

**Conditional Use Permit Application for City of LaCrosse
Cover Page**

2/3/2020

Ironside Properties LLC.
1220 Oak Forest Drive
Onalaska, WI 54650

Ironside Properties LLC. Is proposing to build self storage units in the LaCrosse Interstate Industrial Park Subdivision. Ironside Properties is purchasing a 2.26 acre parcel from Front Street Properties LLC. The 2.26 acres is on the west end of what is currently known as lot 16.

Ironside Properties LLC. Is proposing a plan to build 5 separate self storage buildings consisting of approximately 32,620 square feet of new construction. There will be a total of 124 individual units in a variety of sizes. The property will include asphalt driveways as well as fencing on the perimeter and video surveillance. It will include landscaping (trees, shrubs, plantings) as well as stormwater retention ponds to reduce the water runoff from the site. The sides of the building facing Hauser Street will include masonry brick/stone to enhance the appearance, this will also extend 20 ft along the sides of the buildings. The proposed buildings meet all of the covenants for the Industrial Interstate Park.

Ironside Properties LLC. Currently owns and operates Ironside Self Storage in Onalaska. Ironside Properties LLC has been in business since 2014 and is a professional, well respected company in the community. The site is clean and very well maintained. We operate at full capacity and our customers in LaCrosse and Onalaska are in need of more space for their storage needs. The demand for clean, well maintained, and professional storage is needed in this area for our growing community.

The site we are proposing building on has always been vacant. These storage units will be an asset to the area, and will provide the city with additional tax dollars. Thank you for your time and review.

Respectfully Submitted,

Mitchell Lown
Owner
Ironside Properties LLC