

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Beverly Scott-Lawrence  
1913 Crescent Hills Dr. LaCrescent MN

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

Same

Architect (name and address), if applicable:

\_\_\_\_\_

Professional Engineer (name and address), if applicable:

\_\_\_\_\_

Contractor (name and address), if applicable:

Brickl Brothers Inc  
400 Brickl Rd West Salem

Address(es) of subject parcel(s): 226 and 232 Hood St. LaCrosse

Tax Parcel Number(s): 17-30098-50

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

Burns addition Pt Block 18 Com Inter C/L 43 + C/L  
John Sen sts w 515.60 Ft Sely 277.46 Ft Sely 234.97 ft to  
PT on WLYLn CB + A RR w 465 Ft to WA

Zoning District Classification: Heavy Industrial - M2

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 352

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:

226 - office Building For Top Hat Inc  
232 - 50' X 80' Garage - Storage For Access Probability Products

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

Storage units to be rented to the public

Type of Structure proposed: metal Storage Units

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: 8

Number of proposed off-street parking spaces: 8

\* 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: \_\_\_\_\_

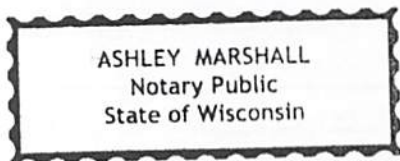
Check here if proposed operation or use will be green space: \_\_\_\_\_

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.



Betsy Scott 4/30/19  
(signature) (date)  
782-1069 b.scott@fophatinc.com  
(telephone) X230 (email)

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

Personally appeared before me this 30 day of April, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ashlee Marshall  
Notary Public  
My Commission Expires: 12-5-2022

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 30th day of April, 2019.

Signed: [Signature] Senior Planner  
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

The undersigned, Beverly Scott, being duly  
*(owner of subject parcel(s) for Conditional Use)*

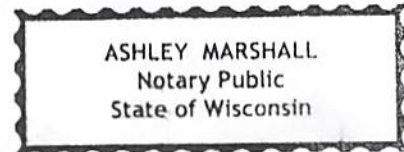
sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,  
State of WI.
2. That the undersigned is a/the legal owner of the property located at:  
226 + 232 Hood St.  
*(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.

Beverly Scott  
Property Owner

Subscribed and sworn to before me this 30 day of April, 2019.

Ashley Marshall  
Notary Public  
My Commission expires 12-5-2028.



ASHLEY MARSHALL  
Notary Public  
State of Wisconsin

CITY OF LA CROSSE, WI  
General Billing - 165109 - 2019  
006486-0042 Courtney... 05/03/2019 09:30AM  
161336 - TOP HAT INC  
Payment Amount: 450.00

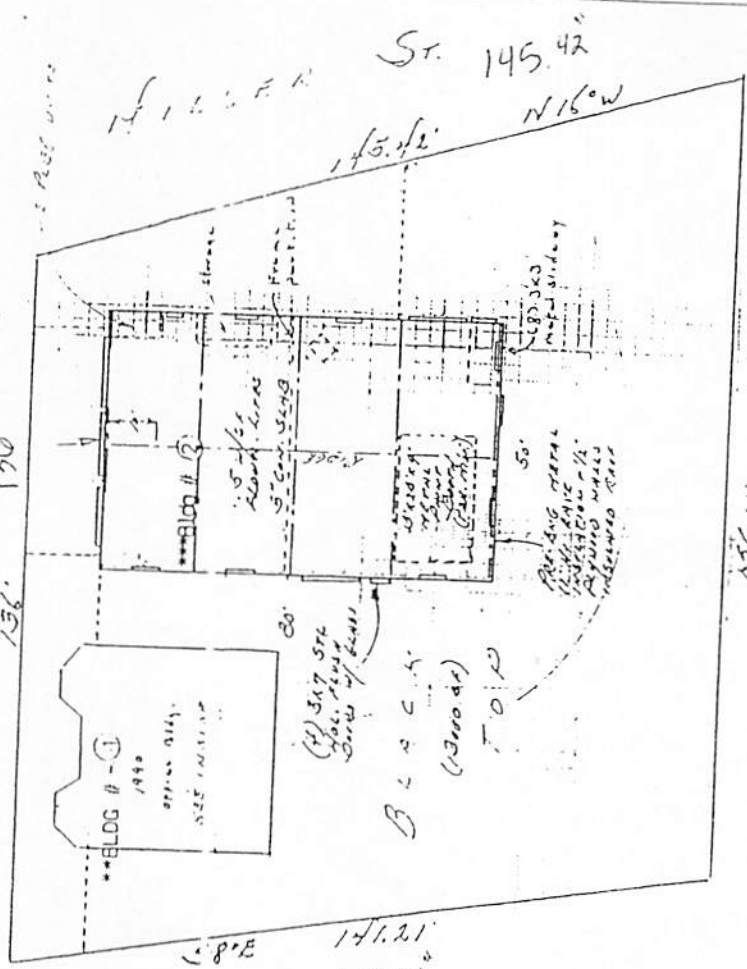
**LEGAL DESCRIPTION**

La Crosse County, State of Wisconsin

Tax Parcel No. 17-30098-050

Part of Section 6, Township 15 North, Range 7 West, La Crosse County, Wisconsin, being a part of Block 18, of Burns Addition to the City of La Crosse, described as commencing at the intersection of the center of Fourth Street and the center of Johnson Street; thence west along the center of Johnson Street 515.60 feet; thence south 30 deg 13' 32" east 277.46 feet; thence south 33 deg 24' 25" east 234.97 feet to a point on the westerly line of the Chicago, Burlington and Quincy Railroad property; thence south 67 deg 31' 45" west 465.50 feet to the waters edge of Isle La Plume slough; thence east 225.0 feet to the point of beginning of the property too be described; thence south 8 deg 07'48" east 141.21 feet; thence east 156.11 feet; thence north 16.00' west 145.42 feet; thence west 136.00 feet to the point of beginning.

This appraisal was prepared at the request of the Community Credit Union for the use by it in determining whether or not to extend credit in a credit transaction. Except as to Community Credit Union, the appraisal shall not be relied upon or used for any purpose by any other person or persons without the prior written consent of the appraiser. The conclusions and opinions expressed herein are for Community Credit Union's use and reliance, and neither Community Credit Union nor its assigns nor the appraiser shall be liable to any other person or persons for any matters concerned herein.



20,000 SF. LAWS

9.6.87 P.M.

-not to scale

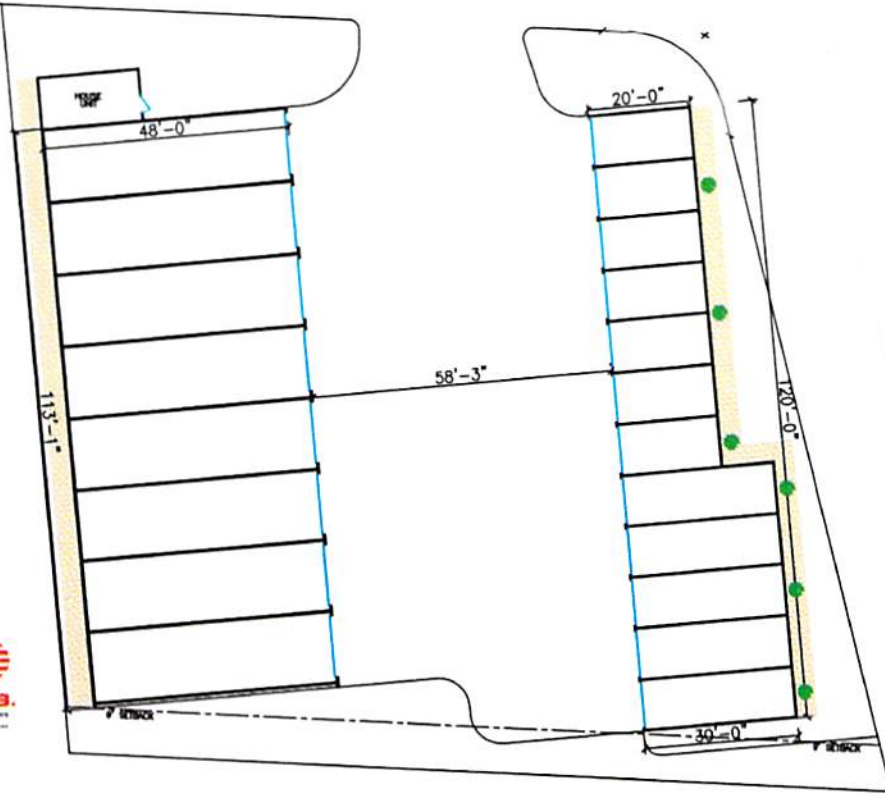
ASSESSOR'S OFFICE  
CITY HALL  
LA CROSSE, WI 54601

This document is not to be used for any purpose other than the use by it in determining whether or not to extend credit for the appraisal. Except as to the conclusions and opinions expressed herein and neither shall be liable to any other person or persons for any matters concerned herein.

LAND/BUILDING SKI



HOOD ST.



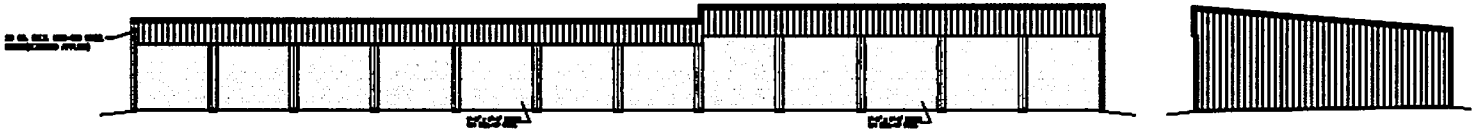
MILLER ST.

PRELIMINARY DESIGN FOR  
BEVERLY SCOTT  
228 HOOD ST.  
LACROSSE, WI 54601

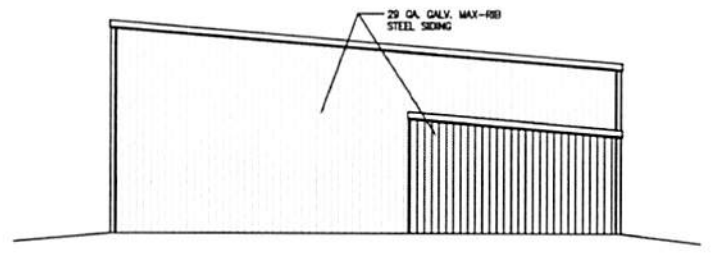
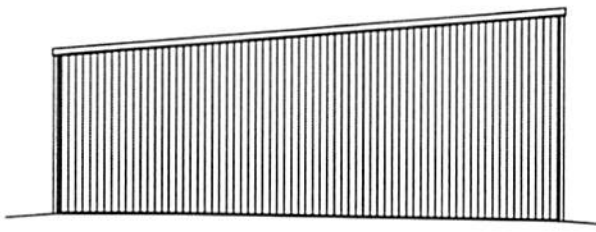
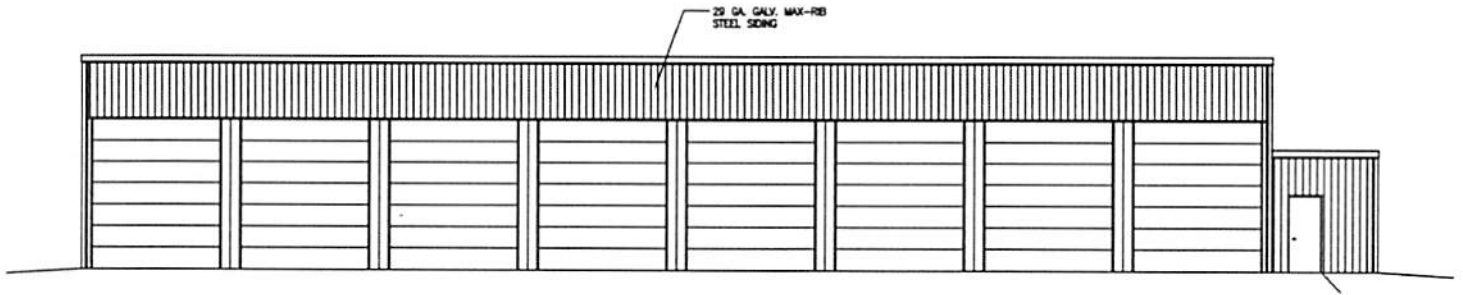


**BRICKL BROS.**  
Designers | Construction Managers | Builders  
Residential | Commercial | Industrial | Construction





EAST BUILDING



WEST BUILDING