CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Desmond Investments II, LLC, 205 5th Avenue South, Suite 600 La Crosse, WI 54601
c/o Attorney Brandon J. Prinsen, Johns, Flaherty & Collins, SC
Owner of property (name and address), if different than Applicant: Desmond Investments II, LLC
620 Cass Street, La Crosse, WI 54601
Architect (name and address), if applicable: Dream Architecture c/o Jim Pankratz
272 Indian Bend Rd, Burlington, WI 53105
Professional Engineer (name and address), if applicable: Paragon Associates
744 Moore Street, La Crosse, WI 54601
Contractor (name and address), if applicable: TBD.
Address(es) of subject parcel(s): 318 7th Street South, La Crosse, WI 54601
Tax Parcel Number(s): 17-30072-100
Legal Description (must be a recordable legal description; see Requirements): See attached Exhibit A for Legal Description
Zoning District Classification: R2- Residence
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 _x
Description of subject site and CURRENT use: Vacant residential structure. The building has been
vacant due to health and safety concerns for last five years. There is no eletricity or running water to
building. The building structure is deterioated.
Description of PROPOSED site and operation/use (detailed plan of the proposed site): Current proposed use will be green space. Long term proposed use is mix use of commercial and
residential development.
Type of Structure proposed: Mixed Use Commercial and Residential
Number of current employees, if applicable: 0
Number of proposed employees, if applicable: Unknown
Number of current off-street parking spaces: 0
Number of proposed off-street parking spaces: TBD

* 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 feet notification is required and off street notification is required.
(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.
07/07/2021
(signature) (date)
608-784-5678 brandon@johnsflaherty.com (email)
STATE OF WISCONSIN)
STATE OF WISCONSIN))ss. COUNTY OF LA CROSSE)
(telephone) (email) STATE OF WISCONSIN) ss. COUNTY OF LA CROSSE Personally appeared before me this day of July 2021, the above named individual OTARY to me known to be the person who executed the foregoing instrument and acknowledged the same Notary Public My Commission Expires: OF WISCONSIN OF WISCONSI
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 21st day of July 2021.

Signed:

Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wis	
COUNTY OF L	a Crosse) ss
The un	dersigned, John Desmond of Desmond Investments II, LLC, being duly, being duly
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:
	318 7th Street South, 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
Subscr	ibed and sworn to before me this the day of July, 20_21
1	Del Stal
Notary My Cor	mmission expires 08-14-2029
	WISCONSTITUTE OF WISCONSTITUTE

EXHIBIT A LEGAL DESCRIPTION

Part of Lot 4 in Block 12 of Steven's Addition to La Crosse and part of the area labeled Reserved in the Plat of Steven's Addition, City of La Crosse, La Crosse County Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 4, being on the West right-of-way line of South 7th Street, thence along said right-of-way line, South 01 degrees 12 minutes 00 seconds West 34.94 feet to a point 25.68 feet North of the Southeast corner of said Lot 4; thence North 88 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 4, 141.56 feet to the West line of said Lot 4 and the East line of a vacated alley; thence North 01 degrees 09 minutes 17 seconds East 34.94 feet to the Northwest corner of said Lot 4; thence South 88 degrees 55 minutes 37 seconds East 141.58 feet to the point of beginning.

DOCUMENT NUMBER	AFFIDAVIT	OF	1386456
	CORRECTI		LACROSSE COUNTY REGISTER OF DEEDS
	CONNECTI		DEBORAH J. FLOCK RECORDED ON 02/24/2004 12:42PM
AFFIANT, Jar	nes T. Gull	_hereby	REC FEE: 11.00
swears or affirms that a cert	ain document which w	vas titled	TRANSFER FEE: EXEMPT #: 77,25(3)
as follows: Warr	anty Deed		PAGES: 1
	(type of do	cument),	
recorded on the 17th day	of February ,2	2004	
as Document No. <u>1385916</u>	, which was record	ed in	
La Crosse County, Wiscons	in and contained the f	ollowing	
error.			Return to: Desimond investments II
The legal description for Par	cal R was incorract. T	[he	2615 Schubert Place
correct legal description for			La Crosse, WI 54601
follows:			ck O of Steven's Addition, City of LaCrosse,
right-of-way line of South 7th Stre 34.94 feet to a point 25.68 feet No seconds West, parailel with the No vacated alley; thence North 01 de	et, thence along said right orth of the Southeast come orth line of said Lot 4, 141. grees 09 minutes 17 seco	t-of-way line, or of said Lot .56 feet to th nds East 34.	theast comer of said Lot 4, being on the West, South 01 degrees 12 minutes 00 seconds West, 4; thence North 88 degrees 55 minutes 37 e West line of said Lot 4 and the East line of a 94 feet to the Northwest comer of said Lot 4; e point of beginning. (Tax Parcel No.: 17-30072-
AFFIANT makes this Affidav	it for purpose of corre	cting the a	bove document.
The grantor of said deed is the grantee of said deed is AFFIANT is the (check one):	Desmond Investment		i. Hass.
	ribed in the document boing	corrected.	
Other (explain:			<u> </u>
The original document is not attached	ed to this Affidavit		
İ			
Dated this 23rd	day of		February ,2004.
	D:	1	(SEAL)
	Signed: _	James T	(SEAL)
AOKNOW EF	CENEUT	- Janies 1	Gui
ACKNOWLED	GEMEN I	.4	L. DE 4
LA CROSSE COUNTY 3S Personally came before m	a this 23rd day of	10.00	L. L
February 2004	the above named	.37	AKOTARY M
James T. Gull			PUBLIC)
to me known to be the person who	executed the foregoing	<u> </u>	
instrument and acknowledge the so	me.	1.6	OF WIS
Samh L. De Maille) 	-	
Notary Public State of Wisconsi		-	
My commission expires: Sep	emper 12, 2004	-	
Orafted by James T. Gul	I - La Crosse, WI	"Nunes of perso	its signing in any capacity should be typed or printed below their signatures

		_
DOCUMENT NUMBER	AFFIDAVIT OF	1387443
1	CORRECTION	LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK
		RECORDED ON
APPIANT	mes T. Gull hereby	03/08/2004 02:35PM
	tain document which was titled	REC FEE: 11.00 TRANSFER FEE: EXEMPT #: 77.25(3)
		PAGES: 1
as follows: War		
	(type of document),	
recorded on the 17th day		
as Document No1385910		
1	sin and contained the following	Return to:
error;		Desmond Investments II
The legal description for Par	rcel B was incorrect. The	2615 Schubert Place La Crosse, W. 54601
correct legal description for		
follows:		Land Inheld December to the Diet of Change
Part of Lot 4 in Block 12 of Steven	i's Addition to LaCrosse and part of thisse County Wisconsin, described as f	e area labeled Reserved in the Plat of Steven's follows: Beginning at the Northeast comer of said
Lot 4, being on the West right-of-	way line of South 7th Street, thence a	long said right-of-way line, South 01 degrees 12
minutes 00 seconds West 34.94 (eet to a point 25.68 feet North of the S	Southeast comer of said Lot 4; thence North 88 id Lot 4, 141.56 feet to the West line of said Lot 4
and the East line of a vacated alle	ey; thence North 01 degrees 09 minute	es 17 seconds East 34.94 feet to the Northwest
corner of said Lot 4; thence South	88 degrees 55 minutes 37 seconds l	East 141.58 feet to the point of beginning.
(Tax Parcel No.: 17-30072-100).		
AFFIANT makes this Affida	vit for purpose of correcting the	above document.
L	 	5 Haza
J	Goodwin D. Hass and Patricia (Desmond Investments II, LLC.	
	Desmond investments II, LLO.	
AFFIANT is the (check one): Drafter of the document be	ina namedad	
=	cribed in the document being corrected	
Other (explain:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,).
The original document is not attach	ed to this Affidavit	
Sandaria Sib		March .2004.
Dated this 5th	day of	
	Signed:	(SEAL)
	• dames 1	[Gull /
ACKNOWLED	GEMENT	-
STATE OF WISCONSIN STATE OF WISC	s	(1) Q
Personally came before m	e this_ <u>5th_</u> day of	30)
March 2004 th	e above named	NOTARY I'''
		n PUBLIC /≥
to me known to be the person who	executed the foregoing	
instrument and acknowledge the as	ame.	FOF WED
Sprah L. De Maiffe		
Notary Public State of Wisconsi	л,	
My commission expires: Sep	lember 12, 2004	

"Names of persons a gring on any capacity should be typed to printed below their aignatures

Drafted by James T. Gull - La Crosse, WI

DOCUMENT NUMBER WARRANTY DEED	1385916
	LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK
	RECORDED ON 92/17/2004 92:12PM
Goodwin D. Hass and Patricla G. Hass. husband and wife.	REC FEE: 15.00 TRANSFER FEE: 1005.00 EXEMPT :
CONVEYS and WESTERDS TO CO.	PAGES: 3
Desmond Investments II, LLC the tokening described real extent in La Crosse Courty, State of Waccombr.	Dismond Townstown II ille 15 Schubert Place La Coste W1 54001 Tax Parcel No: 17-20072-2008 17-30072-100
Particle? The West 76 feet of Lots 4+2 and 34+6 lock 12 of Seventy ASIBES of the RO-feet receiped tably tyrig Wast of and adjoint to said lots: Wisconstin. 620-Gass Street-(Tax Particl No17-80072-080).	Number City of La Crosso, La Crosso County,
Parcet B) Part of Lot 4 in Block 12 of Staven's Addition to LeCrosse and part of Lot 4 in Block 12 of Staven's Addition to LeCrosse and part of LeCrosse, LeCrosse County Wisconsin, described as follows: 8 being on the West right-of-way line of Bouth 7th Stroot, thorce als minutes 00 seconds West 34,64 feet to a point 25.68 feet North of North 88 degrees 65 minutes 37 seconds West, parallel with the Nine of soid Lot 4 and the East line of a vacated alloy; thence North 34,94 feet to the Northwest corner of soid Lot 4; thence South 88 of feet to the point of boghning. 318 7th Street South, (Tax Parcel No. 17-30072-100). Continued on rever	Jeginning at the Northeest corner of said Lot 4 , ing said right-of-way line, South 01 degrees 12 the Southeast corner of said Lot 4; thence out in the said Lot 4, 141.58 feet to the West 1,01 degrees 09 minutes 17 seconds East 5 degrees 55 minutes 37 seconds East 141.58
This is not bornested property. Exceptions to warvember Essencesis, covenants, moting and restrictions of Control bases for the year 2004.	of record, though no republication is accorded berrie.
Defined tha	Win D. Hass (SEAL) Win G. Hass Will G. Hass
AUTHENTICATION Supremoty Condition D. Hass STA	ACKNOWLEDGEMENT
according to Bream of America 2004.	
TITLE: MEMBER STATE BAR OF WISCONSHI to min in	goen to be the possons who associated the foregoing int and actingwiselps the same into the Kuras. Grandlesi
Drafted by James T. Guti - La Crosse, WI . 176	Josa Rose Gerdain Public State of Floride



The grantors herein convey any and all interest they may have in the following described property, however, they do not warrant title to the same: Part of Lots 1, 2, and 3 in Block 12 of Steven's Addition to the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Lot 1, being the South right-of-way line of Cass Street and the West right-of-way line of South 7th Street, thence, along said South right-of-way line, North 88 degrees 59 minutes 03 seconds East 65.00 feet to the Northwest corner of the East 65.00 feet of said Lot 1 and the point of beginning of this description: Thence South 01 degrees 12 minutes 00 seconds West 181.81 feet to the Southwest corner of the East 65.00 feet of said Lot 3; thence, along the South line of said Lot 3, North 88 degrees 55 minutes 37 seconds West 1.58 feet to the Southeast corner of the West 75.00 feet of said Lot 3; thence North 01 degrees 09 minutes 17 seconds East 181.81 feet to the Northeast corner of the West 75.00 feet of said Lot 1 and the South right-of-way line of said Cass Street; thence South 88 degrees 59 minutes 03 seconds East 1.73 feet to the point of beginning.

318 7TH ST S LA CROSSE

Parcel: 17-30072-100

Internal ID: 55001

Municipality: City of La Crosse

Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.110
Township: 15
Range: 07
Section: 05

Abbreviated Legal Description:

STEVENS ADDITION PRT LOT 4 & PRT OF AREA LABELED RESERVED DESC AS FOLL BEG NE COR LOT 4 BEING ON W R/W LN 7TH ST ALG R/W LN SIDI2M0SW 34.94FT TO A PT 25.68FT N OF SE COR LOT 4 N88D55M37SW P/W N LN LOT 4 141.56FT TO W LN LOT 4 & E LN VAC ALLEY NID9M17SE 34.94 FT TO NW COR LOT 4 S88D55M 37SE 141.58FT TO POB

Property Addresses:

Street Address City(Postal)
318 7TH ST S LA CROSSE

Owners/Associations:

Name Relation Mailing Address City State Zip Code
DESMOND INVESTMENTS II LLC Owner 620 CASS ST LA CROSSE WI 54601

Districts:

CodeDescriptionTaxation District2849LA CROSSE SCHOOLY3Book 3NDBSDOWNTOWN BUSINESS STUDYN0031La Crosse TIF 11N

Additional Information:

Code Description Taxation District

2012+ VOTING SUPERVISOR 2012+ Supervisor District 9

2012 + VOTING WARDS 2012+ Ward 14

POSTAL DISTRICT LACROSSE POSTAL DISTRICT 54601

Use 1 UNIT

Lottery Tax Information:

Lottery Credits Claimed: 0

Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6795

Billed To: DESMOND INVESTMENTS II LLC

620 CASS ST

LA CROSSE WI 54601

Total Tax: 2699.89

Payments Sch.

 1-31-2021
 674.98

 3-31-2021
 674.97

 5-31-2021
 674.97

 7-31-2021
 674.97

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	15400	92800	108200	Mill Rate	0.025607710
Fair Market:	17700	106900	124600	School Credit:	205.72
Taxing Jurisdiction	on:		2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISO	CONSIN	9	\$ 0.0000	\$ 0.0000	0.0000
La Crosse County	y	9	\$ 396.0600	\$ 408.3100	3.1000
Local Municipali	ty	:	\$ 1123.8600	\$ 1149.5100	2.3000
LA CROSSE SC	HOOL	9	\$ 1085.4300	\$ 1038.4500	-4.3000
WTC		:	\$ 169.9400	\$ 174.4800	2.7000

Credits:

First Dollar Credit: 70.86
Lottery Credit: 0.00

Additional Charges:

 Special Assessment:
 0.00

 Special Charges:
 0.00

 Special Delinquent:
 0.00

 Managed Forest:
 0.00

 Private Forest:
 0.00

 Total Woodlands:
 0.00

 Grand Total:
 2699.89

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk#	Total Paid	Post Date
Payment to Local Municipality	1/31/2021	875695	0	\$ 674.98	1/2021
Payment to Local Municipality	3/31/2021	884034	0	\$ 674.97	3/2021
			Totals:	\$ 1349.95	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2020	0.114	15400	92800	108200	5/3/2019

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number Page Number Document Number Recorded Date Type

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1385916	2/17/2004	Warranty Deed
0	0	1386456	2/24/2004	AFFIDAVIT
0	0	1387443	3/8/2004	AFFIDAVIT

Outstanding Taxes

Tax Yr.	Bill#	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2020	6795	\$2,699.89	\$1,349.95	\$0.00	\$0.00	\$1,349.94

Permits Information:

Municipality: City of La Crosse
Property Address: 318 7TH ST S

Click on the permit number for additional details regarding the permit.

Description Per. # Applicant Name Status Status Date Activity

History Information:

Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

 Parcel Parent
 Internal ID
 Date

 17-30072-100
 31438
 3/25/2004

Child Parcel(s)

There are no child parcels for this property.

