

\$250

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

La Crosse Hotel Group LLC (attn: Kevin Page)
245 Horizon Drive, Suite 106, Verona, WI 53593

Owner of site (name and address):

La Crosse Hotel Group LLC (see Affidavit)
245 Horizon Drive, Suite 106, Verona, WI 53593

Architect (name and address), if applicable:

Gary Brink & Associates (attn: Josh Wilcox)
7780 Elmwood Avenue, Suite 204, Middleton, WI 53562

Professional Engineer (name and address), if applicable:

Excel Engineering, Inc. (attn: Eric Draskowski)
100 Camelot Drive, Fond du Lac, WI 54935

Contractor (name and address), if applicable:

~~BBB~~ Landgraf Construction Inc.

Address of subject premises:

Corner of N. Third St. and La Crosse St.

Tax Parcel No.: 17-20009-70; 17-20009-90; 17-20009-100

Legal Description: See Attached

Zoning District Classification: C-3

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

Vacant Warehouse

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):

The proposed site will be a 4 story hotel with 125 rooms, and associated parking.

Type of Structure (proposed):

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

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Payment Amount: 550.00

Number of **current** off-street parking spaces: 84
Number of **proposed** off-street parking spaces: 127

Check here if proposed operation or use will be a parking lot: x
Check here if proposed operation or use will be green space: x

* 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 \$ 1,710,400.

I hereby certify under oath the value of the **proposed** replacement structure or structures is \$ lot #1 \$7,000,000 lot #2 \$227,066

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) 4/2/14 (date)
608-464-0059 (telephone) Kevin@KotheRep.com (email)

STATE OF WISCONSIN
COUNTY OF LA CROSSE



Personally appeared before me this 2nd day of April, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public SALLY J. LEHMAN
My Commission Expires: October 18, 2015

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

Review was made on the 4 day of April, 2014
Signed: [Signature] Director of Planning & Development
on behalf of Larry Kirch

AFFIDAVIT

STATE OF WI)
COUNTY OF La Crosse) ss

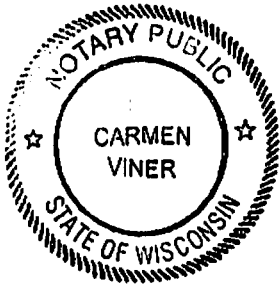
The undersigned, CLIFFORD LECLER, being duly sworn states:

1. That the undersigned is an adult resident of the Town of Barre,
State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at
200 La Crosse St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use
~~permit/district change or amendment~~ (circle one) for said property.
Request for Exception to Standards

Clifford LeClere

Subscribed and sworn to before me
this 3rd day of April, 2014

Carmen Viner
Notary Public
My Commission expires 10-25-15



CERTIFIED SURVEY MAP

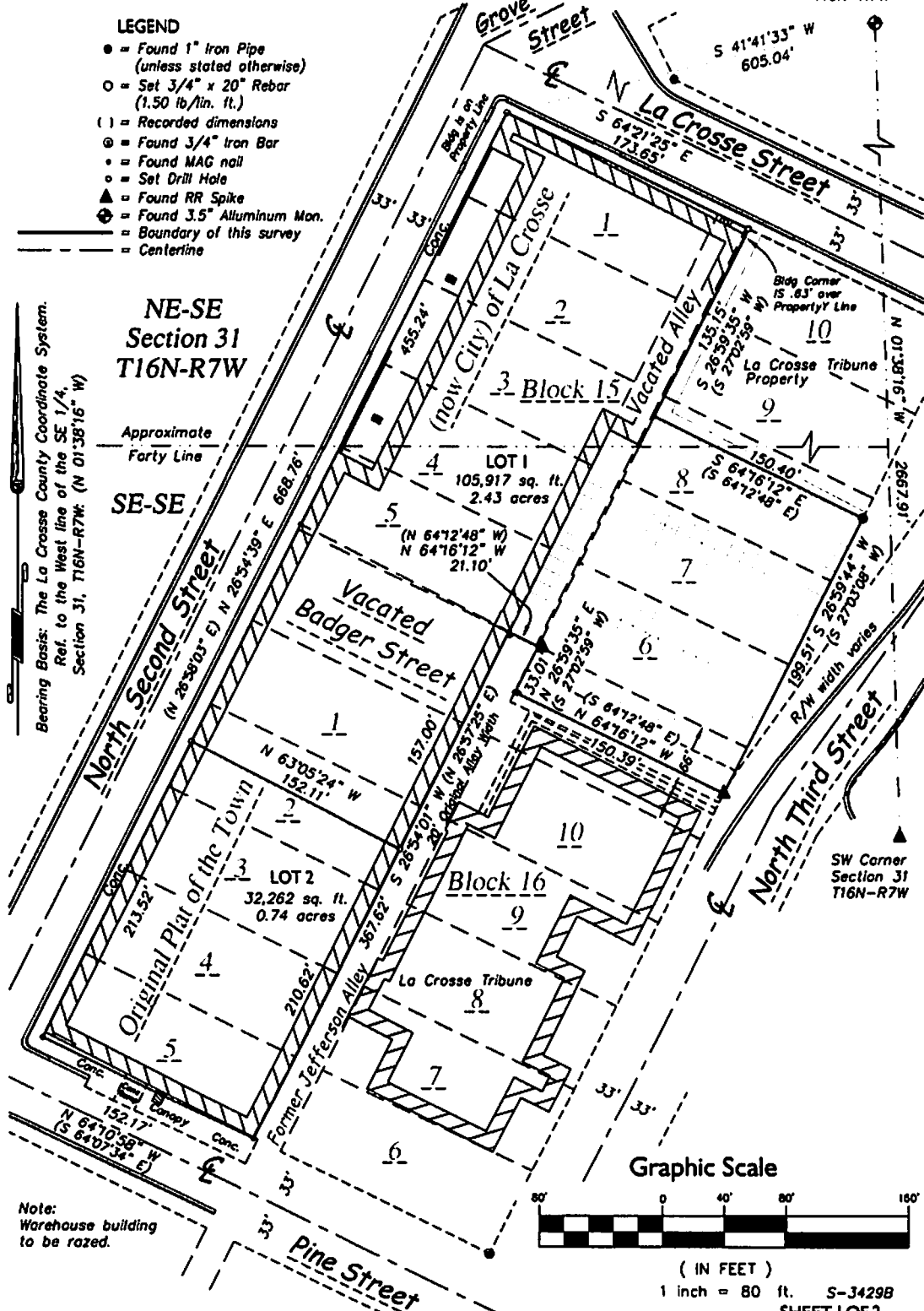
PART OF

All of Lots 1-7; also part of Lots 8-10; and all of the Vacated Alley, Block 15
 All of Lots 1-5, Block 16; also part of the Vacated Badger Street and part of Jefferson Alley
 Original Plat of the Town (now City) of La Crosse
 Located in part of the NE-SE, SE-SE, Sec. 31, T16N-R7W, City of La Crosse, La Crosse Co., WI

W 1/4 Corner
 Section 31
 T16N-R7W

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- () = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- = Found MAG nail
- ⊙ = Set Drill Hole
- ▲ = Found RR Spike
- ⊙ = Found 3.5" Aluminum Mon.
- = Boundary of this survey
- - - = Centerline



Bearing Basis: The La Crosse County Coordinate System.
 Ref. to the West line of the SE 1/4,
 Section 31, T16N-R7W; (N 01°38'16" W)

NE-SE
 Section 31
 T16N-R7W

Approximate
 Forty Line
 SE-SE

Original Plat of the Town
 Block 16

Note:
 Warehouse building
 to be razed.

Graphic Scale



(IN FEET)
 1 inch = 80 ft. S-3429B
 SHEET 1 OF 2

CERTIFIED SURVEY MAP

PART OF

All of Lots 1-7; also part of Lots 8-10; and all of the Vacated Alley, Block 15
All of Lots 1-5, Block 16; also part of the Vacated Badger Street and part of Jefferson Alley
Original Plat of the Town (now City) of La Crosse
Located in part of the NE-SE, SE-SE, Sec. 31, T16N-R7W, City of La Crosse, La Crosse Co., WI

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lots 1 thru 7; also part of Lots 8 thru 10 and the vacated alley, Block 15; All of Lots 1 thru 5, Block 16; part of vacated Badger Street and part of Jefferson Alley; All located in the NE 1/4 of the SE 1/4, SE 1/4 of the SE 1/4, Section 31, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the West 1/4 corner of Section 31, thence S 41°41'33" W 605.04 feet to the northwest corner of Block 15, Original Plat of the Town (now City) of La Crosse and the point of beginning of this description:

thence, along the North line of said Block 15, S 64°21'25" E 173.65 feet;
thence S 26°59'35" W 135.15 feet;
thence S 64°16'12" E 150.40 feet;
thence S 26°59'44" W 199.51 feet;
thence N 64°16'12" W 150.39 feet;
thence N 26°59'35" E 33.01 feet;
thence N 64°16'12" W 21.10 feet;
thence S 26°54'01" W 367.62 feet to the South line of Block 16;
thence N 64°10'58" W 152.17 feet to the southwest corner of said Block 16;
thence N 26°54'39" E 668.76 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Capstone, LLC & Central States Warehouse, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner, RLS #2448
Coulee Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owners:
Capstone, LLC & Central States Warehouse
1629 Caledonia Street
La Crosse, WI 54603

This Certified Survey Map is hereby approved by the City of La Crosse.

City Assessor

Date

Building & Inspections

Date

PROJECT NARRATIVE

Hampton Inn & Suites

City of La Crosse, WI

Project Information:

The proposed project is located on the SE corner of 2nd and La Crosse Street. It is located south of the La Crosse River and west of Highway 53. The existing site is a commercial warehouse and parking lot which will be demolished. The existing parcels are in the C-3 Zoning District. The proposed 4 story hotel being constructed to redevelop the property is an approved use in the C-3 zoning district. The existing property consists of entirely impervious area. The proposed development will add a significant amount of green space to the site which will improve the drainage in the area.

Conditional Use Required:

The proposed demolition of the existing building and pavement areas will require a Conditional Use Permit per La Crosse Municipal Code sec. 15.26 (R). A conditional use permit application, proposed Certified Survey Map, Legal Description, Project Plans, Architectural Elevations, and a \$300 review fee will be submitted for approval prior to any demolition work on the property.

Request for Exception to Standards:

The proposed project will require a waiver of section C-4 and C-5 of the Commercial Design Standards Handbook. The requests are listed below.

- C-4 requires a landscape buffer between the building and parking areas. This area along the east side of the building is used for pedestrian walkways and ramps due to the grade drop across the site. Adding a buffer between the building and walk would not allow pedestrian access to the street sidewalk via the proposed pedestrian ramp.
- C-5 requires parking to be setback a min. 5' from a green space area. The south edge of the proposed parking lot is less than 5' from the south property line. Due to this being a redevelopment site, maximizing the south property will allow for a better grade transition for future development to the south.



City of La Crosse

400 La Crosse Street
La Crosse, WI 54601-3396

Invoice

Invoice Date	Invoice No.
04/09/2014	114734
Customer Number	
88792	
Invoice Total Due	
\$	550.00

EXCEL ENGINEERING, INC
100 CAMELOT DR
FOND DU LAC, WI 54935-8030

FOR/LOCATION
HAMPTON INN & SUITES
2ND AND LA CROSSE STREETS

Description	Orig Bill	Adjusted	Paid	Amount Due
220 LICENSES MISCELLANEOUS EXCEPTION TO STANDARDS FOR COMMERCIAL DESIGN	300.00	.00	.00	300.00
QTY 1.00 @ 300.00 PER EACH				
220 LICENSES CONDITIONAL USE PERMIT	250.00	.00	.00	250.00
QTY 1.00 @ 250.00 PER EACH				

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INVOICE TOTAL DUE \$	550.00
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PLEASE MAKE CHECKS PAYABLE TO: CITY TREASURER
MAIL TO: CITY OF LA CROSSE TREASURER 400 LA CROSSE ST
LA CROSSE, WI 54601