

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jack Zabrowski  
112 24th St. S LaCrosse, WI 54601

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

Architect (name and address), if applicable:

Phillips Fence

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

Phillips Fence



Address(es) of subject parcel(s):

112 24th St. S

Tax Parcel Number(s):

17-20112-65

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

Lot 4 EXCEPT the North 1 foot, in Block 2 of Warner Subdivision of lot Nos. 1, 2 and 3 of Subdivision of North 1/2 of NW 1/4, Section 4, Township 15, Range 7 West

Zoning District Classification:

R-1 Single Family

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

398(c)(1)  
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

Description of subject site and CURRENT use:

Our home overlooks a rental home back yard. We are elevated above yard and need an 8ft fence for privacy. We have an existing 8 foot fence on the north side of our yard.

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

We propose a 6 foot fence with top 1 3/4 foot Lattice between homes, 3 panels of 8 foot to obscure back yard and the remaining 6 foot privacy fence

Type of Structure proposed:

Vinyl fence, varying between 6-8 feet

Number of current employees, if applicable:

0

Number of proposed employees, if applicable:

0

Number of current off-street parking spaces:

2

Number of proposed off-street parking spaces:

0

\* 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: \_\_\_\_\_

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.

 (signature) 9/9/20 (date)  
608-381-1033 (telephone) jack.zabrowski@gmail.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: \_\_\_\_\_

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 9 day of September, 2020.

Signed:   
Director of Planning & Development

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Lauren A. Greenslade and Andrew C. Greenslade,  
wife and husband

\_\_\_\_\_ ("Grantor," whether one or more),  
and Jack Zabrowski and Aimee B. Zabrowski, 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 4 EXCEPT the North 1 foot, in Block 2 of Warner's Subdivision of Lots Nos. 1, 2  
and 3 of Subdivision of North 1/2 of NW 1/4, Section 4, Township 15 North, Range 7  
West, City of La Crosse, La Crosse County, Wisconsin.*

1744104  
LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
04/17/2020 01:08PM  
REC FEE: \$30.00  
TRANSFER FEE: \$751.50  
EXEMPT #:  
PAGES: 1

\*\* The above recording information  
verifies that this document has been  
electronically recorded and returned  
to the submitter.\*\*

Recording Area

Name and Return Address

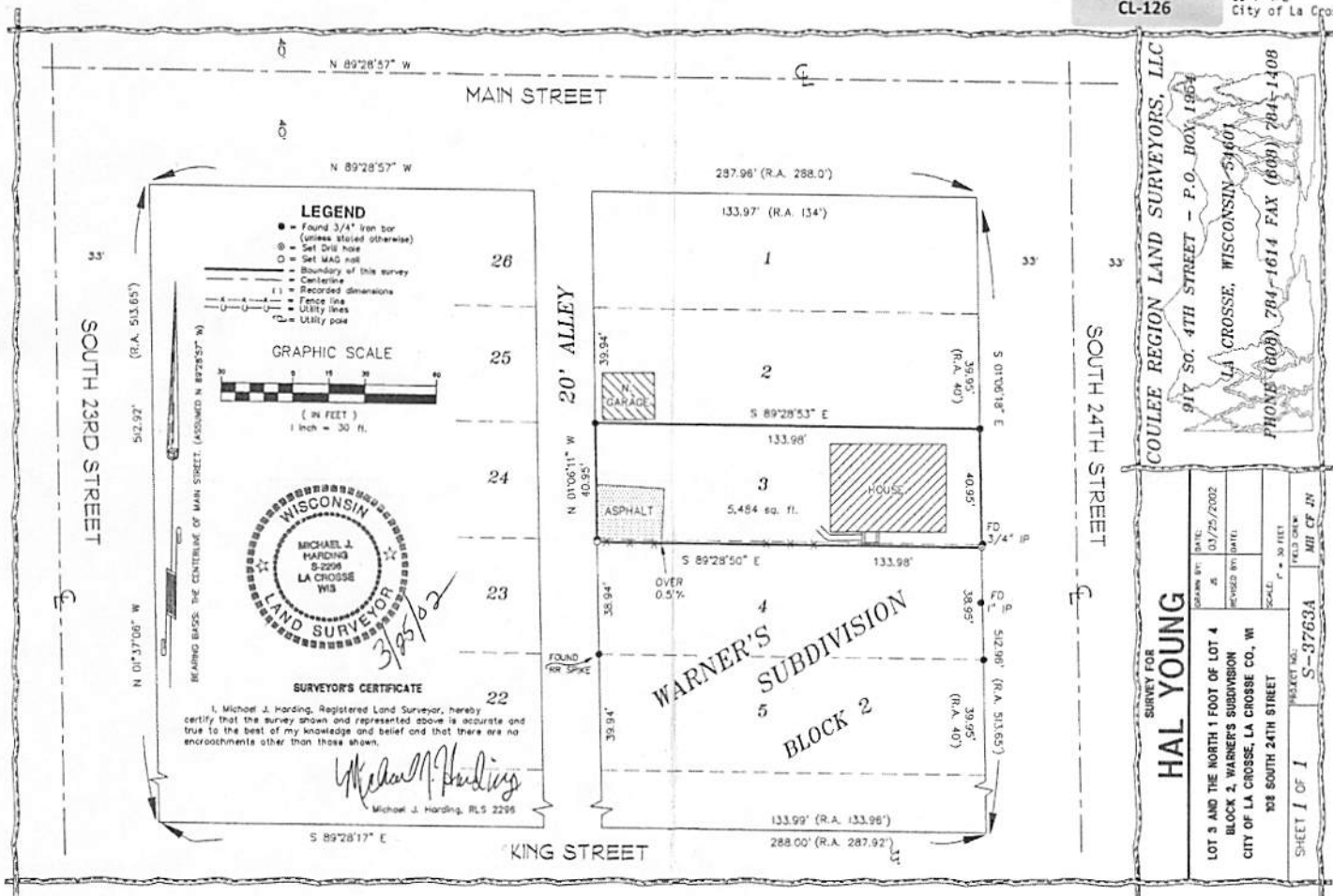
New Castle Title  
750 N 3rd Street, Suite B  
La Crosse, WI 54601

94019

17-20112-065

Parcel Identification Number (PIN)

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



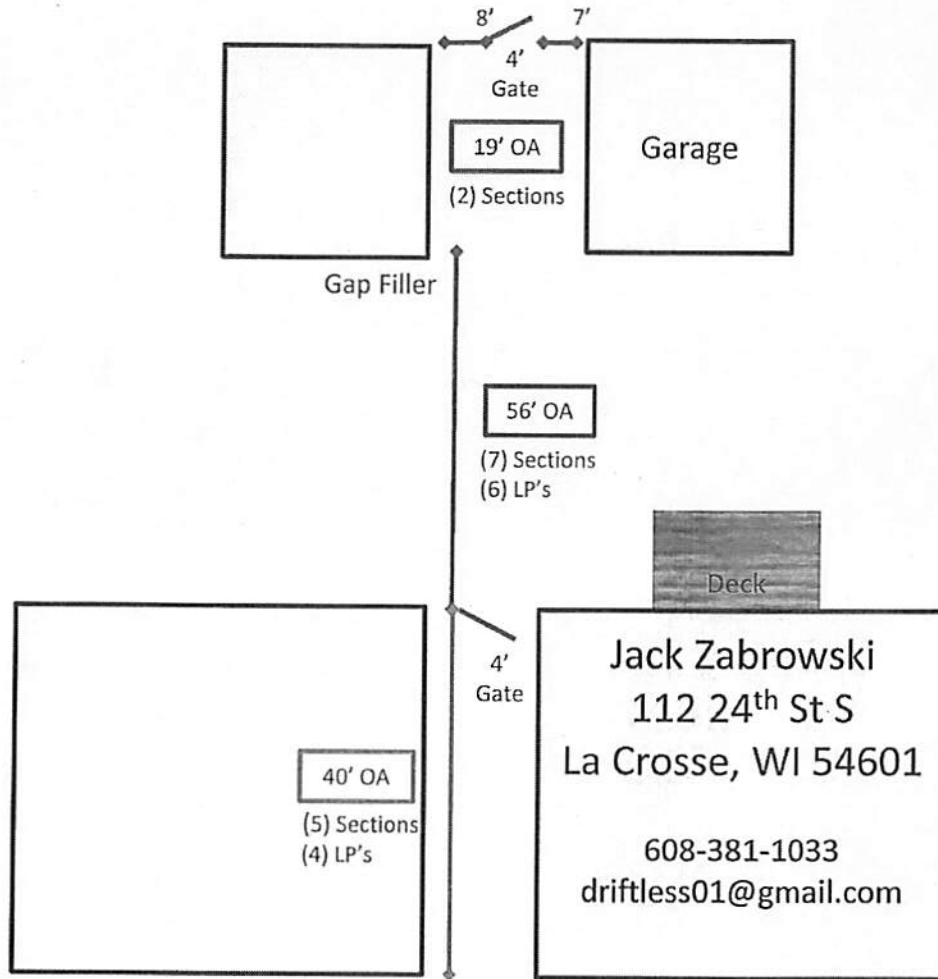
**COULEE REGION LAND SURVEYORS, LLC**  
917 SO. 4TH STREET - P.O. BOX 1964  
LA CROSSE, WISCONSIN 54601  
PHONE (608) 784-1614 FAX (608) 784-1408

SURVEY FOR		SHEET 1 OF 1	
<b>HAL YOUNG</b>		S-3763A	
DATE:	03/25/2002	FIELD BOOK:	
DRAWN BY:		MAP OF IN:	
RECORD BY (DATE):		SCALE:	1" = 30 FEET
LOT 5 AND THE NORTH 1 FOOT OF LOT 4 BLOCK 2, WARNER'S SUBDIVISION CITY OF LA CROSSE, LA CROSSE CO, WI 128 SOUTH 24TH STREET			

**Base Bid:** 6' High Trimax II Polyvinyl Privacy Fence / Flat Caps / Tan

**Base Bid:** 6' High Trimax II Polyvinyl Privacy Fence with CUSTOM 2' Lattice Top / Flat Caps / Tan

**Note:** Replacing existing fence. POSI to remove and dispose. Located on property line.



Lot Dimensions
Depth:
Width:
Total Linear 119'

W  
N  
S  
E

**NOTES:**

- \* Salesperson: Tyler Skidmore
- \* Haul dirt
- \* Gate Hardware: SS Latch/Hinges
- \* All Vinyl gates & gate posts receive aluminum reinforcements.
- \* All posts to be set with concrete/ 3' deep.
- \* Install 2-4" average off ground.

**Quantities:**

- (9) Sections
- (6) LP's
- (6) EP's
- (1) BP
- (13) Caps
- (2) 4' Gates

**Quantities:**

- (5) Sections
- (4) LP's
- (1) EP
- (5) Caps

**Special Tools Required:**

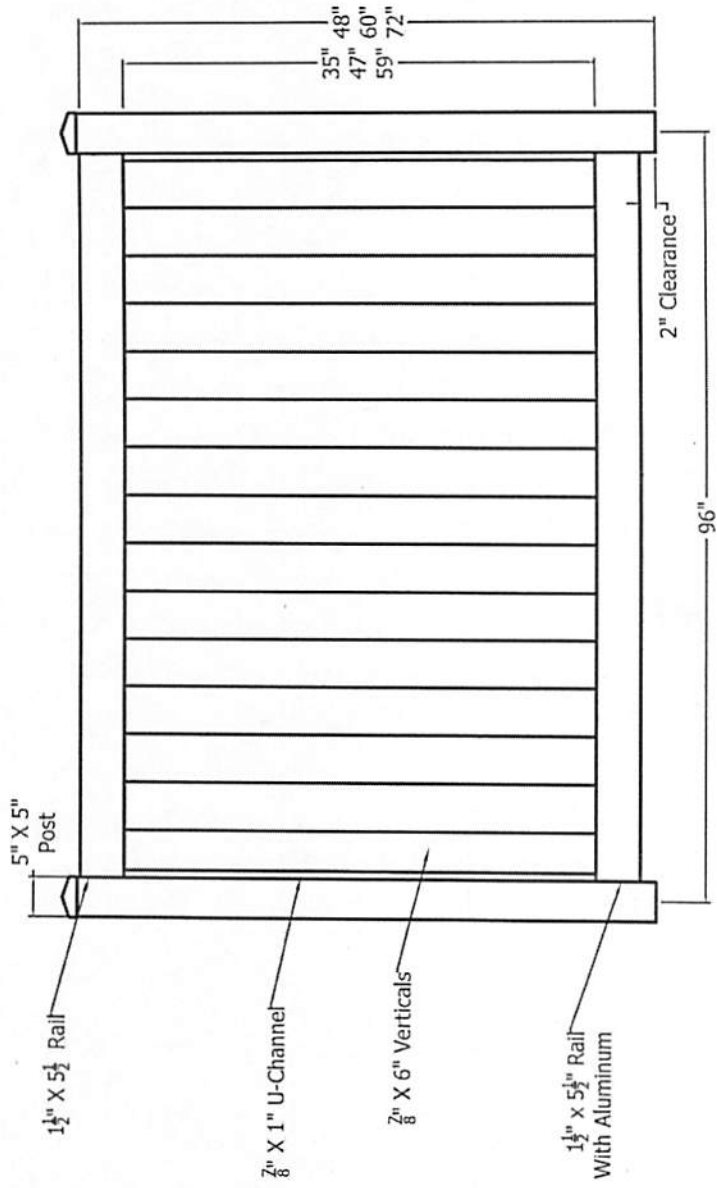
- MultiOne

**NOT TO SCALE:** Drawing is property of Phillips Outdoor Services, Inc and is to be used exclusively by them. Use other than by Phillips Outdoor Services Inc is prohibited by law.

Signature: \_\_\_\_\_

**Directions:** 24th St S – La Crosse 8/7/2020

REV.	LOC.	REVISION	DATE

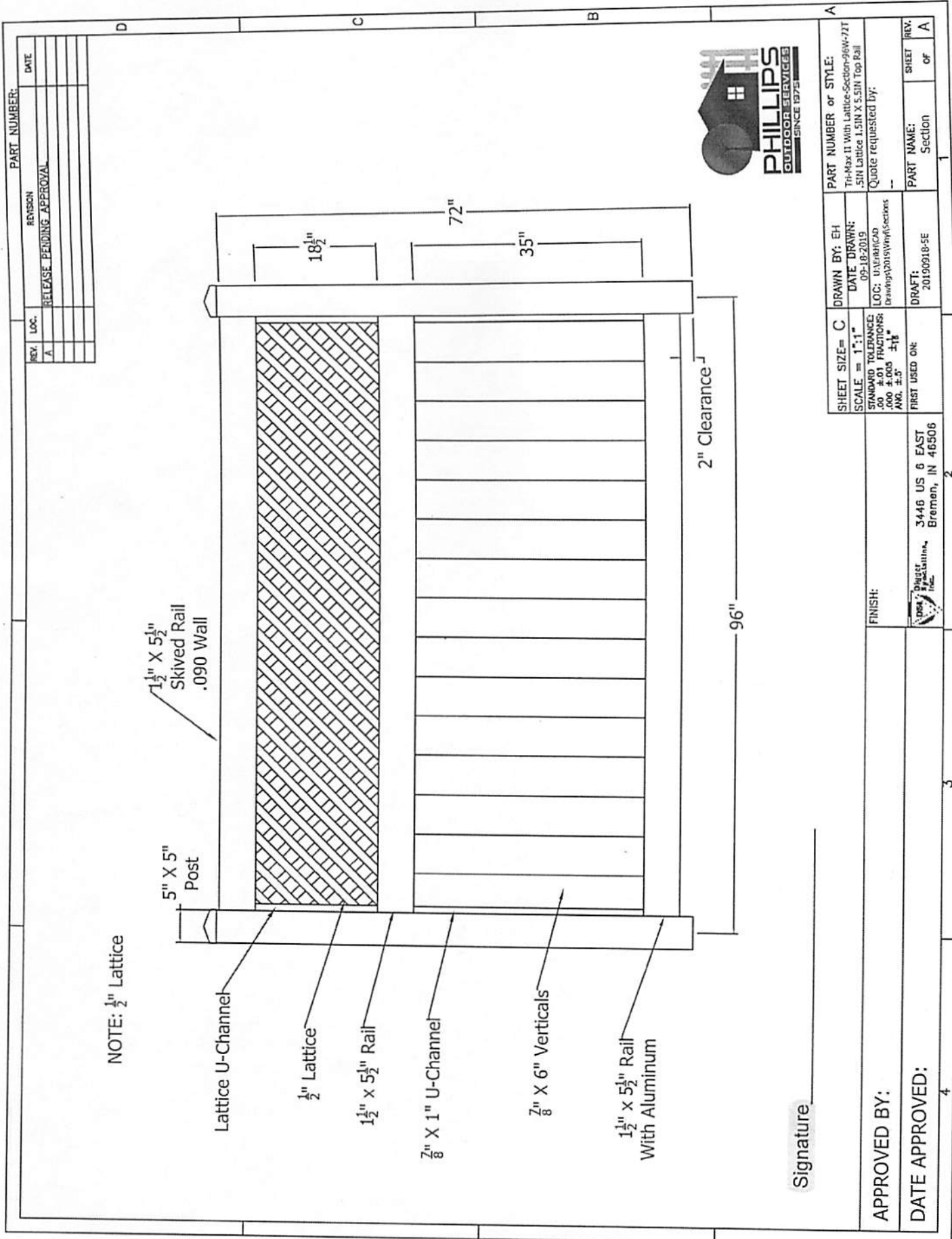


DRAWN BY: EH	STYLE: Tri-Max II
DATE DRAWN: 05-29-2019	AS SHOWN: 72" T Tri-Max II
SCALE = 1":1"	LOC: Z:\Vinyl\Polyvinyl Fence\Tri-Max II\Updated Standard Drawings
DRAFT NO.: 20190529-1E	REV.

**DSI Digger Specialties Inc.**  
 3446 US 6 EAST  
 Bremen, IN 46506  
 diggerspecialties.com



Signature: \_\_\_\_\_



NOTE: 1/2" Lattice

1 1/2" X 5 1/2"  
Skived Rail  
.090 Wall

5" X 5"  
Post

Lattice U-Channel

1/2" Lattice

1 1/2" x 5 1/2" Rail

7/8" X 1" U-Channel

7/8" X 6" Verticals

1 1/2" x 5 1/2" Rail  
With Aluminum

2" Clearance

96"

18 1/2"

72"

35"



REV.	LOC.	REVISION	DATE
A		RELEASE PENDING APPROVAL	

PART NUMBER or STYLE: Tri-Max II With Lattice-Section-96W-72T .5IN Lattice 1.5IN X 5.5IN Top Rail		PART NUMBER or STYLE: Tri-Max II With Lattice-Section-96W-72T .5IN Lattice 1.5IN X 5.5IN Top Rail	
Quote requested by:		Quote requested by:	
DRAWN BY: EH		DRAWN BY: EH	
DATE DRAWN: 09-18-2019		DATE DRAWN: 09-18-2019	
LOC: DALLAS/CAS Drawing: 20190918-SE		LOC: DALLAS/CAS Drawing: 20190918-SE	
STANDARD TOLERANCES: .00 ±.01 FRACTIONS: .000 ±.003 ±1/16" ANG. ±.5°		STANDARD TOLERANCES: .00 ±.01 FRACTIONS: .000 ±.003 ±1/16" ANG. ±.5°	
FIRST USED ON:		FIRST USED ON:	
3446 US 6 EAST Bremer, IN 46506		3446 US 6 EAST Bremer, IN 46506	
PHILLIPS OUTDOOR SERVICES		PHILLIPS OUTDOOR SERVICES	
SHEET SIZE = C		SHEET SIZE = C	
SCALE = 1" = 1"		SCALE = 1" = 1"	
DRAWN BY: EH		DRAWN BY: EH	
DATE DRAWN: 09-18-2019		DATE DRAWN: 09-18-2019	
LOC: DALLAS/CAS Drawing: 20190918-SE		LOC: DALLAS/CAS Drawing: 20190918-SE	
PART NAME: Section		PART NAME: Section	
SHEET NO. of		SHEET NO. of	
A		A	

Signature \_\_\_\_\_

APPROVED BY:

DATE APPROVED: