

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Ironside Properties LLC. (Mitchell Lown)
1220 Oak Forest Drive, Onalaska, WI 54603

Owner of property (name and address), if different than Applicant: Front Street Properties LLC. (Steven Johnson)
N6785 County Road M Holmen, WI 54636

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable: Brickl Bros.
400 Brickl Rd, West Salem WI 54669

Address(es) of subject parcel(s): 2401 Hauser St. LaCrosse, WI 54601

Tax Parcel Number(s): 17-10251-201

Legal Description (must be a recordable legal description; see Requirements): SEE ATTACHED CSM

Zoning District Classification: Industrial Park - M2 Heavy Industrial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 352
If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

Is the property/structure listed on the local register of historic places? Yes _____ No X

Description of subject site and CURRENT use: Warehousing and Vacant land
Currently 7.76 acres

Description of PROPOSED site and operation/use (detailed plan of the proposed site):
The plan is that Front Street Properties will sell off 2.26 acres of unused land on the west side of property. Ironside Properties intends to purchase land and construct self storage buildings. 5 Building total.

Type of Structure proposed: Warehouse, Self storage

Number of current employees, if applicable: 1

Number of proposed employees, if applicable: 1

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

CITY OF LA CROSSE, WI
General Billing - 170471 - 2020
008047-0046 Katie Ko...02/11/2020 03:47PM
200127 - IRONSIDE PROPERTIES LLC

Payment Amount: 450.00

* If the proposed use is defined in Sec. 115-347(6)(c)

(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. Will there be 3 or more employees at one time? Y N X

OR

(2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.

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

Check here if proposed operation or use will be green space:

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent 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) Michael J. [Signature]
(date) 1/24/2020
(telephone) 608 769-4635
(email) Lountown@gmail.com

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

Personally appeared before me this 24 day of January, 2020, the above named individual to me known to be the person who executed the foregoing instrument and acknowledged the same.



Applicant shall, before filing with the City Clerk's Office, have this application reviewed and information verified by the Director of Planning & Development.

Review was made on the 4th day of February, 2020.
Signed: [Signature]
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, GAYE JOHNSON, being duly
(owner of subject parcel(s) for Conditional Use)

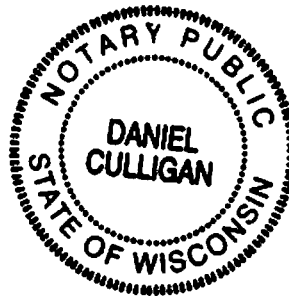
sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE,
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:
2405 Hauser Street
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

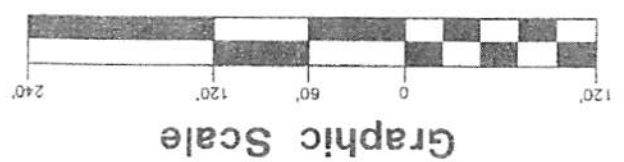
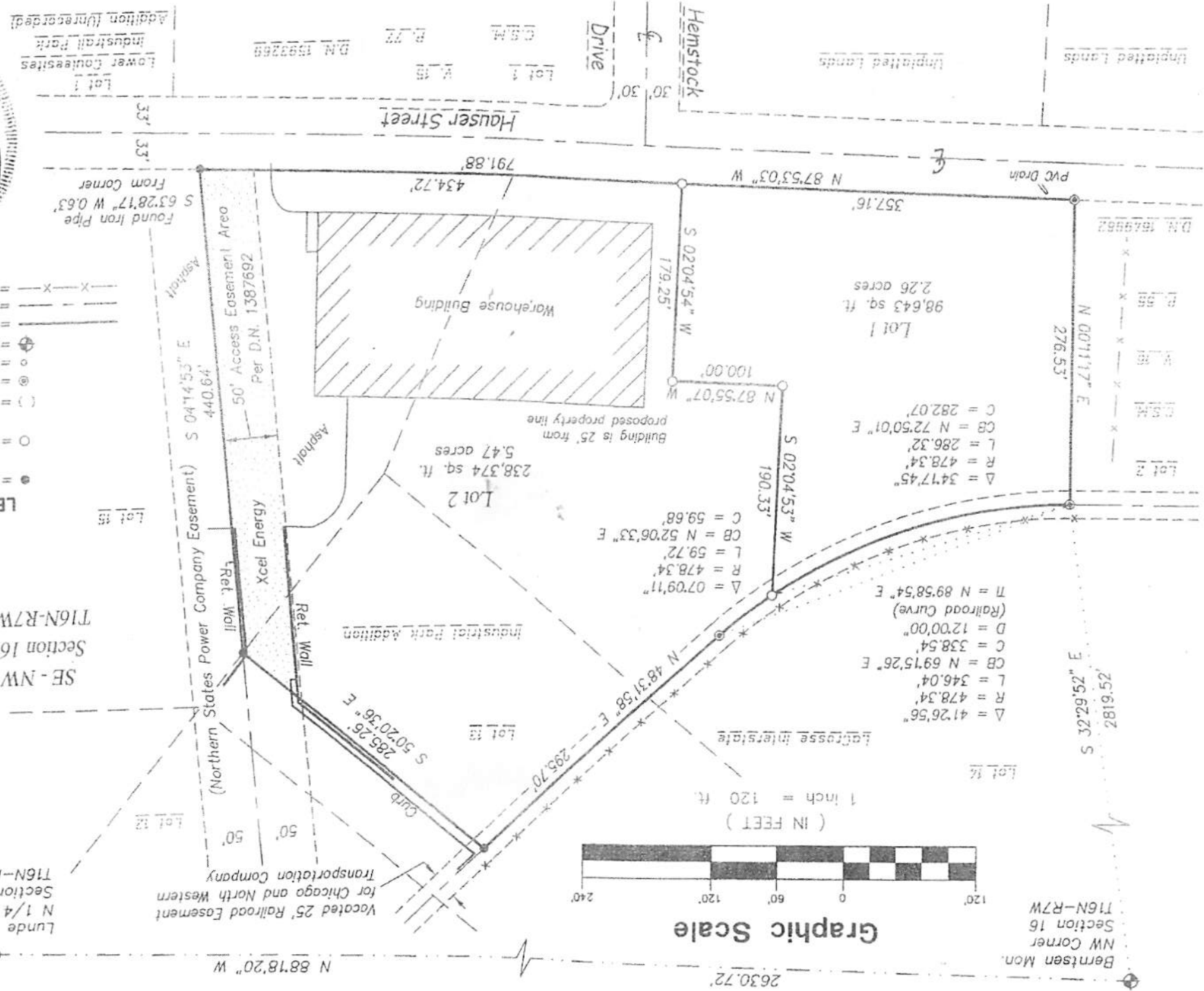
Gaye Johnson
Property Owner

Subscribed and sworn to before me this 24 day of January, 2020.

Daniel Culligan
Notary Public
My Commission expires 12/13/2022



Located in the SE-NW, Section 16, T16N-R7W;
City of La Crosse, La Crosse County, WI



- LEGEND**
- = Found 1" Irc
 - = (unless state) Set 3/4" x (1.50 lb/in.
 - () = Recorded di
 - ⊙ = Found 3/4"
 - ⊙ = Set MAG noi
 - ⊕ = Found Count
 - = Boundary of
 - - - = Centerline
 - - - x - - - = Fence line

Bearing Basis: The La Crosse County Coordinate System.

Section 16
SE - NW
T16N-R7W

Section 16
NW Corner
T16N-R7W

Section 16
N 1/4 Corner
T16N-R7W

Lunde Mon.

Berntsen Mon.

CERTIFIED SURVEY MAP

PART OF

Lots 13, 14 & 15, LaCrosse Interstate Industrial Park Addition;
Located in the SE-NW, Section 16, T16N-R7W;
City of La Crosse, La Crosse County, WI

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being part of Lots 13, 14 and 15, La Crosse Interstate Industrial Park, located in the SE 1/4 of the NW 1/4, Section 16, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the northwest corner of Section 16, thence S 32°29'52" E 2819.52 feet to the centerline of a vacated 25 foot railroad easement for Chicago and North Western Transportation Company and the point of beginning of this description:

thence, along said centerline, on the arc of a 478.34 foot radius curve, concave to the northwest, the chord of which bears, N 69°15'26" E 338.54 feet;

thence, continuing along said centerline, N 48°31'58" E 295.70 feet;

thence S 50°20'36" E 285.26 feet to the southeasterly line of said Lot 13;

thence S 04°14'53" E 440.64 feet to the North right-of-way line of Hauser Street;

thence, along said right-of-way line, N 87°53'03" W 791.88 feet;

thence N 00°11'17" E 276.53 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

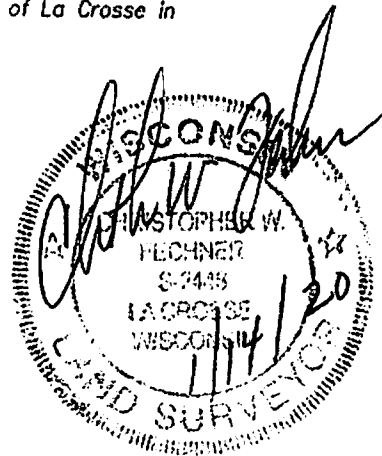
That I have made such survey, map and division of land at the direction of Front Street Properties LLC, owner of said land.

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 PLS #2448
Coulce Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owner:
Front Street Properties, LLC
C/O Steve Johnson
N6785 County Road "M"
Holmen, WI 54636



CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this _____ day of _____, 2020

City Clerk