

June 3, 2022

Ms. Nikki Elsen
City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601



Application for a Conditional Use Permit

Dear Ms. Elsen,

On behalf of Western Technical College, please receive and file the attached Application for a Conditional Use Permit.

The Conditional Use Permit application is for the property Western Technical College recently acquired at 310 8th Street North. As neither the current condition or building type align with Western Technical College master planning and are located within the accepted campus boundary, demolition of the structure is sought in order to create a green space for the campus.

Considering the safety and concerns of the neighborhood, Western Technical College has set aside the necessary financial resources to promptly remove the structure and create the green space, upon the approval of the Condition Use Permit.

Thank you for the review and consideration. Questions/comments welcomed.

Regards,

Jay D. McHenry
Director of Facilities
Western Technical College
400 7th Street North
La Crosse, WI 54601
608-785-9120

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jay McHenry - Western Technical College
400 7th Street North

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

Western Technical College
400 7th Street North

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 310 8th Street North

Tax Parcel Number(s): 17-20171-70

Legal Description (must be a recordable legal description; see Requirements):

T BURNS G FARNUM & P BURNS ADDITION S 11FT LOT 4 & N1/2 LOT 5 BLOCK 12 & E 15FT VAC
8TH ST ADI ON W PER RESI 1637426

Zoning District Classification: PS - Public and Semi-Public

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

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

Description of subject site and **CURRENT** use: Currently unoccupied/no pending leases. Built in 1929 and renovated several times, the house is not in a tentable condition nor able/modified to support any academic or operational program which aligns with Western Technical College's mission.

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site): - demolition for green space
As the proposed site is within the recorded campus boundary, the use of the site will align with the future campus needs/academic programming that is being developed. This lot shares a common property line on either side with existing Western green spaces and would connect these current green spaces.

Type of Structure **proposed**: _____

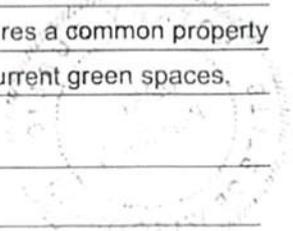
Number of **current** employees, if applicable: _____

Number of **proposed** employees, if applicable: _____

Number of **current** off-street parking spaces: _____

Number of **proposed** off-street parking spaces: _____

409.57m² 10/10/2018



* 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.

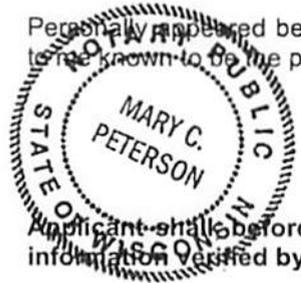
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant 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.

[Signature] 6-3-22
(signature) (date)
608-790-8290 mchenryje@westerntc.edu
(telephone) (email)

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

Personally appeared before me this 3rd day of June, 2022, the above named individual, to be known to be the person who executed the foregoing instrument and acknowledged the same.

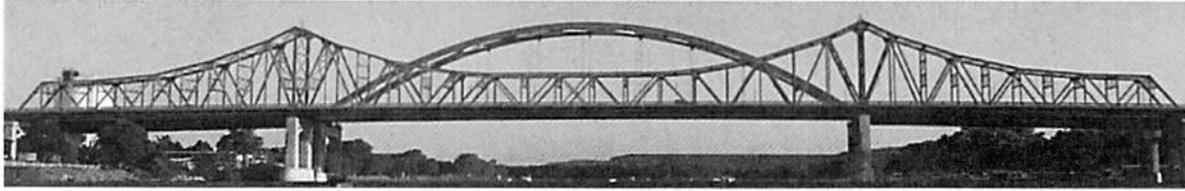


Mary C. Peterson
Notary Public
My Commission Expires: 5/13/2026

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



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

310 8TH ST N LA CROSSE

Print View

Parcel: 17-20171-70 Internal ID: 68963
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20171-70
 Internal ID: 68963
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.140
 Township: 16
 Range: 07
 Section: 32

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

Legal Description:

T BURNS G FARNUM & P BURNS ADDITION S 11FT LOT 4 & N1/2 LOT 5 BLOCK 12 & E 15FT VAC 8TH ST ADJ ON W PER RESL 1637426

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
310 8TH ST N	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
WESTERN TECHNICAL COLLEGE	Owner	400 7TH ST N	LA CROSSE	WI	54601

Districts:

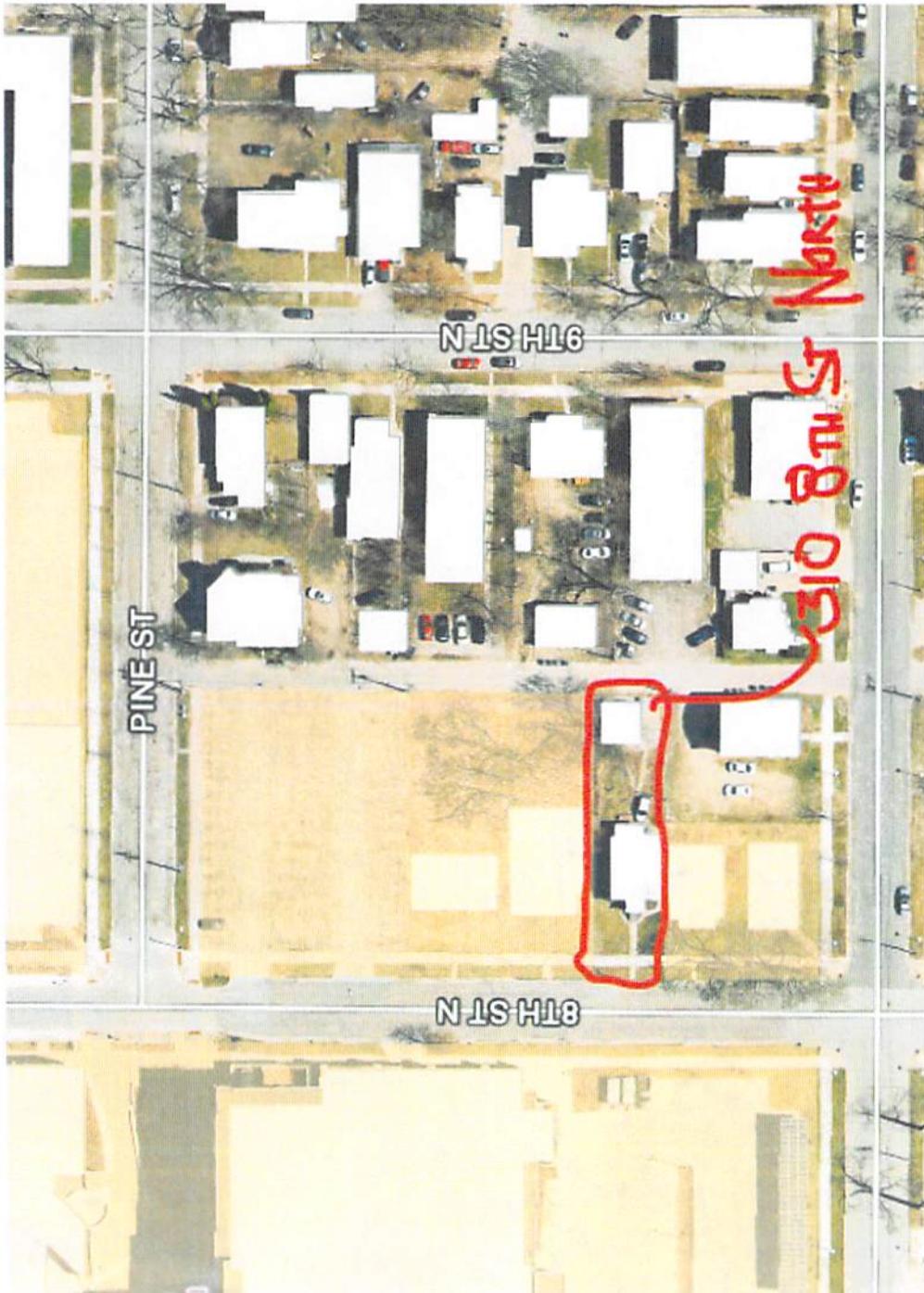
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 6
2020+ VOTING WARDS	2020+ Ward 12
Use	1 UNIT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



PINE ST

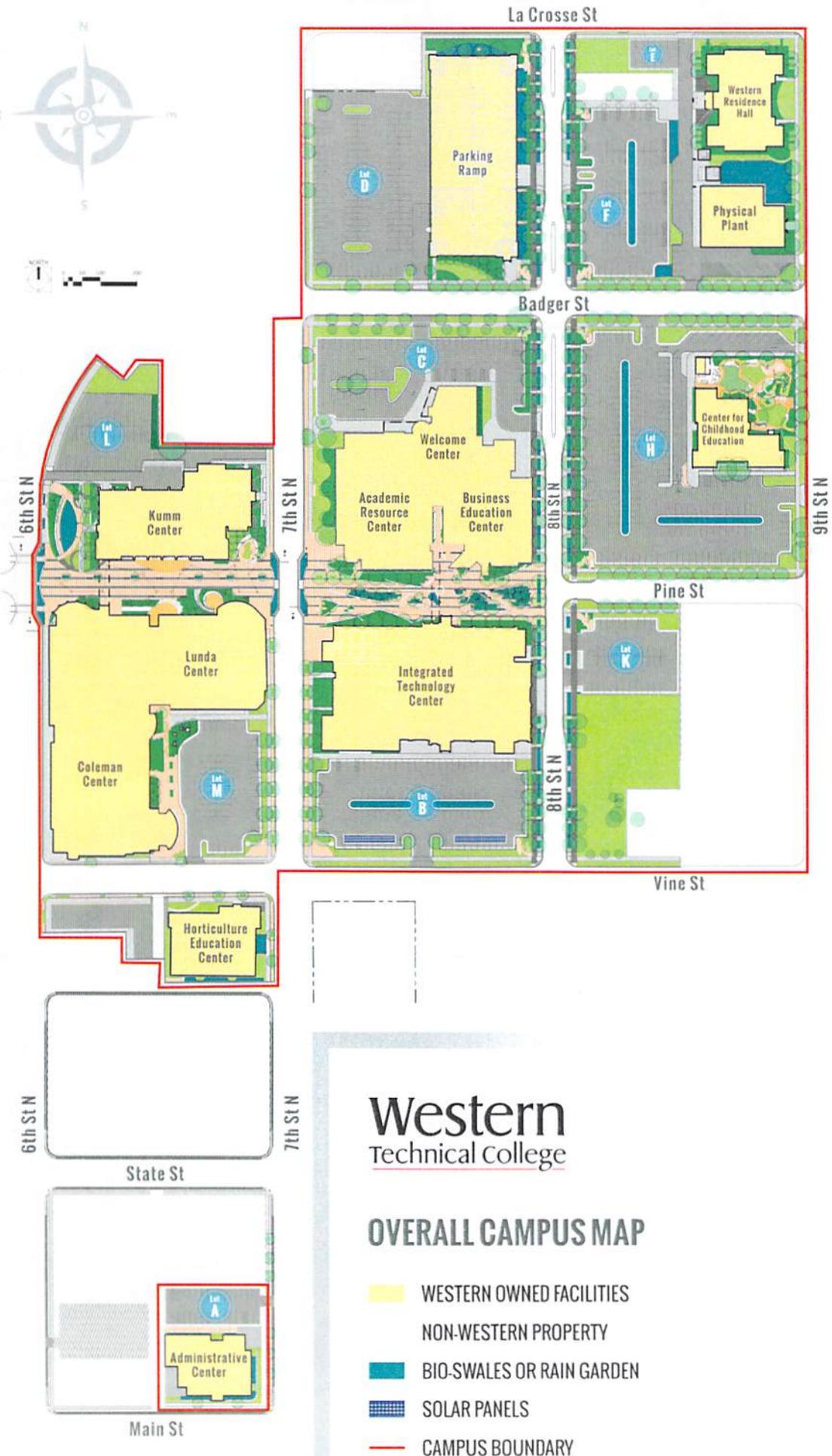
N 15 H16

N 15 H18

310 8th St North

310 8th St

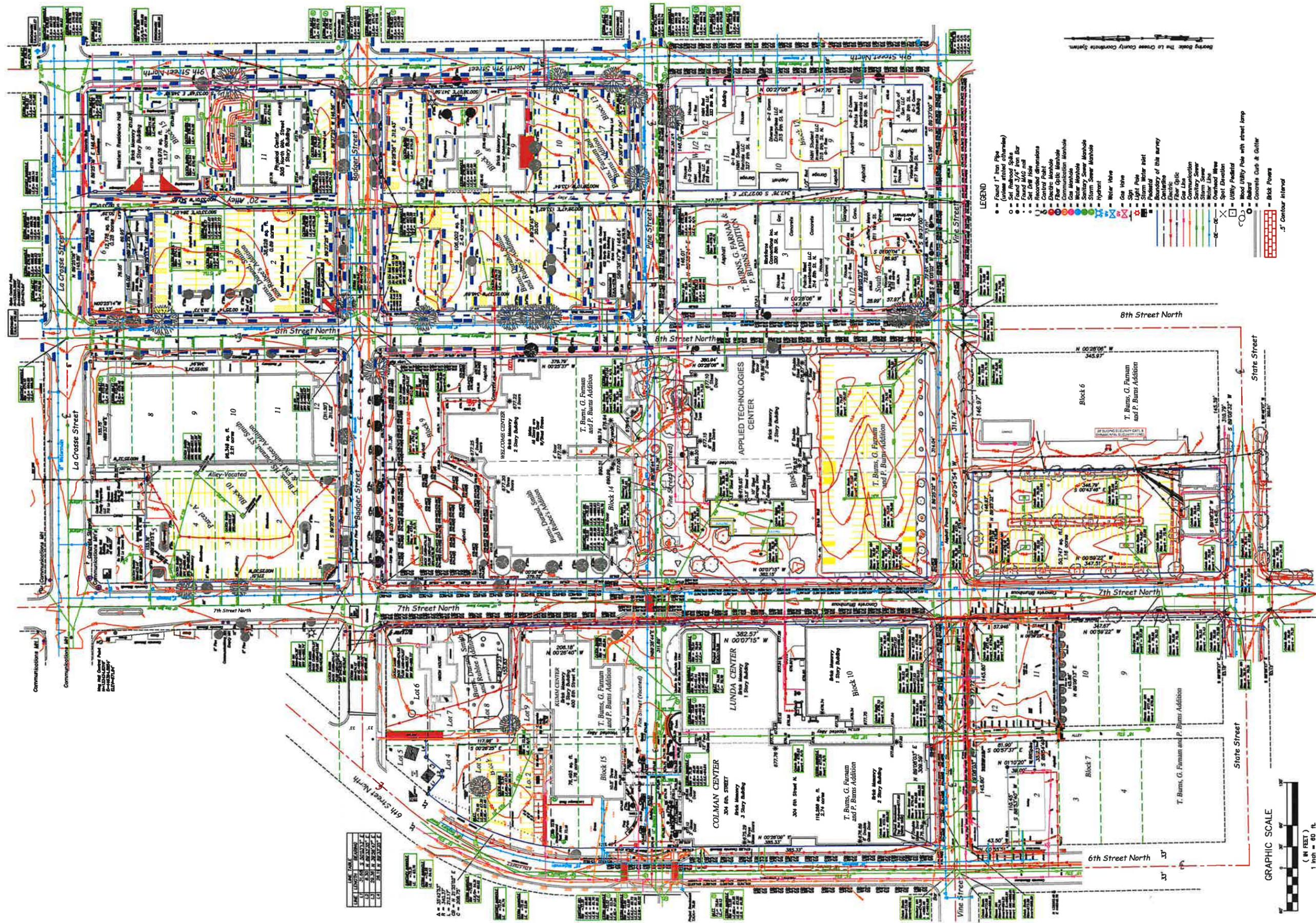
8TH ST N



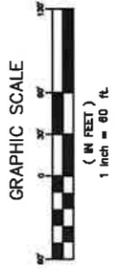
Western Technical College

OVERALL CAMPUS MAP

- WESTERN OWNED FACILITIES
- NON-WESTERN PROPERTY
- BIO-SWALES OR RAIN GARDEN
- SOLAR PANELS
- CAMPUS BOUNDARY



- LEGEND**
- Found 1" Iron Pipe (Unless stated otherwise)
 - Set Railroad Spike
 - Set Manhole
 - Found MAG and
 - Set Drill Hole
 - Reconned dimensions
 - Control Point
 - Elevation Mark
 - Communication Manhole
 - Gas Manhole
 - Water Manhole
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Hydrant
 - Meter Valve
 - Gas Valve
 - Sign
 - Light Pole
 - Storm Water Inlet
 - Pedestal
 - Center of this survey
 - Electric
 - Fiber Optic
 - Gas Line
 - Communication
 - Sanitary Sewer
 - Storm Sewer
 - Water Line
 - Overhead Wire
 - Spot Elevation
 - Utility Pedestal
 - Wood Utility Pole with street lamp
 - Ballast
 - Concrete Curb & Gutter
 - Brick Powers
 - Contour Interval



Composite Campus Survey