

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address) Jim Webb for JRD, LTD, 1224 KING ST., LaCrosse, WI 54601

Owner of property (name and address), if different than Applicant: JRD, LTD, P.O. BOX 3159, LaCrosse, WI 54602

Architect (name and address), if applicable: _____

Professional Engineer (name and address), if applicable: Jim Webb, PE, 1224 KING STREET, LaCrosse, WI 54601

Contractor (name and address), if applicable: _____

Address(es) of subject parcel(s): 222 VINE STREET

Tax Parcel Number(s): 17-20011-30

Legal Description (must be a recordable legal description; see Requirements): SUBDIVISION OF LOT 10, BLOCK 1B OF ORIGINAL VILLAGE OF LaCROSSE, WISCONSIN, LOTS 4, 5, 6, 7 & VACATION OF ALLEY ADJACENT TO THE SOUTH

Zoning District Classification: C2-Commercial

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

Description of subject site and CURRENT use: UNHEATED STORAGE / MAINTENANCE SHOP

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

Type of Structure proposed: NONE

Number of current employees, if applicable: —

Number of proposed employees, if applicable: —

Number of current off-street parking spaces: 21

Number of proposed off-street parking spaces: 33

*** 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:

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.

Jim Webb 2/27/2018
(signature) (date)
(608) 780-4672 JIMWEBB1224@GMAIL.COM
(telephone) (email)

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

Personally appeared before me this 27th day of February, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jim Webb
Notary Public
My Commission Expires: June 29, 2019

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 27th day of February, 2018.

Signed: *Jeffery A. ...*
Director of Planning & Development, Senior Planner

AFFIDAVIT

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

1. That I, JIM WEBB FOR JRD, LTD, am the applicant of the proposed conditional use permit to be located at 222 VINE STREET.

2. That I have:

- A. contacted the affected Council Member of the District or
- B. obtained a written waiver by the Mayor because I have not been able to the Council Member.

3. That I will personally contact those property owners required to be provided notice of the application for conditional use permit no later than _____.
(insert first publication date)

*4. That I will personally contact the Council Member of the affected district prior to _____.
(insert first publication date)

(*If 2A is checked, question 4 is not applicable.)

Jim Webb
(Signature of Applicant)

Subscribed and sworn to before me this 27th day of February, 2018.

[Signature]
Notary Public
La Crosse County, Wisconsin
My Commission expires: June 29, 2019

I, Mayor of the City of La Crosse, do hereby waive the requirement that the Council Member of the District be notified by the applicant prior to filing said Application for Conditional Use Permit.

Dated: 02/23/2018 *Tarinity Kest*
Mayor

Cc: Council Member

JIM WEBB, PE
Engineering & Construction, LLC
1224 King Street
La Crosse, WI 54601
(608) 780-4672

February 27, 2018

CITY OF LA CROSSE
400 La Crosse Street
La Crosse, WI 54601

Reference: CONDITIONAL USE PERMIT APPLICATION
JRD, LTD, 222 VINE STREET

To whom it may concern:

JRD, the Owner of the Property located at 222 Vine Street, has authorized me to act as their Agent in obtaining a Demolition Permit for the Building located at the same address. Upon completion of the Demolition, it is the Owner's intent to create a New Employees Parking Lot. As a result, we are requesting a Conditional Use Permit as required by the City of La Crosse Ordinances.

Over Thirty (30) years ago, the Steel Lintel above the large Window Openings at the Front of the Building failed due to the Steel Beams used to frame such opening being loaded above their capacity. As a result, the Front Wall developed a considerable bow out (3" or more) causing the Glass in the Window Openings to crack. The City Fire Prevention and Building Safety Division of the City Fire Department issued an Official Order to Correct Conditions of Premises regarding this issue on or about December 6, 2016. A Building Permit was issued on October 6, 2017 to Raze a portion of the Structure and to Repair the remainder of the Structure pursuant to such Official Order. The applicable Repairs were made in October and November, 2017 but the remaining Structure was not Razed. A renewal of such partial Demolition was issued by the City on January 19, 2018. It is our understanding that such expires April 18, 2018.

Since then, the Owner's desires have changed. Another nearby Property that JRD owned (at 328 2nd Street, N.) included Parking for Employees of Wettsteins. That Property has been sold to another party. Currently, Wettstein Employees and Company Vehicles are still allowed to use such Parking as part of the Sale Agreement but such use is not in perpetuity. As a result, the Owner now desires to Raze the complete Structure so as to develop Parking for Employees and Company Vehicles.

It is my opinion as an Engineer that this Building has outlasted its useful life. It is clear that it is not structurally sound and it was not built to withstand the proper Loading and will continue to experience structural failures.

Sincerely,



Jim Webb, PE
Manager

DOCUMENT NUMBER

WARRANTY DEED

DEBORAH J. FLOCK
REGISTER OF DEEDS
LA CROSSE COUNTY

1261517

10-24-2000 1:40 PM

RECORDING FEE: 12.00
TRANSFER FEE: 354.00
PAGES: 2

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John Davenport, Tom Davenport and Jim
Davenport,

conveys and warrants to JRD. Ltd., a Wisconsin Corporation,

Return to:

Wettsteins
Attn: Linda Jones
PO Box 3159
La Crosse, WI 54602-3159

Tax Parcel No: 17-20011-030

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

Lots 4, 5, 6 and 7 of D.C. Evans Subdivision of Lot 10 in Block 18 in the Original Village of LaCrosse, in the City of LaCrosse, La Crosse, County, Wisconsin. Also a parcel bounded as follows: On the Northerly side by the Southerly line of said Lots 4, 5, 6 and 7; on the Easterly side by the Easterly line of said Lot 4 extended Southerly 10 feet; on the Westerly side by the Westerly line of said Lot 7 extended Southerly 10 feet; on the Southerly side by a line parallel to and 10 feet distant Southerly from the Southerly lines of said Lots 4, 5, 6 and 7, City of LaCrosse, LaCrosse County, Wisconsin.

This is not homestead property.
(is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein.
General taxes for the year 2000.

Dated this 20th day of SEPTEMBER, 2000.

John Davenport (SEAL)

_____ (SEAL)

* John Davenport
Tom Davenport (SEAL)

* Jim Davenport *By Margaret L.
Davenport His Attorney In Fact (SEAL)

* Tom Davenport

*

AUTHENTICATION

Signature(s) Tom Davenport

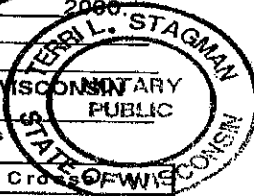
ACKNOWLEDGEMENT

STATE OF WISCONSIN }
La Crosse COUNTY } ss

Personally came before me this 20th day of
SEPTEMBER, 2000 the above named
John Davenport

authenticated this 25th day of July, 2000.

* James T. Gull
TITLE: MEMBER STATE BAR OF WISCONSIN ATTORNEY
(if not, _____)
PUBLIC
authorized by 706.06, Wisconsin Statutes



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

Terri L. Stagman
TERRI L. STAGMAN

Notary Public State of WISCONSIN

My commission expires: 06-11-02

Drafted by James T. Gull - La Crosse, WI

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

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY }SS

Personally came before me this _____ day of

_____, 2000 the above named

Tom Davenport

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

*
Notary Public State of _____
My commission expires: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
La Crosse COUNTY }SS

Personally came before me this 8 day of

August, 2000 the above named

Jim Davenport *By Margaret L. Davenport

His ATTORNEY IN FACT

Margaret L. Davenport

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

Joan M. Netzer
Notary Public State of Wisconsin
My commission expires: 07-27-2003

