

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address): Allan McCormick  
P.O. Box 135, 33966 Aerie Heights Lane, LaCrosse MN 55947

Owner of property (name and address), if different than Applicant: A+L McCormick, LLC  
Same as above

Architect (name and address), if applicable: \_\_\_\_\_

Professional Engineer (name and address), if applicable: \_\_\_\_\_

Contractor (name and address), if applicable: \_\_\_\_\_

Address(es) of subject parcel(s): 455 Park Plaza, LaCrosse 54601  
Tax Parcel Number(s): 17-20246-010, 17-20273-020, 050, 010, 011, 5<sup>see attached</sup> 5<sup>Deed</sup>

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

Zoning District Classification: PDD-Garwin

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: Vacant Building  
Camper Parking

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):  
Multi story mixed use bldg.

Type of Structure proposed: \_\_\_\_\_

Number of **current** employees, if applicable: \_\_\_\_\_

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

Number of **current** off-street parking spaces: \_\_\_\_\_

Number of **proposed** off-street parking spaces: \_\_\_\_\_

**\* 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.

*Followed by [Signature]* \_\_\_\_\_ (date) April 6, 2023

507 313 3230 Allan McCormick \_\_\_\_\_ (email) hotmail.com

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_

**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 10<sup>th</sup> day of April, 2023.

Signed: [Signature]  
Director of Planning & Development

**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
  ) ss  
COUNTY OF La Crosse )

The undersigned, Allan McCormick, 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 Crescent  
State of MN.
2. That the undersigned is a/the legal owner of the property located at:  
455 Park Plaza, La Crosse  
(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.

Allan McCormick  
Property Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.

**1805541**

LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

**WARRANTY DEED**

RECORDED ON  
03/10/2023 09:15 AM  
PAGE COUNT: 4  
EXEMPT #:

RECORDING FEE 30.00  
TRANSFER FEE 4,500.00  
ELECTRONICALLY RECORDED  
AND RETURNED TO SUBMITTER

This Deed, made between **2 PM, LLC, a Minnesota limited liability company**

Grantor and **A & L McCormick, LLC, a Minnesota limited liability company** Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **La Crosse County, State of Wisconsin:**

**Legal Description attached hereto as Exhibit A and by this reference incorporated herein.**

**RETURN TO:**

**A & L McCormick, LLC  
P.O. Box 135  
La Crescent, MN 55947**

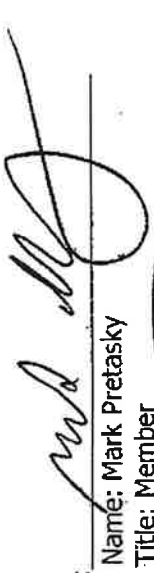
Tax Parcel No. **17-20246-010** and  
**17-20273-020** and  
**17-20273-050** and  
**17-20273-010** and  
**17-20273-011**

This **is not** a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **2 PM, LLC** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: **March 09, 2023**

**2 PM, LLC, a Minnesota limited liability company, a Minnesota limited liability company**

By:   
Name: Mark Pretasky  
Title: Member

By:   
Name: Paul Pretasky  
Title: Member

## EXHIBIT 'A'

Those Lands described as Lot 1, Hoeschler's Park Plaza Addition; and parcels described in Volume 481, page 93; Volume 504, page 159 and 161; Volume 744, pages 935, 936 and 937; and Volume 760, page 105 at the La Crosse County Register of Deeds; all in Government Lots 5 and 6 of Section 13, T 104N-R4W., of the Fifth Prime Meridian, City of La Crosse, La Crosse County, Wisconsin, described more fully as follows:

Beginning at a nail found marking the northeast corner of Lot 1, Hoeschler's Park Plaza Addition;

thence South 17°08'00" East 555.27 feet along the easterly line of said Lot 1 and its extension, said line also being the southwesterly right-of-way line of Park Plaza Drive, to the north line of the drive to Barron Island;

thence South 72°53'00" West, 399.50 feet to a 1-inch iron pipe set on a meander line 10 feet from the water's edge of the West Channel of the Mississippi River;

thence North 00°33'00" East of 149.04 feet along said meander line to a 1-inch pipe set 10 feet easterly of said water's edge;

thence North 00°08'30" East 64.85 feet along said meander line, to a 1-inch iron pipe found 8 feet easterly of said water's edge;

thence North 26°07'31" West 63.49 feet, along said meander line to a 1-inch iron pipe found 25 feet easterly of said water's edge;

thence North 84°02'00" East 39.65 feet to a 1-inch iron pipe found;

thence North 80°13'00" West 56.65 feet to a 1-inch iron pipe found on a meander line 40 feet easterly of said water's edge;

thence North 59°12'30" West 216.81 feet, along said meander line to a 1-inch iron pipe found 14 feet northerly of said water's edge;

thence North 4°13'00" West 112.55 feet along the west line of Lot 1, Hoeschler's Park Plaza Addition, to a chiseled cross in concrete at the northwest corner of said Lot 1;

thence North 72°52'00" East 476.60 feet along the north line of said Lot 1 to the point of beginning.

Said parcel also includes land between meander line and shoreline.

And

Part of Lot 1 of La Crosse County Certified Survey Map recorded on October 18, 2016 in Volume 17 of Certified Survey Maps, page 14, as Document No. 1683829, located in part of Government Lot 5 of Section 13, Township 104 North, Range 4 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 13; thence S45°49'13"E 2016.88 feet to the West line of said Lot 1; thence N72°28'15"E 28.31 feet to the Easterly line of said Lot 1; thence S04°35'21"E along said Easterly line 112.61 feet to the Southeast corner of said Lot 1; thence S85°13'25"W along the South line thereof 12.42 feet to the Southwest Corner of said Lot 1;

thence N12°42'37"W along the West line thereof 107.38 feet to the point of beginning.

Said property was formerly known as the following legal as contained in a Warranty Deed recorded on July 26, 1988 as Document No. 1011947:

Part of Government Lot 5 of Section 13, Township 104 North, Range 4 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:

**Parcel 1:**

That part lying West of Lot 1 of Hoeschler's Park Plaza Addition to the City of La Crosse, South of the North line (extended) of said Lot 1 and North of the North line (extended) of Parcel 2 in a certain deed dated November 23, 1970 from People's Ice and Fuel Company to Marmar Corporation, recorded in Volume 481 of Records, page 93.

**Parcel 2:**

That part lying West of Lot 1 of Hoeschler's Park Plaza Addition to the City of La Crosse, South of the North line (extended) of said Lot 1 and North of the North line (extended) of Parcel 2 of a certain deed dated November 23, 1970 from People's Ice and Fuel Company to Marmar Corporation, recorded in Volume 481 of Records, page 93, and North of the South line (extended) of said Lot 1.

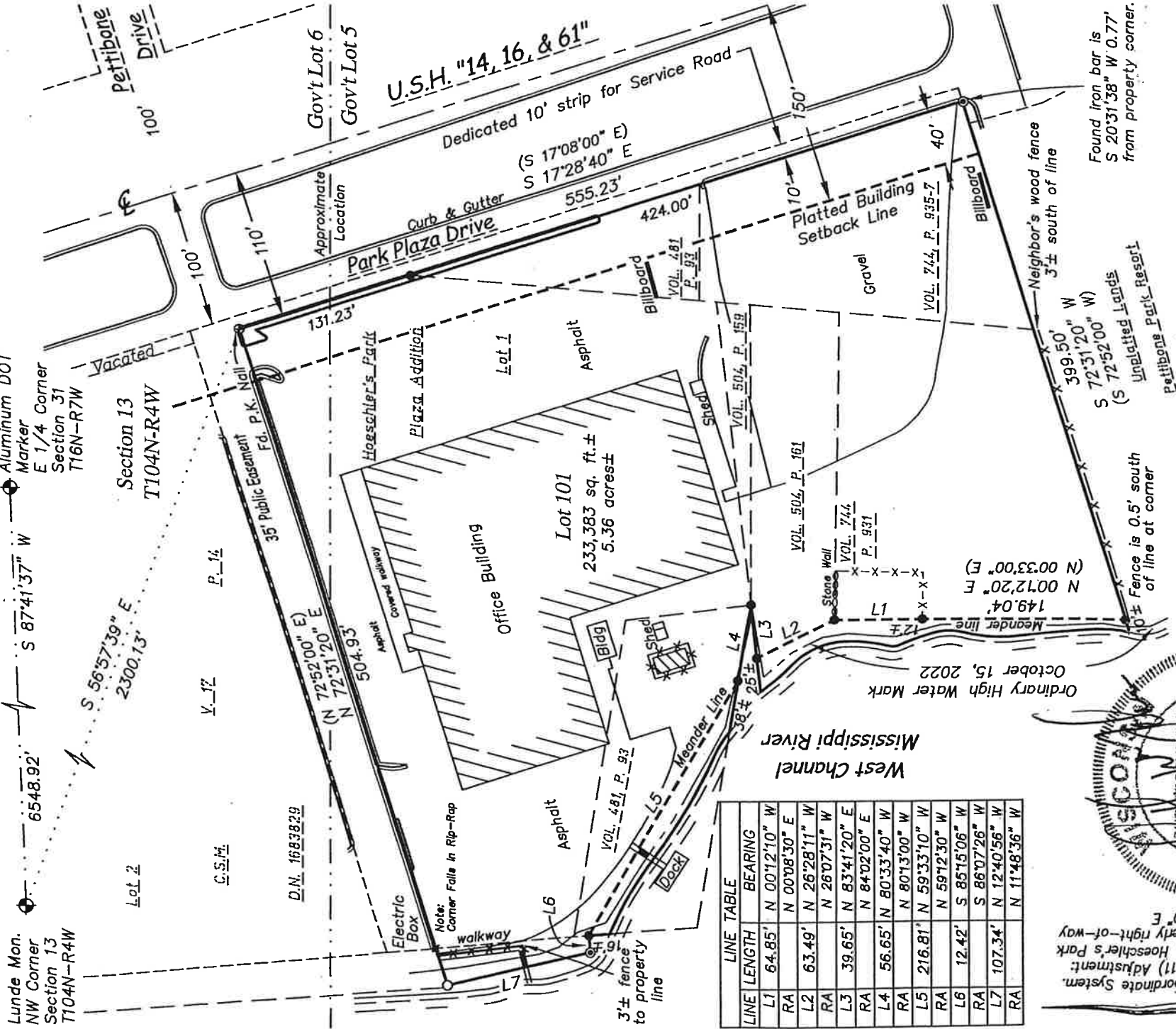
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF

Lot 1, Hoeschler's Park Plaza Addition; Also part of Lot 2, C.S.M., V. 17, P. 14, D.N. 1683829; Also part of Government Lot 5, Section 13, T104N-R4W; City of La Crosse, La Crosse County, WI

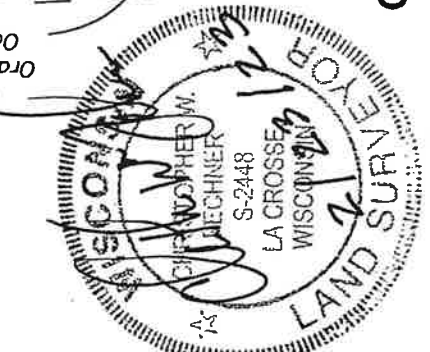
Lunde Mon. NW Corner Section 13 T104N-R4W

Aluminum DOT Marker E 1/4 Corner Section 31 T16N-R7W



LINE	LENGTH	BEARING
L1	64.85'	N 00°12'10" W
RA	N 00°08'30" E	
L2	63.49'	N 26°28'11" W
RA	N 26°07'31" W	
L3	39.65'	N 83°41'20" E
RA	N 84°02'00" E	
L4	56.65'	N 80°33'40" W
RA	N 80°13'00" W	
L5	216.81'	N 59°33'10" W
RA	N 59°12'30" W	
L6	12.42'	S 85°15'06" W
RA	S 86°07'26" W	
L7	107.34'	N 12°40'56" W
RA	N 11°48'36" W	

Bearing Basis: The La Crosse County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment. Referenced to the easterly line of Lot 1, Hoeschler's Park Plaza Addition, also being the southwesterly right-of-way line of Park Plaza Drive: S 17°28'40" E



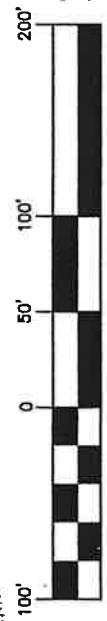
Ordinary High Water Mark  
October 15, 2022

**Ordinary High Water Mark Note:**  
Any land below the OHWM of a Lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.

## LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- ( ) = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- ⊕ = Found PK Nail
- ⊙ = Found County marker
- = Boundary of this survey
- — — = Centerline
- X — X — = Fence line

## Graphic Scale



( IN FEET )

1 inch = 100 ft.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
ALL OF

**Lot 1, Hoeschler's Park Plaza Addition; Also part of Lot 2, C.S.M.,  
V. 17, P. 14, D.N. 1683829; Also part of Government Lot 5,  
Section 13, T104N-R4W; City of La Crosse, La Crosse County, Wisconsin**

**SURVEYOR'S CERTIFICATE**

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Hoeschler's Park Addition; Also part of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829; Also being part of Government Lot 5, Section 13, T104N-R4W, City of La Crosse, La Crosse County, Wisconsin as follows:

Commencing at the northwest corner of Section 13, T104N-R4W, thence S 56°57'39" E 2300.13 feet to the northeast corner of Lot 1, Hoeschler's Park Plaza Addition, the southwesterly right-of-way line of Park Plaza Drive, and the point of beginning of this description:

thence, along the easterly line of said Lot 1 and its southerly extension, also being said southwesterly right-of-way line, S 17°28'40" E 555.23 feet;

thence S 72°31'20" W 399.50 feet to the meander line of the West Channel of the Mississippi River;

thence, along said meander line, N 00°12'20" E 149.04 feet;

thence, continuing along said meander line, N 00°12'10" W 64.85 feet;

thence, continuing along said meander line, N 26°28'11" W 63.49 feet;

thence N 83°41'20" E 39.65 feet;

thence N 80°33'40" W 56.65 feet to said meander line;

thence, along said meander line, N 59°33'10" W 216.81 feet to the West line of said Lot 1, Hoeschler's Park Plaza Addition and the South line of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829;

thence, along said South line, S 85°15'06" W 12.42 feet to the southwest corner of said Lot 2;

thence, along the West line of said Lot 2, N 12°40'56" W 107.34 feet to

the westerly extension of the North line of said Lot 1;

thence, along said North line and its westerly extension, N 72°31'20" E

504.93 feet to the point of beginning of this description.

Including all lands lying between the meander line and the waters edge.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Allan McCormick, Acting Agent for A & L McCormick LLC, purchaser of said land. That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.



Christopher W. Fechner PLS #2448  
Coulee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601

Owner:  
2PM LLC  
333 Park Plaza Drive  
La Crescent, MN 55947

Purchaser:  
A & L McCormick LLC  
P.O. Box 135  
La Crosse, WI 54601



**CITY OF LA CROSSE APPROVAL**

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

City Clerk \_\_\_\_\_