

Inv. 174920

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

First Ev. Lutheran Church -Pastor Roger Sachs

400 West Avenue South, La Crosse, WI 54601

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

Same as above

Architect (name and address), if applicable:

Vantage Architects, Inc. -Jerrel Schomberg AIA, Architect

750 Third Street North, Suite F, La Crosse, WI 54601

Professional Engineer (name and address), if applicable:

Galileo Consulting Group, LLC -Chris Olson, P.E.

2045 32nd Street South, La Crosse, WI 54601

Contractor (name and address), if applicable:

All American Lumber, LLC dba Americon

1201 N. Superior Avenue, Tomah, WI 54660

Address(es) of subject parcel(s): 420 West Avenue South and 1123 Division Street

Tax Parcel Number(s): 17-30049-130 and 17-30049-140

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

Lot 7, EXCEPT the North 20 feet, and all of Lots 8, 9 and 10 in Block 4 of Clinton &

Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: Both parcels are Zoned R-5 Multiple Dwelling

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343 (8)

*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 XXX

Description of subject site and CURRENT use:

The previous use of the site was a for a church and early childhood and adult religious classes

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

The propose use is a Day Care Center to be operated by the First Ev. Lutheran Church.

Type of Structure proposed: The existing structural is to reused.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: The facility will have 22 staff on site when fully occupied.

Number of current off-street parking spaces: spaces existing 17 + 18 = 35 STALLS

Number of proposed off-street parking spaces: 12 STALLS CHURCH + 11 STALLS STAFF = 23 STALLS

\* 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.

Robert A. Young 12/2/2020  
(signature) (date)  
262 689 7050 robertadamyoung@gmail.com  
(telephone) (email)

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

Personally appeared before me this 2 day of December, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Chris J. Gelfand  
Notary Public  
My Commission Expires: 10/11/2023

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 2<sup>nd</sup> day of Dec., 2020.

Signed: PLANE CONVERSATION WITH TIM ACKLIN & JERRY SCHUMBERG  
Director of Planning & Development

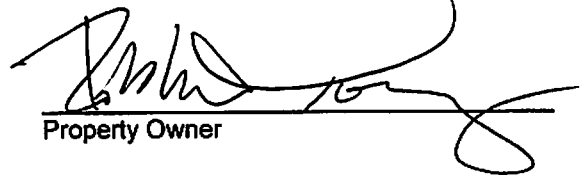
**AFFIDAVIT OF OWNER**

STATE OF WISCONSIN )  
COUNTY OF LA CROSSE ) ss

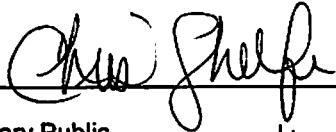
The undersigned, ROBERT YOUNG, being duly  
(owner of subject parcel(s) for Conditional Use)

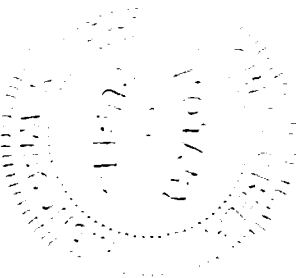
sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE  
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:  
420 WEST AVE S and 1123 DIVISION ST.  
(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 7 day of December, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission expires 10/11/2023.



State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**

Document Number

Document Name

ID: 1736593  
County: La Crosse  
Date: 11/18/2019 Time: 03:31PM

THIS DEED, made between St. Paul's Lutheran Church of La Crosse, Wisconsin a/k/a St. Paul Norwegian Evangelic Lutheran Society of La Crosse, Wisconsin  
("Grantor," whether one or more), and First Evangelical Lutheran Church, Inc.

("Grantee," whether one or more).

Grantor for a 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") (if more space is needed, please attach addendum):

Lot 7, EXCEPT the North 20 feet, and all of Lots 8, 9 and 10 in Block 4 of Clinton & Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

~~Lot 4 in Block 9 of Clinton & Rublee's Addition to 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

93506

17-30049-130; 17-30049-140; 17-30054-60

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: easements, restrictions, zoning ordinances and other matters of record.

Dated 11/11, 2019

St. Paul's Lutheran Church of La Crosse, Wisconsin a/k/a St. Paul Norwegian Evangelic Lutheran Society of La Crosse, Wisconsin (SEAL)

\* Robert Rasmusson, President (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_

**AUTHENTICATION**  
Signature(s) Robert Rasmusson  
authenticated on 11/11, 2019

\* Robert P. Smyth  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_  
the above-named \_\_\_\_\_  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Attorney R. P. Smyth, Johns, Flaherty & Collins, S.C.  
205 5th Avenue S., #600, La Crosse, WI 54601

\* \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission (is permanent) (expires: \_\_\_\_\_)

(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.  
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

\*Type name below signatures.

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