

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

RENEGADE ENTERPRISES, LLC
1460 W. City Hwy. 16, West Salem, WI 54669

Owner of site (name and address):

COLLINS JOINT REVOCABLE TRUST
601 St. Andrews St., Suite 208, La Crosse, WI 54603

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

HEIDER EXCAVATING
W4431 Hwy. 16, West Salem, WI 54669

Address of subject premises: 520 3rd St. So., La Crosse, WI 54601

Tax Parcel No.: 17-30102-100

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

The North 1/2 of Lot 7 and the South 10 feet of Lot 8, Block 22, in Camerons Addition to the City of
La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: M1 - Light Industrial

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115- 353

If the use is defined in:

- 115-347(6)(c)(1) or (2), see *** below.
- 115-353 or 356, 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):

Unused two story building which is under City order to repair.

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

Unused building requiring repair will be demolished and site will be used for extended parking of motor vehicle sales lot by Pischke Nissan.

Type of Structure (proposed): None

Number of current employees, if applicable: None

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: None

Number of proposed off-street parking spaces: None

CITY OF LA CROSSE, WI
General Billing - 147289 - 2017
003623-0025 Crystal H 04/11/2017 04:19PM
175694 - RENEGADE ENTERPRISES LLC

Payment Amount: 300.00

* 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

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

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 informed of the privacy fence provision by the City Clerk's Office.

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

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

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.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ 44,000.00.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ 0.00.

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

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an 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.

Mary Ann P. ... March 24, 2017
(signature) (date)

(telephone) (email)

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

Personally appeared before me this 24 day of March, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dawn M. ...
Notary Public
My Commission Expires: March 27, 2020

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

Review was made on the 31st day of March, 2017.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

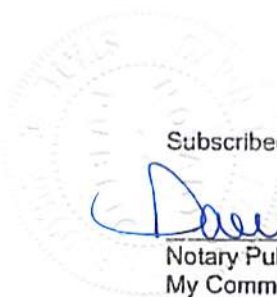
The undersigned, Marjorie P. Collins, being duly sworn states:

1. That the undersigned is an adult resident of the ~~City~~ Town of Campbell, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 520 3rd St. So., La Crosse, 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.

Marjorie P. Collins
Marjorie P. Collins
Property Owner

Subscribed and sworn to before me this 24 day of March, 2017

Dawn M. Faas
Dawn M. Faas
Notary Public
My Commission expires March 27, 2020



STATE OF MISSISSIPPI
COMMISSIONER OF LABOR

INVESTIGATION OF THE LABOR MARKET
FOR THE YEAR 1934

REPORT ON THE LABOR MARKET
IN THE STATE OF MISSISSIPPI

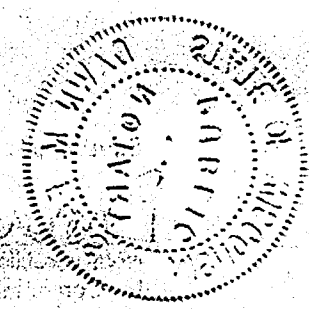
FOR THE YEAR 1934

BY THE COMMISSIONER OF LABOR

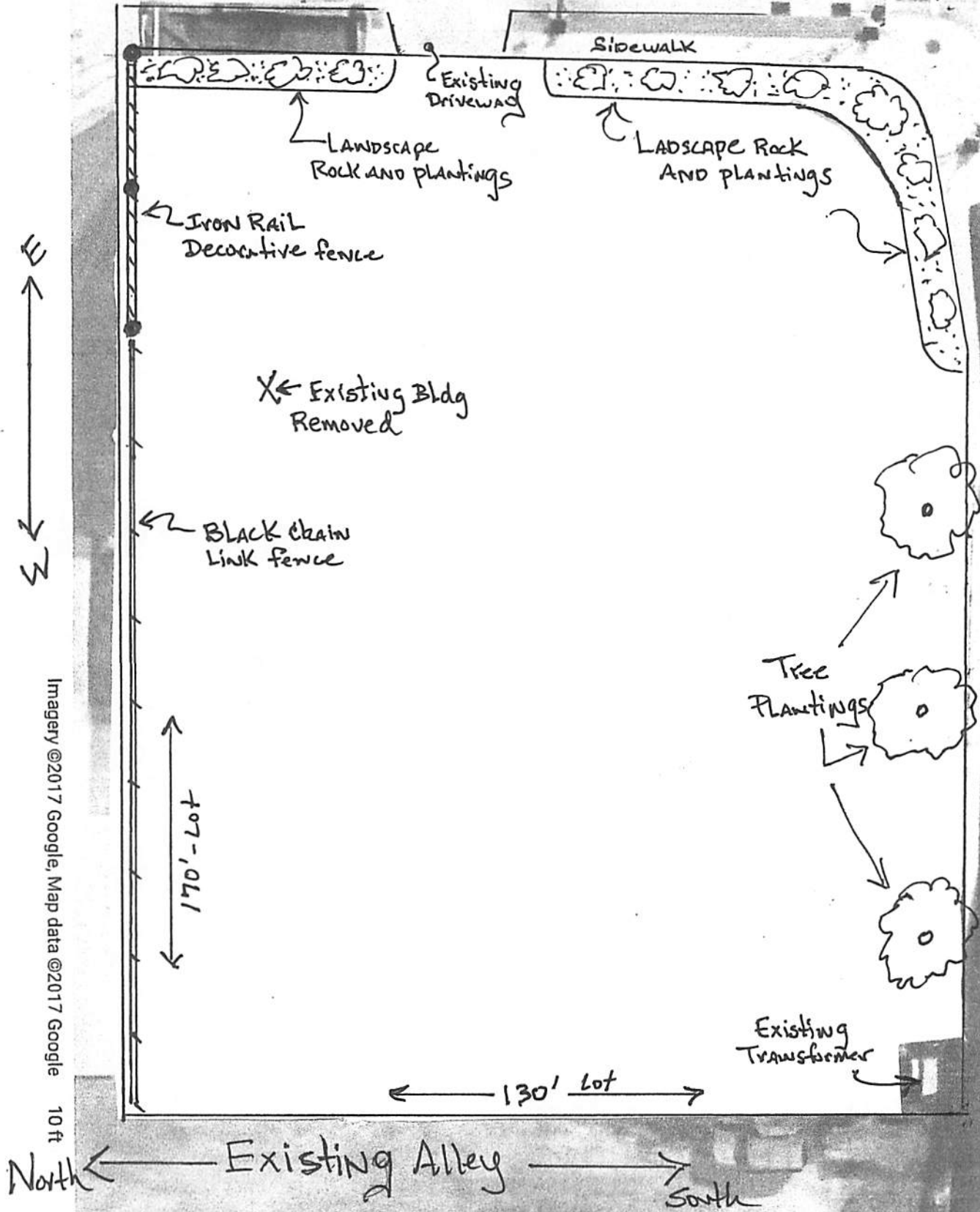
MISSISSIPPI
1934

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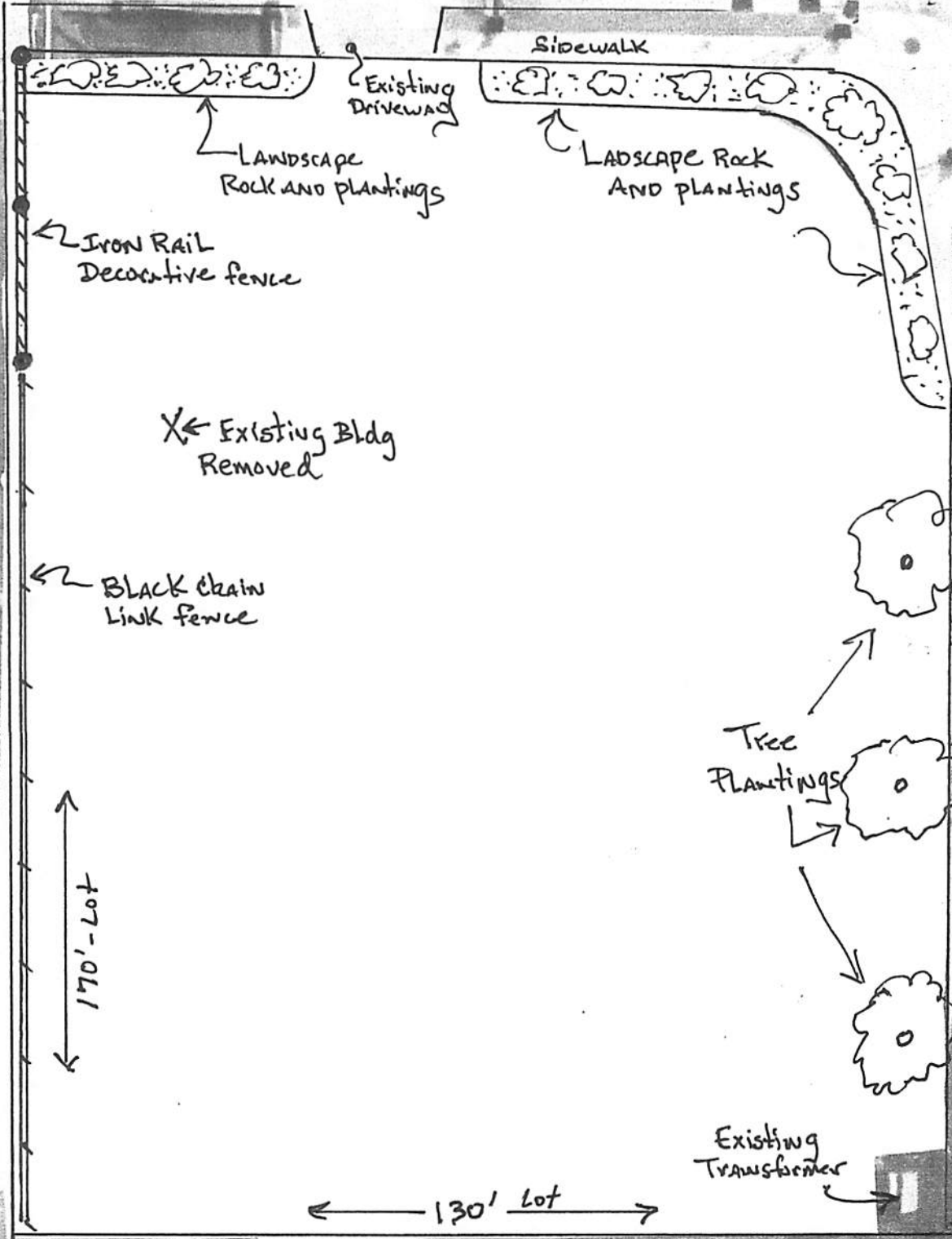
Property 3rd Street
* 520 3rd St. PROPOSED LOT



Imagery ©2017 Google, Map data ©2017 Google 10ft

Property
* 520 3rd St. PROPOSED LOT

3rd Street



X ← Existing Bldg
Removed

Sidewalk

Existing
Driveway

LANDSCAPE
Rock AND plantings

LADSCAPE
Rock
AND plantings

← Iron Rail
Decorative fence

← BLACK chain
Link fence

Tree
Plantings

Existing
Transformer

↑ 170' Lot ↓

← 130' Lot →



North ← Existing Alley → South

Imagery ©2017 Google, Map data ©2017 Google 10 ft

Google Maps 520 3rd St S



Imagery ©2017 Google, Map data ©2017 Google 10 ft

Google Maps 542 3rd St S

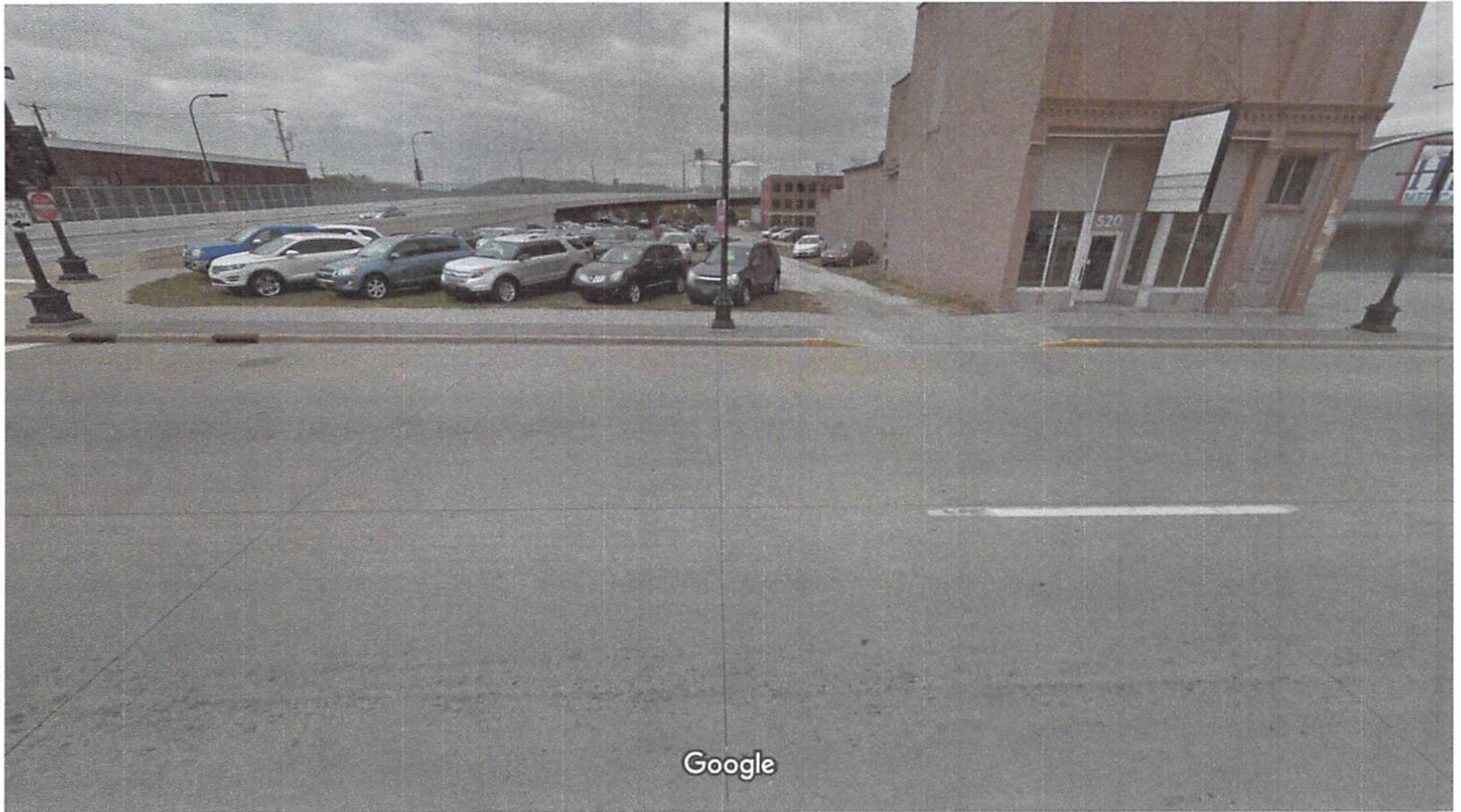


Image capture: Oct 2015 © 2017 Google

La Crosse, Wisconsin

Street View - Oct 2015

WARRANTY DEED

Document Number

1500402

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 04/24/2008 12:40PM

REC FEE: 11.00 TRANSFER FEE: EXEMPT #: 77.25(16)

PAGES: 1

This Deed, made between Charles C. Collins and Marjorie P. Collins, husband and wife

Grantor, and The Collins Joint Revocable Living Trust, signed November 2, 1999

Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in La Crosse County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum): The North one-half (1/2) of Lot Seven (7) and the South Ten (10) feet of Lot Eight (8) in Block Twenty-two (22) of Peter Cameron's Addition to La Crosse.

53 Recording Area

Name and Return Address David F. Stickler Moen Sheehan Meyer, Ltd. P.O. Box 786 La Crosse, WI 54602-0786

17-30102-100

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements and restrictions of record and taxes accrued for the current year.

Dated this 1st day of August, 2000.

Charles C. Collins *Charles C. Collins

Marjorie P. Collins *Marjorie P. Collins

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) authenticated this day of

STATE OF WISCONSIN La Crosse County Personally came before me this 1st day of August, 2000 the above named Charles C. Collins and Marjorie P. Collins

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by §706.06, Wis. Stats.)

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

DAVID F. STICKLER Notary Public, State of Wisconsin My Commission is permanent. (If not, state expiration date)

Attorney Margaret E. Ebner Moen Sheehan Meyer, Ltd. (Signatures may be authenticated or acknowledged. Both are not necessary)

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. I-1999

*Names of persons signing in any capacity must be typed or printed below their signature.