

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Rick Lommen  
421 Country Club Ln  
Onalaska, WI 54650

Owner of site (name and address):

COURTESY CORPORATION  
2700 National Drive Suite 100  
Onalaska, WI 54650

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises: 2419 George Pl, 2417 George Pl, 2425 George St,  
2421 & 2423 George St

Tax Parcel No.: 17-10190-120, 17-10190-130, 17-10264-40, 17-10190-90

Legal Description: See attached

Zoning District Classification: Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-356  
(If the use is defined in 115-347(6)(c)(1) or (2), see "\*" below.)

Is the property/structure listed on the local register of historic places? Yes \_\_\_\_\_ No

Description of subject site and **current** use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):  
4 Residential homes

Description of **proposed** site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):  
Demolition of 4 residential homes to construct a new McDonald's restaurant. The home at 2421 George St will be moved to a new location

Type of Structure (**proposed**): Restaurant building

Number of **current** employees, if applicable: 75

Number of **proposed** employees, if applicable: 20

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

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

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

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

\* If the proposed use is defined in 115-347(6)(c)(1) or (2)

\_\_\_\_\_ (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.

\_\_\_\_\_ (2) a 500-foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.**

I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is \$ 405,000 in total.

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ 2,000,000.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) 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.



Richard T. Jommers Jr. 10-28-16  
(signature) (date)

608-781-8080  
(telephone)

RLK.Lommers@courtesy  
(email) corporation.com

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

Personally appeared before me this 28th day of October, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Rachel M. Senn  
Notary Public  
My Commission Expires: Oct. 16, 2020

**PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.**

Review was made on the 4th day of November, 2016.

Signed: \_\_\_\_\_  
Director of Planning & Development, Senior Planner

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

The undersigned, Courtesy Corp by Rick Lommen, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at see attached.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Rick Lommen Jr.  
Property Owner

State of Wisconsin  
County of La Crosse  
Subscribed and sworn to before me this 28th day of Oct., 2016.

Rachel M. Senn  
Notary Public  
My Commission expires Oct. 16, 2020.




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## 2419 GEORGE PL LA CROSSE

Print View

Parcel: 17-10190-120 Internal ID: 26010  
 Municipality: City of La Crosse Record Status: Current

### Parcel Information:

Parcel: 17-10190-120  
 Internal ID: 26010  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.039  
 Township: 16  
 Range: 07  
 Section: 17  
 Qtr: SE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

### Legal Description:

N W TWINING ADDITION LOTS 12 13 14 & 15 EXC S 200 FT BLOCK 2 LOT SZ: 40  
 FR 50 REAR X 52 S/L ? N/L 1026/302-311

### Property Addresses:

Street Address	City/Postal
2419 GEORGE PL	LA CROSSE

### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COURTESY CORPORATION	Owner	2700 NATIONAL DR STE 100	ONALASKA	WI	54650

### Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

### Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

### Lottery Tax Information

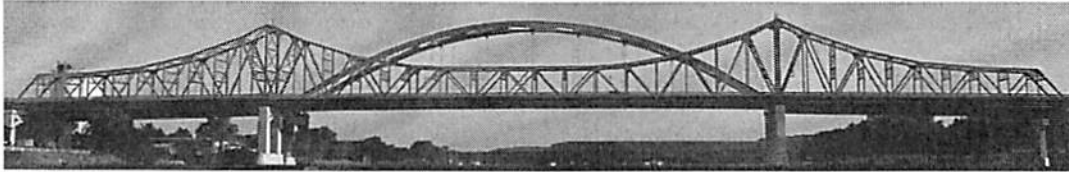
Lottery Credits Claimed: 0  
 Lottery Credit Application Date:





# La Crosse County

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## 2417 GEORGE PL LA CROSSE

Print View

Parcel: 17-10190-130 Internal ID: 26011  
 Municipality: City of La Crosse Record Status: Current

### Parcel Information:

Parcel: 17-10190-130  
 Internal ID: 26011  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.061  
 Township: 16  
 Range: 07  
 Section: 17  
 Qtr: SE-SW

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

### Legal Description:

N W TWINING ADDITION N 40 FT OF S 200 FT LOTS 12 13 14 & 15 BLOCK 2 LOT SZ: 40 FR ? REAR X 52 N/L 80 S/L

### Property Addresses:

Street Address	City(Postal)
2417 GEORGE PL	LA CROSSE

### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COURTESY CORPORATION	Owner	2700 NATIONAL DR	ONALASKA	WI	54650

### Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

### Additional Information

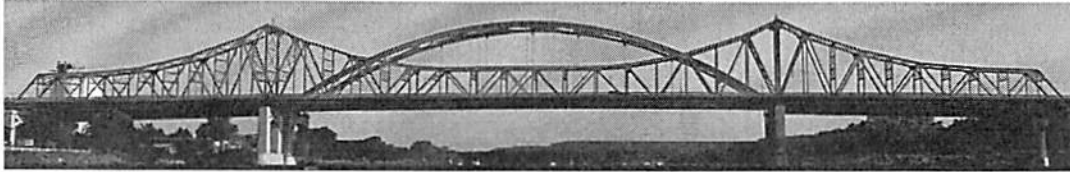
Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

### Lottery Tax Information ⓘ

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

La Crosse County Land Records Information  
(Ver: 2016.9.28.0)

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## 2425 GEORGE ST LA CROSSE

Print View

Parcel: 17-10264-40 Internal ID: 26855  
 Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-10264-40  
 Internal ID: 26855  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.146  
 Township: 16  
 Range: 07  
 Section: 17  
 Qtr: SE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

PRT GOVT LOT 1 SEC 17-16-7 COM AT NE COR OF LOT 11 BLK 2 TWINING ADDN  
 NWLY ALG NLY LINE SD LOT 11 TO NW COR SD LOT N 34 FT 8 IN E PARA WITH N  
 LINE CUNNINGHAM ST TO W/L OF GEORGE ST S TO POB. LOT SZ: IRR

**Property Addresses:**

Street Address	City(Postal)
2425 GEORGE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
COURTESY CORPORATION	Owner	2700 NATIONAL DR STE 100	ONALASKA	WI	54650

**Districts:**

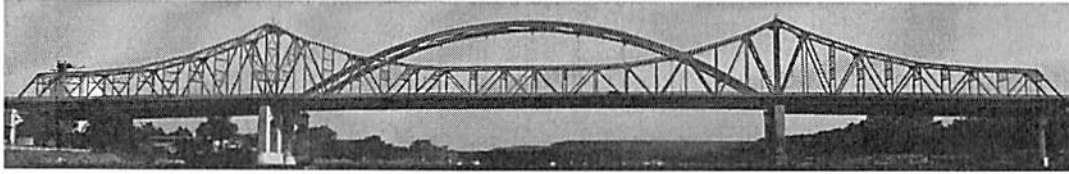
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information**

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

**Lottery Tax Information**

Lottery Credits Claimed: 1 on 10/27/1999  
 Lottery Credit Application Date: 8/26/1999


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## 2421 GEORGE ST LA CROSSE

Parcel: 17-10190-90 Internal ID: 26007  
 Municipality: City of La Crosse Record Status: Current

Print View

**Parcel Information:**

Parcel: 17-10190-90  
 Internal ID: 26007  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.152  
 Township: 16  
 Range: 07  
 Section: 17  
 Qtr: SE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

N W TWINING ADDITION LOTS 10 &amp; 11 BLOCK 2 LOT SZ: IRR

**Property Addresses:**

<u>Street Address</u>	<u>City/Postal</u>
2421 GEORGE ST	LA CROSSE
2423 GEORGE ST	LA CROSSE

**Owners/Associations:**

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
COURTESY CORPORATION	Owner	2700 NATIONAL DR STE 100	ONALASKA	WI	54650

**Districts:**

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information**

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	OLDER DUPLEX

**Lottery Tax Information**

Lottery Credits Claimed: 1 on 10/27/1999  
 Lottery Credit Application Date: 8/26/1999



