

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jake Bunz, Development Manager, ~~The Chalmers, LLC~~ The Chalmers Residences, LLC

1818 Parmenter St, Suite 400, Middleton, WI 53562

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

Clifford LeClerc Revocable Trust

215 Pine St & 401 N 3rd St La Crosse, WI - N2487 Nettleman Rd La Crosse, WI 54601

Architect (name and address), if applicable:

Patrick Terry, JLA Architects

800 W Broadway, Suite 200, Monona, WI 53713

Professional Engineer (name and address), if applicable:

Kenton Brose, Short Elliot Hendrickson, Inc

6808 Odana Rd, Suite 200, Madison, WI 53719

Contractor (name and address), if applicable:

TBD

Address(es) of subject parcel(s): 215 Pine St & 401 N 3rd St La Crosse, WI

Tax Parcel Number(s): 17-20009-80 & 17-20009-110

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

See Attached ALTA Survey

Zoning District Classification:

215 Pine St - C3-Community Business

401 N 3rd St
MI. light Industrial

- Petition currently submitted to rezone to C3-Community Business

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

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.

343(17)

Is the property/structure listed on the local register of historic places? Yes _____ No

Description of subject site and **CURRENT** use: 215 Pine St is vacant and blighted. 401 N 3rd St is the old La Crosse Tribune building, it's currently empty and blighted.

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

Type of Structure **proposed**: 1 level concrete parking deck with 4-stories stick frame construction above

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

Number of **proposed** employees, if applicable: 2

Number of **current** off-street parking spaces: 9

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

* 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_x_

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] (signature) 6/8/23 (date)
(608) 444 0850 (telephone) jake@twallenterprises.com (email)

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

Personally appeared before me this 8th day of June, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
FREDERICK TAYLOR BRENGEL Notary Public
State of Wisconsin My Commission Expires: Permanant

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.

Signed: [Signature] Planning Manager
Director of Planning & Development

Craig, Sondra

From: Jake Bunz <jake@twallenterprises.com>
Sent: Friday, July 7, 2023 1:14 PM
To: Craig, Sondra
Subject: Re: The Chalmers - Application

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Sondra, a text is the best I could get given the circumstances. I will forward on the affidavit when Cliff is able to sign it and scan it back.

Thanks,

Jake Bunz
Development
T. Wall Enterprises Mgt, LLC
Email: jake@twallenterprises.com
Cell Phone: (608) 444-0850



DISCLAIMER: This communication is for discussion purposes only and shall not be construed or interpreted as an ascent/agreement to modify the terms of any signed/executed agreements/contracts/leases. T. Wall Enterprises' policy is that: (i) such agreements/contracts/leases cannot be modified by email, text or verbal communication; (ii) only a written and signed amendment to such agreement/contract/lease can modify/change the terms of such agreements; and (iii) only the President (or the manager of the President) sign an agreement/contract/lease or an amendment thereto or authorize an expenditure (i.e. employees of T. Wall Enterprises Mgt, LLC, beside the President, do not have authority to enter into agreements or authorize expenditures). Signed agreements/contracts/leases may not be modified unless/until an amendment is signed/executed by all parties thereto (a statement of agreement shall not suffice for this purpose). The signed agreement/contract/lease shall govern in the event of a discrepancy between agreement/contract/lease and the foregoing communications or any other verbal or written communication between the parties representatives. This email communication, absent a signed written authorization from the President of the Parties, shall not authorize the receiver of this communication to commit any time or money for any proposed work unless/until a signed written authorization in the form of an agreement/amendment or letter is provided to the receiver of this communication. If this communication is related to a lease, then the Landlord's failure to enforce the strict terms of the Lease and/or Landlord's failure to send a notice of Tenant's default under the Lease, if any, shall not be construed as a waiver of such Landlord rights to enforce the terms of the Lease or a waiver of any future remedies.

13:11



Cliff >



iMessage
Today 12:53

Cliff, the city is fine temporarily with an email (or text) if that easiest for you, confirming that you, as the property owner, consent to the Rezoning and CUP application that's been sent into the city. Send it over when you can. Sorry for the hassle, goodluck!!

Delivered

This is Cliff LeCleir responding. My intention is to confirm as the owner of the property on third Street and Pine Street could be rezoned in a cup application, approved as directed by the city.

