

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

TUSHAR V PATEL, 1906 ROSE ST.  
LACROSSE, WI 54603

Owner of site (name and address):

AS ABOVE  
Tushar Patel Noble Hotels LLC

Architect (name and address), if applicable:

Chris Lashorne Architecture

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises: 1906 ROSE ST. LACROSSE, WI - 54603

Tax Parcel No.: 17-10277-090

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

\* Zoning District Classification: C2- Commercial

\* A Conditional Use Permit is required per La Crosse Municipal Code sec. 115-343(7)

If the use is defined in:

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, see "" below.

Is the property/structure listed on the local register of historic places? Yes \_\_\_\_\_ No

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):

Hotel with 71 units.

Description of PROPOSED site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Hotel with 66 units with new breakfast area and manager apartments.

Type of Structure (proposed):

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

X\* 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

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

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.

X \*\*If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be informed of the privacy fence provision by the City Clerk's Office.

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

Check here if proposed operation or use will be green space: \_\_\_\_\_

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.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ \_\_\_\_\_.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ \_\_\_\_\_.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure 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 is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an 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.

J. Patel (signature) 2/2/2017 (date)  
608-881-2132 (telephone) TPATEL1211@GMAIL.COM (email)

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

Payment Amount: 300.00

Personally appeared before me this 2nd day of March, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney  
Notary Public Alexis Wozney  
My Commission Expires: 06/14/2020

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

Review was made on the 2nd day of March, 2017.

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

(State Bar of Wisconsin Form 1 - 2003)  
WARRANTY DEED

1683210  
LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
10/07/2016 01:04PM  
REC FEE: \$30.00  
TRANSFER FEE: \$3,495.00  
EXEMPT #:  
PAGES: 2

\*\* The above recording information verifies that this document has been electronically recorded and returned to the submitter.\*\*

Document Number

Document Name

**THIS DEED, made between**  
**Divna Beograd, LLC, a Wisconsin limited liability company**

("Grantor," whether one or more), and  
**Noble Hotels, LLC, a Wisconsin limited liability company**

("Grantee," whether one or more).  
Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in  
La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): **See Attached Exhibit A**

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except:  
municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property between the Grantor and Grantee, if any, and general taxes levied in the year of closing and will warrant and defend the same.

Recording Area

Name and Return Address  
Noble Hotels, LLC  
Attn: Tushar Patel  
1906 Rose Street  
La Crosse, WI 54603

17-10277-090

Parcel Identification Number (PIN)

This is not homestead property.

Dated October 4, 2016

Divna Beograd, LLC, a Wisconsin limited liability company

\_\_\_\_\_  
(SEAL)

  
\_\_\_\_\_  
(SEAL)

\* Dragan Miljkovic, Member

\_\_\_\_\_  
(SEAL)

  
\_\_\_\_\_  
(SEAL)

\* Divna Miljkovic, Member

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_



ACKNOWLEDGMENT

STATE OF Wisconsin )

La Crosse COUNTY ) ss.

personally came before me on October 4, 2016  
the above-named Dragan Miljkovic, Member, Divna Miljkovic, Member

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
\* Mary M. Pasch

Notary Public, State of WISCONSIN

My commission (exp. ~~date~~) (expires: 05/04/2018)

TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:  
James T. Gull / 850233

Knight Barry Title United LLC



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\*Type name below signatures.

Knight Barry Title Group • www.knightbarry.com

**EXHIBIT A**

A parcel of land being part of the SW 1/4 of the NW 1/4 of Section 20, Township 16 North, Range 7 West, City of La Crosse, described as follows: Commencing at the North one quarter corner of said Section 20; thence South 89 degrees 37 minutes 30 seconds West (recorded as South 89 degrees 30 minutes 30 seconds West), a distance of 1,320.46 feet; thence South 77 degrees 12 minutes West 278.57 feet; thence South 23 degrees 10 minutes West 1,509.33 feet; thence South 0 degrees 12 minutes East 205.00 feet to the point of beginning of this description: Thence North 89 degrees 29 minutes East 297.90 feet; thence South 0 degrees 28 minutes East 166.00 feet; thence South 89 degrees 29 minutes West 298.67 feet; thence North 0 degrees 12 minutes West 166.00 feet to the point of beginning. (part of Block 28 of Northern Addition to North La Crosse)

For informational purposes only

Property Address: 1906 Rose St, La Crosse, WI 54603

Tax Key No.: 17-10277-090



March 03, 2017

RE: Manager's Apartment at Econolodge Lacrosse

To Whom It May Concern:

At the most recent meeting of managing members of Econolodge – Lacrosse, the members have agreed that the manager's apartment at the hotel would be ideal because of the reasons listed below.

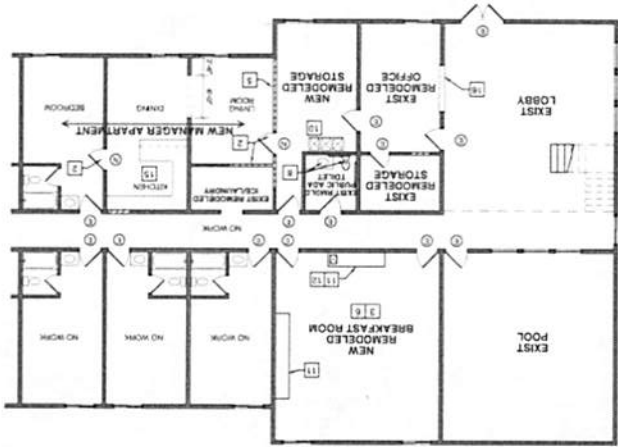
1. With the planned, extensive renovation in excess of \$500,000 for an economy chain hotel, the manager on premises would be a great asset for maintaining if not increasing revenue.
2. Manager on site would also be essential in improving the image of property in the eyes of local community as well as online to further increase revenue.
3. With the increase in number of Hotel rooms in Lacrosse market, it is increasingly difficult to find good and reliable staff that an economy chain can afford. Having a person on site that can jump into action during anytime would lead to a hassle-free environment for business and the management.
4. The entire apartment will only be consisted of two of the total of 30 rooms on the first floor, which is well below the city requirement.
5. With the major planned Rose Street construction process for this year and the extra hotel rooms in the Lacrosse market, the management is anticipating another average year for lodging industry in this area. Having the reliable manager on site during these critical times would be great to lessen the economical impact.

Please feel free to contact us with any additional questions regarding our request for Manager Apartment on site.

Sincerely,

  
Tushar Patel, Managing Partner  
(608) 881-2132

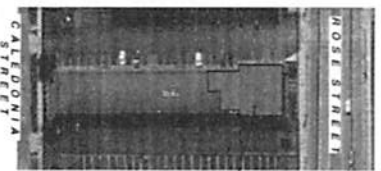
SCALE: 1/4"=1'-0"  
**REMODELED 1ST FLOOR PLAN**



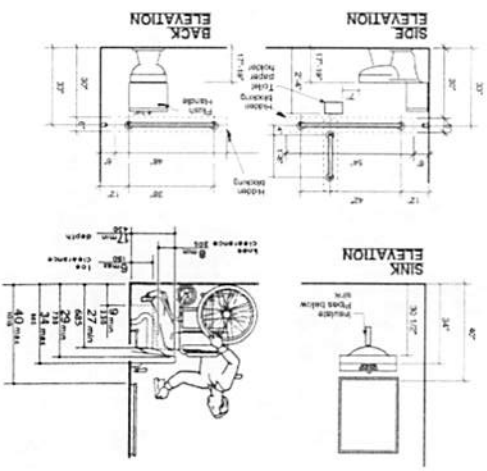
SCALE: 1/4"=1'-0"  
**DEMOLITION 1ST FLOOR PLAN**



SCALE: 1/4"=1'-0"  
**SITE PLAN**



SCALE: 1/4"=1'-0"  
**HANDICAPPED DETAILS**



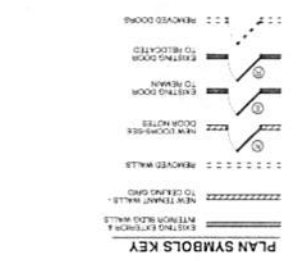
**FINISH SCHEDULE**

FLOOR: NEW CONCRETE TO HAVE 12" X 12" VCT NEW INSPECTION BAY TO HAVE EPOXY CONCRETE PAINT FINISH.

WALL BASE: NEW TO HAVE 4" VINYL BASE.

WALL FINISH: ALL IN AREAS TO BE FINISHED WITH ENHANCED EPOXY PAINT COLOR SELECTED BY OWNER.

CEILING FINISH: NEW OFFICE TO HAVE 2" X 2" ACoustic TILE CEILING, NEW INSPECTION BAY TO HAVE 2" X 2" VINYL COATED GYP BOARD.



**ELECTRICAL DEVICE NOTES:**

- 1 SWITCHES TO BE MOUNTED AT 48" AFF.
- 2 GENERAL OUTLETS TO BE MOUNTED AT AFF.
- 3 OUTLETS AT KITCHEN CABINETS TO BE MOUNTED AT AFF ABOVE COUNTERTOP.
- 4 CABLE & PHONE OUTLETS TO BE MOUNTED AT AFF.
- 5 EMERGENCY DEVICES TO MOUNTED PER NFPA STANDARDS.
- 6 ALL LIGHT FIXTURES AND LAMPS ARE TO BE CHANGED TO ENERGY EFFICIENT PRODUCTS.

**DOOR NOTES:**

- 1) ALL EXIST A NEW DOORS TO HAVE ADA LEVEL HANDLES.
- 2) ALL NEW DOORS TO HAVE ADA LEVEL HANDLES.
- 3) ALL NEW DOORS TO BE 36" WIDE DOORS WITH 2" MINIMUM CLEARANCE.
- 4) ALL NEW DOORS TO BE 2" MINIMUM CLEARANCE.
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**EMERGENCY/EXIT LIGHT KEY**

- 1) EMERGENCY EXIT LIGHTS TO BE MOUNTED AT AFF.
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**PROJECT:** ECONO LODGE 1ST FLOOR REMODEL  
 ROSE STREET  
 LA CROSSE WI

**CLIENT:** GROUP B-BUSINESS

**DATE:** 01.27.2017

**SCALE:** 1/4"=1'-0"

**DRAWING INDEX:** A1 SITE PLAN

**GENERAL NOTES:**

- 1. ALL HOT WATER HEATERS ARE TO BE ELECTRIC OR GAS SEALED COMBUSTION TYPE.
- 2. ALL SPACE HEATING DEVICES ARE TO BE GAS SEALED COMBUSTION TYPE.
- 3. FLOOR 1999.10 AND 199.10A.
- 4. THE OWNER IS TO PROVIDE A FIRE EXTINGUISHER PER COMBUSTION TYPE.
- 5. ALL TO HAVE BATTERY BACKUP POWER SUPPLY.
- 6. ASPHALT & GRAVEL DRIVE TO SLOPE NO MORE THAN 4% UP TO BUILDING ENTRANCES.
- 7. G.C. TO VERIFY MECH. ELEC. & PLUMBING AS REQ'D & TO PROVIDE NECESSARY PLANS AS REQ'D BY BUILDING OFFICIAL.

**CODE INFORMATION:**

BUILDING ADDITION: B&S SF

OCCUPANCY: GROUP B-BUSINESS

CONSTRUCTION: TYPE III, NON-COMBUSTIBLE CONST.

SPRINKLER SYSTEM: NONE

FIRE ALARM SYSTEM: NONE

SMOKE DETECTORS: NONE

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