

20-0007

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Rodney Wekkin

5101 Menard Drive Eau Claire, WI 54703

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

Menard, Inc.

5101 Menard Drive Eau Claire, WI 54703

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): 423 Charles Street

Tax Parcel Number(s): 17-10292-50

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

Zoning District Classification: R5

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-347(6)(d)

*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 single family home

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

Menard, Inc. is proposing to demolish the home

Type of Structure **proposed**: Vacant land.

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

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

Number of **current** off-street parking spaces: \_\_\_\_\_

Number of **proposed** off-street parking spaces: \_\_\_\_\_

CITY OF LA CROSSE, WI

General Billing - 169616 - 2020

007800-0110 Courtney.. 01/02/2020 03:38PM

153020 - ATTN: CORPORATE ACCOUNTING

Payment Amount:

450.00

\* 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] 12-20-19  
(signature) (date)  
715-876-2984 rwekin@menard-inc.com  
(telephone) (email)

STATE OF WISCONSIN )  
 )ss.  
COUNTY OF ~~LA CROSSE~~ )  
Eau Claire

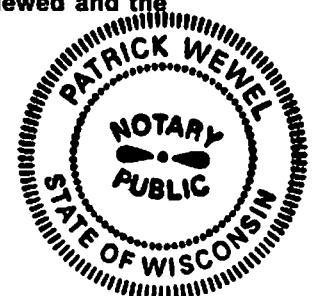
Personally appeared before me this 20 day of December, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

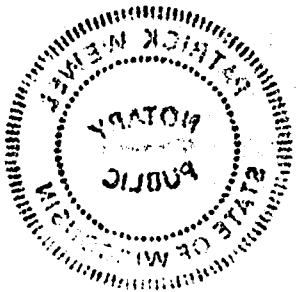
[Signature]  
Notary Public  
My Commission Expires: is permanent

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 2nd day of January, 2019.

Signed: [Signature]  
Director of Planning & Development





**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) ss  
COUNTY OF Eau Claire )

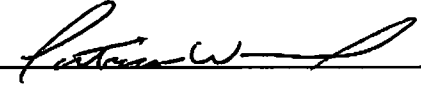
The undersigned, Rodney Wecklin - Menard, INC., being duly  
*(owner of subject parcel(s) for Conditional Use)*

sworn states:

1. That the undersigned is an adult resident of the City of Eau Claire,  
State of Wisconsin.
2. That the undersigned is <sup>or Representative</sup> a/the legal owner of the property located at:  
423 Charles 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.

  
Property Owner

Subscribed and sworn to before me this 20 day of December, 2019.

  
\_\_\_\_\_

Notary Public  
My Commission expires is permanent.

