La Crosse Community
Housing Development Organization, Inc.

201 Melby Street • Westby, Wisconsin 54667 • Phone: 608-634-3104 • FAX: 608-634-3134 • www.Couleecap.org

September 30, 2015

Dear La Crosse Common Council,

The La Crosse Community Housing Development Organization is a non-profit housing developer working in the City of La Crosse. We are applying for a conditional use permit to demolish the property at 421 Mississippi Street. We acquired this property from Associated Bank through a foreclosure auction.

The original plan was to replace this home with a single-family structure as we have done elsewhere in the city. However, other partners have been in discussion with us regarding the potential to do a larger impact project involve multiple lots. This project would be done in partnership with Couleecap, Habitat for Humanity, the City of La Crosse's Community Development staff, and our organization.

Our desire to remove the current structure is to prepare the lot for redevelopment as well as remove a nuisance property from the neighborhood. The property was already blighted and vandalized at the time we acquired it.

Ultimately if the larger project does not come to fruition, then LCHDO will construct a single-family home on the lot as we have done consistently throughout the city. This home would have an estimated value of $130,000. In either case, a single home or a larger project, the existing house would be demolished. We are simply asking for permission to demolish the house now so it is no longer an eyesore and nuisance to the neighborhood.

Thank you,

Todd Mandel
Project Director

## CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Todd Mandel of La Crosse Community Housing Development Organization
700 N 3rd Street Suite 202B
La Crosse, WI 54601

Owner of site (name and address):
La Crosse Community Housing Development Organization
201 Melby Street
Westby, WI 54667

Architect (name and address), if applicable:
Leonardo Silva Architecture LLC
W5403 Trail Tree Drive
West Salem, WI 54669

Professional Engineer (name and address), if applicable:
None

Contractor (name and address), if applicable:
None at this time.

Address of subject premises: 421 Mississippi Street

Tax Parcel No.: 17-30114-130

Legal Description: Situated in the City of La Crosse, County of La Crosse, State of Wisconsin:
A Parcel of land being the West 85 feet of Lot 10 in Block 15 of Stoddard and Levy's Addition to the City of La Crosse.

Zoning District Classification: WR-Washburn Residential

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-356
*(If the use is defined in 115-347(6)(c)(1) or (2), see "*" below.)*

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

Description of subject site and **current** use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):
The current property is a 2 story 4 bedroom 2 bathroom single family home with a single car detached garage. It is approximately 1,445 square feet. The home is currently vacant and the property condition is unlivable.

Description of **proposed** site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):
The existing blighted home would be demolished without construction plans for a new property and the lot would remain empty for several months in order to try to execute a larger project on this lot and two adjacent parcels we are trying to acquire. More details about the vision for the larger project has been provided in the cover letter.

Type of Structure (**proposed**): vacant lot until we build 1-7 houses on this lot and two adjacent lots

Number of **current** employees, if applicable: none

Number of **proposed** employees, if applicable: none

Number of **current** off-street parking spaces: 2

Number of **proposed** off-street parking spaces: none vacant lot

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: X

* If the proposed use is defined in *115-347(6)(c)(1) or (2)*

_____ (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.

_____ (2) a 500-foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.**

I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is $67,200.

I hereby certify under oath the value of the **proposed** replacement structure(s) is $0.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to $5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) 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) (date)

608-782-5520 (telephone)

ashley.lacenski@couleecap.org (email)

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

Personally appeared before me this 1st day of October, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ASHLEY LACENSKI
Notary Public
State of Wisconsin

Ashley Lacenski
Notary Public
My Commission Expires: May 25, 2018

**PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.**

Review was made on the 1st day of October, 2015.

Signed: _____, Senior Planner.
Director of Planning & Development

*Chapter 115, Article VI, Section 115-342 of the La Crosse Municipal Code*
(Rev. 08/2014)

ASHLEY LACENSKI
Notary Public
State of Wisconsin

**AFFIDAVIT**

STATE OF )
) ss
COUNTY OF )

The undersigned, Todd Mandel - LCHDO, being duly sworn states:

1. That the undersigned is an adult resident of the City of_____, State of _____.

2. That the undersigned is (one of the) legal owner(s) of the property located at 421 Mississippi Street.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

ASHLEY LACENSKI
Notary Public
State of Wisconsin

Subscribed and sworn to before me this 1st day of October, 2015.

Ashley Lacenski
Notary Public
My Commission expires May 25, 2018.

ASHLEY LACENSKI
Notary Public
State of Wisconsin

WARRANTY DEED -- BY CORPORATION
STATE OF WISCONSIN -- FORM 2

1660310
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
07/22/2015 11:10AM
REC FEE: 30.00
TRANSFER FEE: 127.50
EXEMPT #:
PAGES: 2

THIS INDENTURE, Made this 18th day of May, D., 2015, between ASSOCIATED BANK, N.A., duly organized and existing under and by virtue of the laws of the United States of America, CONVEYS and WARRANTS TO: LACROSSE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION INC., a Wisconsin corporation

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (1.00) & Other Good & Valuable Considerations to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its heirs and assigns forever, the following described real estate situated in the County of ~~XXXXXX~~ La Crosse and the State of Wisconsin, to-wit:

Legal Description

Situated in the City of La Crosse, County of La Crosse, State of Wisconsin:
A parcel of land being the West 85 feet of Lot 10 in Block 15 of Stoddard and Levy's Addition to the City of La Crosse.

SPACE RESERVED FOR RECORDING

LaCrosse Community Housing Developm
2101 Victory Street
LaCrosse, WI 54601

17-30114[redacted]130

PARCEL IDENTIFICATION NUMBER

Commonly Known As: 421 Mississippi Street
LaCrosse, WI 54601

(NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS, COVENANTS AND PUBLIC OR PRIVATE RIGHTS OF RECORD.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining: and all the estate right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and To Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its heirs and assigns FOREVER.

And the said Associated Bank N.A., party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT AND DEFEND.

In Witness Whereof, the said Associated Bank N.A., party of the first part, has caused these presents to be signed by: Dennis P. Schenk, Vice President, and countersigned by: Peter C. Laux, Assistant Vice President, at STEVENS POINT, Wisconsin, and its corporate seal to be hereunto affixed, this 18th day of May, A. D. 2015.

SIGNED AND SEALED IN PRESENCE OF

ASSOCIATED BANK N.A.

Dennis P. Schenk
Dennis P. Schenk
Vice President

Peter C Laux
Peter C. Laux
Asst. Vice President

STATE OF WISCONSIN )
) SS
COUNTY OF PORTAGE )

Personally came before me, this 18th day of May A. D. 2015, Dennis P. Schenk, Vice President, and Peter C. Laux, Assistant Vice President, of the above Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Assistant Vice President of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

NOTARY PUBLIC
NOTARY KIMBERLY RISTOW
STATE OF WISCONSIN

This instrument drafted by:

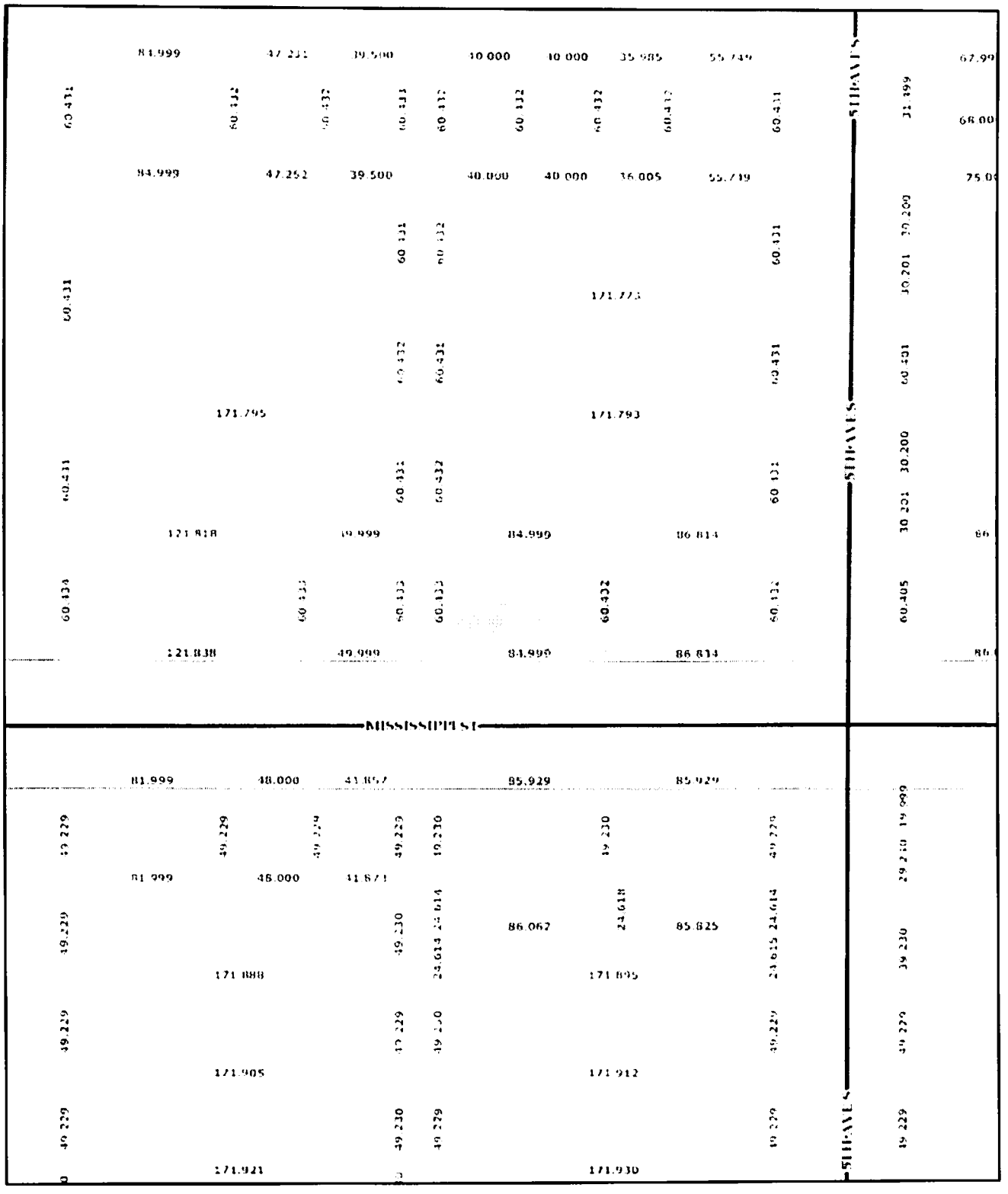
Jenna Wery
Associated Bank

Notary Public Kimberly Ristow
Kimberly Ristow

Commission Expires: 11/22/15

Section 59.51 (1) of the Wisconsin Statutes provides that instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.

# 421 Mississippi Street




September 30, 2015

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

ESRI, ArcGIS Online

**Condition of 421 Mississippi Street**
**September 30, 2015**

The current condition of 421 Mississippi Street is best described as a house that is not livable at this time. Much of the paint on the interior and exterior of the house is chipping and peeling and also presumably lead. The walls are lath and plaster and are severely cracking, full of holes and parts of the plaster are missing. The stairs to the 2nd floor are narrow and probably not to code. The stairs to the cistern basement are also probably not to code and unsafe to access through a narrow hallway access hatch. There are multiple broken windows in the property, which we have been boarding up. The flooring is uneven and heaves in the middle of the kitchen and living room. Many floors throughout the home are unfinished, the carpet is stained and vinyl flooring has holes in it. The kitchen is in disrepair and has little functionality, counter space or cabinets. There is a back entryway, which leads to the cistern basement that is not finished and has exposed insulation. The first, original bathroom is small and not functional. There is a second bathroom, which was added on to the back of the house, right next to the original bathroom. There are holes in the floor in the second bathroom surrounding a space where the tub used to be. The drywall in this bathroom is also incomplete and cracking. The home reeks of animal urine and feces. The home's exterior has a section with no siding and exposed plywood. There is a side door that does not lock and is currently screwed shut. There is soffit and fascia falling off the home. The gutters are also old and not functional. The fence around the property is falling down, partially removed and in disrepair. The home needs to be torn down and a new one built in its place. The costs to rehabilitate the existing property would be so great that its more economical to build a new one.