

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

PM2 LLC - C/O Three Sixty Real Estate Solutions LLC
119 19th St N, La Crosse, WI 54601
Paul Borsheim, Marvin Wanders, and Mike Keil
Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Steve Kumm A.I.A. Eskay architecture LLC
520 Riders club Rd, Onalaska, WI 54650

Professional Engineer (name and address), if applicable:

Kris Roppe ISG
201 Main St Suite 1020, Lacrosse, WI 54601

Contractor (name and address), if applicable:

Borton Construction - 2 Copland ave suite 201
La Crosse, WI 54603

Address(es) of subject parcel(s): 2615 S East ave, La Crosse, WI 54601

Tax Parcel Number(s): 17-50296-100

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

See Attached Legal description

Zoning District Classification: Heavy Industrial M2

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: Asphalt Parking lot with 2
Buildings located behind main 2615 S east ave building.
One is a Quonset Hut and the other is a shed.

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

Please See Attached Letter

Type of Structure proposed: 2 wood Framed metal Buildings on Concrete Slabs w/ Parking lot.

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: No designated Spaces - Asphalt Lot

Number of proposed off-street parking spaces: No designated Spaces - Concrete lot

* 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.

Paul Boush (signature) 1-8-21 (date)

779-0400 (telephone) Paul.Borsheim@BorshConstruction.com (email)

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

Personally appeared before me this 8th day of January, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dutch
Notary Public
My Commission Expires: 2-19-23

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 8th day of January, 2021.

Signed: Laura Kuhlman OBO Andrea Trane
Director of Planning & Development



NOTARY PUBLIC STATE OF WISCONSIN

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording.

Given under my hand and seal of office this _____ day of _____, 19____.

My commission expires on the _____ day of _____, 19____.

Notary Public, State of Wisconsin

My commission expires on the _____ day of _____, 19____.

Notary Public, State of Wisconsin

My commission expires on the _____ day of _____, 19____.

Notary Public, State of Wisconsin

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Notary Public, State of Wisconsin

My commission expires on the _____ day of _____, 19____.

Notary Public, State of Wisconsin



AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Paul Borsheim, 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:
2615 S East Ave, La Crosse, WI 54601.
(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.

Paul Borsheim
Property Owner

Subscribed and sworn to before me this 8th day of January, 2021.

Gretchen Clements

Notary Public
My Commission expires 2-19-21.





East Ward Commerce Center

East Ward Commerce Center has been the successful redevelopment of a vacant office building and fenced industrial yard with two heated buildings, with one containing plumbing and bathrooms. The office building has successfully been renovated and now houses State of Wisconsin Workforce Development, Workforce Connections, Inclusa, a startup brine company, Dairyland Power, and other smaller office tenants. The property is currently 100% occupied.

In the spirit of the vision for the redevelopment of East Ward Commerce Center, the concept now turns to removing the two old buildings at the back of the site that is zoned industrial. Our team has identified a missing gap in our marketplace and would like to redevelop the area to fill the missing gap. The gap that exists is small footprint climate-controlled workspaces for product storage, equipment storage, affordable startup options, small-item distribution, service-related businesses, classic car retailers or investors, and other small space users. Many of these businesses do not or cannot afford large industrial business spaces, but our proposed small footprint, climate-controlled spaces would be advantageous due to affordability. These spaces per month rental range is \$475.00 to \$1200.00 plus utilities. Below you will find the current estimated footprints of the spaces.

Building #1 – (2) each x 30'x56' = 1680 sf = 3360 sf.

(9) each 24*56 = 1344 sf = 12,096 sf.

Building #2 – (8) each x 14'x36' = 504 sf = 4032 sf.

All buildings have 14' sidewalls with 12x12 overhead doors and heat.

These future building locations are currently enclosed in a fence storage yard with a card access panel. Forthcoming will be the leasing covenants that will govern the business environment of the spaces. The use mustn't interfere with the existing office users of the main building on the site.

**EXHIBIT A
LEGAL DESCRIPTION**

Part of the SW 1/4 of the SW 1/4 of Section 9, Township 15 North, Range 7 West, La Crosse County, Wisconsin, described as follows: Beginning at a point on the East line of East Avenue, which point is located 40 feet East and 387 feet North of the Southwest corner of said SW 1/4 of the SW 1/4; thence East 607 feet; thence North 369.10 feet, more or less to the Southerly right of way line of the Chicago, Burlington & Quincy Railroad; thence Northwesterly along said Southerly right of way 172.50 feet, more or less to a point which is 466.12 feet East from the East line of East Avenue; thence South 161.03 feet; thence West 466.12 feet to the East line of East Avenue; thence South along said East line 303.50 feet to the point of beginning.