

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

FENIGOR GROUP LLC
1501 ST. ANDREW ST.
LA CROSSE, WI. 54603

Owner of site (name and address):

FENIGOR GROUP LLC
1501 ST. ANDREW ST.
LA CROSSE, WI. 54603

Architect (name and address), if applicable:

JEROME SATERBACK
N 751 BLODMILL RD.
LA CROSSE, WI. 54601

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

FENIGOR GROUP, LLC
1501 ST. ANDREW ST.
LA CROSSE, WI. 54603

Address of subject premises:

1407/1501 ST. ANDREW ST.
LA CROSSE, WI. 54603

Tax Parcel No.:

17-10290-24

Legal Description:

attached

Zoning District Classification:

C-1 Local Business

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-
(If the use is defined in 115-347(6)(c)(1) or (2), see "" below.)

353

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

NO X

Payment Amount: 1,500.00

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):

MULTI-USE INDUSTRIAL, COMMERCIAL AND RESIDENTIAL.

Description 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):

SEPARATION OF BLDGS A & B AND OCCUPANCY OF BLDG B 22 UNITS 3RD & 4TH FLOOR. SUBJECT TO INSPECTION BY INSPECTION DEPARTMENT AND COMPLIANCE.

16-0211
Condition #4

Type of Structure (proposed):

Number of current employees, if applicable:

Number of proposed employees, if applicable:

Number of current off-street parking spaces: 340

Number of proposed off-street parking spaces: _____

Check here if proposed operation or use will be a parking lot: X

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

* If the proposed use is defined in 115-347(6)(c)(1) or (2)

_____ (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.

_____ (2) 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 Sec. 115-356 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(s) to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure(s) 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.

Carmen M. Huss
7/12/16

Donald Deak Swanson 7-12-16
(signature) (date)

Robert Fougere Group, LLC
(608) 304-2281 (telephone) (email)

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

Personally appeared before me this 12th day of July, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

William M. Eisen
Notary Public
My Commission Expires: 6/23/17

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

Review was made on the 12 day of July, 2016.

Signed: _____
Director of Planning & Development

1407 ST ANDREW ST LA CROSSE

Parcel: 17-10290-24
 Internal ID: 69129
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 8.980
 Township: 16
 Range: 07
 Section: 29
 Qtr: SW-NE

Abbreviated Legal Description:

PRT S1/2-NE, LOTS 1 THRU 5 BLOCK 4 & LOTS 1 THRU 13 BLOCK 9 WACHTERS ADDN, PRT VAC LOT A
 WACHTERS ADDN, PRT VAC PROSPECT ST, VAC HAGAR ST & VAC ALLEY IN BLOCK 9 WACHTERS
 ADDN BEG SE COR BLOCK 9 WACHTERS ADDN S89D36M53SW 730.46FT N26D56M 51SE 395.99FT
 N26D56M51SE 156.01FT M/L S62D48M25SE 51.89FT N26D54M32SE 318.20FT N35D3M41SE 144.39FT N89D26M
 45SE 272.46FT S26D54M26SW 158.39FT ALG W LN HARVEY ST S0D49M29SE 26.19FT S0D49M 29SE 292.82FT
 S0D30M8SE 63.57FT S0D30M8SE 346.02FT TO POB EX CSM NO. 138 VOL 12 SUBJ TO ESMT IN DOC NO.
 1440526 & DOC NO. 1567734

Property Addresses:

Street Address	City(Postal)
1407 ST ANDREW ST	LA CROSSE
1501 ST ANDREW ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
THE FENIGOR GROUP LLC	Owner	1501 ST ANDREW ST	LA CROSSE	WI	54603

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N
CDZ	Community Development Zone	N
0036	LA CROSSE TIF 16	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2	
2012 + VOTING WARDS	2012+ Ward 5	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 3199

Billed To: THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603

Total Tax: 67260.36

Payments Sch.

1-31-2016	18993.96
3-31-2016	16088.80
5-31-2016	16088.80
7-31-2016	16088.80

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.937156002
Assessed:	586800	1625400	2212200	Mill Rate	0.029127370
Fair Market:	626100	1734400	2360500	School Credit:	4612.84
Taxing Jurisdiction:			2014 Net Tax	2015 Net Tax	% of Change
STATE OF WISCONSIN			\$ 391.7100	\$ 400.5600	2.3000
La Crosse County			\$ 8497.3500	\$ 8664.5000	2.0000
Local Municipality			\$ 27074.1600	\$ 27070.6800	0.0000
LA CROSSE SCHOOL			\$ 24595.6200	\$ 24576.6400	-0.1000
WTC			\$ 3676.4100	\$ 3723.2000	1.3000

Credits:

First Dollar Credit:	80.38
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	0.00
Special Charges:	612.00
Special Delinquent:	2293.16
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	67260.36

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
				Totals:	\$ 67260.36

AFFIDAVIT

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

1. That I, Deak Swanson 1407/, am the applicant of the proposed conditional use permit to be located at 1501 St. Andrew St.

2. That I have:

- A. contacted the affected Council Member of the District or Ryan Cornett
- B. obtained a written waiver by the Mayor because I have not been able to the Council Member.

3. That I will personally contact those property owners required to be provided notice of the application for conditional use permit no later than 7-19-16.
(insert first publication date)

*4. That I will personally contact the Council Member of the affected district prior to 7-19-16.
(insert first publication date)

(*If 2A is checked, question 4 is not applicable.)

Deak Swanson
(Signature of Applicant)
Agent, Tomlin Group LLC
1501 ST ANDREW ST.
LA CROSSE, WI. 54603

Subscribed and sworn to before me this 12th day of July, 2016.

John M. Eisen
Notary Public
La Crosse County, Wisconsin
My Commission expires: 6/23/17

I, Mayor of the City of La Crosse, do hereby waive the requirement that the Council Member of the District be notified by the applicant prior to filing said Application for Conditional Use Permit.

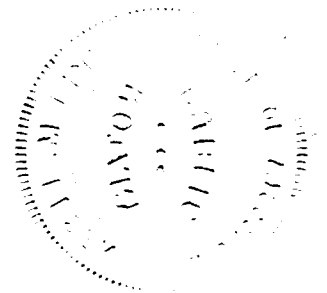
Dated: _____
Mayor

Cc: Council Member

**PROCESS FOR FILING APPLICATIONS FOR
CONDITIONAL USE PERMITS
AFTER THE DEADLINE**

STEP 1	<p>You MUST obtain approval from Council Member or Waiver from the Mayor.</p> <ul style="list-style-type: none"> • You must contact the council member of the district in which subject premise is located. If you are unable to reach said council member, you must obtain a written waiver by the Mayor. • Personally contact those property owners required to be provided notice of the application no later than the publication date. • A notarized affidavit must be submitted regarding Step 1 with the application.
STEP 2	<p>The following steps must be followed as if filing by the deadline:</p> <ul style="list-style-type: none"> • Schedule an appointment with Planning & Development Department. • Complete the application. • Provide all required exhibits.
STEP 3	<p>Submit application to the City Clerk's Office, along with a check made payable to the City Treasurer in the amount of \$600.00 (*regular fee is \$300.00).</p> <p>Applications must be submitted no later than 12:00 noon on the Wednesday preceding the regularly scheduled Council meeting, held the second Thursday of the month.</p>

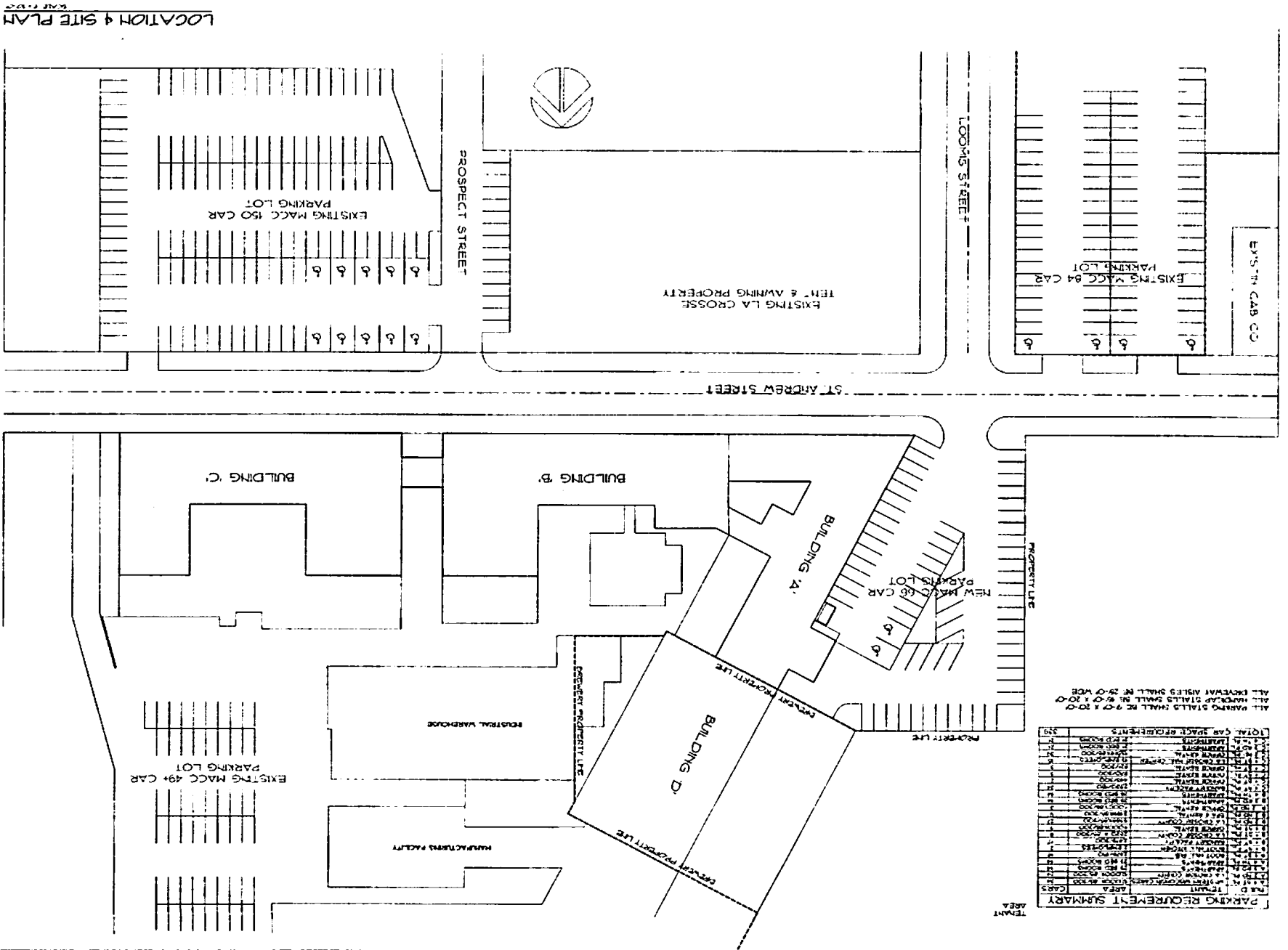
* The fee for Conditional Use Permit applications received later than 5:00 p.m. on the Friday preceding the regularly scheduled Council Meeting and before Wednesday at noon before the regularly scheduled Council Meeting shall be twice the amount of the regular fee.



ALL PARKING SPACES SHALL BE 9'-0" x 20'-0"
ALL DRIVEWAY WIDTHS SHALL BE 20'-0" WIDE

PARKING REQUIREMENT SUMMARY

AREA	TYPE	REQUIREMENT	PROVIDED	DEFICIENCY
TOTAL	OFFICE	100	100	0
	RETAIL	50	50	0
	RESTAURANT	25	25	0
	APARTMENT	150	150	0
	INDUSTRIAL	100	100	0
	MANUFACTURING	100	100	0
	WAREHOUSE	100	100	0
	TRUCK	10	10	0
	BIKE	100	100	0
	STREET	100	100	0
	TOTAL	740	740	0



LOCATION & SITE PLAN

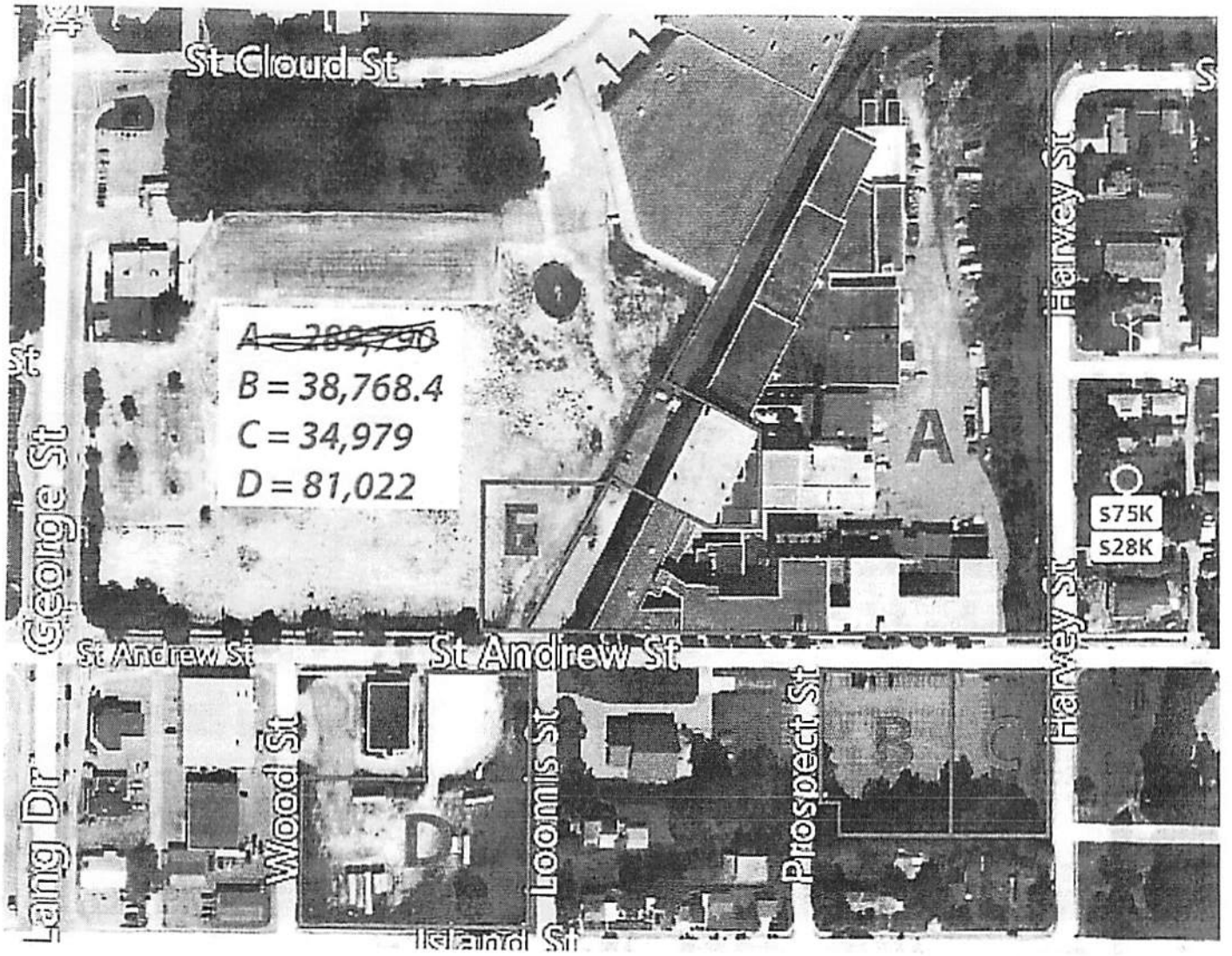
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12/26/14

14-629

PARKING REQUIREMENTS FOR
MAJCC OFFICES & APARTMENTS
 1501 SAINT ANDREW STREET
 LA CROSSE, WISCONSIN 54603
 RENOGA PROPERTIES, INC
 OWNERS/DEVELOPERS

JEROME SATERBAK ARCHITECT
 419 Duane St. 2nd Fl.
 La Crosse, Wisconsin 54601
 608-788-7104



Resolution modifying the Conditions of Approval for the Conditional Use Permit for the Fenigor Group, LLC project at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091).

AMENDED RESOLUTION

WHEREAS, the Fenigor Group LLC has requested consideration of the conditions approved as part of the Conditional Use Permit, 15-0584 for the properties at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091), and

WHEREAS, approved conditions require all conditions be met before any residential occupancy, and

WHEREAS, the applicant has indicated in their correspondence dated February 5, 2016 that a "reasonable time of leniency" be granted to allow the developer partial occupancy of the residential units, and

WHEREAS, the developer has indicated the need for extended time to secure a portion of the property known as the "Reinhart Foods Lot" in order to complete the required offstreet parking, and

WHEREAS, the developer has indicated they have established sufficient off street parking to occupy 22 units,

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of La Crosse that it hereby amends the Resolution approving the above-stated Conditional Use Permit to adjust condition # 10 to state: *That no occupancy permit shall be issued for any residential portion of the building until all of the above conditions have been met except that for each phase of occupancy, city staff may permit occupancy upon sufficient inspection and if each phase of occupancy is satisfied for off street parking and either the landscaping is complete or a performance surety, bond or letter of credit is on file for any remaining landscape improvements, provided full and complete of occupancy approval by the Department of Building and Safety.*

BE IT FURTHER RESOLVED that the following conditions must be met prior to approval of the amendment of the conditional use permit requirements:

1. Owner-Developer must provide a map of paved, striped and properly dimension off street parking stalls designated for the units to be occupied.
2. Owner-Developer provide a schedule for completion of the remaining conditions.
3. Owner-Developer provide a performance surety for all outstanding parking and landscape improvements for review and approval of the Planning Department.
4. No Occupancy Permit is to be granted until the structure passes final building inspection by the City including providing a signed agreement between the Fenigor Group and Pearl Street Brewery for a solution to the common wall penetration issues with Pearl Street Brewery.

BE IT FURTHER RESOLVED, that the ~~Interim~~ Director of Planning & Development, the Mayor, City Clerk and Finance Director are hereby authorized to take any and all steps to effectuate this resolution.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on April 14, 2016.

Teri Lehrke

Teri Lehrke, City Clerk
City of La Crosse, Wisconsin



Resolution approving Application of The Fenigor Group LLC for a Conditional Use Permit at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (Parcel ID 17-10213-091) allowing for asphalt parking lots for residential and commercial uses located at 1407-1501 St. Andrew Street.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held on June 23, 2015, a conditional use permit is hereby granted to The Fenigor Group LLC, such permit being for the premises known as 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091) and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT FURTHER RESOLVED that said conditional use permit is conditioned upon the following:

1. That there be a partial vacation of the north/south alley between St. Andrew Street, Harvey Street, Island Street and Prospect Street.
2. That the applicant's parcels on 500 Prospect Street and 513 Harvey Street be combined once the alley vacation is approved.
3. That the portion of Reinhart Foods lot is purchased and combined into 1407 and 1501 St. Andrew Street.
4. That at least twelve (12) additional parking spaces be provided on the Island Street Parking lot to meet the 346 space requirement.
5. That all proposed parking spaces shall not be less than 8.5 feet by 17 feet.
6. That all proposed driveway aisles must be at least 22 feet in width.
7. That all proposed parking spaces on every lot must be striped.
8. That the Island Street lot and the lot adjacent to the building on the west side must be paved and landscaped in accordance with the City of La Crosse's Commercial Design Standards.
9. That the revised parking lot plan depicting items #1-8 above be submitted and approved by the Planning Department staff.
10. That no occupancy permit shall be issued for any residential portion of the building until all of the above conditions have been met.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on June 23, 2015.



Teri Lehrke, City Clerk
City of La Crosse, Wisconsin