

To whom it may concern,

I, Brent Wilkerson, owner of 421 Jay St. LLC, am requesting a conditional use permit for the vacant lot located at 421 Jay St. La Crosse, WI 54601.

My long-term intent is to build a beautiful building on 421 Jay St., however; cost constraints are affecting my ability to develop currently. The lot remains vacant and underutilized, so I am proposing to pave and offer 9 private parking spaces for the neighboring businesses and residents.

Building address's, the parking will service are as follows:

- 122 5th Ave. S. – Under contract to purchase by myself, one commercial space and one apartment. Currently vacant with occupancy pending upon ownership transition.
- 124 5th Ave. S – Owned by Kellogg Investments LLC with two business, The Buzz Hair Salon and Elevate media, with 4 apartments on the 2nd floor.
- 417 Jay St. – Chances R bar, owned by Karla Snyder, parking for her and her staff.

I intend on adding large boulders at the edge of the sidewalk on Jay St. to create separation for pedestrians. I currently maintain the sidewalk when shoveling is needed so the parking lot maintenance will also be maintained. I also intend on working with DMI during the summer of 2024 to enhance the West Facing wall located on the eastern edge of 421 Jay St. with art.

I am aware a parking lot is not ideal for downtown aesthetics, but it will be an improvement from its current condition. Please accept this explanation and documents for approval of a conditional use permit.

Respectfully,



Brent Wilkerson,

421 Jay St. LLC

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Brent Wilkerson managing member of 421 Jay St. LLC

421 Jay St. La Crosse, WI 545601

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

Architect (name and address), if applicable:
NA

Professional Engineer (name and address), if applicable:
NA

Contractor (name and address), if applicable:
NA

Address(es) of subject parcel(s): 421 Jay St. La Crosse, WI 54601

421 - 425 Jay Street

Tax Parcel Number(s): 17-20034-20

Legal Description (must be a recordable legal description; see Requirements):
See attached survey with full legal description

Zoning District Classification: C2-Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353

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: Vacant lot not in use

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

Paving with 9 private parking spots. The Alley and sidewalk facing Jay St. will include large boulders to create separation from pedestrians. Boulders currently in place facing the alley.

Type of Structure **proposed**: Parking lot

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

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

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

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

*** If the proposed use is defined in Sec. 115-347(6)(c)**

N (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: YES

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] 12/7/2023
(signature) (date)
303-522-9712 info@421jayst.com
(telephone) (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 8th day of January, 2024.

Signed: [Signature]
Director of Planning & Development

**CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY**

File No.: 19-WI-93299

Agent ID: 134395.1.72.48

LEGAL DESCRIPTION - EXHIBIT A

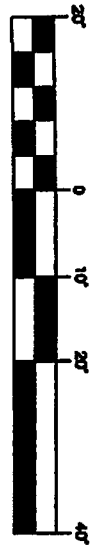
Part of Lot 4 in Block 13 of C&F.J. Dunn, H.L. Dousman and Peter Cameron's Addition to the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the intersection of the North right-of-way line of Jay Street and the West right-of-way line of 5th Street and the Southeast corner of said Lot 4; thence South 89° 41' 15" West 110.05 feet to the point of beginning of this description: Thence continuing along said North right-of-way line South 89° 41' 15" West 60.78 feet to the Southwest corner of said Lot 4 and the East right-of-way line of an alley; thence North 00° 24' 01" East 61.27 feet to the Northwest corner of said Lot 4; thence along the North line of said Lot 4 North 89° 44' 29" East 60.02 feet; thence South 00° 18' 45" East 16.24 feet; thence North 89° 41' 15" East 8.00 feet; thence South 00° 18' 45" East 4.67 feet; thence South 89° 41' 15" West 8.00 feet; thence South 00° 18' 45" East 40.30 feet to the point of beginning of this description.

Together with and subject to easements and party walls as described in Volume 635 of Records, page 352, as Document No. 901202 and in Volume 635 of Records, page 425, as Document No. 901245.

Together with an easement for stairway as described in in Document No. 1403446.

8
 (arwise)
 larbor

715
 survey



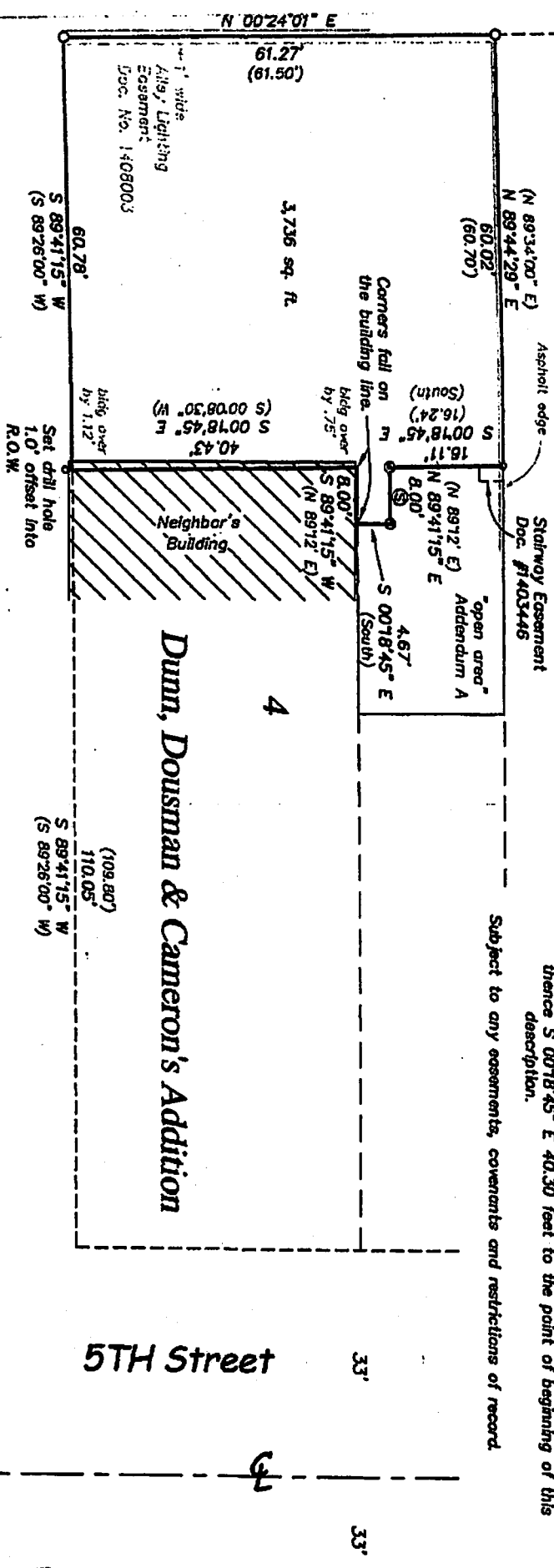
GRAPHIC SCALE

Legal Description

Part of Lot 4, Block 13, Dunn, Dousman and Cameron's Addition, City of La Crosse, La Crosse County, Wisconsin described as follows:
 Commencing at the intersection of the North right-of-way line of Jay Street and the West right-of-way line of 5th Street and the southeast corner of said Lot 4, thence S 89°41'15" W 110.05 feet to the point of beginning of this description;
 thence, continuing along said North right-of-way line, S 89°41'15" W 60.78 feet to the southwest corner of said Lot 4 and the East right-of-way line of an alley;
 thence N 00°24'01" E 61.27 feet to the northwest corner of said Lot 4;
 thence S 00°18'45" E 16.24 feet;
 thence N 89°41'15" E 8.00 feet;
 thence S 00°18'45" E 4.67 feet;
 thence S 89°41'15" W 8.00 feet;
 thence S 00°18'45" E 40.30 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

Block 13



Jay Street

5TH Street

Dunn, Dousman & Cameron's Addition

4

5

60.78'
 S 89°41'15" W
 (S 89°26'00" W)

61.27
 (61.50')

3,736 sq. ft.

1' wide
 Airy Lighting
 Easement
 Doc. No. 1408003

(N 89°34'00" E)
 N 89°44'29" E
 (60.70')

Asphalt edge
 Stairway Easement
 Doc. #1403446

18.11'
 S 00°18'45" E
 (16.24')
 (South)
 4.67'
 S 00°18'45" E
 (South)

40.43'
 S 00°18'45" E
 (S 00°08'30" W)

Set drill hole
 1.0' offset into
 R.O.W.

(109.80')
 110.05'
 S 89°41'15" W
 (S 89°26'00" W)

33'

33'

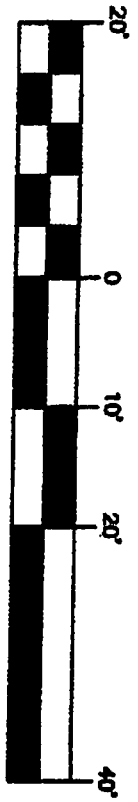
33'

otherwise)
Rebar

JMS

survey

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

Block 13

5

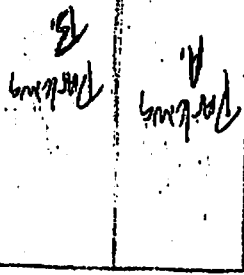
(N 89°34'00" E)
N 89°44'29" E

60.02'
(60.70')

Stairway Easement
Doc. #1403446

Part of Lot 4
of La Crosse, La C
Commencing
Jay Street and the
corner of said Lot
beginning of this d
thence, contir
60.78 ft
right-of
thence N 00°
thence, along
thence S 00°
thence N 89°
thence S 00°
thence S 89°
thence S 00°
descript.

Subject to any easi
122 5th AVE.S.



24' 7 8"

18'

18' 9"

3,736 sq. ft.

8.00'
S 89°41'15" W
(N 89°12' E)

N 00°24'01" E

Dunn, Dousman & Cameron's

60.78'

S 89°41'15" W
(S 89°26'00" W)

(109.80')
110.05'

S 89°41'15" W
(S 89°26'00" W)

Set drill hole
1.0' offset into
R.O.W.

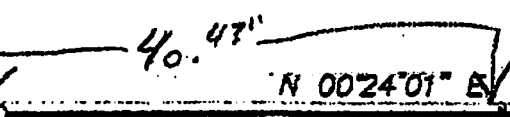
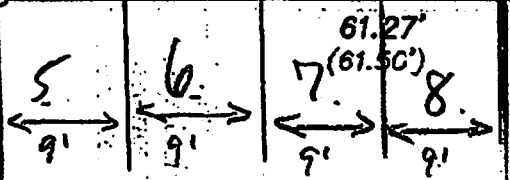
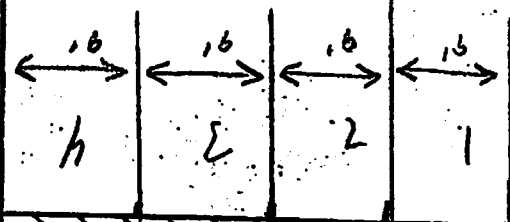


Figure 1.3 illustrates the typical layouts and dimensions of parking lots with parking angles of 90°, 60°, 45°, and 30°.

Reference ↘

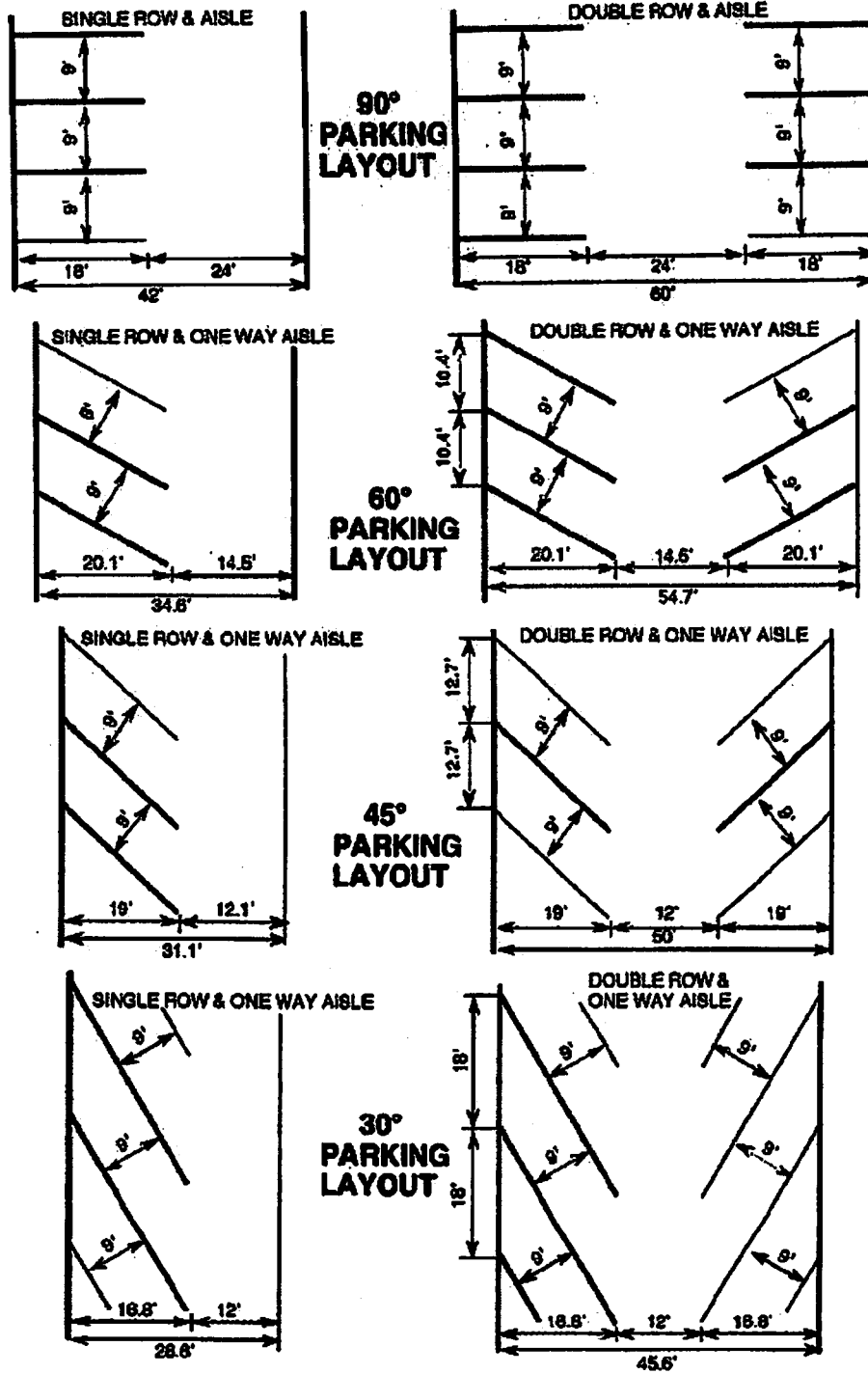


Figure 1.3. Typical Parking Lot Layouts and Dimensions

421 JAY ST LA CROSSE

Parcel: 17-20034-20
 Internal ID: 28012
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.087
 Township: 15
 Range: 07
 Section: 06

Abbreviated Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION PRT LOT 4 BLOCK 13 COM SE COR LOT W 109.8FT TO POB W 60.78FT N 61.5FT E 60.7FT S 16.24FT E 8FT S 4.67FT W 8FT S 40.43FT TO POB SUBJ TO ESMT IN DOC NO. 1408003 LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
421 JAY ST	LA CROSSE
423 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
421 JAY ST LLC	Owner	401 14TH ST S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
9010	City LAX Business Dist	N
2	Book 2	N
CDZ	Community Development Zone	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 6	
2020+ VOTING WARDS	2020+ Ward 12	
Use	VACANT LOT	

Lottery Tax Information:

Lottery Credits Claimed:
 Lottery Credit Application Date:

0

Tax Information:

Billing Information:

Bill Number: 3957

Billed To: 421 JAY ST LLC
 401 14TH ST S
 LA CROSSE WI 54601

Total Tax: 1684.15

Payments Sch.

1-31-2023	571.06
3-31-2023	371.03
5-31-2023	371.03
7-31-2023	371.03

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.935210976
Assessed:	75800	0	75800	Mill Rate	0.019579852
Fair Market:	81100	0	81100	School Credit:	108.12
Taxing Jurisdiction:			2021 Net Tax	2022 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 251.1100	\$ 220.1200	-12.3000
Local Municipality			\$ 757.4200	\$ 657.6900	-13.2000
LA CROSSE SCHOOL			\$ 707.7700	\$ 515.6200	-27.1000
WTC			\$ 105.7900	\$ 90.7200	-14.2000

Credits:

First Dollar Credit:	0.00
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	200.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	1684.15

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/31/2023	986927	0	\$ 571.06	1/2023
Payment to Local Municipality	3/31/2023	996362	0	\$ 371.03	3/2023
Payment to Local Municipality	5/31/2023	1004629	0	\$ 371.03	5/2023
Payment to Local Municipality	7/3/2023	1007216	0	\$ 371.03	7/2023
			Totals:	\$ 1684.15	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2022	0.087	75800	0	75800	10/27/2022

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
633	601	899968	8/31/1979	PERSONAL REP'S DEED
635	352	901202	10/4/1979	QCD PRIOR TO 9-1-81
0	0	1547480	4/8/2010	Quit Claim Deed
0	0	1680145	8/18/2016	TRUSTEE DEED
0	0	1735011	10/24/2019	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 421 JAY ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **84-3292883**

Legal Name: **421 JAY ST LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

[Can the EIN be used if the confirmation letter received?](#)

AFFIDAVIT OF OWNER

STATE OF _____)
COUNTY OF _____) ss

The undersigned, *[Signature]*, 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:
421 JAY ST. LaCrosse, WI 54601
(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.

[Signature]
Property Owner

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public
My Commission expires _____.