

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Housing Authority of the City of La Crosse Payment Amount: 250.00  
1307 Badger Street  
La Crosse, WI 54601

Owner of site (name and address):  
Housing Authority of the City of La Crosse  
1307 Badger Street  
La Crosse, WI 54601

Architect (name and address), if applicable:  
HSR Associates, Inc.  
100 Milwaukee Street  
La Crosse, WI 54603

Professional Engineer (name and address), if applicable:  
N/A

Contractor (name and address), if applicable:  
Not selected yet

Address of subject premises: 703, 711, 713, 717 Division Street

Tax Parcel No.: 17-30071-070; 17-30071-60; 17,30071-050; 17-30071-40

Legal Description: See attached

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):  
Four residential properties vacant

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):  
Green space and future development of one-bedroom accessible apartments

Type of Structure (proposed): N/A

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: N/A

Number of proposed off-street parking spaces: N/A

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 \$ 289,400.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ N/A - UNKNOWN AS OF YET

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.

Jane Alberts 2-4-15  
(signature) (date)  
608-782-2264, Ext 228 jalberts@lacrossehousing.org  
(telephone) (email)

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

Personally appeared before me this 4th day of February, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ceral A. Halverson  
Notary Public  
My Commission Expires: 11-8-2015

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

Review was made on the 4th day of February, 2015.

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

# Housing Authority of the City of La Crosse

1307 BADGER STREET  
POST OFFICE BOX 1053  
LA CROSSE, WISCONSIN 54602-1053  
PHONE (608) 782-2264  
FAX (608) 782-2262  
TDD (608) 782-2261



## COMMISSIONERS

ROLAND SOLBERG  
JUDY CARPENTER  
DICK RECORD  
AUDREY KADER  
PORTIALEE ARMSTRONG

JANE ALBERTS, EXECUTIVE DIRECTOR

February 4, 2015

Dear Members of the Common Council:

The Housing Authority of the City of La Crosse recently purchased four homes on the 700 block of Division Street in hopes of building accessible homes to help meet some of the existing demand. Property specific locations are 703, 711, 713 and 717 Division Street.

These four properties were purchased because of concerns raised by residents of high-rises in this area. Not only do we feel this will help revitalize the referenced area, it will also help support the current waiting list for persons of disabilities requiring one bedroom accessible apartments that currently stands at 65 and is in definite need.

At the present time we are applying for a Conditional Use Permit so we can move forward with the next step, demolition of the four properties. Demolition of the four properties could occur as early as this spring, thereby improving the neighborhood by creating green space until the Housing Authority is able to construct the housing.


Different layout configurations have been considered, however, HSR Associates has recommended we highly consider building two four-plex buildings based on site layout. This would only be a possibility once the Housing Authority has an opportunity to purchase one additional property located on 7<sup>th</sup> Street. (See attached site layouts).

In addition, the Housing Authority has also met with members of the Washburn Association during its January meeting to present the future plans for the area. At this time questions were answered as well as conceptual drawings displayed.

In closing, I would ask the Common Council for consideration in approving our application for a Conditional Use Permit in helping us do our part to revitalize our City.

Sincerely,

HOUSING AUTHORITY OF THE CITY OF LA CROSSE

  
(Mrs.) Jane Alberts  
Executive Director

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**SCHEDULE A**

**Name and Address of  
Title Insurance Company:**

Stewart Title Guaranty Company  
P.O. Box 2029, Houston, TX 77252

**File No.:** 32188

**Policy No.:** O-9301-003251103

**Address Reference:** 703 Division Street, La Crosse, WI 54601  
(For Company Reference Purposes Only)

**Amount of Insurance:** \$84,900.00

**Premium:** \$585.00

**Date of Policy:** September 22, 2014 at 3:19 p.m.

**1. Name of Insured:**

Housing Authority of the City of La Crosse

**2. The estate or interest in the Land that is insured by this policy is:**

Fee Simple

**3. Title is vested in:**

Housing Authority of the City of La Crosse

**4. The Land referred to in this policy is described as follows:**

The West 11.5 feet of the South 58.5 feet of Lot 9, and all of Lot 10, EXCEPT the North 83.5 feet thereof, in Plat of Block 0 of Stevens Addition to La Crosse, (being located over the Reserve Square of Stevens Addition to the Village of La Crosse), in the City of La Crosse, La Crosse County, Wisconsin.

*Tax Parcel No. 17-30071-070*



## COMMITMENT - SCHEDULE A

File Number: 75626

1. Effective Date: August 8, 2014 at 2:52 PM

Prepared For: Northwest Realty Inc.  
181 Sand Lake Road  
Onalaska, Wisconsin 54650  
Attn: Sheri Klein  
sheri@northwestrealtyinc.com

Inquiries Should Be Directed To: New Castle Title of La Crosse, Inc.  
750 North 3<sup>rd</sup> Street Suite B  
La Crosse, Wisconsin 54601  
Phone: {608-783-9265} Fax: {608-783-9266}

|   |                     |
|---|---------------------|
| 2. Policy or Policies to be issued:   | Amount of Insurance |
| (a) <input checked="" type="checkbox"/> ALTA Owner's Policy - (6/17/06)<br>Proposed Insured: Housing Authority of the City of La Crosse | \$110,000.00        |
| (b) <input type="checkbox"/> ALTA Loan Policy - (6/17/06)<br>Proposed Insured: NONE   | - 0 -               |

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the fee simple estate or interest in the land is at the effective date vested in:  
David J. Metzger and Carolyn N. Metzger, husband and wife, as survivorship marital property

5. The land referred to in this Commitment is described as follows:

### SEE ATTACHED LEGAL DESCRIPTION

For informational purposes only:

Property Address: 711 Division Street, La Crosse, WI 54601

Tax Key No.: 17-30071-60

Taxes: The 2013 taxes are in the amount of \$3,801.51, with a First Dollar Credit of \$82.52, for net balance of \$3,718.99, which is paid in full.

mm

0042 ALTA Commitment (6/17/06)

SCHEDULE A

**Prepared for:**

*Northwest Realty, Inc.*  
*Attn: Sheri Klein*  
*Gull Legal, LLC*

Underwritten by:  
Chicago Title Insurance Company  
601 Riverside Avenue  
Jacksonville, Florida 32204

Issuing Agent:  
The Title Company, Inc.  
500 Second Street S., Suite 102  
PO Box 578  
La Crosse, WI 54602-0578

**File No: 114117T**

**Effective Date: September 23, 2014 8:00 am**

**1. Policy (or Policies) to be issued:**

**ALTA OWNER'S POLICY (6/17/2006)**

**Amount: \$80,000.00**

**Proposed Insured:**

*The Housing Authority of the City of La Crosse*

**2. Fee Simple interest in the land described or referred to in this Commitment is at the effective date hereof of record:**

*Helen M. Wachuta*

**3. The land referred to in the Commitment is described as follows:**

*The West 1/2 of Lot 8 of Block "O" of Stevens Addition to the City of La Crosse, La Crosse County, Wisconsin.*

*713 Division St.*

*(Tax Parcel No. 17-30071-050)*

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No.: 80056

1. **Effective Date:** October 21, 2014 at 8:00 A.M.

2. **Policy or Policies to be issued:**

**Amount of Insurance**

(a) ALTA Owner's Policy      2006 (Standard)

\$100,100.00

Proposed Insured:

Housing Authority of the City of La Crosse

(b) ALTA Loan Policy      2006 (Standard)

Proposed Insured:

3. **The estate or interest in the land described or referred to in this Commitment is:**

Fee Simple

4. **Title to the said estate or interest in the land is at the Effective Date hereof vested in:**

Gregory L. Meeuwsen and Diana J. Meeuwsen, husband and wife

5. **The land referred to in this Commitment is described as follows:**

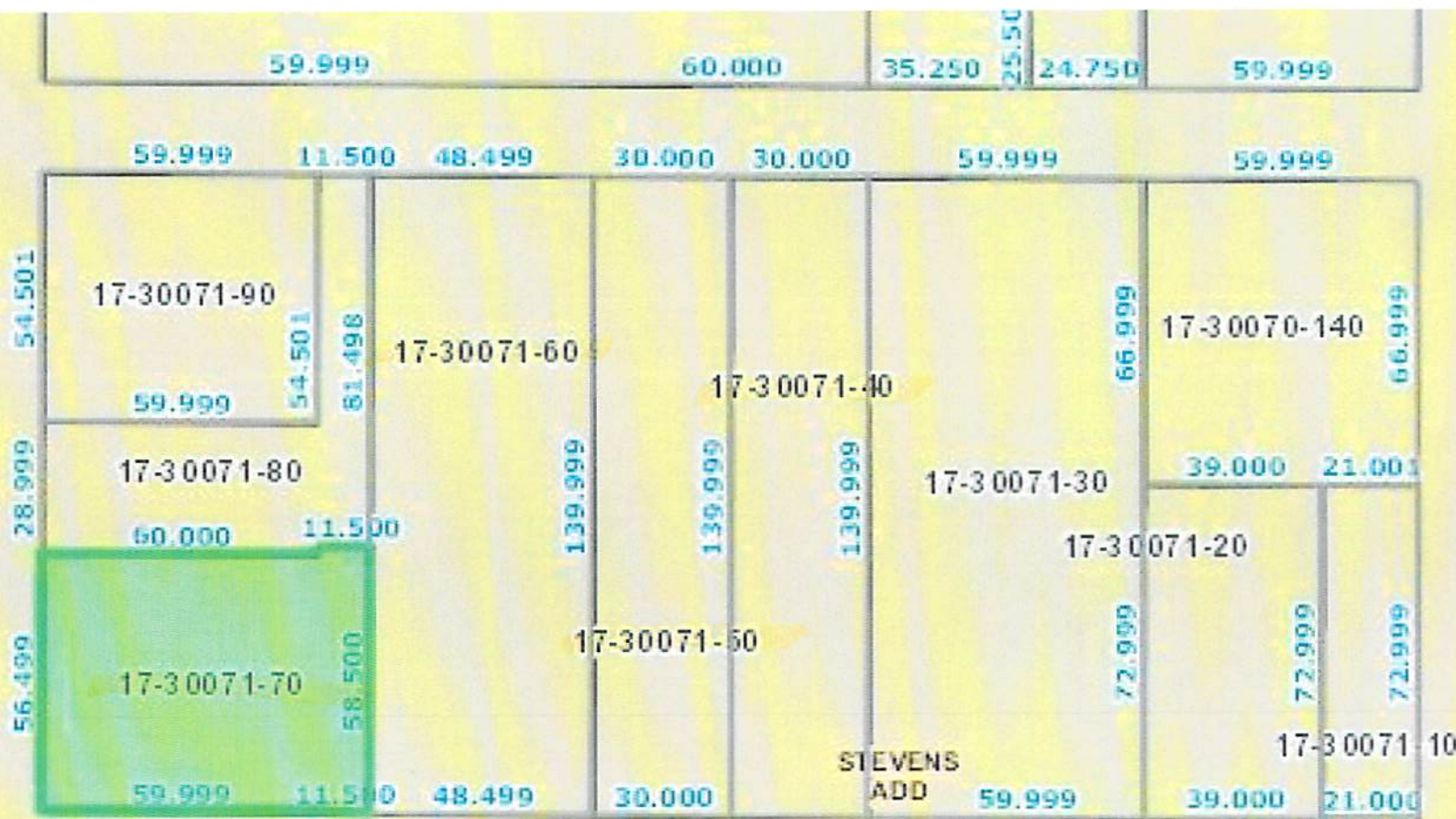
The East 1/2 of Lot 8 of the Plat of Block O of Stevens Addition to the City of La Crosse, La Crosse County, Wisconsin.

For information purposes only, the property address is purported to be:

717 Division Street, La Crosse, WI 54601

Tax Key No.: 17-30071-40

Taxes: The 2013 taxes are in the amount of \$2,946.11, with First Dollar Credit of \$82.52, for net balance of \$2,863.59, which is paid in full.



DIVISION ST

8TH ST S





Site Plan

Seventh Street

Becker Plaza

0 30 60

Division Street Housing Project

ARCHITECTURE  
ENGINNERING  
INTERIOR DESIGN  
HSR Associates

La Crosse Housing Authority  
One Atlantic Way  
La Crosse, Wisconsin  
"We build a better future one family at a time."



# Site Plan

New  
2-Plex

Seventh Street

Becker Plaza

New  
4-Plex

Division Street

0 15 30 60



Division Street Housing Project

La Crosse Housing Authority  
On Hill Creek, Wisconsin  
"Providing a roof over our heads"

ACCREDITED  
BY  
INSTITUTE OF HOUSING  
INSTITUTIONS  
HSR Associates  
40 Years of Experience  
1000 North Lincoln Street  
La Crosse, WI 54601  
608.785.1234



# Site Plan

Seventh Street

Becker Plaza

New  
2-Plex

New  
4-Plex

New  
4-Plex

Division Street

0 15 30 60



Division Street Housing Project

La Crosse Housing Authority  
City of La Crosse, Wisconsin  
"Providing a better way to live."

2014

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
HSR Associates  
1000 North Lincoln Street  
La Crosse, WI 54601  
608.785.1234