

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Peter Gerrard c/o Gerrard Corporation  
420 5th Avenue South  
La Crosse, WI 54601

Owner of site (name and address):

Peter Gerrard c/o Gerrard Corporation  
420 5th Avenue South  
La Crosse, WI 54601

Architect (name and address), if applicable:

Jim Pankratz - Dream Architecture  
272 Indian Bend Road  
Burlington WI 53105

Professional Engineer (name and address), if applicable:

Paragon and Associates  
632 Copeland Avenue  
La Crosse, WI 54601

Contractor (name and address), if applicable:

Gerrard Corporation  
420 5th Avenue South  
La Crosse, WI 54601

Address of subject premises:

1002, 1004, 1006 & 1008 Vine Street and 1016, 1018 and 1020 Vine Street

Tax Parcel No.: 17-20193-060 and 17-20193-080

Legal Description:

Lot 174 and Lot 176, Block 17 of Allen Overbaugh & Peters Burns Addition to the City of La Crosse  
County of La Crosse

Zoning District Classification: RS- Multiple Dwelling

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):

2 homes converted to single family use, due to be removed in Summer of 2018

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):

Site plan is attached for the proposed new project on the site, with a breakdown of bedrooms, parking spaces and dimensions

Type of Structure (**proposed**): Multi-family housing

Number of **current** employees, if applicable: not applicable

Number of **proposed** employees, if applicable: not applicable

Number of current off-street parking spaces: not applicable

Number of proposed off-street parking spaces: 78 upon completion of full development

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.

1008 Vine St

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$26,400 current FMV.

\$153,500

1016 Vine St

I hereby certify under oath the value of the proposed replacement structure(s) is \$not determined at this time.

\$119,000

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]  
(signature)

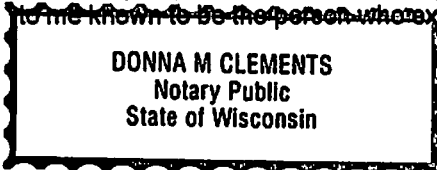
01-26-2018  
(date)

608-784-1355  
(telephone)

paddis@addislaw.com  
(email)

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

Personally appeared before me this 26<sup>th</sup> day of January, 2018, the above named individual, ~~to me known to be the person who~~ executed the foregoing instrument and acknowledged the same.



Donna M. Clements  
Notary Public  
My Commission Expires: 03/22/2019

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

Review was made on the 30<sup>th</sup> day of January, 2018.

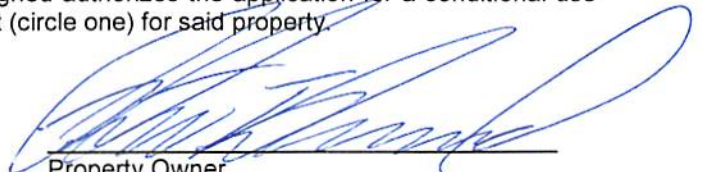
Signed: [Signature] Senior Planner  
Director of Planning & Development

AFFIDAVIT

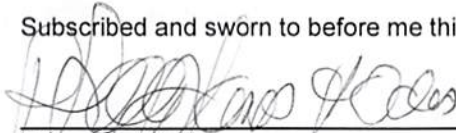
STATE OF )  
 ) ss  
COUNTY OF )

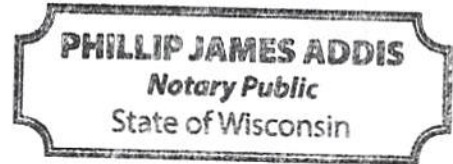
The undersigned, Peter Gerrard, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1002, 1004, 1006 & 1008 Vine Street and 1016, 1018 and 1020 Vine 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.

  
 \_\_\_\_\_  
 Property Owner

Subscribed and sworn to before me this 26<sup>th</sup> day of Jan., 2018

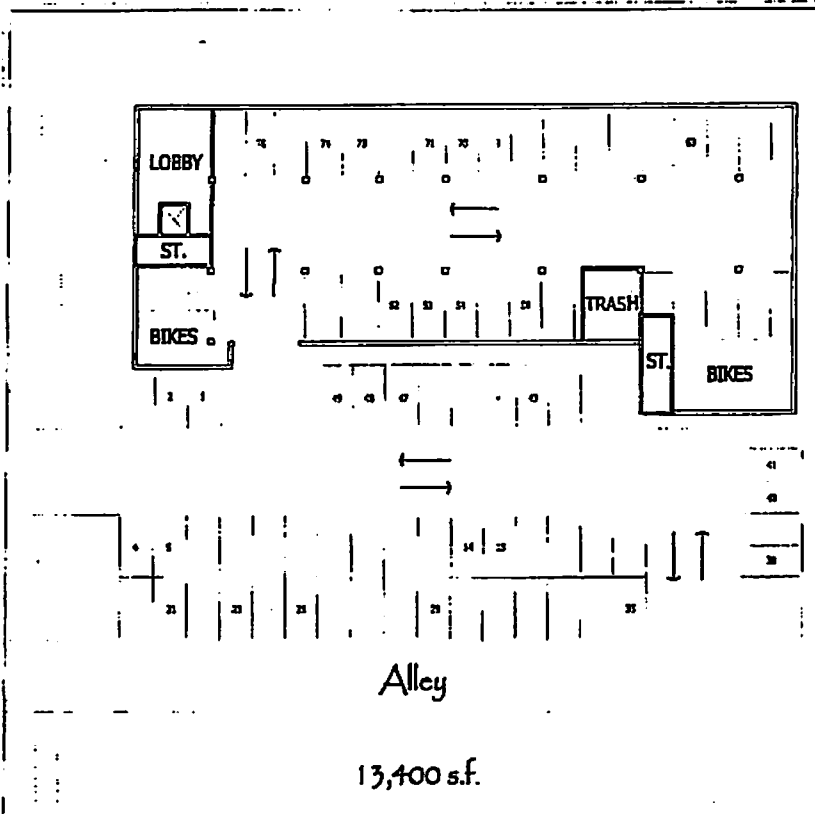
  
 \_\_\_\_\_  
 Notary Public  
 My Commission expires permanent.





Vine Street

10th Street



**Project Info:**

Main Floor:	13,400 s.f.
Floor 2:	13,400 s.f.
Floor 3:	13,400 s.f.
Floor 4:	13,400 s.f.
<hr/>	
	53,600 s.f. total

Residential Units:	3 one bedroom
	15 two bedroom
	3 three bedroom
	9 four bedroom
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	30 units
	78 bedrooms

Total Parking Stalls: 78 parking stalls

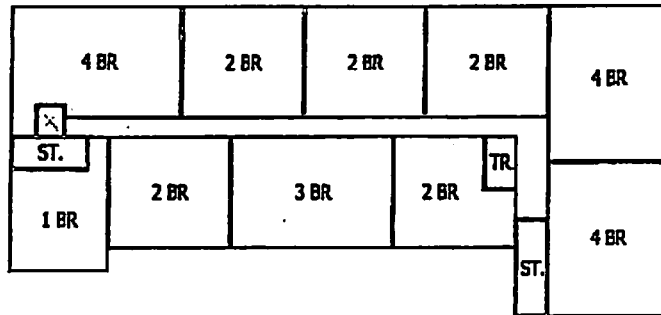
**① MAIN FLOOR**

scale:  $\frac{1}{32}'' = 1'-0''$



Vine Street

10th Street



13,400 s.f.

### Residential Floor Info:

each residential floor contains:

Residential Units: 1 one bedroom  
5 two bedroom  
1 three bedroom  
3 four bedroom

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10 units  
26 Bedrooms

②-4 FLOORS 2 - 4

scale:  $\frac{1}{32}'' = 1'-0''$



NORTH

# 1008 VINE ST LA CROSSE

Parcel: 17-20193-80  
 Internal ID: 29747  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.195  
 Township: 16  
 Range: 07  
 Section: 32  
 Qtr: SE-SW

**Abbreviated Legal Description:**

ALLEN OVERBAUGH & PETER BURNS ADDITION LOT 176 BLOCK 17 LOT SZ: 51.9X163.08

**Property Addresses:**

Street Address	City(Postal)
1008 VINE ST	LA CROSSE
1006 VINE ST	LA CROSSE
1004 VINE ST	LA CROSSE
1002 VINE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
PETER T GERRARD	Owner	420 5TH AVE S	LA CROSSE	WI	54601-4646

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6	
2012 + VOTING WARDS	2012+ Ward 7	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	4-PLEX	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

**Tax Information:****Billing Information:**

Bill Number: 5444

Billed To: PETER T GERRARD  
420 5TH AVE S STE A  
LA CROSSE WI 54601-4646

Total Tax: 5881.02

## Payments Sch.

1-31-2018	1470.24
3-31-2018	1470.26
5-31-2018	1470.26
7-31-2018	1470.26

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.863914979
Assessed:	51100	153500	204600	Mill Rate	0.029127112
Fair Market:	59100	177700	236800	School Credit:	452.30
Taxing Jurisdiction:			2016 Net Tax	2017 Net Tax	% of Change
STATE OF WISCONSIN			\$ 31.5700	\$ 0.0000	-100.0000
La Crosse County			\$ 681.4100	\$ 838.6800	23.1000
Local Municipality			\$ 2095.2500	\$ 2472.3800	18.0000
LA CROSSE SCHOOL			\$ 1860.9800	\$ 2284.6300	22.8000
WTC			\$ 291.7400	\$ 363.7200	24.7000

## Credits:

First Dollar Credit:	78.39
Lottery Credit:	0.00

## Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 5881.02

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	C
			Totals:	\$ 0		

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2017	0.195	51100	153500	204600	4/17/2017



Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
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## 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
394	130	761080	3/26/1965	WD PRIOR 9-1-81
722	195	954635	9/7/1984	Warranty Deed
1112	98	1144838	12/27/1995	PERSONAL REP'S DEED

## Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2017	5444	\$5,881.02	\$0.00	\$0.00	\$0.00	\$5,881.02

## Permits Information:

Municipality: City of La Crosse  
 Property Address: 1008 VINE 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.

**1016 VINE ST LA CROSSE**

Parcel: 17-20193-60  
 Internal ID: 29745  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.195  
 Township: 16  
 Range: 07  
 Section: 32  
 Qtr: SE-SW

**Abbreviated Legal Description:**

ALLEN OVERBAUGH & PETER BURNS ADDITION LOT 174 BLOCK 17 LOT SZ: 51M/LX163.08

**Property Addresses:**

Street Address	City(Postal)
1016 VINE ST	LA CROSSE
1018 VINE ST	LA CROSSE
1020 VINE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
PETER T GERRARD	Owner	420 5TH AVE S	LA CROSSE	WI	54601-4646

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6	
2012 + VOTING WARDS	2012+ Ward 7	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	OLDER TRI-PLEX	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

**Tax Information:****Billing Information:**

Bill Number: 5442

Billed To: PETER T GERRARD  
420 5TH AVE S STE A  
LA CROSSE WI 54601-4646

Total Tax: 4016.88

**Payments Sch.**

1-31-2018	1004.22
3-31-2018	1004.22
5-31-2018	1004.22
7-31-2018	1004.22

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.863914979
Assessed:	21600	119000	140600	Mill Rate	0.029127112
Fair Market:	25000	137700	162700	School Credit:	310.81
Taxing Jurisdiction:			2016 Net Tax	2017 Net Tax	% of Change
STATE OF WISCONSIN			\$ 23.7500	\$ 0.0000	-100.0000
La Crosse County			\$ 512.7600	\$ 576.3400	12.4000
Local Municipality			\$ 1576.6600	\$ 1699.0000	7.8000
LA CROSSE SCHOOL			\$ 1400.3700	\$ 1569.9900	12.1000
WTC			\$ 219.5300	\$ 249.9400	13.9000

**Credits:**

First Dollar Credit:	78.39
Lottery Credit:	0.00

**Additional Charges:**

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	4016.88

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	C
			Totals:	\$ 0		

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2017	0.195	21600	119000	140600	4/21/2017

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
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## 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
770	840	982289	9/11/1986	Land Contract
1124	876	1150242	4/11/1996	Warranty Deed
1258	730	1204491	8/7/1998	Warranty Deed
0	0	1571871	4/5/2011	PERSONAL REP'S DEED

## Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2017	5442	\$4,016.88	\$0.00	\$0.00	\$0.00	\$4,016.88

## Permits Information:

Municipality: City of La Crosse  
 Property Address: 1016 VINE 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.