

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Viterbo University, Inc.

900 Viterbo Drive, La Crosse, WI 54601

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

Architect (name and address), if applicable:

Not applicable

Professional Engineer (name and address), if applicable:

Not applicable

Contractor (name and address), if applicable:

To be determined

Address(es) of subject parcel(s): 821/823 7th Street South

Tax Parcel Number(s): 17-30127-040

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

Lot 68 in Block 10 of the Lord and Rodolf's Addition to the Village of La Crosse, now in the City of La Crosse, La Crosse County, WI

Zoning District Classification: WR - Washburn Residential

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 x

Description of subject site and CURRENT use:

Residential duplex with a detached garage. The site is also used to store various university items such as benches and science equipment.

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

This request is to demolish the existing duplex and convert the majority of the lot to green space. We would install a vinyl privacy fence around the perimeter of the lot as shown on the sketch.

The detach garage and one garden shed would remain. We would continue to use the lot for storage.

Type of Structure proposed: Green space with existing detached garage to remain.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 0

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: 3

* 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: _____

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

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.

Emm McCurdy _____ 4/22/21
(signature) (date)
608-796-3921 emmccurdy@viterbo.edu
(telephone) (email)

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

Personally appeared before me this 22nd day of April, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Nancy J. Selke
Notary Public
My Commission Expires: 1/26/2022

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 _____ day of _____, 20_____.

Signed: _____
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Viterbo University, Inc., being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

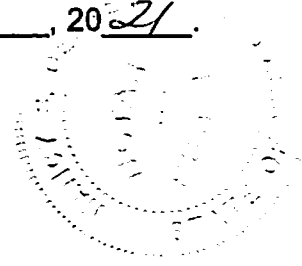
1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
821/823 7th Street South
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

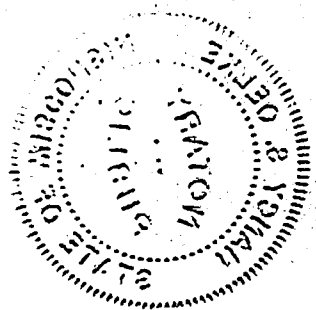
Eugen M. G.
Property Owner

Subscribed and sworn to before me this 22nd day of April, 2021.

Nancy S. Welke

Notary Public
My Commission expires 1/26/2022





City of La Crosse
Common Council

April 20, 2021

Dear Council Representatives,

Please accept this letter in addition to our application for a Conditional Use Permit for 821/823 7th Street South. We are applying for the Conditional Use Permit so that the existing residential duplex can be demolished. The foundation of the duplex has deteriorated beyond repair and the building is no longer safe to house students. Over the past few years the duplex has sustained several break-ins and other vandalism.

If permitted, we would demolish the duplex and convert the area to green space. We intend to keep the detached garage as it is the only garage we own. The garage is used to store grounds keeping equipment. We would also like to continue to use a portion of the lawn to store various items such as benches and science equipment. We would install a vinyl fence around the perimeter of the lot as shown on the sketch.

Thank you for your consideration.

Sincerely,



Gene McCurdy
Director of Physical Plant
Viterbo University
608-397-2992

