CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
EAGLE BAY PROPERTIES LLC, 9447 JANCING AVENUE, SPARTA, WI 54656

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

RECEIVED JUN 14 2022 City Clerk's Office

Architect (name and address), if applicable:
N/A

Professional Engineer (name and address), if applicable:
N/A

Contractor (name and address), if applicable:
WEIZZ EXCAVATING, N7771 CTY. ROAD D, HOLMEN, WI

Address(es) of subject parcel(s): 1124 W. GEORGE STREET, LA CROSSE

Tax Parcel Number(s): 17-10263-73

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

Zoning District Classification: C-2 Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356
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 BURGER KING

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

Type of Structure **proposed**: N/A

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: N/A

Number of **proposed** off-street parking spaces: N/A

**** 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 X**

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**: X

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.

Todd Page 6/14/2022
(signature) (date)

608-343-8803 todd.page@allamericanlaitcenter.com
(telephone) (email)

NOTARY PUBLIC ZENDY MICHALEK STATE OF WISCONSIN

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

Personally appeared before me this 14 day of June, 2022 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Zendy Michalek
Notary Public
My Commission Expires: 11/10/22

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: _____.
Director of Planning & Development

NOTARY PUBLIC
STATE OF WISCONSIN
ZENDY
MICHALEK

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF Monroe)

The undersigned, TODD D. PAGE, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the ~~City~~ TOWNSHIP of SPARTA, State of WISCONSIN.

2. That the undersigned is a/the legal owner of the property located at:
1124 W. GEORGE STREET, 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.

Property Owner

Subscribed and sworn to before me this 14 day of June, 2022.

Zendy Michalek
Notary Public
My Commission expires 11/10/22.

NOTARY PUBLIC
ZENDY MICHALEK
STATE OF WISCONSIN

Borrower 3 Amigos
Property Address 1124 West George Street
City La Crosse County La Crosse State Wi Zip Code 54603-1628
Lender/Client First National Bank Address 1798 Commerical Street, Bangor Wi., 54614

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 1 IN SECTION 17, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

DESCRIPTION:
PART OF GOVERNMENT LOT 1 IN SECTION 17, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE N17°51'58"W 1063.67 FEET TO THE NORTH RIGHT OF WAY OF McDONALD PLACE AND THE POINT OF BEGINNING; THENCE N87°31'48"W ALONG SAID NORTH LINE 69.07 FEET; THENCE N53°54'18"W ALONG SAID NORTH LINE AND ITS EXTENSION 193.58 FEET; THENCE N35°23'29"E 10.87 FEET; THENCE N30°11'34"E 40.17 FEET; THENCE N35°23'29"E 167.89 FEET TO THE SOUTHERLY RIGHT OF WAY OF WEST GEORGE STREET; THENCE S54°30'34"E ALONG SAID SOUTHERLY RIGHT OF WAY 123.26 FEET; THENCE S0°20'24"E 225.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 42,851 S.F. OR 0.98 ACRES.

SUBJECT TO ANY EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

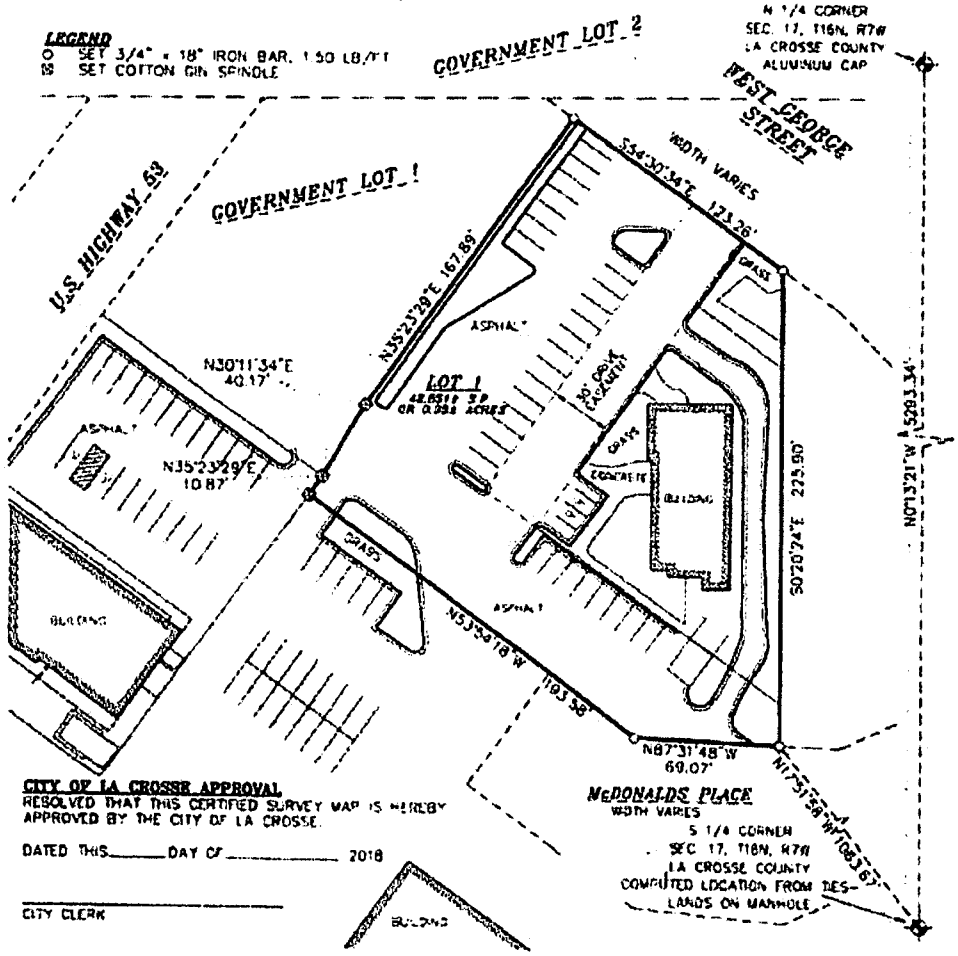
SURVEYORS CERTIFICATE:
I, FREDERICK J. HILBY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE UNDER THE DIRECTION OF BEYER INVESTMENTS, LLC, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

FREDERICK J. HILBY PLS 2841
LA CROSSE ENGINEERING AND SURVEYING CO., INC.

BASIS OF BEARING
LA CROSSE COUNTY COORDINATE SYSTEM

SCALE
1"=60'
0 30 60

LEGEND
O SET 3/4" x 18" IRON BAR, 1.50 LB/FT
⊠ SET COTTON GIN SPINDLE



CITY OF LA CROSSE APPROVAL
RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE.

DATED THIS_____DAY OF_____ 2018

CITY CLERK

Todd Page

From: Berzinski, Andrew <berzinskia@cityoflacrosse.org>
Sent: Friday, June 10, 2022 10:28 AM
To: 'todd.page@allamericandoitcenter.com'
Subject: 1124 W George St
Attachments: 20220610102601.pdf

Todd,
Please see attached condition use permit application. This application will need to be turned into the city's clerk's office and you will need to be in contact with the city's planning department. The building cannot be demoed until a conditional use permit is granted and the demo permit is recieved. If you have any questions feel free to contact me.

Thanks

Andy Berzinski
District 1 Building Inspector
La Crosse Fire Department
Division of Community Risk Management
400 La Crosse St., La Crosse, WI. 54601
Office: 608-789-7562
Cell: 608-780-0997