



June 5, 2018

City of La Crosse
c/o Mr. Tim Acklin
400 La Crosse Street
La Crosse, WI 54601

RE: Conditional Use Permit application

Dear Mr. Acklin:

Please find our application for a Conditional Use Permit for the demolition of two homes on two adjacent properties currently owned by Impact Seven, addressed at 901 George Street and 1109 St. James Street.

The properties were originally intended for use as part of our Garden Terrace affordable housing and community center project. Owing to changes in our development plan, and in consultation with City staff, the new housing intended for construction on this site has been incorporated into the multi-family apartment building proposed to be built at 733 Kane Street, while the community center has been relocated to the site at 833 Kane Street. Both Kane Street properties are currently owned by the City of La Crosse.

Both the Kane Street and George/St. James properties are lie adjacent to the Kane St. Community Gardens. The Gardens are managed by The Hunger Task Force of La Crosse. Once the demolition of the subject homes is complete, the cleared parcels will be incorporated into the Gardens, and will be used by the Task Force as additional gardening space. The Task Force has requested and City staff have approved the preservation of the existing detached garages on the subject properties. The garages will be used by the Task Force for gardening and equipment storage.

The demolition of the George Street/St. James Street homes is scheduled to take place after Impact Seven has acquired the Kane St. properties from the City of La Crosse. Impact Seven has committed as a condition of its acquisition of the Kane Street properties, to tear down the George/St. James homes, and to relocate top soil displaced from the 833 Kane Street site, to the George/St. James site, for use by the Task Force.

Thank you for your time and help with our application, and please don't hesitate to contact me at 608-405-9064 or at michael.carlson@impactseven.org with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Carlson", followed by a horizontal line.

Michael Carlson
Director, Real Estate Development



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CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Impact Seven, Inc., 2961 Decker Drive, Rice Lake, WI 54868

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

~~SAME~~ Impact LaCrosse LLC
2961 Decker Dr, Rice Lake, WI 54868

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

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

Contractor (name and address), if applicable:
David Harter, Harter Trucking, W5726 Koss Road, Onalaska, WI 54650

Address(es) of subject parcel(s): 901 George St., 1109 St. James St.

Tax Parcel Number(s): 17-10069-60, 17-10069-70

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

Zoning District Classification: ~~R5~~ PD - Planned Development District - General

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

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 x

Description of subject site and CURRENT use: Two vacant, single-family homes, each with a detached garage

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

Please see attached cover letter.

Type of Structure proposed: Green space

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: 2

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

*** 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__

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: 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.

Kristine B. Giornalista 6/5/2018
(signature) (date)
608-514-2108 kristine.giornalista@impactseven.org
(telephone) (email)

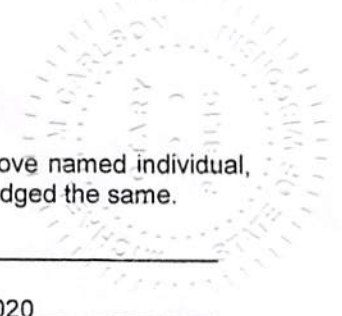
STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 5th day of JUNE, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Michael Carlson
Notary Public
My Commission Expires: 1/20/2020

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 7th day of June, 2018.
Signed: [Signature] Senior Planner
Director of Planning & Development



AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF Dane)

The undersigned, Kristine Giornalista, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of Madison,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
901 George St., 1109 St. James St., La Crosse, WI
(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.

Kristine B. Giornalista
Property Owner

Subscribed and sworn to before me this 5th day of JUNE, 2018.

Michael Carlson

Notary Public
My Commission expires 1/17/2020.





Legal Descriptions as taken from attached ALTA survey:

DESCRIPTION REFERENCED FROM SCHEDULE A:
(Per Commitment No. NCS-802428-MAD)

PARCEL 1:

The East 1/2 of Block Thirteen (13), Except the East 29 feet thereof, of McConnell & Whittlesey's Addition to North La Crosse in the City of La Crosse, La Crosse County, Wisconsin.

PARCEL 2:

The West 1/2 of Block Thirteen (13) of McConnell & Whittlesey's Addition to the City of La Crosse, La Crosse County, Wisconsin.



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SCHEDULE A

First American Title Insurance Company

Name and Address of the issuing Title Insurance Company:

First American Title Insurance Company
10 W. Mifflin Street, Suite 302
Madison, WI 53703

File No.: NCS-802428-MAD

Policy No.: 802428

Address Reference: 1109 St. James Street, 901 George Street, La Crosse, WI

Amount of Insurance: \$107,000.00

Date of Policy: August 03, 2017 at 12:59 PM

1. Name of Insured:

Impact La Crosse, LLC, a Wisconsin limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Impact La Crosse, LLC, a Wisconsin limited liability company

4. The Land referred to in this policy is described as follows:

Parcel 1

The East 1/2 of Block Thirteen (13), Except the East 29 feet thereof, of McConnell & Whittlesey's Addition to North LaCrosse in the City of La Crosse, La Crosse County, Wisconsin.

Parcel 2: The West 1/2 of Block Thirteen (13) of McConnell & Whittlesey's Addition to the City of La Crosse, La Crosse County, Wisconsin.

APN: 17-10069-60 and 17-11069-70