

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

New State Bank of La Crosse (State Bank Financial)

401 Main Street

La Crosse, WI 54601

Owner of site (name and address):

New State Bank of La Crosse (State Bank Financial)

401 Main Street

La Crosse, WI 54601

Architect (name and address), if applicable:

Brickl Bros. Inc.

400 Brickl Road

West Salem, WI 54669

Professional Engineer (name and address), if applicable:

Brickl Bros. Inc.

400 Brickl Road

West Salem, WI 54669

Contractor (name and address), if applicable:

Brickl Bros. Inc.

400 Brickl Road

West Salem, WI 54669

Address of subject premises:

111 5th Avenue North

Tax Parcel No.: 17-20022-50

Legal Description:

TOWN OF LA CROSSE N 1/2 LOT 7, ALL LOT 8 & E 90 FT LOTS 9 & 10 AND E 10 FT OF VAC ALLEY
BLOCK 33 LOT SZ: 25200 SF

Zoning District Classification: C2 Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 353

(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):

The Bank's drive-up location two rooms with one bathroom.

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):

It will be a parking lot, The drive-up will relocate to the other side of the alley.

Type of Structure (proposed): paved parking lot

Number of current employees, if applicable: two

Number of proposed employees, if applicable: zero

CITY OF LA CROSSE, WI
General Billing - 140734 - 2016
003109-0014 Crystal H 08/30/2016 03:28PM
109882 - STATE BANK FINANCIAL

Payment Amount: 300.00

STATE BANK FINANCIAL
109882
08/30/2016 03:28PM

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

Number of **proposed** off-street parking spaces: I believe it will be three

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

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 \$ 148,800 (Assessed) 158,800 (Fair Market).

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ 660,000 for new drive-up and new parking lot.

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.



Jeff Garbus 08-30-16
(signature) (date)
608-791-4209 jeffg@statebankfinancial.com
(telephone) (email)

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Personally appeared before me this 30 day of August, 2016, 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: 8/27/2017

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

Review was made on the 30th day of August, 2016.

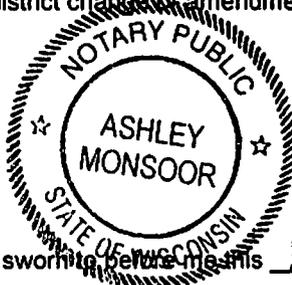
Signed: [Signature], Senior Planner.
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jeff Garbers for State Bank Financial, being duly sworn states:

1. That the undersigned is an adult resident of the City of West Salem, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 111 5th Avenue North.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Jeff Garbers A/P
 Property Owner for State Bank Financial

Subscribed and sworn to before me this 30 day of August, 2017.

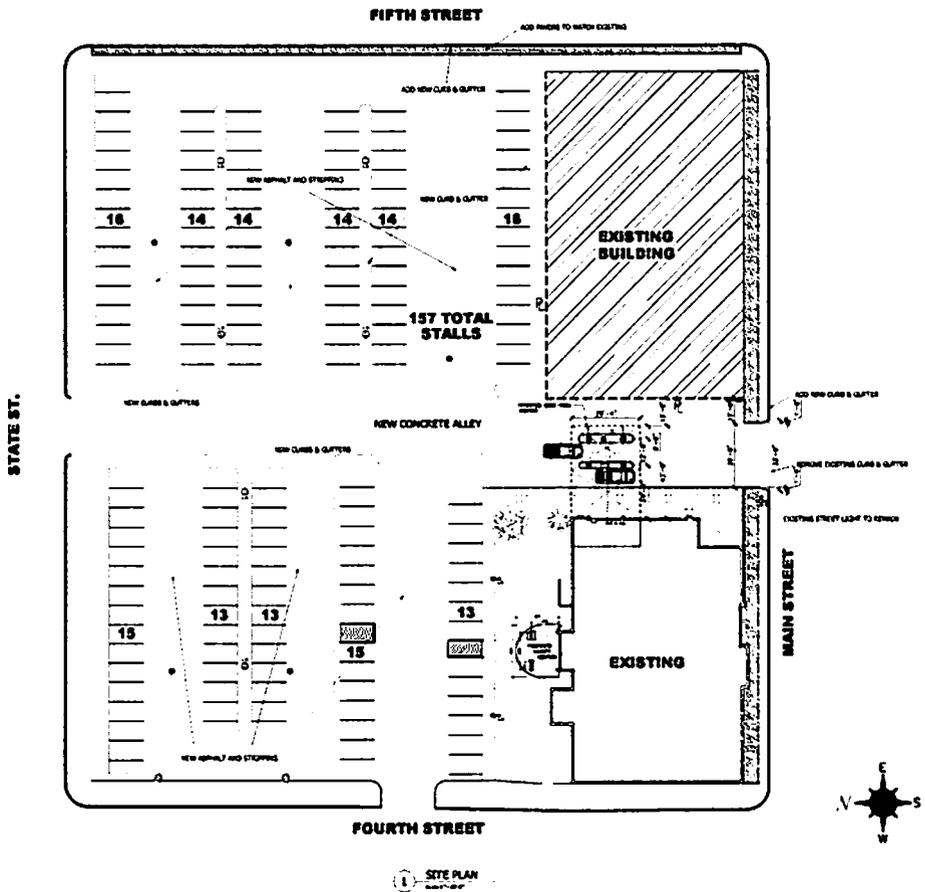
[Signature]
 Notary Public
 My Commission expires 8/27/2017.



NORTH ELEVATION

Exhibit A

SHEET 1 OF 10 SHEETS SHEET 2 OF 10 SHEETS SHEET 3 OF 10 SHEETS SHEET 4 OF 10 SHEETS SHEET 5 OF 10 SHEETS SHEET 6 OF 10 SHEETS SHEET 7 OF 10 SHEETS SHEET 8 OF 10 SHEETS SHEET 9 OF 10 SHEETS SHEET 10 OF 10 SHEETS



SITE PLAN

PROJECT
NO. 2224

STATE OF CALIFORNIA PROFESSIONAL ENGINEER LICENSE NO. 12345 EXPIRES 12/31/2024
SHEET 1 OF 10 FOR APPROVAL
DATE: 10/26/2024 BY: [Signature] FOR: [Signature]
SITE

Exhibit B



[Parcel Search](#) | [Permit Search](#)

111 5TH AVE N LA CROSSE

Print View

Parcel: 17-20022-50 Internal ID: 27913
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20022-50
 Internal ID: 27913
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.594
 Township: 16
 Range: 07
 Section: 31
 Qtr: SE-SE

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

Legal Description:

TOWN OF LA CROSSE N 1/2 LOT 7, ALL LOT 8 & E 90 FT LOTS 9 & 10 AND E 10 FT OF VAC ALLEY BLOCK 33 LOT SZ: 25200 SF

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
111 5TH AVE N	LA CROSSE
127 5TH AVE N	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
NEW STATE BANK OF LA CROSSE	Owner	401 MAIN ST	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
9010	City LAX Business Dist	N
2	Book 2	N
CDZ	Community Development Zone	N
DBS	DOWNTOWN BUSINESS STUDY	N
0026	La Crosse TIF 6	N
0037	LA CROSSE TIF 17	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SERVICES

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

August 29, 2016

Common Council

RE: 111 5th avenue North



To Whom It May Concern:

Enclosed is our completed *Conditional Use Permit Application* along with sketches of the proposed sites. We are submitting this application because we are building a new drive-up to the east side (current site for off street parking) of our building which is on a different parcel. The City has approved the new drive-up location (Exhibit A) so now we need to remove the old drive-up and turn that space into off street parking (Exhibit B) to accommodate the spaces that will be displaced by the new drive-up.

This is really just a move of the drive-up and parking, however because it's on two parcels we need the *Conditional Use Permit*. Once completed, this will improve the aesthetics of the parking lot as well as increase the tax revenue for the city of La Crosse. With approval, we will also be replacing and updating our entire parking lot and continue to help make the downtown area look nicer.

Please notify me at (608) 791-4209 if you have any questions in regards to this matter.

Sincerely,
State Bank Financial


Jeff Garbers
Assistant Vice President

Enclosures