (Does NOT reflect cre	io	e. Assmt. Ratio 92.0960166	I Av	Assessed Woodland	Total Assessed Value 129,600	ss'd Value Improvement 89,100	Assessed Value Land A 40,500
is unpaid prior year taxes	A Star in this box means u	y 251.11	kes reduced by tax credit 25		Est Fair Mkt Woodlar 0	Total Est Fair Mkt. 140,700	st Fair Mkt Improvement 96,700	Est Fair Mkt Land E 44,000
3,245.95	Net Property Tax	% Tax	2019		2018	2019	2018	Taxing Jurisdiction
	2 0	Change	Net Tax		Net Tax	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	
		0.00	0.00		0.00	0.00	0.00	STATE OF WISCONSIN
		-11.30	474.40		534.84	2,076,766.00	2,032,657.00	La Crosse County
		-13.80	1,346.14		1,561.29	13,244,804.00	12,953,495.00	Local Municipality
		-10.50	1,300.10		1,451.98	33,615,214.00	31,199,497.00	LA CROSSE SCHOOL
		-12.20	203.56		231.92	4,125,012.00	3,910,984.00	WTC
		-12.10 -0.50	3,324.20 78.25		3,780.03 78.61	Total First Dollar Credit		
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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



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.





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