

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

JJAWC, LLC (Kristine Cleary)
509 2nd St N, Suite 201, La Crosse, WI 54601

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

same

Architect (name and address), if applicable:

DIMENSION IV MADISON DESIGN GROUP (Bon Siggelkow)
6515 Grand Teton Pz, Suite 120, Madison, WI 53719

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

TBD

Address(es) of subject parcel(s): 401 2ND ST N, Suite 102

Tax Parcel Number(s): 17-20008-110

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

See attached Legal Description

Zoning District Classification: C-3 COMMUNITY BUSINESS

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(17)

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: The recently renovated building is occupied by
apartments on the second and third floors of the south building and commercial tenant space and
parking garage on first floor. The site is primarily parking lot with a small dog park area and landscaping.

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

No site changes are planned. All work will be within the existing building enclosure. A portion of the west
side of the first floor vacant commercial space will be built out as 8 apartments. The occupants will
share existing common amenities with the second and third floor Residents.

Type of Structure proposed: N/A

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: Garage: 69; S Surface Lot: 149; NW Surface Lot: 103

Number of **proposed** off-street parking spaces: No change

*** 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.

Kustine H. Cleary 6/15/23
(signature) (date)

414-617-7119 Kcleary@cmclax.com
(telephone) (email)

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

Personally appeared before me this 15th day of June, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jan L. Clark
Notary Public
My Commission Expires: 06-09-2024

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 12th day of July, 2023.

REVIEWED VIRTUALLY
W/ TMAKLIN

Signed: [Signature]
Director of Planning & Development

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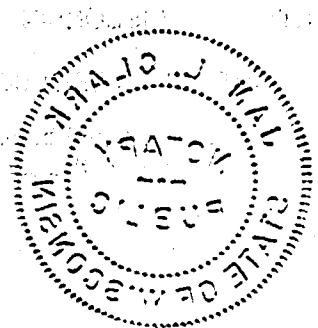
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AFFIDAVIT OF OWNER

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSEE)

The undersigned, KRISTINE CLEARY, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of MILWAUKEE,
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:
401 2nd ST. NORTH
(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 Cleary, member
Property Owner

Subscribed and sworn to before me this 15th day of June, 2023.

Jan L Clark

Notary Public
My Commission expires 06-09-2024.

STATE OF MISSISSIPPI

W. K. WALKER

GOVERNOR

W. K. WALKER

W. K. WALKER

W. K. WALKER

W. K. WALKER

W. K. WALKER

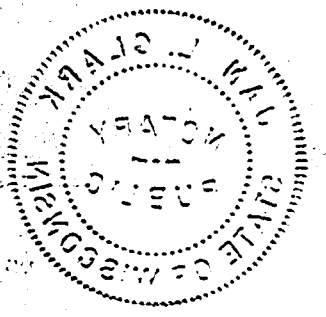
W. K. WALKER

W. K. WALKER

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W. K. WALKER



LEGAL DESCRIPTION

Legal description per First American Title Insurance Company Commitment No. NCS-755862-2-MKE, with an effective date of December 31, 2015:

Lot 2, Certified Survey Map filed at the Office of the Register of Deeds La Crosse County, Wisconsin on December 23, 2015, as Document No. 1668039, in

Volume CSM 16, page 114, being a re division of Lot 1 of Certified Survey Map No. 190 recorded in Vol 2. Certified Survey Maps Page 190, as Doc. No.

952128, and a 20 foot vacated alley on the West as described in Vol. 161 Deeds, Page 551, and part of Lots 8, 9 and 10 in Block 10, all of Lots 6, 7, 8, 9, and

10 in Block 11, all of Lots 6, 7, 8, 9, and 10 in Block 12 and all of Lot 6 and part of Lots 7 and 8 in Block 13 and in the Original Plat of the Town of La Crosse,

City of La Crosse and part of Lots 11, 12, 13, 14, 15, 16, 17 and 18 in Block 2 of River Addition and part of Government Lots 2 and 3 of Section 31, Township

16 North, Range 7 West, including part of vacated La Crosse Street, vacated Badger Street, vacated Pine Street and the old channel of the La Crosse River,

all being part of the Northeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 16 North, Range 7 West, City of

LaCrosse, County of LaCrosse, State of Wisconsin.

July 5, 2023

City of La Crosse
Common Council
400 La Crosse St
La Crosse, WI 54601

Reference: Conditional Use for Ground Floor Apartments
Landmark by the Rivers
401 2nd St N

Dear Council Members:

The applicant requests your consideration for approval per ordinance 115-343 (17) to build out approximately 8 apartments on the ground floor of the Landmark by the Rivers building in the Community Business District (C-3).

Enclosed find the application and fee in the amount of \$450.

Since completion at the historic rehabilitated Landmark by the Rivers occupancy has been continuously strong for the unique 2nd and 3rd floor loft apartments. The owners find a demand for much needed additional dwelling units that can be accommodated in the building. To fulfill that demand in a tenuous commercial market they wish to convert some of the vacant first floor commercial space to residential.

The area in question is on the quieter west side of the building away from busy 2nd St N. The east side of the building remains planned for further street activating commercial tenants. With a total of 321 on-site parking stalls including ample parking is available for additional residents.

The application was reviewed with Tim Acklin, Planning Administrator by email exchange on July 5, 2023.

The proposed use would be mutually beneficial to the community and the building owners. Your consideration of this application is very much appreciated.

Regards,



Ronald Siggelkow, AIA
Principal

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445