

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address): Mitchell Lown (Ironside Properties LLC)  
1220 Oak Forest Drive Onkaska, WI 54650

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

Architect (name and address), if applicable: N/A  
\_\_\_\_\_  
\_\_\_\_\_

Professional Engineer (name and address), if applicable: N/A  
\_\_\_\_\_  
\_\_\_\_\_

Contractor (name and address), if applicable: Brickl Bros.  
400 Brickl Rd, West Salem

Address(es) of subject parcel(s): 630 Fishermans Road

Tax Parcel Number(s): 1710267-52 and 1710267-53

Legal Description (must be a recordable legal description; see Requirements): Part of the NE 1/4 section 18 Township 16 North, Range 7 West, City of LaCrosse, LaCrosse County Wisconsin. more particularly described as the north 101.5 feet of the NE 1/4 of the NE 1/4 except the east 500 feet and west 600 feet of said North 101.5 feet

Zoning District Classification: ~~Light Industrial M-1~~ M-2 Heavy Industrial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 352  
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: Land is on Fisherman's Road in LaCrosse. Parcel is currently vacant and is approximately 240 feet wide and 101 feet deep. Consists of 2 parcels 1710267-52 and 1710267-53

Description of PROPOSED site and operation/use (detailed plan of the proposed site):  
Self Storage  
\_\_\_\_\_  
\_\_\_\_\_

Type of Structure proposed: Mini Warehouse, Wood framed/steel siding + Roof

Number of current employees, if applicable: 1

Number of proposed employees, if applicable: 1

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: \_\_\_\_\_

\* 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.

Michelle Lee (signature) 10/4/2023 (date)  
608 769 4635 (telephone) Lowntown@gmail.com (email)

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

Personally appeared before me this 4<sup>th</sup> day of October, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Alexis Erickson  
Notary Public  
My Commission Expires: 11/24/2023



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 11<sup>th</sup> day of October, 2023

Signed: Andrea Tran  
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
COUNTY OF LaCrosse )<sup>SS</sup>

The undersigned, Mitchell Lown, being duly  
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
630 Fishermans Road  
(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.

Mitchell Lown  
Property Owner

Subscribed and sworn to before me this 4<sup>th</sup> day of October, 2023.

Alexis Erickson  
Notary Public  
My Commission expires 11/24/2023.



## **Recordable Legal Description**

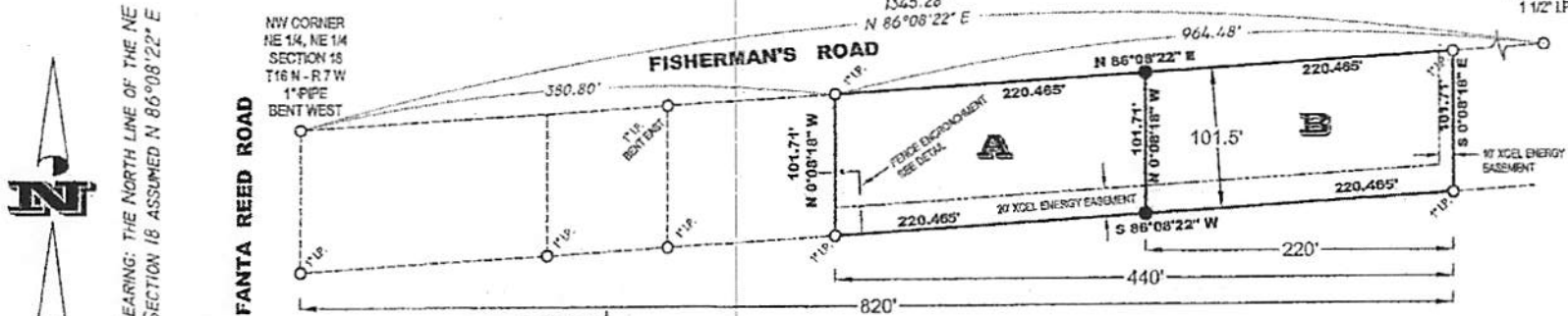
**Part of the NE ¼ of the NE1/4, Section 18, Township 16 North, Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin. More particularly described as the North 101.5 feet of the NE ¼ of the NE ¼ EXCEPT the East 500 feet and the West 600 feet of said North 101.5 feet**

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# PLAT OF SURVEY

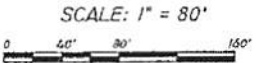
**A** PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS THE EAST 440 FEET OF THE WEST 820 FEET EXCEPT FOR THE EAST 220 FEET OF THE NORTH 101.5 FEET OF SAID QUARTER QUARTER SECTION.

**B** PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS THE EAST 220 FEET OF THE WEST 820 FEET OF THE NORTH 101.5 FEET OF SAID QUARTER QUARTER SECTION.



BASIS OF BEARING: THE NORTH LINE OF THE NE 1/4 OF SECTION 18 ASSUMED N 86°08'22" E

RECEIVED  
MAY 03 2012  
COUNTY SURVEYOR'S OFFICE



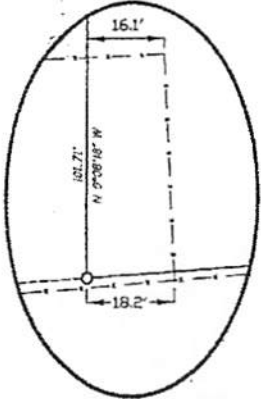
**SURVEYOR:**  
**CRANDALL SURVEYING, LLC**  
2545 13TH PLACE SOUTH  
LA CROSSE, WI 54601

**SURVEY REQUESTED BY:**  
**JAY CRANDALL**  
2545 13TH PLACE SOUTH  
LA CROSSE, WI 54601

CITY OF LA CROSSE LAND DIVISION APPROVAL  
CITY ASSESSOR: *Mark Schaefer* 4/26/12  
MARK SCHAEFER DATE  
CHIEF INSPECTOR: *David Reinhart* 5/3/12  
DAVID REINHART DATE

LEGEND	
○	= FOUND MONUMENT
●	= SET 18" x 1" IRON PIPE @ 1.13 B / FT.
---	= CHAIN LINK FENCE
- - - -	= EASEMENT PERIMETER

NOTE: ALL PIPE DIMENSIONS ARE OUTSIDE DIAMETER

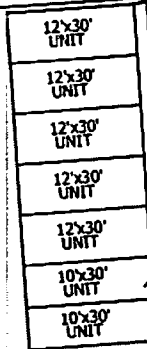


**ENCROACHMENT DETAIL**  
NOT TO SCALE

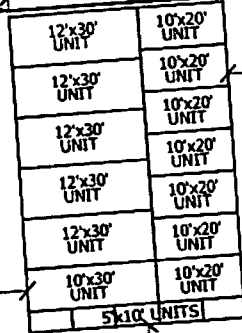
I, JAY M. CRANDALL, WISCONSIN REGISTERED LAND SURVEYOR #2975, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL. I FURTHER CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

# FISHERMAN'S ROAD

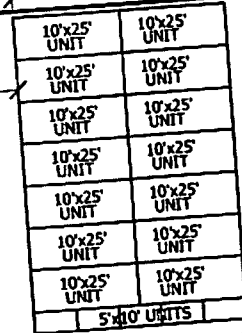
**DOGGY DAYCARE**



2,400 SF BLDG



3,750 SF BLDG



3,750 SF BLDG

13,261 SF OF 3" ASPHALT

**11,100 TOTAL SF BLDGS**

101' 71" XCEL BASEMENT

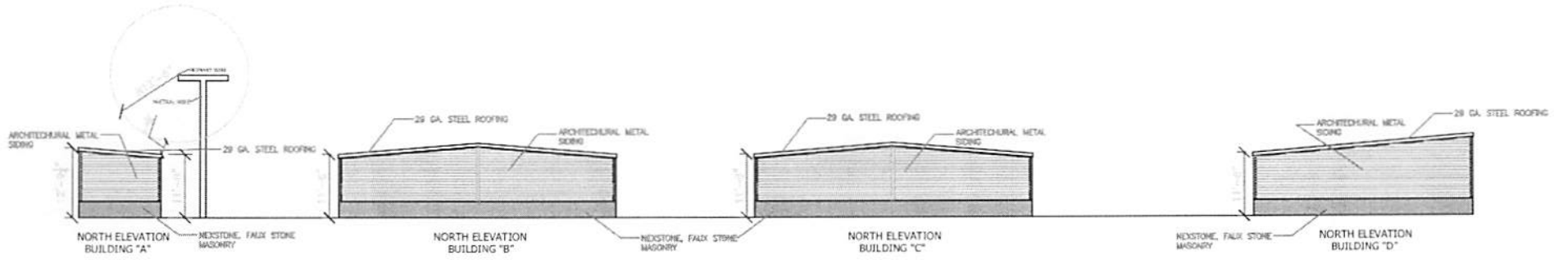


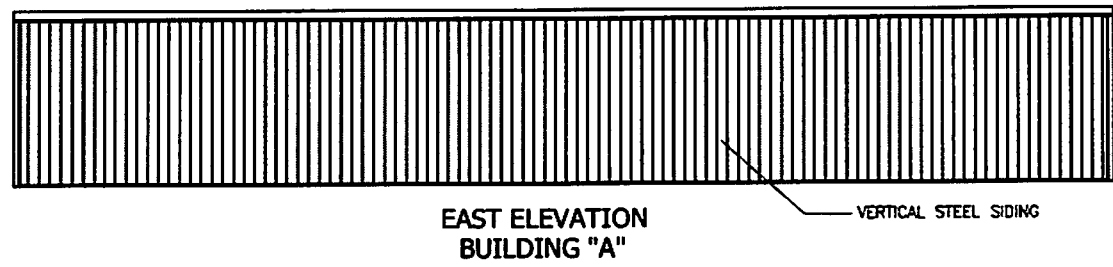
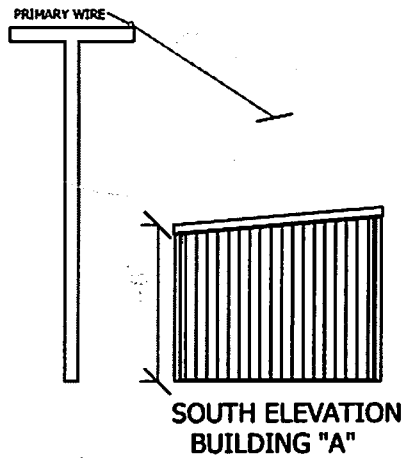
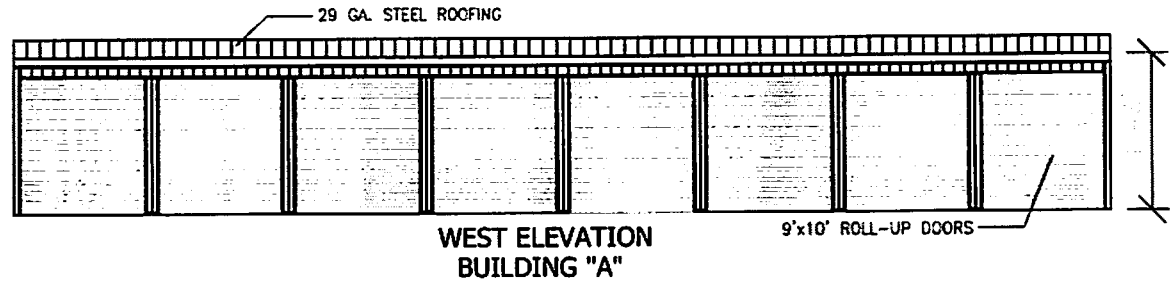
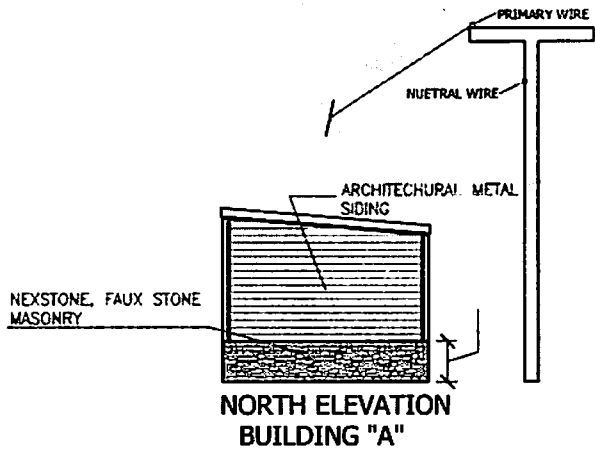
22.65' 1,200 SF BLDG

**AMERICAN LEGION**

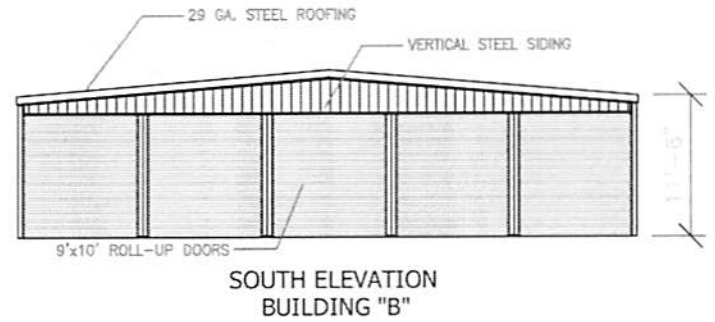
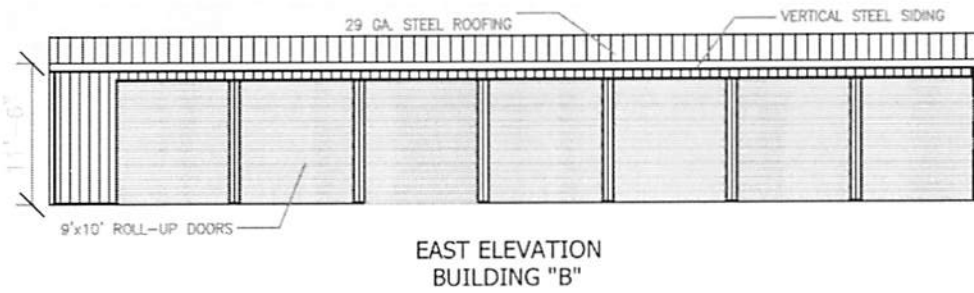
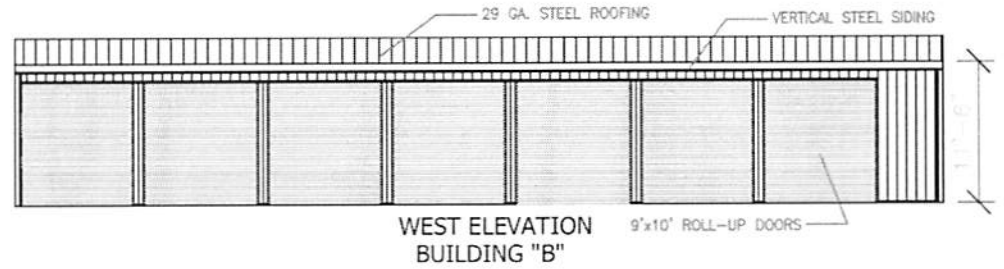
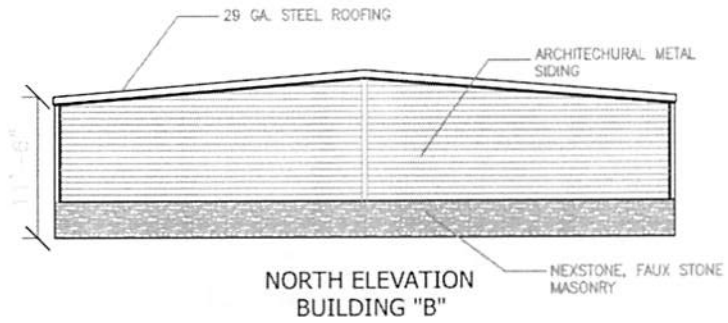
power pole guy is 5 feet north of fence

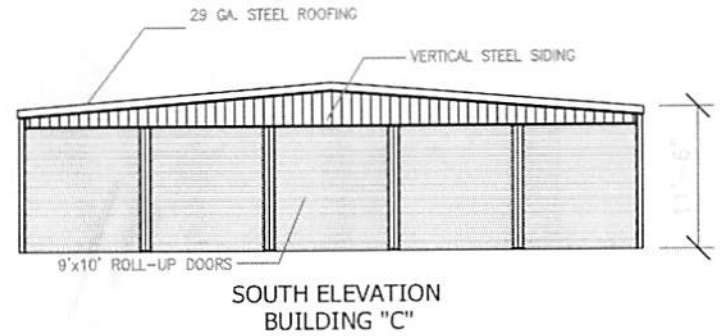
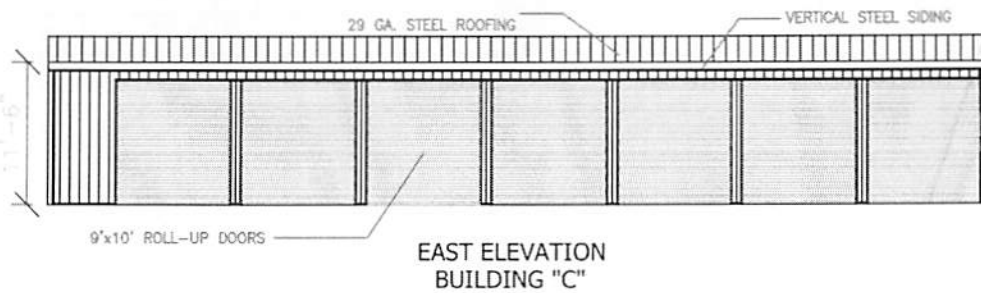
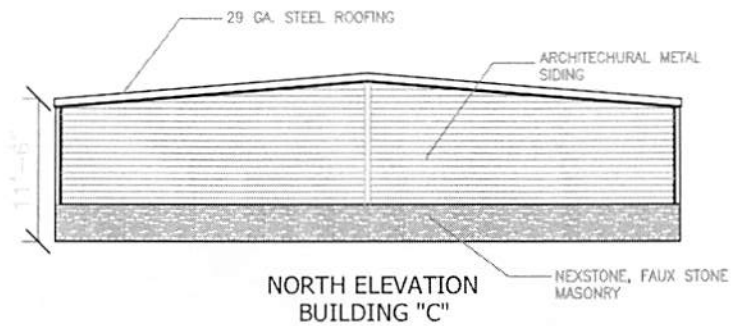
**ENVIRONMENT SCIENCE CENTER**

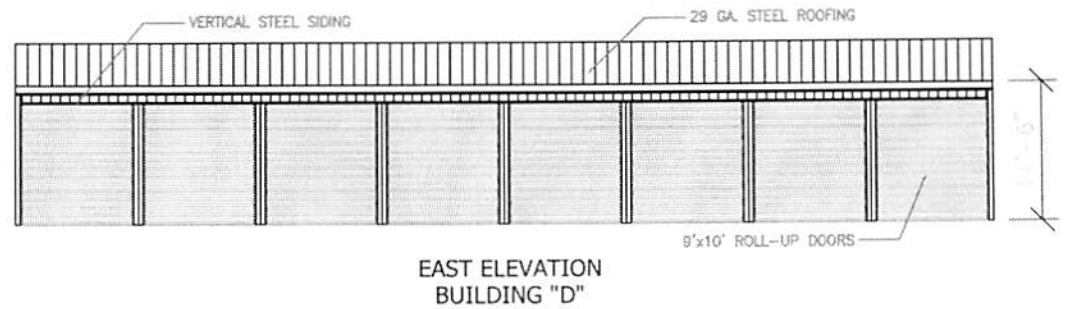
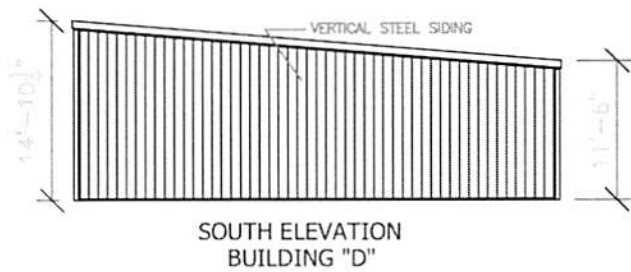
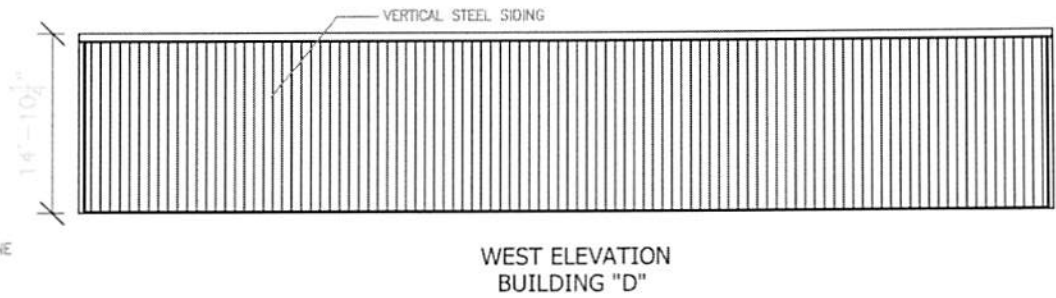
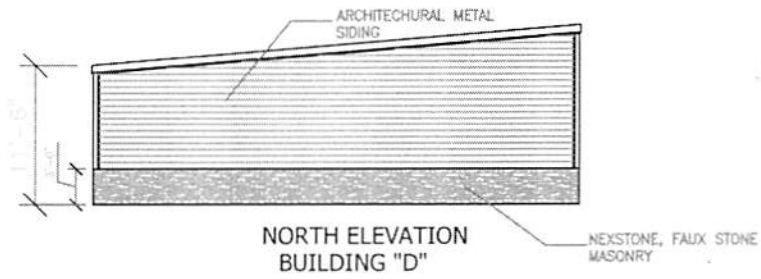












**Conditional Use Permit Application for City of LaCrosse  
Cover Page**

10/2/2023

Ironside Properties LLC.  
1220 Oak Forest Drive  
Onalaska, Wi 54650

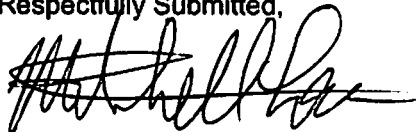
Ironside Properties LLC. Is proposing to build self storage units at 630 Fishermans Road.

Ironside Properties LLC. Is proposing a plan to build 4 separate self storage buildings consisting of approximately 11,000 square feet of new construction. There will be a total of 52 individual units in a variety of sizes. The property will include asphalt driveways as well as video surveillance. It will include landscaping (trees, shrubs, plantings) as well as stormwater retention ponds to reduce the water runoff from the site. The sides of the building facing Fishermans Road will include masonry brick/stone to enhance the appearance. The proposed buildings will work well with the other buildings and storage units in the area. There are currently airport hangars for rent across the street and other storage units very close by.

Ironside Properties LLC. Currently owns and operates Ironside Self Storage in Onalaska. Ironside Properties LLC has been in business since 2014 and is a professional, well respected company in the community. The site is clean and very well maintained. We operate at full capacity and our customers in LaCrosse and Onalaska are in need of more space for their storage needs. The demand for clean, well maintained, and professional storage is needed in this area for our growing community.

The site we are proposing building on has always been vacant. These storage units will be an asset to the area, and will provide the city with additional tax dollars. Thank you for your time and review.

Respectfully Submitted,



Mitchell Lown  
Owner  
Ironside Properties LLC