

CONDITIONAL USE PERMIT APPLICATION

20-0459

Applicant (name and address):

Duane + Tonia Genz
732 Aron St. LaCrosse 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): 612 Kane St.

Tax Parcel Number(s): 17-10071-90

Legal Description (must be a recordable legal description; see Requirements): MCCONNELL + WHITTLESEY'S ADDITION LOT 3 BLOCK 16 LOT SIZE 50X160

Zoning District Classification: R-5 Multiple Dwellings

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 X

Description of subject site and CURRENT use: 50x160 Lot with unoccupied single family home and detached work shop.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):
We propose to raze the house and create an opportunity to extend parking from our adjacent business. We would like to keep the work shop which has heat, 220 Amp electric service with meter, and is constructed out of the flood plain

Type of Structure proposed: parking lot

Number of current employees, if applicable: _____

Number of proposed employees, if applicable: _____

Number of current off-street parking spaces: None

Number of proposed off-street parking spaces: To be determined if approval is given

(Please print name and address)

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

Applicant (name and address) if applicant

CITY OF LA CROSSE, WI

General Billing - 170866 - 2020

008190-0029 Dave Harm 03/06/2020 04:06PM

165652 - GENZIE'S GAMEDAY PUB LLC

Payment Amount: 900.00

Professional Project (name and address) if applicable

Contractor (name and address) if contractor

Applicant (name and address) if applicant

Professional Project (name and address) if applicable

Contractor (name and address) if contractor

Applicant (name and address) if applicant

Contractor (name and address) if contractor

Professional Project (name and address) if applicable

Contractor (name and address) if contractor

Applicant (name and address) if applicant

Professional Project (name and address) if applicable

Applicant (name and address) if applicant

Professional Project (name and address) if applicable

Contractor (name and address) if contractor

Applicant (name and address) if applicant

Professional Project (name and address) if applicable

* 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.

Dorie J. Trainor 3-5-2020
(signature) (date)
608-519-2898 dorie@geniesgameday
(telephone) (email) pub.com

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

Personally appeared before me this 5th day of March, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

JENNIFER MARIE BURCHELL
Notary Public
State of Wisconsin
Jennifer Marie Burchell
Notary Public
My Commission Expires: 8/31/21

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 6th day of March, 2020.

Signed: *Judy Allen* Senior Planner
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Duane & Tonia Grenz, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
612 Kane St. La Crosse WI 54603
(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.

Tonia Grenz
Property Owner

Subscribed and sworn to before me this 5th day of March, 20 20.

Jennifer Marie Burchell

Notary Public

My Commission expires 8/31/21

JENNIFER MARIE BURCHELL
Notary Public
State of Wisconsin



(State Bar of Wisconsin Form 1 - 2003)
WARRANTY DEED

Document Number Document Name

1738881
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCGRIDE

RECORDED ON
01/03/2020 09:45AM
REC FEE: 30.00
TRANSFER FEE: 135.00
EXEMPT #:
PAGES: 2

THIS DEED, made between
Matthew Bentzen and Corrine Bentzen, husband and wife

("Grantor," whether one or more), and
Duane E. Genz and Tonia M. Genz, husband and wife, as survivorship marital
property

("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 Exhibit A

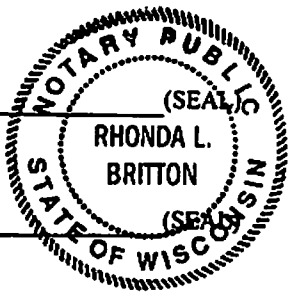
Recording Area

Name and Return Address
Duane and Tonia Genz
732 Avon Street
La Crosse, WI 54603

17-10071-090
Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and
clear of all liens and encumbrances except:
municipal and zoning ordinances and agreements entered under them, recorded easements for
the distribution of utility and municipal services, recorded building and use restrictions and
covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's
(Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property
between the Grantor and Grantee, if any, and general taxes levied in the year of closing and
will warrant and defend the same.

Dated 12-30-2019



Matthew Bentzen (SEAL)
Corrine Bentzen (SEAL)

AUTHENTICATION

Signature(s)
authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney James T. Gull / 1084908
Knight Barry Title United LLC



ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
La Crosse COUNTY
personally came before me on 12-30-2019
the above-named Matthew Bentzen, Corrine Bentzen,
Husband and Wife
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.
Rhonda L. Britton
Notary Public, State of Wisconsin
My commission (is permanent)(expires: 1-22-2021)

(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

EXHIBIT A

Lot 3 in Block 16 of McConnell & Whittlesey's Addition to North La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin.

For informational purposes only

Property Address: 612 Kane St, La Crosse, WI 54603

Tax Key No.: 17-10071-090

