

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Neighborhood Rentals LLC Brian Jackson  
340 S Lemon Ave # 8508  
Walnut, CA 91789

Owner of site (name and address):

Neighborhood Rentals LLC  
340 S Lemon Ave # 8508  
Walnut, CA 91789

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

D + Dee Enterprises  
918 A Hoeschler Dr  
Spartan, WI 54656

Address of subject premises: 2729 W Fairchild St La Crosse, WI 54601

Tax Parcel No.: 17-50137-120

Legal Description: Second Addition to the Green Acres addition E 74 FT  
OF W 148 FT OF E 288 FT Lot 3 Block 2 EX N 132 FT  
LOT SZ: 74 x 125 M/L

Zoning District Classification: R-1

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):

Vacant rental house

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):

Vacant land

Type of Structure (proposed): N/A

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

CITY OF LA CROSSE, WI  
General Billing - 130731 - 2015  
002251-0004 Amber W. 10/20/2015 02:47PM  
176205 - NEIGHBORHOOD RENTALS LLC

Payment Amount: 250.00

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Number of current off-street parking spaces: 2

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 \$ 35,400

I hereby certify under oath the value of the proposed replacement structure(s) 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.

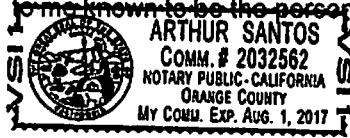
Brian M. M... (signature) 10/17/2015 (date)

604.665.1878 (telephone) Neighborhood Rentals LLC @ yahoo.com (email)

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

Brian Jackson

Personally appeared before me this 12<sup>th</sup> day of Oct., 2015, the above named individual, ~~to me known to be the person~~ who executed the foregoing instrument and acknowledged the same.

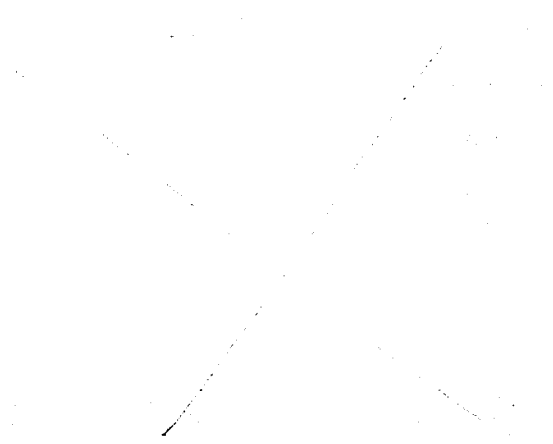


[Signature]  
Notary Public  
My Commission Expires: 8/1/17

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

Review was made on the 22<sup>nd</sup> day of October, 2015.

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



12

Handwritten text at the bottom of the page, including the date "October 19" and a signature or name.

## **Elsen, Nikki**

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**From:** Neighborhood Rentals <neighborhoodrentalsllc@yahoo.com>  
**Sent:** Tuesday, October 20, 2015 1:01 PM  
**To:** Elsen, Nikki  
**Subject:** Re: CUP - 2929 W Fairchild St

Hi Nikki,

Honestly I'm not sure why the CUP is necessary. David Reinhart told me I needed one. The Building & Inspections department has ordered such significant repairs on the property that it must be demolished. Current use is a vacant rental house. Proposed use (for now) is vacant land - to be rebuilt next year. If we do rebuild, it will again be a rental house - current zoning is single family. Please let me know if further information is needed.

Brian M. Jackson, CPA Owner - Neighborhood Rentals, LLC

neighborhoodrentalsllc@yahoo.com  
340 S Lemon Ave #8508 Walnut, CA 91789

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**From:** "Elsen, Nikki" <Elsenn@cityoflacrosse.org>  
**To:** "neighborhoodrentalsllc@yahoo.com" <neighborhoodrentalsllc@yahoo.com>  
**Sent:** Tuesday, October 20, 2015 10:58 AM  
**Subject:** CUP - 2929 W Fairchild St

Brian Jackson,

The CUP application for 2929 Fairchild Street was dropped in our office today; however, it is incomplete. The following information is needed.

- Why is the CUP necessary?
- Description of subject site and CURRENT use?
- Description of PROPOSED use?
- Type of structure PROPOSED?

Please respond as soon as possible with the above information. The application deadline is Friday, November 6<sup>th</sup>.

Thank you!

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**Nikki M. Elsen, WCMC**  
Deputy City Clerk  
City of La Crosse (Population 51,992)  
400 La Crosse Street, La Crosse WI 54601  
608-789-7555 phone  
www.cityoflacrosse.org

AFFIDAVIT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss

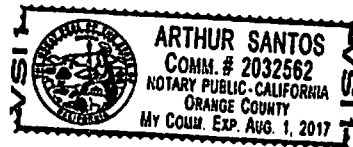
The undersigned, Brian Jackson, being duly sworn states:

1. That the undersigned is an adult resident of the City of wildomar, State of California.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2909 W Firebird St La Crosse, CA 94601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Brian Jackson

Subscribed and sworn to before me this 12<sup>th</sup> day of Oct., 2017

[Signature]  
Notary Public  
My Commission expires 8/1/17



# 2929 FAIRCHILD ST W LA CROSSE

Parcel: 17-50137-120  
Internal ID: 37368  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.218  
Township: 15  
Range: 07  
Section: 09  
Qtr: NE-SE

## Abbreviated Legal Description:

SECOND ADDITION TO THE GREEN ACRES ADDITION E 74FT OF W 148FT OF E 288FT LOT 3 BLOCK 2 EX N  
132FT LOT SZ: 74 X 125 M/L

## Property Addresses:

Street Address	City(Postal)
2929 FAIRCHILD ST W	LA CROSSE

## Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
NEIGHBORHOOD RENTALS LLC		S 340 LEMON AVE	WALNUT	CA	91789-2706

## Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

## Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 12	
2012 + VOTING WARDS	2012+ Ward 25	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	1 UNIT	

## Lottery Tax Information:

Lottery Credits Claimed: 0  
Lottery Credit Application Date:

## Tax Information:

**Billing Information:**

Bill Number: 12962

Billed To: NEIGHBORHOOD RENTALS LLC  
 340 S LEMON AVE #8508  
 WALNUT CA 91789-2706

Total Tax: 1658.59

**Payments Sch.**

1-31-2015	414.67
3-31-2015	414.64
5-31-2015	414.64
7-31-2015	414.64

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.956124557
Assessed:	24500	35400	59900	Mill Rate	0.029036821
Fair Market:	25600	37000	62600	School Credit:	110.16
Taxing Jurisdiction:			2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN			\$ 10.2700	\$ 10.6100	3.3000
La Crosse County			\$ 226.4200	\$ 230.0800	1.6000
Local Municipality			\$ 733.0900	\$ 733.0900	0.0000
LA CROSSE SCHOOL			\$ 671.5700	\$ 665.9800	-0.8000
WTC			\$ 150.2400	\$ 99.5500	-33.7000

**Credits:**

First Dollar Credit:	80.72
Lottery Credit:	0.00

**Additional Charges:**

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	1658.59

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/27/2015	399620	0	\$ 414.67	1/2015
Payment to Local Municipality	3/27/2015	417619	0	\$ 414.64	3/2015
Payment to County	8/31/2015	11013	0	\$ 916.36	8/2015
			Totals:	\$ 1745.67	

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2014	0.000	24500	35400	59900	4/21/2011



## Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
688	924	935278	3/18/1983	Warranty Deed
688	925	935279	3/18/1983	Warranty Deed
694	847	938860	6/22/1983	Quit Claim Deed
1085	100	1133419	5/22/1995	Warranty Deed
0	0	1575393	6/17/2011	Quit Claim Deed

## Outstanding Taxes

There are no outstanding taxes for this property.

## Permits Information:

Municipality: City of La Crosse  
Property Address: 2929 FAIRCHILD ST W

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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## History Information:

### Parent Parcel(s)

There are no parent parcels for this property.

### Child Parcel(s)

There are no child parcels for this property.



# BUILDING PERMIT APPLICATION

Building and Inspections • Phone: (608) 789-7530 • Fax: (608) 789-7589  
400 La Crosse St. La Crosse, WI 54601

Application No:
Date:
Parcel No.: 17-50137-20

<http://www.cityoflacrosse.org>

[Inspection@cityoflacrosse.org](mailto:Inspection@cityoflacrosse.org)

## Project Address:

Building <input type="checkbox"/>	Addition <input type="checkbox"/>	Alteration/Remodel <input type="checkbox"/>	Cost of Project: \$
Sign <input type="checkbox"/>	Demolition <input checked="" type="checkbox"/>	Intended Use of Land after demolition:	

Description of Work:

PROJECT

Name: <i>Neighborhood Rentals LLC</i>
Address: <i>340 S Legren Ave # 8509</i>
City: <i>Walnut</i> State: <i>CO</i> Zip Code: <i>91789</i>
Phone: Cell: <i>608 665 1278</i> Fax: Email: <i>neighborhoodrentalsllc@ymail.com</i>

OWNER

Name:	Supervisor:		
Address:	WIS Cred/Qual:		
City:	State:	Zip Code:	
Phone:	Cell:	Fax:	Email:

CONTRACTOR

Zoning:	Flood Plain: Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Dwelling Units: <i>1</i>	Fire Limits: Yes <input type="checkbox"/> No <input type="checkbox"/>
Property located in archaeological district: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Tenant/Occupancy: <i>Vacant</i>	Former Tenant/Occupant:
Architect/Engineer Name:	Architect/Engineer Phone:

PROPERTY

OK TO ISSUE:	Inspector Initials:
Approval Date:	
Fees	
Copies:	\$
Plan Review:	\$
Permit Fee:	\$
Record Maintenance Fee:	\$
Other:	\$
<b>TOTAL</b>	\$
Received By:	
Check #:	

It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Department of Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of the Department of Building and Inspections of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

INSPECTION USE ONLY

**PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER**

(SIGN) AGENT/CONTRACTOR NAME \_\_\_\_\_ DATE \_\_\_\_\_  
*Brian Jackson* *10/10/15*  
 (PRINT) OWNER NAME \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT) AGENT/CONTRACTOR NAME \_\_\_\_\_ DATE \_\_\_\_\_  
*Brian Jackson* *10/10/15*  
 (SIGN) OWNER NAME \_\_\_\_\_ DATE \_\_\_\_\_



**CITY OF LA CROSSE  
DEPARTMENT OF BUILDING AND INSPECTIONS**

*Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601  
Phone 608/789-7530 Fax 608/789-7589*

**DEMOLITION SIGN OFF SHEET**

We, the undersigned, certify that the water, sewer, electricity, gas and telephone connections in the building or structure about to be demolished, as described below, have been removed, sealed or plugged. The applicant for permit for the sewer and water disconnections is responsible for disconnection and proper abandonment in accordance with city requirements \*. A Plumbing Permit is required prior to disconnection.

**BUILDING OR STRUCTURE ADDRESS:**

The following shall be completed and signed prior to the release of the demolition permit.

**WATER & SEWER \*  
CONNECTION**

\_\_\_\_\_  
Plumbing Inspector Signature

\_\_\_\_\_  
Date

**WATER METER**

\_\_\_\_\_  
La Crosse Water Utility

\_\_\_\_\_  
Date

**GAS CONNECTION**

\_\_\_\_\_  
Xcel Energy (fax 608/789-3608)

\_\_\_\_\_  
Date

**ELECTRICAL  
CONNECTION**

\_\_\_\_\_  
Xcel Energy (fax 608/789-3608)

\_\_\_\_\_  
Date

**TELEPHONE  
CONNECTION**

PHONES: Century (608/433-9398) Charter (1-877-460-3278)  
FAX NO: Century (608/796-7250) Charter (616-647-6082)

\_\_\_\_\_  
Date

**CITY HERITAGE  
PRESERVATION PLANNER**

\_\_\_\_\_  
Acknowledges that property is not listed on the local Register of Historic Places.

\_\_\_\_\_  
Date

**DISTRICT COUNCIL MEMBER**

\_\_\_\_\_  
Council Member acknowledges that a permit has been applied for.

\_\_\_\_\_  
Date

**NOTICE: Asbestos Abatement**

Demolition projects are subject to Federal and State of Wisconsin regulations concerning asbestos containing building materials. These regulations require a pre-demolition inspection by a State Certified Asbestos Inspector, and filing a notice of Demolition (form 4500-113) with the Wisconsin Department of Natural Resources. For more information, call the Wisconsin Department of Natural Resources locally at (608) 785-9000 or Troy Gansluckner at (715) 684-2914, extension 132.

\* Refer to attached City policy for abandonment requirements for water, sanitary sewer and storm sewer.