#131606

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Albert Eitsert
2133 Sunset Ln
Lacrosse, Wi 54601

Owner of site (name and address):
Albert Eitsert (A & M Properties LLC)
2133 Sunset Ln
Lacrosse, Wi 54601

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

CITY OF LA CROSSE, WI
General Billing - 131606 - 2015
002354-0109 Tara F. 11/25/2015 01:59PM
164783 - EITSERT, ALBERT
Payment Amount: 300.00

Address of subject premises: 2133 Sunset Ln Lacrosse,Wi 54601

Tax Parcel No.: 17-10286-80

Legal Description: Sec 21-16-7 GOVT LOT 8 NE-NE COM AT THE NE COR TH S13D51M W 238.8 FT TH S7D30MW 254.29 FT TO POB TH N67D52MW 192.34 FT TO E/L OF USH 16 TH SW ALG SD HWY TO NW COR OF LOT 8 CSM V1 P49 TH S76D22ME 254.49 FT TH NLY TO POB SUBJ TO ESMT 49.5 FT W ALG N/L EXC A 20 FT W STRIP OF LAND LYG NLY & IMM ADJ TO LOT 8 BLK 2 CSM 49 VOL 1 LOT SZ: IRR 230/281

Zoning District Classification: R2 - Residence

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 401(1) and (5)
(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):
It is currently a residential 2 bedroom 2 bath home. Approximentally 1450 sq ft of finished space.

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):
We will be using the house as a 4 bedroom residential adult family home. The house will be 4 bedrooms 2 bath. Approximentally 2000 sq ft of finished space.

Type of Structure (**proposed**): Residential 4 bedroom home.

Number of **current** employees, if applicable: 0

Number of **proposed** employees, if applicable: 3

Number of **current** off-street parking spaces: 4

Number of **proposed** off-street parking spaces: 4

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 $ N/A.

I hereby certify under oath the value of the **proposed** replacement structure(s) is $ N/A.

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.

(signature) 11/20/15 (date)

608 606-2560 (telephone) eitserta@gmail.com (email)

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

Personally appeared before me this 20th day of November, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara A Benson
Notary Public
My Commission Expires: 12-26-2017

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

Review was made on the 20th day of November, 2015.

Signed: _____, Senior Planner,
Director of Planning & Development

Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code
(Rev. 08/2014)

2133 SUNSET LN LA CROSSE

Parcel:	17-10286-80
Internal ID:	27060
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.824
Township:	16
Range:	07
Section:	21
Qtr:	NE-NE

Abbreviated Legal Description:

PRT GOVT LOT 8 COM NE COR S13D51MW 238.8FT S7D30MW 254.29FT TO POB N67D52MW 192.34FT TO E LN USH 16 SW ALG HWY TO NW COR LOT 8 CSM V1 P49 S76D22ME 254.49FT NLY TO POB EX A 20FT W STRIP OF LAND LYG NLY & ADJ TO LOT 8 CSM 49 VOL 1 SUBJ TO ESMT 49.5FT W ALG N LN LOT SZ: IRR 230/281

Property Addresses:

Street Address	City(Postal)
2133 SUNSET LN	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
A & M PROPERTIES LLC		2133 SUNSET LN	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2	
2012 + VOTING WARDS	2012+ Ward 3	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed:	1 on 10/27/1999
Lottery Credit Application Date:	8/26/1999

Tax Information:

Billing Information:

Bill Number: 3144

Billed To: MELVIN H LENOX
2133 SUNSET LN
LA CROSSE WI 54601-3037

Total Tax: 5357.75

Payments Sch.

1-31-2015	1236.98
3-31-2015	1373.59
5-31-2015	1373.59
7-31-2015	1373.59

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.956124557
Assessed:	43400	148600	192000	Mill Rate	0.029036821
Fair Market:	45400	155400	200800	School Credit:	353.11

Taxing Jurisdiction:	2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN	$ 32.9200	$ 34.0000	3.3000
La Crosse County	$ 725.7500	$ 737.5000	1.6000
Local Municipality	$ 2349.8100	$ 2349.8100	0.0000
LA CROSSE SCHOOL	$ 2152.6100	$ 2134.6900	-0.8000
WTC	$ 481.5800	$ 319.0800	-33.7000

Credits:	
First Dollar Credit:	80.72
Lottery Credit:	136.61
Additional Charges:	
Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	5357.75

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/23/2015	397317	0	$ 5357.75	1/2015
			Totals:	$ 5357.75	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2014	0.000	43400	148600	192000	4/21/2011

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
683	365	931766	11/11/1982	Warranty Deed
724	708	0	12/17/1997	
880	688	1044027	11/2/1990	HT110
886	194	1047331	2/8/1991	Land Contract
1424	235	1268463	2/14/2001	Warranty Deed
0	0	1404632	9/24/2004	HT110
0	0	1665922	11/4/2015	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality:	City of La Crosse
Property Address:	2133 SUNSET LN

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity

History Information:

Parent Parcel(s)

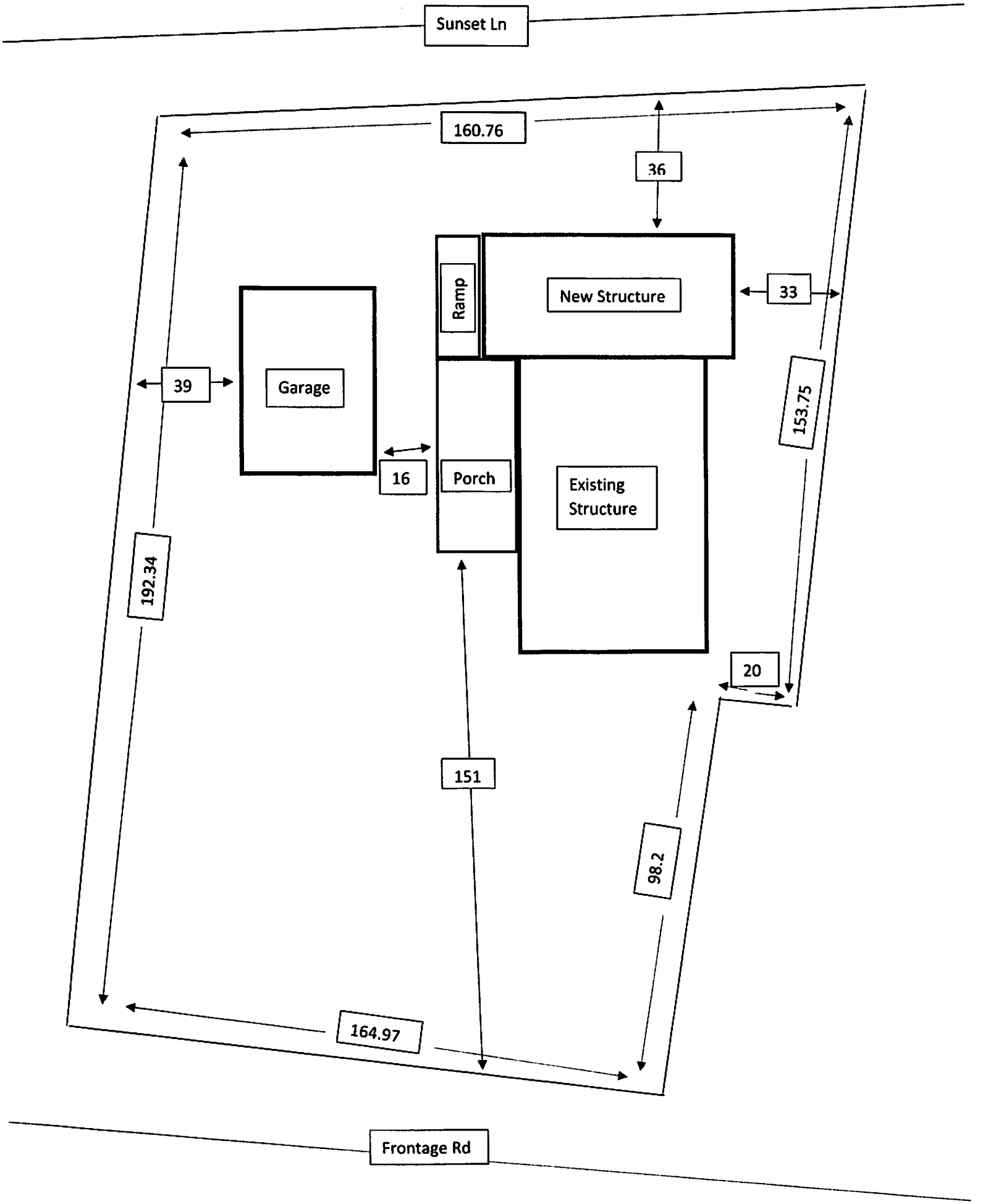
There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

La Crosse County GIS
http://www.co.la-crosse.wi.us/

DISCLAIMER
La Crosse County strives to produce and publish the most accurate and up-to-date information. Due to variances in sources and update cycles, La Crosse County makes no representation or warranties, either express or implied regarding the accuracy and/or completeness of the information contained herein. THIS DATA IS SUBJECT TO CHANGE ON A DAILY BASIS.


Sunset Ln
160.76
36
Ramp
New Structure
33
39
Garage
153.75
16
Porch
Existing Structure
192.34
20
151
98.2
164.97
Frontage Rd

To whom it may concern:

We are Eitsert Family Cares Inc. and we have been in business for about 3 years serving people with in the community who have physical disabilities, behavioral health needs and developmental delays. We serve these clients in this community because there is a need for people with disabilities to have a home in which they can live and also be provided with 24 hour care. Eitsert Family Cares Inc. provides services so that individuals do not have to move from this area or go into nursing homes. Eitsert Family Cares Inc. takes pride in serving these individuals and creating a family like atmosphere within the homes, we wish to keep our members in a home like setting for as long as they are able.

Eitsert Family Cares Inc. currently has a home in lacrosse, 2119 sunset lane which we have turned into a duplex. Our home on 2119 Sunset lane has 4 individuals leaving in each part of the duplex, who in which need 24 hour support from us and our staff. Eitsert Family Cares Inc. has currently bought another house 2133 sunset lane and is looking to expand this house. We would like to make it another 4 bedroom Adult Family Home. Eitsert Family Cares Inc. and our staff will be providing the same cares as they do in other homes and will be providing 3 more jobs for people within our community. We feel that the homes fit well within the current neighborhood and would like a community in which members can build friendships. Our neighbors in which are amazing have given us feedback and are delightful to visit with, when they make a request we try our best to fulfill it. Eitsert Family Cares Inc. is a small family company and we treat members like they are family and would like to continue.

Our new facility will be able to support a new and upcoming group of individuals who are bariatric. We will be able to support those who are bariatric and need the 24 hour care along with the other cliental in which we already serve. Eitsert Family Cares Inc. is a small family business and intend to stay that way. We in no way will say we will never try to provide or improved another support within the community, but we will promise to know and have a relationship with each one of our members. Eitsert Family Cares Inc. can insure you that Sunday dinners will still stay Sunday dinners and holidays will still be a special time for each of our members.

Sincerely,

Eitsert Family Cares Inc.

Albert Eitsert

Sec. 115-401. - Community living arrangements.

(a) *Location requirements.* Community living arrangements shall be subject to the criteria listed in this section. Agents of a facility may apply for an exception to these requirements. Exceptions shall be granted at the discretion of the City. Any exception shall come in the form of a conditional use permit and the City will use its conditional use process and its evaluation criteria to decide such an application.

(1) No community living arrangement may be established within 2,500 feet of any other such facility.

(2) The City may prohibit additional community living arrangements from locating in the City when the total capacity of such community living arrangements exceeds 25 persons, or one percent of the City's population, whichever is greater.

(3) The City may prohibit additional community living arrangements from being located within any aldermanic district when the capacity of community living arrangements in that district reaches 25 persons or one percent of the aldermanic district's population, whichever is greater.

(4) A foster home or treatment foster home that is the primary domicile of a foster parent or a treatment foster parent and that is licensed under Wis. Stat. § 48.62 shall be a permitted use in all residential areas and is not subject to subsections (1) through (3) of this section, except that foster homes and treatment foster homes operated by corporations, churches, associations or public agencies shall be subject to the constraints contained in subsections (1) through (3) of this section.

(5) Any adult family home as described in Wis. Stat. § 50.01(1)(b), meaning a place where three or four adults who are not related to the operator of a facility reside and receive care, treatment or services in that facility and the care, treatment or services are above the level of room and board and may include up to seven hours per week of nursing care per resident, may not be established within 2,500 feet of any other adult family home or any community living arrangement.

(6) An adult family home, as defined in subsection (5) of this section, that meets the criteria established in that subsection and is licensed under Wis. Stat. § 50.033(1m)(b) is permitted to locate in the City without restriction as to the number of adult family homes in the City, and may locate in any residential zone, without being required to obtain special zoning permission, except as provided in this chapter's annual review provision.

(7) Where a community living arrangement has a capacity for eight or fewer persons being served by the facility's program, and where the CLA meets the criteria established in subsections (1) through (3) of this section, and is licensed, operated or permitted under the authority of the Wisconsin Department of Health Services or the Wisconsin Department of Children and Families, that facility is entitled to locate in any residential zone, without being required to obtain any further special zoning permission except as provided in the annual review provision of this chapter.

(8)

In all cases where a community living arrangement has a capacity for nine to 15 persons being served by the facility's program, and meets the criteria established in subsections (1) through (3) of this section, and is licensed, operated or permitted under the authority of the Wisconsin Department of Health Services or the Wisconsin Department of Children and Families, that facility is entitled to locate in any residential area except areas zoned exclusively for single-family or two-family residences, except as provided in the annual review requirements of this chapter, but the facility is entitled to apply for special zoning permission to locate in those areas.

(9) In all cases where a community living arrangement has a capacity for serving 16 or more persons, meets the criteria contained in subsections (1) through (3) of this section, and is licensed, operated or permitted under the authority of the Wisconsin Department of Health Services or the Department of Children and Families, that facility may apply for special zoning permission to locate in areas zoned for residential use.

(b) *Annual review.*

(1) Not less than 11 months, nor more than 13 months, after the first licensure of an adult family home under Wis. Stat. § 50.033 or a community living arrangement, and every year thereafter, the Common Council may make a determination as to the effect of the adult family home or community living arrangement on the health, safety and/or welfare of the City's residents.

(2) This residential impact determination shall be made after a hearing before the Common Council. The City shall provide at least 30 days' notice to the licensed adult family home or the community living arrangement that such a hearing will be held. At the hearing, the facility may be represented by counsel and may present evidence and call and examine witnesses and cross-examine other witnesses called. The Common Council may call witnesses and may issue subpoenas. All witnesses shall be sworn by the Common Council. The Common Council shall take notes of the testimony and shall mark and preserve all exhibits. The Common Council may, and upon request of the facility's representatives, shall, cause the proceedings to be recorded by a stenographer or by a recording device, the expense thereof to be paid by the City. Within 20 days after the hearing, the Common Council shall mail or deliver to the facility its written determination stating the reasons therefore. The determination shall be a final determination.

(3) If the Common Council determines that the existence in the City of a licensed adult family home or a community living arrangement poses a threat to the health, safety and/or welfare of the City's residents, the Common Council may order the adult family home or community living arrangement to cease operation until special zoning permission is obtained. This order is subject to judicial review pursuant to Wis. Stat. § 68.13, except that a free copy of the transcript of any hearing at which the determination is made may not be provided to the adult family home or community living arrangement. The adult family home or community living arrangement must cease operation within 90 days after the date of the order, or the date of final judicial review of the order, or the date of the denial with special zoning permission, whichever is later.

(c) *Pre-licensure community involvement.* Prior to the initial licensure of a residential care center for children and youth operated by a child welfare agency or group home or a community-based residential facility by the State of Wisconsin, the applicant for licensure must make a good faith effort to establish a community advisory committee consisting of representatives from the