

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):  
Helfrich Enterprises

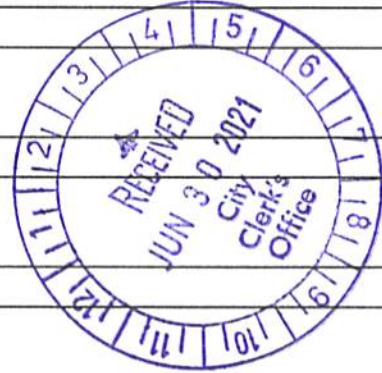
601 Copeland Ave, La Crosse, WI 54603

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

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): 607 Copeland Ave, La Crosse, WI 54603

Tax Parcel Number(s): 17-10025-130

Legal Description (must be a recordable legal description; see Requirements):  
Lot 12 in Block 35 of North La Crosse, in the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: Heavy Industrial - M2

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-352

*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 XX

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

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):  
Self storage units for the storage of miscellaneous items/materials

Type of Structure **proposed**: 24 x 114 exterior metal building with roll up garage doors

Number of **current** employees, if applicable: \_\_\_\_\_

Number of **proposed** employees, if applicable: \_\_\_\_\_

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

**\* 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: \_\_\_\_\_

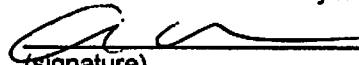
Check here if proposed operation or use will be green space: \_\_\_\_\_

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.

  
(signature) \_\_\_\_\_ (date) 6-29-2021  
608-784-6986 helfrichenterprise@centurytel.net  
(telephone) (email)

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**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