

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

RONALD DEAN STAHR  
2628 B N. HUMBOLDT BLVD. #1 MILWAUKEE, WI 53212

Owner of site (name and address):

RONALD DEAN STAHR  
2628 B N. HUMBOLDT BLVD #1 MILWAUKEE, WI 53212

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

N/A

Address of subject premises:

322 9th STREET SOUTH LACROSSE, WI 54601

Tax Parcel No.:

17-30066-100

Legal Description:

SEE ATTACHED SHEET

Zoning District Classification:

WR - WASHBURN RESIDENTIAL

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 (D)(13)  
(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):

DUPLEX - APT 1: 4 ROOMS, 2 BEDROOMS, 1 BATHROOM, FRONT PORCH CURRENTLY RENTED  
APT 2: UNIT HABITED - HAS BEEN GUTTED AND WAITING TO BE REHABBED/  
REMODELED INTO EITHER STUDIO OR 1 BED ROOM  
2 CAR GARAGE + 1 EXTRA PARKING SPACE

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):

N/A

Type of Structure (proposed):

N/A

Number of current employees, if applicable:

N/A

Number of proposed employees, if applicable:

N/A

Number of current off-street parking spaces: THREE

Number of proposed off-street parking spaces: N/A

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.

[Signature] (signature) 11/27/2013 (date)

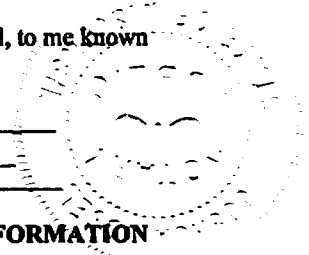
414-235-0232 (telephone)

c.star@sbcglobal.net (email)

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

Personally appeared before me this 27<sup>th</sup> day of November, 2013, 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: 08-30-2015



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

Review was made on the 4<sup>th</sup> day of December, 2013

Signed: [Signature], Director of Planning & Development  
on behalf of Larry Kuech.

Ronald D. Stahr

2628B N. Humboldt Blvd. #1

Milwaukee, WI 53212

Tuesday, December 3, 2013

La Crosse City Council

400 La Crosse St.

La Crosse, WI 54601

Dear Council Members,

I am submitting an application for a conditional use permit for my property at 322 9<sup>th</sup> St. South in La Crosse. The house is, and always has been, a duplex, with one two-bedroom apartment currently rented. I would like to give you a brief history of the property and what my plans are for it.

My late father, Paul Stahr purchased the duplex in 2000 from William Olson, who had used it as an income property. My father was in his mid-70s and had been a long time renter. He wanted to own a property in which he could not only live, but that also had space for a workshop so he could enjoy his hobby of wood-working. He had a very limited income and knew that he would have to be looking into a 'fixer'. To be blunt, the place was a dump. With much hard, our family made it into a nice place for my father to live. The fact that it was a duplex made it convenient for him to use the apartment that he wasn't living in for his shop. During the period of time that my father lived in the house many improvements were made including: a new roof, new windows, new insulation, new bathroom, upgraded electrical system, new furnace/central air, and a new water heater. Over-grown shrubs and plantings were removed and/or replaced. My father always prided himself on his lawn and keeping his property tidy.

My father passed away in May 2005, and the house came to me. I wanted to keep the property, as I have always loved the La Crosse area and thought one day I may want to live there. In the meantime, I had to rent the apartment that my father had lived in so that I could afford the mortgage. I have always tried to be careful in my selection of tenants, as well as maintaining the property. In the last year alone I have had a nuisance tree removed from the back yard, put in a perennial bed along the north side of the house, had the entire interior of the rented apartment repainted and had all new carpeting and flooring installed. I truly care about my property and do not want to be an 'absentee landlord'.

Several years ago I completely gutted the apartment that my father used as his shop. During this time, I unfortunately suffered a spinal injury that required a very serious surgery and a prolonged rehabilitation period. As a result, I also lost my job. Because of the tremendous financial burden placed upon me by these circumstances, my plans for the remodeling of the second apartment were forced to be postponed.

I was eventually able to get back on my feet, and I am currently working and going to school full time in Milwaukee. My schooling should be finished by May of 2015. At this point, as time and money allow, I plan on continuing the work on the second apartment to make it habitable. This apartment would be either a studio or a one-bedroom. My goal is to have this project completed by the end of 2016. At this point, depending on where I am in my career path, I may either choose to move into the second apartment full or part time or perhaps use it for rental income until my retirement.

As I stated earlier, the house, to my knowledge, and as far as anyone can remember, has always been a duplex, never a conversion from a single family. There is a two-car garage on the property, as well as one off-street parking space.

If there are any questions or concerns, I may be reached at the address listed above, by phone at 414-235-0232, or by email at [r.star@sbcglobal.net](mailto:r.star@sbcglobal.net).

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald D. Stahr". The signature is fluid and cursive, with a prominent initial "R" and "D".

Ronald D. Stahr

*S*

*The South 1/2 of Lot 4 in Block 5 of Stevens Addition to LaCrosse, LaCrosse County, Wisconsin and the following described parcel in Lot 5 in Block 5 of Stevens Addition described as follows: Beginning at the Northeast corner of said Lot 5; thence Southerly along the East line of said Lot 5, 5 feet; thence Westerly parallel to the North line of said Lot 5, 48 feet; thence Northwesterly 30.3 feet to a point which is 0.7 foot Southerly of the North line of said Lot 5; thence Northwesterly 62.03 feet to an iron rod at the Northwest corner of said Lot 5; thence Easterly along the North line of said Lot 5, 140 feet to the place of beginning.*



Address **320 9th St S**  
La Crosse, WI 54601





To see all the details that are visible on the screen, use the "Print" link next to the map.

