

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Carson Real Estate LLC
1011 10th St. South

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

Carson Real Estate LLC (Keith Carson)
W2890 Shorewood Ct. West Salem WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Barton Construction
2 Copeland Ave Suite 201 LaCrosse WI 54603

Address(es) of subject parcel(s):

1011 10th Street South

Tax Parcel Number(s):

17-50252-25

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

See Attached

Zoning District Classification:

C-1 Local Business

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

353

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "a" on the next page.
- 115-353 or 356, see "a" 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 Building in
disrepair / Dumpsters / Storage Building

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

Remove structure - Build Patio area, Build
enclosed Dumpster, Build storage shed.
Provide Additional Parking for Houghton's Jackson Street Pub

Type of Structure proposed:

Number of current employees, if applicable:

Houghton's 20-25

Number of proposed employees, if applicable:

Same

Number of current off-street parking spaces:

4

Number of proposed off-street parking spaces:

6 to 7 Additional stalls

*** 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**: X

Check here if proposed operation or use will be **green space**: _____

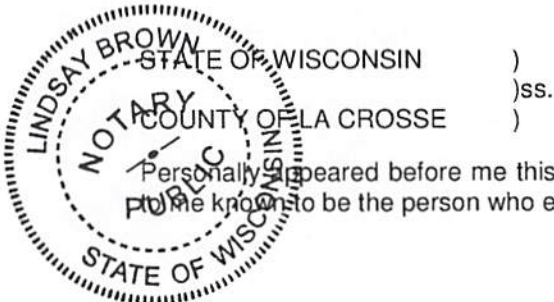
Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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.

_____ (signature) 6/3/21
 _____ (date)
 608-317-9644 (telephone) Houghtonsjsq@gmail.com (email)



Personally appeared before me this 3rd day of June, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lindsay Brown
 Notary Public
 My Commission Expires: 02-25-2025

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

(1) and is proposed to have a use of one or more employees at one time, a 500-foot notification shall be provided. With respect to non-employees, the notification shall be provided to the employee's family members.

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(2) a 500-foot notification is required and off-site parking is required.

Within the site or lot for the site or is located on the site or is located on any other site owned or controlled by the City Clerk. A 500-foot notification shall be provided to the property owner or the City Clerk.

Any Conditional Use Permit required pursuant to Section 115-305 shall be recorded with the County Register of Deeds at the owner's expense.

If the proposed use is defined in Section 115-305 or 115-306, existing property owners shall be notified of the proposed use by the City Clerk.

Check here if proposed condition or use will be a parking lot.

Check here if proposed condition or use will be a green space.

Applicant/owner may be required to pay a fee of \$200 for a permit. The fee shall be paid to the City Clerk. The fee shall be used to cover the cost of the permit and the cost of the notification process.

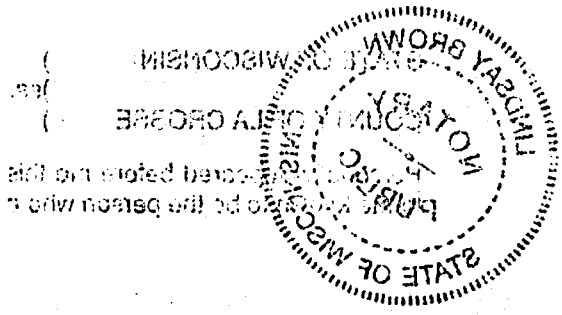
In accordance with Section 115-305 of the La Crosse Municipal Code, a Conditional Use Permit is required for the installation of any structure or equipment on a lot. The applicant shall be responsible for obtaining all necessary permits. Any such replacement structure shall be completed within two (2) years of the date of any installation or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds and the applicant shall be responsible for obtaining all necessary permits. The applicant shall be responsible for obtaining all necessary permits. The applicant shall be responsible for obtaining all necessary permits.

NOTICE: I hereby certify that I am the owner of the subject property and that the above information is true and correct. I have read and understand the content of this application and that the above information is true and correct. I have read and understand the content of this application and that the above information is true and correct.

(Signature)

(Name)



My Commission Expires _____ day of _____, 20____. The above information is true and correct. I have read and understand the content of this application and that the above information is true and correct.

(Signature)

(Name)

Application shall be filed with the City Clerk's Office. The City Clerk's Office shall be responsible for obtaining all necessary permits. The applicant shall be responsible for obtaining all necessary permits.

(Signature)

(Name)