

19-0875

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Lighthouse Hospitality LLC, 1518 Ferry St, La Crosse, WI 54601

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

Dale Bern 121 4th St South La Crosse, WI 54601

Architect (name and address), if applicable:

Jeremy Nelson, Little Box Inc. 710 NE 15th Ave Minneapolis MN 55413

CITY OF LA CROSSE, WI

General Billing - 166131 - 2019

Professional Engineer (name and address), if applicable:

Dave Hamm 06/07/2018 4:28 PM  
ATTN: PEER  
197478 - LIGHTHOUSE HOSPITALITY LLC

Payment Amount: 450.00

Contractor (name and address), if applicable:

Daniel Moen P.O. Box 122 La Crosse, WI 54602

Address(es) of subject parcel(s):

127 South 4th Street

Tax Parcel Number(s):

17-20023-35

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

CERTIFIED SURVEY MAP NO. 100 VOL. 17 LOT 2  
DOC. NO. 1708034 - See Attached map

Zoning District Classification:

Commercial - C2

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-359

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

Description of subject site and CURRENT use: VACANT

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

See Cover Letter

Type of Structure proposed: existing building

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: 10

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

\* 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.

Chelle Burg 6/7/19  
(signature) (date)  
(608) 785-2827 bidale3500@gmail.com  
(telephone) (email)

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

Personally appeared before me this 7 day of June, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

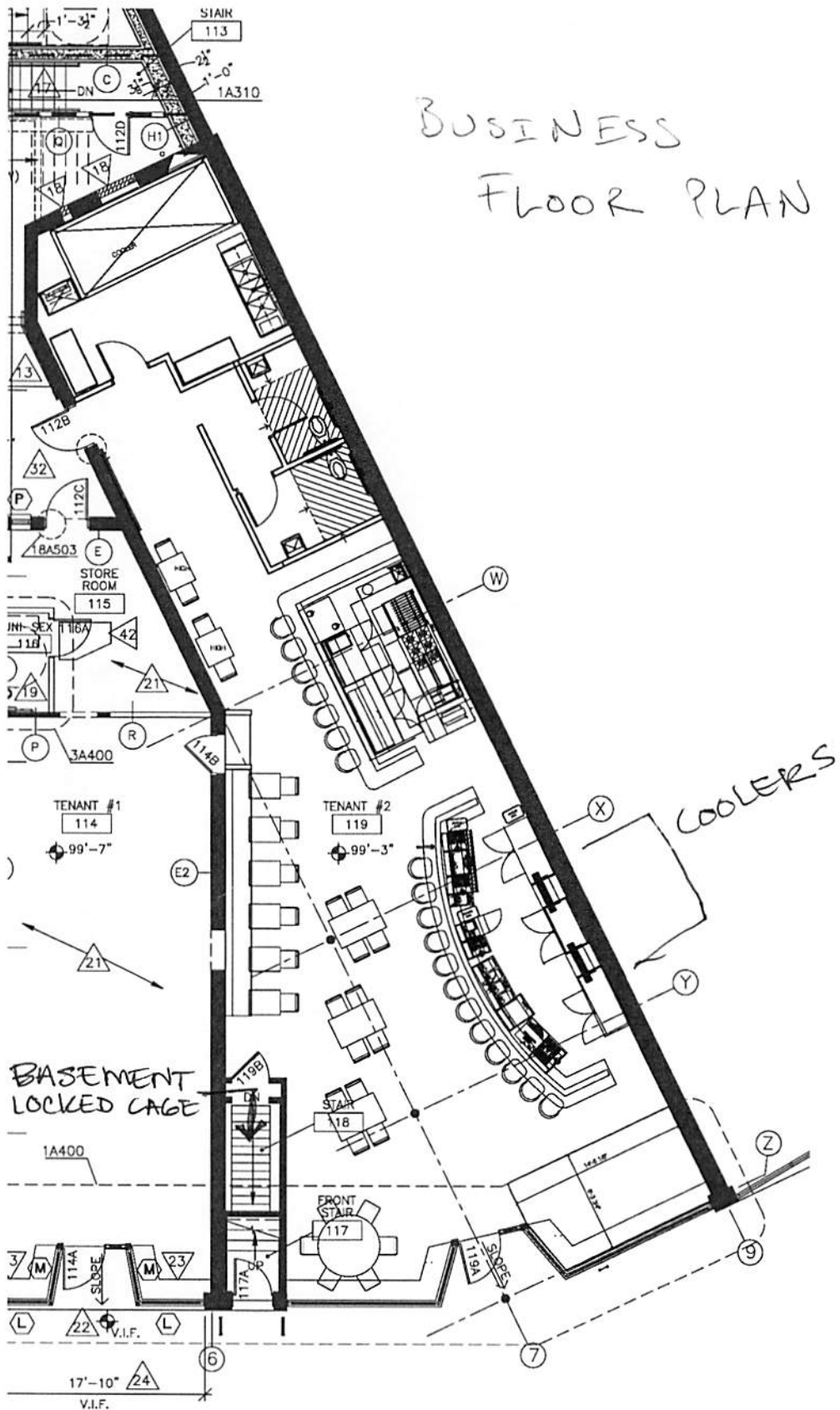
Carol J. Frace  
Notary Public  
My Commission Expires: 8/31/21

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 7<sup>th</sup> day of June, 2019.

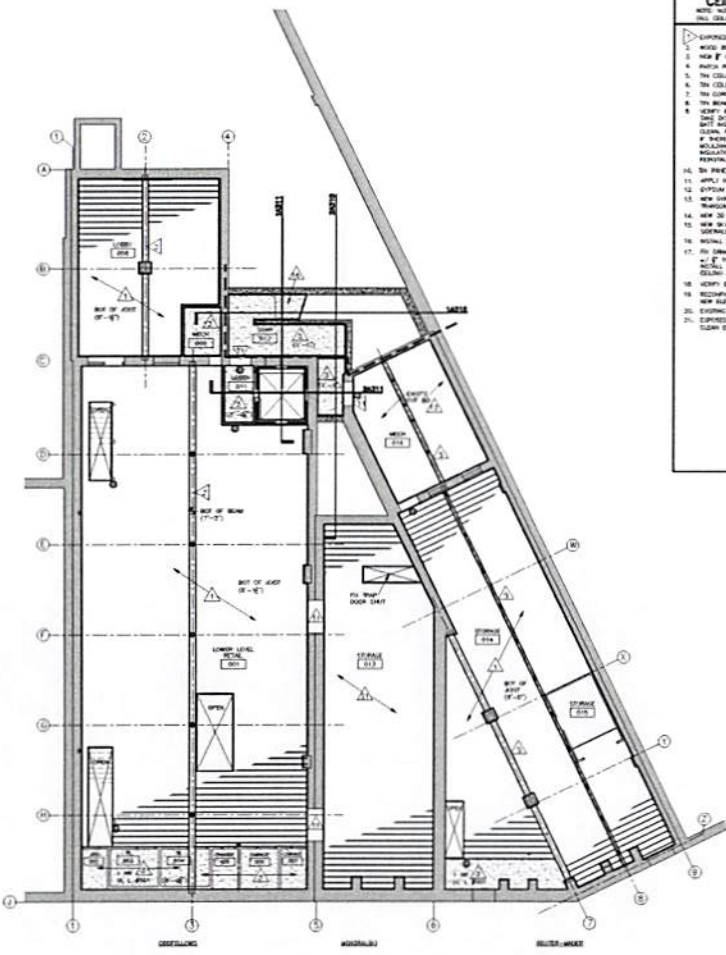
Signed: [Signature], Senior Planner  
Director of Planning & Development

# BUSINESS FLOOR PLAN



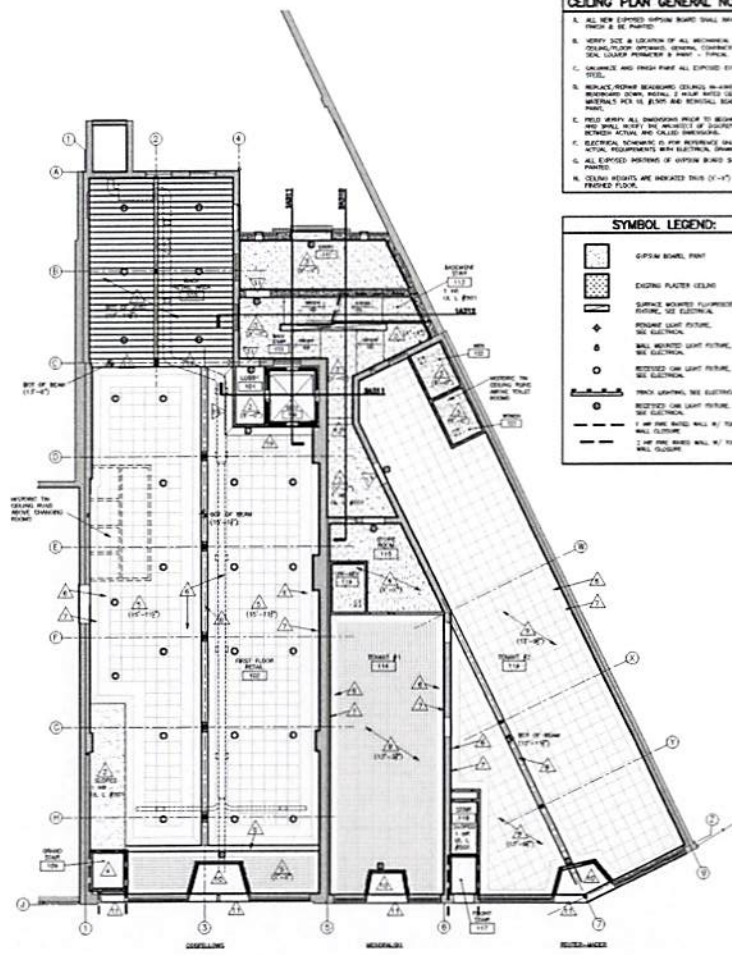






- CEILING PLAN KEY NOTES:**  
 NOTE: SEE ALL NOTES APPLICABLE TO EACH SHEET.  
 (ALL CEILING COMPONENTS LISTED BELOW ARE GENERAL UNLESS NOTED OTHERWISE.)
1. CEILING WOOD BEAM / JOIST
  2. WOOD BEAM
  3. NEW 1/2" GYPSUM BOARD CEILING (PAINT)
  4. PATCH PLASTER CEILING (PAINT)
  5. THE CEILING FIBER PANELS (CLEAN & PAINT)
  6. THE CEILING FIBER PANELS (CLEAN & PAINT)
  7. THE CORNICE MOLDING (CLEAN & PAINT)
  8. THE BEAM COVER (CLEAN & PAINT)
  9. VERIFY IF THERE IS PLASTER ABOVE THE CEILING. IF NOT, USE PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING. IF THERE IS PLASTER ABOVE THE CEILING, REMOVE THE PLASTER AND PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING. IF THERE IS PLASTER ABOVE THE CEILING, REMOVE THE PLASTER AND PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING.
  10. IN AREA STATE (STATE)
  11. APPLY INTERLOCKED PANEL TO BOTTOM OF STEEL LAP
  12. GYPSUM BOARD TO REMAIN
  13. NEW GYPSUM BOARD MOUNTED TO WOOD TOP OF HANGERS THROUGHOUT ENTIRE CEILING (PAINT)
  14. NEW 3/4" X 30 AFRIC ACCESS PANEL
  15. NEW 3/4" X 30 AFRIC ACCESS PANEL
  16. MOUNTING OF NEW 1/2" GYPSUM BOARD & HANGERS OF STAIR
  17. IN DAMAGED CEILING (CORNER AREA) REMOVE EXISTING MATERIAL & PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING. IF THERE IS PLASTER ABOVE THE CEILING, REMOVE THE PLASTER AND PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING.
  18. VERIFY EXISTING CEILING WOOD JOIST HANGING SYSTEM, RECONSTRUCT THE CORNICE MOLDING & BRASSER PANELS USING NEW ALUMINUM CORNICE & BRASSER.
  19. EXISTING WOOD BEAM / JOIST TO REMAIN AS IS. CEILING SHALL BE PATCHED TO MATCH EXISTING CEILING.

**1 BASEMENT REFLECTED CEILING PLAN**  
 1/8" = 1'-0" NORTH



- CEILING PLAN GENERAL NOTES:**
1. ALL NEW EXPOSED GYPSUM BOARD SHALL HAVE LEVEL 4 FINISH & BE PAINTED.
  2. VERIFY SIZE & LOCATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES. COORDINATE TO THE ARCHITECT'S GENERAL CONTRACTOR.
  3. UNLESS OTHERWISE NOTED, ALL EXPOSED GYPSUM BOARD SHALL BE PAINTED.
  4. REMOVE EXISTING CEILING (CORNER AREA) WITH MOUNTED DOWN RODS. PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING. IF THERE IS PLASTER ABOVE THE CEILING, REMOVE THE PLASTER AND PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING.
  5. VERIFY IF THERE IS PLASTER ABOVE THE CEILING. IF NOT, USE PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING. IF THERE IS PLASTER ABOVE THE CEILING, REMOVE THE PLASTER AND PATCH PLASTER TO PATCH PLASTER ABOVE THE CEILING.
  6. ELECTRICAL, MECHANICAL, AND PLUMBING SHALL VERIFY ALL MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES ARE CORRECTLY LOCATED AND SIZED.
  7. ALL EXPOSED AREAS OF GYPSUM BOARD SHALL BE PAINTED.
  8. CEILING HEIGHTS ARE INDICATED THIS (1'-0") UNLESS NOTED OTHERWISE.
- SYMBOL LEGEND:**
- GYPSUM BOARD PAINT
  - EXISTING PLASTER CEILING
  - SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL
  - RECESSED CAN LIGHT FIXTURE, SEE ELECTRICAL
  - RECESSED CAN LIGHT FIXTURE, SEE ELECTRICAL
  - RECESSED CAN LIGHT FIXTURE, SEE ELECTRICAL
  - 1" WIDE PANEL MOUNTED TO TOP OF WALL COLUMN
  - 2" WIDE PANEL MOUNTED TO TOP OF WALL COLUMN

**2 FIRST FLOOR REFLECTED CEILING PLAN**  
 1/8" = 1'-0" NORTH

**ARCHITECTURE  
 ENGINEERING  
 INTERIOR DESIGN**

**HSR ASSOCIATES INC.**  
 100 BELLAIR STREET  
 LA CROSSE, WISCONSIN  
 PHONE: 608.784.1830  
 FAX: 608.782.8848  
 WWW.HSR.COM

**A PROJECT FOR DALE'S CLOTHING:  
 RESTORATION OF THE ODD FELLOWS TEMPLE,  
 MENDRALSKI & REUTER-MADER BUILDINGS**

115-137 4th Street South  
 La Crosse, WI 54601

BASEMENT & FIRST FLOOR REFLECTED CEILING PLANS

Project Name	TEMPLE
Phase	SEPTEMBER 2017
Author	M. ZETTLER
Scale	1/8" = 1'-0"
North Arrow	



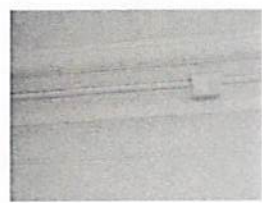
**3A PHOTO**  
 1ST FLOOR ODDFELLOWS TM CEILING



**3B PHOTO**  
 1ST FLOOR ODDFELLOWS TM CORNICE



**4A PHOTO**  
 1ST FLOOR MENDRALSKI TM CEILING

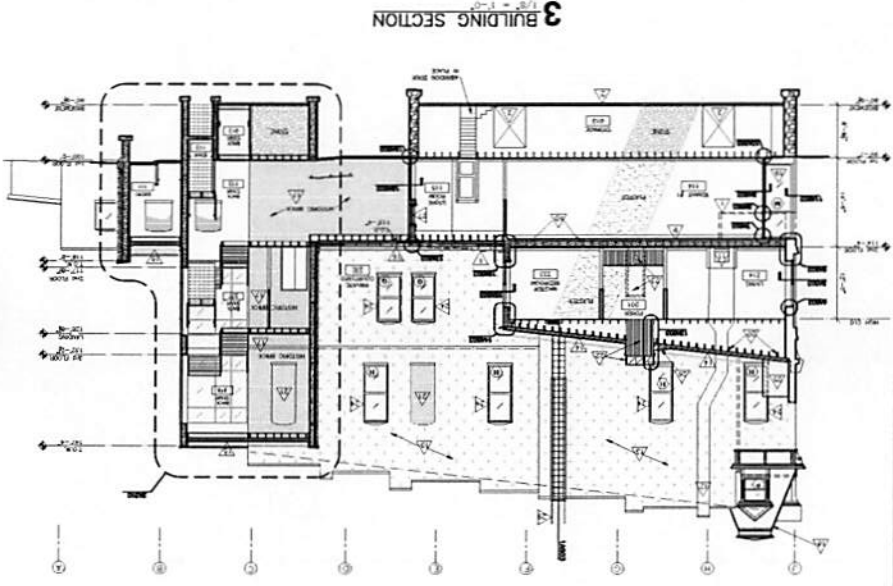


**4B PHOTO**  
 1ST FLOOR MENDRALSKI TM CORNICE

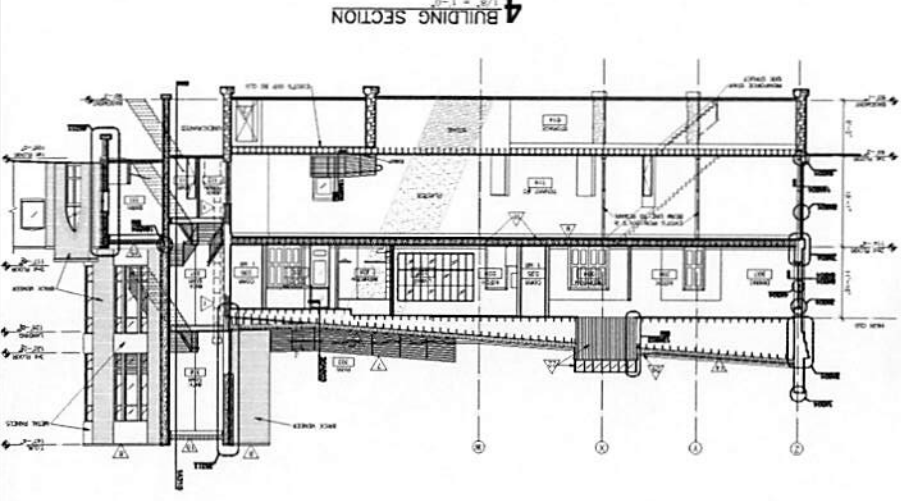


**5A PHOTO**  
 1ST FLOOR REUTER-MADER TM CEILING / CORNICE

**A110**



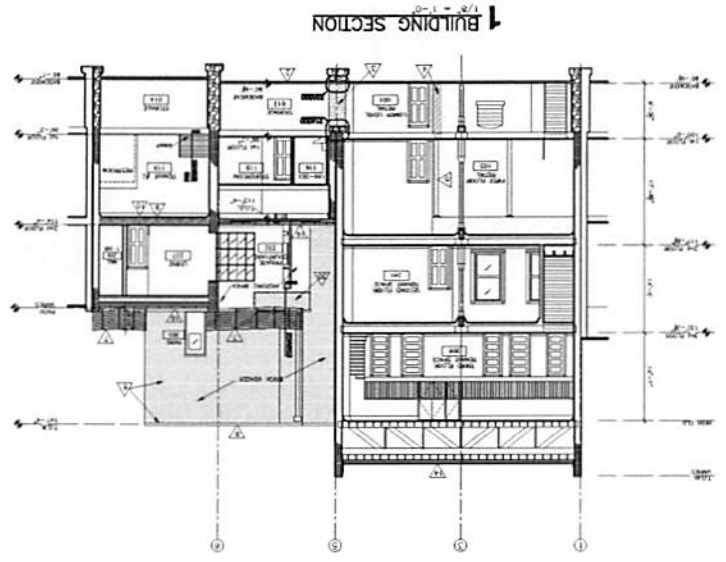
3 BUILDING SECTION  
1/8" = 1'-0"



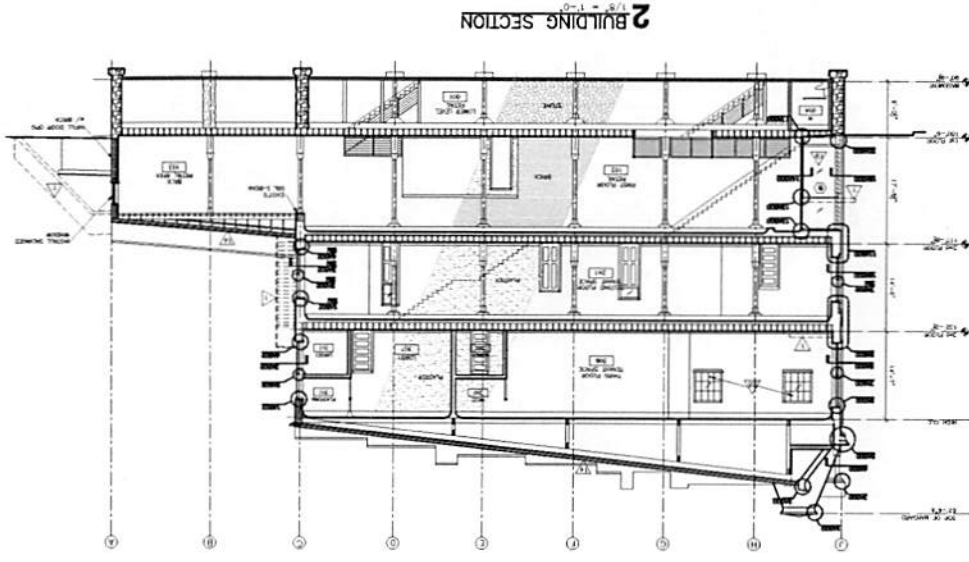
4 BUILDING SECTION  
1/8" = 1'-0"

**BUILDING SECTION KEY NOTES:**

1. SEE GENERAL PLAN.
2. REMOVE FINISHES TO EXPOSE CONCRETE.
3. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
4. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
5. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
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29. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
30. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
31. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
32. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
33. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
34. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
35. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
36. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
37. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
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39. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
40. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
41. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
42. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
43. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
44. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
45. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
46. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
47. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
48. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
49. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.
50. NEW 4" CONCRETE SLAB ON TOP OF EXISTING SLAB.



1 BUILDING SECTION  
1/8" = 1'-0"



2 BUILDING SECTION  
1/8" = 1'-0"

A300

DATE: 08/15/2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: [Name]

**A PROJECT FOR DALE'S CLOTHING:  
 RESTORATION OF THE ODD FELLOWS TEMPLE,  
 MENDRALSKI & REUTER-MADER BUILDINGS**  
 119-127 4th Street South  
 La Crosse, WI 54601  
 BUILDING SECTIONS

HSR ASSOCIATES INC.  
 11 CHERRY STREET  
 MILWAUKEE, WI 53233  
 PHONE: 414.224.1100  
 FAX: 414.224.1101  
 ARCHITECTURE  
 ENGINEERING  
 INTERIOR DESIGN

CERTIFIED SURVEY MAP

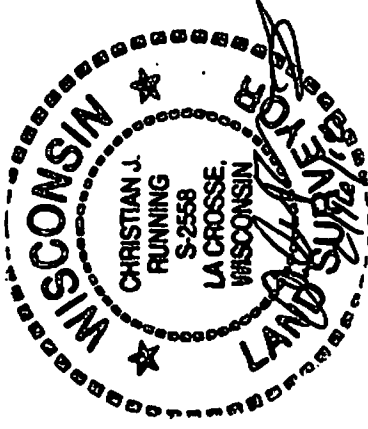
LOTS 4 AND 5 OF BLOCK 34 OF THE TOWN OF LACROSSE ADDITION, TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-SE OF SECTION 31, T16N, R7W, AND PART OF LOT 1 OF BLOCK 13 OF C & F.J. DUNN, H.L. DOUSMAN & PETER CAMERON'S ADDITION TO THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE NE-NE OF SECTION 6, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

LOTS 4 AND 5 OF BLOCK 34 OF THE TOWN OF LACROSSE ADDITION, TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-SE OF SECTION 31, T16N, R7W, AND PART OF LOT 1 OF BLOCK 13 OF C & F.J. DUNN, H.L. DOUSMAN & PETER CAMERON'S ADDITION TO THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE NE-NE OF SECTION 6, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°34'09"W 558.74 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING; THENCE N64°15'04"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 151.31 FEET TO THE EASTERLY LINE OF 4TH. STREET; THENCE ALONG SAID EASTERLY LINE S26°54'10"W 88.27 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S00°32'45"W 15.67 FEET TO THE SHARED PARTY WALL; THENCE N89°52'00"E ALONG SAID WALL 172.19 FEET TO THE EAST LINE OF SAID LOT 1; THENCE N00°07'25"E ALONG SAID EAST LINE 14.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°45'29"W ALONG THE NORTH LINE THEREOF 2.82 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE N26°58'33"E 15.37 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.  
PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.  
PARCEL CONTAINS 10.439± S.F. OR 0.24± ACRES.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF THE CITY OF LA CROSSE, AND THE COUNTY OF LA CROSSE, AND UNDER THE DIRECTION OF DALE BERG, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 2/16/18



FOR: DALE BERG  
121 4TH ST. S.  
LA CROSSE, WI  
54601  
BY: RUNNING LAND SURVEYING  
700 DAUPHIN ST  
LA CROSSE, WI  
54603  
608-779-5322

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LACROSSE.

*Eric F. Shoke*  
SIGNED TITLE City Clerk DATE 3/23/18

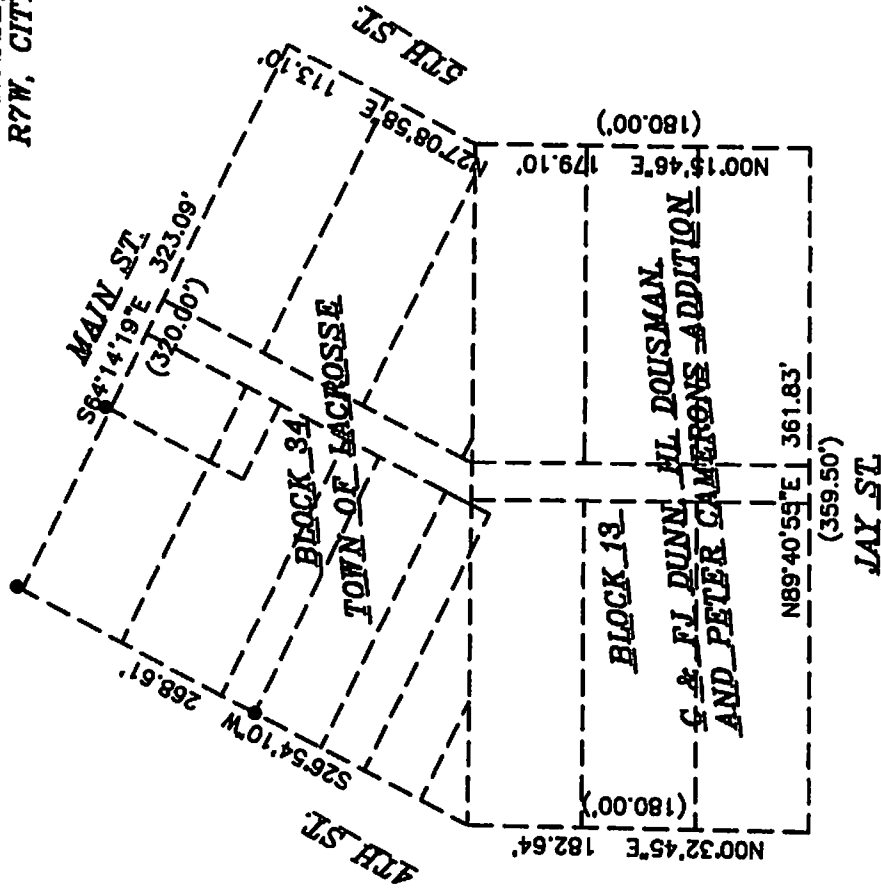
SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_



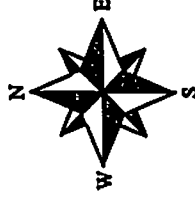
**CERTIFIED SURVEY MAP**

LOTS 4 AND 5 OF BLOCK 34 OF THE TOWN OF LACROSSE ADDITION, TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-SE OF SECTION 31, T16N, R7W, AND PART OF LOT 1 OF BLOCK 13 OF C & F.J. DUNN, H.L. DOUSMAN & PETER CAMERON'S ADDITION TO THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE NE-NE OF SECTION 6, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**BLOCK MEASUREMENTS**



**LEGEND**  
 ● FOUND DRILL HOLE  
 ( ) RECORDED AS



BEARING REF ASSUMED AS SHOWN  
 1"=100'

