

20-1632

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Nate Anderegg
4535 Mormon Coulee Road #5 La Crosse, WI 54601

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

Steven Nicolai
4535 Mormon Coulee Road #5 La Crosse, WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 3629 Calvert Road La Crosse, WI 54601

Tax Parcel Number(s): ¹⁷⁻50325-760

Legal Description (must be a recordable legal description; see Requirements): _____

See attachment

Zoning District Classification: A1-Agriculture Agricultural

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- ~~NA~~ 356

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 No

Description of subject site and **CURRENT** use: The current use for this site is a residential home for single family that we have rented out the house.

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

The purpose for the CUP is so we are able to tear down the home. After the home is removed we are proposing to rezone the property to R-5 multifamily so we can build an apartment building with garages.

Type of Structure **proposed**: Apartment Building with Garages

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

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

Number of **current** off-street parking spaces: 3

Number of **proposed** off-street parking spaces: There will be 1 spot per 1 bd and 2 spots per 2 bd

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

NA (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__

or

NA (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: X

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.

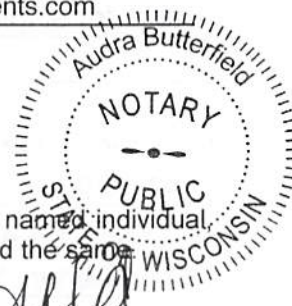
CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Steve M. Nicolai 11-5-20
(signature) (date)
608-788-7962 nate@nicolaiapartments.com
(telephone) (email)

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

Personally appeared before me this 5 day of November, 2020, the above named individual to me known to be the person who executed the foregoing instrument and acknowledged the same.

Audra Butterfield
Notary Public
My Commission Expires: 12/02/23



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

Review was made on the _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF _____)
) ss
 COUNTY OF _____)

The undersigned, Steven Nicolai _____, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse _____,
 State of Wisconsin _____.

2. That the undersigned is a/the legal owner of the property located at:
3629 Calvert Road _____
(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.

Steven M. Nicolai
 Property Owner

Subscribed and sworn to before me this 5 day of November 2020

Audra Butterfield

Notary Public
 My Commission expires 12/02/23





State Bar of Wisconsin Form 1-2003
WARRANTY DEED

1653315

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

Document Number

Document Name

THIS DEED, made between A. Kilson, LLC, a Wisconsin limited liability company
_____ ("Grantor," whether one or more),
and Steven M. Nicolai, a married person

RECORDED ON
03/17/2015 03:10PM
REC FEE: 30.00
TRANSFER FEE: 435.00
EXCHPT #: _____
PAGES: 2

_____ ("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

#198

Recording Area

Name and Return Address

New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

****SEE ATTACHED LEGAL DESCRIPTION ADDENDUM**

17-50325-760; 17-50465-090

80448

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated March 6, 2015

A. KILSON, LLC

Victoria Gerrard (SEAL)
By: Victoria Gerrard, Member

_____ (SEAL)
_____ (SEAL)

_____ (SEAL)

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

Dawn Faherty
Notary Public
State of Wisconsin

STATE OF WISCONSIN
La Crosse
COUNTY) ss.

Personally came before me on March 6, 2015
the above-named Victoria Gerrard

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Faherty

Dawn Faherty

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3-10-18)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Andrew R. Bosshard
Bosshard Parke Ltd.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN

* Type name below signatures.

FORM NO. 1-2003

Legal Description Addendum

Primary Grantor:
A. KILSON, LLC

Primary Grantee:
NICOLAI, Steven M.

Property Address:
3629 Calvert Road, La Crosse, Wisconsin

Part of the SE 1/4 of the SW 1/4 of Section 22 and part of the NE 1/4 of the NW 1/4 of Section 27, all in Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the North quarter corner of said Section 27; thence West, on the North line thereof, 826.80 feet to the Southwesterly right-of-way line of State Road 14 and the point of beginning of this description: Thence continue West, along said North line, 60.00 feet; thence South 07°28'00" East, 31.10 feet to the Northerly right-of-way line of Calvert Road; thence South 86°05'00" West, along said Northerly right-of-way line, 301.10 feet to a point 60.00 feet East of the Northeasterly right-of-way line; thence North 12°45'00" West, parallel to said Northeasterly right-of-way line, 121.60 feet; thence North 87°10'00" East, 341.00 feet to the Southwesterly right-of-way line of State Road 14; thence South 23°04'00" East, along said Southwesterly right-of-way line, 63.70 feet; thence continue along said Southwesterly right-of-way line on the arc of a curve, concave to the Northeast, the chord of which bears South 23°43'00" East, 31.80 feet to the point of beginning. EXCEPT lands taken, used or sold for roadway purposes.



POWERED BY
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La Crosse County, City of La Crosse | La Crosse County | City of La Crosse

1,650,374,903 641,670,598 Feet

ft