



## MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

December 2, 2016

City Planning Department

City of La Crosse  
400 North 4<sup>th</sup> Street  
La Crosse, WI 54601

Re: Conditional Use permit for Demolition of 312- 316 7<sup>th</sup> Street

Dear Mr. Acklin,

Attached is a conditional use permit application from Peter Gerrard, which I discussed with you about 2 months ago.

The site plan and plat of survey as prepared by Paragon Associates is attached. The proposed plan for the replacement project by the Architect Jim Pankratz is also attached.

As the plan shows, using the existing lands owned by Mr. Gerrard, the plan is to remove those properties and replace them with a single 30 unit/78 bedroom structure. The building at 234 North 10<sup>th</sup> Street is vacant, has no working mechanicals and is not habitable. It was converted to rental housing well before Mr. Gerrard's purchase and he was required to purchase it in "as is" condition. In discussions with the inspection department, the plan has been to remove this building first, since the costs to bring it up to current codes is not economically feasible.

The plan at this point, when the current leases expire in 2018, is to remove the remaining buildings at that time and build this project. It is possible, depending on negotiations that the project could start in 2017. There is also some thought to use parking under the structure, which may change the final design.

The adjoining properties are owned by Peter Gerard. Though not owned by Mr. Gerrard are all multi-person rental housing. There is also a single family owner occupied home at 1010 Vine street. Mr. Gerrard has met with her several times on this project.

The demolition of this vacant building will not impact any surrounding property owners or have a negative effect on the neighborhood or the tax base. The property owner understands that he must pay taxes as if the structure was still in place at the current fair market value.

Very truly yours,

MAIN STREET LAW OFFICES, LLC

  
Phillip James Addis

PJA/dns

Daniel E. Dunn  
Licensed in WI and MN  
Phillip James Addis  
Licensed in WI, MN, and IA

504 Main Street  
Suite 200  
P.O. Box 1627  
La Crosse, WI 54602-1627  
P. 608.784.1355  
F. 608.784.2919

**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:**

234 North 10th Street, La Crosse, WI 54601

Tax Parcel No.: 17-20193-090

**Legal Description:**

North 72 feet and 6 1/2 inches of Lot 177 Block 17 of Allen Overbaugh and Peter Burns Addition to the City of La Crosse

Zoning District Classification: R-5 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):  
vacant house with no occupants

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

CITY OF LA CROSSE, WI  
General Billing - 142718 - 2016  
003295-0065 Crystal H 12/02/2016 11:32AM  
161943 - PETER GERRARD

Payment Amount: 300.00

---

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.**

I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is \$ 108,800.00 current building.

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

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) \_\_\_\_\_ (date) \_\_\_\_\_  
\_\_\_\_\_  
(telephone) \_\_\_\_\_ (email) \_\_\_\_\_

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

Personally appeared before me this And day of December, 2016, 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  
State of Wisconsin

Donna M. Clements  
Notary Public  
My Commission Expires: 3/22/2019

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

Review was made on the 7 day of December, 2016.

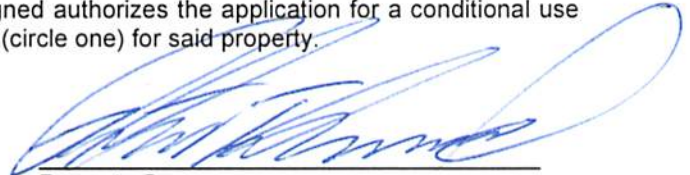
Signed: [Signature]  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

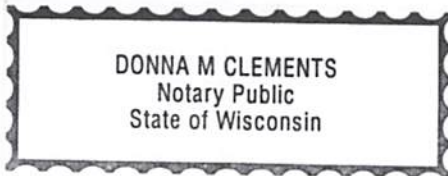
The undersigned, Peter Gerrard, being duly sworn states:

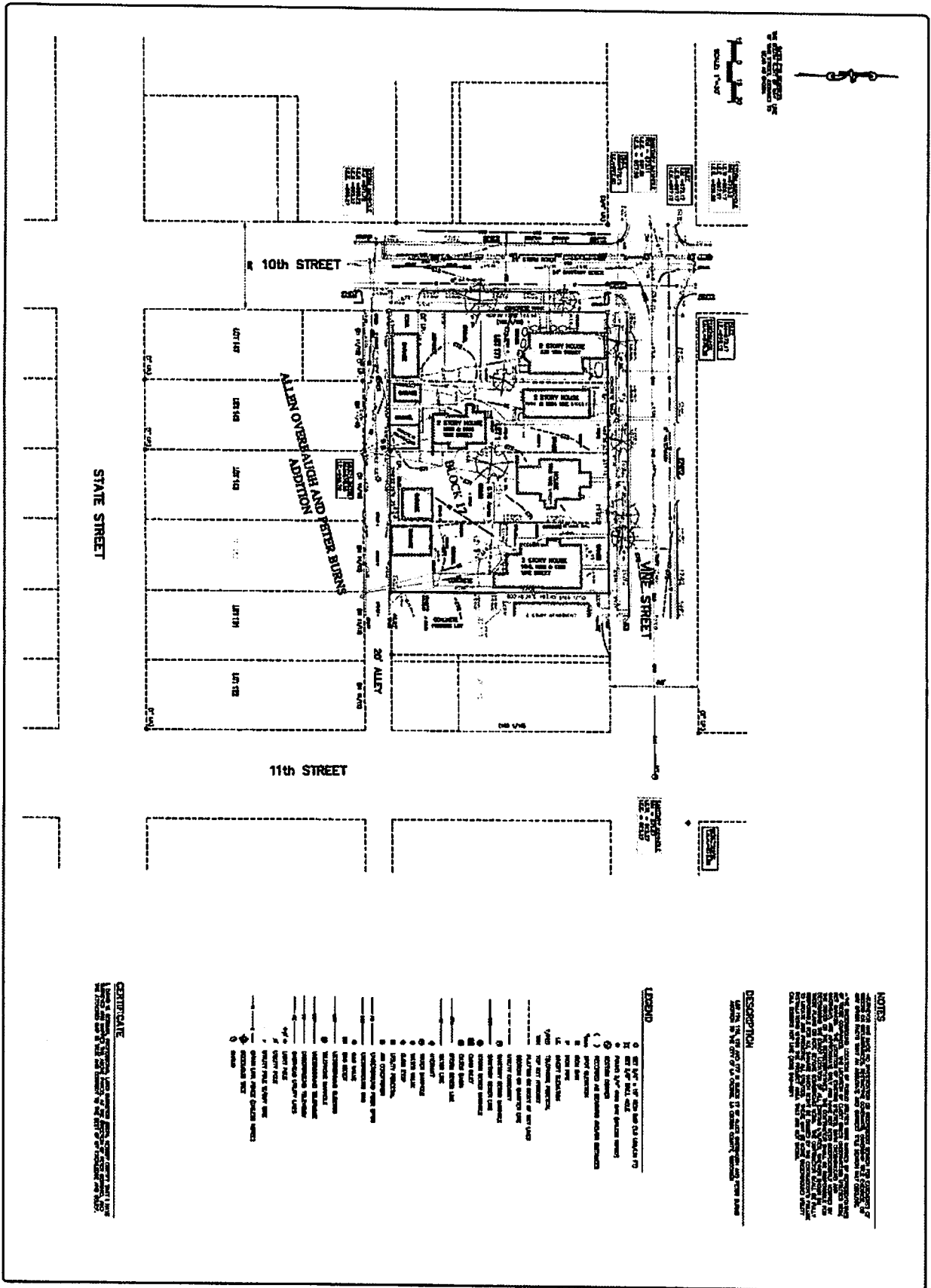
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 234 North 10th Street, La Crosse, WI 54601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

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

Subscribed and sworn to before me this 1st day of December, 2016

Donna M. Clements  
 Notary Public  
 My Commission expires 3/22/2019





DATE	1/1/04
BY	PARAGON ASSOCIATES, INC.
FOR	ALLEN OVERBAUGH AND PETER BURNS
PROJECT	BOUNDARY AND TOPOGRAPHIC SITE MAP
SCALE	AS SHOWN
NO. OF SHEETS	1 OF 1

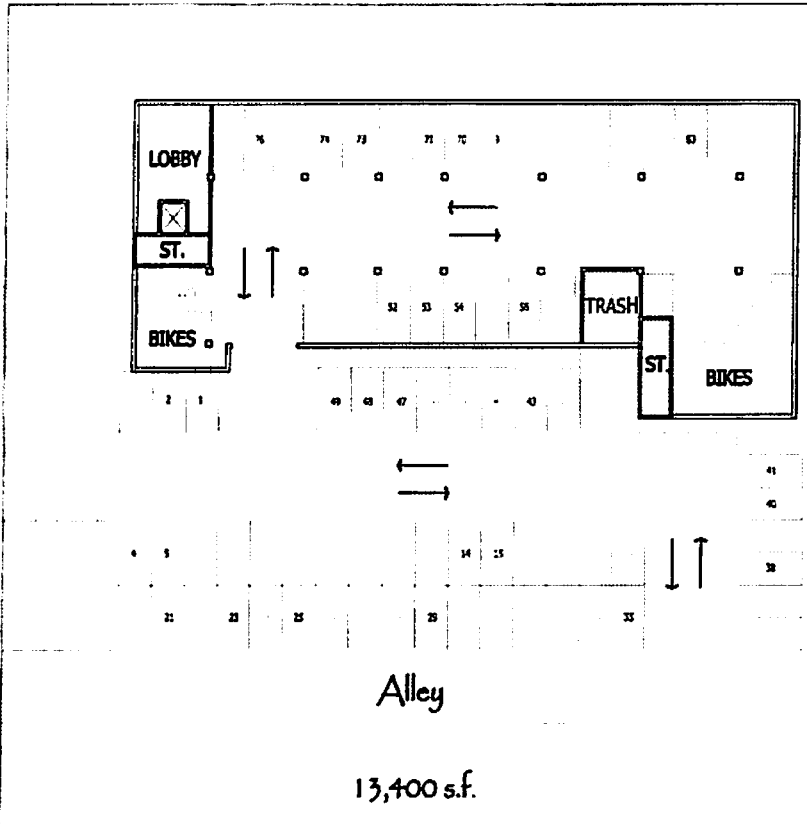
**BOUNDARY AND TOPOGRAPHIC SITE MAP**  
 LOT 174, 175, 176 AND 177 IN BLOCK 17 OF ALLEN  
 OVERBAUGH AND PETER BURNS ADDITION TO THE CITY  
 OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 1000 1st Street, La Crosse, WI 54601  
 Phone: 608/785-1111 Fax: 608/785-1112

NO.	DATE	REVISIONS

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
<hr/>	
	30 units
	78 bedrooms

Total Parking Stalls: 78 parking stalls

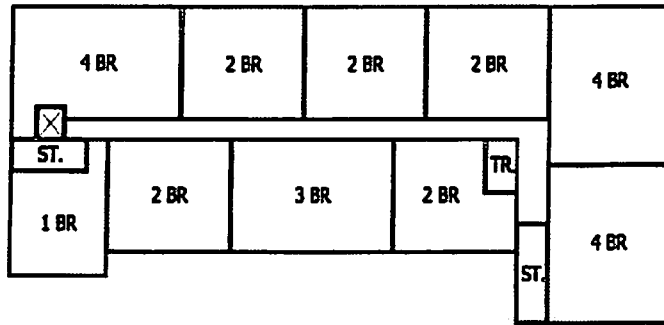
## ① MAIN FLOOR

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

---

10 units  
26 Bedrooms

2-4 FLOORS 2 - 4

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





**234 10TH ST N LA CROSSE**

Parcel: 17-20193-90  
 Internal ID: 29748  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.087  
 Township: 16  
 Range: 07  
 Section: 32  
 Qtr: SE-SW

**Abbreviated Legal Description:**

ALLEN OVERBAUGH & PETER BURNS ADDITION N 72FT 6 1/2IN LOT 177 BLOCK 17 LOT SZ: 72X51.9

**Property Addresses:**

Street Address	City(Postal)
234 10TH ST N	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 DUPLEX	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

**Tax Information:**

**Billing Information:**

Bill Number: 5470

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

Total Tax: 3298.39

Payments Sch.

1-31-2016	824.59
3-31-2016	824.60
5-31-2016	824.60
7-31-2016	824.60

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.937156002
Assessed:	14000	102000	116000	Mill Rate	0.029127370
Fair Market:	14900	108800	123700	School Credit:	241.88
Taxing Jurisdiction:			2014 Net Tax	2015 Net Tax	% of Change
STATE OF WISCONSIN			\$ 20.5400	\$ 21.0000	2.2000
La Crosse County			\$ 445.5700	\$ 454.3400	2.0000
Local Municipality			\$ 1419.6700	\$ 1419.4900	0.0000
LA CROSSE SCHOOL			\$ 1289.7100	\$ 1288.7100	-0.1000
WTC			\$ 192.7800	\$ 195.2300	1.3000

## Credits:

First Dollar Credit: 80.38

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: 3298.39

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	2/4/2016	493148	0	\$ 824.59	1/2016
Payment to Local Municipality	4/4/2016	511947	0	\$ 824.60	3/2016
Payment to Local Municipality	6/3/2016	526231	0	\$ 824.60	5/2016
Payment to Local Municipality	7/29/2016	537520	0	\$ 824.60	7/2016
			Totals:	\$ 3298.39	

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2015	0.000	14000	102000	116000	4/21/2011

## 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
546	377	0	12/17/1997	
701	262	942717	9/26/1983	Warranty Deed
1414	449	1265604	12/20/2000	Warranty Deed

## Outstanding Taxes

There are no outstanding taxes for this property.

## Permits Information:

Municipality: City of La Crosse  
 Property Address: 234 10TH ST N

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

Description	Per. #	Applicant Name	Status	Status Date	Activity
-------------	--------	----------------	--------	-------------	----------

## History Information:

### Parent Parcel(s)

There are no parent parcels for this property.

### Child Parcel(s)

There are no child parcels for this property.