

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Nathan Brooks  
131 South 6th Street  
La Crosse, WI 54601-0534

Owner of site (name and address):

Glen Witter  
221 Stewart Avenue  
Wausau, WI 54401

Architect (name and address), if applicable:

Jason Skifton - Brickl Brothers

Professional Engineer (name and address), if applicable:

Jason Skifton - Brickl Brothers

Contractor (name and address), if applicable:

Brickl Brothers Inc.  
400 Brickl Road  
West Salem, WI 54669

Address of subject premises:

2916 Airport Road

Tax Parcel No.:

17-10530-196

Legal Description:

Certified Survey Map no. 133 Vol  
15 lot 2 Doc. no. 1120656

Zoning District Classification:

M2 - Heavy Industrial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-  
(If the use is defined in 115-347(6)(c)(1) or (2), see "\*" below.)

35Z

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):

South of the Fed Ex shipping center  
currently vacant land

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):

Storage units  
46 - 10' x 20'  
23 - 10' x 25'  
23 - 10' x 15'

Type of Structure (**proposed**):

Storage units

Number of **current** employees, if applicable:

6

Number of **proposed** employees, if applicable:

7

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

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 \$ 0.

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ 320,000.

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) (date)

\_\_\_\_\_  
(telephone) (email)

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Payment Amount: 300.00  
183956 - BROOKS, NATHAN  
002622-0104 Paula G. 03/04/2016 11:38AM  
General Billing - 134001 - 2016  
CITY OF LA CROSSE, WI



Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

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)

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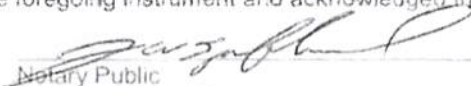
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CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief

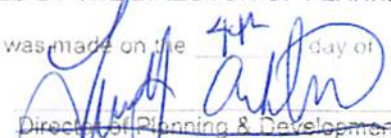
  
\_\_\_\_\_  
(signature) **Glen Witter** (date) 3/3/16  
715-571-2121 glen@witter.com  
(telephone) (email)

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

Personally appeared before me this 3rd day of March, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/14/16

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

Review was made on the 4th day of March, 2016  
Signed:  , Senior Planner  
Director of Planning & Development



## PROPOSAL FOR:

**Nate Brooks  
La Crosse, WI 54601  
608-792-8072**

**Site: Airport Drive (French Island)**

**(2) 40'0" x 230'0" x 9'6"  
Dual Slope Mini-Storage Buildings**

**March 2, 2016**



**A. GENERAL CONDITIONS**

**1. Architectural and Engineering**

During the preparation of construction drawings and specifications, as well as during the progress of work, we will employ the services of consultants whom we consider appropriate. The costs of these services are included unless otherwise stated. We will engage the services of a professional engineer registered in the State of Wisconsin to provide approved structural design and on site inspection.

Our proposal is based on our Design Professional's interpretation of nation, state, and local building codes and regulations as they apply to your project and site. It may become necessary, however, during the approval process by governing code authorities, to alter certain design criteria not clearly defined as applicable to your project. Any cost changes resulting from these alterations will be documented for your approval.

**2. Permits**

This proposal excludes costs to obtain local permits.

**3. Copyright**

This proposal, including specifications, drawings, and any other enclosures, are the property of Brickl Bros., Inc. and are supplied for the sole purpose of communicating our offer for your evaluation and consideration. Reproduction in whole, or in part, is not permitted without the express written consent of Brickl Bros., Inc. We reserve the right, at our sole discretion, to request their return, in whole, upon notice. Your acceptance of possession of this proposal signifies your understanding and acceptance of this condition.

**B. SITE WORK**

1. Clear and grub area.
2. Sub grading for buildings.
3. Place 8" gravel under asphalt drive.
4. Place 19,056 sq. ft. of 2 ½" hot mix asphalt surface.
5. Dig for two (2) proposed retention pond areas.
6. 12" clear sand under building pads.

**B. SITE WORK continued**

7. Install curb cut and concrete apron.

**C. CONCRETE**

1. 160 lin. ft. of 18"x18" grade beams.
2. 920 lin. ft. of 24"x18" grade beam.
3. 18,400 sq. ft. of 4" thick (4,000 PSI) concrete power trowel finish, with #4 rebar 60" O.C. and 6 mil poly vapor barrier.
4. One (1) coat of curing compound.
5. Control cuts 10'0" O.C. the length of the building and 10'0" O.C. the width of the building.

**D. MASONRY**

1. 4" split-face CMU veneer with standard color at west elevation, of both buildings and returning 20'0" each side.

**E. FRAMING**

1. Pre-fabricated wood panels 10'0" O.C. with 1.5/12 roof pitch dual sloping building.
2. 2x6 SPF/ MSR 1650 purlins in metal hangers at 24" O.C. or less.
3. 2x4/2x6 SPF/MSR 1650 girts at 24" O.C. with treated 2x4/ 2x6 bottom girt(s) typical at building perimeter.

**F. ROOFING, SIDING, LINERS, INSULATION, AND TRIMS**

1. Roofing will be 29 ga. bare galvanized McElroy, Max-Rib screw down panel.
2. Laps of roof steel to be caulked.
3. Siding will be 29 ga. 80,000 PSI G100 Max-Rib colored steel (nail applied).

**F. ROOFING, SIDING, LINERS, INSULATION, AND TRIMS continued**

4. All necessary colored steel trims are included.
5. 29 ga. galvanized liner at one (1) side only of division walls.
6. Solar guard white .235 reflective condensation blanket insulation under roof areas.
7. Gutters and downspouts on both buildings.

**G. DOORS**

1. Ninety-two (92) 9'0" x 8'0" Model 944 Trac-Rite Doors with standard space guard locks.
2. One (1) 3070 steel entry door with keyed lockset.

**H. ELECTRICAL**

1. Provide and install 1-200 amp 120/240 volt single phase panels.
2. Provide and install 1-10 Watt LED wallpak over service door in to back of west storage unit where electrical panel will be.
3. Provide and install 1 GFI receptacle, 1 switch and 1 LED strip light in room where electrical panel is.
4. Provide and install 19-LED 30 watt wallpaks of new storage units.

**I. OTHER**

1. Includes jobsite portable toilet and dumpster fees.
2. Includes storm water retention engineering and design fees.

J. GENERAL PROVISIONS

Proposal includes all materials, tax, labor and freight. Engineering and state of Wisconsin approval and inspection fees, job and site supervision, as specified in the preceding pages.

This proposal excludes HVAC, security, landscaping, utility company hook-up charges, if any, finish cleaning of building, location and cost of local permits and moving any underground obstructions of utilities, or previous building foundations, other than specified, soil compaction testing and responsibilities other than specified, environmental audit, design of production capabilities of this building, costs of and protection of jobsite and building from cold weather, costs of heating building in or to perform proper construction, affects of materials used by owner to building, concrete, and building components and/or the environment, plumbing, signage, fire extinguishers, and all other not specified.

There are no provisions for sound and acoustical design or performance in the proposed building, equipment, or any future desired or accepted options. Brickl Bros., Inc. and its subcontractors specifically accept no responsibility for the acoustical sound qualities of this building, plans, and specifications.

Plans supplied are sales drawings; final architectural and design plans could vary based upon engineering and approval from the State of Wisconsin.

TOTAL      \$ 426,245.00



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CONFIDENTIAL

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