

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Desmond Investments II, LLC, 205 5th Avenue South, Suite 600 La Crosse, WI 54601

c/o Attorney Brandon J. Prinsen, Johns, Flaherty & Collins, SC

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

Desmond Investments II, LLC

620 Cass Street, La Crosse, WI 54601

Architect (name and address), if applicable:

Dream Architecture c/o Jim Pankratz

272 Indian Bend Rd, Burlington, WI 53105

Professional Engineer (name and address), if applicable:

Paragon Associates

744 Moore Street, La Crosse, WI 54601

Contractor (name and address), if applicable:

TBD.

Address(es) of subject parcel(s): 318 7th Street South, La Crosse, WI 54601

Tax Parcel Number(s): 17-30072-100

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

See attached Exhibit A for Legal Description

Zoning District Classification: R2- Residence

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356

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: Vacant residential structure. The building has been vacant due to health and safety concerns for last five years. There is no eletricity or running water to building. The building structure is deteriorated.

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

Current proposed use will be green space. Long term proposed use is mix use of commercial and residential development.

Type of Structure proposed: Mixed Use Commercial and Residential

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: Unknown

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: TBD



AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, John Desmond of Desmond Investments II, LLC, being duly  
*(owner of subject parcel(s) for Conditional Use)*

sworn states:

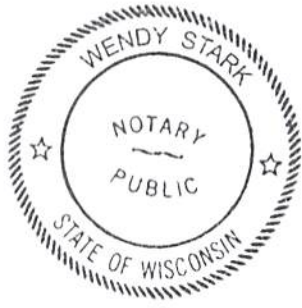
1. That the undersigned is an adult resident of the City of La Crosse,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
318 7th Street South, La Crosse, WI 54601  
*(address of subject parcel for Conditional Use)*
3. By signing this affidavit, the undersigned property owner authorizes the application for a  
conditional use permit/district change or amendment (circle one) for said property.

*John Desmond*  
Property Owner

Subscribed and sworn to before me this 7th day of July, 2021.

*Wendy Stark*

Notary Public  
My Commission expires 08-14-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Part of Lot 4 in Block 12 of Steven's Addition to La Crosse and part of the area labeled Reserved in the Plat of Steven's Addition, City of La Crosse, La Crosse County Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 4, being on the West right-of-way line of South 7th Street, thence along said right-of-way line, South 01 degrees 12 minutes 00 seconds West 34.94 feet to a point 25.68 feet North of the Southeast corner of said Lot 4; thence North 88 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 4, 141.56 feet to the West line of said Lot 4 and the East line of a vacated alley; thence North 01 degrees 09 minutes 17 seconds East 34.94 feet to the Northwest corner of said Lot 4; thence South 88 degrees 55 minutes 37 seconds East 141.58 feet to the point of beginning.

DOCUMENT NUMBER

**AFFIDAVIT OF CORRECTION**

1386456

LACROSSE COUNTY  
REGISTER OF DEEDS  
DEBORAH J. FLOCK

RECORDED ON  
02/24/2004 12:42PM

REC FEE: 11.00  
TRANSFER FEE:  
EXEMPT #: 77.25(3)

PAGES: 1

AFFIANT, James T. Gull hereby swears or affirms that a certain document which was titled as follows: Warranty Deed

(type of document), recorded on the 17th day of February, 2004 as Document No. 1385916, which was recorded in La Crosse County, Wisconsin and contained the following error:

Return to:  
Desmond Investments II  
2815 Schubert Place  
La Crosse, WI 54601

The legal description for Parcel B was incorrect. The correct legal description for said Parcel B should be as follows:

Part of Lot 4 in Block 12 of Steven's Addition to LaCrosse and part of Block O of Steven's Addition, City of LaCrosse, LaCrosse County Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 4, being on the West right-of-way line of South 7th Street, thence along said right-of-way line, South 01 degrees 12 minutes 00 seconds West 34.94 feet to a point 25.68 feet North of the Southeast corner of said Lot 4; thence North 88 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 4, 141.58 feet to the West line of said Lot 4 and the East line of a vacated alley; thence North 01 degrees 09 minutes 17 seconds East 34.94 feet to the Northwest corner of said Lot 4; thence South 88 degrees 55 minutes 37 seconds East 141.58 feet to the point of beginning. (Tax Parcel No.: 17-30072-100).

AFFIANT makes this Affidavit for purpose of correcting the above document.

The grantor of said deed is Goodwin D. Hass and Patricia G. Hass.  
The grantee of said deed is Desmond Investments II, LLC.

AFFIANT is the (check one):  
 Drafter of the document being corrected.  
 Owner of the property described in the document being corrected.  
 Other (explain: \_\_\_\_\_).

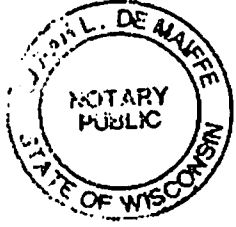
The original document is not attached to this Affidavit.

Dated this 23rd day of February, 2004.

Signed: [Signature] (SEAL)  
\* James T. Gull

**ACKNOWLEDGEMENT**  
STATE OF WISCONSIN }  
LA CROSSE COUNTY }SS

Personally came before me this 23rd day of February, 2004 the above named James T. Gull



to me known to be the person who executed the foregoing instrument and acknowledge the same.  
[Signature]  
\* Sarah L. De Maiffe  
Notary Public State of Wisconsin.  
My commission expires: September 12, 2004

Drafted by James T. Gull - La Crosse, WI

\* Names of persons signing, in any capacity, should be typed or printed below their signatures

DOCUMENT NUMBER

**AFFIDAVIT OF CORRECTION**

1387443

LACROSSE COUNTY  
REGISTER OF DEEDS  
DEBORAH J. FLOCK

RECORDED ON  
03/08/2004 02:35PM

REC FEE: 11.00  
TRANSFER FEE:  
EXEMPT #: 77.25(3)

PAGES: 1

AFFIANT, James T. Gull hereby swears or affirms that a certain document which was titled as follows: Warranty Deed (type of document),

recorded on the 17th day of February, 2004 as Document No. 1385916, which was recorded in La Crosse County, Wisconsin and contained the following error:

Return to:  
Desmond Investments II  
2815 Schubert Place  
La Crosse, WI 54601

The legal description for Parcel B was incorrect. The correct legal description for said Parcel B should be as follows:

Part of Lot 4 in Block 12 of Steven's Addition to LaCrosse and part of the area labeled Reserved in the Plat of Steven's Addition, City of LaCrosse, LaCrosse County Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 4, being on the West right-of-way line of South 7th Street, thence along said right-of-way line, South 01 degrees 12 minutes 00 seconds West 34.94 feet to a point 25.68 feet North of the Southeast corner of said Lot 4; thence North 88 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 4, 141.58 feet to the West line of said Lot 4 and the East line of a vacated alley; thence North 01 degrees 09 minutes 17 seconds East 34.94 feet to the Northwest corner of said Lot 4; thence South 88 degrees 55 minutes 37 seconds East 141.58 feet to the point of beginning. (Tax Parcel No.: 17-30072-100).

AFFIANT makes this Affidavit for purpose of correcting the above document.

The grantor of said deed is Goodwin D. Hass and Patricia G. Hass.

The grantee of said deed is Desmond Investments II, LLC.

AFFIANT is the (check one):

- Drafter of the document being corrected.
- Owner of the property described in the document being corrected
- Other (explain: \_\_\_\_\_).

The original document is not attached to this Affidavit.

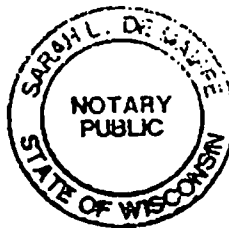
Dated this 5th day of March, 2004.

Signed: [Signature] (SEAL)  
James T. Gull

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN }  
LA CROSSE COUNTY }SS

Personally came before me this 5th day of March, 2004 the above named James T. Gull



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

[Signature]  
• Sarah L. DeMaiffe

Notary Public State of Wisconsin.

My commission expires: September 12, 2004

Drafted by James T. Gull - La Crosse, WI

\* Names of persons signing in any capacity should be typed or printed below their signatures

DOCUMENT NUMBER	WARRANTY DEED
Goodwin D. Haas and Patricia G. Haas husband and wife.	
conveys and warrants to Desmond Investments II, LLC	

1385916  
 LACROSSE COUNTY  
 REGISTER OF DEEDS  
 DEBORAH J. FLOCK  
 RECORDED ON  
 02/17/2004 02:12PM  
 REC FEE: 15.00  
 TRANSFER FEE: 1005.00  
 EXEMPT #:  
 PAGES: 3

Return to:  
 Desmond Investments II  
 2615 Schubert Place  
 LaCrosse, WI 54601  
 Tax Parcel No: 17-30072-080-8  
 17-30072-100

the following described real estate in La Crosse County, State of Wisconsin:

**Parcel A)**  
 The West 75 feet of Lots 4, 2 and 3 in Block 12 of Stover's Addition to the City of LaCrosse and the East 10 feet of the 30-foot vacated alley lying West of and adjacent to said lots, all in the City of La Crosse, La Crosse County, Wisconsin;  
 620 Cass Street. (Tax Parcel No.-17-30072-080).

**Parcel B)**  
 Part of Lot 4 in Block 12 of Stover's Addition to LaCrosse and part of Stover's Reserve of Stover's Addition, City of LaCrosse, LaCrosse County Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 4, being on the West right-of-way line of South 7th Street, thence along said right-of-way line, South 01 degree 12 minutes 00 seconds West 34.94 feet to a point 25.68 feet North of the Southeast corner of said Lot 4; thence North 88 degrees 55 minutes 37 seconds West, parallel with the North line of said Lot 4, 141.50 feet to the West line of said Lot 4 and the East line of a vacated alley; thence North 01 degree 00 minutes 17 seconds East 34.94 feet to the Northwest corner of said Lot 4; thence South 88 degrees 55 minutes 37 seconds East 141.50 feet to the point of beginning.  
 318 7th Street South. (Tax Parcel No. 17-30072-100).

Continued on reverse:

This is not homestead property.  
 Except as to warranties: Easements, covenants, zoning and restrictions of record, though no reproduction is made herein.  
 General taxes for the year 2004.  
 Dated this 9th day of February, 2004.  
 \_\_\_\_\_ (SEAL) Goodwin D. Haas (SEAL)  
 \_\_\_\_\_ (SEAL) Patricia G. Haas (SEAL)  
 \_\_\_\_\_ Patricia G. Haas

**AUTHENTICATION**  
 Signature(s) Goodwin D. Haas  
 authorized this 9th day of February, 2004.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 TITLE: MEMBER STATE BAR OF WISCONSIN  
 of N.A.  
 authorized by The DA, Wisconsin Deputies  
 Drafted by James T. Gull - La Crosse, WI

**ACKNOWLEDGEMENT**  
 STATE OF WISCONSIN Florida  
 COUNTY SSS  
 Personally came before me this 9th day of February, 2004 the above named  
Goodwin D. Haas and Patricia G. Haas  
 to me known to be the persons who executed the foregoing instrument and acknowledge the same  
Melisa Rose Goodwin  
 Notary Public State of Florida  
 My commission expires: March 12, 2005



The grantors herein convey any and all interest they may have in the following described property, however, they do not warrant title to the same:

Part of Lots 1, 2, and 3 in Block 12 of Steven's Addition to the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Lot 1, being the South right-of-way line of Cass Street and the West right-of-way line of South 7th Street, thence, along said South right-of-way line, North 88 degrees 59 minutes 03 seconds East 65.00 feet to the Northwest corner of the East 65.00 feet of said Lot 1 and the point of beginning of this description: Thence South 01 degrees 12 minutes 00 seconds West 181.81 feet to the Southwest corner of the East 65.00 feet of said Lot 3; thence, along the South line of said Lot 3, North 88 degrees 55 minutes 37 seconds West 1.58 feet to the Southeast corner of the West 75.00 feet of said Lot 3; thence North 01 degrees 09 minutes 17 seconds East 181.81 feet to the Northeast corner of the West 75.00 feet of said Lot 1 and the South right-of-way line of said Cass Street; thence South 88 degrees 59 minutes 03 seconds East 1.73 feet to the point of beginning.



# 318 7TH ST S LA CROSSE

Parcel: 17-30072-100  
Internal ID: 55001  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.110  
Township: 15  
Range: 07  
Section: 05

## Abbreviated Legal Description:

STEVENS ADDITION PRT LOT 4 & PRT OF AREA LABELED RESERVED DESC AS FOLL BEG NE COR LOT 4 BEING ON W R/W LN 7TH ST ALG R/W LN S1D12M0SW 34.94FT TO A PT 25.68FT N OF SE COR LOT 4 N88D55M37SW P/W N LN LOT 4 141.56FT TO W LN LOT 4 & E LN VAC ALLEY N1D9M17SE 34.94 FT TO NW COR LOT 4 S88D55M 37SE 141.58FT TO POB

## Property Addresses:

Street Address	City(Postal)
318 7TH ST S	LA CROSSE

## Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
DESMOND INVESTMENTS II LLC	Owner	620 CASS ST	LA CROSSE	WI	54601

## Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
DBS	DOWNTOWN BUSINESS STUDY	N
0031	La Crosse TIF 11	N

## Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 14	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	I UNIT	

## Lottery Tax Information:

Lottery Credits Claimed: 0  
Lottery Credit Application Date:

## Tax Information:

## Billing Information:

Bill Number: 6795

Billed To: DESMOND INVESTMENTS II LLC  
620 CASS ST  
LA CROSSE WI 54601

Total Tax: 2699.89

Payments Sch.

1-31-2021	674.98
3-31-2021	674.97
5-31-2021	674.97
7-31-2021	674.97

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	15400	92800	108200	Mill Rate	0.025607710
Fair Market:	17700	106900	124600	School Credit:	205.72
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 396.0600	\$ 408.3100	3.1000
Local Municipality			\$ 1123.8600	\$ 1149.5100	2.3000
LA CROSSE SCHOOL			\$ 1085.4300	\$ 1038.4500	-4.3000
WTC			\$ 169.9400	\$ 174.4800	2.7000

Credits:

First Dollar Credit:	70.86
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 2699.89

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/31/2021	875695	0	\$ 674.98	1/2021
Payment to Local Municipality	3/31/2021	884034	0	\$ 674.97	3/2021
			Totals:	\$ 1349.95	

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2020	0.114	15400	92800	108200	5/3/2019

**Deed Information:**

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
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Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1385916	2/17/2004	Warranty Deed
0	0	1386456	2/24/2004	AFFIDAVIT
0	0	1387443	3/8/2004	AFFIDAVIT

## Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2020	6795	\$2,699.89	\$1,349.95	\$0.00	\$0.00	\$1,349.94

## Permits Information:

Municipality: City of La Crosse  
Property Address: 318 7TH ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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## History Information:

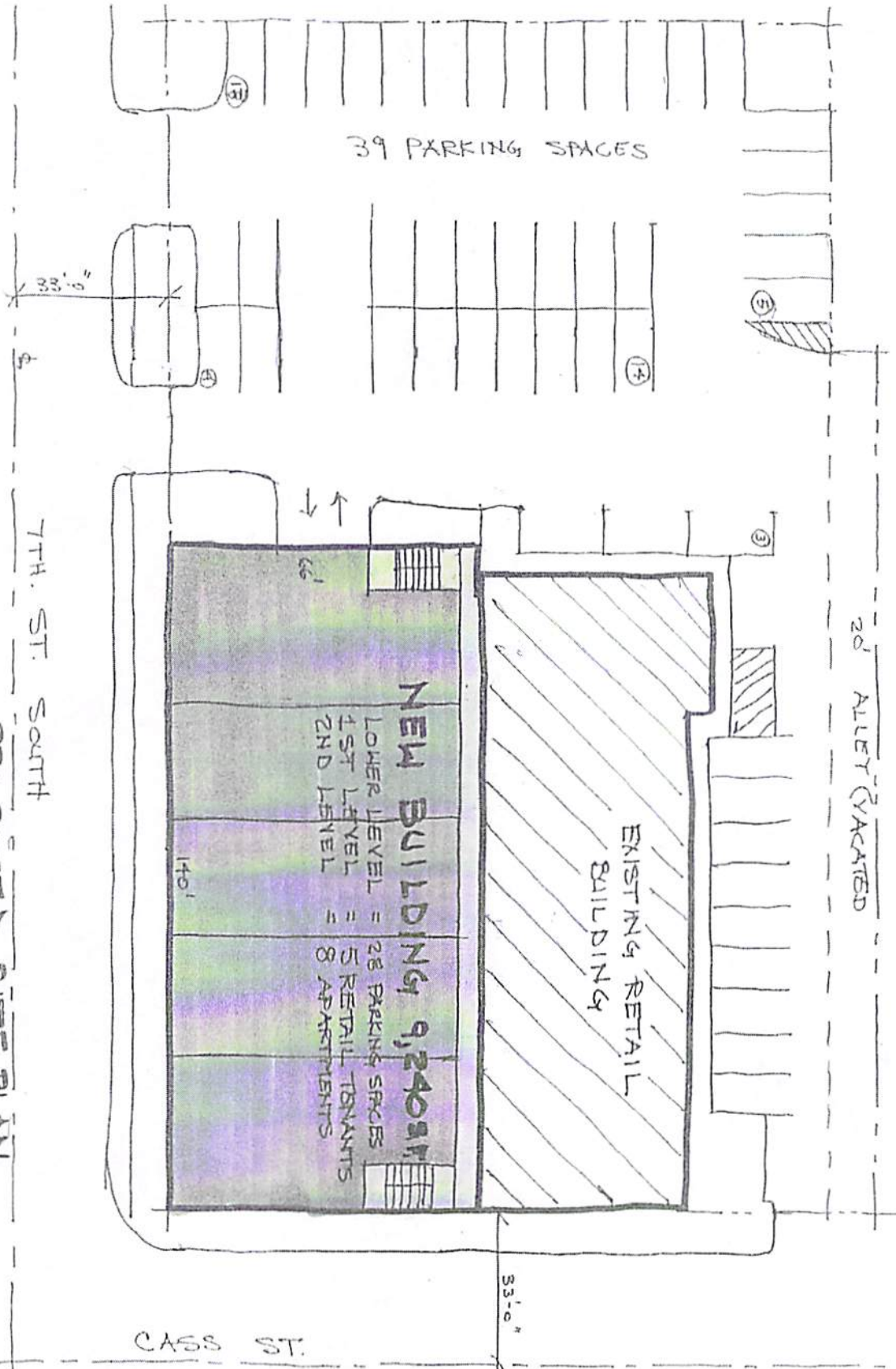
### Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

Parcel Parent	Internal ID	Date
17-30072-100	31438	3/25/2004

### Child Parcel(s)

There are no child parcels for this property.



**PROPOSED SITE PLAN**  
 11/5/2010

C-1


  
 VERA ACHREVA, P.E.  
 7TH & CASS ST.  
 PROJECT  
 11/3/10  
 CHK