

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): 4009 MCR Partners, LLC (Also known as Hots
12805 Three Canyons Pkwy, San Diego, CA 92130

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

Architect (name and address), if applicable: Undecided at this time

Professional Engineer (name and address), if applicable: Undecided at this time

Contractor (name and address), if applicable: SBS Structures, Brian Serbanek
1053 Mitscher Ave., Hwy. 33-80, Hillsboro, WI 54634

Address(es) of subject parcel(s): 4009 Mormon Coulee Rd, La Crosse, WI (Sometimes referred to as 4015 Mormon Coulee Rd.)
Tax Parcel Number(s): 17-50181-80

Legal Description (must be a recordable legal description; see Requirements): See attached exhibit "Legal Description"

Zoning District Classification: C-1 Local Business

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 35b
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 commercial property (4-5 yrs.)
was formerly a Sandy's or Hardee's restaurant.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):
Construction is proposed for a 5,050 SF bldg to house
2-3 commercial tenants

Type of Structure proposed: Retail occupancy

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: Unknown

Number of current off-street parking spaces: 35 spaces

Number of proposed off-street parking spaces: 29 spaces

CITY OF LA CROSSE, WI
General Billing - 162186 - 2018
005713-0002 Courtney... 11/29/2018 10:35AM
194932 - JOHN M ROONEY

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.

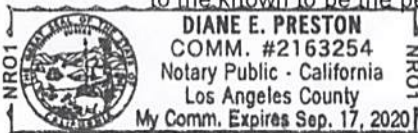
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant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

J. Rooney 11/12/18
(signature) (date)
(858) 792-8370 jrooney@torreyfinancial.com
(telephone) (email)

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

Personally appeared before me this 13 day of November, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Diane E. Preston
Notary Public
My Commission Expires: 09/17/2020

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 November, 2018.

Signed: [Signature]
Director of Planning & Development

4009 Mormon Coulee Road - Legal Description

All of Lot 1 and part of Lots 2, 3, 4 and 6 of Block 3, Robinsdale Addition to the Town of Shelby, now City of LaCrosse, LaCrosse County, Wisconsin, being part of the NW1/4 of the SE1/4 of Section 16, Township 15 North, Range 7 West, described as follows:
Commencing at the South quarter corner of said Section 16; thence North 02 degrees 19 minutes 19 seconds East, 2183.11 feet to the Northwest corner of Robinsdale Addition and the point of beginning; Thence North 84 degrees 19 minutes 07 seconds East 225.42 feet (South 78 degrees 22 minutes West 225 feet) along the South right of way line of Robinsdale Avenue to the Northwest corner of Outlot 1 of Andrew's Subdivision; thence along the West line of said Outlot, South 16 degrees 47 minutes 16 seconds East 163.8 feet (North 22 degrees 34 minutes 00 seconds West 163.46 feet) to the Southwest corner of said Outlot 1 and the North line of Lot 1 of Andrew's Subdivision; thence along said North line, South 84 degrees 08 minutes 46 seconds West 160.01 feet (North 78 degrees 22 minutes 00 seconds East 160.00 feet) to the East right of way line of Mormon Coulee Road; thence along said right of way line, North 36 degrees 34 minutes 16 seconds West 58.91 feet (South 42 degrees 21 minutes 00 seconds East) thence continuing along said right of way line, North 36 degrees 49 minutes 16 seconds West, 128.90 feet (South 42 degrees 36 minutes 00 seconds East, 128.90 feet) to the point of beginning.

Tax ID# 17-50181-80

AFFIDAVIT OF OWNER

STATE OF California)
COUNTY OF San Diego) ss

The undersigned, 4009 MCR Partners, LLC, a WI limited liability company, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

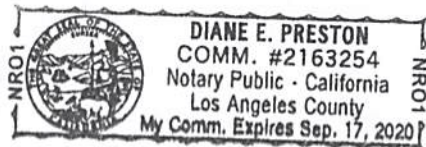
1. That the undersigned is an adult resident of the City of San Diego,
State of California.
2. That the undersigned is a/the legal owner of the property located at:
4009 Mormon Coulee Rd, La Crosse, WI
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

4009 MCR Partners, LLC
Jay Covey, Manager
Property Owner

Subscribed and sworn to before me this 13 day of November, 2018.

Diane Preston

Notary Public
My Commission expires 09/17/2020.



103M-1
My Court Report 2001, 17, 2020
Los Angeles County
Notary Public - California
COMM. #318324
DIANE E. PRESTON