

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

James Buchner
3020 S. Marion Road LaCrosse, WI 54601

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

Architect (name and address), if applicable:

Construction Express
411 LaCrosse Street LaCrosse, WI 54601

Professional Engineer (name and address), if applicable:

Construction Express
411 LaCrosse Street LaCrosse, WI 54601

Contractor (name and address), if applicable:

None

Address(es) of subject parcel(s): 2522 7th Street South LaCrosse, WI
54601

Tax Parcel Number(s): 17-20242-60

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

ASSESSORS PLAT GOVERNMENT LOT 1, SEC 8-15-7
LOT 6 LOT 52; IRR

Zoning District Classification: Residential 1 - Single Family

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 356

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: Uninhabitable shack with
no water or sewer; vacant Payment Amount: 450.00

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

Two car garage with living quarters

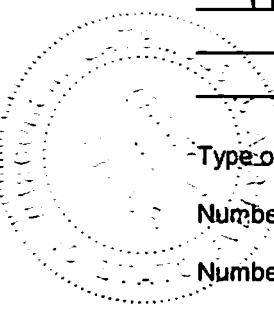
Type of Structure proposed: Masonry & wood building

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: None

Number of proposed off-street parking spaces: N/A



CITY OF LA CROSSE, WI
General Billing - 168769 - 2019
007509-0016 Courtney... 11/07/2019 12:55PM
198124 - BUCHNER, JAMES

*** 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 X

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: X

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.

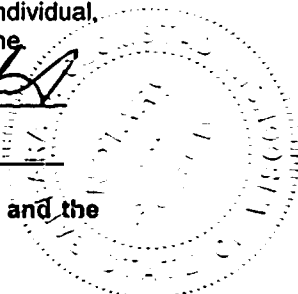
CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

James Bilman 10-7-19
(signature) (date)
(608) 498-8656
(telephone) (email)

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

Personally appeared before me this 7th day of October, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara J. Monahan
Notary Public
My Commission Expires: 8-15-20



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 7th day of October, 2019.

Signed: [Signature] Senior planner.
Director of Planning & Development

Cover letter for 2522 7th Street South, La Crosse, WI 54601

Overall plan:

Tear down existing old building and replace with new.

Cut down large cottonwood trees and remove stumps.

Evaluate fill on property.

Add approximately 2,500 yards of fill to property to bring up to LOMR-F standards.

Goal is to complete in 2 years.

WARRANTY DEED

RECORDED ON
 10/05/2018 03:21PM
 REC FEE: \$30.00
 TRANSFER FEE: \$555.00
 EXEMPT #:
 PAGES: 1

** The above recording information verifies that this document has been electronically recorded and returned to the submitter.**

THIS DEED made between Selma L. Kulcinski, a single person ("Grantor," whether one or more), and James T. Buchner ("Grantee," whether one or more).

Grantor for valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property"):

Lot 6 of Assessor's Plat, Government Lot 1, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Name and Return Address
 Knight Barry Title
 500 2nd St S, Suite 102
 La Crosse, WI 54601

17-20242-060
 Parcel Identification Number (PIN)
17-20242-060
 This IS NOT homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances, easements, buildings and use restrictions and covenants of record, general taxes levied in the year of closing.

Dated: October 5, 2018

Selma L Kulcinski
 Selma L. Kulcinski

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) of _____
 authenticated on this ___ day of _____, 20__.

 Print Name: _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____ authorized by Wis. Stat. § 706.06)

STATE OF WISCONSIN)
) ss.
 COUNTY OF LA CROSSE)
 Personally came before me on October 5, 2018 the above-named Selma L. Kulcinski, to me known to be the person who executed the foregoing instrument and acknowledged the same.
Katie R. Houlihan
 Print Name: Katie R. Houlihan
 Notary Public, State of Wisconsin
 Commission Expires: 2/10/19

THIS INSTRUMENT WAS DRAFTED BY:
 Brandon J. Prinsen
 Johns, Flaherty & Collins, S.C.
 205 Fifth Avenue South, Suite 600
 La Crosse, WI 54601

