-!

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Fred and Deb Wakeen
145 4th Street South
LaCrosse, WI 54601

Owner of site (name and address): Fred and Deb Wakeen
145 4th Street South
LaCrosse, WI 54601

Architect (name and address), if applicable: DY Architecture, David Yellick
742 Moore Street
LaCrosse, WI 54603

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable: 7 Rivers Construction, Inc / Bob Witt
1260 Evans Hill Drive
LaCrescent, MN

Address of subject premises: 1512 Nakomis Avenue, LaCrosse, WI 54603

Tax Parcel No.: 17-10674-70

Legal Description: See attached

Zoning District Classification: R-1 Single family

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-356
(If the use is defined in 115-347(6)(c)(1) or (2), see "" below.)*

Is the property/structure listed on the local register of historic places? Yes _____ No X

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): single family home

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): single family home.

Type of Structure (**proposed**): Single story single family home

Number of **current** employees, if applicable: -

Number of **proposed** employees, if applicable: -

CITY OF LA CROSSE, WI
General Billing - 128712 - 2015
002028-0035 Paula G. 07/31/2015 09:52AM
114160 - WAKEEN, FRED & DEB

Payment Amount: 250.00

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

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

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

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 $ 143,900.00.

I hereby certify under oath the value of the **proposed** replacement structure(s) is $ 500,000 ish to build new home

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.

Fred T. Wh 7-31-15
(signature) (date)

608-782 0914 fredtdeb@gmail.com.
(telephone) (email)

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

Personally appeared before me this 31st day of July, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sondra Craig
Notary Public
My Commission Expires: 11/11/17

Sondra Craig NOTARY PUBLIC STATE OF WISCONSIN

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

Review was made on the 31st day of July, 2015.

Signed: Senior Planner
~~Director of Planning & Development~~

Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code
(Rev. 08/2014)

July 30, 2015

Honorable Mayor, Councilmembers, Inspectors:

We are owners of a property located at 1512 Nakomis Avenue in the city of La Crosse. It presently has a single family home placed on it.

We are respectfully requesting you to grant a conditional use permit allowing us to move the current home at 1512 Nakomis Avenue to another location. We will then be able to build a new larger home on the site.

Our builder is unable to begin the project until Spring of 2016, therefore a demolish/build permit is not possible. The conditional use permit would allow us to move the existing home this fall and enable the property to be excavated and prepared for a new build as soon as possible in the spring of 2016.

The builder, architect, my husband and I have been in contact with the building inspection department to assure we are in compliance with necessary codes and permits to move forward.

We hope we have answered any questions with the information given and thank you for your time and consideration in this matter.

Sincerely,

Fred T. Wakeen

Fred Wakeen

Deb Wakeen

Deb Wakeen

City of La Crosse, La Crosse County, Wisconsin
NOTICE OF REAL ESTATE ASSESSMENT

THIS IS NOT A TAX BILL

In accordance with Section 70.365 of the Wisconsin Statutes, you are hereby notified of your assessment for the current year **2015**

DATE 05/14/2015

PARCEL NUMBER: 17-10674-70
LEGAL DESCRIPTION:
1512 NAKOMIS AVE
19-16N-07 Acres 0.390
1ST ADD HIAWATHA ISLANDS ADD LOT 7 LOT SZ 100 X 110

FRED T, DEBRA L
WAKEEN
145 4TH ST S
LA CROSSE WI 54601

Year	Land	Improvements	Totals	PFC/MFL Lands
2014	137,600	160,800	298,400	0
2015	137,600	143,900	281,500	0

	Gen Property	PFC/MFL LANDS	Reason(s) For Change
Increased	0	0	
Decreased	16,900	0	10
	Primary General Level of Assessment		100.0000

Note: If an Agricultural land Conversion Charge Form PR-298 is enclosed you must pay a conversion charge under state law (sec. 74.785, Wis Stats).

Board of Review Date and Time: Monday June 8, 2015
10:00 AM - City Hall

OPEN BOOK DATE AND TIME: May 18, 2015 to May 29, 2015
8:30 AM to 5:00 PM

CLERK, BOARD OF REVIEW: City Hall - 400 La Crosse St

CLERK PHONE: (608)789-7510

ASSESSOR: City Hall - 400 La Crosse St
City of La Crosse

ASSESSOR PHONE: (608) 789-7525

Reasons for Change:
1. Gains in territory by annexation
2. Higher land use, new plats, land improvements & new construction
3. Property formerly assessed as personal property
4. Property formerly exempt now assessed
5. Increase due to revaluation
6. Shift in classification
7. Loss in territory by annexation
8. Property destroyed, removed or reduced utility
9. Property formerly assessed now exempt
10. Decrease due to revaluation

AN – Amended Notice
NW – Parcel New Due to Split;Merge;etc

A Note from the Assessors Office: This notice reflects the change in the assessed value of your property for the 2015 assessment year. If you have any questions regarding this notice, please contact our office.

The term "Improvements" refers to improvements to the land such as buildings and paving and does not imply that improvements have been made to the existing structures.

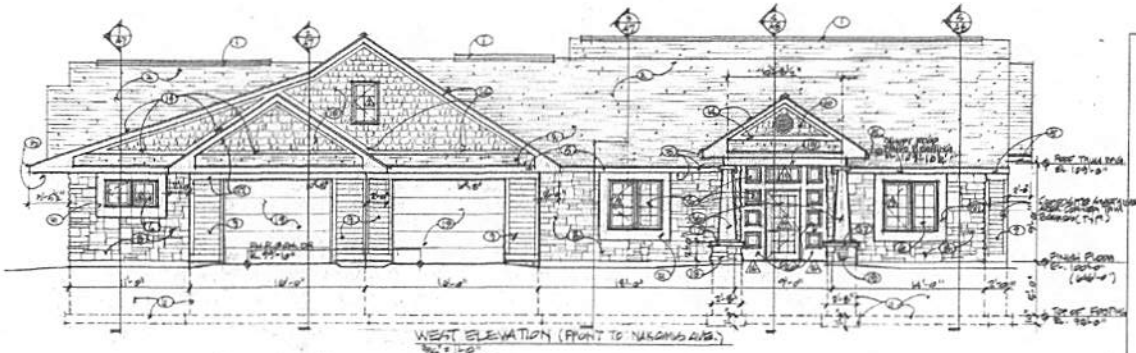
If you wish to appeal your valuation to the Board of Review, ***after discussion with the Assessor,*** the following Wisconsin laws apply:

1. Objector must provide notice of intent to object 48 hours before first scheduled meeting of the Board of Review per WI Stat. 70.47(7)(a).
2. Interior viewing of buildings must be allowed by owner per WI Stat. 70.47(7)(aa).
3. Objector must specify opinion of value and information used to arrive at value. Only total assessment may be appealed per WI Stat 70.47 (7)(ae).

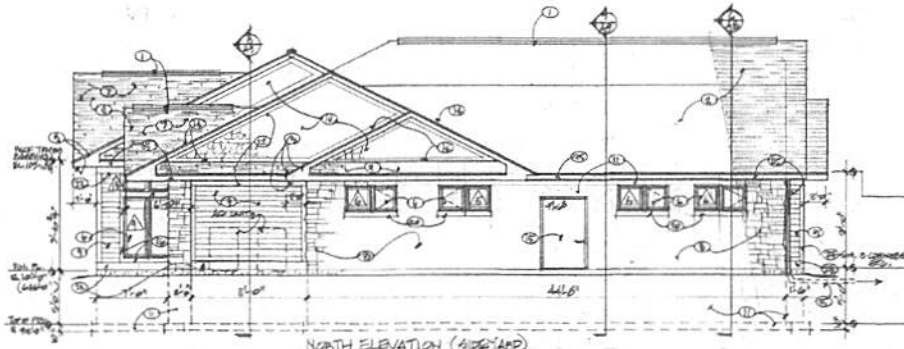
Assessment Objection Procedure

Wisconsin statutes require all taxable property except agricultural; agricultural forest and undeveloped to be assessed at full market value as of January 1 each year. The courts have determined that assessments at a percentage of full market value are acceptable when applied uniformly. Therefore, to determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality.

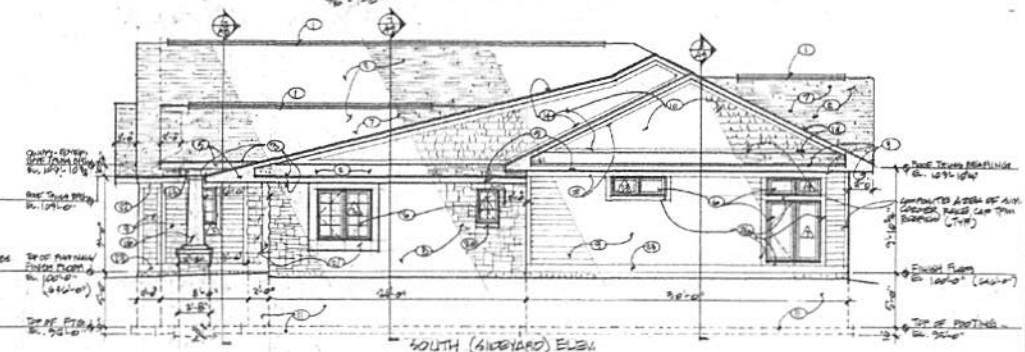
If you feel your assessment is unfair, ***the first step is to discuss it with your municipal assessor.*** If you still wish to appeal your assessment, you will need to file a written or oral intent to object with the municipal clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file it with the clerk of the Board of Review prior to or within the first two hours of the Board's first scheduled meeting.
Boards of Review operate like a court. Their function is not one of valuation but of deciding the validity of the facts presented orally before them. You or your representative may testify concerning your assessment objection. You must prove that your property is inequitably assessed when compared to the general level of assessment within your tax district.
In Cities with a Board of Assessors, assessment objections are first made to this Board. If you are dissatisfied with the Board of Assessors' determination, an appeal can be made to the Board of Review. If you wish to appear at the Board of Review, notify the assessor in writing within 10 days of receiving the Board of Assessor's determination notice.
NOTE: The Notice of Assessment is required when an assessment has changed from the prior year. Therefore, many municipalities do not send Notices of Assessment every year. Not receiving a notice does not prevent you from objecting to your assessment. However, if you desire to appeal your assessment in any year, your appearance at that year's Board of Review hearing is extremely important. Most subsequent avenues of appeal require that you first attend the Board of Review. Therefore, always verify your assessment annually prior to the Board of Review. The appeal process is explained in the "Property Assessment Appeal Guide for Wisconsin Real Property Owners." If you would like a copy, visit revenue.wi.gov and search keyword 'Assessment Appeal' OR contact the Department of Revenue, Office of Technical and Assessment services, Box 8971, Madison, WI 53708-8971
PR301:32XXX



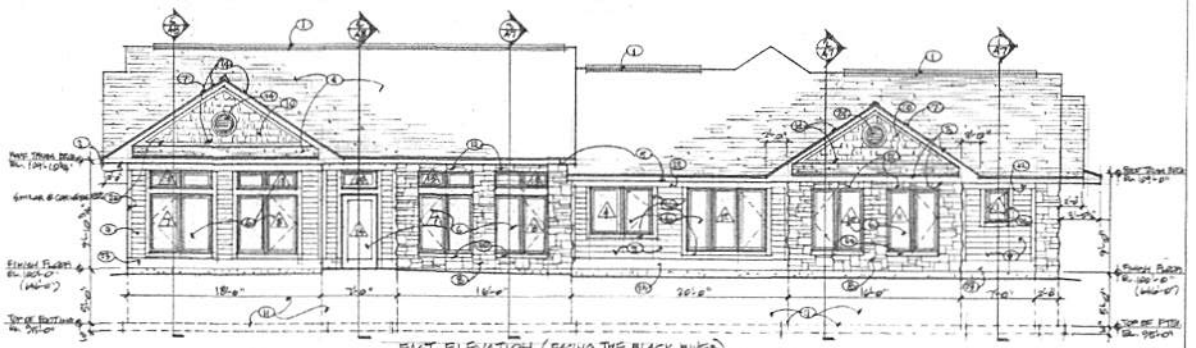
WEST ELEVATION (FRONT TO NAKOMIS AVE.)



NORTH ELEVATION (SIDEYARD)



SOUTH (SIDEYARD) ELEV.



EAST ELEVATION (FACING THE BLACK RIVER)

ELEVATIONS

CONTINUOUS RIDGE VENT. (TYPICAL)
(SEPTA-VENT) LANDMARK SL, BOW PID SQUARE SHINGLE ROOFING. (TYPICAL)
METAL ROOF PIPE WITH GREY WEATHERSTONE SUPPOT, ETC. SEE DETAILS. U.N.O. (TYPICAL)
PAINTED VENT EAVE TRUSS BACK & CONTINUOUS BETWEEN TRUSSES. SEE DET. U.N.O. (TYP.)
ROOF PITCH AND ROOF OVERHANG DEPTHS VARY. ROOF EDGE HEIGHTS TO BE CONTINUOUS FOR THE TWO DIFFERENT TRUSS RUNNER ELEVATIONS. SEE SECTIONS AND DETAILS INDICATED IN SECTIONS. (TYPICAL)
WINDOWS AND FRENCH DOORS BY WINDOW MANUFACTURER. SEE WINDOW TYPES ON SHEET A1. (TYPICAL)
"OVER-BUILT" ROOF DRAINAGE TRUSS SET. SEE SECTIONS AND ROOF FRAMING PLAN ON SHEET A1. (TYPICAL)
WINONA STONE RANDOM ASHLAR MASONRY VENEER. SEE SECTIONS AND DETAILS. (TYP.)
LP SMARTSIDE FACTORY FINISH-ED COMPOSITE "COLUMN TEXTURE" ON "SMOOTH" LAP SIDING. (TYPICAL)
LP SMARTSIDE FACTORY FINISH-ED COMPOSITE "COLUMN SHAKES" SIDING WITH STAINLESS HEMMIT BOTTOM EDGES. (TYPICAL)
CONTINUOUS CAST IN PLACE CONCRETE FOUNDATION WALL AND FOOTINGS. SEE FOOTING AND FOUNDATION PLAN ON SHEET A1 AND DETAILS. (TYPICAL)
FOR HEADERS AND BEARING DETAILS AT WINDOW AND DOOR OPENINGS, SEE ROOF FRAMING PLAN ON SHEET A1. (TYPICAL)
ADD OR SIMILAR COMPOSITE CLADDING OVER STRUCTURAL BEAMS. SEE ROOF FRAMING PLAN ON SHEET A1 FOR BEAM LOCATIONS AND SIZES. (TYPICAL)
PAINTED METAL VALLEY FLASHING AND FLASHING OF WALLS WHERE ROOFS TERMINATE AT WALLS. (TYPICAL)
OVALLATED METAL (5.42 x 4'-0 x 4' WINDOW) DOOR WITH GASKET. FULL PERIMETER WEATHERSTRIP AND THRESHOLD.

NOTES KEY

(1) ADD OR SIMILAR COLUMN CLADDING AT ENTRY CANOPY (CONSIDERING 3 1/4" ST.) SUPPORT COLUMN SHAFTS.
(2) PRECAST CONCRETE CAP AT COLUMN BASE WITH WASH TO DRAIN WATER AWAY FROM COLUMN AND CLADDING.
(3) WINONA STONE RANDOM ASHLAR MASONRY VENEER AT CONCRETE BASE. SEE FOOTING AND FOUNDATION PLAN ON SHEET A1 AND FLOOR PLAN ON SHEET A2.
(4) THERMALLY BROKEN POLYURETHANE CORE SASHLESS GARAGE DOOR WITH 6 x 12 AND ELECTRIC OPERATOR ENCLOSURE EXTERIOR CONSERVATION, OUTDOOR, AND TWO REMOTES.
(5) PRECAST CONCRETE OR CUT STONE WINDOW SILLS WITH WASH TO DRAIN AND BOTTOM DRIP CUT TO DEFEAT CAPILLARY ACTION OF RAINWATER. (TYPICAL)
(6) ADD OR SIMILAR COMPOSITE CLADDING AT PROJECTION WITH WASH BACK WITH 1/2" PROJECTION BEYOND FACE OF WINONA STONE RANDOM ASHLAR VENEER.
(7) ADD OR SIMILAR COMPOSITE CONTINUOUS TRIM BOARD AT TOP OF WALL TO DAVE. SEE DETAILS. U.N.O. (TYPICAL)
(8) ADD OR SIMILAR COMPOSITE CONTINUOUS DRIP WITH TABLE TRIM BOARD AT BOTTOM OF GABLE WALLS. SEE SECTIONS AND DETAILS INDICATED. (TYPICAL)
(9) DECORATIVE DISTRIBUTION CABLE VENT.
(10) CONTINUOUS GUTTER ALONG EDGE OF WORKSHOP ROOF EDGE TO STOP WATER FROM FLOWING TO NORTH NEIGHBOR'S PROPERTY. PROVIDE DOWNSPOUT AND UNDERGROUND DISCHARGE BELOW THE UNDER SIDEWALK DISCHARGING TO THE FRONT LAWN AREA.
(11) ADD OR SIMILAR COMPOSITE TRIM SURROUNDS AT WINDOWS AND DOORS. (TYPICAL)

PROJECT NEW RESIDENCE FOR FRED & DEB WAKEEN
1512 NAKOMIS AVENUE
LA CROSSE, WI 54603
3562

PROJECT NO.

SHEET NUMBER

A2D

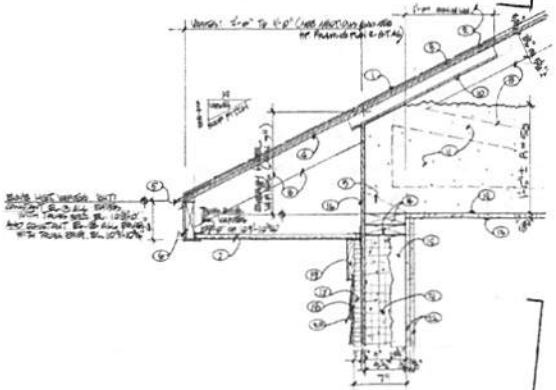
SHEET TITLE EXTERIOR ELEVATIONS AND NOTES KEY

DRAWN BY DAVID L. VELLICK
CHECKED BY
DATE JULY 25, 2015
REVISIONS

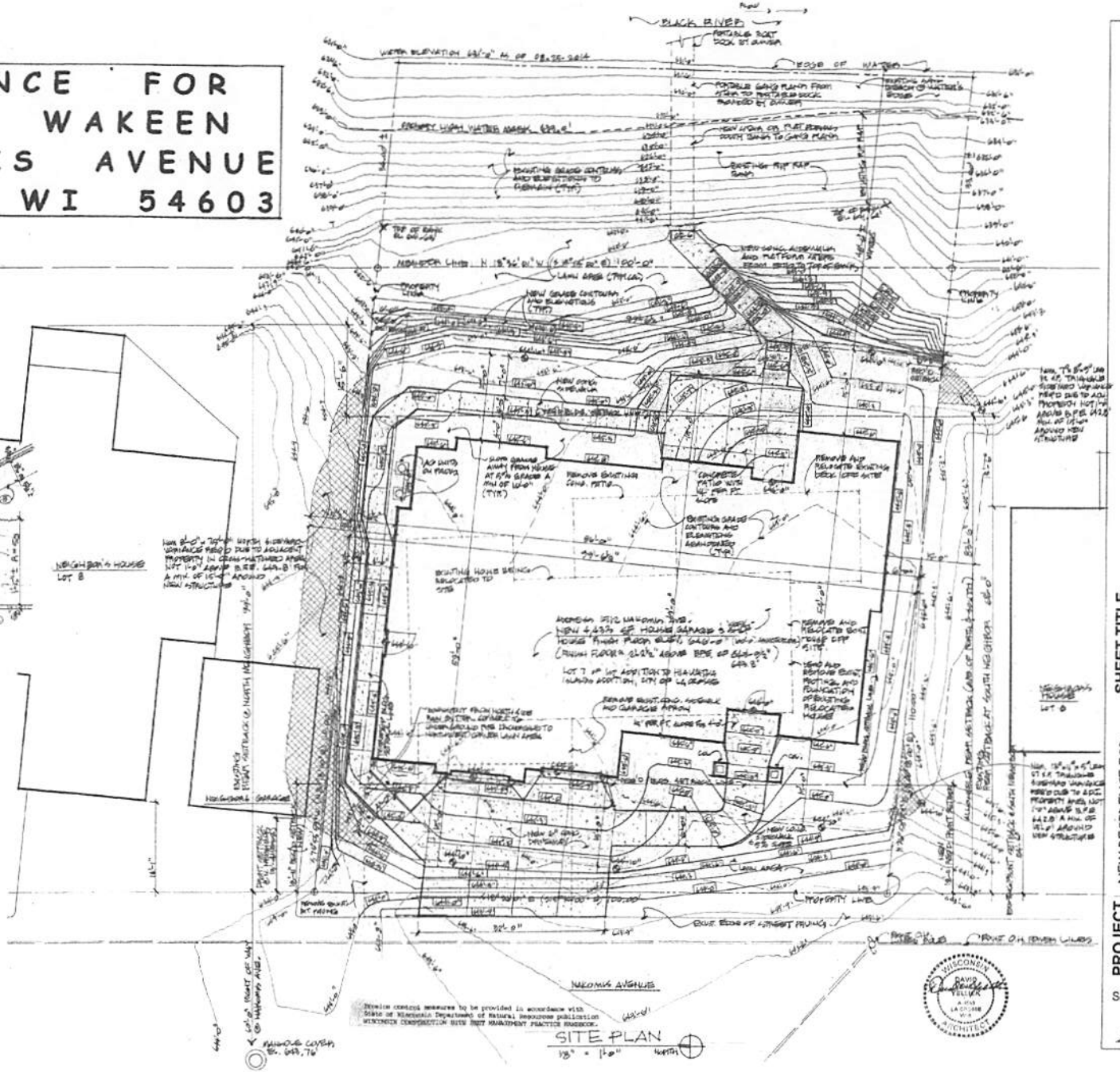
DYA DY ARCHITECTURE, LLC
742 MOORE STREET, LA CROSSE, WI 54603
PHONE (608) 785-5320 FAX (608) 785-1329
EMAIL DYVellick@dyarchitect.net

NEW RESIDENCE FOR FRED & DEB WAKEEN 1512 NAKOMIS AVENUE LA CROSSE, WI 54603

SHEET INDEX	
A1	SITE PLAN, TYPICAL ROOF EDGE DETAIL
A2	FLOOR PLAN AND PLAN NOTES KEY
A3	EXTERIOR ELEVATIONS AND NOTES KEY
A4	CERTIFIED SURVEY, WINDOW TYPES, CONTINUOUSLY SHEATHED BRACING KEY PLAN AND PORTAL FRAME BRACING DETAIL
A5	FOOTING & FOUNDATION PLAN AND DETAILS
A6	ROOF FRAMING PLAN, LINTEL - BEAM SCHEDULE, SECTION/DETAILS
A7	PARTIAL REFLECTED CEILING PLAN FOR CEILING BEAMS, THRU-SECTIONS
A8	ROOM FINISH SCHEDULE, BUILDING THRU-SECTIONS
A9	BUILDING THRU-SECTIONS



TYPICAL ROOF EDGE DETAIL
A1 1/2" = 1'-0"



SITE PLAN
1/8" = 1'-0"

DYA ARCHITECTURE, LLC
742 MOORE STREET, LA CROSSE, WI 54603
PH/FAX: (608) 785-1320
EMAIL: DYAarchitecture@yahoo.net

WISCONSIN DAVID YELLICK ARCHITECT

SHEET TITLE SITE PLAN, TYPICAL ROOF EDGE DETAIL

DRAWN BY DAVID L. YELLICK
CHECKED BY
DATE JULY 23, 2015
REVISIONS

PROJECT NEW RESIDENCE FOR FRED & DEB WAKEEN 1512 NAKOMIS AVENUE LA CROSSE, WI 54603

PROJECT NO. 3562

SHEET NUMBER A1

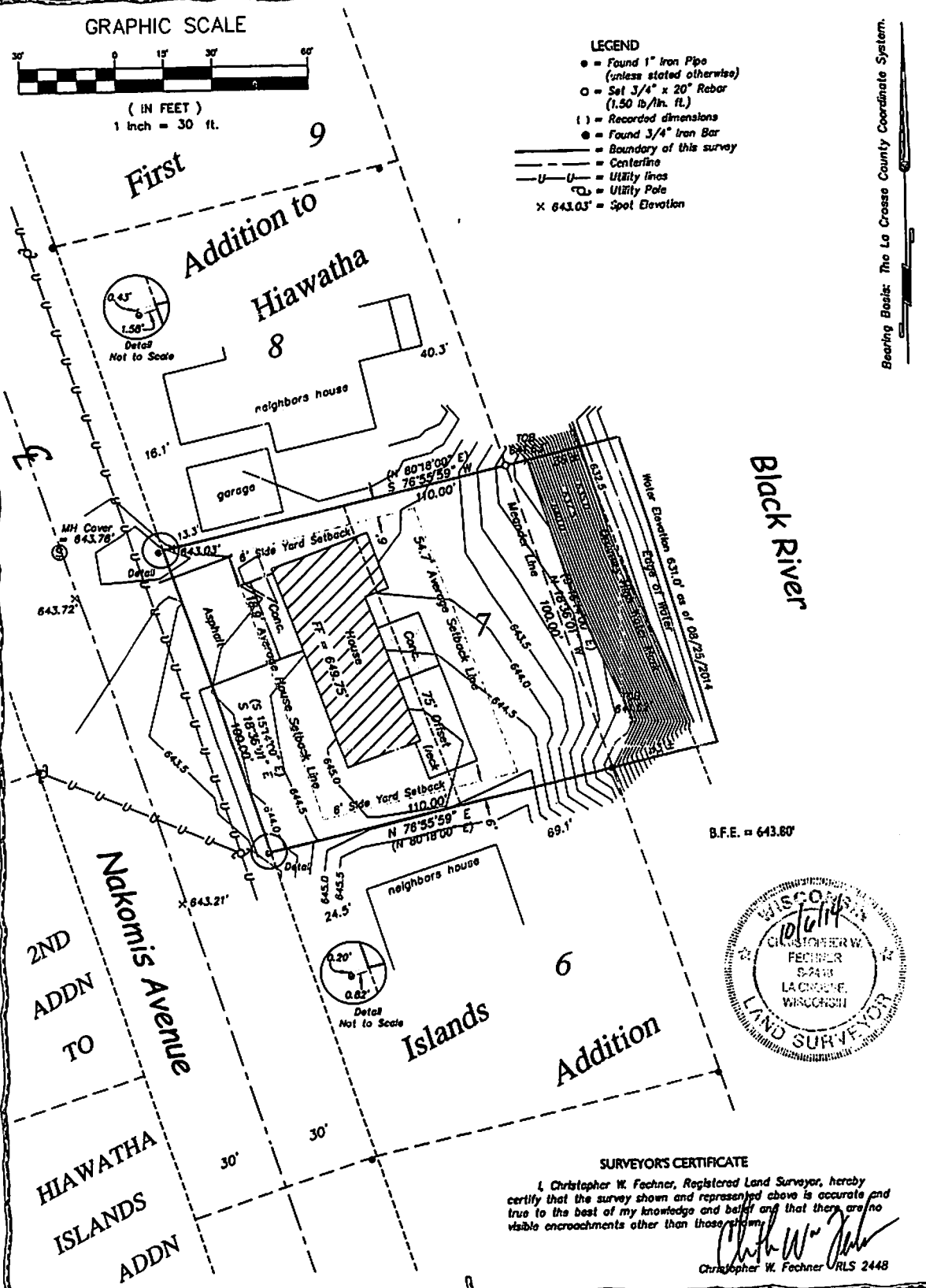
GRAPHIC SCALE

30' 0 15' 30' 60'

(IN FEET)
1 inch = 30 ft.

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
= Boundary of this survey
= Centerline
—U—U— = Utility lines
= Utility Pole
× 643.03' = Spot Elevation

Bearing Basis: The La Crosse County Coordinate System.



WISCONSIN
10/6/14
CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered 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 RLS 2448

SURVEY FOR
Wakeen Residence

All of Lot 7
1ST Addition to Hiawatha Islands Addition
City of La Crosse, La Crosse County, WI
1512 Nakomis Avenue

DRAWN BY: TS CF	DATE: 10/6/14
REVISED BY:	DATE:
SCALE: 1" = 30'	

SHEET 1 OF 1 | PROJECT NO.: S-6783 | FIELD CREW: RC TS

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