

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Nutbush City Limits, 3264 George Street, La Crosse, WI 54603

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

2GJF LLP, 3264 George Street, La Crosse, WI 54603

Architect (name and address), if applicable:

Tanek, Inc. 118 E. 26th Street, Suite 300 Minneapolis, MN 55404 Nathaniel Shea

Professional Engineer (name and address), if applicable:

ISG 201 Main Street, Suite 1020 La Crosse, WI 54601 Kris Roppe

Contractor (name and address), if applicable:

Borton Construction, Inc. 2 Copeland Ave., Suite 201 La Crosse, WI 54603 Dan Miller

Address(es) of subject parcel(s): 3264 George Street

Tax Parcel Number(s): 17-10254-9D

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

see attached

Zoning District Classification: C1 Local Business

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

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 no

Description of subject site and **CURRENT** use:

This parcel currently has the building and some of the parking for Nutbush City Limits

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

Due to this parcel being in the flood plain, and the restrictions that entails for renovating the current building, the current building will be razed, the site filled to bring it out of the flood plain, and a new building constructed on the adjacent parcel. This parcel will be used for parking and volleyball courts.

Type of Structure proposed: Parking lot

Number of current employees, if applicable: 24

Number of proposed employees, if applicable: 24

Number of current off-street parking spaces: 65

Number of proposed off-street parking spaces: 54

* If the proposed use is defined in Sec. 115-347(6)(c)

yes (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: yes

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.

[Signature] 3-6-20
(signature) (date)
608 farschillman@yahoo.com
(telephone) (email)

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

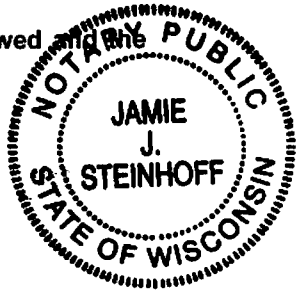
Personally appeared before me this 6th day of March, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jamie J. Steinhoff
Notary Public
My Commission Expires: 9/24/2023

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and information verified by the Director of Planning & Development.

Review was made on the 6th day of March, 2020.

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



I, the undersigned, a Notary Public in and for the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears from the records of my office.

Witness my hand and seal this [illegible] day of [illegible] 19[illegible].

Notary Public in and for the State of Missouri.

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[illegible handwritten signatures and text]

**KARMAR LLC, GRANTOR
2GJF LLP, GRANTEE
Tax Parcel Nos. 17-10254-090 and 18-939-000**

Legal Description:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 16 North of Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the intersection of the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the East line of Onalaska Highway; thence Southerly along said East line 288 feet; thence East to the Westerly right-of-way line of New Highway 53; thence Northerly along said Westerly right-of-way to the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence West to the point of beginning.

Outlot 94, EXCEPT the East 50 feet thereof of the Assessor's Plat, City of Onalaska, La Crosse County, Wisconsin.

Outlot 95 of the Assessor's Plat of the City of Onalaska, La Crosse County, Wisconsin.

That part of Outlot 97 of the Assessor's Plat, City of Onalaska, La Crosse County, Wisconsin lying South of the North line of Outlot 95 of said plat, extended East.

Part of Outlots 96 and 97 of the Assessor's Plat of Onalaska, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 16 North, Range 7 West, City of Onalaska, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 8, Township 16 North, Range 7 West; thence South 89 degrees 25 minutes 20 seconds West, 797.43 feet along the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, to the Easterly right-of-way line of 2nd Avenue Southwest; thence North 14 degrees 29 minutes 44 seconds East, 150.00 feet along the Easterly right-of-way line of 2nd Avenue Southwest, to the Northwest corner of Outlot 95 of the Assessor's Plat of Onalaska, and the point of beginning of this description: Thence North 14 degrees 29 minutes 44 seconds East, 18.00 feet along the Easterly right-of-way line of 2nd Avenue Southwest; thence South 84 degrees 21 minutes 55 seconds East, 160.46 feet to the intersection of the Easterly line of Outlot 97 and the Easterly extension of the North line of Outlot 95 of the Assessor's Plat of Onalaska; thence South 89 degrees 25 minutes 20 seconds West 164.20 feet along the North line of said Outlot 95 and the Easterly extension thereof, to the Easterly right-of-way line of 2nd Avenue Southwest, and the point of beginning of this description.

Part of Outlot 98 of the Assessor's Plat of Onalaska, located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 16 North, Range 7 West, City of Onalaska, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 8, Township 16 North, Range 7 West; thence south 89 degrees 25 minutes 20 seconds West, 797.43 feet along the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, to the Easterly right-of-way line of 2nd Avenue Southwest; thence North 14 degrees 29 minutes 44 seconds East, 150.00 feet along the Easterly right-of-way line of 2nd Avenue Southwest,

to the Northwest corner of Outlot 95 of the Assessor's Plat of Onalaska; thence North 89 degrees 25 minutes 20 seconds East, 164.20 feet along the North line of said Outlot 95 and the Easterly extension thereof, to the Easterly line of Outlot 97 of the Assessor's Plat of Onalaska, and the point of beginning of this description; thence South 84 degrees 21 minutes 55 seconds East, 56.80 feet, to the Westerly right-of-way line of State Highway 35; thence Southwesterly along said right-of-way line, 68.88 feet along the arc of a 2192.00 foot radius curve, concave to the Northwest, the chord of which bears South 33 degrees 11 minutes 52 seconds West, and measures 68.88 feet, to the Easterly line of Outlot 97 of the Assessor's Plat of Onalaska; thence North 16 degrees 34 minutes 40 seconds West, 65.95 feet along the Easterly line of Said Outlot 97, to the point of beginning of this description.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

1472331

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
04/19/2007 02:19PM

REC FEE: 15.00
TRANSFER FEE: 1374.00
EXEMPT #:

PAGES: 3

THIS DEED, made between Karmar, LLC a Wisconsin Limited Liability Company

("Grantor," whether one or more), and 2GJF, LLP a Wisconsin Limited Liability Partnership,

("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):

See Attached Legal Description

Recording Area

Name and Return Address

2GJF, LLP
1318 JOHNSON ST.
LACROSSE WI 54601

17-10254-090 & 18-939-000

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: those which are stated in Chicago Title Insurance Commitment Number LAX54831

Dated _____

(SEAL)

*

(SEAL)

*

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Gregory S. Bonney

Johns, Flaherty & Collins, S.C.

Karmar, LLC

Karl Brickl, Member (SEAL)

* Karl Brickl, Member

Mary Brickl, Member (SEAL)

* Mary Brickl, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

LA CROSSE COUNTY)

Personally came before me on 4-12-07,
the above-named Karl Brickl and Mary Brickl

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

Dawn Flaherty

* Dawn Flaherty
Notary Public, State of WISCONSIN

My commission (is permanent) (expires: 8/22/10)

(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

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FORM NO. 1-2003

*Type name below signatures.

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AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Ginger Hillman, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of Holmen,
State of WI.
2. That the undersigned is a/the legal owner of the property located at:
3264 George Street
(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.

Ginger Hillman
Property Owner

Subscribed and sworn to before me this 6th day of March, 2020.

Jamie J. Steinhoff

Notary Public
My Commission expires 9/24/2023.

