

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Christine Kahlaw, 823 Cass St. LaCrosse WI

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

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(es) of subject parcel(s): 233 9th St. S, LaCrosse WI 54601

Tax Parcel Number(s): 17-20183-30

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

Lot 3, Block 9, Allen Overbaugh and Peter Burns Addition
LaCrosse County, Wisconsin

Zoning District Classification: Washburn Residential - WR

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(13) 1
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

10th and Cass Streets Historic District

Description of subject site and CURRENT use: Property was used as a
4-plex. See attached county records parcel document.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

Convert structure to a single family, 4 bdr, 3 bath
with an attached multigenerational one bedroom
rental (existing)

Type of Structure proposed: Duplex

Number of current employees, if applicable: _____

Number of proposed employees, if applicable: _____

Number of current off-street parking spaces: 3 garage

Number of proposed off-street parking spaces: 3 garage

CITY OF LA CROSSE, WI

General Billing - 163089 - 2019

005946-0176 Courtney... 01/17/2019 03:16PM

175634 - CHRISTINE A KAHLOW

Payment Amount: 300.00

* 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: _____

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.

Ashley Marshall 1-14-19
(signature) (date)

608 4485114 c - kuhlou@yahoo.com
(telephone) (email)

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

Personally appeared before me this 16 day of January, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ASHLEY MARSHALL
Notary Public
State of Wisconsin

Ashley Marshall
Notary Public
My Commission Expires: Dec 5, 2022

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 16th day of January, 2019.

Signed: *Jeff Ahl* Senior Planner
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Christine Kahlou, being duly
(owner of subject parcel(s) for Conditional Use)

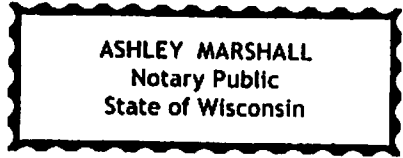
sworn states:

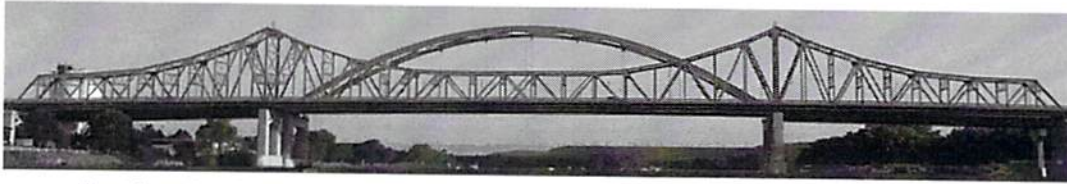
1. That the undersigned is an adult resident of the City of LaCrosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
233 9th St. S. LaCrosse, WI
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Christine Kahlou
Property Owner

Subscribed and sworn to before me this 16 day of January, 2019.

Ashley Marshall
Notary Public
My Commission expires Dec. 5, 2022.




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

233 9TH ST S LA CROSSE

Parcel: 17-20183-30 Internal ID: 29611
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20183-30
 Internal ID: 29611
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.191
 Township: 15
 Range: 07
 Section: 05
 Qtr: NE-NW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

ALLEN OVERBAUGH & PETER BURNS ADDITION LOT 3 BLOCK 9 LOT SZ:
 57X143.75

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
233 9TH ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CHRISTINE A KAHLOW	Owner	240 9TH ST S	LA CROSSE	WI	54601

Districts:

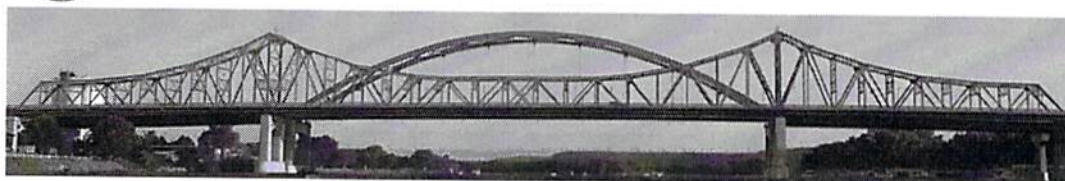
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	4-PLEX

Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



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

233 9TH ST S LA CROSSE

Parcel: 17-20183-30 Internal ID: 29611
Municipality: City of La Crosse Record Status: Current

Print View

Assessment Information:

Tax Year:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2018	0.191	\$50,300	\$43,800	\$94,100	5/10/2017
Totals	-	-	0.191	\$50,300	\$43,800	\$94,100	-

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

La Crosse County Land Records Information
(Ver. 2018.5.7.0)

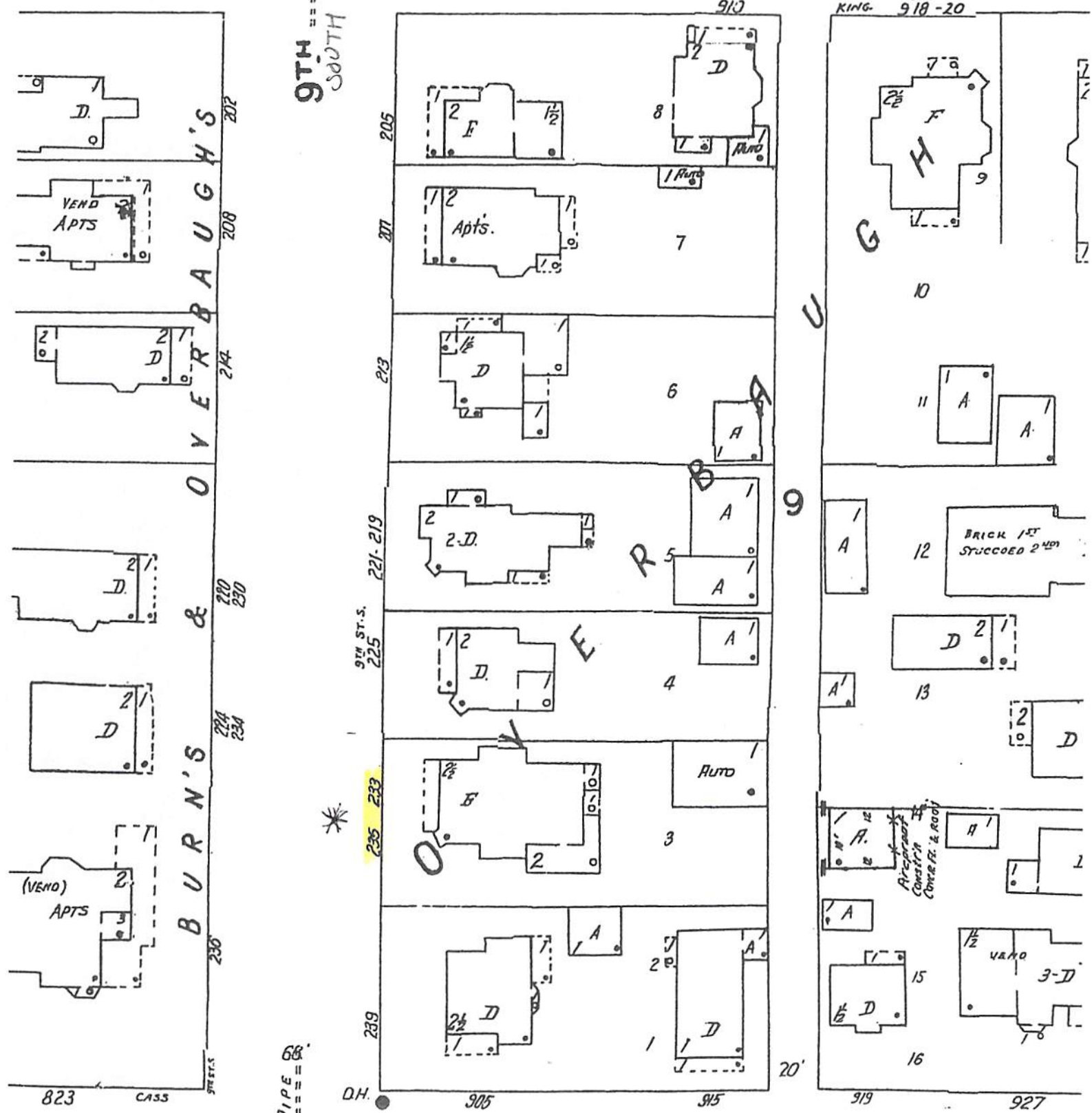
[Site Disclaimer](#)

SANBORN MAP, 1904
AGE 25

PLAT 111

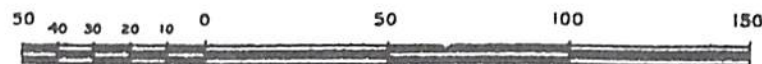
KING
ST

9TH
SOUTH

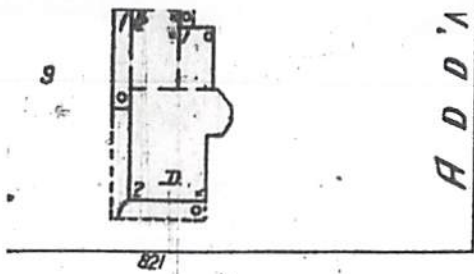


1964 Map

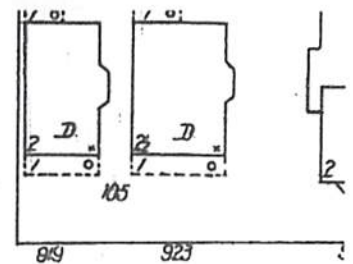
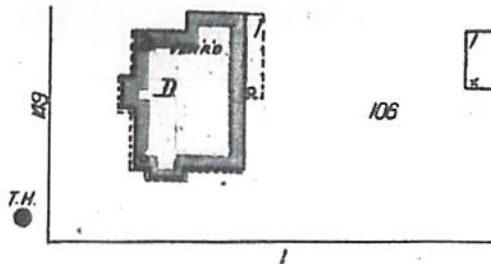
CASS
ST



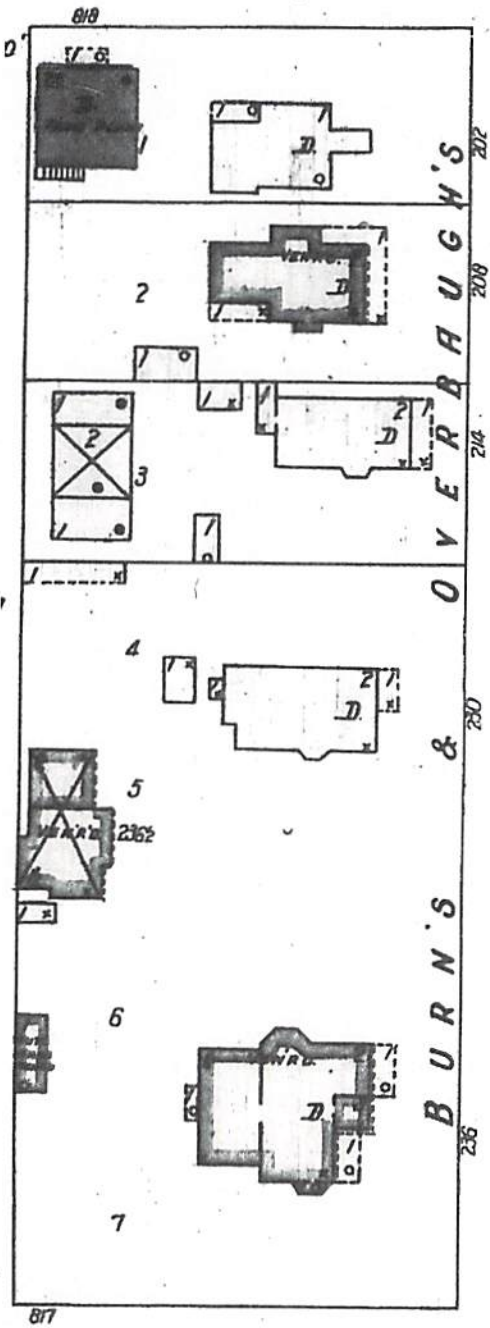
SOUTH



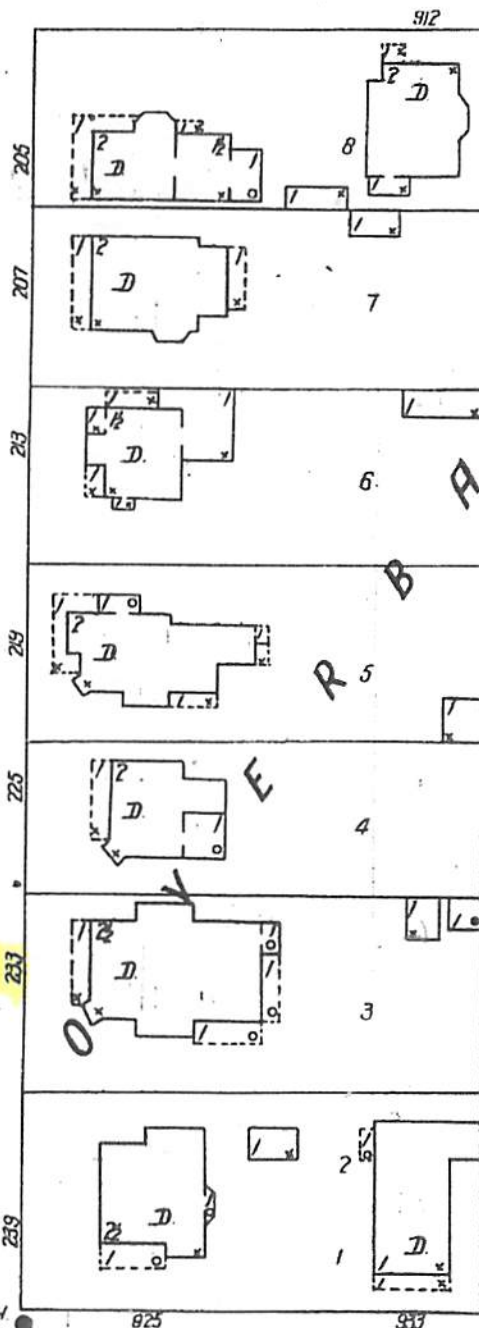
ST. S.



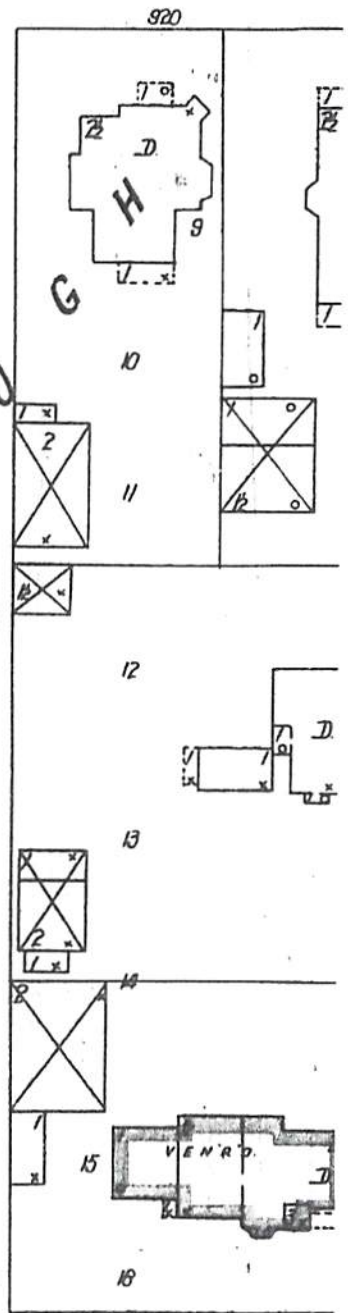
PIPE 88



9TH



KING



CASS

Scale of Feet.

