

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

STIZO LLC 119 N 19<sup>TH</sup> Street  
LaCrosse WI 54601

Owner of site (name and address):

LaCrosse County 400 N 4<sup>TH</sup> Street  
LaCrosse WI 54601

Architect (name and address), if applicable:

HSR 100 Milwaukee St  
LaCrosse WI 54601

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Barton Construction 2 Copeland Ave  
LaCrosse WI 54601

Address of subject premises:

400 N 4<sup>TH</sup> Street

Tax Parcel No.:

17-20141-10, 17-20173-30, 17-20021-40

Legal Description:

Tax Records attached

Zoning District Classification:

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26

115.343(17)

(If the use is defined in (H)(6)(c)(i) or (ii), see "\*" below.)

Is the property/structure listed on the local register of historic places?

Yes \_\_\_\_\_ No

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):

County office Building

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):

Adaptive Reuse to a Private Dorm for Western Technical College students including residential on first floor.

Type of Structure (proposed):

Existing (Brick) Masonary

Number of current employees, if applicable:

100

Number of proposed employees, if applicable:

2-3 FTE

Payment amount:

250.00

CITY OF LA CROSSE, WI  
General Billing - 120494 - 2014  
001124-0072 Tara F. 10/03/2014 01:46PM  
165106 - STIZO DEVELOPMENT LLC

Number of **current** off-street parking spaces: 44

Number of **proposed** off-street parking spaces: 44

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 15.26(H)(6)(c)

\_\_\_\_\_ (i) 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.

\_\_\_\_\_ (ii) 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 subsection 15.26(R) 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 or structures to be demolished or moved is \$ \_\_\_\_\_.

I hereby certify under oath the value of the **proposed** replacement structure or structures is \$ \_\_\_\_\_.

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.

St. O'Malley

[Signature]

10-3-14  
(date)

608-785-9700

608-782-7368  
(telephone)

marvin@threesixty63  
(email)

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

Personally appeared before me this 3 day of October, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 1/1/2017

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

Review was made on the 3<sup>rd</sup> day of October, 2014.

Signed: [Signature], Senior Planner, Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Steve O'Malley, being duly sworn states:

- 1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin
- 2. That the undersigned is (one of the) legal owner(s) representative of the property located at 400 4th St. La Crosse
- 3. By signing this affidavit, the undersigned authorizes the application for a ~~conditional use permit/district change or amendment (circle one)~~ Variance for said property.

Steve O'Malley

Subscribed and sworn to before me  
this 3 day of October, 2014.  
[Signature]  
Notary Public  
My Commission expires 1/1/17.  
term

State of Michigan

County of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

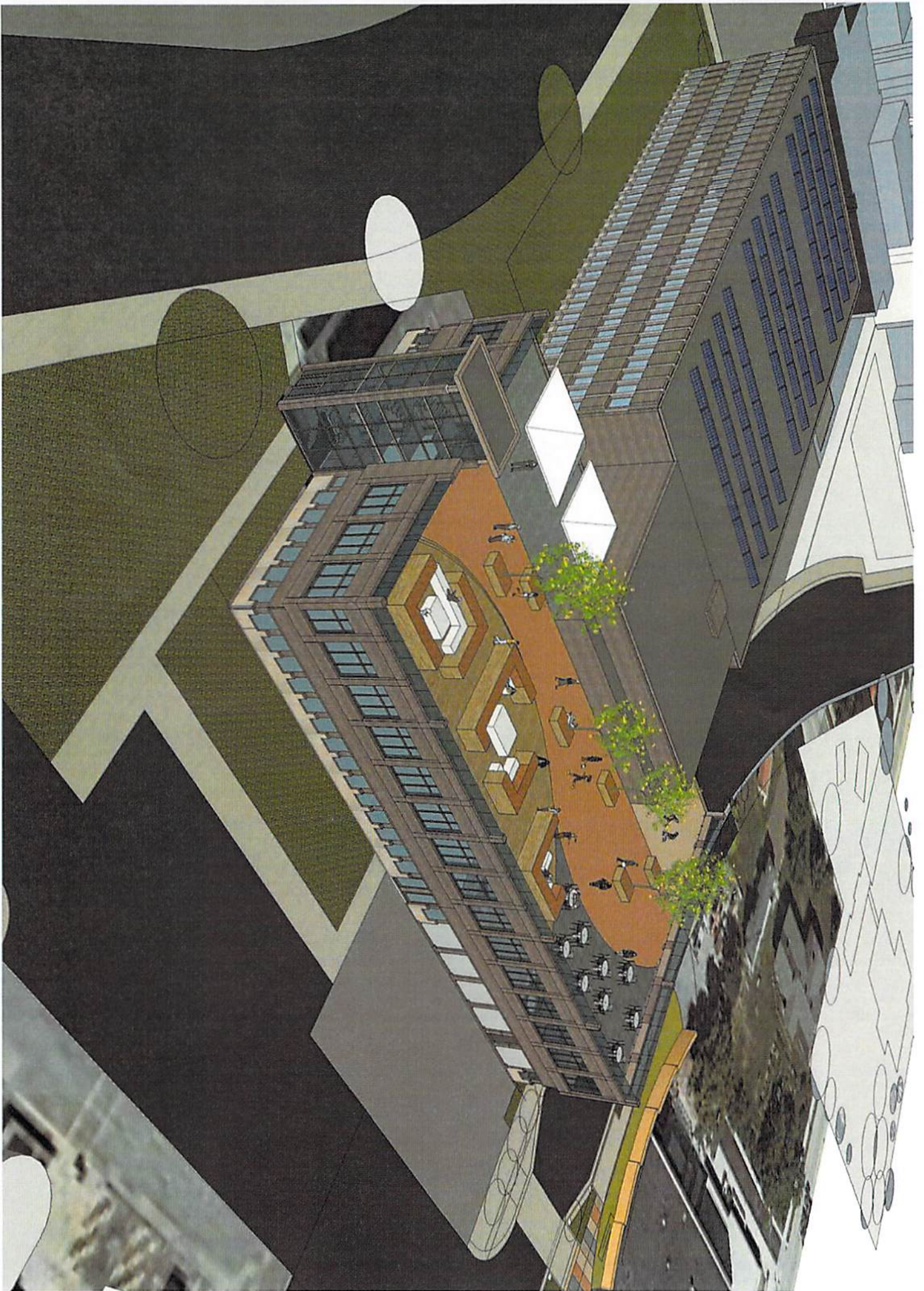
*[Handwritten signature]*













**Run Date:** September 30, 2013

**2012 Property Record  
La Crosse County, WI  
City of La Crosse**

1/5

**Parcel ID:** 17-20141-10

**Deed Information:**

**Property Description:** Assessed Acreage: 1.225

400 4TH ST N  
\*\*Multiple Addresses on file  
Sec/Twn/Rng/Qtr: 32-16-07 NW-SW  
T BURNS HS DURAND ST SMITH  
& FM RUBLEES ADDITION  
ALL BLOCK 1 & S1/2 VAC  
BADGER ST ADJ ON N & W1/2 OF  
VAC 6TH ST ADJ TO LOTS 3, 4

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
LACROSSE COUNTY COURTHOUSE LOT	Owner	400 4TH ST N RM 2350	LA CROSSE	WI	54601

<u>Districts:</u>		<u>Additional Parcel Information:</u>			
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>	
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 6	
2	Book 2	N	VOTING		
DBS	DOWNTOWN BUSINESS STUDY	N	SUPERV		
0026	La Crosse TIF 6	N	ISOR		
			2012 +	2012+ Ward 7	
			VOTING		
			WARDS		
			POSTAL	LACROSSE POSTAL DISTRICT 54601	
			DISTRIC		
			T		

**Tax Information:**

**Tax Year:** 2012

General Tax: \$0.00	Total Woodlands: \$0.00	Total Due: \$0.00	Total Mill Rate: 0.000000000
Lottery Credit: \$0.00	First Dollar Credit: 0.00	Special Charges: \$0.00	
Total Assessed Value: \$0.00	Total Fair Market Value: \$0.00		

**Assessments:** Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
X3	County Lands	1	\$0.00	\$0.00	\$0.00	1998-03-25

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

Run Date: September 30, 2013

2012 Property Record  
La Crosse County, WI  
City of La Crosse

2/3

Parcel ID: 17-20173-30

Deed Information:

**Property Description:** Assessed Acreage: 0.323 Volume Page Document Recorded Type  
 505 5TH AVE N 732 702 961058 1985-04-03 RESOLUTION  
 \*\*Multiple Addresses on file  
 Sec/Twn/Rng/Qtr: 32-16-07 SW-SW  
 T BURNS G FARNUM & P BURNS  
 ADDITION  
 LOTS 5 & 6 BLOCK 16 & N 10FT  
 VAC PINE ST ADJ TO LOT 6 ON  
 S

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
LACROSSE COUNTY COURTHOUSE LOT	Owner	400 4TH ST N RM 2350	LA CROSSE	WI	54601

Districts:

Additional Parcel Information:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 6
2	Book 2	N	VOTING	
DBS	DOWNTOWN BUSINESS STUDY	N	SUPERV	
0026	La Crosse TIF 6	N	ISOR	
			2012 +	2012+ Ward 7
			VOTING	
			WARDS	
			POSTAL	LACROSSE POSTAL DISTRICT 54601
			DISTRIC	
			T	

Tax Information:

Tax Year: 2012

General Tax: \$0.00	Total Woodlands: \$0.00	Total Due: \$0.00	Total Mill Rate: 0.000000000
Lottery Credit: \$0.00	First Dollar Credit: 0.00	Special Charges: \$0.00	
Total Assessed Value: \$0.00	Total Fair Market Value: \$0.00		

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
X3	County Lands	0.33	\$0.00	\$0.00	\$0.00	1998-03-25

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)



Run Date: September 30, 2013

2012 Property Record  
La Crosse County, WI  
City of La Crosse

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Parcel ID: 17-20021-40

Deed Information:

Property Description: Assessed Acreage: 0.094 Volume Page Document Recorded Type  
 400 4TH ST N 732 702 961058 1985-04-03 RESOLUTION  
 \*\*Multiple Addresses on file  
 Sec/Twn/Rng/Qtr: 31-16-07 SE-SE  
 TOWN OF LA CROSSE  
 LOTS 4 & 5 BLOCK 30 & NLY 10  
 FT VAC PINE ST ADJ ON S OF  
 LOT 5

Owner(s):	Relation	Mailing Address	City	St	Zip
LACROSSE COUNTY COURTHOUSE LOT	Owner	400 4TH ST N RM 2350	LA CROSSE	WI	54601

Districts:

Additional Parcel Information:

Code	Description	Taxation District	Category	Description
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 6
2	Book 2	N	VOTING	
DBS	DOWNTOWN BUSINESS STUDY	N	SUPERV ISOR	
			2012 +	2012+ Ward 7
			VOTING WARDS	
			POSTAL	LACROSSE POSTAL DISTRICT 54601
			DISTRIC T	

Tax Information:

Tax Year: 2012

General Tax: \$0.00 Total Woodlands: \$0.00 Total Due: \$0.00 Total Mill Rate: 0.000000000  
 Lottery Credit: \$0.00 First Dollar Credit: 0.00 Special Charges: \$0.00  
 Total Assessed Value: \$0.00 Total Fair Market Value: \$0.00

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

Class	Description	Acreage	Land	Improvement	Total	Last Modified
X3	County Lands	0.1	\$0.00	\$0.00	\$0.00	1998-03-25

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

