

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jay McHenry

400 7th Street North

Owner of site (name and address):

Western Technical College

400 7th Street North

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises: 320-322 8th Street North/314 8th Street North

Tax Parcel No.: 320-322 8th St--17-20171-50 314 8th St--17-20171-60

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

320-322 8th Street North-LOT 3 in Block 12 of T. Burns, G. Farnam, and P. Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, AND the Eastern 15 feet of vacated 8th Street lying Westerly and adjacent thereto per Amended Resolution recorded on April 1, 2014, as Document No. 1637426
314 8th Street North-LOT 4, EXCEPT the South 11 feet thereof, in Block 12 of T. Burns, G. Farnam and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, and the Eastern 15 feet of vacated 8th Street lying Westerly and adjacent thereto per Amended Resolution recorded on April 1, 2014, as Document No. 1637426

- ATTACH. A
- ATTACH. B

Zoning District Classification: R6 Special Multiple

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115- 356

If the use is defined in:

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, 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):

320-322 8th --2376 SF house, detached multifamily house. The house is a 4 unit rental with 2 units on the 1st floor and 2 units on the 2nd floor. Built in 1900 as a wood framed structure with an unfinished stone basement.

314 8th 3671 SF house detached multifamily house. The house is a 7 unit rental with 4 units on the 1st floor and 3 units on the 2nd floor. Built in 1883 as a wood framed structure with a partial unfinished basement.

Description of **PROPOSED** site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

As the proposed site is within the recorded campus boundary, the use of the site will align with future campus needs/academic programming that being developed.

Type of Structure (proposed): NONE

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

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

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

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

CITY OF LA CROSSE, WI

General Billing - 150731 - 2017

003941-0084 Rachel H... 08/03/2017 01:12PM

2590 - WESTERN TECHNICAL COLLEGE

Payment Amount:

300.00

* 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

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

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 informed of the privacy fence provision by the City Clerk's Office.

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

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

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.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ 480,000.

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 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 is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an 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] 8-3-17
(signature) (date)
608-785-9120 mchenry@westerntc.edu
(telephone) (email)

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

Personally appeared before me this 3rd day of August, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: June 12, 2020
County of La Crosse, State of WI

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

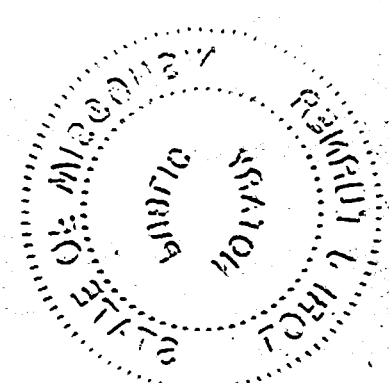
Review was made on the 2nd day of August, 2017.

Signed: [Signature] Senior Planner
Director of Planning & Development

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7183

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August 2, 2017

Ms. Terry Lehrke
City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Application for a Conditional Use Permit

Dear Ms. Lehrke,

On behalf of Western Technical College, please file the attached Application for a Conditional Use Permit.

The Conditional Use Permit application is for two properties Western Technical College recently acquired at 320-322 8th Street North and 314 8th Street North. As neither the current condition nor building type align with Western Technical College's master planning, which are located within the accepted campus boundary, demolition of the structures is sought in order to create a green space for the campus.

Considering the safety and concerns of the neighborhood, Western Technical College has set aside the necessary financial resources to promptly remove the structures and create the green space, upon the approval of the Condition Use Permit. If you have any questions or concerns, please contact me directly at 608-485-9120. Thank you for your consideration.

Regards,



Jay D. McHenry
Director of Facilities
Western Technical College
400 7th Street North
La Crosse, WI 54601
608-785-9120

AFFIDAVIT

STATE OF _____)
) ss
COUNTY OF _____)

The undersigned, Jay McHENRY, 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 314 SOUTH 8TH NORTH 310372 8TH NORTH.
- 3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Jay McHENRY
Property Owner

Subscribed and sworn to before me this 3rd day of Aug., 2017

Lori J. Turner
Notary Public
My Commission expires June 12, 2020

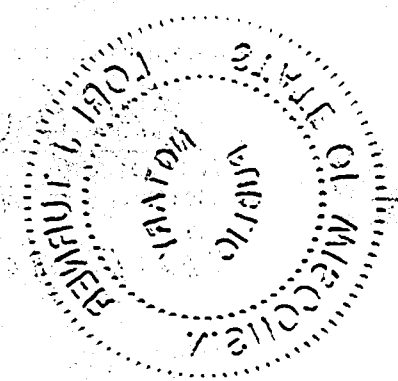
County of LaCrosse, State of WI



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ATTACH. A
320-322 8TH ST. NORTH

WARRANTY DEED

THIS DEED made between Workforce Connections, Inc. ("Grantor," whether one or more), and Western Technical College ("Grantee," whether one or more).

Grantor for valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property");

Lot 3 in Block 12 of T. Burns, G. Farnam, and P. Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, AND the Easterly 15 feet of vacated 8th Street lying Westerly and adjacent thereto per Amended Resolution recorded on April 1, 2014, as Document No. 1637426.

Name and Return Address
New Castle Title
750 North 3rd Street, Suite B
La Crosse, WI 54601

17-20171-50
Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances, easements, buildings and use restrictions and covenants of record, general taxes levied in the year of closing.

Dated: May 25, 2017

Teresa Pierce
Workforce Connections, Inc.
By: Teresa Pierce
Title: Executive Director

AUTHENTICATION

Signature(s) of _____
authenticated on this ____ day of _____, 20__.

Print Name: _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT WAS DRAFTED BY:
Brandon J. Prinsen
Johns, Flaherty & Collins, S.C.
205 Fifth Avenue South, Suite 600
La Crosse, WI 54601

ACKNOWLEDGMENT

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

Personally came before me on May 25, 2017, the above-named Teresa Pierce to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Brandon J. Prinsen
Print Name: Brandon J. Prinsen
Notary Public, State of Wisconsin
My Commission is Permanent

ATTACH. B
314 8th St. North

WARRANTY DEED

THIS DEED made between Jason M. Alberty, a married person ("Grantor," whether one or more), and Western Technical College ("Grantee," whether one or more).

Grantor for valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property"):

Lot 4, EXCEPT the South 11 feet thereof, in Block 12 of T. Burns, G. Farnam and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, and the Easterly 15 feet of vacated 8th Street lying Westerly and adjacent thereto per Amended Resolution recorded on April 1, 2014, as Document No. 1637426.

Name and Return Address

New Castle Title
750 North 3rd Street, Suite B
La Crosse, WI 54601

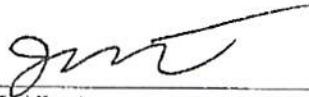
17-20171-60

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances, easements, buildings and use restrictions and covenants of record, general taxes levied in the year of closing.

Dated: May 25, 2017


Jason M. Alberty

AUTHENTICATION

Signature(s) of _____

authenticated on this ____ day of _____, 20__.

Print Name: _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by Wis. Stat. § 706.06)


ACKNOWLEDGMENT

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally came before me on May 25, 2017, the above-named Jason M. Alberty to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.


Print Name: Brandon J. Prinsen

Notary Public, State of Wisconsin

My Commission Expires: permanent

THIS INSTRUMENT WAS DRAFTED BY:

Brandon J. Prinsen

Johns, Flaherty & Collins, S.C.

205 Fifth Avenue South, Suite 600

La Crosse, WI 54601

PINE ST

325

8TH STN

9TH STN

20171-10	20171-20	20171-30
20171-40		
320-22	20171-50	
314	20171-60	
310	20171-70	
20171-80 302-08	20171-90 311-18	

818-24	20172-20
20172-30	333
20172-10	
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APPRAISAL REPORT - RESIDENTIAL INCOME PROPERTY

This Form may be used for appraisal of income producing properties provided the loan requested does not exceed \$750,000. 0916-017

TO BE COMPLETED BY LENDER	Borrower/Client Western Technical College		File No. 0916-017																																																								
	Property Address 314 8th St N		Map Reference 17-20171-60																																																								
	City La Crosse County La Crosse State WI Zip Code 54601		Census Tract 4																																																								
	Legal Description T Burns G Farnum & P Burns Addn Lot 4 Ex S 11 Ft Blk 12 & E 15ft Vac 8th St Adj On W Per Resl 1637426																																																										
	Current Sale Price (if applicable) \$ N/A		Date of Sale N/A																																																								
	Loan Requested \$ N/A																																																										
	Terms of Sale N/A																																																										
	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold (attach completed Lease Analysis FHLMC Form 461)																																																										
	Lender Western Technical College Lender's Address 400 7th Street North, La Crosse, WI 54601																																																										
	Instructions to Appraiser: The purpose of this Appraisal is to estimate the current Market Value of the Subject Property. The Definition of Market Value is as set forth in Certification And Statement Of Limiting Conditions (FHLMC 439)																																																										
Note: FHLMC/FNMA do not consider the racial composition of the neighborhood to be a relevant factor and it must not be considered in the appraisal.																																																											
Other Information: N/A																																																											
Appraisal requested from Midwest Professional Appraisal, LLC Date 09/06/2016 By Mr. Jay McHenry																																																											
Items 1, 2, 4, 5 & 6 are required. Attach additional items and check box if items are considered appropriate for this appraisal or are requested by Lender.																																																											
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Predominant N/A yrs. Single Family: Price range \$ 60 to \$ 200 Predominant \$ 150 Age 40 yrs. to 150 yrs. Predominant 70+ yrs. Typical apartment: Type Detached No. Stories 2 No. Units 2-12 Age 70+ yrs. 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Estimated neighborhood apartment vacancy rate 0-5% <input type="checkbox"/> Decreasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Increasing. Rent Controls <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (comment on page 4 if yes)																																																											
Describe any incompatible land uses and overall property appeal and maintenance level Area of single family, multiple family, and commercial properties.																																																											
Western Technical College is within the neighborhood with UW-L on the east and Viterbo University on the south. Older single family homes and a variety of older duplexes and multiple family properties with some newer multiple family properties.																																																											
Describe any oversupply of units in area by type and rental No evidence of oversupply of rental units exists.																																																											
Describe any shortage of units in area by type and rental No evidence of shortage of rental units exists.																																																											
Describe potential for additional units in area considering land availability, zoning, utilities, etc. The most recent new construction is "The Hive" complex two blocks southeast which includes first floor commercial with upper floor apartments. The La Crosse County Administrative Center is planned to be renovated into student housing for WTC in the next couple years. Municipal utilities are available in this area.																																																											
Is population of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenities? No. If yes, specify.																																																											
Describe any probable changes in the economic base of neighborhood which would favorably or adversely affect apartment rentals (e.g. employment centers, zoning) None noted. Estimated marketing time and exposure time is 3 to 6 months based on the improved sales.																																																											
General comments including either favorable or unfavorable elements not mentioned (e.g. public parks, view, noise, parking congestion) The subject is within walking distance to WTC, UW-L, and the central business district of La Crosse and employment centers. This area has a high tenant occupancy due to the proximity to the two schools and central business district. Good market area for rentals.																																																											
Dimensions 46.757 X 145.75 Area 6815 SqFt Sq.Ft. or Acres																																																											
Zoning (classification, uses and densities permitted) R6 Special Multiple																																																											
Highest and best use: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify)																																																											
Present improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations.																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; vertical-align: top;"> <table style="width: 100%;"> <tr> <td>Electricity</td> <td>Public <input checked="" type="checkbox"/></td> <td>Comm. <input type="checkbox"/></td> <td>Individual <input type="checkbox"/></td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Sep. Trnk. <input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> </td> <td style="width: 30%; vertical-align: top;"> <table style="width: 100%;"> <tr> <td>Street</td> <td><input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</td> </tr> <tr> <td>Surface</td> <td><input checked="" type="checkbox"/> Asphalt</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Storm Sewer</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Curb & Gutter</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Alley</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Street Lights</td> </tr> </table> </td> <td style="width: 40%; vertical-align: top;"> Ingress and Egress (Adequacy) Average Topography Level View Amenity Average Drainage and Flood Conditions Adequate/None FEMA #55063C0253D / Zone X / January 6, 2012 Is the property located in a HUD identified Special Flood Hazard Area? No </td> </tr> </table>				<table style="width: 100%;"> <tr> <td>Electricity</td> <td>Public <input checked="" type="checkbox"/></td> <td>Comm. <input type="checkbox"/></td> <td>Individual <input type="checkbox"/></td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td>Sep. Trnk. <input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Electricity	Public <input checked="" type="checkbox"/>	Comm. <input type="checkbox"/>	Individual <input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Sep. Trnk. <input type="checkbox"/>	<input type="checkbox"/>	<table style="width: 100%;"> <tr> <td>Street</td> <td><input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</td> </tr> <tr> <td>Surface</td> <td><input checked="" type="checkbox"/> Asphalt</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Storm Sewer</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Curb & Gutter</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Alley</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Street Lights</td> </tr> </table>	Street	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Surface	<input checked="" type="checkbox"/> Asphalt		<input checked="" type="checkbox"/> Storm Sewer		<input checked="" type="checkbox"/> Curb & Gutter		<input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Alley		<input checked="" type="checkbox"/> Street Lights	Ingress and Egress (Adequacy) Average Topography Level View Amenity Average Drainage and Flood Conditions Adequate/None FEMA #55063C0253D / Zone X / January 6, 2012 Is the property located in a HUD identified Special Flood Hazard Area? No																									
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COMMENTS (including any easements or encroachments or any nonconforming use(s) of present improvements) Average size site with alley access to rear of lot for parking. No apparent adverse easements or encroachments were noted. No apparent adverse conditions noted.																																																											

Existing Approx. Year Built **1883** Proposed Under Construction Elevator Walk-up No. of Stories **2** Row or Townhouse

No. of Bldgs. **1** No. of Units **7** No. of Rooms **23** No. of Baths **7** Parking Spaces: No. **12** Type **Off Street**

Basic Structural System **Frame** Exterior Walls **Stucco** Roof Covering **Rubber/Steel**

Interior Walls **Plaster/Drywall** Floors **Carpet, Vinyl, Laminate** Bath Floor and Walls **Vinyl/Plaster, Drywall**

Insulation **Unknown** Adequacy **N/A** Adequacy of Soundproofing **N/A**

Heating Central Individual Type **Forced Air** Fuel **Gas (2)** Condition **Average/Average**

Air Conditioning Central Individual Describe **None** Adequacy and Condition **N/A**

Elevator(s): Number **N/A** Automatic **N/A** Adequacy and Condition **N/A**

Security Features **Individual entrances**

Kitchen cabinets, drawers and counter space Adequate Inadequate

Range/Oven Fan/Hood Dishwasher Disposal

Refrigerator Washer Dryer

Hot Water Heater(s) **50-Gallon**

Plumbing Fixtures **Standard**

Electrical Service **Adequate; 200 Amp Main, Individual Meters**

Recreational Facilities **None**

OVERALL PROPERTY RATING		Good	Avg.	Fair	Poor
General appearance of property.			X	X	
Quality of construction (materials and finish)			X		
Condition of improvements				X	
Rooms size and layout				X	
Closets and storage			X		
Plumbing-adequacy and condition			X		
Electrical-adequacy and condition			X		
Amenities and parking facilities			X		
Appeal to Market			X	X	

Effective Age **40-50** Yrs. Estimated Remaining Economic Life **30-40** Yrs.

COMMENTS: (Special features, functional or physical inadequacies, repairs needed, modernization, etc.) **See Attached Addendum**

LAND SALES (complete ONLY if appropriate for this appraisal) Zoning Area Sales Price Date Price per Sq. Ft. or per Unit

1. 809 La Crosse Street, La Crosse	R-6	16,846 @	\$ 195,000	04/2012	\$ 11.58 per SqFt
2. 410-412 9th St N, La Crosse	R-5	8,423 @	\$ 120,000	02/2012	\$ 14.25 per SqFt
3. 1334 Pine Street, La Crosse	R-5	6,025 @	\$ 140,000	06/2011	\$ 23.24 per SqFt

Comments & Reconciliation These are the most recent, best comparables available. Sale #3 is similar size as the subject. Conclusion is \$20.00/SqFt. 6,815 SF x \$20.00/SF = \$136,300; (r) \$136,000 Estimated Land Value \$ 136,000

APARTMENT BUILDING(S)-ESTIMATED REPRODUCTION COST NEW

x	.	sq. ft. x	(Stories) =	sq. ft. x \$	\$
x	.	sq. ft. x	(Stories) =	sq. ft. x \$	\$
x	.	sq. ft. x	(Stories) =	sq. ft. x \$	\$

OTHER IMPROVEMENTS The cost approach is not considered applicable due to the age of the buildings and the amount of depreciation necessary. This reduces the reliability of this approach. The other two approaches used develop credible results.

TOTAL ESTIMATED COST NEW OF IMPROVEMENTS \$

LESS DEPRECIATION

DEPRECIATED VALUE OF IMPROVEMENTS \$

ADD-ESTIMATED LAND VALUE \$ 136,000

INDICATED VALUE BY THE COST APPROACH (IN FEE SIMPLE) \$ N/A

IF LEASEHOLD DEDUCT VALUE OF FEE INTEREST (ATTACH CALCULATIONS) \$

INDICATED VALUE BY THE COST APPROACH (LEASEHOLD) \$ N/A

ITEM	COMPARABLE No. 1	COMPARABLE No. 2	COMPARABLE No. 3
Address	119 10th Street South La Crosse, Wisconsin	326 7th Street South La Crosse, Wisconsin	123 10th Street South La Crosse, Wisconsin
Proximity to subj.	6 Blocks Southeast	7 Blocks Southwest	6 Blocks Southeast
Rental survey date	2016	2016	2016
Brief description of property improvements	No. Units 7 No. Vacant 0 Age 49 yrs Newer 2BR Units	No. Units 30 No. Vacant 1 Age 48 yrs Newer building with efficiency and one bedroom units	No. Units 4 No. Vacant 1 Age 75+ yrs 2 Story Older Residence
Individual unit breakdown	Rm. Count Size Monthly Rent Tot BR b Sq. Ft. \$ \$ \$ Rm 4 2 1 799 600 0.75 150 4 2 1 799 375 0.47 94 4 2 1 799 435 0.54 109	Rm. Count Size Monthly Rent Tot BR b Sq. Ft. \$ \$ \$ Rm 3 1 1 416 490 1.18 163	Rm. Count Size Monthly Rent Tot BR b Sq. Ft. \$ \$ \$ Rm 3 1 1 750 525 0.70 175
Utilities, furniture and amenities included in rent	Water and Sewer	Water and Sewer, Hot Water	Water and Sewer
Comparison to subject including rental concessions, if any	Newer Units, Heat and Electric by Tenant. \$600 per month units were renovated.	Similar Quality Units, Newer Building	Similar Age and Quality Units.

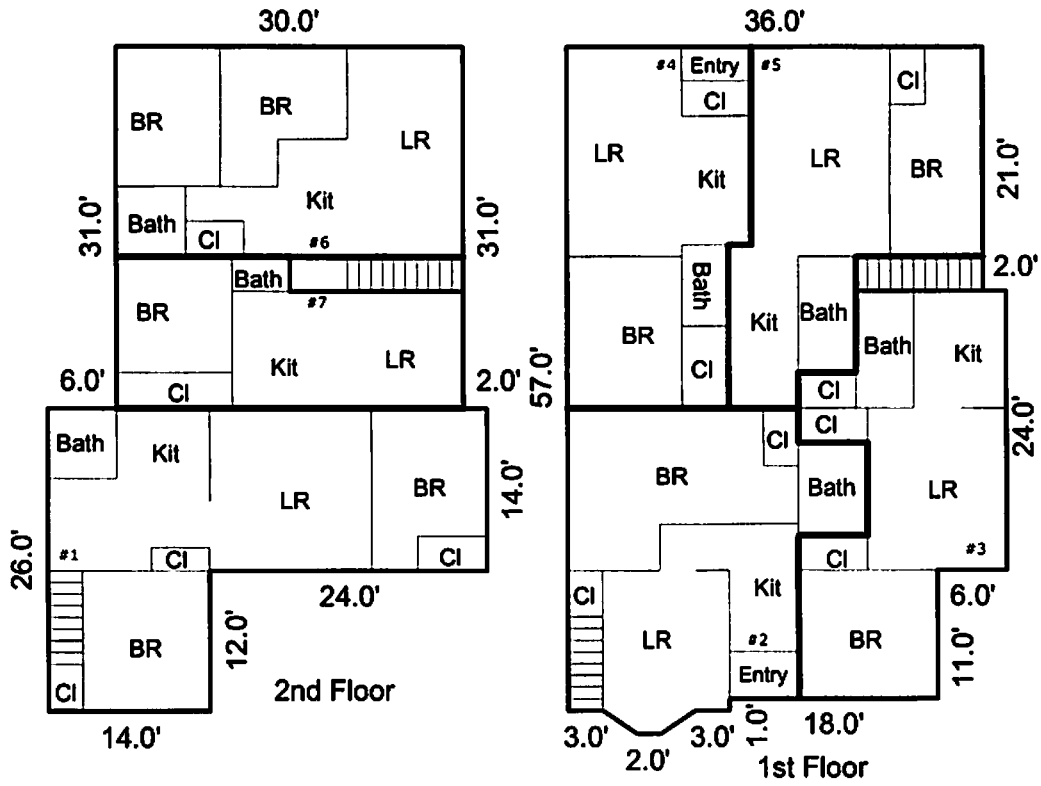
Utilities included in actual rents: Water Gas Heat Electric Air Conditioning All Included

Utilities include in forecasted rents: Water Gas Heat Electric Air Conditioning All Included

No. of Units	Unit Rm Count	Total Rooms	Sq. Ft. Area Per Unit	No. Units Vacant	ACTUAL RENTS			FORECASTED RENTS			
					Per Unit		Total Rents	Per Unit		Total Rents	Per Sq. Ft. or Room
					Unfurnished	Furnished		Unfurnished	Furnished		
1	4 2 1	4	700	0	\$ 650	\$	\$ 650	\$ 650	\$ 650	0.93	\$ 163
1	3 1 1	3	572	0	525		525	525	525	0.92	175
1	3 1 1	3	481	0	525		525	525	525	1.09	175
1	3 1 1	3	488	0	525		525	525	525	1.12	175
1	3 1 1	3	490	0	595		595	595	595	1.21	198
1	4 1 1	4	540	0	495		495	495	495	0.92	124
1	3 1 1	3	345	0	525		525	525	525	1.52	175
7	TOTAL	23		0			\$ 3,840		\$ 3,840		

FLOORPLAN SKETCH

Borrower: Western Technical College	File No.: 0916-017
Property Address: 314 8th St N	Case No.:
City: La Crosse	State: WI
Lender: Western Technical College	Zip: 54601



Sketch by Apex Sketch v6 Standard™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown			Subtotals
GLA1	First Floor	2044.00	2044.00	First Floor	32.0 x 11.0		352.00
GLA2	Second Floor	1630.00	1630.00		1.0 x 14.0		14.00
					21.0 x 36.0		756.00
					24.0 x 38.0		912.00
				0.5 x	3.0 x 2.0		3.00
					2.0 x 2.0		4.00
				0.5 x	2.0 x 3.0		3.00
				Second Floor	14.0 x 12.0		168.00
					31.0 x 30.0		930.00
					14.0 x 38.0		532.00
	Net LIVABLE Area	(rounded)	3674	10 Items	(rounded)		3674

PLAT MAP

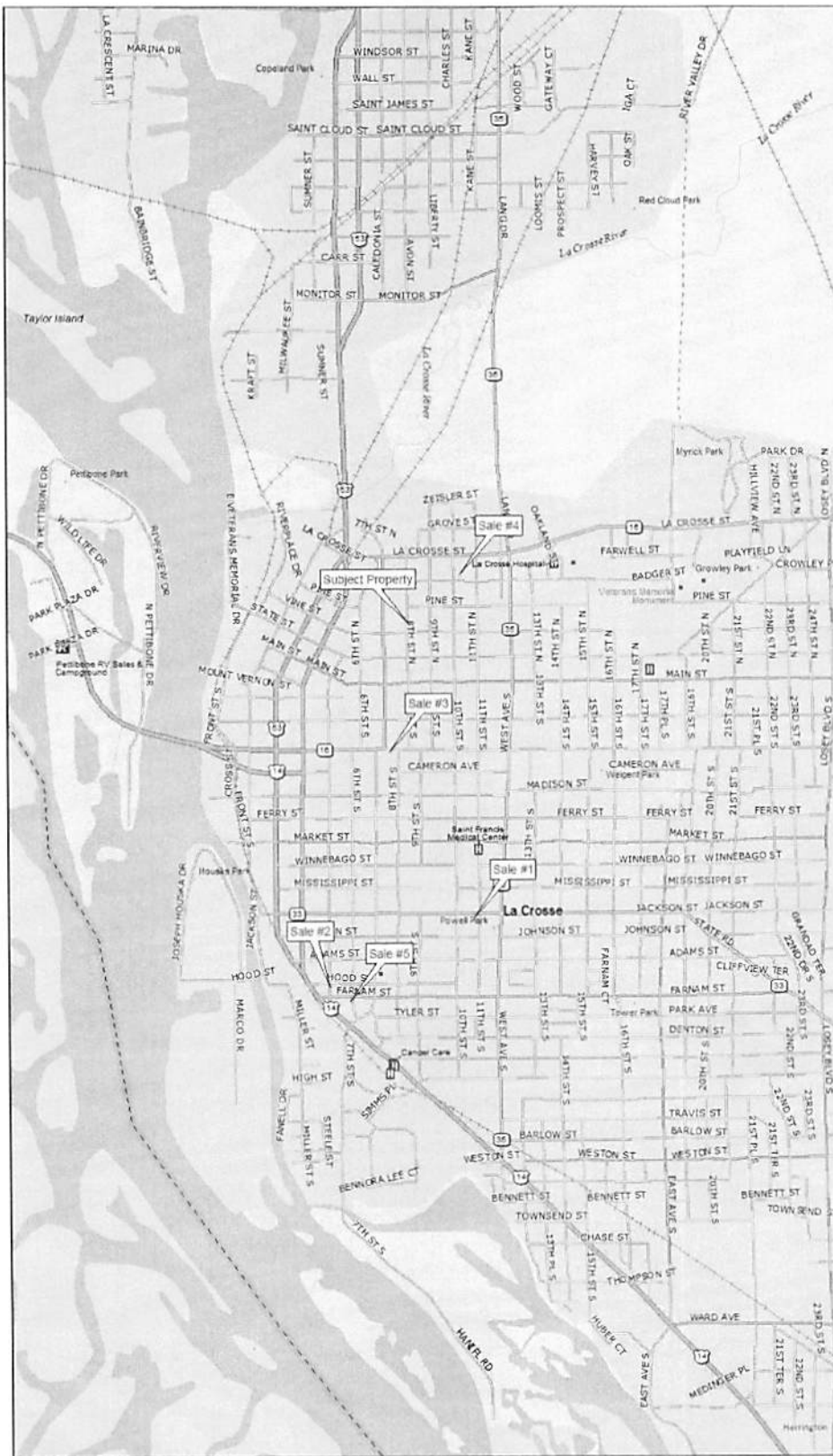
Borrower: Western Technical College	File No.: 0916-017	
Property Address: 314 8th St N	Case No.:	
City: La Crosse	State: WI	Zip: 54601
Lender: Western Technical College		



LOCATION MAP

Borrower: Western Technical College
Property Address: 314 8th St N
City: La Crosse
Lender: Western Technical College

File No.: 0916-017
Case No.:
State: WI
Zip: 54601



DELORME

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0 500 1200 1800 2400 3000 3600
Data Zoom 13-2

Subject Photo Addendum

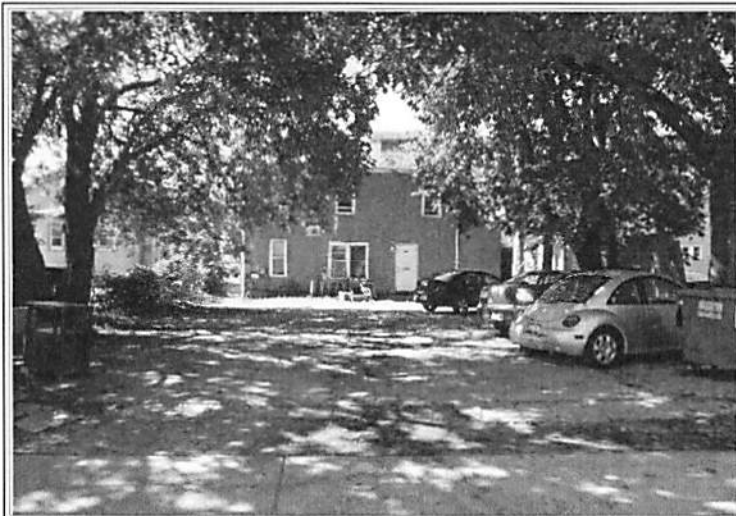
Borrower: Western Technical College	File No.: 0916-017	
Property Address: 314 8th St N	Case No.:	
City: La Crosse	State: WI	Zip: 54601
Lender: Western Technical College		



Subject Exterior
Front Exposure
Camera Facing Northeasterly



Subject Exterior
Rear Exposure
Camera Facing Westerly



Subject Exterior
Rear Exposure and On-Site Parking
Camera Facing Westerly

APPRAISAL REPORT
APPRAISAL REPORT - SMALL RESIDENTIAL INCOME PROPERTY File No. 0916-018

To be completed by Lender

Borrower Western Technical College Census Tract 4 Map Reference Sec32T16R7 SW-SW
 Property Address 320-322 8th St N
 City La Crosse County La Crosse State WI Zip Code 54601-0908
 Legal Description T Burns G Farnum & P Burns Addition Lot 3 Block 12 & E 15Ft Vac 8th St Adj on W Per Resl 1637426
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised: Fee Leasehold Other
 Actual Real Estate Taxes \$ 4,041.00 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions None
 Lender/Client Western Technical College Address 400 7th Street North
 Occupant Vacant/Tenant Appraiser Harry G. Helfrich Instructions to Appraiser Estimate market value for potential purchase.

NEIGHBORHOOD

Location Urban Suburban Rural
 Built-up Over 75% 25% to 75% Under 25%
 Present land use % Condominiums 35% 1-Family 20% 2-4 Family
20% Apartments % Commercial 20% **WTC**
 Change in present land use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Property Values Increasing Stable Declining
 Housing demand/supply In balance Shortage Oversupply
 Predominant occupancy Owner Tenant % Vacant
 Single Family: Price Range \$ 60 to \$ 250 Predominant \$ 160
 Age 40 yrs. to 150 yrs. Predominant 100 yrs.
 Typical multifamily bldg. Type Detached No. Stories 2.00 No. Units 2-4
 Age ~70 yrs. Condition Average
 Typical Rents \$ 500 to \$ 2,000 Increasing Stable Declining
 Est. neighborhood apt. vacancy 1 % Decreasing Stable Increasing
 Rent controls No Yes Not likely Likely

OVERALL RATING		Good	Avg.	Fair	Poor
Adequacy of Shopping			X		
Adequacy of Utilities			X		
Employment Opportunities			X		
Police and Fire Protection			X		
Recreational Facilities			X		
Property Compatibility			X		
Protection from Detrimental Conditions			X		
General Appearance of Properties			X		
Appeal to Market			X		

Public Transportation 1 Block Distance 1 Mile Access or Convenience X
 Employment Centers 1 Mile X
 Shopping Facilities 6 Blocks X
 Grammar Schools 1 Mile X
 Freeway Access 5 Miles X

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.
 Describe those factors, favorable or unfavorable, affecting marketability (incl. mkt. area population size & financial ability). WTC campus location with good rental appeal. Large tenant occupancy in this area. No adverse conditions noted.

SITE

Dimensions 57.96' x 145.93' = 8458 sf Corner Lot
 Zoning classification R6 Special Multiple Present improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elec. & Tel.
OFF-SITE IMPROVEMENTS
 Street Access: Public Private
 Surface Asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Level
 Size Average
 Shape Rectangular
 View Average
 Drainage Appears Adequate
 Is the property in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable conditions including any apparent adverse easements or encroachments) Average size site with good off street parking. No adverse conditions noted.

DESCRIPTION OF IMPROVEMENTS

Existing Proposed Under Construction Type: Elevator Walk-up Det. Semi-Det. Row No. Stories 2
 No. Bldgs. 1 No. Units 2 No. Rooms 11 No. Baths 3 Parking Spaces: No 6 Type 2 Car Garage, 4 Off Street
 Basic Structural System Frame Exterior Walls Wood Roof Covering Shingle (Poor)
 Foundation Walls Stone Basement 100 % Finished 0 % Describe use Utilities
 Interior Walls Plaster/Average Floors Carpet, Wd, Vinyl/Average Bath Floor and Walls Vinyl/Drywall
 Insulation Unknown Adequacy Average Adequacy of Soundproofing Average
 Heating: Central Individual Type (2) FWA Fuel Gas Adequacy & Condition Average/Average
 Air Conditioning: Central Individual Fuel Elec Make N/A Adequacy & Condition Average/Average
 Kitchen Cabinets, Drawers and Counter space Adequate Inadequate
 Total No. Appliances: 2 Range/Oven 1 Fan/Hood _____ Dishwasher _____
 _____ Disposal 2 Refrigerator _____ Washer _____ Dryer _____ Compactor _____
 Water Heater(s) (make, capacity, fuel) 40 gallon gas (2)
 Plumbing Fixtures (make) Standard
 Electrical Service (amps per unit) 100 amp
 Security Features Individual entrances
 Special Features (including energy efficient items) Standard

OVERALL PROPERTY RATING		Good	Avg.	Fair	Poor
Quality of construction (materials and finish)			X		
Condition of improvements			X		
Room sizes and layout			X		
Closets and storage			X		
Plumbing--adequacy and condition			X		
Electrical--adequacy and condition			X		
Kitchen equipment--adequacy and condition			X		
Amenities and parking facilities			X		
Overall livability			X		
Appeal to market			X		

Age: Actual 116 yrs., Effective 40 yrs. to 45 yrs. Est. Remaining Economic Life 30 yrs. to 35 yrs. Explain if less than Loan Term
 COMMENTS: (including functional or physical inadequacies, repairs needed, modernization, etc.) Functional floor plan with average size rooms. No functional or external obsolescence noted. Average quality home in average condition.

COST APPROACH

ESTIMATED REPRODUCTION COST NEW

<u>x</u>	=	sq. ft. x _____	(Stories) = _____	sq. ft. x \$ _____	\$ _____	N/A
<u>x</u>	=	sq. ft. x _____	(Stories) = _____	sq. ft. x \$ _____	\$ _____	
<u>x</u>	=	sq. ft. x _____	(Stories) = _____	sq. ft. x \$ _____	\$ _____	

OTHER IMPROVEMENTS (including special energy efficient items) _____
 SITE IMPROVEMENTS _____
 TOTAL ESTIMATED COST NEW OF IMPROVEMENTS \$ _____
 LESS DEPRECIATION: Physical \$ _____ Functional \$ _____ Economic \$ _____ (0)
 DEPRECIATED VALUE OF IMPROVEMENTS \$ _____
 ADD-ESTIMATED LAND VALUE (If leasehold, show only leasehold value - attach calculations) \$ _____
 INDICATED VALUE BY THE COST APPROACH FEE SIMPLE LEASEHOLD \$ _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Western Technical College	File No.: 0916-018	
Property Address: 320-322 8th St N	Case No.:	
City: La Crosse	State: WI	Zip: 54601-0908
Lender: Western Technical College		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: September 26, 2016
Appraised Value: \$ 200,000

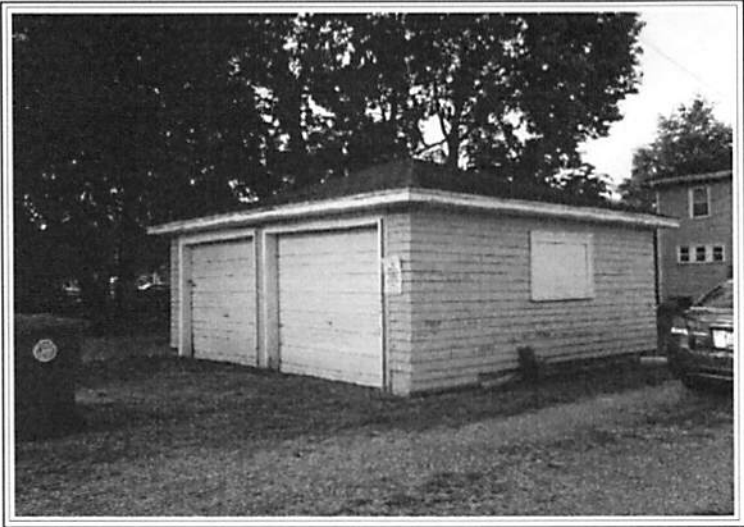


**REAR VIEW OF
SUBJECT PROPERTY**

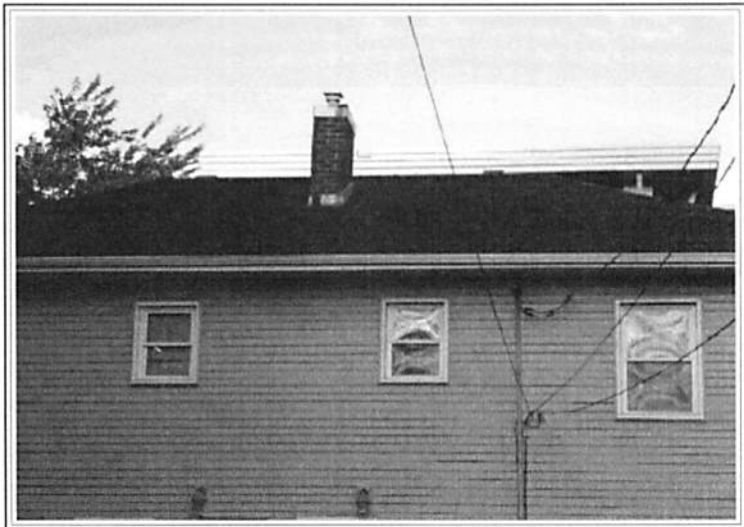


STREET SCENE

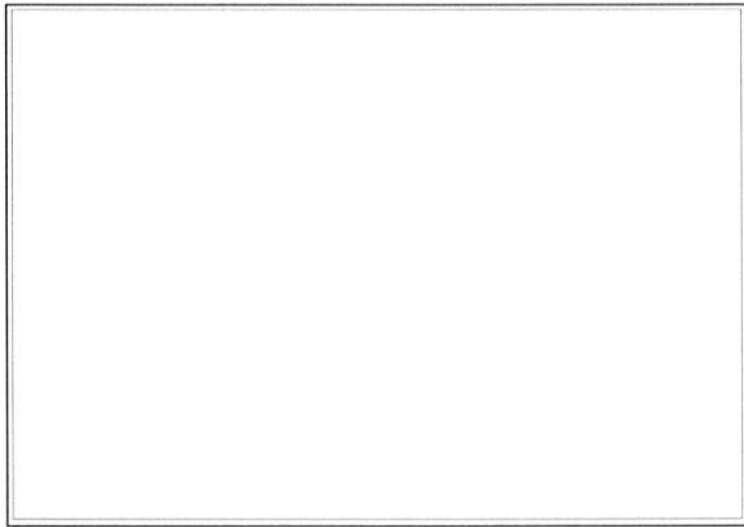
Borrower: Western Technical College	File No.: 0916-018	
Property Address: 320-322 8th St N	Case No.:	
City: La Crosse	State: WI	Zip: 54601-0908
Lender: Western Technical College		



Garage

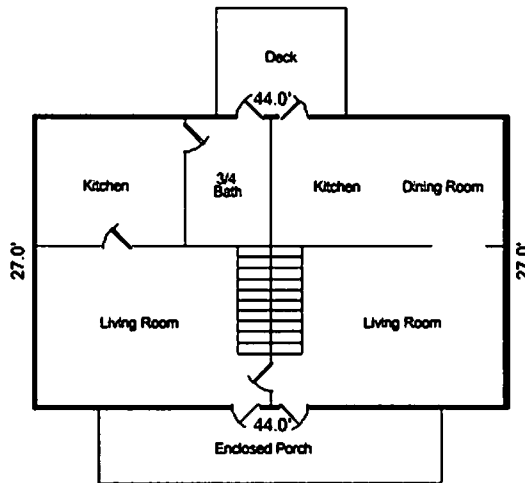
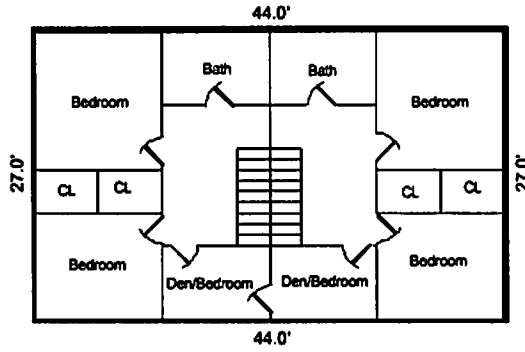


Roof



FLOORPLAN SKETCH

Borrower: Western Technical College	File No.: 0916-018
Property Address: 320-322 8th St N	Case No.:
City: La Crosse	State: WI
Lender: Western Technical College	Zip: 54601-0908



Comments:

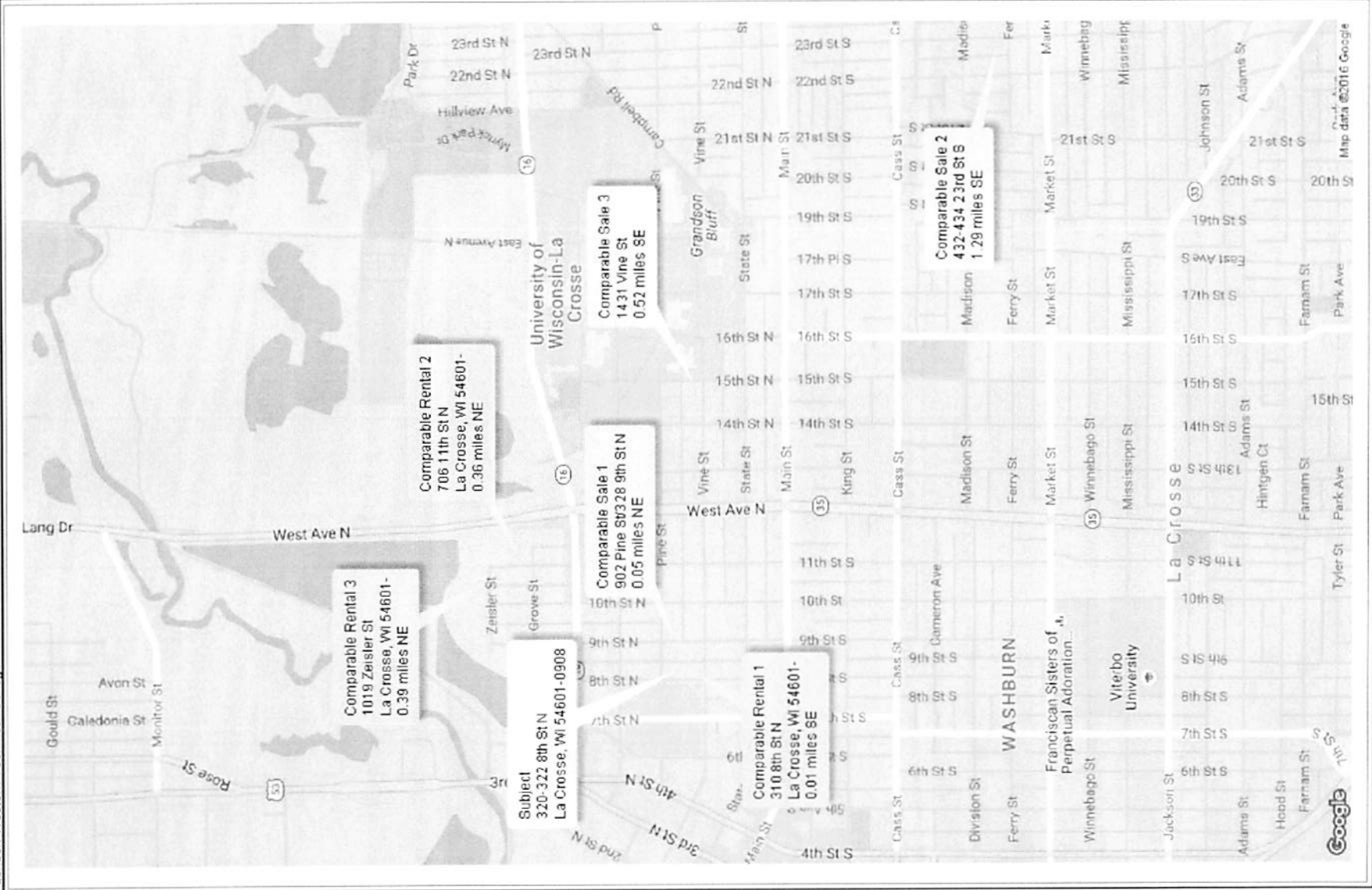
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1188.0	1188.0
GLA2	Second Floor	1188.0	1188.0
Net LIVABLE Area		(Rounded)	2376

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
27.0	x 44.0	1188.0
Second Floor		
27.0	x 44.0	1188.0
2 Items		(Rounded) 2376

LOCATION MAP

Borrower: Western Technical College
Property Address: 320-322 8th St N
City: La Crosse
Lender: Western Technical College

File No.: 0916-018
Case No.:
State: WI
Zip: 54601-0908





**GREEN SPACE PLAY FOR
314 / 320-322 8TH ST. NORTH**



CAMPUS MAP
INCLUDING 314/320-322 8TH ST. NORTH
GREEN SPACE