

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

CENTRAL STATES WAREHOUSE

1629 Caledonia St., La Crosse, WI

Owner of site (name and address):

Cliff & Sandy LeCleir

12487 Nuttleman Rd., La Crosse, WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Brian Elskamp - Brickl Bros.

Contractor (name and address), if applicable:

Brickl Bros. Design Builders
400 Brickl Rd.

West Salem, WI 54669

Address of subject premises:

As of 2006, city assigned an address of 1720 Caledonia Street
700 Gohres St.

Tax Parcel No.: 17-10188-020 & part of 17-10085-030

Legal Description:

SEE ATTACHED

Zoning District Classification:

Heavy Industrial - M2

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 M

(If the use is defined in (H)(6)(c)(i) or (ii), see "*" below.)

Is the property/structure listed on the local register of historic places?

Yes

No

X

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):Presently vacant land used for the parking of old buses,
landscaper equipment & snowplowsDescription 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):

Site will be filled 24" at south end to provide proper drainage to retention pond.

Improvements include 2- 36' x 150' buildings w/ low eave height of 9'6" - high of 12'6"
& 1- 36' x 130' bldg & 1- 40' x 130' bldg w/ low eave height of 9'6" - high of 12'6"

Type of Structure (proposed):

Metal - wood frame slab on grade w/ 18" & 24" side wall
grade beamsNumber of **current** employees, if applicable:

NA

Number of **proposed** employees, if applicable:

NA

200163 - CENTRAL STATES WAREHOUSE INC

250.00

Number of current off-street parking spaces: NA

Number of proposed off-street parking spaces: NA

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 15.26(H)(6)(c)

_____ (i) 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.

_____ (ii) 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 subsection 15.26(R) 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 or structures to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure or structures 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 hereto are true and correct to the best of my knowledge and belief.

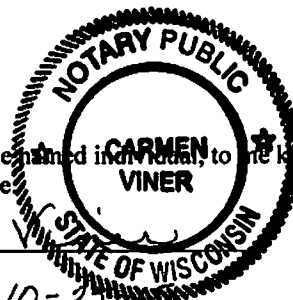
Cliff LeClair 6-18-14
(signature) (date)

781-2818 cliff.leclair@csu-warehouse.com
(telephone) (email)

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

Personally appeared before me this 18th day of June, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Carmen Viner
Notary Public
My Commission Expires: 10-25-16



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

Review was made on the 26th day of June, 2014.

Signed: [Signature], Director of Planning & Development

on behalf of Larry Kirch.





"We'll Make Room For YOU!"

1629 Caledonia St., La Crosse, WI 54603

Phone: 608-781-2818 • Fax: 608-781-2964

E-mail: cliff.lecleir@cswarehouse.com • www.csw-warehouse.com

To: City Council of La Crosse, WI

June 2014

Dear Council Members:

On vacant land, adjacent to our warehouse at 1629 Caledonia St., and north of the vacated Rublee St. to Gohres St., I am requesting a permit to construct four (4) self-storage buildings totaling 116 units. The property has been vacant since I purchased Central States Warehouse in 2005 with the exception of the northern most parcel, which was owned by John's Auto Body & used as a junkyard. It was my desire to rid the area of this eyesore & eventually construct something to coincide with our warehouse business.

The area is shielded from traffic on the west by our main facility and is completely fenced around the remaining perimeters. It is presently underused by renting parking to individuals who own old school buses, an army surplus enclosed trailer, an "over-the-hill" cabin cruiser, landscaping equipment, & snowplows.

I am proposing these self-storage units to compliment the storage building I erected in 2006 that accommodates larger vehicles, contractors, the hospital mobile units, etc. The proposed buildings will be of the same quality only much lower in height & focused on individual storage needs, rather than business uses.

I understand the goal of beautifying our city and do not want to do anything contrary to that goal. Part of my contribution to this vision is the new Hampton Inn & Suites. Seven years ago I had the vision of removing that ugly warehouse from our downtown. It is now coming to fruition. As visitors and residents approach our downtown from either the causeway or La Crosse St., they will now be graced with a view of a beautiful hotel.

My proposal for this north property will not deter from that goal. As previously mentioned it will be shielded from the heavy traffic areas. It will only be an improvement and an addition to the warehousing we are already conducting on that site.

Thank you for your consideration,

Cliff LeCleir

CEO – Central States Warehouse

700 GOHRES ST LA CROSSE

Parcel: **17-10188-20**
 Internal ID: 59712
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.42
 Township: 16
 Range: 07
 Section: 20
 Qtr: SW-NW

Abbreviated Legal Description:

TILLMAN & FELBER'S ADDITION LOTS 8 & 9 BLOCK 6 & E1/2 VAC CALEDONIA ST ADJ ON W & N1/2 LOT
 10 BLOCK 6 & E 6FT VAC CALEDONIA ST LYG W & ADJ TO N1/2 LOT 10 EX W 29FT OF E1/2 VAC
 CALEDONIA ST LYG W & ADJ TO LOTS 8 & 9 T/W ESMT IN DOC NO. 1448945

Property Addresses:

Street Address	City(Postal)
700 GOHRES ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CAPSTONE LLC	Owner	1629 CALEDONIA ST	LA CROSSE	WI	54603-2218

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

1720 CALEDONIA ST LA CROSSE

Parcel: **17-10188-30**
 Internal ID: 59719
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 1.11
 Township: 16
 Range: 07
 Section: 20
 Qtr: SW-NW

Abbreviated Legal Description:

TILLMAN & FELBER'S ADDITION LOTS 10-14 BLOCK 6 & N1/2 VAC RUBLEE ST & E1/2 VAC CALEDONIA ST ON W EX N1/2 LOT 10 & EX E 6FT OF VAC CALEDONIA ST LYG W & ADJ TO N1/2 LOT 10 & INCL W 29FT OF E1/2 OF VAC CALEDONIA ST LYG W OF & ADJ TO LOTS 8 & 9 BLOCK 6 SUBJ TO ESMT IN DOC NO. 1448945

Property Addresses:

Street Address	City(Postal)
1720 CALEDONIA ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CAPSTONE LLC	Owner	1629 CALEDONIA ST	LA CROSSE	WI	54603-2218

Districts:

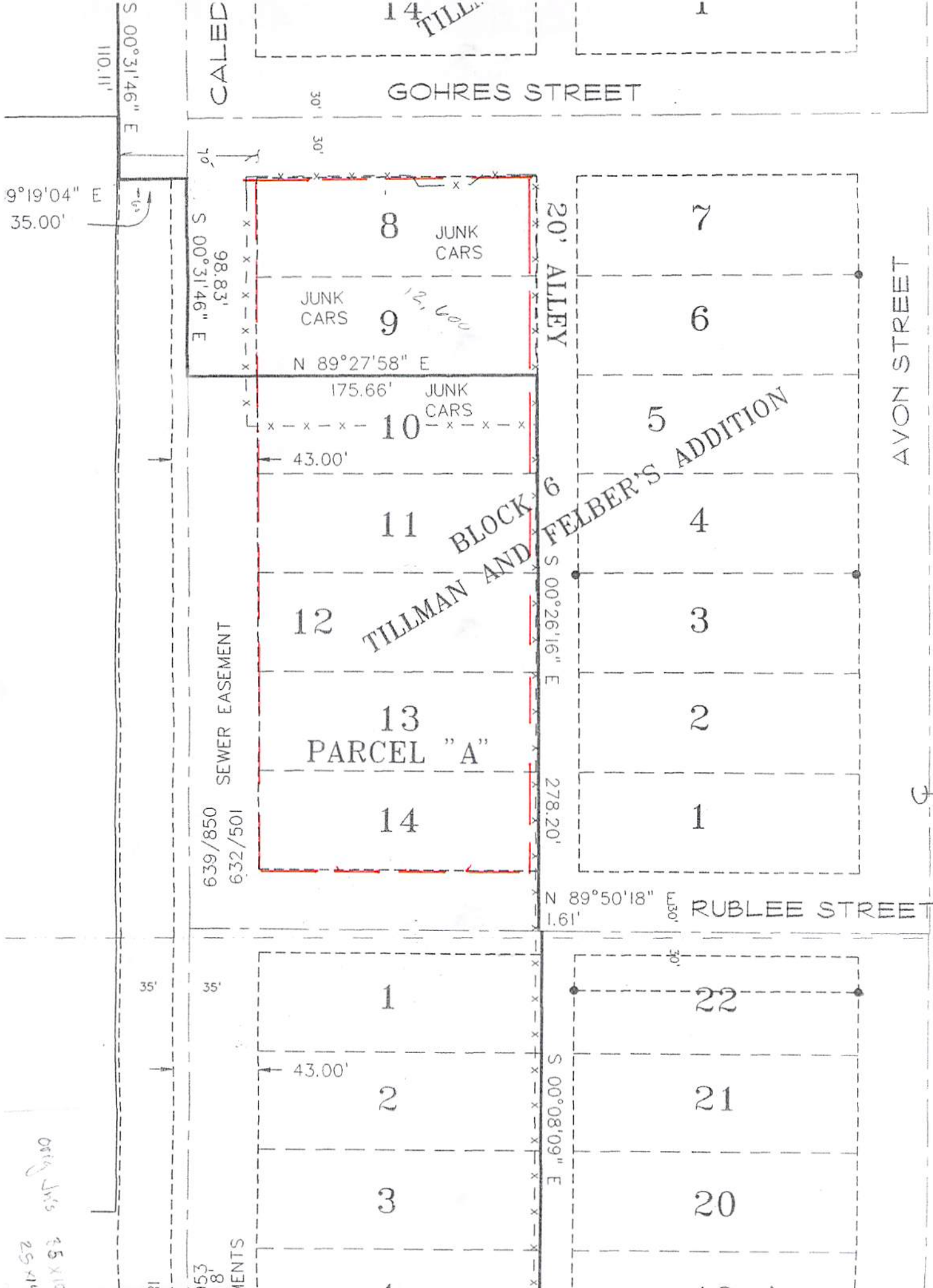
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2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



9°19'04" E
35.00'

S 00°31'46" E
110.11'

CALED

14 TILL

GOHRES STREET

S 00°31'46" E
98.83'

8 JUNK CARS

JUNK CARS 9

N 89°27'58" E

175.66' JUNK CARS 10

43.00'

11

12

13 PARCEL "A"

14

SEWER EASEMENT

639/850
632/501

20' ALLEY

7

6

5

4

3

2

1

BLOCK 6
TILLMAN AND FELBER'S ADDITION

6

S 00°26'16" E

278.20'

N 89°50'18" 1.61'

RUBLEE STREET

AVON STREET

1

2

3

22

21

20

S 00°08'09" E

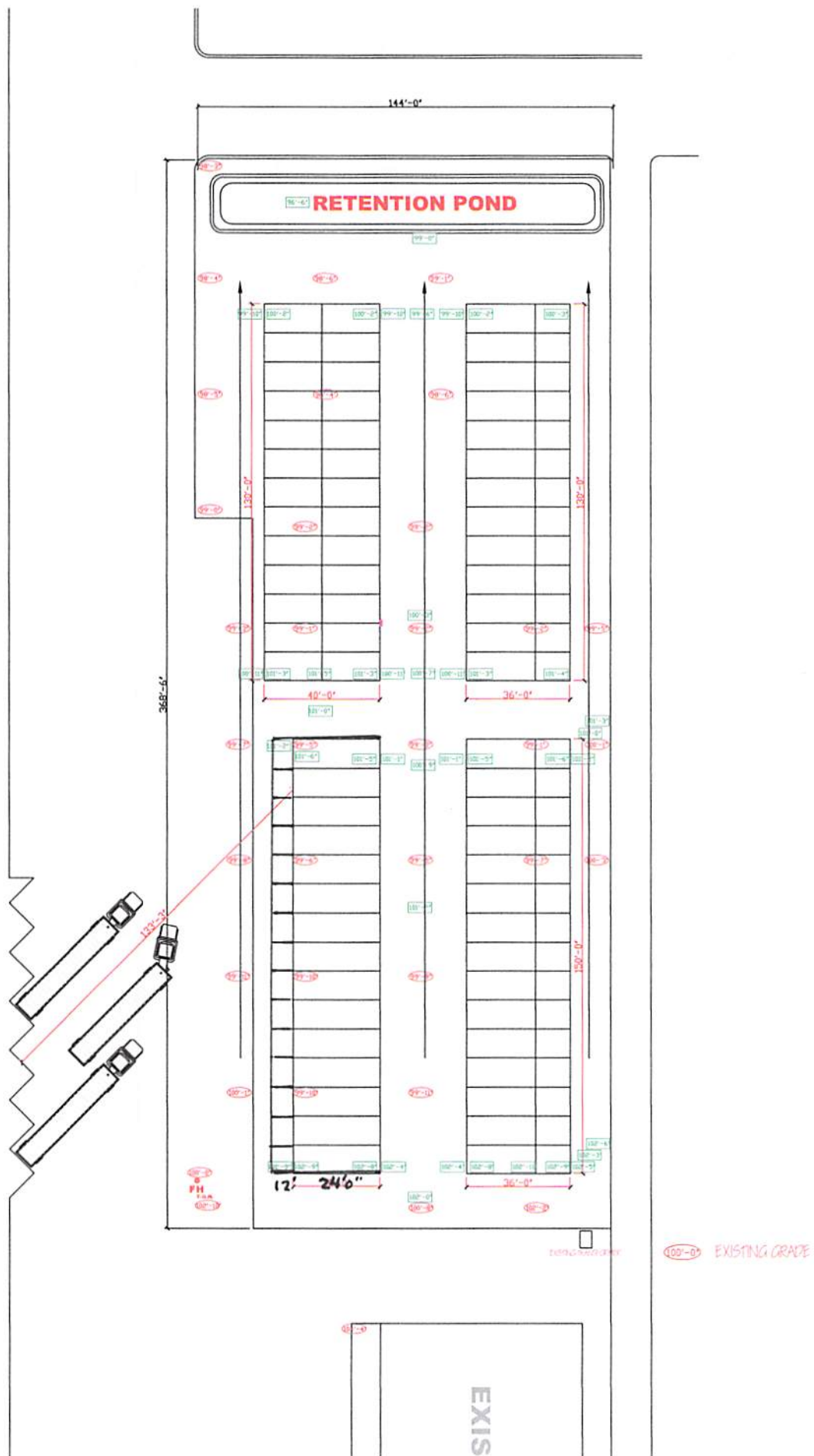
35'

35'

43.00'

MENTS
8'
53'

0016 Jm's
25 X 10'



"We'll Make Room For YOU!"

Central States Warehouse

A Division of CRESTONE, LLC

Cliff Lecleir
CEO

Public-Contract Warehousing
with Distribution Services

1629 Caledonia St., La Crosse, WI 54603
Phone: 608-781-2818 • 7962-182-809 :xvJ
E-mail: cliff.lecleir@cswh-warehouse.com
www.cswh-warehouse.com

FORMER JUNK YARD

Area of Proposed Buildings

Storage Units Constructed 2006

Roof of Main Facility

