

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Andrew Goehner of Goehner Investments LLC

1516 Nakomis Ave. La Crosse, WI 54603

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

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): 5212 Mormon Coulee in La Crosse WI 54601

Tax Parcel Number(s): 17-50325-720

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

Please See Attachment. Wanted to keep it legible and clear.

Zoning District Classification: C2 -Commercial (submitting application to rezone to R5 - Multi Dwelling)

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(1) - roominghouses

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

Description of subject site and **CURRENT** use: Was/is a former motel (Maple Grove Motel). Currently housing residents and not to transient persons as a licensed motel.

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

We would be operating this site as residential housing units. We have remodeled the units and improved the quality of living for any and all tenants.

Type of Structure **proposed**: Residential

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)**

NO (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.

[Signature] (signature) 2/21/2024 (date)
608-769-7660 (telephone) andrew@herc.com (email)

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

Personally appeared before me this 21 day of February, 2024, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Debra A. Munson
Notary Public
My Commission Expires: 10/23/2024



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 11th day of March, 2024.

Signed: [Signature]
Director of Planning & Development

Legal Description for 5212 Mormon Coulee Road in La Crosse, WI 54601

**PRT S1/2-SW COM SE COR SE-SW W 829.2FT TO W R/W US HWY 14-61 N24D30MW 909.2FT TO POB
SWLY 298.65FT TO E LN CB&Q RR R/W NWLY ALG E LN 365.8FT N78D19ME 235.8FT TO W R/W US HWY
14-61 SELY ALG R/W 380FT M/L TO POB**

Sondra Craig
Deputy City Clerk
City Clerk's Office

RE: 5212 Morman Coulee Rd.

March 7, 2024

Attached please find the updated Petition to change zoning and an application for a conditional use permit for 5212 Morman Coulee Rd. Changing the property to R5 zoning for efficiency apartments , storage units and a single family house already onsite.

Sincerely,

Andrew Goehner

By: DAM Munson Realty, Inc.

Agent

1810624

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
08/02/2023 03:35 PM
PAGE COUNT: 2

EXEMPT #:
RECORDING FEE 30.00
TRANSFER FEE 3,825.00
ELECTRONICALLY RECORDED
AND RETURNED TO SUBMITTER

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Clint Meyer Properties LLC a Wisconsin limited liability company

and Gehner Investments LLC, a Wisconsin limited liability company

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):

**See Legal Description Addendum

Recording Area

Name and Return Address 10229
New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

17-50325-720

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 & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

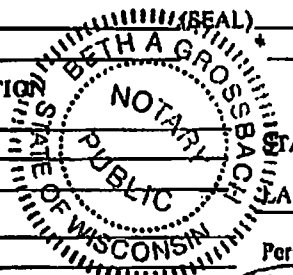
Dated August 2, 2023
Clint Meyer Properties LLC

[Signature] (SEAL) *
* Clint Richard Meyer, Member (SEAL)

[Signature] (SEAL) * (SEAL)

AUTHENTICATION ACKNOWLEDGMENT

Signature(s) _____)
authenticated on _____) ss.
LA CROSSE COUNTY)



* Personally came before me on August 1, 2023,
(If not, the above-named Clint Richard Meyer
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Darla A. Krzoska
Bosshard Parke Ltd.
[Signature]
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12/31/2025)

(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 signatures.

Legal Description Addendum
Warranty Deed

Grantor(s):

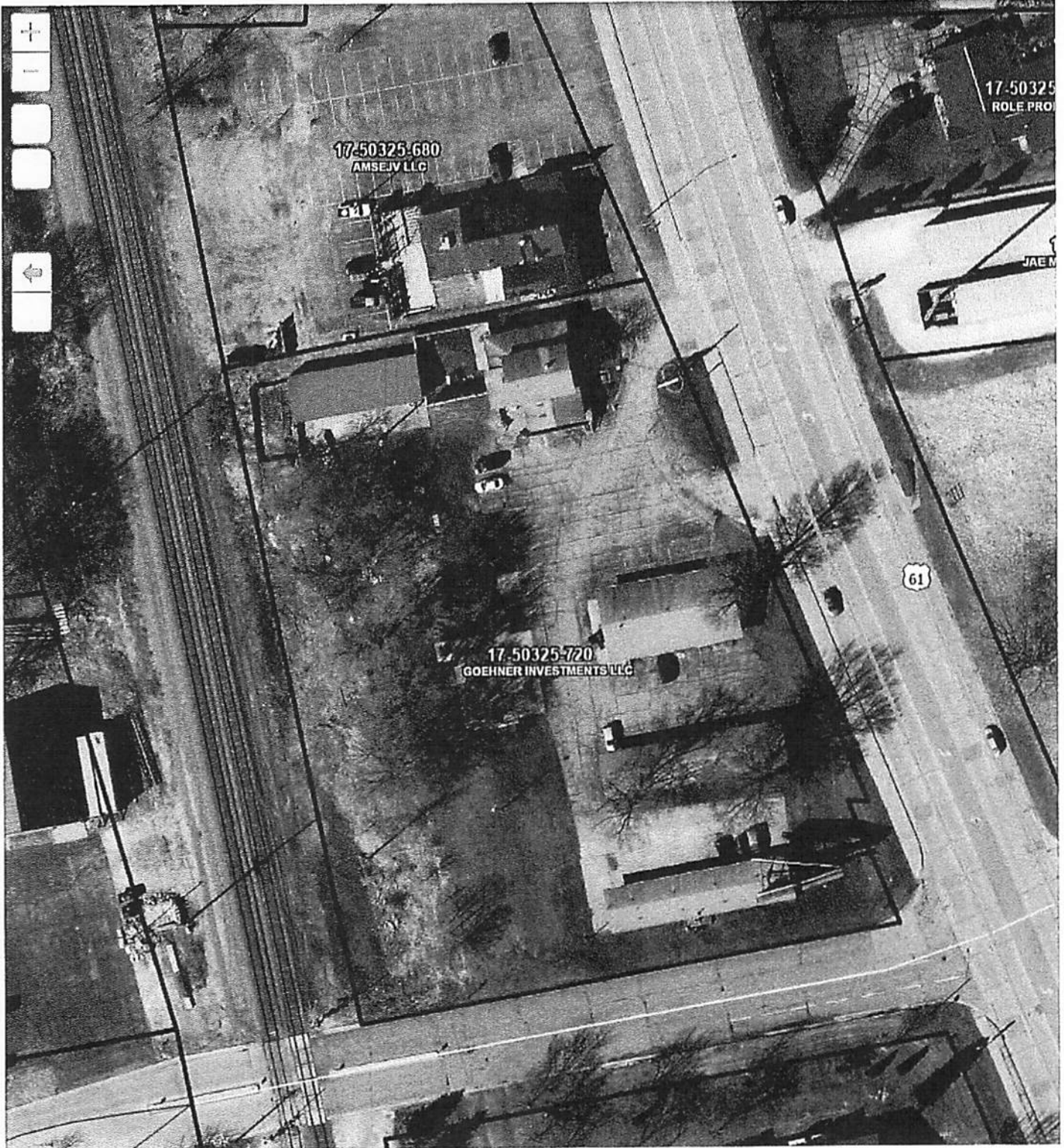
Clint Meyer Properties LLC

Grantee(s):

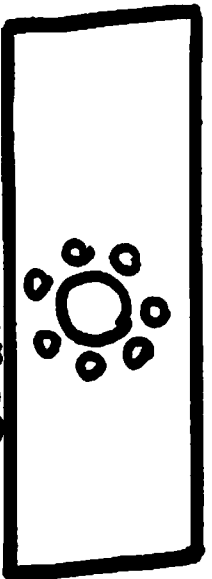
Goehner Investments LLC

Parcel(s): 17-50325-720

Part of the South 1/2 of the SW 1/4 of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning on the Easterly right-of-way line of the Chicago, Burlington & Quincy Railroad Company, at a point 192.4 feet (measured along said right-of-way line) Southeasterly from the North line of said South 1/2 of the SW 1/4; thence Southeasterly, along said right-of-way line, to a point designated as Point A, that is located as follows: Commencing at the Southeast corner of said South 1/2 of the SW 1/4; thence West, along the South line thereof, 764.2 feet to the centerline of United States Highway 14, also known as Mormon Coulee Road; thence North 24° 30' West, along said centerline, 963.7 feet; thence South 87° 40" West 64.8 feet to a point on the Westerly line of said Highway (said point designated as point B); thence continue South 87° 40' West 292.7 feet to the Easterly right-of-way line of the Chicago, Burlington & Quincy Railroad; thence Southeasterly, along said right-of-way line, 101.8 feet to said Point A; thence Northeasterly 298.65 feet to the Westerly line of United States Highway 14, also known as Mormon Coulee Road, at a point 55 feet Southeasterly (measured along said Westerly Highway line) from the point designated as Point B; thence Northwesterly, along said Westerly highway line, to a point that is North 78° 19' East 235.8 feet from the point of beginning; thence South 78° 19' West 235.8 feet to the point of beginning.

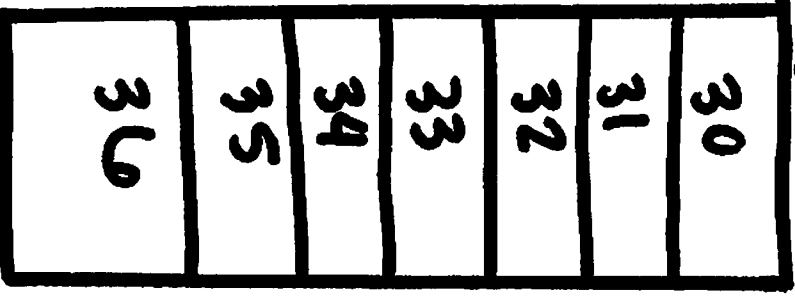


-91.2047225 43.7578653 Degrees

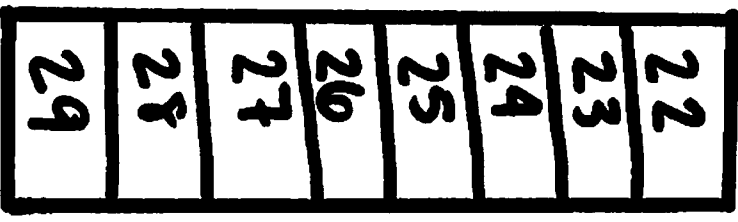


COURTYARD

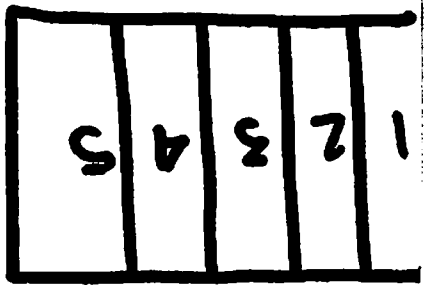
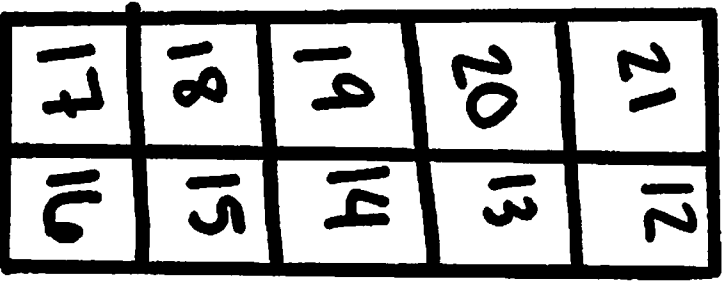
30-36



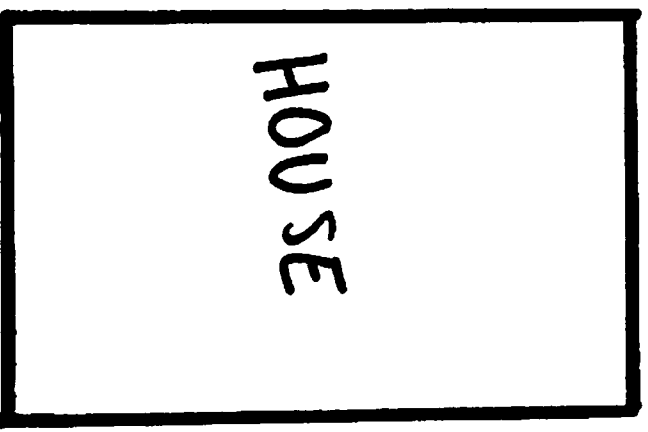
22-29



12-21



STORAGE



HOUSE

MORMON Coulee Road