

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

City Brewing Company, LLC - Robert Kegebein
925 South 3rd St, La Crosse, WI 54601

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

CMKJ Mississippi, LLC - Robert Kegebein
925 South 3rd St, La Crosse, WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Excel Engineering Inc - Jason Daye
100 Camelot Dr, Fond du Lac, WI 54935

Contractor (name and address), if applicable:

CD Smith Construction - Marc McGuire
125 Camelot Drive, Fond du Lac, WI 54935

Address(es) of subject parcel(s): 325 & 327 Jackson St.; 1112, 1116, 1120, 1126, 1128, & 1130 4th St. S.

Tax Parcel Number(s): 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30030-30, 17-30088-20
CSM is currently proposed to combine

Legal Description (must be a recordable legal description: see Requirements):
Lots 8, 9, 10, & 11 in Block 3 of Burns Addition to the City of La Crosse, La Crosse County, Wisconsin
Excepting therefrom lands described per Warranty Deed document number 1398935

Zoning District Classification: Current R5 (Multiple Dwelling); rezoning proposed to M2 (Heavy Industrial)

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:
existing properties are currently residential uses

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

Demolish existing dwellings for parking lot expansion. Perimeter security fencing with gated
entrance(s). Landscaping & stormwater management in compliance with City Ordinance proposed.

Type of Structure proposed: N/A - parking lot with landscaping and perimeter fence

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces:

Number of proposed off-street parking spaces:

** 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.

rk 4-2-21
(signature) (date)
608-785-4286 rk@kegepainecitybrewery.com
(telephone) (email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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 _____ day of _____, 20____.

Signed: _____,
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Robert Kegebein, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of Onalaska,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
325 & 327 Jackson St.; 1112, 1116, 1120, 1126, 1128, & 1130 4th St. S.
(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.



Property Owner

~~Subscribed and sworn to before me this _____ day of _____, 20_____.~~

~~_____
Notary Public
My Commission expires _____.~~

OWNER AUTHORIZATION LETTER

Date: 04/02/21

To: City of La Crosse, Office of the City Clerk
400 La Crosse Street
La Crosse, WI 54601

Re: City Brewing West Lot

I, Ross Sannes - CEO, authorize Robert Kegebein
(Owner) (Agent)

to submit a conditional use permit application for my property located at

325 & 327 Jackson St; 1112, 1116, 1120, 1126, 1128, & 1130 4th St



Signature of Owner

04/02/21

Date