

Payment Amount:

250.00

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): JME Products, LLC (Joseph M. and Tracy L. Endrizzi), 236 17th Place South, La Crosse, WI 54601

Owner of site (name and address): James and Joyce Koebel Revocable Trust, 1514-1516 Market Street, La Crosse, WI 54601, 2609 Thomas Street, La Crosse, WI 54603

Architect (name and address), if applicable: Not Applicable

Professional Engineer (name and address), if applicable: Not Applicable

Contractor (name and address), if applicable: Not Applicable

Address of subject premises: 1514-1516 Market Street, La Crosse, WI 54601

Tax Parcel No. 17-30172-80

Legal Description: Commercial Property (see attached).

Zoning District Classification: R-2 Residential

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-347 (6)

(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? 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):

The structure currently houses two businesses, Jim's Barbershop and Dick Ghelfi's Pro Shop. Both business owners are retiring and closing their business. It is the current owners intent to sell the building to the individual proposing the site use. The building has three separate spaces, two accessed through the front entrance and one room in the back. All spaces are connected to a bathroom located towards the back of the building. The spaces were originally one large space. There is a small storage shed on the property and a paved drive with parking for customers. The building has 1,152 square feet, the lot size is .171 acres, the building was built in 1926 solely for commercial use. There is off-street parking associated with the property.

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):

Proposed use is a community-friendly arts and crafts workshop/instruction space and artists consignment gallery. Currently, there is not a plan to change the space. However, if any changes to the structure are made, they would be minimal to suit the needs of the business. Outside changes would include updated signage to reflect the new business.

Type of Structure (proposed): No new structures are proposed.

Number of current employees, if applicable: Not Applicable.

Number of proposed employees, if applicable: One.

Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code
(Rev. 08/2014)

Number of current off-street parking spaces: There is paved parking in the back suitable for the business. There is currently a predicted need of three to four parking spaces. The off-street location currently exceeds that need.

Number of proposed off-street parking spaces: Same as above.

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)
N/A (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.

N/A (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 \$ N/A.

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

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.

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

X Ryan R 187111 8-3-15
(signature)

608-781-3448 (telephone)
(date)

JJ KOELBL @ GMAIL.COM (email)

Personally appeared before me this 3rd day of AUGUST, 2015, 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: 8/29/17

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

Review was made on the 4th day of August, 2015.
Signed: [Signature], Senior Planner, Director of Planning & Development

Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code (Rev. 08/2014)

AFFIDAVIT
STATE OF)

) ss

COUNTY OF)

The undersigned, JAMES KOEBL, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE / CAMPBELL State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1514-1516 MARKET STREET, LA CROSSE.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Subscribed and sworn to before me this 3rd day of AUGUST, 2015

JOHN R. DECH
Notary Public

My Commission expires 8/29/17

Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code
(Rev. 08/2014)

3 August 2015

Joseph and Tracy Endrizzi
JME Products, LLC.
236 17th Place South
La Crosse, WI 54601

Common Council for the City of La Crosse

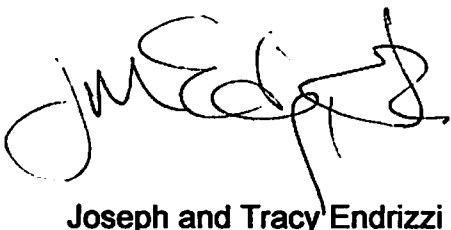
Dear Council Members,

It is our intent to purchase 1514/1516 Market with the purpose of redefining the space as a community arts and crafts center focused on building relationships and community bonds. The space we are envisioning would offer arts and craft experiences through a variety of different classes and workshops. The classes would range in ages from toddler to adult. In addition to classes, we would also offer group parties (such as birthday craft parties), home schooling art classes, and a variety of other tailor-made art experiences. As a compliment to our classes we would provide a handmade, local shopping experience in our consignment art gallery. It is our intent to partner with a local artisan that has an established arts and crafts business.

This particular location caught our eye when it was listed for sale. It is an ideal location for our potential customers. Because it is situated in a family-friendly, youth-oriented neighborhood, many of our potential customers will be able to frequent the business on a walk-in basis.

We have lived a few blocks from Market Street for more than ten years. We have a passion for improving our community and keeping our children involved in healthy, creative activities. Adults also will love the experience. We believe this business will thrive in the community. We very much appreciate your consideration of our proposal and look forward to further discussions on this matter.

With warm regards,



Handwritten signature of Joseph and Tracy Endrizzi, consisting of stylized initials and a surname.

Joseph and Tracy Endrizzi



Handwritten signature, likely of a council member, consisting of a stylized name.



[Parcel Search](#) | [Permit Search](#)

1516 MARKET ST LA CROSSE

[Print View](#)

Parcel: 17-30172-80 Internal ID: 32627
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30172-80
Internal ID: 32627
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.171
Township: 15
Range: 07
Section: 05
Qtr: NE-SE

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

Legal Description:

GOULD ADD LOT 8 & PRT NE-SE ADJ TO LOT 8 & ALLEY SUBJ TO ESMT IN V536 P772

Property Addresses:

Street Address	City(Postal)
1516 MARKET ST	LA CROSSE
1514 MARKET ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
JAMES & JOYCE KOELBL JOINT REVOCABLE TRUST		2609 THOMAS ST	LA CROSSE	WI	54603

Districts:

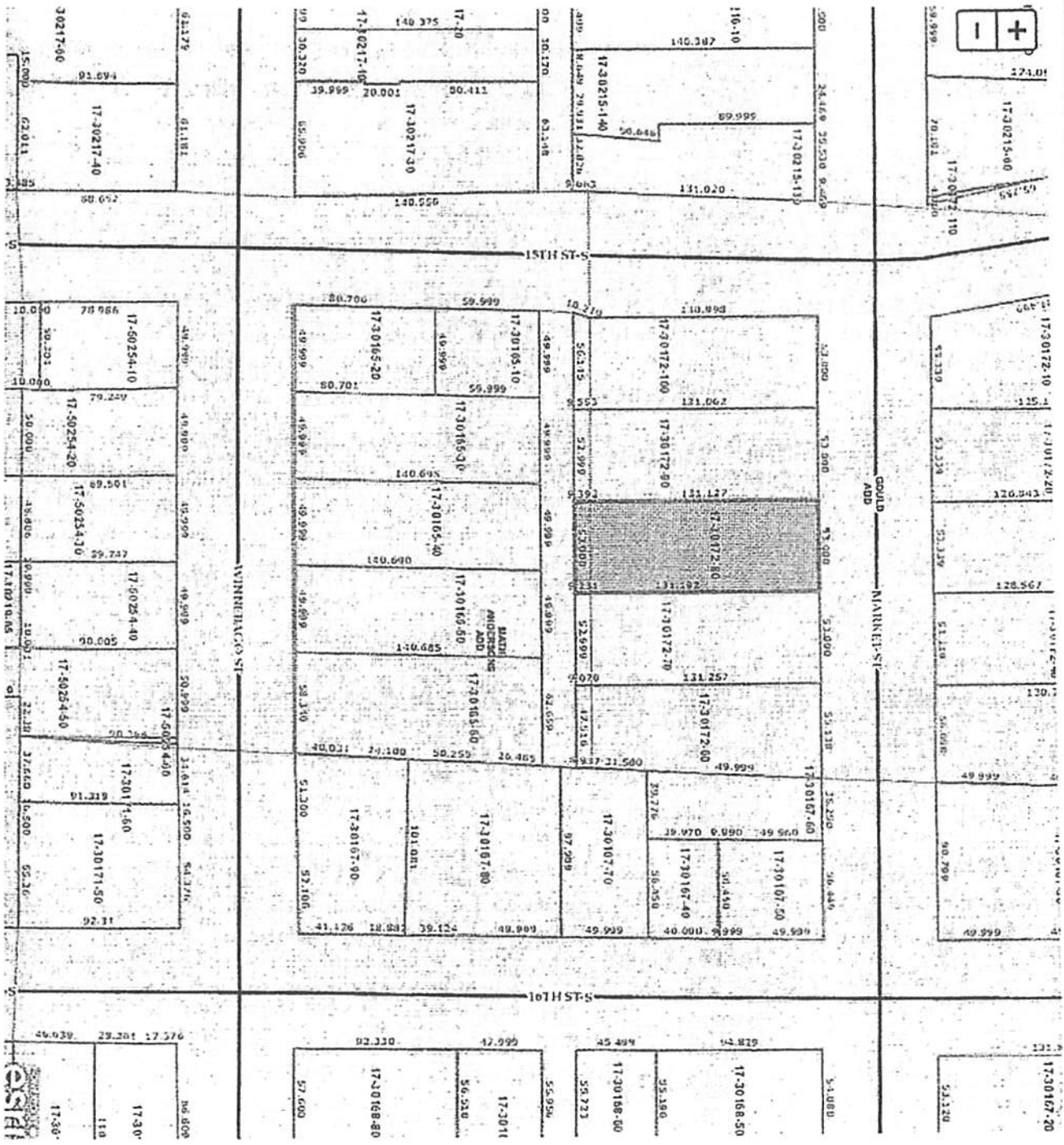
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 8
2012 + VOTING WARDS	2012+ Ward 18
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SERVICES

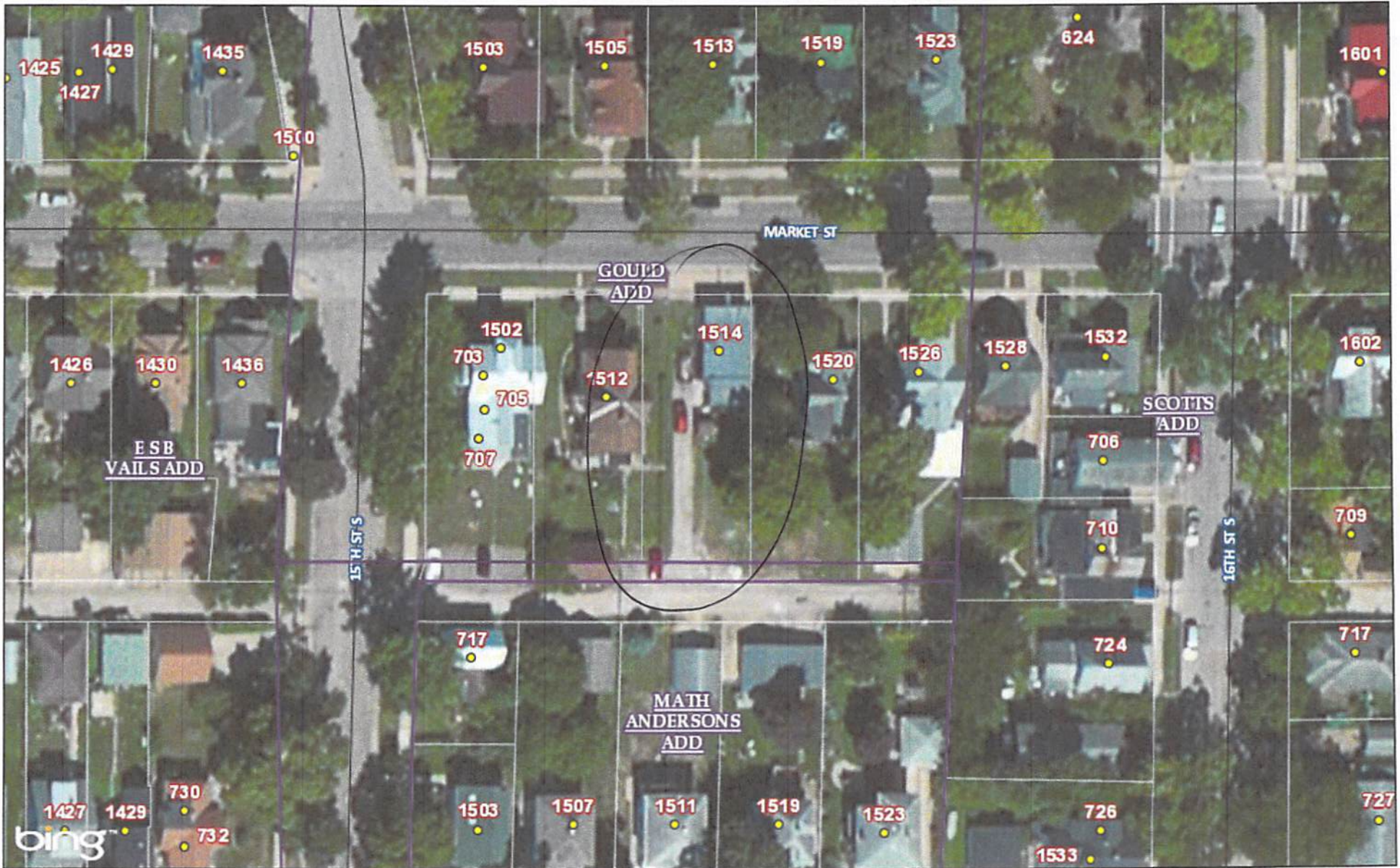
Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:



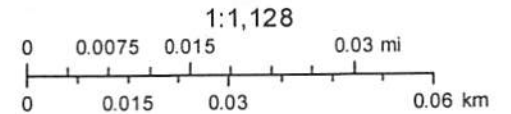
6/5

ArcGIS Online Web Map



August 1, 2015

- | | | | |
|--|---|--|--|
|  County Limits |  Federal & State Roads | Railroad Center Lines |  Spur Track |
|  Subdivision Boundary Labels |  County & Town Roads |  Burlington Northern Santa Fe | |
|  Subdivision Boundary Outline | |  CP Rail | |



La Crosse County, WI
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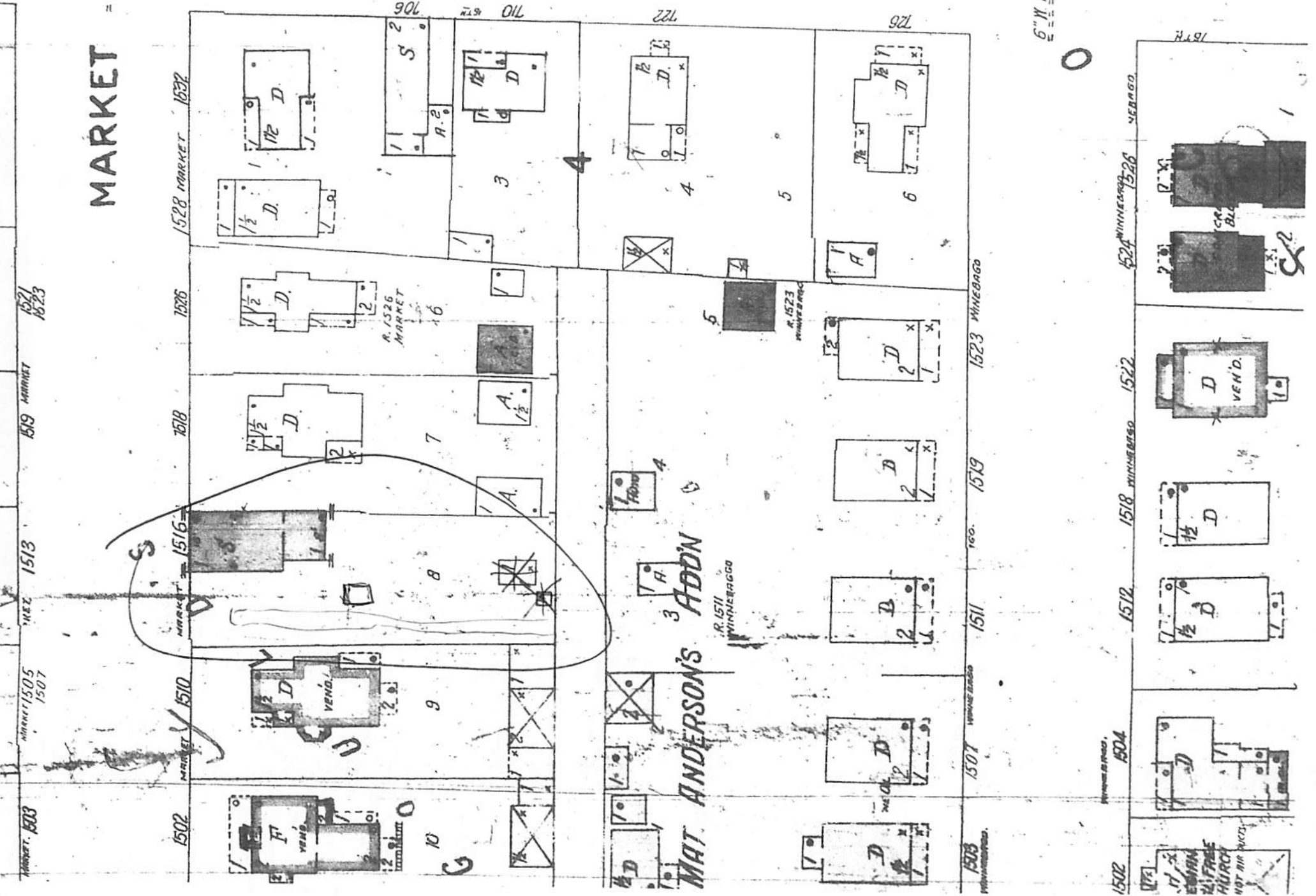
6" W PIPE

0

ST. S.

16TH

MARKET



1521
1523

1519 MARKET

1513
1515

1505
1507

1503

1528 MARKET

1526

1518

1516 MARKET

1510 MARKET

1502

106

110 112

122

126

128

S 2

R. 2

D. 1

D. 1

1/2 D.

1 1/2 D.

1 1/2 D.

D. 1

D. VEND. 2

F. VEND. 2

R. 1526 MARKET

16

A. 1/2

A.

1. 100

H. 1

3 ADDN

R. 1511 WINNEBAGO

MAT. ANDERSON'S

R. 1523 WINNEBAGO

1523 WINNEBAGO

1519

1511

1507 WINNEBAGO

1503

1524 WINNEBAGO

1522

1518 WINNEBAGO

1512

1504

1502

D. X
CR. BLK

D. VEND. 1

1/2 D.

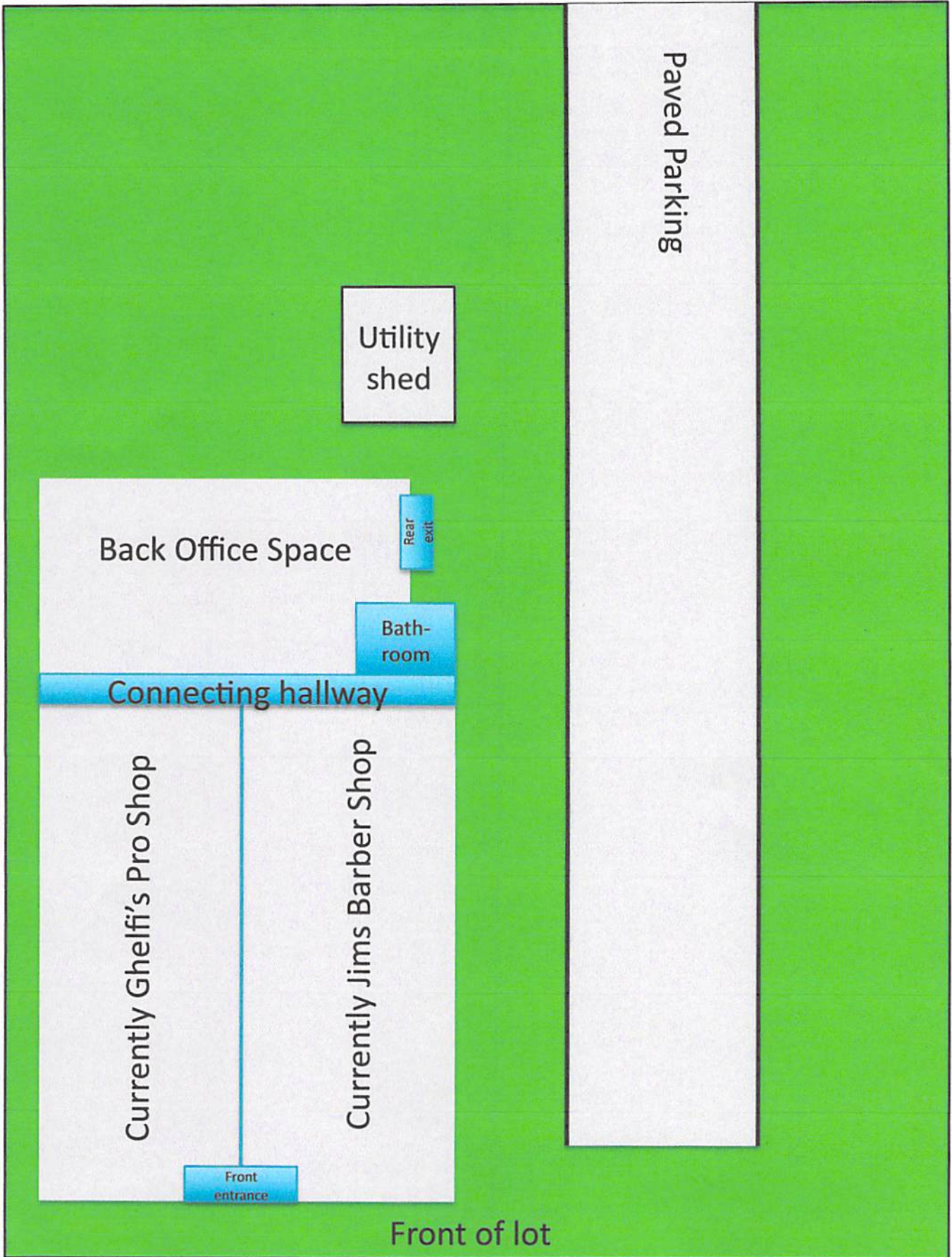
1/2 D.

D. 1

EMMAN
21 FREE
HURCH
HOT AIR RICKS

Lot Size: .171 Acres

Back of lot

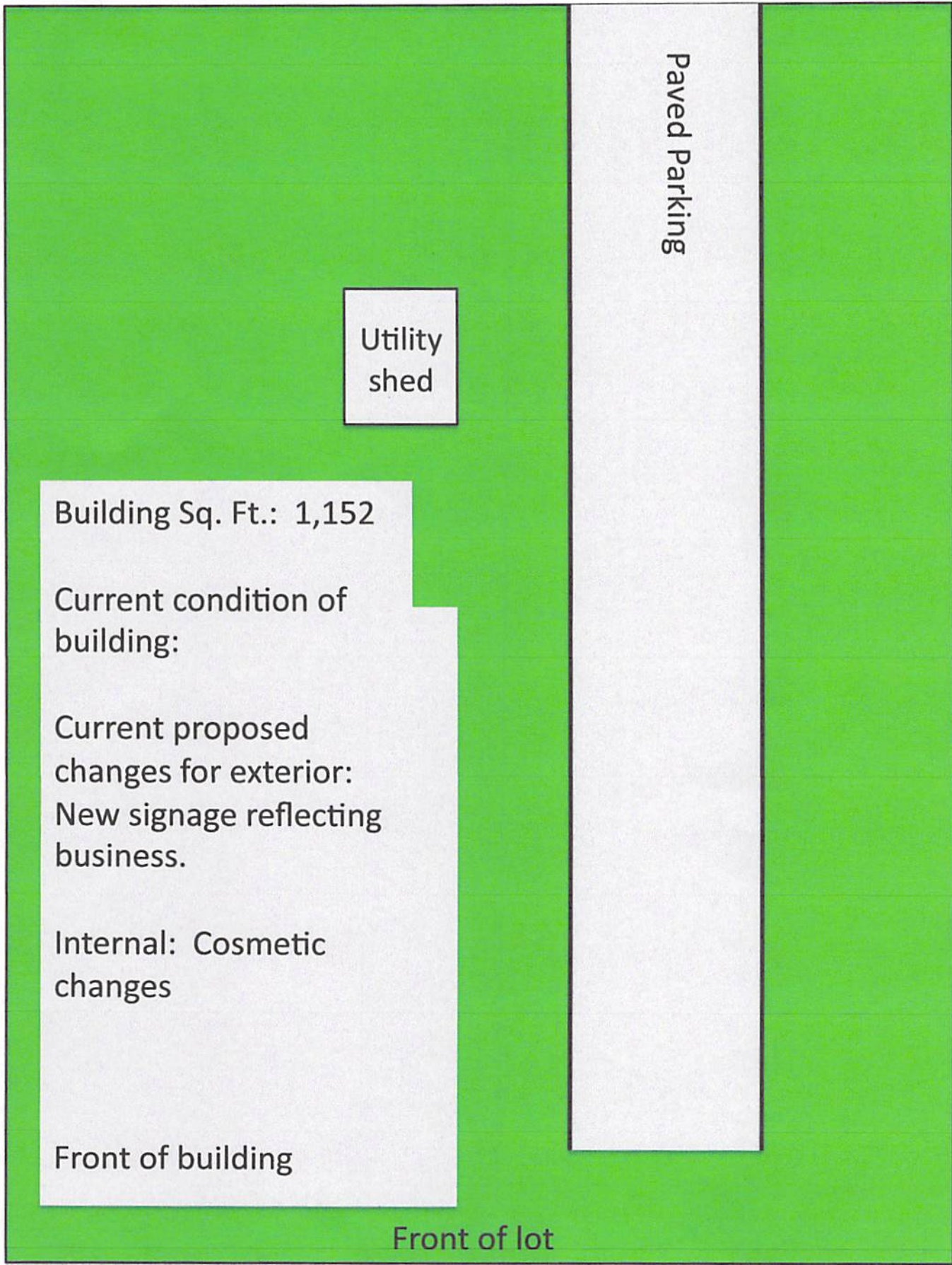


Front of lot

Street Parking

Lot Size: .171 Acres

Back of lot



Building Sq. Ft.: 1,152

Current condition of building:

Current proposed changes for exterior:
New signage reflecting business.

Internal: Cosmetic changes

Front of building

Front of lot

Street Parking