

July 22, 2016

Common Council
City of La Crosse
La Crosse, Wisconsin

Dear Council Members,

Thank you for your consideration of our request for a Conditional Use Permit. We are purchasing the large property at 1419 Cass Street to open an upscale Bed & Breakfast. We intend to work with the community as much as possible in every aspect of our business. With a skilled team in place to help launch the business, we plan to open with four guest rooms by the end of the year. With minor alterations inside the home, we can add a fifth bedroom in time for a grand opening in the spring of 2017. We currently have a total of five parking spaces on our property that meet the size guidelines in Ordinance 115-393. We have three parking spaces along the west fence, totaling 31' wide, 18' deep, and two spaces in front of the carriage house, totaling 24' wide, 18' deep. There are two spaces inside the carriage house for our personal vehicle, though we only have one vehicle. As a sixth room is added for guests, we can create another space, facing East, between the home and the carriage house. There is a space 20' wide with a fence dividing the parking space from the back yard. We plan to have a total of six guest rooms when we reach full operation, which will likely be in the second year of our business plan. I will attach an overhead view of the home which shows our current parking spaces and another that shows where more spaces can be added when the time comes. Additionally, we have 71' of fence parallel to the alley on the North side of the property. If necessary, we could move the fence 10 feet to the South, creating additional parking in the alley. Several of the neighboring properties have that type of parking that does not obstruct the alleyway.

We look forward to being part of the community and supporting local businesses as we promote our Bed & Breakfast and the region.

Sincerely,

Bruce Banes & Brandon Rigger

Bruce Banes & Brandon Rigger
Castle La Crosse Bed & Breakfast

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

BRUCE E. BANES AND BRANDON C. RIGGER
CASTLE LA CROSSE LLC
4518 SPELLMAN RD., HOUSTON TX 77035

Owner of site (name and address):

KERRIE A. REYNOLDS FAMILY REVOCABLE TRUST
1419 CASS ST, LA CROSSE WI 54601

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

N/A

Address of subject premises: 1419 CASS ST, LA CROSSE WI 54601

Tax Parcel No.: 17-20102-25

Legal Description: SECOND MONS ANDERSONS ADDN PRT BLOCK 7 COM SE COR BLK 7 W
ALG S LN 36.1 FT TO W LN 15TH ST 149.1 FT TO POB W 149.1 FT ALG CURV
CONCAVE TO SE CHD BEARS NE 5.2 FT NE 41 FT N 45.6 FT NW 21.5 FT N 86
FT TO N LN BLK 7 E 149.1 FT 1 FT 181 FT W OF NE COR BLK 7 SW 210.8 FT
TO POB LOT 57: IRR

Zoning District Classification: R-1 Single Family

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-343 (6)
(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).

SINGLE FAMILY HOME, 7322 SQ FT., 8 BEDROOMS, 7 BATHS, 2 HALF BATHS. BUILT IN 1992

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):

COMMERCIAL BED + BREAKFAST 6 GUEST ROOMS, 7 BATHS, 1 HALF BATH
OWNERS WILL RESIDE ON PREMISES
NO SUBSTANTIAL MODIFACATIONS TO INTERIOR OR EXTERIOR

Type of Structure (proposed): COMMERCIAL

Number of current employees, if applicable: OWNERS (2), NO EMPLOYEES

Number of proposed employees, if applicable: N/A

CITY OF LA CROSSE, WI
General Billing - 139088 - 2016
003020-0113 Crystal H 07/27/2016 03:06PM
185710 - CASTLE LA CROSSE LLC

Payment Amount: 300.00

For Reference

Number of current off-street parking spaces: 5 PLUS DRIVEWAY PARKING

Number of proposed off-street parking spaces: 6 PLUS DRIVEWAY PARKING

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 \$ _____

I hereby certify under oath the value of the proposed replacement structure(s) is \$ _____

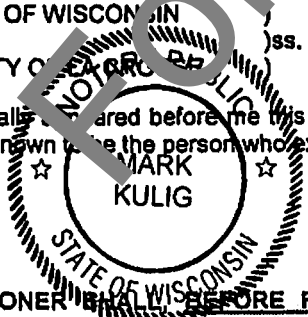
If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to 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 herewith are true and correct to the best of my knowledge and belief.

[Signature] _____
(signature) (date) 7/26/2016

708-780-9002 _____
(telephone) (email) Kamarc9002@gmail.com

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)



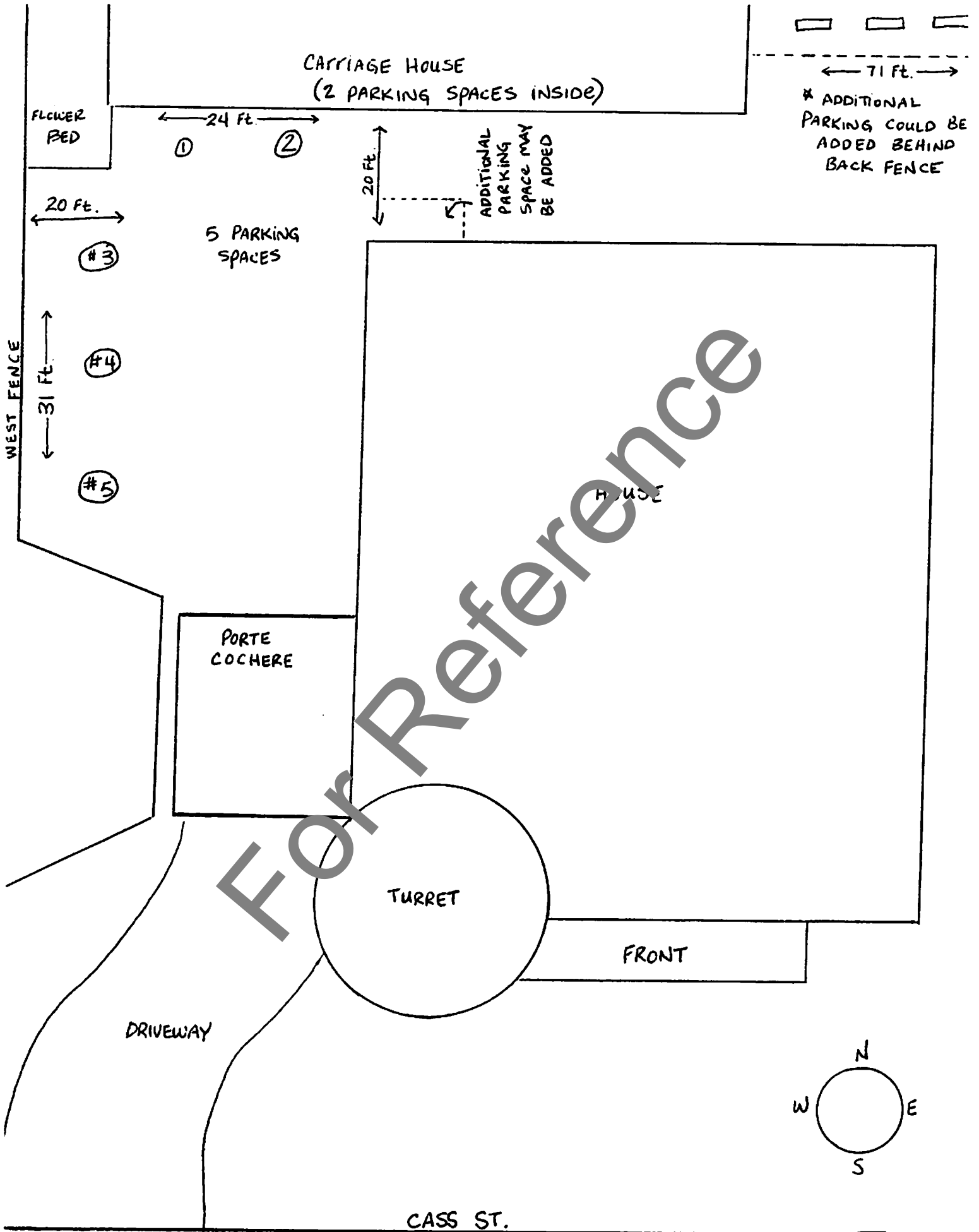
Personally appeared before me this 26th day of July, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 02/08/2019

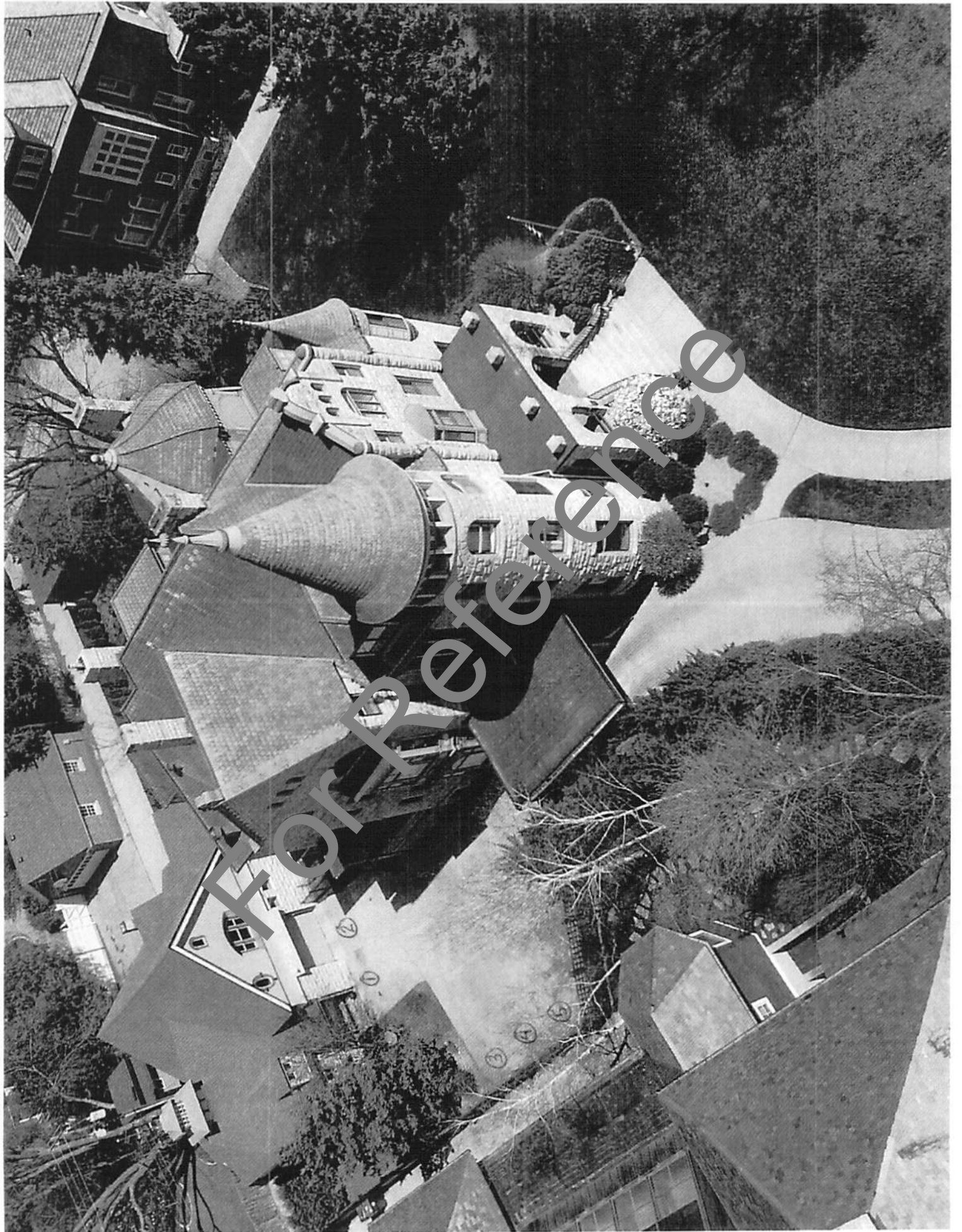
PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 27th day of July, 2016.

Signed: [Signature]
Director of Planning & Development



For Reference





FOR PREFERRED

CARRIAGE HOUSE

PARKING

PARKING

ALLEY

DRIVEWAY

CASS ST.