

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Scott Dunning - City of LaCrosse
Engineering Dept.

Owner of site (name and address): City of LaCrosse

Architect (name and address), if applicable: N/A

Professional Engineer (name and address), if applicable: N/A

Contractor (name and address), if applicable: N/A

Address of subject premises: 301 7th St. So.

Tax Parcel No.: 17-30072-10

Legal Description: Parcel 20 of Transportation Project Plat
7575-08-22, Also Known As, LOT 6 of Stevens Addition except
the south 79 feet, in Block 11.

Zoning District Classification: TND - Traditional Neighborhood Development

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 356
(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):
Formerly the Lunch Encounter, but building has
been vacant for probably a year now.

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):
Demolition of Building
Proposed Right of Way for DOT project

Type of Structure (proposed): None - Proposed Right of Way - Roundabout

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: N/A

Number of **proposed** off-street parking spaces: N/A

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

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 \$ _____.

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.

Trinity Kelt [Signature] 4.3.15
(signature) (date)

789 7505 TURTENWALDR@
(telephone) (email)
CITY OF LACROSSE, WIS.

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

Personally appeared before me this 3rd day of April, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 6/23/17

PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

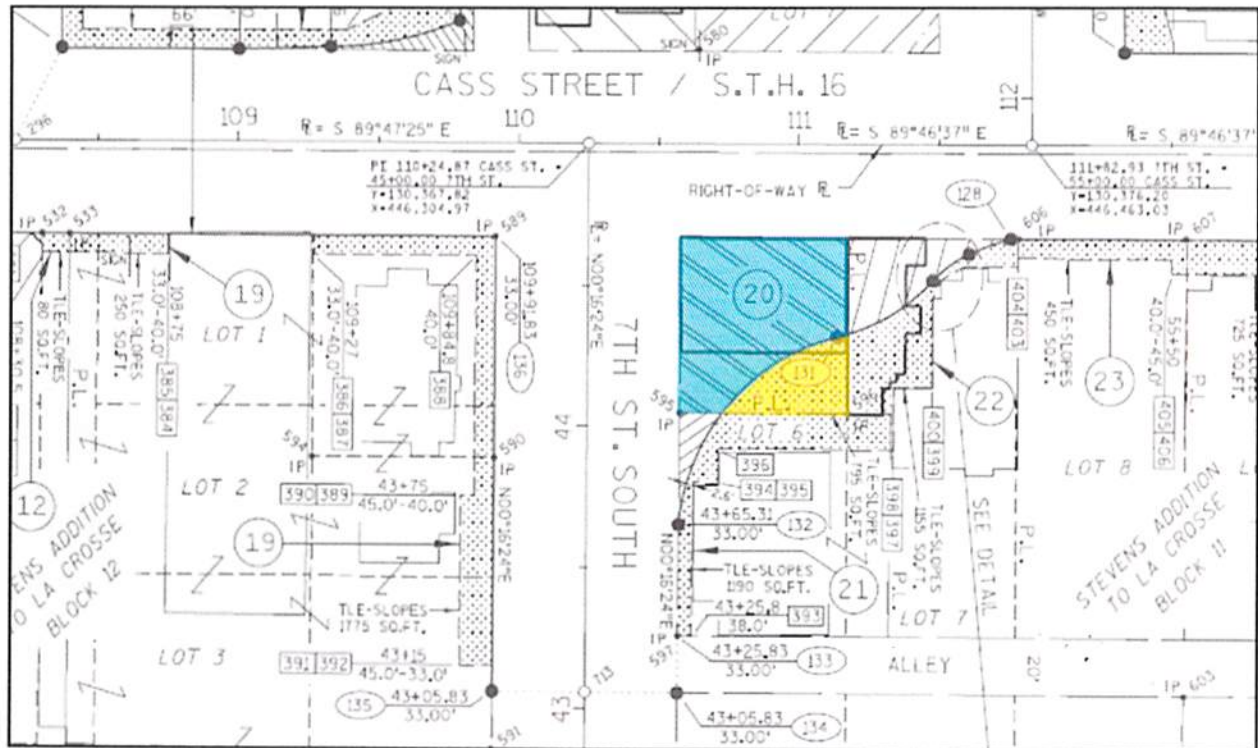
Review was made on the 3rd day of April, 2015.

Signed: [Signature]
Director of Planning & Development

PROJECT INFORMATION

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporarily limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 20. The following is the proposed taking of the subject property. The fee taking is highlighted in blue and the temporary limited easement (and remainder) is highlighted in yellow.



LOCATION DESCRIPTION

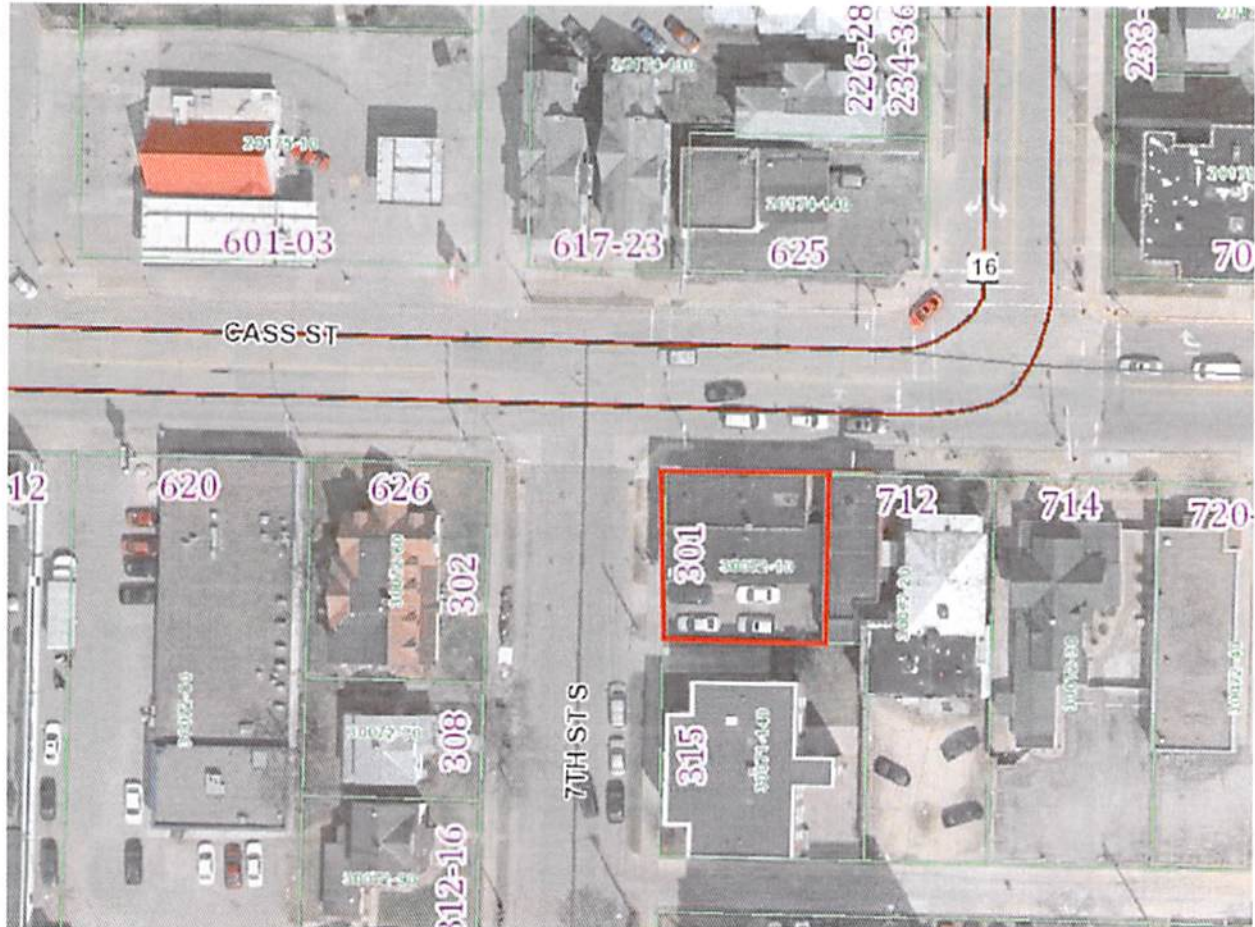
The subject neighborhood is on the southern edge of the central business district of La Crosse. Boundaries would be described as Front Street and the city limits on the west, La Crosse Street on the north, 7th Street on the east, and Cass Street on the south.

The main thoroughfares running north and south through the downtown area are 3rd and 4th Streets on the west side and 7th Street on the east side. The east and west thoroughfares are La Crosse Street on the north and Cass Street on the south. Main Street would be considered a secondary thoroughfare.

This neighborhood is made up of commercial properties, some light manufacturing and industrial properties, multiple family properties, and a few single family properties.

SITE DESCRIPTION

The subject site is located at the southeast quadrant of 7th Street South and Cass Street. The site contains 3,735 square feet. It has approximately 61 feet of frontage along 7th Street South and approximately 60 feet of frontage along Cass Street.



Access to the site is off 7th Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

7th Street North of Cass Street = 3,800 Vehicles
 Cass Street East of 7th Street = 8,200 Vehicles
 Cass Street West of 7th Street = 7,700 Vehicles

IMPROVEMENT DESCRIPTION

The subject site is improved with a wood frame constructed commercial building. The building is currently being used for storage. The building was constructed in 1921. It contains 2,328 square feet. The exterior has brick, steel, and vinyl siding. The roof cover is rubber membrane.



The interior contains a former retail area, two two-fixture restrooms, and multiple storage areas. There is a partial basement that houses the furnace and a 50 gallon electric water heater. The interior finish includes vinyl, ceramic tile and wood floors. The walls are panel and drywall. The ceilings are drywall or drop ceiling tile. Some ceiling tiles have evidence of previous water damage. The owner indicated the roof has been replaced recently.

HVAC is by a gas-fired forced-air furnace with central air conditioning. The electrical supply is by a 200 amp main.

The actual age of the building is 93 years old. It has received average maintenance over the years. No recent updating or renovation has been done except for the roof cover replacement. The effective age of the building is estimated to be 30 years with remaining economic life of 10 years +/-.

The land to building ratio is 1.60 to 1. There are approximately four on-site parking spaces and parking is available along 7th Street.