

Jeffrey Fennie  
707 Rose St  
La Crosse, Wi, 54603  
608-780-8226

December 1, 2020

Dear/To whom this may concern:

This is a request to remove/demolish the former Coulee Council building at 921 West Ave, a property that we have owned since 2018.

We have owned and operated the successful Taco John's restaurant next door since 1996. The restaurant established at 1211 Jackson St in 1969 and has maintained strong growth every year since its opening.

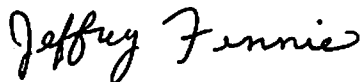
Our short-term plan is to utilize the former Coulee Council lot to organize our drive-through to help eliminate the congestion created during peak drive-through times.

Our vision and hope include building a new multi-use building similar to Marine Credit Union and Moka.

I foresee an opportunity to construct a building that may integrate space that suits the neighborhood appropriately with the Taco John's restaurant as an established base. This may include coordination with area healthcare needs or other private businesses such as dental, mental health, other therapies, etc.

We appreciate your consideration to approve removal/demolition of the deteriorated former Coulee Council Building and provide an aesthetic improvement to the corner of West Avenue and Jackson St with the intention of creating space for a building that is updated, attractive and appropriately designed to fit the needs and growth of the neighborhood and community.

Sincerely,



Jeffrey Fennie

Payment Amount: 450.00

CITY OF LA CROSSE, WI  
General Billing - 174829 - 2020  
009066-0024 Courtney... 12/02/2020 02:25PM  
6037 - FENNIE, JEFFREY D

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Jeff Fennie  
1802 King Street La Crosse WI 54601

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

Architect (name and address), if applicable:  
Kevin Timmerman 5th Avenue Architect

Professional Engineer (name and address), if applicable: -

Contractor (name and address), if applicable:  
Will Lamprey

Address(es) of subject parcel(s): 921 West Avenue

Tax Parcel Number(s): 17-30210-100

Legal Description (must be a recordable legal description; see Requirements): Lot 8 Except the north 55 feet thereof, and all of Lot 9, all in block D of E.S.B. Vail's Addition to the City of La Crosse, La Crosse County, Wisconsin  
Zoning District Classification: Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-  
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: Drug & Alcohol treatment Center

Description of PROPOSED site and operation/use (detailed plan of the proposed site):  
Will be used to extend Drive thru Stack Area for taco John's

Type of Structure proposed: None at present

Number of current employees, if applicable: 21

Number of proposed employees, if applicable: 5-10 more

Number of current off-street parking spaces: 22

Number of proposed off-street parking spaces: 27 will add 5 spots

**\* 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:   X  

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

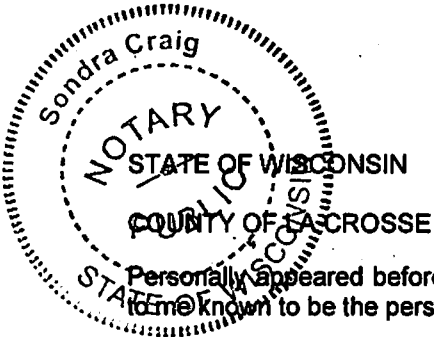
Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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.

Jeffenniel 11-30-20  
(signature) (date)  
608-780-8226 jfenniel@gmail.com  
(telephone) (email)



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

Sondra Craig  
Notary Public  
My Commission Expires: 11/11/2021

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

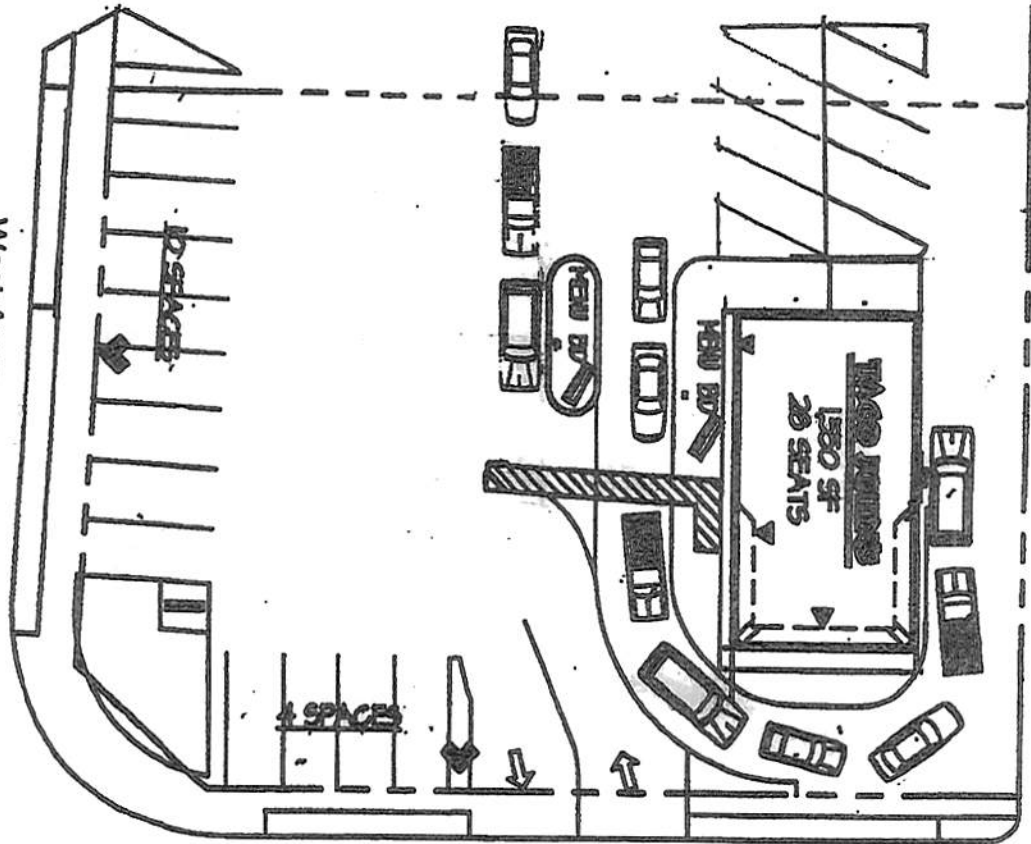
North

915 West Avenue

DUMPSTER

Coulee Council site 921 West Avenue

West Avenue



Jackson Street

South

**CONTRACTOR'S NOTE:**  
 This site plan is prepared for the use of the contractor. It is not to be used for any other purpose. The contractor is responsible for verifying the accuracy of the information shown on this plan. The contractor is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is not to be held responsible for any errors or omissions on this plan.

**GENERAL INFORMATION:**  
 This site plan is prepared for the use of the contractor. It is not to be used for any other purpose. The contractor is responsible for verifying the accuracy of the information shown on this plan. The contractor is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is not to be held responsible for any errors or omissions on this plan.

**TACO BELL'S**

JACKSON ST. - LA CROSS, WI  
 1580 SF  
 28 SEATS

Taco Bell's International, Inc.  
 300 N. 5TH STREET, CHICAGO, IL 60610  
 TEL: 312.401.2000

DATE	REVISION
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State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

1714419  
LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

Document Number

Document Name

RECORDED ON  
08/07/2018 03:22PM  
REC FEE: \$30.00  
TRANSFER FEE: \$360.00  
EXEMPT #:  
PAGES: 1

THIS DEED, made between Coulee Council on Addictions, Inc., f/k/a Coulee Council on Alcoholism and Other Chemical Abuse, Inc.

(Grantor, whether one or more),  
and J&K Hospitality, LLC, a Wisconsin limited liability company

(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 8 EXCEPT the North 55 feet thereof, and all of Lot 9, all in Block D of E.S.B. Vail's Addition to the City of La Crosse, La Crosse County, Wisconsin.

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

Recording Area

Name and Return Address

Jeff Fennie  
J&K Hospitality, LLC  
707 Rose St.  
La Crosse, WI 54601

17-30219-100

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: any taxes for the current calendar year and any easements of record.

Dated August 7, 2018

Coulee Council on Addictions, Inc., f/k/a Coulee Council on Alcoholism and Other Chemical Abuse, Inc.

(SEAL) Cheryl Hancock (SEAL)

\*By: Cheryl Hancock, its Executive Director and Board-authorized representative

(SEAL) \_\_\_\_\_ (SEAL)

AUTHENTICATING



ACKNOWLEDGMENT

Signature(s)

authenticated on \_\_\_\_\_

STATE OF WISCONSIN )  
LA CROSSE COUNTY ) ss.

Personally came before me on August 7, 2018,  
the above-named Cheryl Hancock

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

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Nicholas J. Passe, Passe Law Office, LLC  
223 3<sup>rd</sup> St. N., La Crosse, WI 54601

Mary M. Pasch  
\* Mary M. Pasch  
Notary Public, State of Wisconsin  
My Commission in Wisconsin  
and expires 03/18/2022

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003  
\* Type name below signature.