

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Craig's Towing 1224 Island St LaCrosse WI 54603
Craig A & Sue A Redenbaugh

Owner of property (name and address), if different than Applicant:

Craig's Towing - Craig & Sue A Redenbaugh

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 410 Wood Street

Tax Parcel Number(s): 17-10214-111

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

Zoning District Classification: C2 - Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353(a)(3)
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: parking lot for towing and repair business.

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

Continue current activities. Parking for towing and/or repair vehicles. Includes parking/storage of repair vehicles, accident vehicles, and salvage vehicles. Company & Employee vehicles

Type of Structure proposed:

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: 80

Number of proposed off-street parking spaces: 80

*** 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: X

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

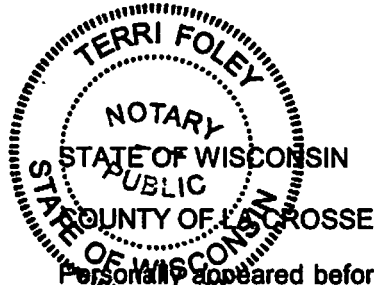
Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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.

Josh Kuhl 3/14/19
(signature) (date)
608-738-4095 cragstowingwi@gmail.com
(telephone) (email)



)
)ss.
)

Personally appeared before me this 14th day of March, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Terri Foley
Notary Public
My Commission Expires: 6/3/2022

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 14th day of March, 2019.

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



1224 Island Street
La Crosse, WI 54603
608-784-1638
craigstowingwi@gmail.com

13th March 2019

To Whom It May Concern,

Craig's Towing is applying for a conditional use permit for our commercial property at 410 Wood Street. We currently have a commercial use permit for this property allowing off premise parking. This is to have the conditional use permit amended so there are no future misinterpretations. Our main building of operations which includes auto repair, sales and towing is located next door at 1224 Island Street. The 410 Wood Street property will be used to store company and customer vehicles for repair, sales, and towing services. This includes company vehicles, employee vehicles, repair vehicles, disabled vehicles, abandoned vehicle, accident vehicles, salvage vehicles, and trailers. We are willing to put a fence on the Wood Street and Island Street side of the property if that is what is decided by the City Council. We are also requesting the \$450 permit fee be reimbursed.

Sincerely,

Craig's Towing

608-784-1638

Office Hours: Monday to Friday 8AM to 5PM

03/14/2019 03:21 PM

03/14/2019 03:21 PM

Payment Amount: 450.00

CITY OF LA CROSSE, WI
General Billing - 164149 - 2019
006230-0142 Becky St... 03/14/2019 03:21 PM
206862 - CRAIG'S TOWING

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between J-Squared Properties, LLC, a Wisconsin Limited Liability Company

("Grantor," whether one or more), and Craig A. Redenbaugh and Susan A. Redenbaugh, husband and wife, as survivorship marital property

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in LA CROSSE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Certified Survey Map filed in Volume 14 of Certified Survey Maps, on Page 75, as Document No. 1527385, being part of the NW 1/4 of the SE 1/4 of Section 29, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin



1660381
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCGRIDE

RECORDED ON
07/23/2015 10:33AM
REC FEE: 30.00
TRANSFER FEE: 375.00
EXEMPT #:
PAGES: 1

Recording Area

Name and Return Address
Craig & Susan Redenbaugh
1526 Wood St.
La Crosse, WI 54603

17-10214-111

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances; easements of record or observable; recorded building and use restrictions; general assessments levied or assessed on or after the date of this deed

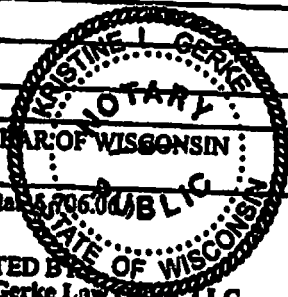
Dated July 17, 2015

____ (SEAL) Patricia Gerke-Edwards-Member (SEAL)

____ (SEAL) Cindy Gerke-Edwards, J-Squared Properties, LLC
____ (SEAL)

Signature(s) AUTHENTICATION

authenticated on _____



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

THIS INSTRUMENT DRAFTED BY
Attorney Kristine L. Gerke/Gerke Law Office, LLC
1283 County Road PH, Onalaska, WI 54650

ACKNOWLEDGMENT

STATE OF Wisconsin)
La Crosse) ss.
COUNTY)

Personally came before me on 7-17-15,
the above-named Cindy Gerke-Edwards, J-Squared Properties, LLC

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

Kristine L. Gerke
Notary Public, State of Wisconsin

My commission (is permanent) (expires) _____

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN

*Type name below signatures.

FORM NO. 1-2003

INFO-PRO™ Legal Forms • (800) 555-2821 • info@prulaw.com