

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Philp Gelatt Sr.

2809 28th Street South, La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:
Seward LLC PO Box 489 La Crosse, WI 54602

Architect (name and address), if applicable:
NA

Professional Engineer (name and address), if applicable:
NA

Contractor (name and address), if applicable:
Kirchner Custom Builders, Inc.

2809 28th Street South, La Crosse, WI 54601

Address(es) of subject parcel(s): 1304 Cass Street

Tax Parcel Number(s): 17-30177-11

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

Zoning District Classification: Residential R1-Single Family

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-398
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: Green Space - Single family Home

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

Install a fence at a height above grade equal to 7'10"

Type of Structure proposed: Install a fence at a height above grade equal to 7'10"

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: NA

Number of proposed off-street parking spaces: NA

* 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.

[Signature] 12/14/22
(signature) (date)

772-349-3420 pmgelatt1@gmail.com
(telephone) (email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE

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



[Signature]
Notary Public
My Commission Expires: Is permanent

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 20th day of December, 2022.

Signed: [Signature] Plan Admin
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Philip Gelatt Sr., being duly
(owner of subject parcel(s) for Conditional Use)
Managing member of Seward, LLC
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:
1304 Cass Street, 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.



Philip Gelatt Sr.
Property Owner
Managing Member Seward, LLC

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

[Signature]

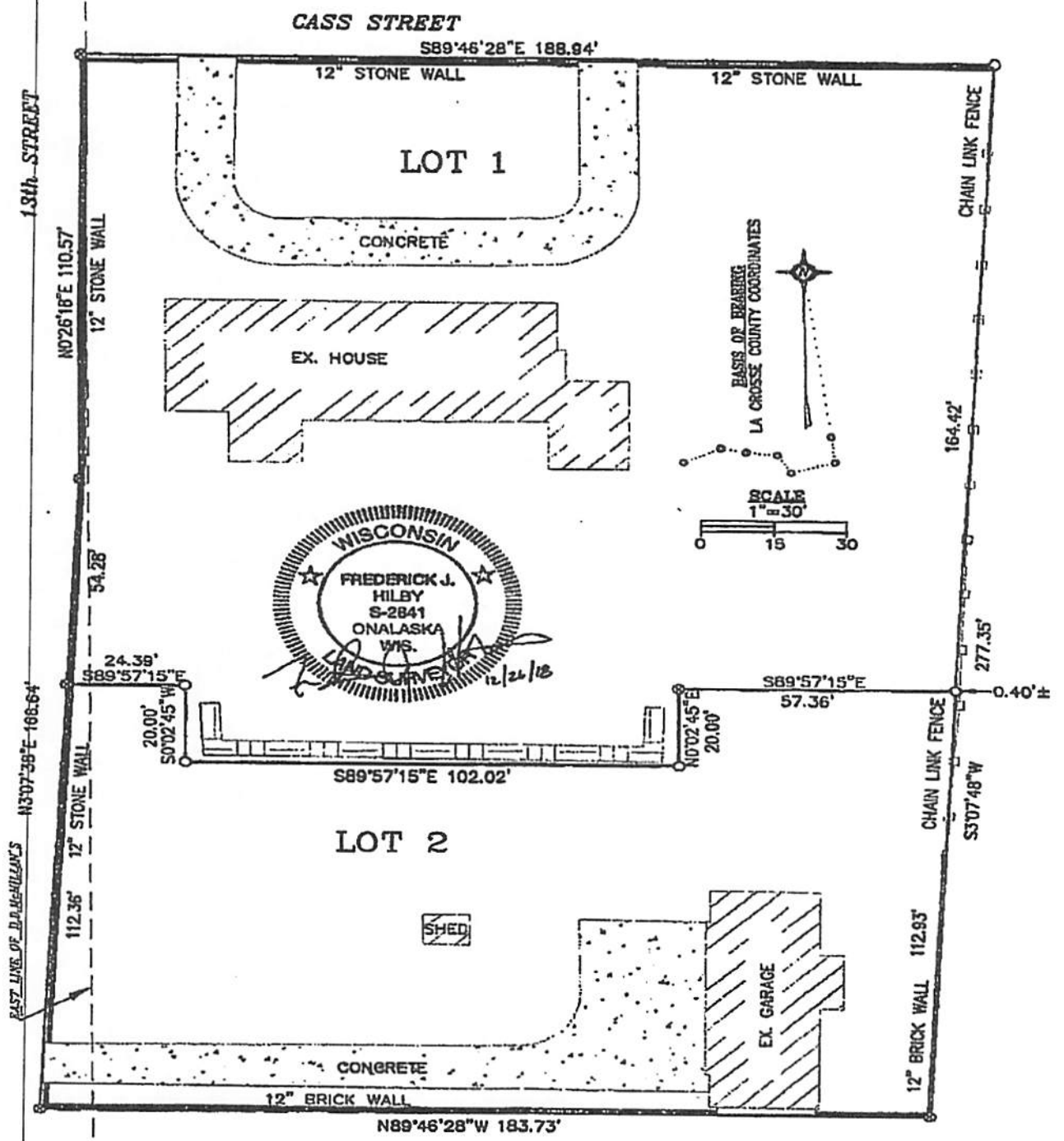
Notary Public
My Commission expires is permanent.

Legal description for 1304 Cass Street, La Crosse, WI 54601

Lot 1 of La Crosse County Certified Survey Map filed ON March 4, 2019, in Volume 18 of Certified Survey Maps, Page 14, as Document No. 1722923, being part of Lot 1 of Rublee and Gillette's Addition to the City of La Crosse and part of Lot 1 of D.D. McMillan's Addition to the City of La Crosse, La Crosse, County, Wisconsin.

CERTIFIED SURVEY MAP

Part of Lot 1 of Rublee and Gillette's Addition to the City of La Crosse and part of Lot 1 of D.D. McMillan's Addition to the City of La Crosse, in Section 5, Township 15 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin.



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Kirchner Custom Builders, Inc.

December 15, 2022

RE: Conditional Use Permit for 1304 Cass Street

Mr. Philip Gelatt, the managing member, of Seward LLC, which is the entity that owns 1304 Cass Street, would like to build a 7' 10" tall privacy fence at the south property line of this property at a distance of 3 feet inward from said south property line. The City of La Crosse inspections department has advised under the ordinance only a 6' tall fence can be built, and that relief may be granted via the issuance of a Conditional Use Permit by the City of La Crosse. To this end, Mr. Gelatt would like to apply for such a Conditional Use Permit from the City of La Crosse with the submitted application. Please call me with any questions. Thank you very much.

Marty Kirchner
Kirchner Custom Builders, Inc.
608-386-0307

2809 28th Street South • La Crosse, WI 54601 • Office: 608-782-3087 • FAX: 1-608-299-2125

www.kirchnercustombuilders.com