

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jay McHenry

400 7th Street North, La Crosse WI

Owner of property (name and address), if different than Applicant:

Western Technical College

400 7th Street North, La Crosse WI

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 714 La Crosse Street/528 8th Street North

Tax Parcel Number(s): 714 La Crosse--17-20144-80/ 528 8th N-17-20148-30

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

714 La Crosse-T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 5 & 6 BLOCK 10

528 8th Street-T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 5 EX S. 32 1/4 ET &

ATTACH. A
ATTACH. B

Zoning District Classification: 714 La Crosse -C1/528 8th N-R6

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

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "*" on the next page.
- 115-353 or 356, see "***" on the next page.

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

Description of subject site and **CURRENT** use: Both are unoccupied and condemned

714 La Crosse Street. Built over 100 years ago, this building is an older wood-framed/stucco, two story

528 8th Street North. Built in 1885, this house is an older wood-framed, two story house with a partial,

ATTACH. C

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

As the proposed site is within the recorded campus boundary, the use of the sites will align with the

future campus needs/academic programming that is being developed.

Type of Structure **proposed**: _____

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: _____

AFFIDAVIT OF OWNER

STATE OF WISCONSIN)
COUNTY OF LACROSSE) ss

The undersigned, JAYD MCHENRY, being duly
(owner of subject parcel(s) for Conditional Use)

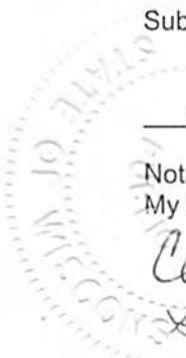
sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE,
State of MINNESOTA.
2. That the undersigned is a/the legal owner of the property located at:
714 LACROSSE ST / 528 N. 8TH STREET
(address of subject parcel for Conditional Use)
WESTERN TECHNICAL COLLEGE
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

Jayd Mchenry
Property Owner

Subscribed and sworn to before me this 3rd day of May, 2019.

Lori J. Turner
Notary Public
My Commission expires 6/12/20
County of Lacrosse
State of WI





Parcel Search | Permit Search

714 LA CROSSE ST LA CROSSE

Parcel: 17-201144-80
Municipality: City of La Crosse

Internal ID: 29179
Record Status: Current



Parcel Information:

Parcel: 17-201144-80
Internal ID: 29179
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.130
Township: 16
Range: 07
Section: 32
Qtr: NW-SW

Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 5 & 6 BLOCK 10 EX N 75 FT OF W 80FT & EX S 40.58FT & INCL W1/2 VAC ALLEY ADJ ON E T/W ESMT IN V1676 P730 LOT 52: 75.75 +/- X 75

Property Addresses:

Street Address: 714 LA CROSSE ST
712 LA CROSSE ST
City (Postal): LA CROSSE LA CROSSE

Owners/Associations:

Name: WESTERN TECHNICAL COLLEGE
Relation: Owner
Mailing Address: 400 7TH ST N
City: LA CROSSE
State: WI
Zip Code: 54601

Districts:

Code: 2849
2
DBS
Description: LA CROSSE SCHOOL
Book 2
DOWNTOWN BUSINESS STUDY
Taxation District: Y
N
N

Additional Information

Category: 2012+ VOTING SUPERVISOR
2012 + VOTING WARDS
POSTAL DISTRICT
Use
Description: 2012+ Supervisor District 6
2012+ Ward 7
LACROSSE POSTAL DISTRICT 54601
RETAIL W/APTS

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:

- Parcel
- Taxes
- Outstanding Taxes Assessments
- Deeds
- Permits
- History

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

E-RECORDED simplifile

ID: 1716909
County: La Crosse
Date: 09/28/2018 Time: 08:17 AM

THIS DEED, made between Cedar Hill Multi-Family Properties, LLC, a Wisconsin limited liability company
_____ ("Grantor," whether one or more),
and Western Technical College, a Wisconsin vocational-technical college

_____ ("Grantee," whether one or more).
Grantor, for a 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") (if more space is needed, please attach addendum):

****SEE ATTACHED LEGAL DESCRIPTION ADDENDUM**

Recording Area

Name and Return Address

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

17-20144-080

9105

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated Sept. 27, 2018

CEDAR HILL MULTI-FAMILY PROPERTIES, LLC

Michelle L. Wanders (SEAL) _____ (SEAL)
By: Michelle L. Wanders, Managing Member *

_____ (SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
La Crosse) ss. _____
COUNTY)

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

Personally came before me on 9-27-2018,
the above-named Michelle L. Wanders

THIS INSTRUMENT DRAFTED BY:
Attorney Andrew R. Bosshard
Bosshard Parke Ltd.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Faherty
* DAWN FAHERTY
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/10/22)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

Legal Description Addendum
Warranty Deed

Primary Grantor:

CEDAR HILL MULTI-FAMILY PROPERTIES, LLC

Primary Grantee:

WESTERN TECHNICAL COLLEGE

Property Address:

712 – 714 La Crosse Street, La Crosse, Wisconsin.

Lot 6, EXCEPT the West 80 feet thereof in Block 10 of T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

The North 17.21 feet, EXCEPT the West 80 feet thereof, of Lot 5 in Block 10 of T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Also, part of the NW ¼ of the SW ¼ of Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being the West 10 feet of the vacated alley lying adjacent to the above-described lands.

TOGETHER WITH an easement for ingress and egress over the East 10 feet of the West 90 feet of that part of Lot 5 in Block 10 of T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin, lying Southerly of and adjacent to the North 17.21 feet of said Lot 5, as created in Volume 1001 of Records, Page 165, as Document No. 1097428.



Parcel Search | Parcel Search

528 8TH ST N LA CROSSE

Parcel: 17-20148-30

Municipality: City of La Crosse

Internal ID: 68950

Record Status: Current



Parcel Information:

Parcel: 17-20148-30
 Internal ID: 68950
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.120
 Township: 16
 Range: 07
 Section: 32
 Qtr: NW-SW

Legal Description:

T BURNS, HS DURAND, ST SMITH & FM RUBLEES ADDITION LOT 5 EX S 32 1/4FT & S 7FT 9 1/2IN LOT 6 BLOCK 15 & E 15FT VAC 8TH ST ADJ ON W PER RESL 1037426

Property Addresses:

Street Address: 528 8TH ST N
 City/Postal: LA CROSSE

Owners/Associations:

Name: WESTERN TECHNICAL COLLEGE
 Relation: Owner
 Mailing Address: 400 7TH ST N
 City: LA CROSSE
 State: WI
 Zip Code: 54601

Districts:

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

Additional Information

Category: 2012 + VOTING SUPERVISOR
 2012 + VOTING WARDS
 POSTAL DISTRICT
 Use: 1 UNIT
 Description: 2012 + Supervisor District 6
 2012 + Ward 7
 LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information

Lottery Credits Claimed: 1 on 10/29/2014
 Lottery Credit Application Date: 10/16/2014

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

1708301
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

State Bar of Wisconsin Form S-2003
PERSONAL REPRESENTATIVE'S DEED

RECORDED ON
04/04/2018 08:30AM
REC FEE: \$30.00
TRANSFER FEE: \$348.00
EXEMPT #:
PAGES: 2

Document Number

Document Name

THIS DEED, made between Debra Wold
as Personal Representative of the Estate of Howard D. Brown
("Decedent"),
("Grantor," whether one or more), and Western Technical College

Grantor conveys to Grantee, without warranty, the following described real estate,
together with the rents, profits, fixtures and other appurtenant interests, in
La Crosse County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

SHE ATTACHED

Recording Area

Name and Return Address
Waldo Hackbartl, Vice President
Western Technical College
400 7th Street North
La Crosse, WI 54601

17-20148-030

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated March 29, 2018

PERSONAL REPRESENTATIVE:

(SEAL) Debra Wold (SEAL)
* Debra Wold

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

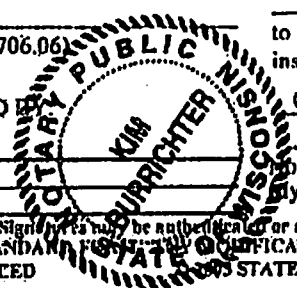
STATE OF WISCONSIN)
LA CROSSE COUNTY) ss.

Personally came before me on March 29, 2018,
the above-named Debra Wold

to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

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

THIS INSTRUMENT DRAFTED BY
Gregory S. Bonney
205 5th Avenue S. Suite 600
La Crosse, WI 54601



Kim Burrichter
Kim Burrichter
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3-29-18)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PERSONAL REPRESENTATIVE'S DEED
* Type name below signature.
FORM NO. S-2003

**ATTACHMENT TO PERSONAL REPRESENTATIVE'S DEED
LEGAL DESCRIPTION**

Grantor: Howard D. Brown Estate
Grantee: Western Technical College
Property address: 528 8th Street North, La Crosse, WI 54601

The South 7 feet 9 ½ inches of Lot 6 in Block 15 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 6; thence running North on the West line of said Lot, 7 feet 9 ½ inches to a point; thence East on a line parallel to the South line of said Lot to the East line of said Lot; thence South 7 feet 9 ½ Inches on the East line of said Lot to the Southeast corner of the same; thence West on the South line of said Lot to the place of beginning.

ALSO, all of Lot 5, EXCEPT the South 32 feet and 3 inches thereof, in Block 15 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

ALSO, the East 15 feet of vacated 8th Street adjacent on the West, being part of the NW ¼ of the SW ¼ of Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin per Resolution recorded on April 1, 2014, as Document No. 1637426.

ATTACH C

Description of subject site

528 8th Street North. Built in 1885, this house is an older wood-framed, two story house with a partial, unfinished concrete basement. The lot size is a typical city lot with a paved off-street parking area and a double car garage.

714 La Crosse Street. Built over 100 years ago, this building is an older wood-framed/stucco, two story dwelling with a partial, unfinished basement. The two-story mixed use building (commercial space on the first floor and two apartments on the second floor) is set upon a typical city lot with a paved off-street parking area.



