August 30, 2018

Common Council-City of La Crosse

RE: Conditional Use Permit Application-444 Losey Court Lane

Dear Council Members and Mayor Kabat-

We are applying for a Conditional Use Permit with the intention of removing the house at 444 Losey Court Lane. We believe the Permit should issue for the following reasons:

1. We intend the lot to remain zoned R1-Single Family, with the real estate taxes paid as if the house remained on the site.
2. We have no intention of combining the 444 Losey Court Lane and 450 Losey Court Lane (our current home) lots. The lot could be sold at any time as a buildable lot.
3. The property will be attractively fenced (a definite upgrade from what currently exists) and the landscaping improved way beyond what exists at this point.
4. There is a very strong possibility that we will build a house at 444 Losey Court Lane at some future point that has been built with "aging in place" considerations as we age out of our two-story home. For now, however, it will be used as extra yard space for our seven grandchildren and two large dogs.
5. We love living in La Crosse (we are both mostly life-long residents) and will guard the beauty and integrity of our neighborhood.

Thank-you for your consideration of our petition.

Philip M. and Melissa Kaufman Gelatt

18-1226

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): PHILIP GELATT
450 LOSEY COURT LANE, LA CROSSE WI 54601

Owner of property (name and address), if different than Applicant: Philip M. Gelatt Living Trust

Architect (name and address), if applicable: N/A

Professional Engineer (name and address), if applicable: N/A.

Contractor (name and address), if applicable: N/A

Address(es) of subject parcel(s): 444 Losey Court Lane

Tax Parcel Number(s): 17-20085.50

Legal Description (must be a recordable legal description; see Requirements):
Lot 6 and South 1.21 Feet of Lot 5 in Block 1 of Losey Court Subdivision in City of LaCrosse, La Crosse County, Wisconsin

Zoning District Classification: Residential - R1 - 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: Private house

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

Type of Structure **proposed**: none

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: N/A

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

**** 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**: ✓

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.

_____ 8/27/18
(signature) (date)

Cell: 772 349 3620 pmgelatt1@gmail.com
(telephone) (email)

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

Personally appeared before me this 27th day of August, 2018, 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: 2/5/2022

DEBRA A. SEILER NOTARY PUBLIC STATE OF WISCONSIN

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 August, 2018.

Signed: _____, Senior Planner,
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF WISCONSIN)
) ss
COUNTY OF LaCROSSE)

The undersigned, Philip M. Gelatt, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of WISCONSIN.

2. That the undersigned is a/the legal owner of the property located at:
444 LOSEY COURT LANE, LaCrosse, Wi.
(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 27th day of August, 2018.

Notary Public
My Commission expires 2/5/2022

DEBRA A. SEILER
NOTARY
PUBLIC
STATE OF WISCONSIN

1711985
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
06/20/2018 10:38AM
REC FEE: $30.00
TRANSFER FEE: $760.50
EXEMPT #:
PAGES: 1

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

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Number | Document Name

THIS DEED, made between James R. Hoefert and Jane A. Hoefert

as Trustee of James R. Hoefert and Jane A. Hoefert Joint Revocable Trust dated August 2, 2005

("Grantor," whether one or more), and Philip M. Gelatt Living Trust

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 6 and South 1.21 feet of Lot 5 in Block 1 of Losey Court Subdivision in the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address
Attorney R. P. Smyth
JOHNS, FLAHERTY & COLLINS, S.C.
205 5th Avenue S., #600
La Crosse, WI 54601

17-20085-50 90498
Parcel Identification Number (PIN)

Dated June 11, 2018

James R. Hoefert (SEAL)
* James R. Hoefert

Jane A. Hoefert (SEAL)
* Jane A. Hoefert

(SEAL) *

(SEAL) *

AUTHENTICATION

Signature(s)

authenticated on

*

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

THIS INSTRUMENT DRAFTED BY:
Attorney R. P. Smyth, Johns, Flaherty & Collins, S.C., 205 Fifth Avenue S., #600, La Crosse, WI 54601

ACKNOWLEDGMENT

STATE OF WISCONSIN
LA CROSSE COUNTY } ss.

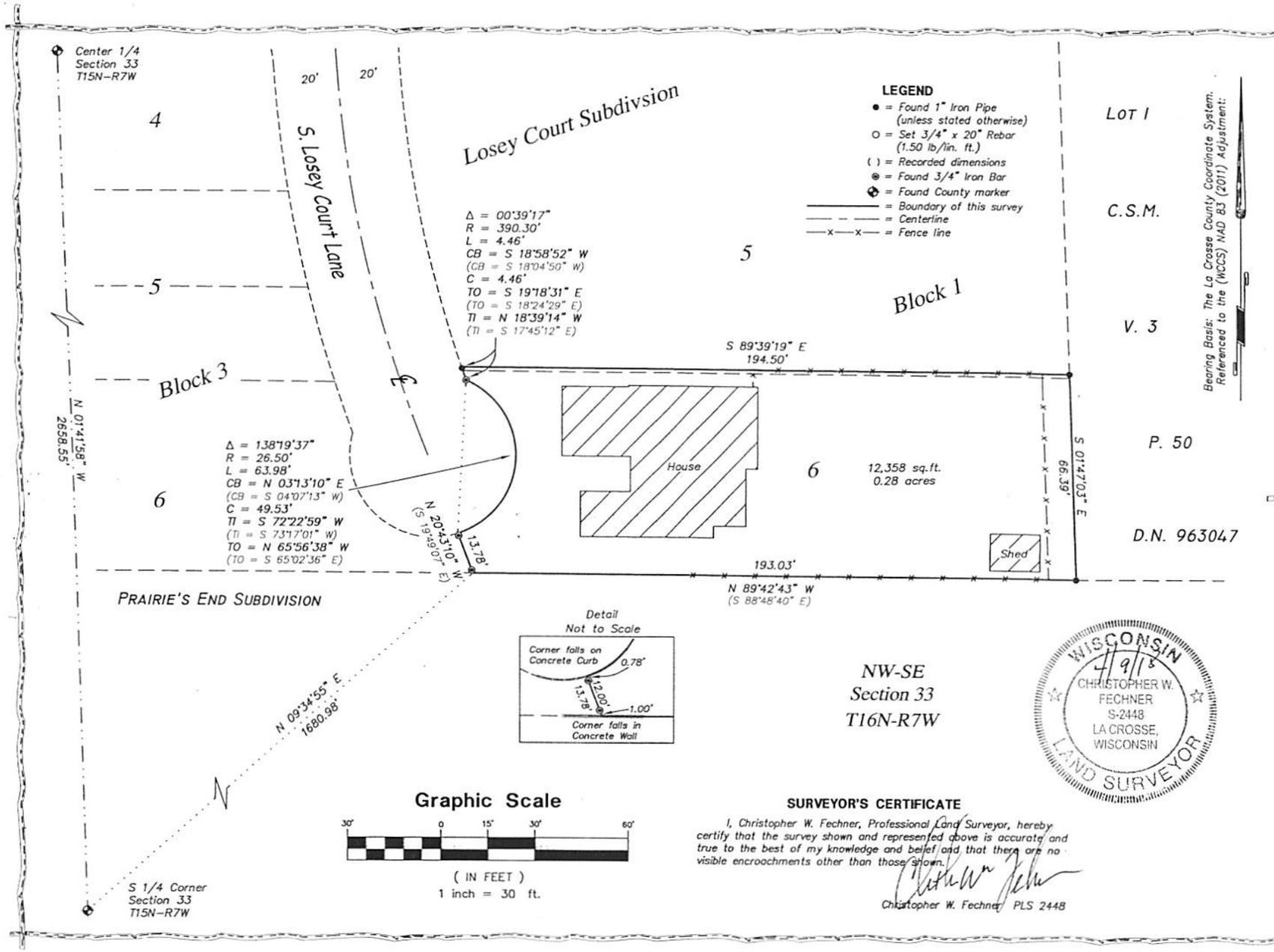
Dawn Faherty
Notary Public
State of Wisconsin

Personally came before me on June 11, 2018, the above-named James R. Hoefert and Jane A. Hoefert to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Faherty
* DAWN FAHERTY
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 3-10-22)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.



SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448

CRLS Coulee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

SURVEY FOR
James Hoefert

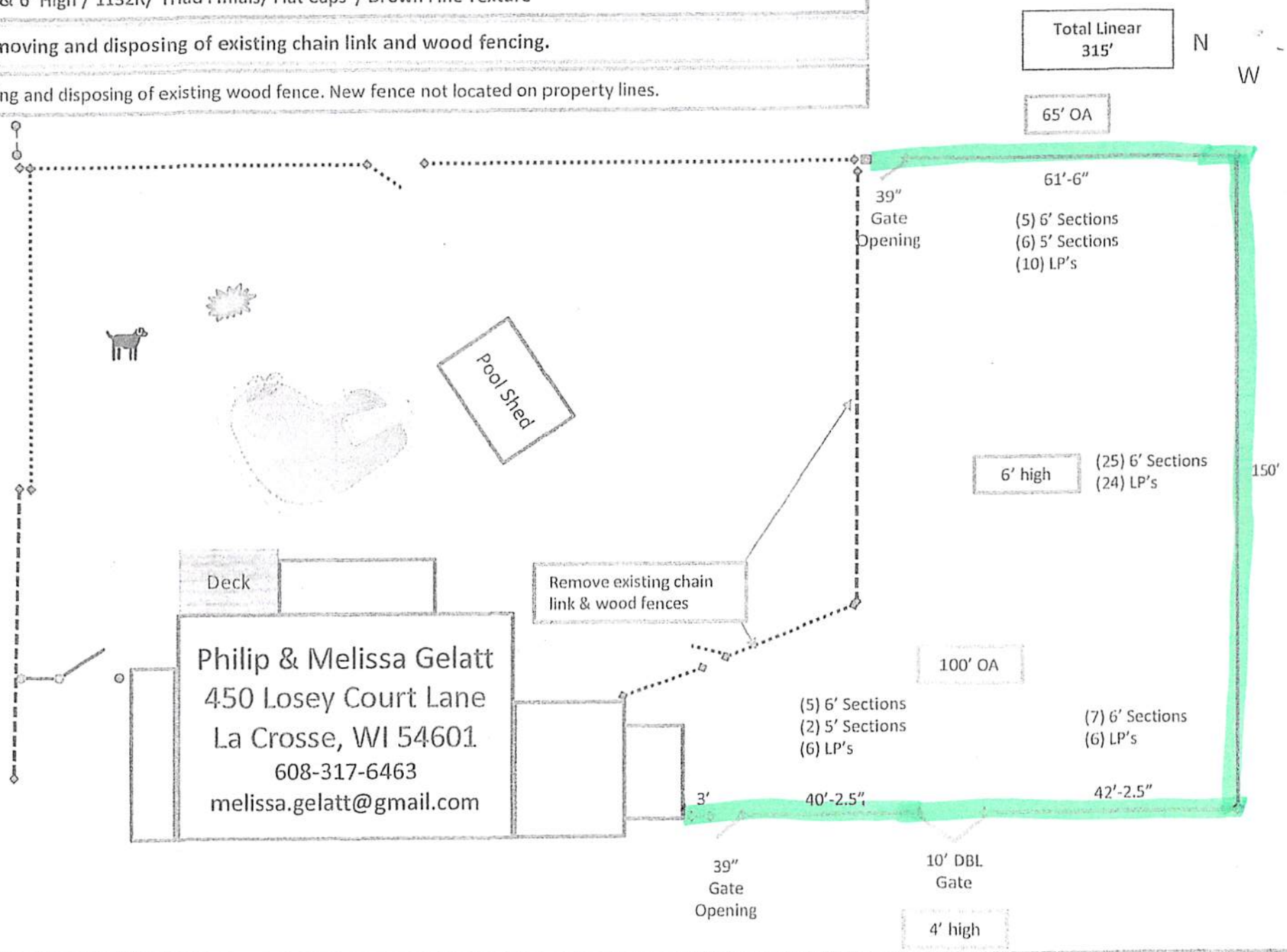
All of Lot 6 and the South 1.21' of Lot 5, Block 1, Losey Court Subdivision, City of La Crosse, La Crosse County, WI
444 South Losey Court Lane

DRAWN BY: CF TS	DATE: 4/9/2018
REVISED BY:	DATE:
SCALE: 1" = 30'	FIELD CREW: RC TS
PROJECT NO.: S-4905B	SHEET 1 OF 1

Base Bid: 4' & 6' High / 1132R/ Triad Finials/ Flat Caps / Brown Fine Texture

Includes: Removing and disposing of existing chain link and wood fencing.

Note: Removing and disposing of existing wood fence. New fence not located on property lines.



Signature:

Directions:

Losey Court – La Crosse, WI

7/11/2018 - revised

PHILLIPS FENCING INC

Call Us Today! 608-783-4200

"Good Fences Make Good Neighbors"

FOLLOW US:

3-Rail with Alternating Spear Points and Rings #1132R

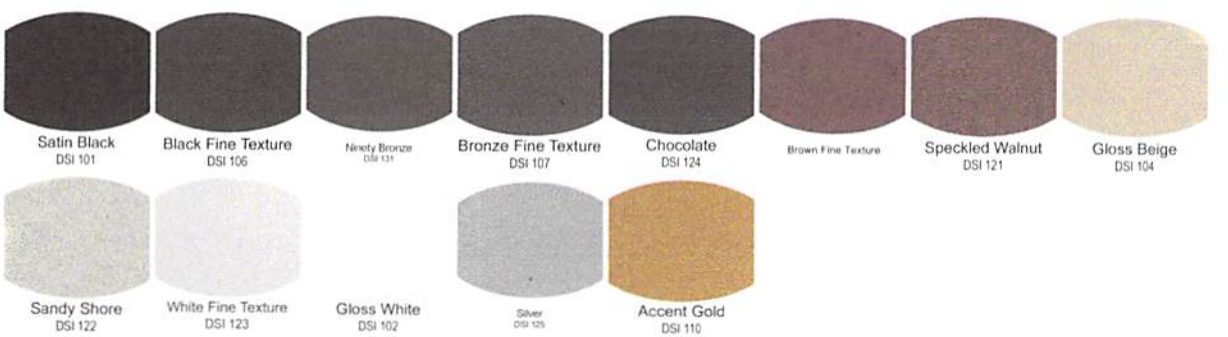
CourtYard® Aluminum Fence* represents elegance and beauty that only nature can match. With hidden picket fastener systems, no unsightly screws, giving you a beautiful finish and a Lifetime Limited Warranty, CourtYard® Aluminum Fence is a premium line of fence that offers you a great investment.

*CourtYard® Aluminum Fence is exclusively available to fence dealers and installers

Premium...that is what describes the Residential (1000 Series) Aluminum Fence. Featuring 1⅛" x 1" rails and ¾" pickets, this premium series adds strength while maintaining its elegance to compliment your landscaping, pool, and home. You choose the color and style that best defines you.

Photo Gallery

Available Colors

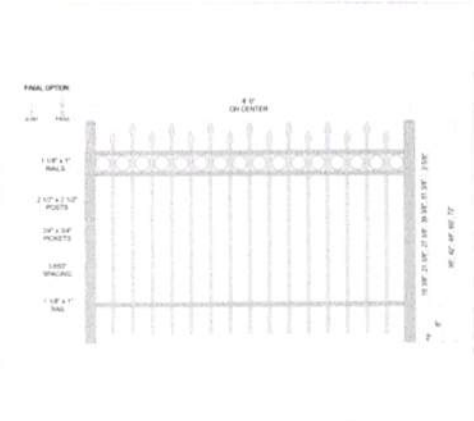


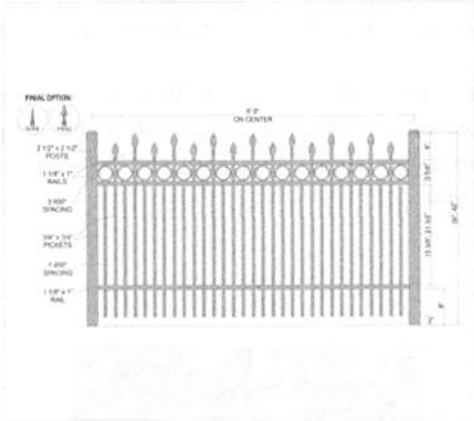
Specifications

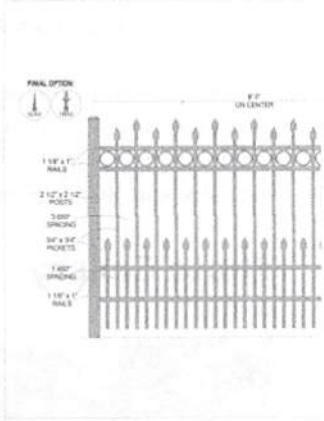
FENCE SPECIFICATIONS

Standard Posts:	2 1/2" x 2 1/2" (.065")
Heavy Duty Posts:	2 1/2" x 2 1/2" (.090"), 2 1/2" x 2 1/2" (.125")
Gate Posts:	2 1/2" x 2 1/2" (.065") w/Inserts = .190" Wall, 4" x 4" (.125"), 6" x 6" (.185")
Post Caps:	2 1/2", 4", 6" Flat (Standard); 2 1/2", 4" Ball (Optional)
Rails:	1 1/8" (.065") w x 1" (.085") h
Pickets:	3/4" x 3/4" (.053")
Picket Spacing:	3.65" between pickets
Finial Options:	Triad and Quad
Rings:	3.620" d x 0.375" w (.625")
Racking:	Standard Section with Rings Racks 10" in a 6' Section
Warranty:	Transferable Lifetime Warranty

Line Drawings





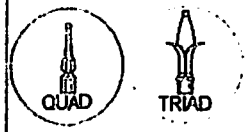


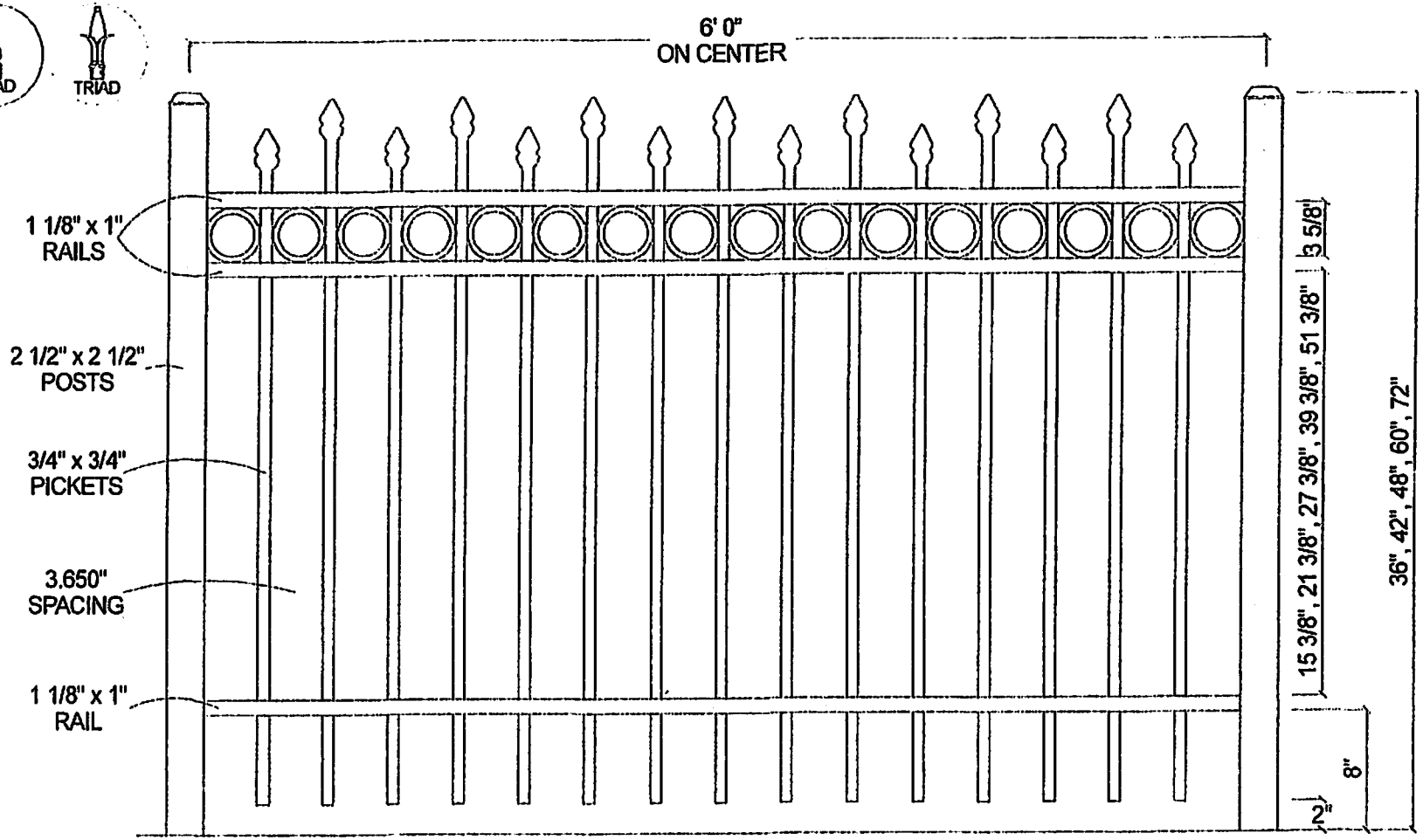
Brochures

VIEW BROCHURE

Fullscreen Mode

FINIAL OPTION:





Post Size	
36" Tall	2 1/2" x 2 1/2" x 5 1/2'
42" Tall	2 1/2" x 2 1/2" x 6'
48" Tall	2 1/2" x 2 1/2" x 6 1/2'
60" Tall	2 1/2" x 2 1/2" x 7 1/2'
72" Tall	2 1/2" x 2 1/2" x 8 1/2'

Signature _____

COURTYARD

CourtYard® Aluminum Fence

Scale: 3/32" : 1"	Approved By: F.S.B.	Drawn By: J.D.S.
Date: 2/23/05		Revised: 2/23/05

1132 (3-Rail w/Alternating Pickets w/Rings)

As Shown: 6' x 48" 1132 with Rings	Drawing Number: 1132Rings