

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Scott Dunnum - City of LaCrosse
Engineering Dept.

Owner of site (name and address): City of LaCrosse

Architect (name and address), if applicable: N/A

Professional Engineer (name and address), if applicable: N/A

Contractor (name and address), if applicable: N/A

Address of subject premises: 625 Cass Street

Tax Parcel No.: 17-20174-140

Legal Description: Parcel 16 of Transportation Project Plat
7575-08-22, ALSO Known as, the South 50 Feet of the East 87
Feet of Lot 7, Block 3, Burns & Overbaugh's Addition.

Zoning District Classification: C2 - Commercial

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):
Currently used for Dry Cleaner property
City Purchased 4/2/15. For D.O.T. project

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):
Demolition of building
Proposed D.O.T. Roundabout Project

Type of Structure (proposed): None - Proposed Right of Way - Roundabout

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

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

Number of **current** off-street parking spaces: N/A

Number of **proposed** off-street parking spaces: N/A

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 \$ _____.

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.

Timothy Keft [Signature] 4.3.15
Mayor (signature) (date)

789 7505 TURTENWALD@
(telephone) (email)
CITY OF LACROSSE.ORG

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

Personally appeared before me this 3rd day of April, 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: 6/23/17

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

Review was made on the 3rd day of April, 2015.

Signed: [Signature]
Director of Planning & Development

LEGAL DESCRIPTION

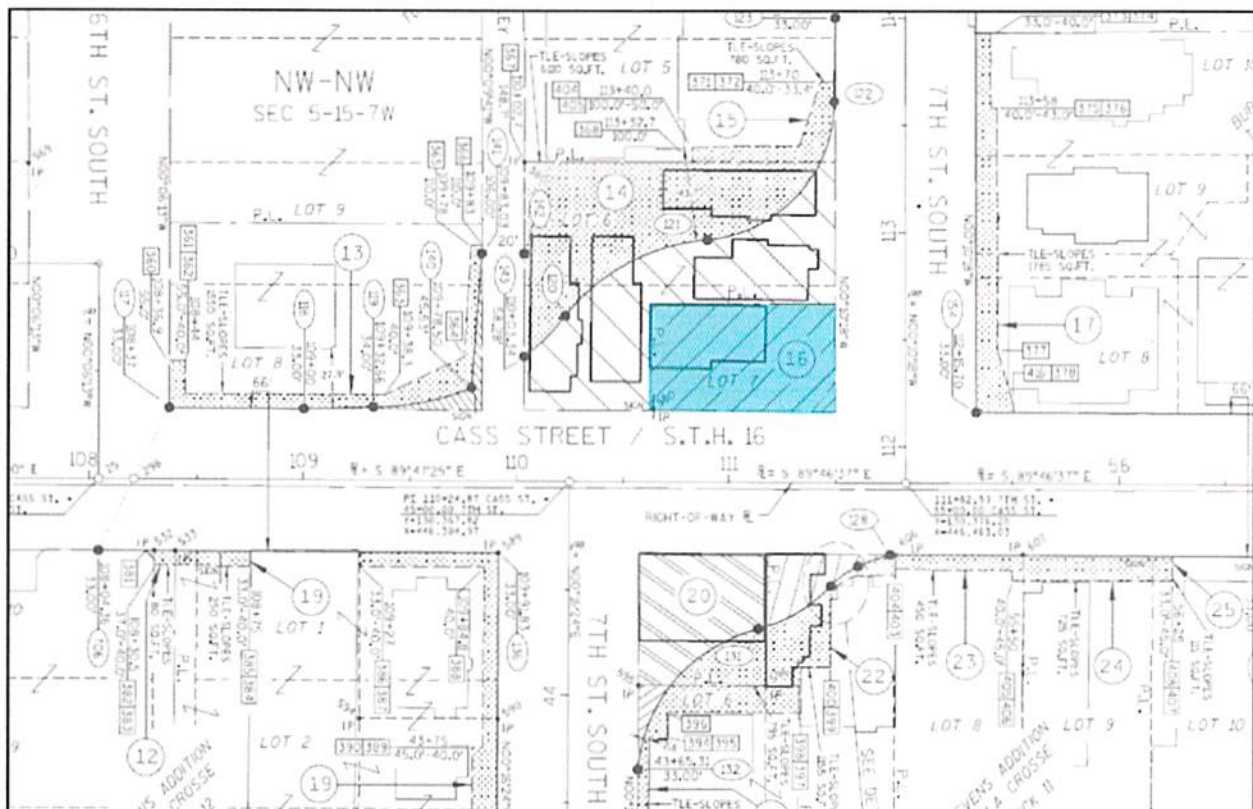
The following legal description was taken from the La Crosse County land records.

The South 50 feet of the East 87 feet of Lot 7 in Block 3 of Burn's and Overbaugh's Addition to the Village, now City of La Crosse, La Crosse County, Wisconsin, EXCEPT the following described parcel: Commencing at the Southeast corner of said Lot 7 and the point of beginning of this EXCEPTION; thence North, along the East line thereof, 13 feet; thence Southwesterly to the South line of said Lot 7 at a point 10 feet West of the Southeast corner thereof; thence East, along said South line, 10 feet to the point of beginning of this EXCEPTION.

PROJECT INFORMATION

The project ID is 7575-08-22, dated November 13, 2013. The project is to reconstruct Cass Street to 7th Street as well as the existing intersection of 7th Street and Cass Street with a new alignment and roundabout. The project is approximately 2000 lineal feet and will have a roundabout at the easterly end. The project will include approximately twenty-five property owners with temporary limited easements and right-of-way (fee) acquisitions.

The subject parcel is No. 16. The following is the proposed taking of the subject property. The fee taking is highlighted in blue.



LOCATION DESCRIPTION

The subject neighborhood is on the southern edge of the central business district of La Crosse. Boundaries would be described as Front Street and the city limits on the west, La Crosse Street on the north, 7th Street on the east, and Cass Street on the south.

The main thoroughfares running north and south through the downtown area are 3rd and 4th Streets on the west side and 7th Street on the east side. The east and west thoroughfares are La Crosse Street on the north and Cass Street on the south. Main Street would be considered a secondary thoroughfare.

This neighborhood is made up of commercial properties, some light manufacturing and industrial properties, multiple family properties, and a few single family properties.

PERSONAL PROPERTY

The assignment was to appraise real estate only. Personal property is not included in this appraisal.

SITE DESCRIPTION

The subject site is located at the northwest quadrant of 7th Street and Cass Street. The site is rectangular in shape and contains 4,275 square feet. It has approximately 50 feet of frontage along 7th Street South and approximately 87 feet of frontage along Cass Street.



Access to the site is off both Cass Street and 7th Street. The site has excellent visibility and exposure to Cass Street, a main thoroughfare.

The site is level and on grade with surrounding streets and properties. All municipal utilities are provided and drainage appears adequate. No adverse easements or encroachments are known to exist.

The most recent average daily traffic counts (2014) as provided by the Wisconsin Department of Transportation are as follows:

7th Street North of Cass Street = 3,800 Vehicles
 Cass Street East of 7th Street = 8,200 Vehicles
 Cass Street West of 7th Street = 7,700 Vehicles

IMPROVEMENT DESCRIPTION

The subject site is improved with a masonry constructed commercial building. The building is currently being used as a dry cleaner drop-off and pick up location. The building was constructed in 1952. It contains 1,281 square feet. The exterior has concrete block, stone, and wood siding. The roof cover is shingle and rubber membrane.



The interior of the building includes a reception area, two-fixture restroom, clothes storage area, furnace room, and a garage. The interior finish includes carpet, ceramic tile and concrete floors. The walls are wood panel, concrete block, and drywall. The ceilings are drywall. The ceiling is falling down in multiple areas of the building. The finish is considered average and dated.

There is a second restroom that has an exterior entrance only. The appraiser was not able to gain access to this restroom and it was stated that the restroom had not been used in many years.

HVAC is by a gas-fired forced-air furnace with central air conditioning. The furnace was installed in 2006. The electrical supply is by a 150 amp main.

The actual age of the building is 62 years old. It has received average maintenance over the years. No recent updating or renovation has been done except for the furnace. The effective age of the building is estimated to be 30 years with remaining economic life of 10 years +/-.

The land to building ratio is 3.34 to 1.