



MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

November 4, 2016

City Planning Department
City of La Crosse
400 North 4th Street
La Crosse, WI 54601

Re: Conditional Use permit for Demolition of 312- 316 7th Street

Dear Mr. Acklin,

Attached is a conditional use permit application from Desmond Investments II, LLC which I discussed with you last month.

The site plan and plat of survey as prepared by Paragon Associates is attached. Desmond Investments owns substantial amounts of land in the area and has long planned to create a mixed use project on the site. The general plan as proposed by MBA Architects is for a 9,240 square foot mixed use building that will remove the pre-existing multi-family structures, and build a 5 bay commercial building with 8 apartments. The 8 apartments would possibly have lower level parking and the commercial units, a parking lot.

The current request is to remove one of the structures which is located at 312 – 316 South 7th street. This building, many years prior to the current owner purchasing the same, was poorly converted into a 4 unit multi-family structure. After over \$20,000.00 in repairs to the building, it is still not structurally sound or even suitable for habitation. It has been closed up and should most likely be condemned.

The owner has plans to redevelop the entire site as indicated above, but until the road construction in the 7th and Cass Street area is completed and a better determination is made as to how traffic and access will be impacted, a final design cannot be completed. The hope is to have the new development in place within 3 to 5 years. All other buildings owned by the developer in this parcel are occupied.

Until the a final decision can be made for the design, this lot, which is 60 x 65 will be used as a vehicle turnaround and temporary commercial parking, loading and unloading for the commercial building at 620 Cass Street. We have referenced 4 parking spaces, because we anticipate that to be the number of cars located there at any one time.

The adjoining properties are owned by Desmond Investments and are primarily commercial, with some pre-existing multi-unit residential. The other adjoining property is Good Year Tire. There is a county residential high rise across the street and a nearby multi-residential apartment building. The rest of the area is parking lot.

Daniel E. Dunn
Licensed in WI and MN
Phillip James Addis
Licensed in WI, MN, and IA

504 Main Street
Suite 200
P.O. Box 1627
La Crosse, WI 54602-1627
P. 608.784.1355
F. 608.784.2919

City Planning Department

Attn: Mr. Acklin

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The demolition of this vacant building will not impact any surrounding property owners or have a negative effect on the neighborhood or the tax base. The property could be condemned, but the owner is prepared to be proactive and would like to remove it now, in anticipation of a future development.

Very truly yours,

MAIN STREET LAW OFFICES, LLC



Phillip James Addis

Encls.

PJA/ghs

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Desmond Investments II, LLC
c/o Law Offices of Philip James Addis, LLC 504 Main Street, La Crosse, WI 54601

Owner of site (name and address):

Desmonds Investments II, LLC
620 Cass Street, La Crosse, WI 54601

Architect (name and address), if applicable:

MBA Architects
3823 Creekside Land, La Crosse, WI 54601

Professional Engineer (name and address), if applicable:

Paragon Associates
744 Moore Street, La Crosse, WI 54601

Contractor (name and address), if applicable:

none

Address of subject premises:

312-316 7th Avenue South

Tax Parcel No.: 17-30072-090

Legal Description:

East 65 feet of Lot 3 in Block 12 of Stevens Addition to the City of La Crosse

Zoning District Classification: ~~Local Business~~

C2-Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 353

(if the use is defined in 115-347(6)(c)(1) or (2), see "" below.)*

Is the property/structure listed on the local register of historic places? Yes _____ No x

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):

vacant residential structure that originally built as a single family home, was subdivided by prior owners into multiple units, which severely damaged the structural integrity of the building. The building has been vacant due to health and safety concerns for several years.

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

Current proposed use will be a vehicle turnaround, drop off and temporary parking. Long term proposed use is a mixed use commercial and residential development

Type of Structure (proposed): Mixed use Commercial and residential

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: Unknown

Number of **current** off-street parking spaces: not applicable

Number of **proposed** off-street parking spaces: 4

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

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

* If the proposed use is defined in 115-347(6)(c)(1) or (2)

_____ (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.

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

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) 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 \$64,500.00.

I hereby certify under oath the value of the **proposed** replacement structure(s) is unknown.

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

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include 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.

Priscilla Kemas Paddis 4 November 2016
(signature) (date)
608-784-1355 paddis@addislaw.com
(telephone) (email)

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

Personally appeared before me this 4th day of November, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

DONNA M CLEMENTS
Notary Public
State of Wisconsin

Donna M. Clements
Notary Public
My Commission Expires: 3/22/2019

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

Review was made on the 4th day of November, 2016.


Signed: _____ Senior Planner.
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)


The undersigned, John Desmond of Desmond Investments II, LLC, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 312-316 7th Avenue South.
3. By signing this affidavit, the undersigned 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 7th day of November, 2016.



Notary Public
My Commission expires permanently.



BY COMMISSIONER OF PUBLIC SAFETY

314 7TH ST S LA CROSSE

Parcel: 17-30072-90
 Internal ID: 31437
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.090
 Township: 15
 Range: 07
 Section: 05
 Qtr: SW-NW

Abbreviated Legal Description:

STEVENS ADDITION E 65FT LOT 3 BLOCK 12 LOT SZ: 60 X 65

Property Addresses:

Street Address	City(Postal)
314 7TH ST S	LA CROSSE
312 7TH ST S	LA CROSSE
316 7TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
DESMOND INVESTMENTS II LLC	Owner	620 CASS ST	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
DBS	DOWNTOWN BUSINESS STUDY	N
0031	La Crosse TIF 11	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 14	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	OLDER TRI-PLEX	

Lottery Tax Information:

Lottery Credits Claimed: 0

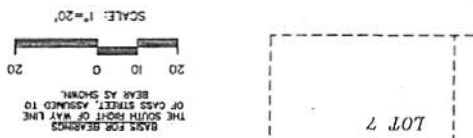
NOTES

-THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SCALE FOR THE USE OF M&A ARCHITECTS INC. AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAUTHORIZED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

-THIS DOCUMENT IS BEING FURNISHED TO M&A ARCHITECTS INC. IN THE FORM OF AN ARCADO SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF ARCADO TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY BE LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

-THE LOCATION OF EXISTING UTILITIES FROM UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UTILITIES. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS CALLED DIMERS HOT LINE (800) 242-8511.

- LEGEND**
- SET 3/4" x 10" IRON BAR (1.5 LBS./LN FT)
 - FOUND 3/4" IRON BAR (UNLESS NOTED)
 - () RECORDED AS BEARINGS AND/OR DISTANCES
 - ⊕ IRON BAR
 - ⊕ IRON PIPE
 - ⊕ PLATED OR BUILT UP WAYS
 - ⊕ UTILITY EASEMENT
 - ⊕ CURB BELT
 - ⊕ WATER LINE
 - ⊕ GAS STOP
 - ⊕ UNDERGROUND GAS
 - ⊕ GAS METER
 - ⊕ OVERHEAD UTILITY LINES
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ UTILITY POLE W/OUT WIRE
 - ⊕ SHIMS
 - ⊕ CHAIN LINK FENCE (UNLESS NOTED)



DESCRIPTION

LOT 1, 2, AND 3 TOGETHER WITH THE EAST HALF OF VACATED ALLEY, LOT 4, THE NORTH 9.33 FEET OF LOT 6 INCLUDING THE STEVEN'S RESERVE OF BLOCK 12, AND LOT 8 EXCEPT THE SOUTH 79 FEET OF BLOCK 11, ALL IN THE STEVEN'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. (SEE NOTE ABOVE)

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

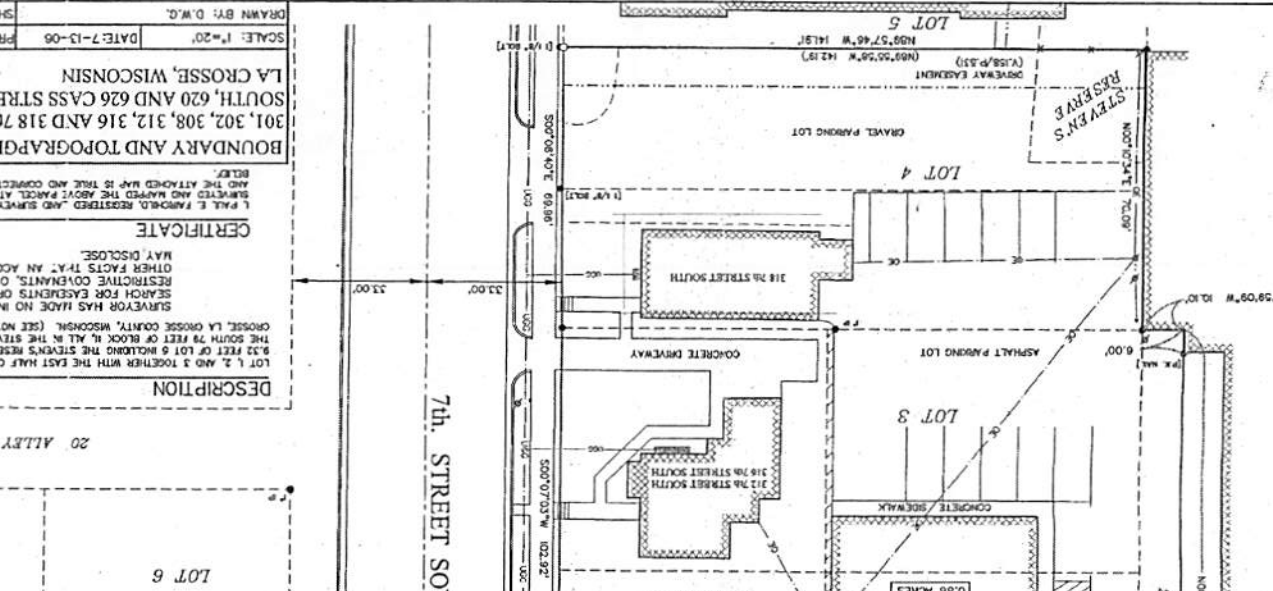
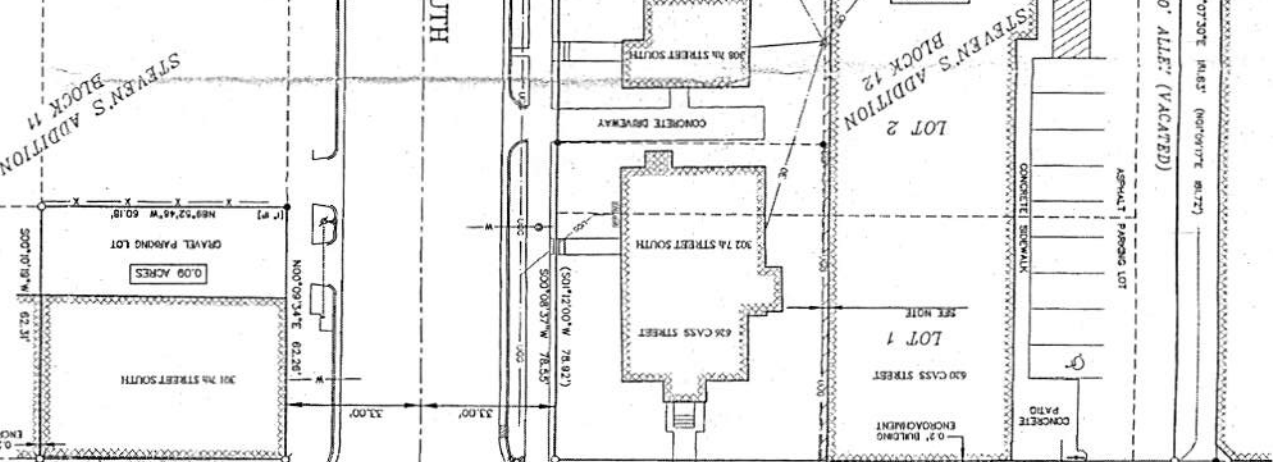
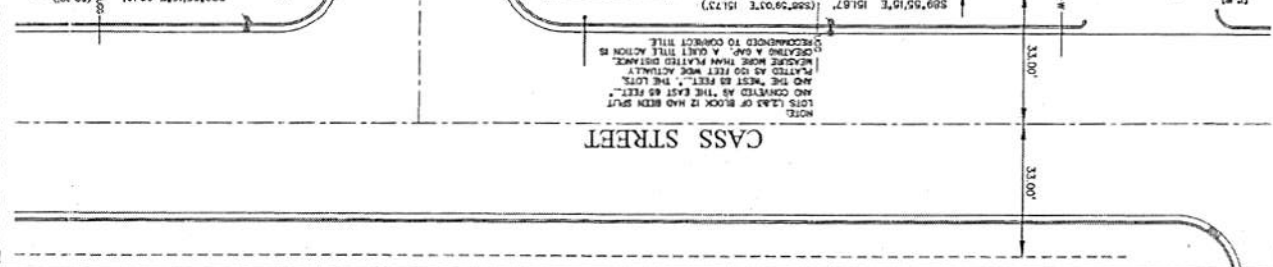
I, PAUL E. FARMER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF M&A ARCHITECTS INC. AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFICATE

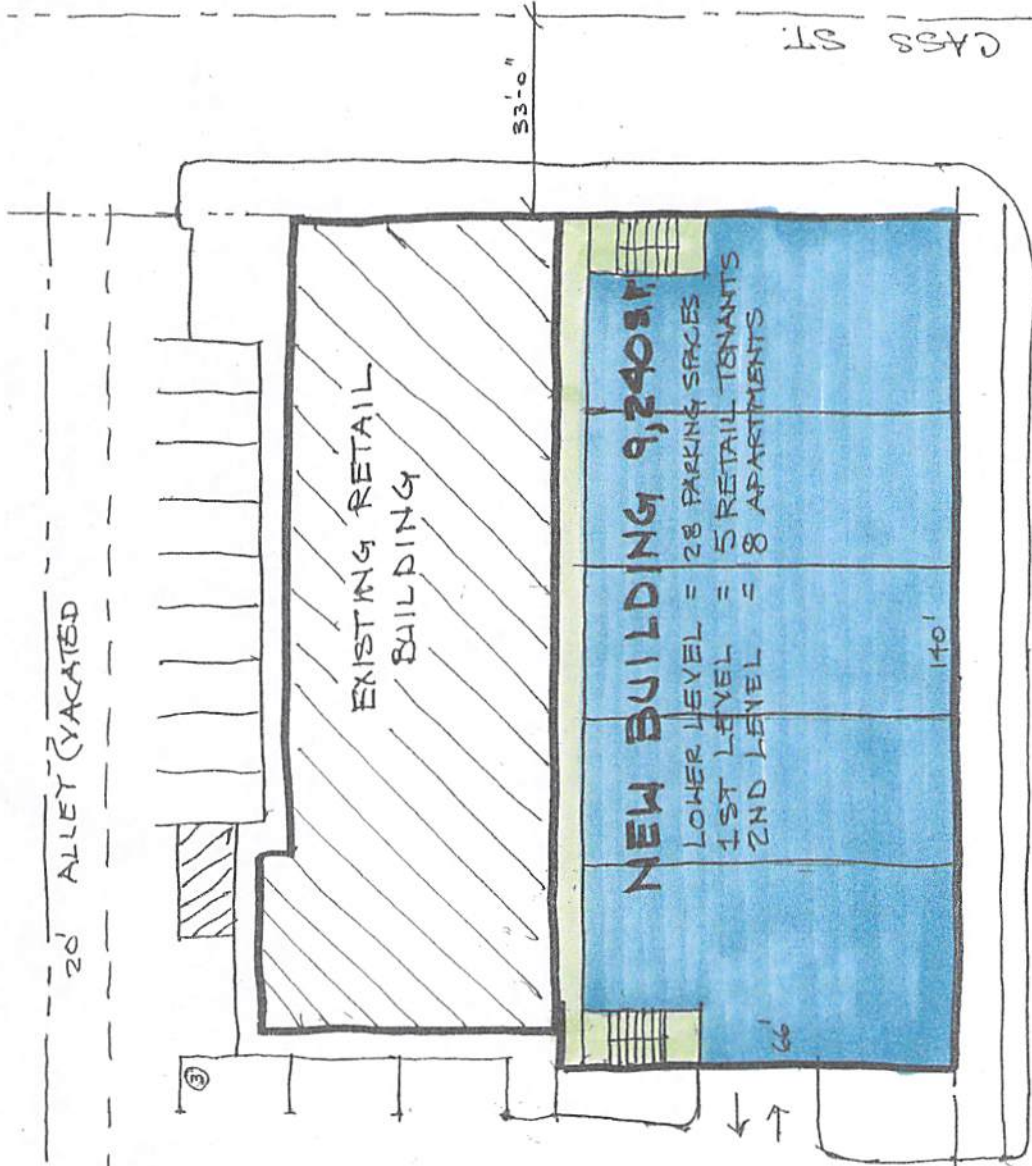
DATE: 7-13-06
 SCALE: 1"=20'
 PROJECT #:
 SHEET NUMBER: 1 OF 1

BOUNDARY AND TOPOGRAPHIC SITE MAP
 301, 302, 308, 312, 316 AND 318 7th STREET
 SOUTH, 620 AND 626 CASS STREET
 LA CROSSE, WISCONSIN

PARAGON ASSOCIATES
 SURVEYING, ENGINEERING, LANDSCAPE ARCHITECTURE
 244 N. 3rd Street, La Crosse, WI 54601
 TEL: 608.781.3110 FAX: 608.781.3187 PARAGON-ASSOCIATES



20' ALLEY (VACATED)



39 PARKING SPACES

NEW BUILDING 9,240 SF

LOWER LEVEL = 28 PARKING SPACES
 1ST LEVEL = 5 RETAIL TENANTS
 2ND LEVEL = 8 APARTMENTS

EXISTING RETAIL BUILDING

33'-0"

CASS ST.

7TH ST. SOUTH

PROPOSED SITE PLAN

1" = 20'-0"

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M&B ARCHITECTS, INC.
 8381 785-2790 • FAX: 8381 785-2792

7TH &
 CASS ST.
 PROJECT

DATE: 5/16

CHK: [Signature]

C-1