

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

City of La Crosse Planning and Community Development

400 La Crosse St, La Crosse, WI 54601

Owner of site (name and address):

City of La Crosse

400 La Crosse St, La Crosse, WI 54601

Architect (name and address), if applicable:

MBA Architects, Inc- Collin Klos

3823 Creekside Ln, Holmen, WI 54636

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Spies Construction

2011 Liberty St, La Crosse, WI 54603

Address of subject premises: 809 6th Street S & 821 6th Street S

Tax Parcel No.: 17-30128-70 & 17-30128-20

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

All of Lot 80, also the North 2.0 feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin

All of Lot 78, also the South 2.0 feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: Washburn Residential - WR

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

if the use is defined in:

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, see "" below.

Is the property/structure listed on the local register of historic places? Yes _____ No xx

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):

Vacant land

Description of **PROPOSED** site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Twin home: one unit will be 3 bedrooms, 2 baths, full basement with egress window(s) and stubbed plumbing for future expansion, 1-car garage with a parking pad. The other unit will be 2 bedrooms, 1 1/2 baths, full basement with egress windows and stubbed plumbing for future expansion, 1 car garage with a parking pad

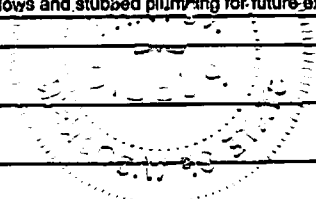
Type of Structure (proposed): Twin-homes

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: _____



* 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

(2) a 500-foot notification is required and off-street parking is required.

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 informed of the privacy fence provision by the City Clerk's Office.

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

Check here if proposed operation or use will be green space: _____

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.

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 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 is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an 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.

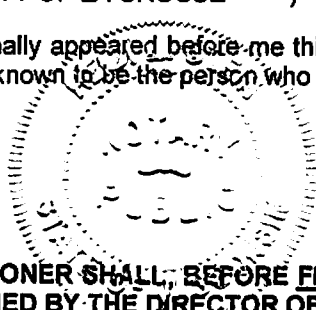
Trinity Kubit 09/08/2017
(signature) (date)

608-789-7500
(telephone)

Kubitt@cityoflacrosse.org
(email)

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

Personally appeared before me this 8th day of September, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Heidi S. Steir
Notary Public
My Commission Expires: 12/11/20

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

Review was made on the 8th day of September, 2017.

Signed: [Signature], Senior Planner
Director of Planning & Development



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

Memorandum

From: Dawn Reinhart
Date: August 18, 2017
Re: CUP for two lots on 6th Street

Tax parcel: 17-30128-70 & 17-30128-20

Parcel Legal Description:

17-30128-70: All of Lot 80, also the North 2.00 Feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin.

17-30128-20: All of Lot 78, also the South 2.0 Feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of la Crosse, la Crosse County, Wisconsin

Back Ground:

The Replacement Housing Program (RHP) acquired and demolished the structures on the following properties: 807, 811, 813, 815/17, 819 and 821/23 6th Street. Acquisition occurred over a two year time frame. As parcels were acquired they were combined to make desirable lots for redevelopment.

The RHP Staff attended Washburn Neighborhood Association meeting in September 2016 to ask for their input regarding the redevelopment of the 800 block of 6th Street. Staff presented 3 development options. Twin-homes, Single family homes and a combination of the two. The Neighborhood welcomed all three options. The majority voiced that they would like to see twin homes as either all owner occupied or a combination of owner occupied and rental units.

In October 2016 the RHP Staff released a request for proposals for the development of the 800 block of 6th Street. The RFP allowed for single family homes, twin homes or a combination of the two. The Washburn Neighborhood Association was invited to the meeting where the Housing Rehab Review Board evaluated the proposals. The respondents of the RFP favored the construct single family homes only. The Neighborhood Association advised that there is still a need for various housing options and would like to see twin-homes that would be attractive to variety of households.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

PLANNING AND DEVELOPMENT

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The Housing Rehabilitation Review Board selected Spies Construction as the developer and instructed Staff to collaborate with them to create architectural plans that contained a combination of single family and twin-homes. Through a RFP process, MBA Architecture was selected to create the plans for the redevelopment of the 800 block of 6th St. Staff, Spies Construction and MBA Architecture developed the concept plans in a way that would preserve the current zoning of the parcels; Washburn Neighborhood Residential District (WR). While WR allows two or more family dwellings, Municipal Code sec. 115-343 (13) requires that a conditional use permit is obtained to replace a two family dwelling.

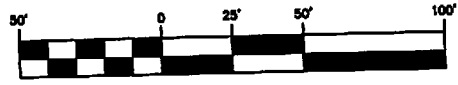
“Washburn Neighborhood Zoning District is created to encourage people to work and live in the City of La Crosse. It will encourage single-family dwellings.” The proposed development will achieve the purpose of the WR. There are three parcels of land in the development, one of which will have a single family owner occupied home.

Upon completion of the twin home units, Spies Construction will perform a zero lot line split. This will allow Spies Construction to sell both twin homes structures (4-units). Performing a zero lot line split will clearly define the property line and ownership of the structure. Spies Construction will also apply to the La Crosse Promise Scholarship to reserve a scholarship for the buyers of the properties.

Respectfully,

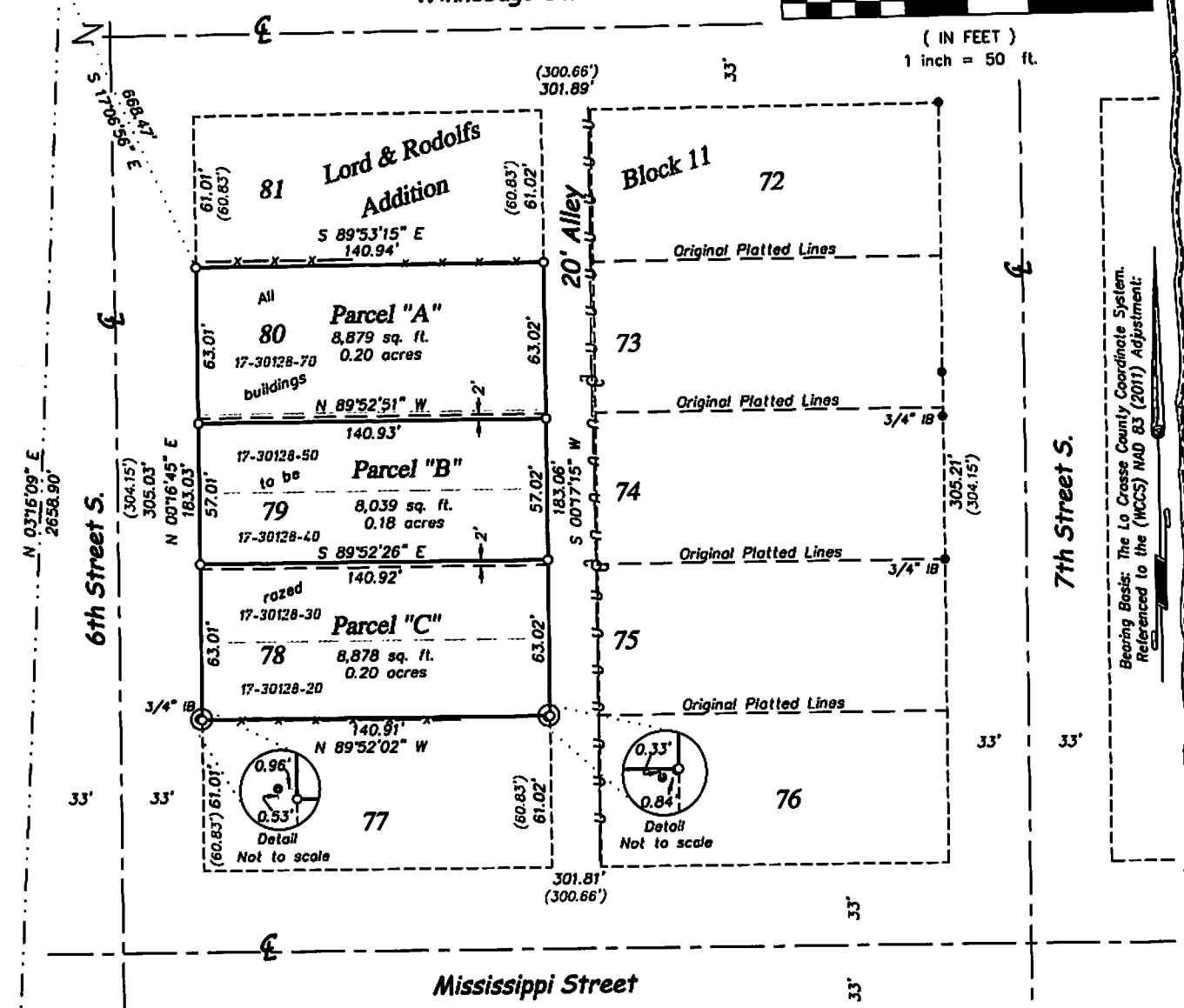
Dawn Reinhart

Graphic Scale



(IN FEET)
1 inch = 50 ft.

W 1/4 Corner
Section 5
T15N-R7W



Bearing Basis: The La Crosse County Coordinate System.
Referenced to the (NAD 83 (2011) Adjustment)

This survey is hereby approved by the City Assessor.

Mark Schlofer, City Assessor Date

This survey is hereby approved by the Chief Inspector.

David Reinhart, Chief Inspector Date

FD 3/4" IB
SW Corner
Section 5
T15N-R7W

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- () = Recorded dimensions
- = Found PK nail
- = Boundary of this survey
- = Centerline
- U—U— = Utility lines
- x—x— = Fence line
- - - = Current Parcel line

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448

Parcel "A"

All of Lot 80, also the North 2.00 feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

Parcel "B"

All of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin except for the North 2.00 feet and the South 2.00 feet of said Lot 79.

Subject to any easements, covenants and restrictions of record.

Parcel "C"

All of Lot 78, also the South 2.00 feet of Lot 79, Block 11, Lord and Rodolf's Addition, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

**SURVEY FOR
City of La Crosse**

Lots 78, 79 & 80, Block 11,
Lord & Rodolf's Addition
City of La Crosse, La Crosse County, WI
809, 813, 815, 819, 821 6th Street S.

DRAWN BY: DATE:
CF TS 8/30/2017

REVISED BY: DATE:

SCALE:
1" = 50'

SHEET 1 OF 1

PROJECT NO.:
S-7311

FIELD CREW:
RC



**Coulee Region
Land Surveyors**

917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com