

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Christopher and Kelly Jo Eberlein

4816 Stanley Court, La Crosse 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:
Jonathan Powell

W5846 County Road V, Holmen WI, 54636-9022

Address(es) of subject parcel(s): 4808 Stanley Court

Tax Parcel Number(s): 17-10405-16

Legal Description (must be a recordable legal description; see Requirements):
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W ACCESS ESMT IN DOC
NO. 1797560 See attached CSM

Zoning District Classification: R-1 - Single Family

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(15)
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: _____
Vacant Lot with small storage shed. Lot is used for storage/gardening

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Build a detached garage for personal use equipment and recreation, in accordance with building code.
28x34 with 10 foot side walls less than 17 feet in height. LP Smart Siding glacier white color/black trim.
Asphalt shingles to match house on adjacent lot for roofing.

Type of Structure **proposed**: Detached Garage 28x34 LP smart siding, asphalt shingles

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

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

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

With Regard to 4808 Stanley Court:

We are applying for a conditional-use permit to build an accessory structure on 4808 Stanley Court for personal/recreational uses. This structure is needed due to the maintenance and recreation equipment needed to care for our current acreage. This is a unique property within the city limits due to the large lot size and geography along Smith Valley Creek.

We have resided on the adjacent lot at 4816 Stanley Court for the past 18 years. Due to superior access from Eastbrook Ave., we purchased an additional 1 acre of land from our neighbor which includes a permanent easement agreement.

We applied for a building permit to build the accessory structure and was directed to split the lot to obtain approval for the building. This purchase and the lot split were done in 2022.

Our plan is to build a code-compliant accessory building on this new, additional lot on 4808 Stanley Court. This will be built at the required flood plain elevation that has already been surveyed. The structure is designed to complement the current house at 4816 Stanley Court, including matching roofing and siding. We will not sell off the second lot for an additional house. Access for the proposed structure will be via the easement from Eastbrook Ave.

Chris and Kelly Eberlein



La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589
http://www.cityoflacrosse.org/your-government/departments/fire-department



Revision 5/27/2021

APPLICATION FOR *BUILDING* PERMIT

Application Number _____ Date _____ Parcel Number: _____

OWNER INFORMATION					
Name: Chris and Kelly Eberlein					
Address of Above: Street 4816 Stanley Court			City La Crosse	State WI	Zip Code 54601
Phone:	Cell: 6083973212	Fax:	Email: cksse4816@gmail.com		
CONTRACTOR INFORMATION					
Name: Jonathan Powell					
Address of Above: Street W5846 County Road V			City Holmen	State WI	Zip Code 54636
Phone:	Cell: 6087697604	Fax:	Email: jdpowellconstruction@gmail.com		
PROJECT INFORMATION					
Project Address: 4808 Stanley Court La Crosse WI 54601					
Construction Cost: \$60000		Description of Work: <small>If Demolition include intended use of land after demolition</small> Build 28x34 foot detached garage on floating slab above flood plain. 10 foot sidewalls, peak height 17 foot, 8 foot garage doors.			
Project Type: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition		Architect/Engineer Name:		Level of Alteration (per IEBC):	
PROPERTY INFORMATION					
Zoning:	Nbr. Dwling Units:	Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
FEE INFORMATION					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$

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 Fire Prevention and Building Safety 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 Fire Prevention and Building Safety 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.

Jonathan Powell

Agent/Contractor:

(Print)

(Sign)

3/20/23

(Date)

DLG-047200439

(WI Cred/Qual)

Chris Eberlein

Owner:

(Print)

(Sign)

3/16/23

(Date)

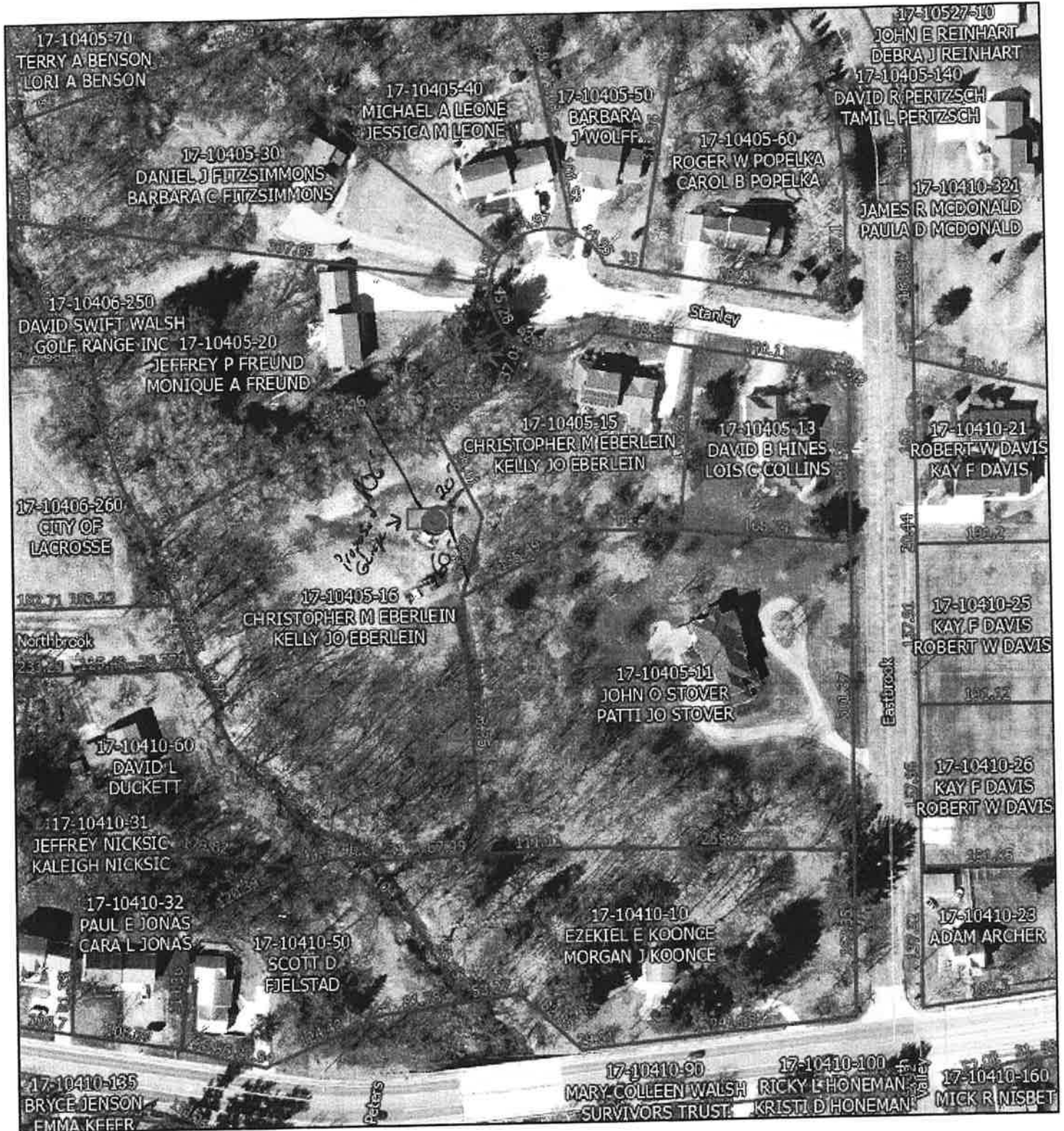
OFFICE USE ONLY

Application Approved:

Inspector:








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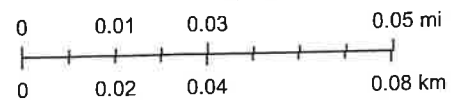
ArcGIS Web Map



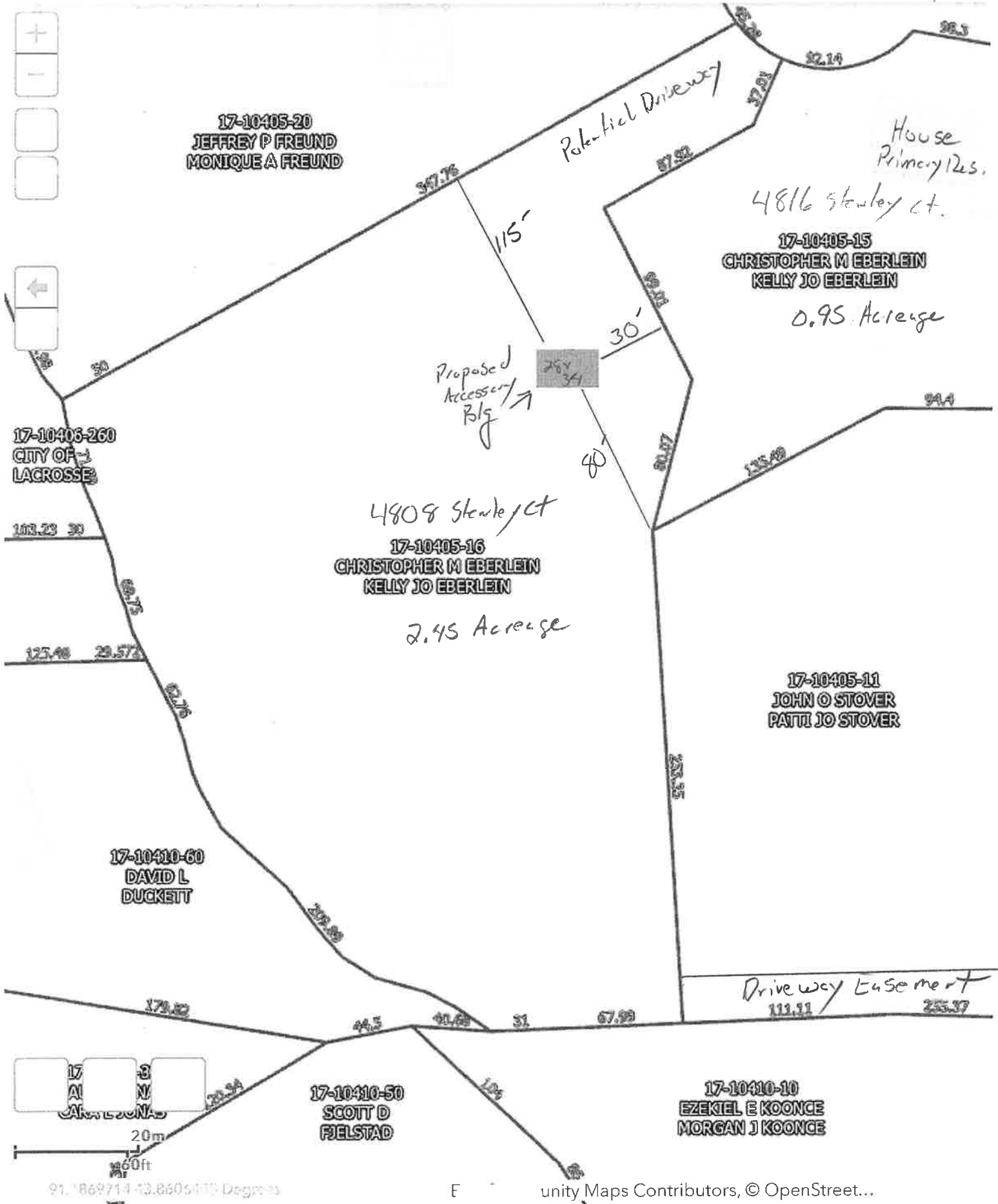
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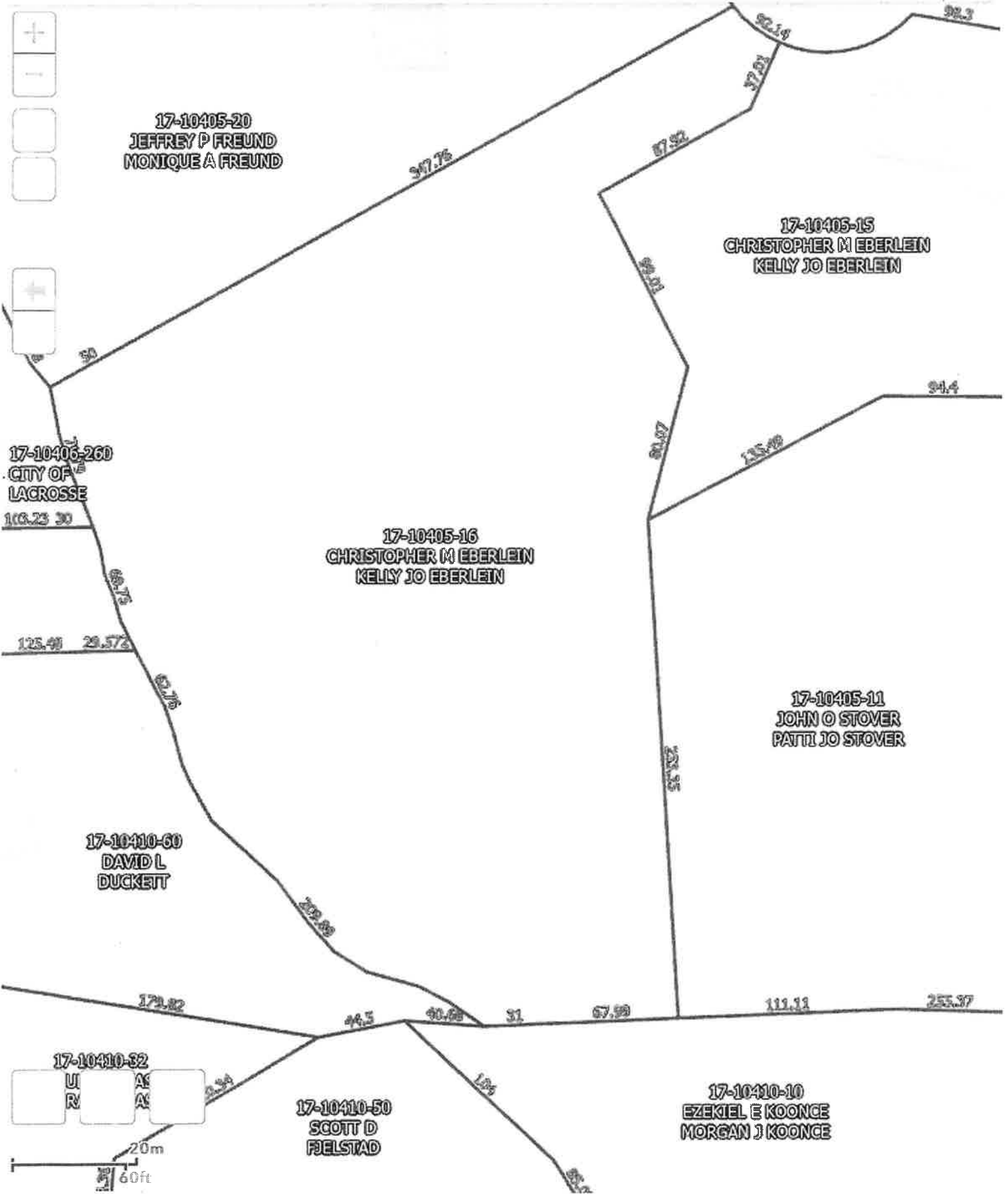
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-  Municipal Boundaries Labels
-  Municipality Limits
-  Tax Parcels
-  TaxParcelArcs
-  County_Roadways
-  County
-  Municipal



La Crosse County





17-10405-20
JEFFREY P FREUND
MONIQUE A FREUND

17-10405-15
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN

17-10405-16
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN

17-10405-11
JOHN O STOVER
PATTI JO STOVER

17-10410-60
DAVID L
DUCKETT

17-10410-50
SCOTT D
FELSTAD

17-10410-10
EZEKIEL E KOONCE
MORGAN J KOONCE

17-10406-260
CITY OF
LACROSSE

17-10410-82
U R A C
R A C



DocId:8420716

Tx:4119336

1803299
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
12/19/2022 03:31 PM
PAGE COUNT: 2
VOLUME: 19 PAGE: 185

CERTIFIED SURVEY MAP

LOCATION: LOT 2 AND PART OF LOT 1, C.S.M. #138, VOL. 7,
DOC. #1174707, LOCATED IN PART OF THE
NW 1/4-SW 1/4, SECTION 14, T.16N., R.7W.,
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

PREPARED AT THE DIRECTION OF:
OWNER:
CHRISTOPHER & KELLY JO EBERLEIN
4816 STANLEY COURT
LA CROSSE, WI 54603

NORTH



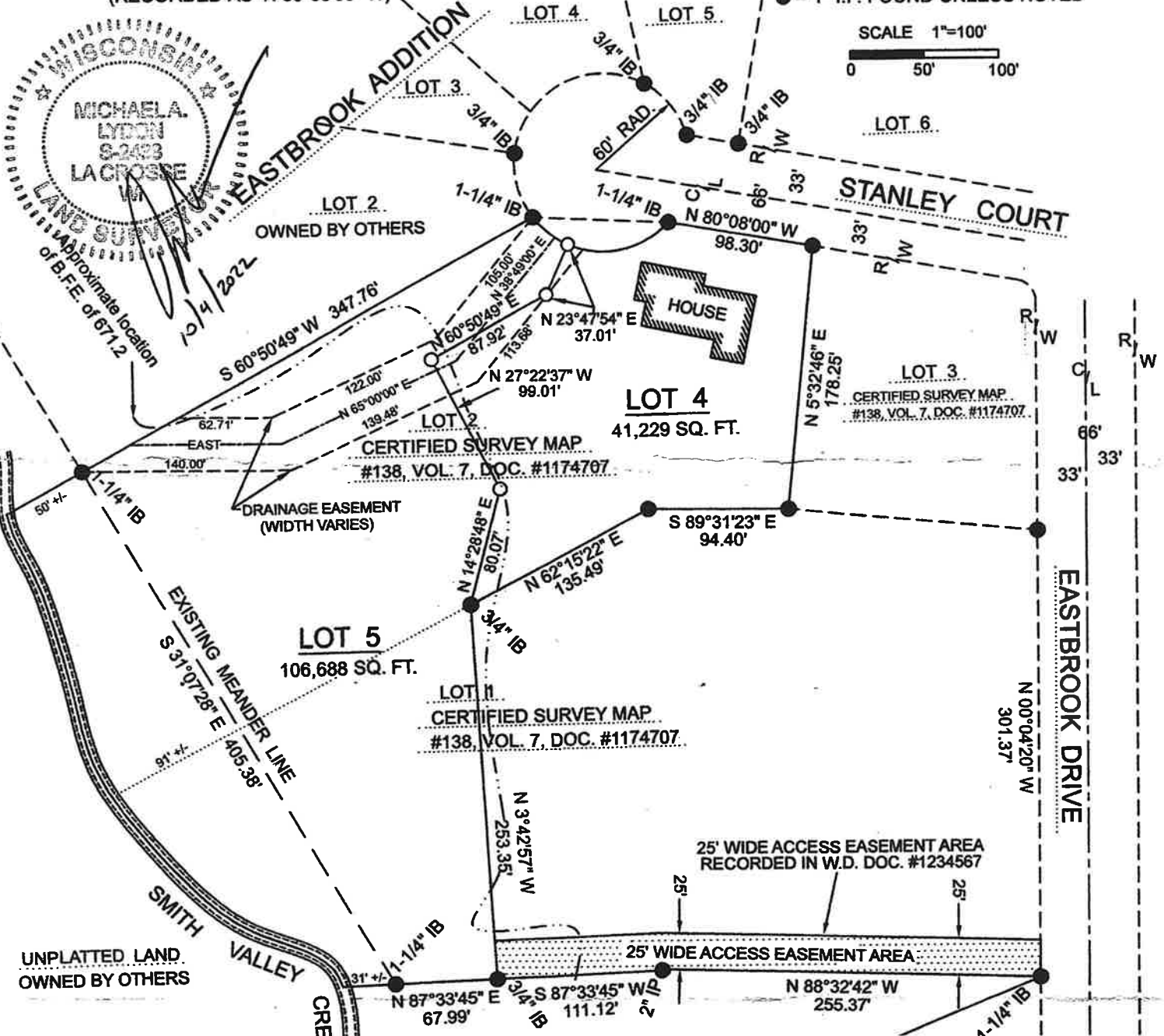
LEGEND

- ⊕ = EXISTING SECTION CORNER MONUMENT AS NOTED
- = 3/4" X 24" IRON BAR SET WEIGHING 1.50 LBS. PER LIN. FT.
- = 1" I.P. FOUND UNLESS NOTED

SCALE 1"=100'

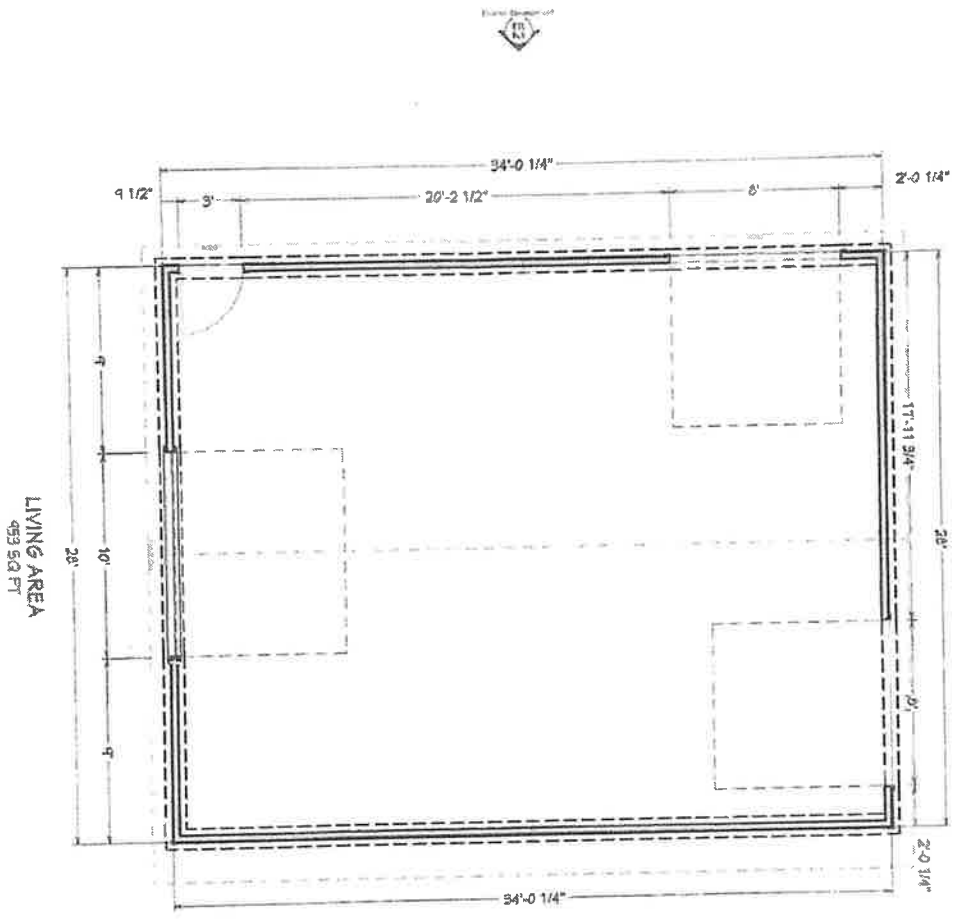


BEARINGS ARE REFERENCED TO THE
RECORDED BEARINGS ON C.S.M. #138, VOL. 7,
DOC. #1174707 - THE SOUTH RIGHT OF WAY OF STANLEY COURT
(RECORDED AS N 80°08'00" W)



UNPLATTED LAND
OWNED BY OTHERS

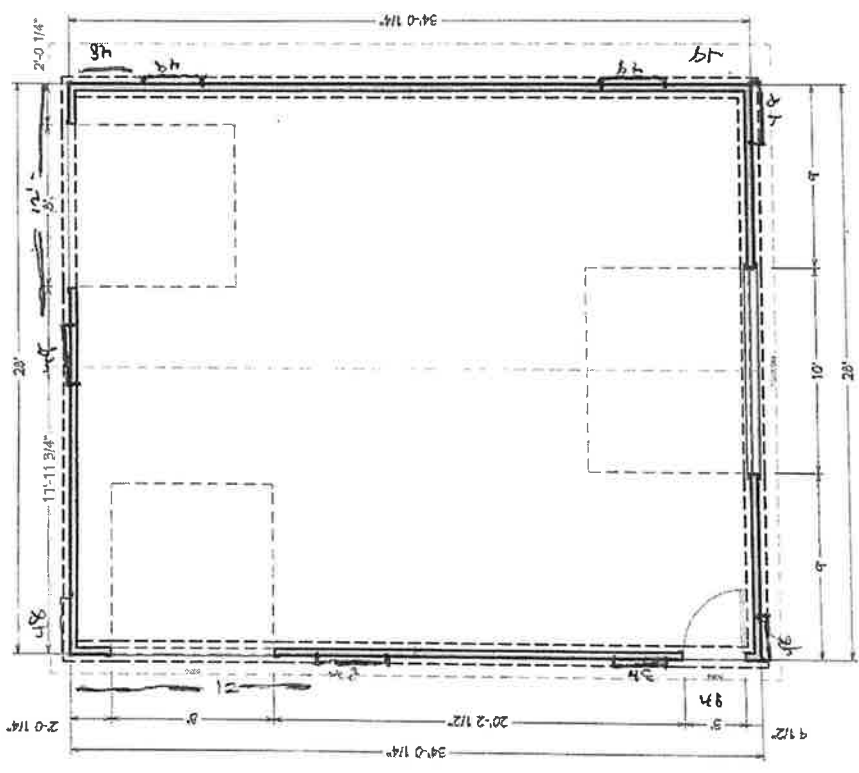
2x4x10' walls
6/12 roof
3/12 vaulted ceiling
24" eave overhang
12" rake overhang



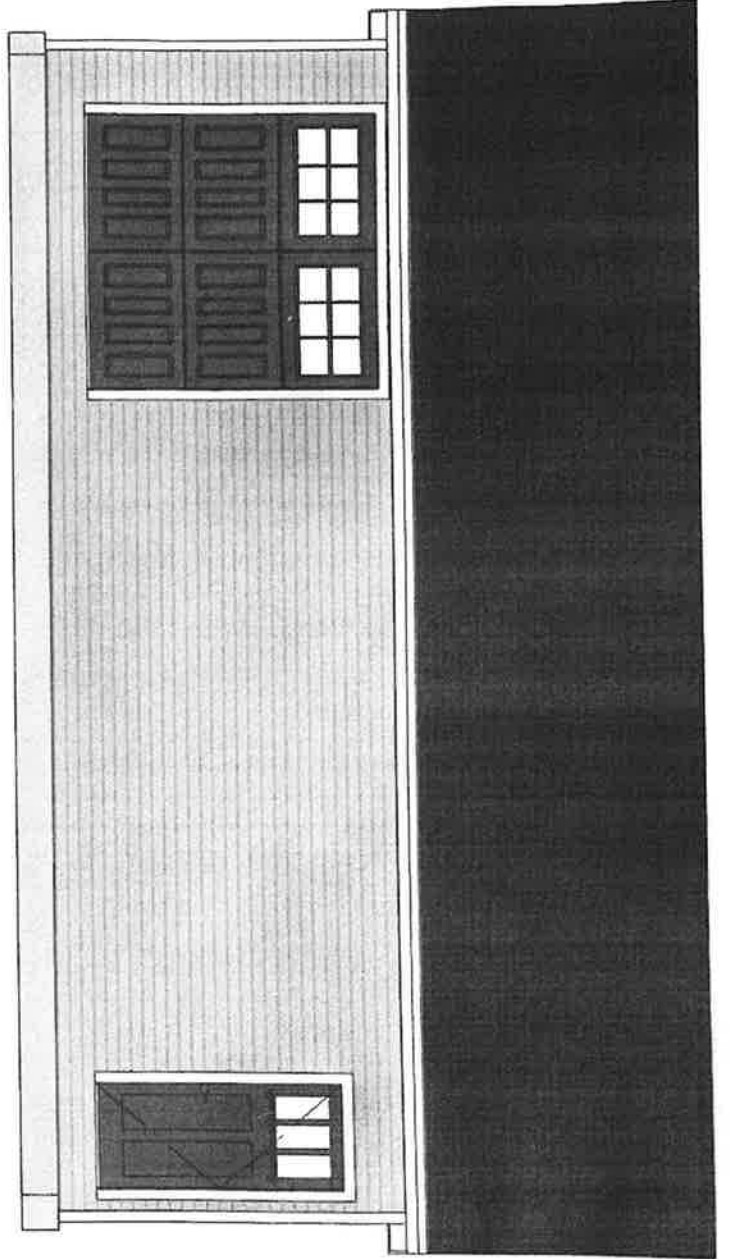
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Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
Left	6.07	1.00	6.07	8.00	1.00
Right	6.07	1.00	6.07	8.00	1.00



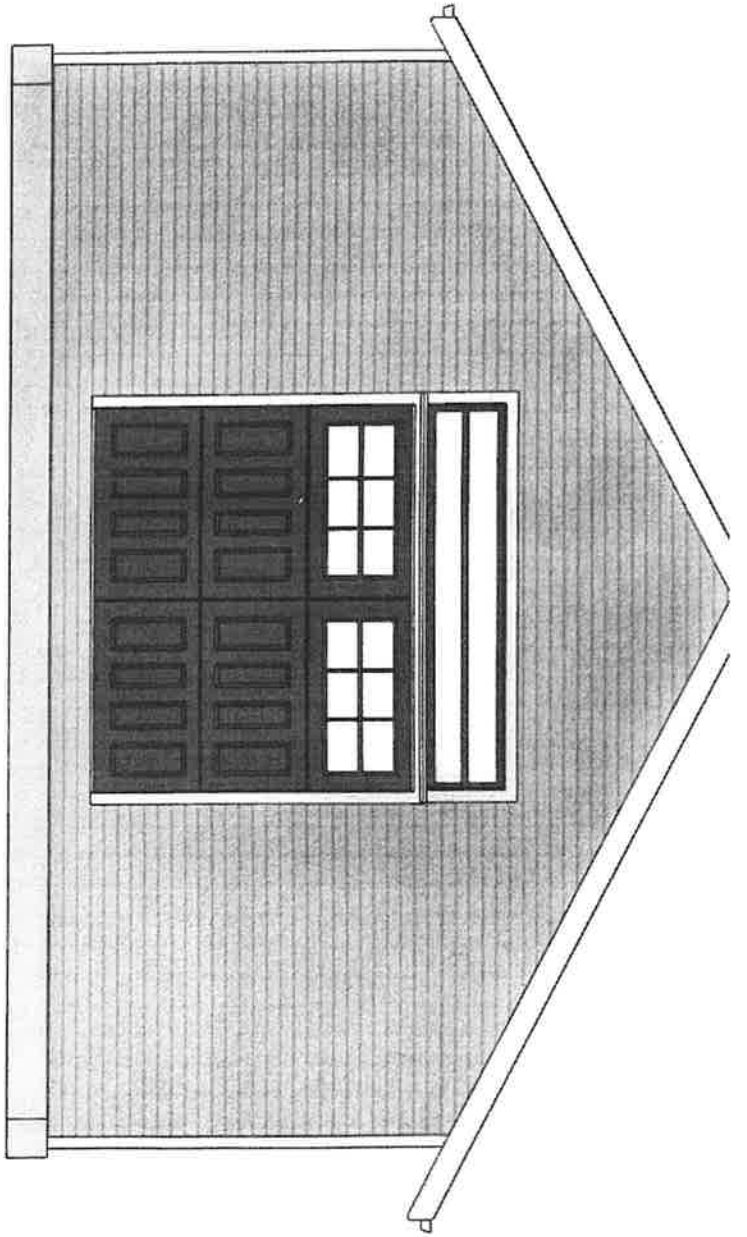
All Headers
2 Ply 1 3/4 x 11 7/8" LVL



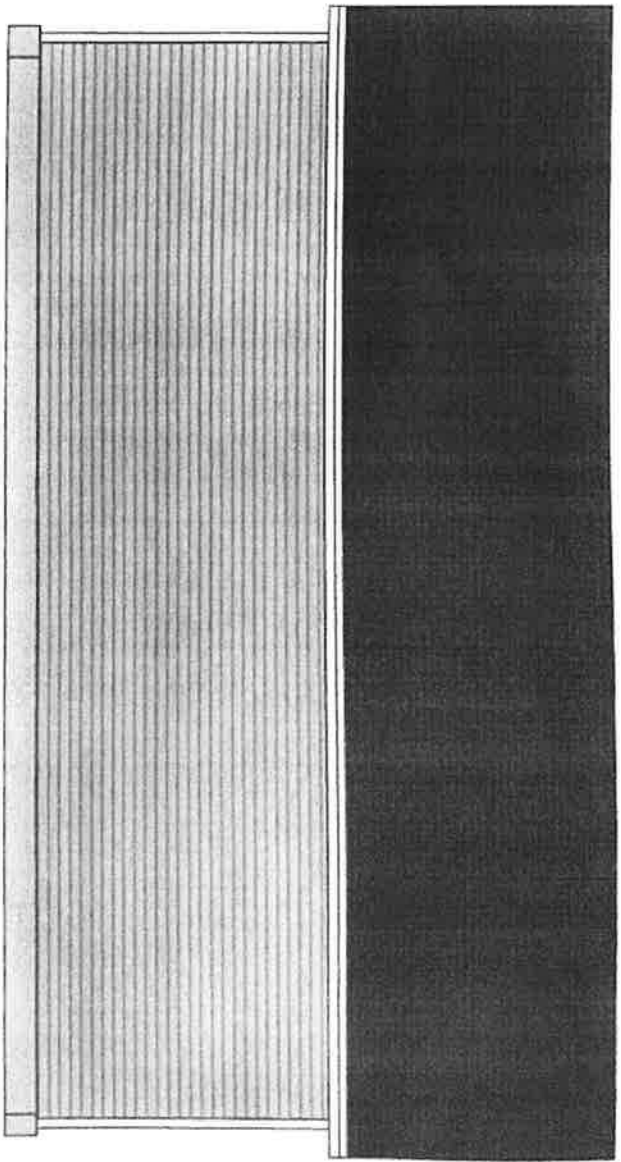
LIVING AREA
450 SQ FT



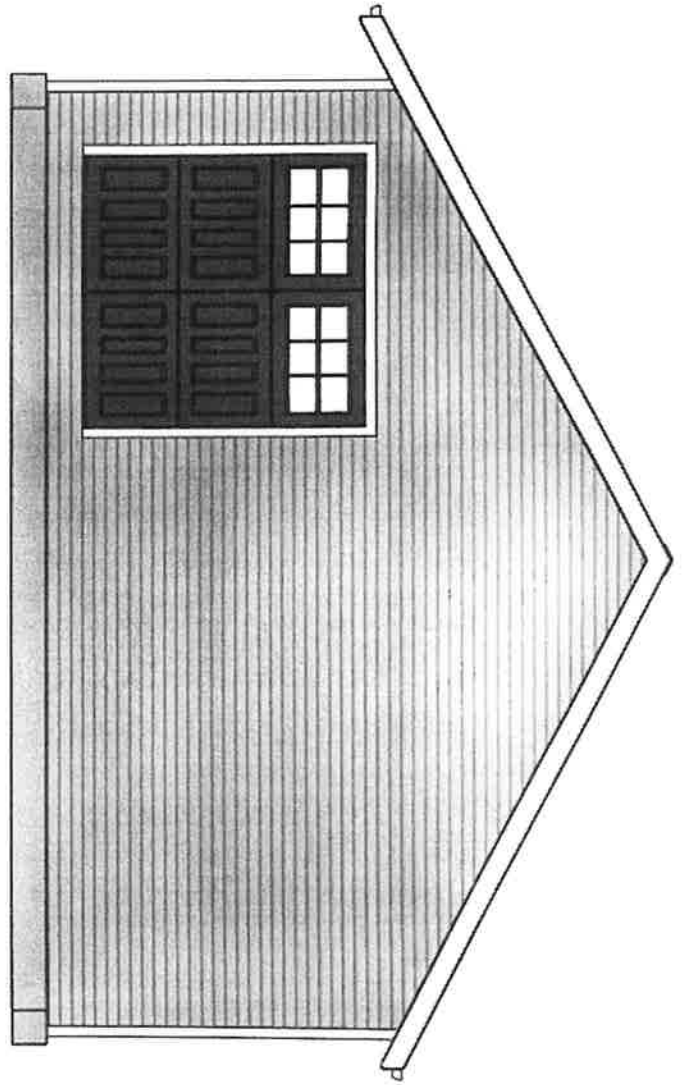
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M



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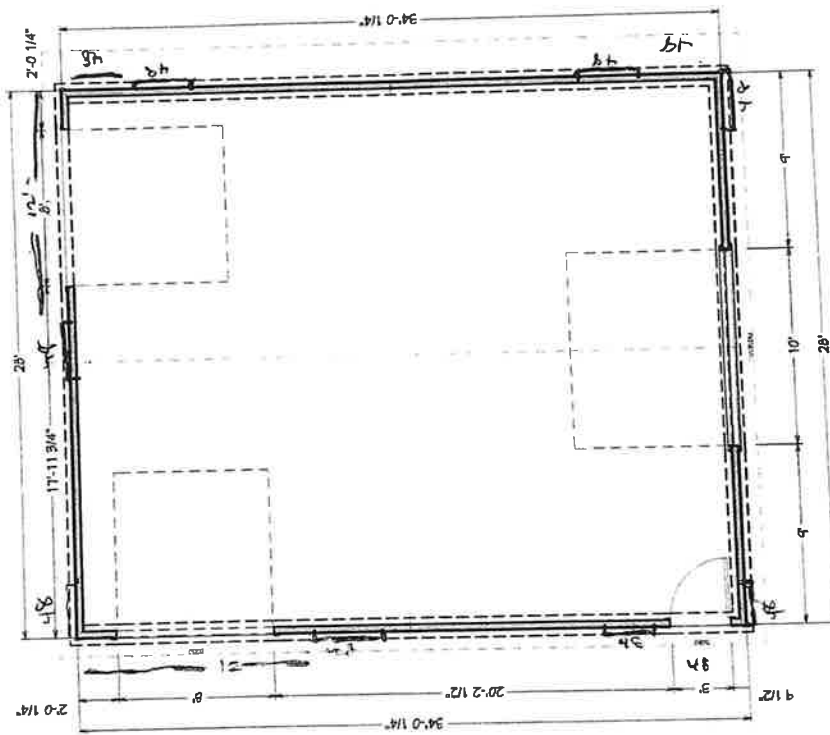
11

	min	height	Required	Provided	Exposure
Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
Left	6.07	1.00	6.07	8.00	1.00
Right	6.07	1.00	6.07	8.00	1.00



All Headers

2 Ply 1 3/4 x 1 7/8" LVL



LIVING AREA
459 SQ FT