

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Craig's Towing 1224 Island St La Crosse WI 54603
Craig A, Susan A Redenbaugh

Owner of site (name and address):

Craig's Towing - Craig Redenbaugh

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

410 Wood Street

Tax Parcel No.:

17-10214-111

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

See attached document

Zoning District Classification:

C2-Commercial

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

353(a)(3)

If the use is defined in:

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, see "" below.

Is the property/structure listed on the local register of historic places? Yes

No

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):

Vacant commercial lot

Description of PROPOSED site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Storage lot for vehicles

Type of Structure (proposed):

Number of current employees, if applicable:

-

Number of proposed employees, if applicable:

-

Number of current off-street parking spaces:

0

Number of proposed off-street parking spaces:

80

*** 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__

(2) a 500-foot notification is required and off-street parking is required.

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 informed of the privacy fence provision by the City Clerk's Office.**

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

Check here if proposed operation or use will be green space:

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.

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 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 is not completed.

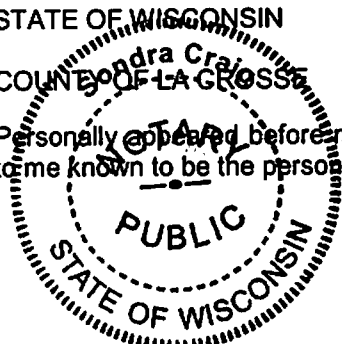
CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of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

[Signature]
(signature) (date)

(telephone) (email)

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Personally appeared before me this 5th day of September, 2017, 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: 11/11/2017

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

Review was made on the 5th day of September, 2017.

Signed: [Signature] Senior planner
Director of Planning & Development



Craig's Towing & Repair
1224 Island Street
La Crosse, WI 54603
(608)784-1638 (608)784-8073
www.craigstowing.com

To Whom It May Concern,

Craig's Towing is applying for a conditional use permit for our commercial property at 410 Wood Street. The conditional use permit is required for us to park customer vehicles on the premises. Our main building of operation which includes towing and auto repair is located next door at 1224 Island Street. The 410 Wood Street property will be used to store customer vehicles for repair and towing services.

Sincerely,

Craig's Towing & Repair

CITY OF LA CROSSE, WI
General Billing - 151309 - 2017
004047-0013 Mark Pad... 09/05/2017 11:15AM
206862 - CRAIG'S TOWING
Payment Amount: 300.00

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between J-Squared Properties, LLC, a Wisconsin Limited Liability Company

("Grantor," whether one or more), and Craig A. Redenbaugh and Susan A. Redenbaugh, husband and wife, as survivorship marital property

("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):

Lot 1 of Certified Survey Map filed in Volume 14 of Certified Survey Maps, on Page 75, as Document No. 1527385, being part of the NW 1/4 of the SE 1/4 of Section 29, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin



* 1 6 6 0 3 8 1 1 *

1660381

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON
07/23/2015 10:33AM
REC FEE: 30.00
TRANSFER FEE: 375.00
EXEMPT #:
PAGES: 1

Recording Area

Name and Return Address
**Craig & Susan Redenbaugh
1526 Wood St.
La Crosse, WI 54603**

17-10214-111

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: Municipal and zoning ordinances; easements of record or observable; recorded building and use restrictions; general assessments levied or assessed on or after the date of this deed

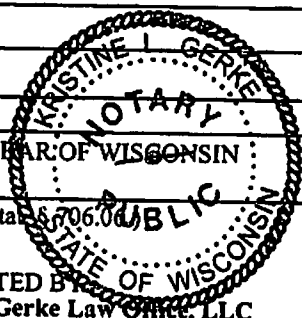
Dated July 17, 2015

_____(SEAL) Pitida Henke-Edwards-member (SEAL)
* Cindy Gerke-Edwards, J-Squared Properties, LLC
_____(SEAL) _____(SEAL)
* _____

AUTHENTICATION
Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT
STATE OF Wisconsin)
La Crosse) ss.
COUNTY)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.01



Personally came before me on 7-17-15,
the above-named Cindy Gerke-Edwards, J-Squared Properties, LLC
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.
Kristine L. Gerke
* Kristine L. Gerke
Notary Public, State of Wisconsin
My commission (is permanent) (expires _____)

THIS INSTRUMENT DRAFTED BY
Attorney Kristine L. Gerke/Gerke Law Office, LLC
1283 County Road PH, Onalaska, WI 54650

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN **FORM NO. 1-2003**
*Type name below signatures. INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

04

410

10214-111

10214-112

1,641,807.799 670,309.187 Feet

0 15 30ft

