

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

George Keith Brown
2835 S 31st
La Crosse WI 54601

Owner of site (name and address):

George Keith Brown
2835 S 31st
La Crosse WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Brian Cuda
Coales property solutions

Address of subject premises: 802 S 7th La Crosse WI
54601

Tax Parcel No.: 17-30127-100

Legal Description: Linda Rodolf; addition to CITY OF LA CROSSE, WI 288ft
in Lot 73 Ex 514ft Block 11 & incl. RR General Building - 42304 W - 2000
74 50D13M39W. 35 ft ALK EIA Lot 8915140022/Mark M. J. 102806P205
N88059A25W 88.79ft N1D13M35 8053217. GEORGE KEITH BROWN 12:42PM
88.79ft NO ELN 73 W N/W LN 7th St S1D13M39W 17.5ft TO POB

Zoning District Classification: Payment Amount: 250.00

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 343 (13)
(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

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):

8 plex - 8 2 Bdrm 1 Bath, total sq. ft 6,400

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):

The addition of a 2 Bdrm, 2 bath, Living room Kitchen 1750 sq. ft

Type of Structure (proposed): Wood fram.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 0

Number of **current** off-street parking spaces: 16

Number of **proposed** off-street parking spaces: 18

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

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 \$ _____.

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ 35-45,000.

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.

George Keith Bm (signature) 2-6-15 (date)

608-790-5739 (telephone) LaCrosse.k6@yahoo.com (email)

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

Personally appeared before me this 6th day of February, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara Q Benson
Notary Public
My Commission Expires: 12-26-2017

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

Review was made on the 6th day of February, 2015.

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



AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Applicant, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 802 S 7th LaCrosse WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Gena Ketchum

Subscribed and sworn to before me this 6th day of February 2015

Barbara A Benson
Notary Public
My Commission expires 12-26-2017.

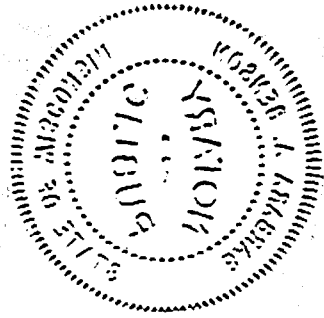


TO THE HONORABLE SENATOR JOHN F. BRADY
U.S. SENATE
WASHINGTON, D.C.

DEAR SENATOR BRADY:

I am pleased to inform you that the
National Aeronautics and Space Administration
has approved the proposed program of
research and development in the field of
space medicine for the period 1964-1968.

John F. Kennedy



Very truly yours,
John F. Kennedy
John F. Kennedy
President of the United States

The property at 802 S 7th street that I purchased in 2012 consists of the structure completely surrounded by blacktop and parking. The building is not very aesthetically appealing due to the lack of green space. I own several properties in the Washburn district and improving the neighborhood is as important to me as it is to the residents that live in the Washburn district. In 2014 I put a new roof on the property, I spent an additional \$2,000 to put a more appealing blue shingles on the property instead of standard shingles. I'm very strict on who I've rented to during my ownership. I haven't had incidences involving the police being called to the property or issues with the city inspection department. In the fall of 2014 I purchased 17' of the lot to the south from the city . The intent of this purchase was to remove the blacktop in the " front" east and north sides of the property that is currently parking, and turning that into green space. Then use 4' of the new purchased land as a water retention area and the remaining space for parking. Currently there are 8-2 bedroom apartments and 16 parking spaces the completed project will have 18 parking spaces.

I hadn't anticipated it costing \$20,000 to improve the appearance of the property and reduce water runoff. The lot was \$3,000, the estimate for removing existing black top around the building and installing new blacktop to the south was approximately \$10,000. The estimate for doing the new landscape and water retention area is around \$7,000.

My bank is unwilling to loan the \$20,000 based on the income produced by the property and current loan to value.

My solution to the financial limitations is to build a 2 bedroom apartment in the basement of the building. The cost of the build would be around \$45,000. There's 1,800 sq ft of unused open space in the basement. This would be a well-designed high end apartment that would rent for \$700 a month. If I can get a conditional use permit for the build, First National Bank is willing to lend me \$65,000 to do the build and complete the exterior parking and landscaping.

In December I attended a meeting with the Washburn association where I received positive feedback from the association and compliments from the "Washburn Officers" and local residents on being a responsible landlord.

I'd very much like to move forward with this project with your approval.

Sincerely,



George Keith Brown



La Crosse County

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802 7TH ST S LA CROSSE

Print View

Parcel: 17-30127-100 Internal ID: 68895
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30127-100
 Internal ID: 68895
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: No
 Total Acreage: 0.260
 Township: 15
 Range: 07
 Section: 05
 Qtr: NW-SW

[Parcel](#)
[Taxes](#)
[Outstanding Taxes](#)
[Assessments](#)
[Deeds](#)
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[History](#)

Legal Description:

LORD & RODOLFS ADDITION E 88FT 4 IN LOT 72 & E 88FT 4 IN LOT 73 EX S 14FT
 BLOCK 11 & INCL PRT LOTS 73 & 74 COM NE COR LOT 74 S0D13M34SW 3.5FT
 ALG E LN LOT 74 & W R/W 7TH ST S POB N88D59M2SW 88.79FT N1D13M3SE
 17.5FT S88D59M2SE 88.79FT TO E LN LOT 73 & W R/W LN 7TH ST S
 S1D13M34SW 17.5FT TO POB

Property Addresses:

Street Address	City(Postal)
802 7TH ST S	LA CROSSE
802 7TH ST S APT 1	LA CROSSE
802 7TH ST S APT 2	LA CROSSE
802 7TH ST S APT 3	LA CROSSE
802 7TH ST S APT 4	LA CROSSE
802 7TH ST S APT 5	LA CROSSE
802 7TH ST S APT 6	LA CROSSE
802 7TH ST S APT 7	LA CROSSE
802 7TH ST S APT 8	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GEORGE K BROWN		2835 31ST ST S	LA CROSSE	WI	54601-7732

Districts:

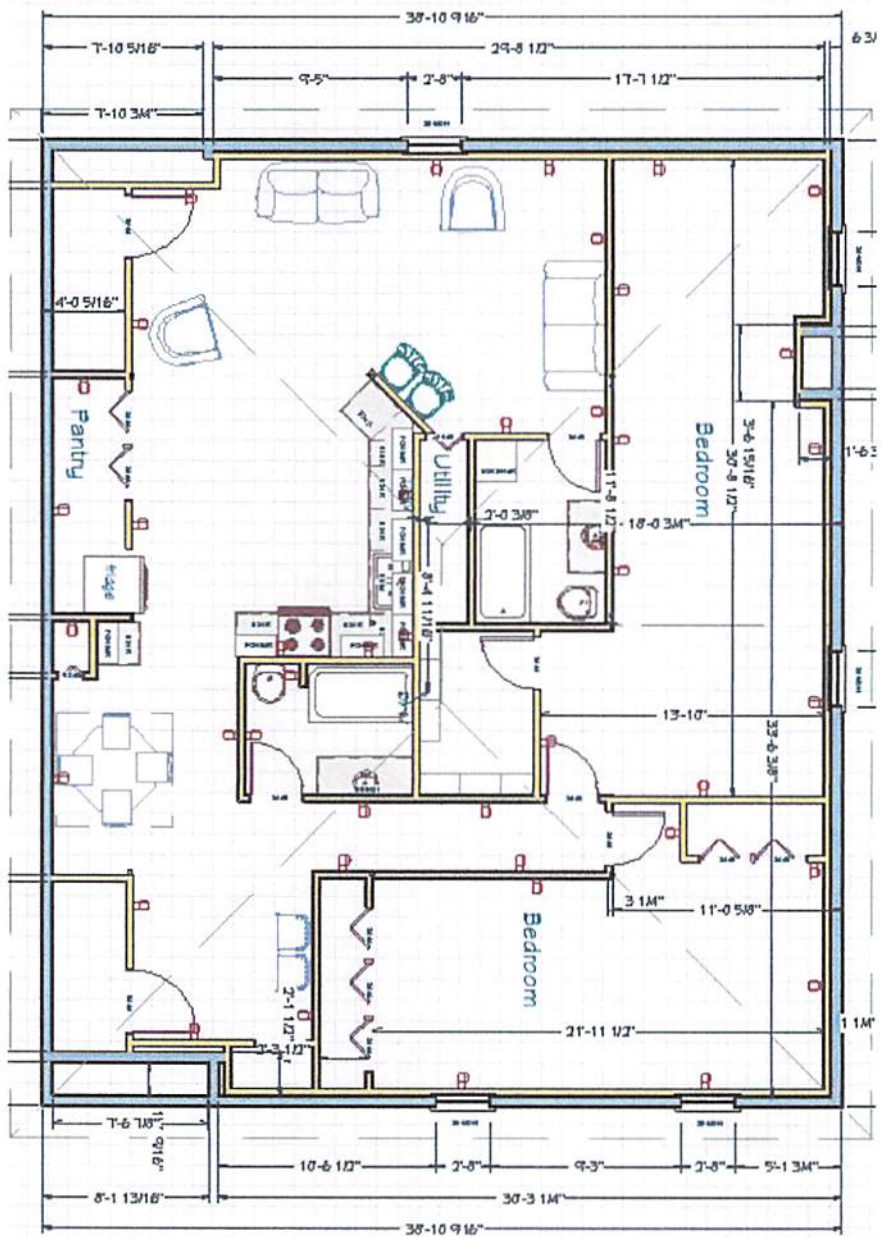
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	APTS(5-10)

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



The above designs were made to keep all plumbing in central area to decrease plumbing costs, and to be able to add a few walls to easily convert to a 4 bedroom design.

In order to finish this area, the cost would be on the high end \$43,000 or \$35,000 on the low side. The cost does not include plumbing or electrical (bathrooms are extra) but does include:

- R15 or higher exterior wall insulation
- Build all walls
- Install drywall with orange peel finish & paint
- Vinyl plank flooring in living/dining/kitchen area
- Carpet in bedrooms
- Install 5 egress windows
- Standard 6 panel interior doors
- Standard entry doors
- Coaxial cable and phone lines in each room
- Standard kitchen cabinets and appliances

Additional labor would be billed at 35/hr. This might include finish installing outlets, fixtures, etc. after rough in. Bathrooms could be finished for the same labor rate after plumbing rough in. Permits not included in estimate. The first step is to get a limited use permit issued to begin the project. Final architectural design may require licensed architect to finalize.

Let me know what questions you may have.

Brian Cuda

Coulee Property Solutions

507-450-8318

Estimate

Coulee Region Ecoscapes, LLC
 2636 7th St. South
 La Crosse, WI 54601
 608-316-5911
 couleeregionecoscapes@gmail.com
 www.crecoscapes.com

Name/Address
Keith Brown 802 7th St. S. La Crosse, WI 54601

Date	Estimate No.	Project
01/21/15	212	

Item	Description	Quantity	Cost	Total
Labor	Install Landscape Design Around 802 7th St. S. as per Design Specifications		3,000.00	3,000.00
Landscape Fabric and Staples	For Under River Rock <i>change to rubber 3ft alt</i>		150.00	150.00
Edging and Stakes	Barrier between Mulch and River Rock		100.00	100.00
River Rock	For Around Building		220.00	220.00
Compost	For Garden Beds Around Building		210.00	210.00
Plants	All Plants Come With A Conditional 1 Year Warranty from the Date of Planting: Coulee Region Ecoscapes, LLC, is not responsible for plants that die as a result of vandalism, theft, negligence, accidental or intentional spraying of toxic chemicals (i.e. glyphosate), or destruction by animals		0.00	0.00
Shenandoah Switch Grass #2		5	24.95	124.75
Prairie Blue Eyes Daylily		3	9.95	29.85
Prairie Dropseed #1		3	12.95	38.85
Purple Coneflower		10	9.99	99.90
Anabelle Hydrangea #2		3	28.95	86.85
Palace Purple Coral Bells		5	9.95	49.75
			Total	

Estimate

Coulee Region Ecoscapes, LLC
 2636 7th St. South
 La Crosse, WI 54601
 608-316-5911
 couleeregionecoscapes@gmail.com
 www.crecoscapes.com

Name/Address
Keith Brown 802 7th St. S. La Crosse, WI 54601

Date	Estimate No.	Project
01/21/15	212	

Item	Description	Quantity	Cost	Total
Dwarf Korean Lilac #5		1	42.95	42.95
Wild Blue Phlox		3	9.99	29.97
Little Devil		5	39.95	199.75
Ninebark #3				
Rainbow Sensation		1	32.95	32.95
Weigela #2				
Hydrangea Tree		1	124.95	124.95
Cardinal Red		1	24.95	24.95
Osier Dogwood #2				
Brown-Eyed Susan		3	9.95	29.85
Mulch			400.00	400.00
Honey Locust #10	Shade Tree for Boulevard <i>or Basswood / Linden Tree</i>	1	142.95	142.95
Tax	5.5%		282.60	282.60
			Total	\$5,420.87

Estimate

Coulee Region Escapes, LLC
2636 7th St. South
La Crosse, WI 54601
608-316-5911
couleeregionescapes@gmail.com
www.crecoscapescapes.com

Name/Address
Keith Brown 802 7th St. S. La Crosse, WI 54601

Date	Estimate No.	Project
01/21/15	213	

Item	Description	Quantity	Cost	Total
Labor and Materials	Replace Concrete Walk In Front of Steps with a Paver Path; Estimating Paver Cost at \$2/sq. ft.; Actual Paver Selection May Affect Material Costs; Price Includes all Taxes		700.00	700.00
			Total	\$700.00

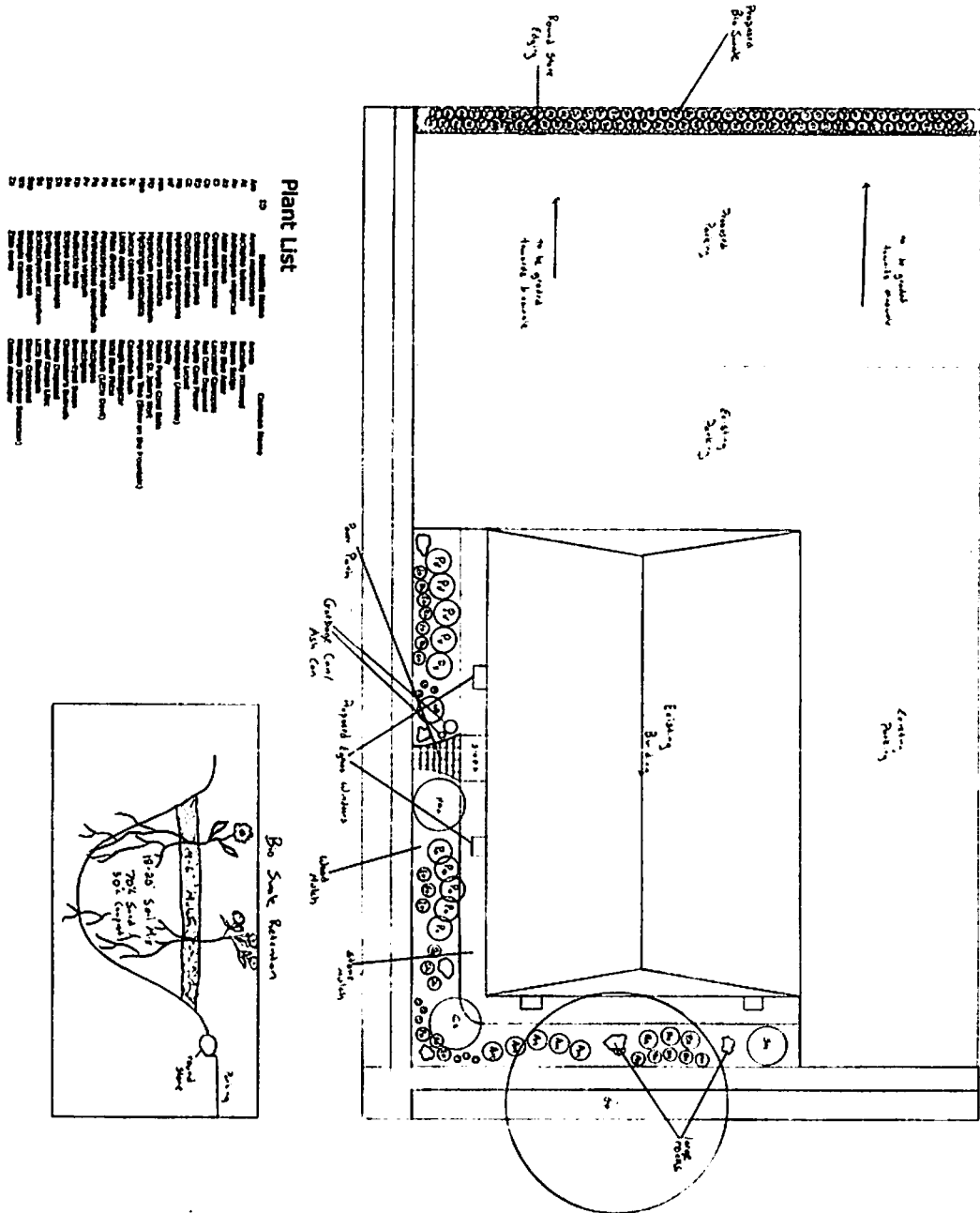
Estimate

Coulee Region Ecoscapes, LLC
2636 7th St. South
La Crosse, WI 54601
608-316-5911
couleeregionecoscapes@gmail.com
www.crecoscapescapes.com

Name/Address
Keith Brown 802 7th St. S. La Crosse, WI 54601

Date	Estimate No.	Project
01/21/15	211	

Item	Description	Quantity	Cost	Total
Labor and Materials	Install Bioswale as per Design Specifications: 1) Remove Existing Plant Materials and Excavate Soil as Specified; 2) Fill Bioswale with Engineered Soil Mixture (70% sand/30% certified organic compost) and Grade; 3) Install Rock Edging and Landscape Fabric along Parking Lot Edge; 4) Plant and Mulch; Includes all Taxes		3,700.00	3,700.00
			Total	\$3,700.00



Plant List

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