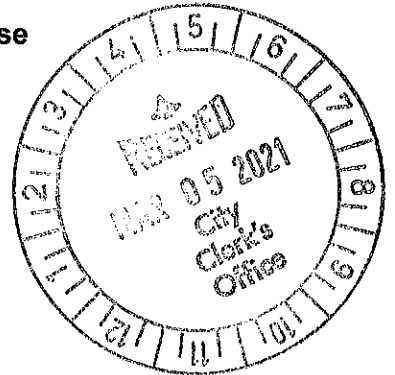


Conditional Use Permit Application for City of LaCrosse
Cover Page



2/3/2021
Ironsides Properties LLC.
1220 Oak Forest Drive
Onalaska, WI 54650

Ironsides Properties LLC. Is proposing to build self storage units at 630 Fishermans Road. Ironsides Properties is purchasing a 0.57 acre parcel from Jay Crandall.

Ironsides Properties LLC. Is proposing a plan to build 3 separate self storage buildings consisting of approximately 10,800 square feet of new construction. There will be a total of 30 individual units in a variety of sizes. The property will include asphalt driveways as well as video surveillance. It will include landscaping (trees, shrubs, plantings) as well as stormwater retention ponds to reduce the water runoff from the site. The sides of the building facing Fishermans Road will include masonry brick/stone to enhance the appearance. The proposed buildings will work well with the other buildings and storage units in the area. There are currently airport hangars for rent across the street and other storage units very close by.

Ironsides Properties LLC. Currently owns and operates Ironsides Self Storage in Onalaska. Ironsides Properties LLC has been in business since 2014 and is a professional, well respected company in the community. The site is clean and very well maintained. We operate at full capacity and our customers in LaCrosse and Onalaska are in need of more space for their storage needs. The demand for clean, well maintained, and professional storage is needed in this area for our growing community.

The site we are proposing building on has always been vacant. These storage units will be an asset to the area, and will provide the city with additional tax dollars. Thank you for your time and review.

Respectfully Submitted,

Mitchell Lown
Owner
Ironsides Properties LLC

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Mitchell Lown (Ironside Properties LLC.)
1220 Oak Forest Drive Onalaska, WI. 54650

Owner of property (name and address), if different than Applicant:
Jay M Crandall
2545 13th place south 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:
Brickl Bros.

Address(es) of subject parcel(s): 630 Fisherman's Road

Tax Parcel Number(s): 1710267-52 and 1710267-53

Legal Description (must be a recordable legal description; see Requirements): Part of the NE 1/4 Section 18, Township 16 North, Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin. More particularly described as the East 220 feet of the west 820 feet of the North 101.5 Feet of said quarter-quarter section

Zoning District Classification: Light Industrial - M1

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 352
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: Land is on Fishermans Road in LaCrosse. Parcel is currently Vacant and is approximately 240 feet wide and 101 feet deep. Consists of two small parcels 1710267-52 and 1710267-53

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

Type of Structure proposed: Mini Warehouse Wood Framed/steel siding+Roof

Number of **current** employees, if applicable: 1

Number of **proposed** employees, if applicable: 1

Number of **current** off-street parking spaces: 0

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__

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.

Mitchell Lora 2/2/2021
(signature) (date)
608 769 4635 Lowntown@gmail.com
(telephone) (email)

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

Personally appeared before me this 2 day of February, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tim Kelly
Notary Public
My Commission Expires: 12/13/2022

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 _____ day of _____, 20_____.

Signed: see email
Director of Planning & Development

Craig, Sondra

From: Acklin, Tim
Sent: Friday, March 5, 2021 4:27 PM
To: Craig, Sondra
Subject: RE: FOR REVIEW - Rezoning/CUP - Ironside Properties LLC - 630 Fisherman's Road

All good

Tim Acklin, AICP
Senior Planner
City of La Crosse
400 La Crosse St
La Crosse, WI 54601
608-789-7391
www.cityoflacrosse.org



Please consider the environment before printing this e-mail.

PRIVILEGED AND CONFIDENTIAL

The information contained in this email message may be privileged, confidential and protected from disclosure. The email is intended solely for the intended recipient to whom it is addressed. Any review, retransmission, dissemination, distribution, copying, or other use is strictly prohibited. If you have received this email in error, please respond to the sender at acklint@cityoflacrosse.org and delete the material from any computer and/or server.

From: Craig, Sondra
Sent: Friday, March 5, 2021 4:23 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>
Subject: FOR REVIEW - Rezoning/CUP - Ironside Properties LLC - 630 Fisherman's Road

Hi Tim,

I'm helping Nikki out with some of the Deputy duties. I've attached rezoning and CUP applications for Ironside Properties LLC. Could you please take a look at them and let me know if they have you thumbs up in lieu of the planning department signature on the second page of the applications.

Thanks!

Sondra Craig
Assistant Clerk
La Crosse City Clerk's Office
400 La Crosse Street
La Crosse WI 54601
608-789-7549
craigs@cityoflacrosse.org

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, JAY CRANDALL, being duly
(owner of subject parcel(s) for Conditional Use)

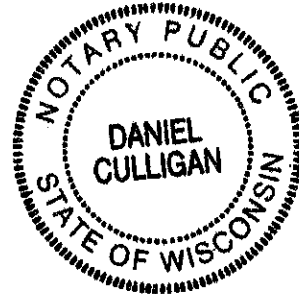
sworn states:

1. That the undersigned is an adult resident of the City of La Crosse
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
630 Fishermans ROAD
(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.

Jay Crandall
Property Owner

Subscribed and sworn to before me this 2 day of February, 2021.

Daniel Culligan
Notary Public
My Commission expires 12/13/2022.



Recordable Legal Description

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 18, Township 16 North, Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin. More particularly described as the North 101.5 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ EXCEPT the East 500 feet and the West 600 feet of said North 101.5 feet

PLAT OF SURVEY

A PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS THE EAST 440 FEET OF THE WEST 820 FEET EXCEPT FOR THE EAST 220 FEET OF THE NORTH 101.5 FEET OF SAID QUARTER SECTION.

B PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS THE EAST 220 FEET OF THE WEST 820 FEET OF SAID QUARTER SECTION.

NE CORNER
SECTION 18
T16 N - R7 W
1 1/2" I.P.

OF NE OF SECTION 18 ASSUMED N 86°08'22" E
BASIS OF BEARING: THE NORTH LINE OF THE NE

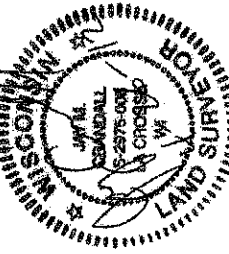
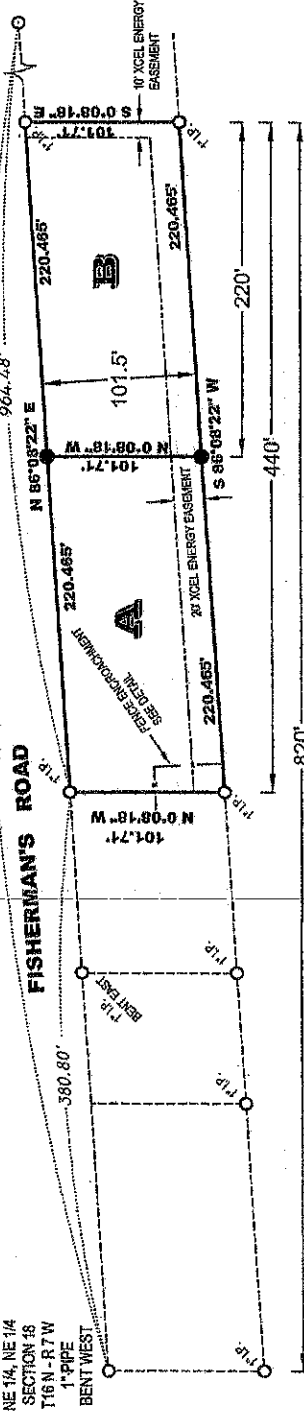
NW CORNER
NE 1/4, NE 1/4
SECTION 18
T16 N - R7 W
1" PIPE
BENT WEST



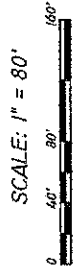
(1345')
1345.28'
N 86°08'22" E

FISHERMAN'S ROAD

FANTA REED ROAD



RECEIVED
MAY 03 2012
COUNTY SURVEYOR'S OFFICE



SURVEYOR:
GRANDALL SURVEYING, LLC
2545 13TH PLACE SOUTH
LA CROSSE, WI 54601

SURVEY REQUESTED BY:
JAY GRANDALL
2545 13TH PLACE SOUTH
LA CROSSE, WI 54601

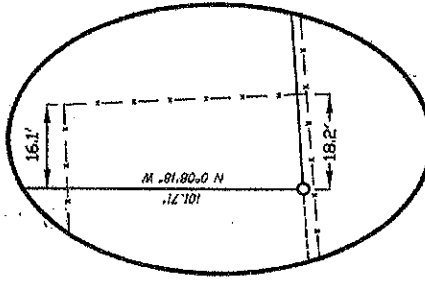
I, JAY M. GRANDALL, WISCONSIN REGISTERED LAND SURVEYOR #2975, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL. I FURTHER CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY OF LA CROSSE LAND DIVISION APPROVAL
CITY ASSESSOR: *Mary Schaefer* DATE: *5/3/12*
CHIEF INSPECTOR: *David Reinhart* DATE: _____

LEGEND

- = FOUND MONUMENT
- = SET 18" x 1" IRON PIPE @ 1.13 lb./FT.
- = CHAIN LINK FENCE
- - - = EASEMENT PERIMETER

NOTE: ALL PIPE DIMENSIONS ARE OUTSIDE DIAMETER



ENCROACHMENT DETAIL
NOT TO SCALE



FISHERMAN'S ROAD

22.58'

220.465'

220.465'

22.65'

AMERICAN
LEGION

DOGGY DAYCARE

101.71'

101.71'

101.71'

10'-0"

10'x40' UNIT

3" ASPHALT

14'x50' UNIT

10'x40' UNIT

10'x40' UNIT

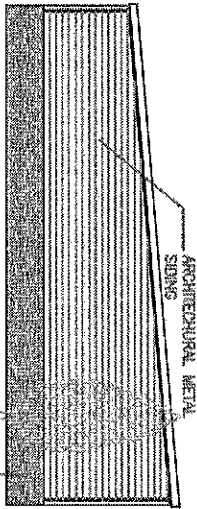
10'x30' UNIT

10'x15' UNIT

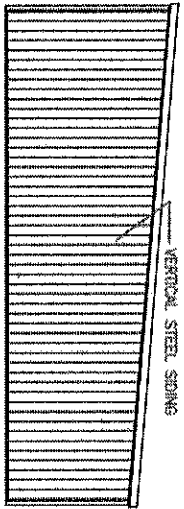
XCEL ENERGY EASEMENT

XCEL ENERGY
EASEMENT

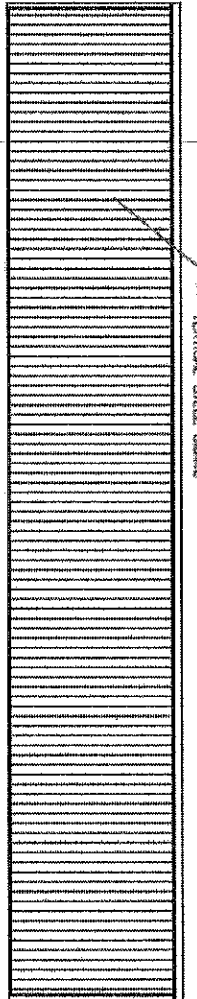
power pole guy is
5 feet north of fence



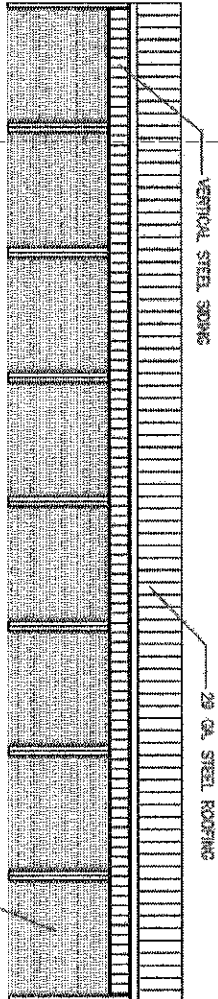
NORTH ELEVATION
BUILDING "C"



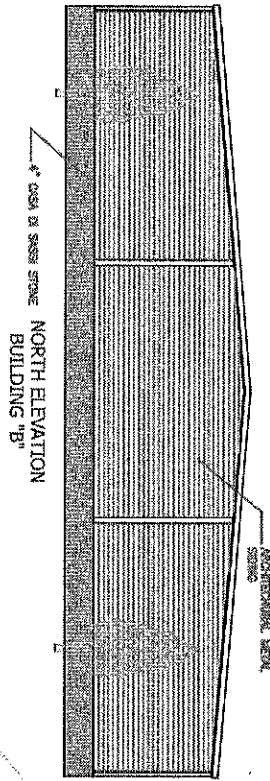
SOUTH ELEVATION
BUILDING "C"



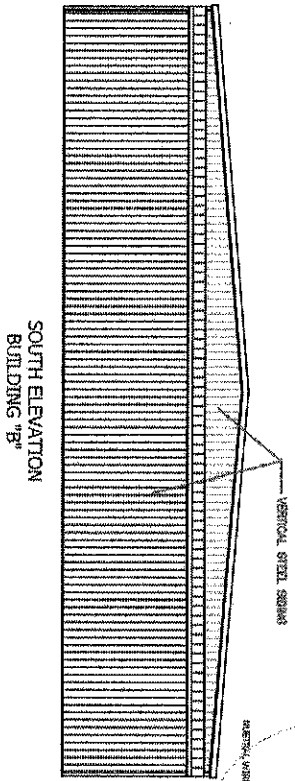
WEST ELEVATION
BUILDING "C"



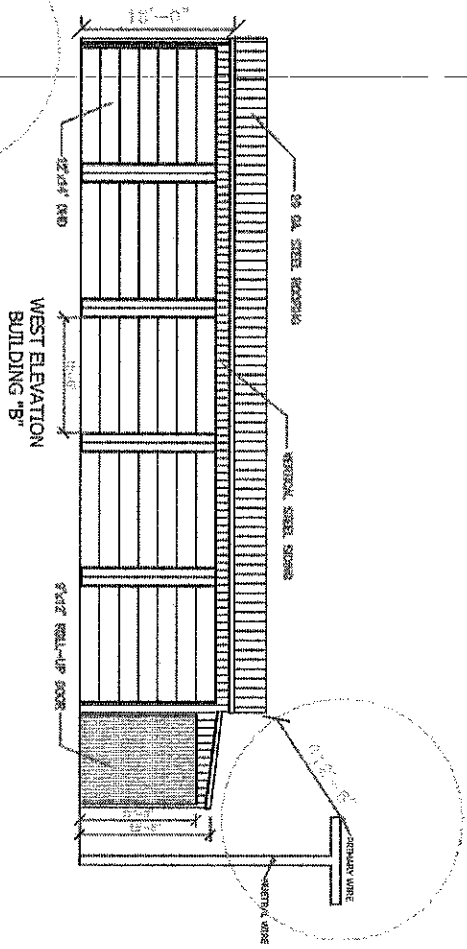
EAST ELEVATION
BUILDING "C"



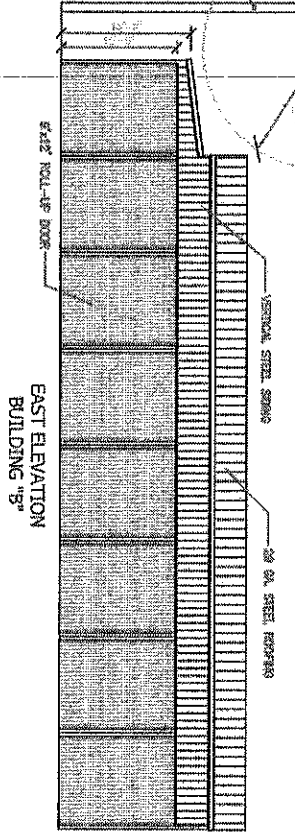
NORTH ELEVATION
BUILDING "B"



SOUTH ELEVATION
BUILDING "B"



WEST ELEVATION
BUILDING "B"



EAST ELEVATION
BUILDING "B"

