



Piecing together history and property - one structure at a time

February 4, 2016

TO: La Crosse City Council

FR: Ken Riley, managing partner, RLR Properties of La Crosse, LLC

RE: Conditional Use Permit - 145 South 8th Street, La Crosse

Please consider this cover letter as further explanation of our request for a conditional use permit for the Cargill-Pettibone House located at 145 S. 8th Street in La Crosse. We are requesting this conditional use permit as we restore this property, and attempt to turn it into a bed & breakfast.

As we continue with the restoration of this home, we have eliminated the four apartments, and turned it back into a single family dwelling. The second floor has been re-designed with four bedrooms, and ensuite bathrooms in each. Upon completion of the project, we will provide a floor plan of the first and second floors for your files. We will have an owner on site, and he will be an owner with 25% interest in the property. While we will need a waiver in regard to parking, we do not feel that the additional parking will be detrimental to nearby properties, but rather, we feel that the additional parking and influx of guests will be a positive element to some of the more questionable inhabitants of the neighborhood. There will not be any negative modifications of the Cargill-Pettibone House, rather, we are doing a true restoration by eliminating the boxed porches, re-integrating the front porch and adding the roof caps back on the property as per the circa 1900 photograph provided. Great care is being taken to restore the interior of the property, and not compromising any of the existing and original features (including flooring, windows and doors). Breakfast, at the Cargill-Pettibone House, will meet all of the guidelines of the ordinance, and we are requesting that off-street parking be allowed to meet the requirement of parking as there simply is not enough space on the lot to accommodate the parking requirements of the ordinance or zoning. There will not be any signage at the Cargill-Pettibone, and the home is currently registered as a local, historic site. Finally, the home is over 6,000 square feet, which more than meets the requirement and each of the four rooms will have their own bathroom.

Please let me know if I can assist with other questions, and we are hopeful that you will allow this request.

Ken Riley

Ken Riley, Managing Partner
RLR Properties of La Crosse, LLC
950 Cass Street, La Crosse, WI 54601

950 Cass Street - La Crosse, Wisconsin 54601 - 608.792.9360
<http://www.RLRpropertiesOfLacrosse.com>

CITY OF LA CROSSE, WI
General Billing - 133155 - 2016
002546-0009 Tara F. 02/05/2016 04:02PM
183659 - RLR PROPERTIES OF LA CROSSE

Payment Amount: 300.00

CONDITIONAL USE PERMIT APPLICATION

INV # 133155

Applicant (name and address):

RLR Properties of La Crosse
Dick Record, Jay Lokken & Ken Riley
950 Cass Street, La Crosse, WI 54601

Owner of site (name and address):

Same

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Mike Hegge, Hegge Construction
N1813 Macavorson Ct.
La Crosse, WI 54601

Address of subject premises: 145 South 8th Street, La Crosse, WI 54601

Tax Parcel No.: 17-20180-120

Legal Description:

BURNS & OVERBAUGHS ADDITION W 105FT OF S 85.13FT LOT 8 BLOCK 8 LOT SZ: 85.13 X 105

Zoning District Classification: Washburn Residential, 115-343(b)

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-343(b)
(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

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 Cargill-Pettibone House has been vacant for at least the past 11 years, and was split up into four apartments. Currently, the house is being restored and all four apartments have been de-constructed and the single family flow of the house returned. The property had four kitchens, four bathrooms and a total of eight bedrooms.

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):

Once the restoration is complete, we would like to turn this property into a Bed & Breakfast. We have re-constructed the home so that it has four bedrooms with ensuite bathrooms, laundry, living room, foyer, dining room, library and kitchen.

Type of Structure (**proposed**): Structure will remain the same

Number of **current** employees, if applicable: 0

Number of **proposed** employees, if applicable: 1

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 6

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.**

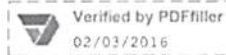
I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is \$ _____.

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.

Ken Riley
(signature)



(date)

608.792.9360
(telephone)

ken@rlrpropertiesoflacrosse.com
(email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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

Review was made on the 5th day of February, 2016.

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

