# CONDITIONAL USE PERMIT APPLICATION

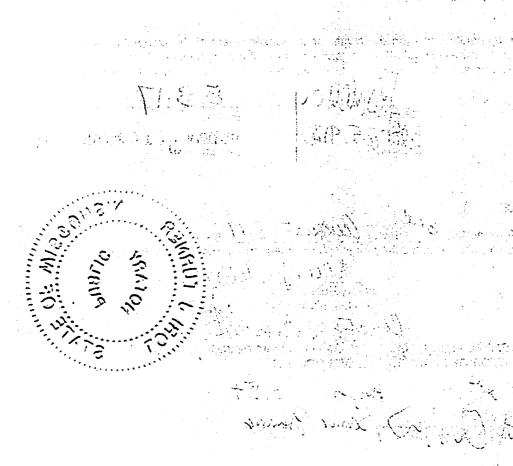
Applicant (name and address):  Jay McHenry
400 7th Street North
Owner of site (name and address): Western Technical College
400 7th Street North
Architect (name and address), if applicable:
Professional Engineer (name and address), if applicable:
Contractor (name and address), if applicable:
Address of subject premises: 320-322 8th Street North/314 8th Street North
Tax Parcel No.: 320-322 8th St17-20171-50 314 8th St17-20171-60
Legal Description (must be a recordable legal description; see Requirements):  320-322 tm Street North-LOT 3 in Block 12 of T. Blunk 0 Farnam, and P. Blums Addition to the City of La Crosse, La Crosse County, Wiscoman, AND the Easterly 15 feet of vacated 8th Street lying Westerly and adjacent thereto per Amended Resolution recorded on Ares 1, 2014, as Document No. 1637426
114 8th Street Norm-Lock a, EXCEPT the South 11 feet thereof, in Block 12 of T. Burns, Q. Faman and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, and the Easterly 15 feet of vacaled 8th Street lying Wesserly and adjustent thereto per Amended Resolution recorded on April 1, 2014, as Document No. 1637426
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 <b>CURRENT</b> use (include such items as number of rooms, housing units bathrooms, square footage of buildings and detailed use, if applicable). If available, please attack blueprint of building(s):  320-322 8th2316 SF house, detailed insulfation house. This 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 5th 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 <b>PROPOSED</b> 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:

5980 - MESLEKN LECHNICH COFFEGE 003841-0084 Kachel H... 08/03/2017 01:12PM CITY OF LA CROSSE, WI

300,00

Payment Amount: 300

(f) 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? \( \frac{1}{2} \) \( \)	* If the proposed use is defined in Sec. 115-347(b)(c)
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:  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 \$0.00  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.  STATE OF WISCONSIN  Section 1 Application 1 Applicati	(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 E_
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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   (date)   (date)   (Manage of the person who executed the foregoint instrument and acknowledged the same.    State of wisconsin   )	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
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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.  Notary Public My Commission Expires: August, State of With Petitioner Shaft, Before Filing, Have this application reviewed and information verified by the Director of Planning & Development.  Review was made on the 2 day of August, 20 17.  Signed: Signed:	· · · · · · · · · · · · · · · · · · ·
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Signed: Senier Denne,	VERIFIED BY THE PIRECTOR OF PLANNING & DEVELOPMENT.
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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**

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COUNTY	OF			)							
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#### WARRANTY DEED

THIS DEED made between Workforce Connections, Inc. ("Grantor," whether one or more), and Western Technical College ("Grantco," 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 8<sup>th</sup> 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 3<sup>rd</sup> 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

Workforce Connections, Inc.

By: Teresa Pierco Title: Executivo Director

## AUTHENTICATION

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.

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



## 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 Crosso 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 8<sup>th</sup> 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 3<sup>rd</sup> 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

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	)
COUNTY OF LA CROSSE	) ss. )
Personally came before me on above-named Jason M. Albert who executed the foregoing ins same.	May 25, 2017, the ty to me known to be the person(s strument and acknowledged the
Print Name: Brandon J Notary Public, State of Wiscon	. Painsen

My Commission Expires: permanent



## APPRAISAL REPORT - RESIDENTIAL INCOME PROPERTY

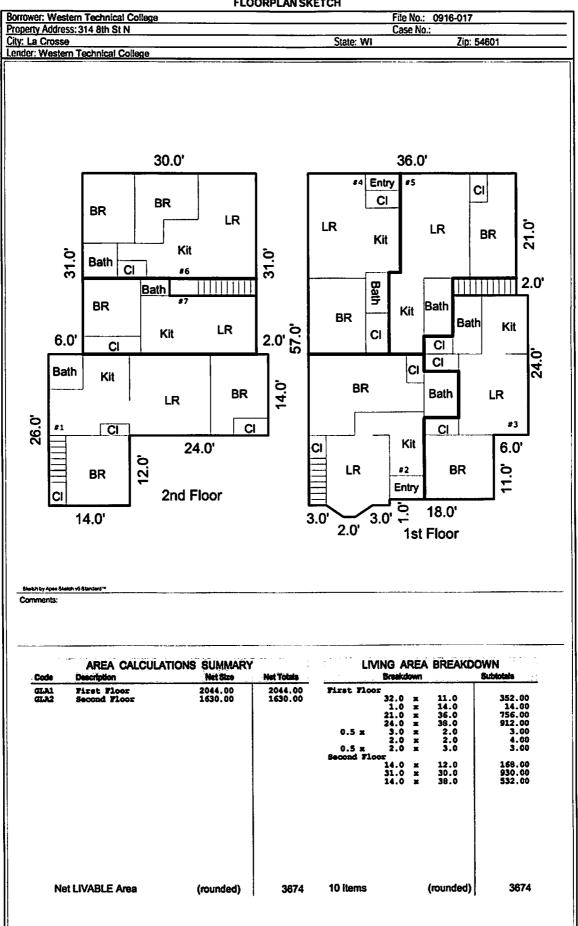
This Form may be used for appraisal of income producing properties provided the loan requested does not exceed \$750,000. 0016\_017

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Rent Levels:   Increasing   Stable   Declaring   Freeway Access   St. Miles   X												
Specifically incompatible land uses and overall property speel and maintenance level.  Wastern Technical College is within the neighborhood with UW-L. on the east and Viterbo University on the south. Older single family incomes and a variety of older dupleuses 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 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 any shortage of units in area original availability, zoning, utakes, 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.  In proposition of relevant market area of insufficient size, diversity and financial ability to support subject property and its amenties?  Describe any probable changes in the economic base of neighborhood which would tavorably 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 commerts including ether shortable or unsworable elements not mentioned (e.g. public parts, were, noise, parting congestion). The subject is within walkling 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 provimity to the two schools and central business district. Good market area for rentals.  Directions of the provimity to the two schools and central business district. Good market area for centals.  Water Vising and Describe Special Multiple  Public Commerts (X) Pre	L	Rent Lovels: Increasing X Stable Declining Freeway Access										
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Underground Electricity & Telephone  X Street Lights  Is the properly located in a HUD identified Special Flood Hazard Area?  NO  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.												
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FUI MC Form 71B, Day 9/77 CACE 1												
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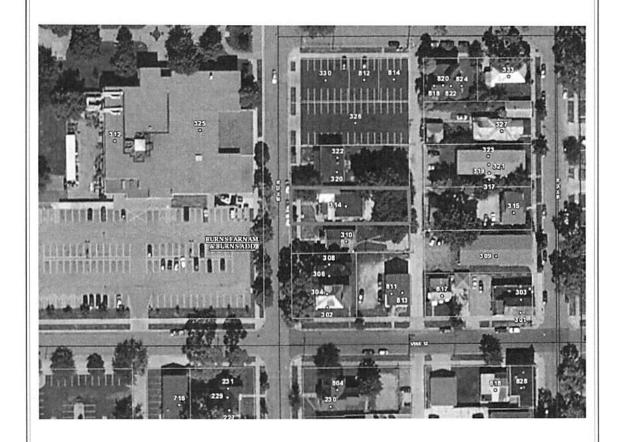
П	X Existing App	rox. Ye	ar Bunt 18	<u>883</u> []	Propose	d Under	r Cons	arction	Elevator	Ļ	]Waūk-up N	o. of St	ories <u>2</u>		∐ Ro	w or Tow	mhouse	-
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2	Heating	_	,	ltndtvidu					Fuel Gas	3 (2)			erage/A					
PROVEMENT	Air Conditioning Elevator(s): Numi			lndividu		escribe <u>Nor</u>					Adec	luacy a	nd Condit	ion <u>N/A</u>				
EM	Security Features					quacy and Ci	onaiua	n <u>N/A</u>										
Š	Kitchen cabinets,			ter space	X Ad			quate	0/	VERAL	LL PROPERT	Y RATE	NG	G	ood	Avg.	Fair	Poor
2	X Range/Oven					Dispos	sal		General appea	trance	of property.					х	Χ_	
20	X Refrigerator	_		Drye	r				Quality of cons		•		-	_		X		
Š	Hot Water Heater Plumbing Fixture:	•		<u>n                                    </u>					Condition of im Rooms size an	-							X	
DESCRIPTION	Electrical Service			200 Amp	Main.	Individua	al Me		Closets and st	,.				_		x		
S	Recreational Fac								Plumbing-adec	•						X		*
30									Electrical-adeq					_		X		
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П	LAND SALES (co					opraisal)	R-f	Zoning R	Area 16,846	300 4	Sales Pri		Dat 04/2			5q. Ft. or	per Unit 8 per S	
П	2. 410-412 9						R-		8,423				02/2			14.2		_
П	3. 1334 Pine						R-	5	6,025	5Ø \$	. 14	0,000	06/2	D11	\$	23.2	4 per S	iqFt
П	Comments & Rec												size as	the sut	ject.			
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APPROACH			x						(Stories)									
ğ			<u>x</u>				_sq. ft	. x	(Stories) =		50	q.ft. x	s			. <b>s</b>		
ΤĀ	OTHER IMPROV age of the bu		is <u>The</u>	e cost ar	prosc	h is not o	onsi	dered appli	cable due t	to the	<u>.</u>					: <u> </u>		
Š	reliability of t	his ar	proach.	The oth	er two	approac	hes i	used devel	oo credible	resu	ilts.	•	• • •			;—		
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L								E INTEREST ROACH (LEA	(ATTACH CAI SEHOLD)	LCULA	ATIONS)					<u> </u>		N/A
L	ITEM	1	INE C	DICATED V	ALUE B ILE No.	Y THE COST		ROACH (LEA	SEHOLD) COMPARABL	E No.	<u> </u>			COM	PARAB	S LE No. 3		N/A
	ITEM Address		INC C 10th Str	OICATED V OMPARAB reet Soul	ALUE B ILE No. Ih	Y THE COST		ROACH (LEA 326 7th S	SEHOLD) COMPARABL treet South	E No.	<u> </u>		123 10	COM	IPARAB et Sou	S LE No. 3 Ith		N/A
	Address	La (	INC Cosse, \	OICATED V OMPARAB reet Soul Wisconsi	ALUE B ILE No. Ih	Y THE COST		ROACH (LEA 326 7th S La Crossi	SEHOLD) COMPARABL treet South e, Wisconsi	E No.	<u> </u>		123 10 La Cro	COM oth Stre	PARAB et Sou	S LE No. 3 Ith Sin		N/A
		6 B 201	IND Coth Str Crosse, \ locks So 6	DICATED V OMPARAB reet Soul Wiscons utheast	ALUE B ILE No. th In	Y THE COST		ROACH (LEA 326 7th S La Crossi	SEHOLD) COMPARABL treet South	E No.	<u> </u>		123 10 La Cro 6 Bloc 2016	COM th Stre sse, W	PARAB et Sou	S LE No. 3 Ith Sin		N/A
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. DATA	Address  Proximity to subj. Rental survey date Brief description of property	6 B 201 No. 1	10th Str Crosse, \ locks So 6 Juts 7	OICATED V OMPARAB reet Soul Wiscons utheast No. Vac	ALUE B ILE No. th In	Y THE COS	T APP	326 7th S La Crosse 7 Blocks 2016 No. Units 36	SEHOLD) COMPARABL Itreet South e, Wisconsi Southwest  No. Vac- iliding with	E No. I in	2 Age 48		123 10 La Cro 6 Bloc 2016 No. Unite	COM th Stre sse, W ks Sout	IPARAB et Sou iscons theast No. Va	S LE No. 3 ith sin		
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10	Address  Proximity to subj. Rental survey date Brief description of property	La ( 6 B) 201 No. t Nev	INI CO 10th Str Crosse, \ locks So 6 Jints 7 ver 2BR	ONCATED V OMPARAB reet Soul Wiscons utheast No. Vac Units Size Sq. Ft.	ALUE B ILE No. In ant O	Age 49	yrs Rm	326 7th S La Crosse 7 Blocks: 2016 No. Units 30 Newer but one bedro	SEHOLD)  COMPARABL itreet South e, Wisconsi Southwest  O No. Vacc illding with communits  t Size b Sq. ft.	E No. In ant 1 effici	Age 48 ency and Monthly Rent	yrs Rm	123 10 La Cro 6 Bloc 2016 No. Units 2 Ston	COM th Stre sse, W ks Sour	PARAB et Sou iscons theast No. Var Resid Size Sq. Ft.	s LE No. 3 ith sin	Age Soruthly R	75+ yrs
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10	Address  Proximity to subj. Rertal survey date Brief description of property improvements  Individual unt breakdown  Utities, furniture and amenities in- cluded in rent to subject including rental	Rn Tool 4 4 4 Wa New Tenn	IND Cosse, Vocase, Voc	OCATED V OMPARAB reet Soul Wisconsi utheast  No. Vac Units  Size Sq. Ft. 799 799 799 Sewer	MLE No. th in ant 0  M. \$ 600 375 435	Age 49  onthly Rent 0 0.75 0.47 0.54	yrs Rm 150 94 109	ROACH (LEA 326 7th S La Crosse 7 Blocks 2 2018 No. Units 30 Newer but one bedro Tot BR 1 3 1 1	SEHOLD) COMPARABL treet South e, Wisconsi Southwest  O No. Vec iliding with com units  L Sire b Sq. ft. 416  d Sewer, H	E No. I in ant 1 efficiency with the second	Age 48 ency and Monthly Rent Ø 1.18	y13 Rm 163	123 10 La Cro 6 Block 2016 No. Units 2 Ston Rm. C Tot B 3 1	COM th Stre sse, W ks South 4 y Older count R b 1	PARABeet Souriscons Inheast No. Va Resid Size Sq. Ft. 750	s LE No. 3 ith sin cant 1 ence	Age Conthly R	75+ yrs
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E SUBJECT   COMPARABLE RENTAL D	Address Proximity to subj. Rental survey date Brief description of property improvements Individual unit breakdown  Utities, furniture and amenities in- cluded in rent Comparison to subject including rental concessions, d any Utities included Utities included Utities included In No. of Units Tot. BR	Rn Tool 4 4 4 Wa Second In actual forecas Count 1 1 1 1 1 1	INC Crosse, \ Iocks So 6 Jints 7 ver 2BR  In Count It BR b 2 1 2 1 2 1 2 1 2 1 Tetr and \$  wer Units Bant. O per mi al rents: sted rents: sted rents:  Total Rooms 4 3 3 3 3	No. Vec Units  No. Vec Units  Size Sq. Ft. 789 799 Sewer  Sq. Ft. (XX XX	MALUE B No.  In Market No.  Water No.  Units Vacant  O 0  O 0	Aga 49  onthly Rent  0 0.75  0.47  0.54  cetric by  erenovate  X Ga  Unfurnish  \$	Frs   Rm   150   94   109   10	ROACH (LEA 326 7th S La Crosse 7 Blocks : 2016 No. Units 3i Newer but one bedre Rm. Count Tot BR it 3 1 1  Water and Similar Q  X Heat X Heat TUAL RENTS Int Furnished	SEHOLD) COMPARABL treet South a, Wisconsi Southwest  O No. Vac diding with com units  Size b Sq. ft. 416  A Sewer, H  Comparable  X Electric X Electric X Electric S S S S S S S S S S S S S S S S S S S	E No. In ant 1 efficience  \$ 490  ot W	Age 48 ency and  Monthly Ren  0 1.18  1.18  ater  Ar Conc  Ar Conc  Unfurnished 650 525 525	Rm 163	123 10 La Cro 6 Block 2016 No. Units 2 Story  Rm. C Tot B 3 1  Water  Simila	cow th Stre esse, W ks Sout 4 y Older  and Se and Se All Incl All Incl ECASTEL Total Rent \$	PARABet Sound Indicate Street Sq. Ft. 750  Street Sq. Ft. 750  Swer Sq. Ft. 750  Swe	S LE No. 3 rith sln    cant 1 ence    N	Age Gordhly R C C C C C C C C C C C C C C C C C C	75+ yrs  Pent   Rm 70 175  175  175  175  175
E SUBJECT   COMPARABLE RENTAL D	Address Proximity to subj. Rental survey date Brief description of property improvements Individual unit breakdown  Utities, furniture and amenities in- cluded in rent Comparison to subject including rental concessions, d any Utities included Utities included Utities included In No. of Units Tot. BR	Rn Tool 4 4 4 Wa Second In actual forecas Count 1 1 1 1 1 1	INIC COMPANY OF THE PROPERTY O	No. Vacuutheast No. Vacuutheast No. Vacuutheast No. Vacuutheast Size Sq. Ft. 799 799 799 Sewer Sewer Sq. Ft. Area Per Unit 700 572 481	M. S GOD 375 435 Water No. Urats Vacant O O O O	Aga 49  onthly Rent  0 0.75 0.47 0.54  cetric by a renovate  X Ga  Unfurnish \$	Rm 150 94 109 S S S AC Per L L L L L L L L L L L L L L L L L L L	ROACH (LEA 326 7th S La Crosse 7 Blocks : 2016 No. Units 3i Newer but one bedre Rm. Count Tot BR it 3 1 1  Water and Similar Q  X Heat X Heat TUAL RENTS Int Furnished	SEHOLD) COMPARABL treet South a, Wisconsi Southwest  O No. Vac- dilding with the communits  Size to Sq. ft. 416  A Sewer, H  Community Units  X Electric X Electric X Electric S 55 55 55	E No. In ant 1 efficience  \$ 490 ot W	Age 48 ency and  Monthly Rent  D 1.18  1.18  Ar Conc Ar Conc  Linfurnished 650 525 525	Rom 163	123 10 La Cro 6 Block 2016 No. Units 2 Story  Rm. C Tot B 3 1  Water  Simila	COM th Streesse, Wes South 4 y Older and Se and Se All Incl All Incl ECASTEL Total Rent 5	PARABet Soons theast No. Var. Resid	S LE No. 3 atth sin	Age loruhly R Ø 0 . 7	75+ yrs  Rm 70 175  163 175 175 198
E SUBJECT   COMPARABLE RENTAL D	Address Proximity to subj. Rental survey date Brief description of property improvements Individual unit breakdown  Utities, furniture and amenities in- cluded in rent Comparison to subject including rental concessions, d any Utities included Utities included Utities included in No. of Units Tot. BR	Rn Toil 4 4 4 Wa Wa Ten \$600 In actual to foreca Count 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	IND Constant Income Inc	No. Vec Units  Size Sq. Ft. 799 799 Sewer  Sq. Ft. Area Per Unit 700 572 481 488 490	MALUE B No.  In Memory of the second of the	Aga 49  onthly Rent  0.75 0.47 0.54  cetric by a renovate  X Ga  Unfurnish \$	7 APP  Property of the propert	ROACH (LEA 326 7th S La Crosse 7 Blocks : 2016 No. Units 3i Newer but one bedre Rm. Count Tot BR it 3 1 1  Water and Similar Q  X Heat X Heat TUAL RENTS Int Furnished	SEHOLD) COMPARABL treet South a, Wisconsi Southwest  O No. Vac- diding with a com units  Size o Sq. Ft. 416  A Sewer, H  Cuality Units  X Electric X Electric X Electric 5 5 5 5 4 4	E No. In ant 1 efficience S 490 of W	Age 48 ency and  Monthly Rem  Ø 1.18  ater  Ar Conc  Per Unfurnished 850 525 525 525 595	Rm 163	123 10 La Cro 6 Block 2016 No. Units 2 Story  Rm. C Tot B 3 1  Water  Simila	COM th Stre sse, W ks Sout 4 y Older  and Se r Age a  All Incl ECASTEI Total Rent 5	IPARABet Source	S LE No. 3 atth sln	Ago Servicia Ago S	75+ yrs  Pent   Rm 70 175  175  175  175  175
E SUBJECT   COMPARABLE RENTAL D	Address Proximity to subj. Rental survey date Brief description of property improvements Individual unit breakdown  Utities, furniture and amenities in- cluded in rent Comparison to subject including rental concessions, d any Utities included Utities included Utities included in No. of Units Tot. BR	Rn Toil 4 4 4 Wa Wa Ten \$600 In actual to foreca Count 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	IND Cosse, Vocase So 6 Ints 7 ver 2BR Ints 10 I	No. Vacuunits  No. Vacuunits  Size Sq. Ft. Fy9 789 789 789 789 789 789 789 789 789 78	MILE NO.  ALUE B No.  AND IN MARKET NO.  MM S 600  375  435  Water  Water  Units Vecant  O 0  O 0  O 0	Aga 49  onthly Rent  0.75 0.47 0.54  cetric by a renovate  X Ga  Unfurnish \$	7 APP  Property 150  Per Under 650  S S AC Per Under 650  525  525  525  595  495	ROACH (LEA 326 7th S La Crosse 7 Blocks : 2016 No. Units 3i Newer but one bedre Rm. Count Tot BR it 3 1 1  Water and Similar Q  X Heat X Heat TUAL RENTS Int Furnished	SEHOLD) COMPARABL treet South a, Wisconsi Southwest  O No. Vac- diding with a com units  Size o Sq. Ft. 416  A Sewer, H  Cuality Units  X Electric X Electric X Electric 5 5 5 5 4 4	E No. In ant 1 efficience s 490 ot W	Age 48 ency and  Monthly Rent Ø 1.18  ater  Air Conc Per Unfurnished 650 525 525 525 595	Rm 163	123 10 La Cro 6 Block 2016 No. Units 2 Story  Rm. C Tot B 3 1  Water  Simila	COM th Stre sse, W ks Sout 4 y Older  and Se r Age a  All Incl ECASTEI Total Rent 5	IPARABet Sound Index Street Sq. Ft. 750  Street Sq. Ft. 750  www.er  Ind Qu  Index Street Sq. Ft. 750  Street Sq. Ft. 750  Index Sq. Ft. 750  Inde	S LE No. 3 ath sin	Ago Servicia Ago S	75+ yrs    Rm
10	Address Proximity to subj. Rental survey date Brief description of property improvements Individual unit breakdown  Utities, furniture and amenities in- cluded in rent Comparison to subject including rental concessions, d any Utities included Utities included Utities included in No. of Units Tot. BR	Rn Total 4 4 4 4 4 4 4 4 4 4 4 1 1 1 1 1 1 1 1	IND Cosse, Vocase So 6 Ints 7 ver 2BR Ints 10 I	No. Vacuunits  No. Vacuunits  Size Sq. Ft. Fy9 789 789 789 789 789 789 789 789 789 78	MILE NO.  ALUE B No.  AND IN MARKET NO.  MM S 600  375  435  Water  Water  Units Vecant  O 0  O 0  O 0	Aga 49  onthly Rent  0.75 0.47 0.54  cetric by a renovate  X Ga  Unfurnish \$	7 APP  Property 150  Per Under 650  S S AC Per Under 650  525  525  525  595  495	ROACH (LEA 326 7th S La Crosse 7 Blocks : 2016 No. Units 3i Newer but one bedre Rm. Count Tot BR it 3 1 1  Water and Similar Q  X Heat X Heat TUAL RENTS Int Furnished	SEHOLD) COMPARABL treet South a, Wisconsi Southwest  O No. Vac- diding with a com units  Size o Sq. Ft. 416  A Sewer, H  Cuality Units  X Electric X Electric X Electric 5 5 5 5 4 4	E No. 1 in ant 1 efficient 5 490 ot W	Age 48 ency and  Monthly Rent Ø 1.18  ater  Air Conc Per Unfurnished 650 525 525 525 595	Rm 163	123 10 La Cro 6 Block 2016 No. Units 2 Ston  Rm. C Tot B 3 1  Water  Simila  (X) FOR	All Inci All Inci ECASTEI Total Rent S	IPARABet Sound Index Street Sq. Ft. 750  Street Sq. Ft. 750  www.er  Ind Qu  Index Street Sq. Ft. 750  Street Sq. Ft. 750  Index Sq. Ft. 750  Inde	S LE No. 3 ath sin	Ago Servicia Ago S	75+ yrs    Rm

## **FLOORPLAN SKETCH**

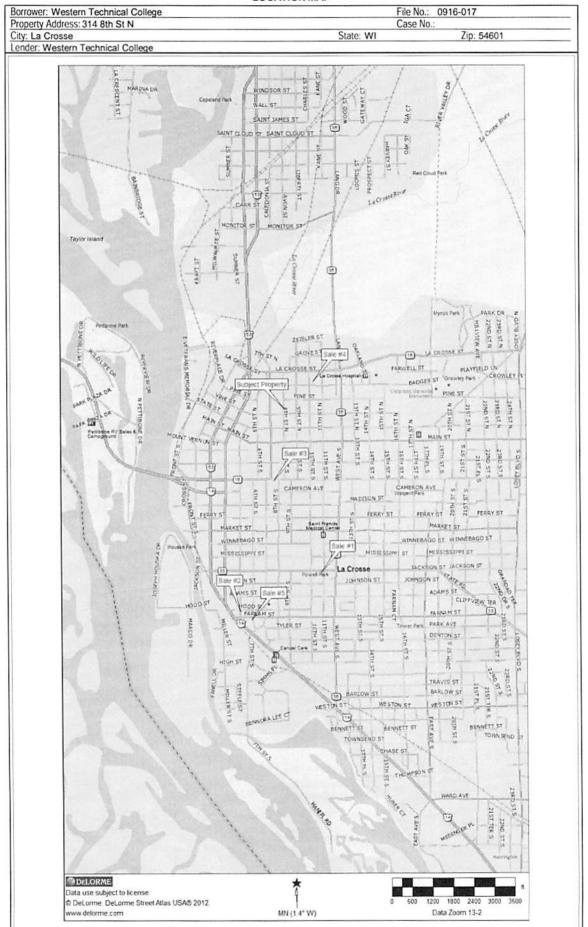


# PLAT MAP

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



#### **LOCATION MAP**

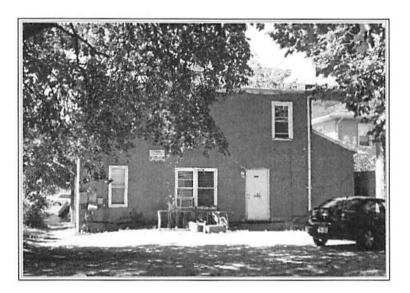


# Subject Photo Addendum

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



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

In Market Table 10 "	J.J.L.1.1711	a T 1				D7 C***	. 014
Borrower Western Technical College		Census Tract 4	Map Refer	ence Sec	32116	K/ SW	-5W
Property Address 320-322 8th St N		Ctoto \A/I		Tio C- 1	- 5401	11 000	20
City La Crosse County La Crosse		State WI	or Doel 1007	Zip Cod	e 546(	11-090	08
Legal Description T Burns G Farnum & P Burns Addition Lot 3 Block 1					7.	2011	
Sale Price \$ N/A Date of Sale N/A Loan Term N			the same of the sa	sehold	_J Oth	er	
Actual Real Estate Taxes \$ 4,041.00 (yr) Loan charges to be paid by sell		Other sales concessions	None				
Lender/Client Western Technical College		7th Street North		•			
Occupant Vacant/Tenant Appraiser Harry G. Helfrich	Instructions	to Appraiser Estimate n	narket value i	or pot	ential	purch	ase.
			TINO	1.	_		
Location X Urban Suburban R		OVERALL RA		Good		Fair	Poor
	Inder 25%	Adequacy of Shopping		-	X		
	6 2-4 Family	Adequacy of Utilities			X		_
	WTC	<b>Employment Opportunities</b>			X		
Change in present land use X Not Likely Likely (*) T	aking Place (*)	Police and Fire Protection		-	X	_	
(*) From To		Recreational Facilities		-	X		
	eclining	Property Compatibility			X		
Housing demand/supply In balance		Protection from Detrimenta			X		
Predominant occupancy Owner	6 Vacant	General Appearance of Pro			X	-	
Single Family: Price Range \$ 60 to \$ 250 Predominant \$		Appeal to Market			X		
Age40 yrs. to150 yrs. Predominant			Distance	Acc		Conveni	ence
7 7	Jnits 2-4	Public Transportation	1 Block	-	X		-
Age ~70 yrs. Condition Average		Employment Centers	1 Mile		X		_
Typical Rents \$ 500 to \$ 2,000 Increasing X Stable	Declining	Shopping Facilities	6 Blocks		X		
Est. neighborhood apt. vacancy1 % Decreasing X Stable	Increasing	Grammar Schools	1 Mile		X		
Rent controls X No Yes Not likely	Likely	Freeway Access	5 Miles		X		
Note: FHLMC/FNMA do not consider race or the racial composition of the	neighborhood	to be reliable appraisal I	factors.	8921	574	(i) 1274	
Describe those factors, favorable or unfavorable, affecting marketability (incl. mkt. area		financial ability). WTC ca	impus locatio	n with	good	renta	1
appeal. Large tenant occupancy in this area. No adverse condition	ons noted.					_	
		0.180	,		10		
Dimensions 57.96' x 145.93'	0	= 8458 s		lan	_	ner Lot	
Zoning classification R6 Special Multiple	Present impro	vements X do do n	ot conform to zon	ing regu	lations		
Highest and best use: X Present use Other (specify)		va1					
Public Other (Describe) OFF-SITE IMPROVEMENTS	Topo Le					-	
Elec. X Street Access: X Public Pri							
Gas X Surface Asphalt		tectangular					
Water Maintenance Public Pri						7000	
San. Sewer X Curb/Gu		Appears Adequate operty in a HUD Identified	Canal-151			X No.	None
Underground Elec. & Tel. X Sidewalk X Street Li Comments (favorable or unfavorable conditions including any apparent adverse easem	yorts or correct	ports) Average size si	te with good	off stre	et na	rking	No
	ents or encroachi	Average Size Si	io mai good	on out	o, pa	. mig.	
adverse conditions noted.							
X Existing Proposed Under Construction Type: Elevator	Walk-up	X Det. Semi-Det.	Row	No S	tories 2	2	
No. Bldgs.1 No. Units 2 No. Rooms 11 No. Baths 5		Spaces: No.6	Type2 Car G		-	THE RESERVE OF THE PARTY OF THE	et
	/alls Wood	COMMISSION CONTRACTOR	Roof Covering				
Foundation Walls Stone Basement 100 %	Finished 0	% Describe use Utilities		-			
Interior Walls Plaster/Average Floors Carpet, Wd	,Vinyl/Average	Bath	Floor and Walls	Vinyl/E	)rywa	1	
Insulation Unknown	Adequacy <b>Avera</b>	ge Ade	quacy of Soundp	roofing A	verag	je	
	FuelGas	Adequacy & Cond	tition Average/	Avera	ge		
Heating: Central XIndividual Type (2) FWA  Air Conditioning: Central XIndividual Fuel Elec Make N/A	-	Adequacy & Cond					
		VERALL PROPERTY RATI				Fair	Poor
Total No. Appliances: 2 Range/Oven 1 Fan/Hood Dishwasher		truction (materials and finisl			X		
Disposal 2_ Refrigerator Washer Dryer Compactor		provements			X		
Water Heater(s) (make, capacity, fuel) 40 gallon gas (2)		d layout			X		
Plumbing Fixtures (make) Standard		orage			X		
Electrical Service (amps per unit) 100 amp		quacy and condition			X		
Kitchen Cabinets, Drawers and Counter space  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		quacy and condition			X		
Special Features (including energy efficient items) Standard		nentadequacy and condition			X		
The same transfer and the same transfer and the same transfer and the same transfer and transfer		parking facilities			X		
		у			X		
	Appeal to mar	ket			X		
Age: Actual 116 yrs., Effective 40 yrs. to 45 yrs. Est. R	Remaining Econom	ic Life 30 yrs. to	35 yrs. E:	xplain if I	ess tha	n Loan	Term
COMMENTS: (including functional or physical inadequacies, repairs needed, modernia	zation, etc.) Fund	tional floor plan with	average size	room	s. No	funct	tional
or external obsolescence noted. Average quality home in average	e condition.						
ESTIMATED RE	PRODUCTION C	OST NEW					99.55-
x = sq. ft. x	(Stories) =	sq. ft. x	\$				N/A
x = sq.ft. x	(Stories) =	sq. ft. x	\$				
x = sq. ft. x	(Stories) =	sq. ft. x	\$		_		
OTHER IMPROVEMENTS (including special energy efficient items)			N-V				
CORE MADE OF STREET							
SITE IMPROVEMENTS					_		
		ST NEW OF IMPROVEMEN			100		
TOTAL LESS DEPRECIATION: Physical \$ Functional \$	Economic \$				(		0)
TOTAL SLESS DEPRECIATION: Physical \$ Functional \$	Economic \$				(		0)
TOTAL LESS DEPRECIATION: Physical \$ Functional \$	Economic \$	ue - attach calculations)			s		0)

# SUBJECT PROPERTY PHOTO ADDENDUM

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

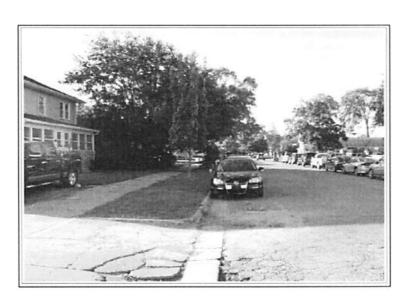


# FRONT VIEW OF SUBJECT PROPERTY

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

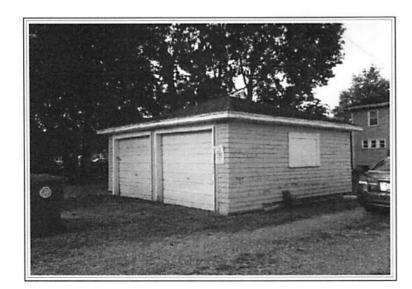


## REAR VIEW OF SUBJECT PROPERTY

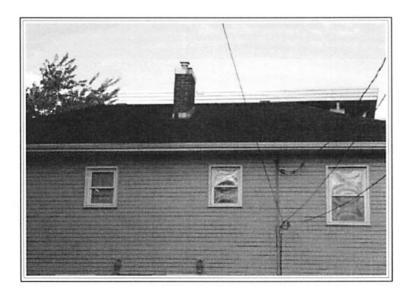


# STREET SCENE

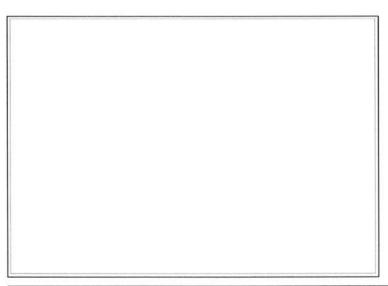
Borrower: Western Technical College	File N	lo.: 0916-018
Property Address: 320-322 8th St N	Case	No.:
City: La Crosse	State: WI	Zip: 54601-0908
Londor: Western Technical College		

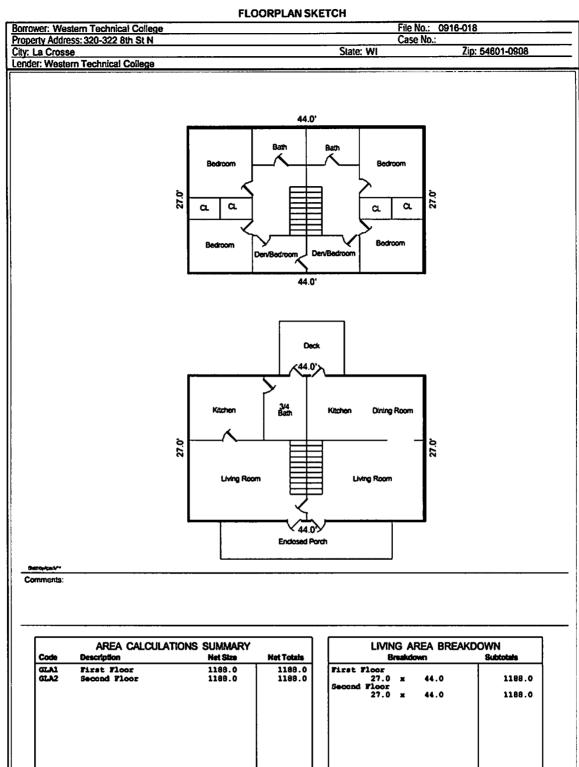


Garage



Roof





Breakdown								
First 1	27.0	×	44.0					
second	27.0	×	44.0					
2 Items			(Rounded)	,				

2376

h h h S	La Crosse	Mississippi St. Mississippi St.
21s	(2) 20th St 19th St 5 19th St 5 17th St 5 15th St 5 14th St 5 14th St 5 15th	20th St S 19th St S 16th St S 16th St S 15th St S 0 S 15 4161 S S 10th St S
Oth S S S S S S S S S S S S S S S S S S S	19th St S > AV IS 17th St 17th St 15th St 15th St 14th St S 1S 4th 10th St S 1S 4th S 1S 4th S 1S 4th	2 2 19th S
200 h St V 1550 St S S S S S S S S S S S S S S S S S S	9 19th S > AV 17th 15th 15th 15th 15th 15th 15th 15th 15	9 19th S > AV 17th 15th 15th 14th 9 \$ 15 \$ 15 \$ 10th \$ 8th \$ 8th \$ 10th 15th 15th 15th 15th 15th 15th 15th 15
		. La Crosse
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Mississippi St Missis	Viterbo University  Winnebago St	Viterbo St 25 Winnebago St 25
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WASHBURN  Ferry St  Market St  Ma	WASHBURN Ferry St  Market St  Mar	WASHBURN Ferry St  Anciscan Sisters of A.  (35) Winnebago St  Witerbo
WASHBURN  Ferry St  Market St  Ma	WASHBURN Ferry St Anciscan Sisters of A.  (3) Winnebago St University  Market St Marke	WASHBURN Ferry St Ferry St  Anciscan Sisters of Arian Eagle St  The tual Adoration  (35) Winnebago St  Oxider bo
WASHBURN  Ferry St  Market St  Thetual Adoration  Whistissippi St  Witerbo  University  St  St  St  Witerbo  University  St  St  St  St  St  St  St  St  St	Machison St. Machison St. Machison St. Machison 1.29 miles SE 1.29 miles	Madison St Madison St Madison St Madison St Madison St Madison St Ferry St Ferry St Market St Ma
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Madison St Madison St Madison St Madison St Madison St Market St M	Madison St Madison St A32-434 23rd St 8 432-434 23rd St 8 432-437 St 8 432-43	Madison St Madison St A32437d St8 432437d St8 129 miles SE Ferry St Ferry St Market St Market St Market St Market St Market St Market St St Market St
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Madison St Comparable Sale 2  Madison St Market St Marke	Cass St  Cass St  Madison St  Madison St  Madison St  Madison St  Madison St  Market St	Cass St  Cass St  Madison St
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State St. Main St. Ma	Madison St. Market St. Market St. Market St. Mississippi St. M	State St. Vine St. Main St. Market St. Marke
A COURTINES NEW York St. N. Author St. State St. Cases S	A construction of the St and State St Vine St State St	A Commercer Ave  Nadison St  Name St  N
N 005 miles NE  N 005 miles NE  N 005 miles NE  N 005 miles SE  N 005 miles SE	A 2 0.05 miles NE	A 20.05 miles NE
A 15 THE SOLD SITURE SET AND STATES SET AND SE	A 15 Oct miles NE	A 150 miles NE
A 155 goz Pine 58328 9th StN  A 0.05 miles NE  Pine 58  A 0.05 miles NE  Pine 58  A 0.05 miles SE  Pine 58  A 0.05 miles S	A 0.05 miles NE Pine St	A 0.05 miles NE Prine St
A LEG CAN AND STATE STAT	A 1431 Vine St A 1431	A 15 miles SE
A state Stat	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Nameron Ave  Siste St  Market St
Comparable Sale 1  Comparable Sale 3  Comparable Sale 3  L431 Vine St  D105 miles SE  Pire St  Main St	Comparable Sale 1  A 2 0.05 miles NE  Prine St  A 2 0.05 miles St  A 3 1441 Vine St  A 4 1441 Vine	Comparable Sale 1  Comparable Sale 3  N 459 902 Pine Strate Strat
Comparable Sale 1  Comparable Sale 3  A 1431 Vine 51  A 1431 Vine 54  A 1431 V	A to state St and State St and	Comparable Sale 1  Comparable Sale 3  A 1431 Wine St  O.05 miles NE  Nine St  O.05 miles SE  Nine St  Nine St  O.05 miles SE  Nine St  O.05 miles SE  O.05 miles SE  Nine St  O.05 miles SE  Nine St  Nine St  O.05 miles SE  O.05 miles S
Comparable Sale 1  Comparable Sale 3  Comparable Sa	A state St    Comparable Sale 1  Comparable Sale 3  A sof with the St    Comparable Sale 3  A sof with the St    Case St    Case St    Case St    Case St    Comparable Sale 3  A sof with the St    Case St    Comparable Sale 2  Case St    Case	A to under sold of the state of
Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  Comparable Sa
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Crosse  Crosse  Comparable Sale 1  L431 Vine St  A 0.05 miles NE  Pare St  A 0.05 miles NE  Pare St  A 0.05 miles SE  Bluff  A 1431 Vine St  A 1431 Vi	Crosse  Comparable Sale 1  Comparable Sale 3  Compa	Crosse  Comparable Sale 1  Comparable Sale 3  A to 902 Pine Strate St Wine St Strate St Warfet St Strate St
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Comparable Sale 1  Comparable Sale 3  Crosse State St Vine St Name St State St Vine St Name St State St Name St Na	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  A 50 5 miles SE  Prine St  A 50 5 miles SE  Prine St  A 50 5 miles SE  Prine St  A 5 5 miles SE  Prine St  A 6 miles SE  Prine St  A 6 miles SE  A 7 miles SE  A 6 miles SE  A 6 miles SE  A 7 miles SE  A 6 miles SE  A 7 miles SE  A 8 miles S
Comparable Sale 1  Crosse  Cromparable Sale 3	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3  Comparable Sale
## Comparable Sale 1    Comparable Sale 1	Comparable Sale 1  Crosse  Cro	Soli-0908  (E)  Crosse  Crosse
## State 54	Comparable Sale 1  Comparable Sale 3  Crosse  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3  Comparab	Comparable Sale 1  Comparable Sale 3  A 455 miles NE  A 500 miles NE  A 1431 Vine St  Comparable Sale 3  Comparable Sal
### State St	Comparable Sale 1  Comparable Sale 3  Crosse	601-0908  The State Stat
Second State	601-0908  (a) Crosse  (b) Crosse  (c) Crosse  (c) Crosse  (d) Crosse  (e) Crosse  (e) Crosse  (f) Cros	601-0908  (a) Wilsconsin-La Crosse  (b) Crosse  (c) Crosse  (c) Crosse  (d) Crosse  (e) Crosse  (e) Crosse  (e) Crosse  (f) Cr
Comparable Sale 1  Wisconsin-La Wisconsin-La Wisconsin-La Wisconsin-La Wisconsin-La Wisconsin-La Wisconsin-La Wisconsin-La Comparable Sale 1  A 1431 vine St A 1431 vine Vine Vine Vine Vine Vine Vine Vine V	Comparable Sale 1  Comparable Sale 3  Comparable Sa	## 19908    Comparable Sale 1
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### Comparable Sale 1    Comparable Sale 3	Comparable Sale 1  Comparable Sale 3  N 15 construction  N 2 to 500 Pine Strate	601-0908  The Street St
### Grows St	Growe St Gro	Growe St.  Growe St.  Grosse  Wisconsin-La  Crosse  Crosse  Wisconsin-La  Crosse  Cros
### Grows St.    Comparable Sale 1	Growe St.  Grows St.	600-0908  Grove St  (a)  Chose  Chose
### Comparable Sale 1    Comparable Sale 1	Grove St.  Geove St.  Geove St.  Geove St.  Geove St.  Geove St.  A 143 Vine St.  A 202 Pine St328 9th St.  A 202 Pine St3	Grove St  Grove St  (a)  Crosse  Crosse  Comparable Sale 3  Crosse
### Grows \$1    Comparable Sale 1	Grove St	Grove St  Grove St  Wisconsin-La  Crosse  Cros
## Comparable Sale 1    Comparable Sale 3	Grove St.  Grows St.	### Growe St
Grows St	Grows St.	Comparable Sale 1
Growe St	Growe St.  Growe St.  Growe St.  Growe St.  Growe St.  A st. of comparable Sale 1  A strate St.  A strate St.  Comparable Sale 3  Comparable Sale	600ve St
Grove St.	Grove St.  Grove St.  Grove St.  Grove St.  A 153 Vine St.  Crosse  State St.  Market St.  Mar	6 Grove St
Growe St.  (a) University of Market St.  (b) 1.0908  (c) 1.0908  (c) 1.0908  (d) 1.0908  (e) Wisconsist St.  (f) Market St.  (f) Market St.  (g) Winnebago St.  (h) Market St.	Grove St.  Grove St.  Grove St.  Grove St.  Grow St.  Gr	Comparable Sale 1
Grove St	Growe St	### Growe St
Grove St   Comparable Sale 1	### Grows St.    Comparable Sale 1	### Grove St
Grove St.  (a) Wisconsin-La Crosse Cr	### Grove St	Comparable Sale 1
### Grove St   Cass St   C	### Grove St	Comparable Sale 1
## Grove St	### Grove St	Comparable Sale 1
6601-0908  6001-0908	Comparable Sale 1	Growe St
Grandson St.  Cass St.  Ca	### Grows St	Grove St
Grows St.	Grows St Gro	Grands   G
Grown St.   Grow	Grows St.  University of fraction  Wisconsin-La  Crosse  Crosse  Crosse  Crosse  Crosse  Crosse  Crosse  Crosse  Grows St.  Wisconsin-La  Wisconsin-La  Wisconsin-La  Crosse  Cro	Growe St.  Growe St.  Growe St.  Growe St.  Growe St.  Growe St.  University of Crosse  Crosse
Grows St.	Grows St Gro	Grands of A
Grows St.	Grows St Gro	Grands of A
Comparable Sale 1	## Grows St	Grove St
6601-0908  6001-0908	Comparable Sale 1	Growe St
6601-0908  6001-0908	Comparable Sale 1	Growe St
6601-0908  6001-0908	Comparable Sale 1	Growe St
## Grove St	### Grove St	Comparable Sale 1
6400408 6400408 51  6400408 51  6400408 51  6400408 51  6400400 51  640040 51	Grove St.  Growe St.  Grows St.  A 1431 Vine St.  Grows St.  A 205 Pine 873 8 9th St.  A 205 Pin	Comparable Sale 1
6400408 6400408 51  6400408 51  6400408 51  6400408 51  6400400 51  640040 51	Grove St.  Growe St.  Grows St.  A 1431 Vine St.  Grows St.  A 205 Pine 873 8 9th St.  A 205 Pin	Comparable Sale 1
## Grove St	### Grove St	Comparable Sale 1
## Grove St	### Grove St	Comparable Sale 1
6400408 6400408 51  6400408 51  6400408 51  6400408 51  6400400 51  640040 51	Grove St.  Growe St.  Grows St.  A 1431 Vine St.  Grows St.  A 205 Pine 873 8 9th St.  A 205 Pin	Comparable Sale 1
### Grove St   Cass St   C	### Grove St	Comparable Sale 1
64 Grove St.  (a) University of Mississippt St.  (b) Witnebago St.  (c) University of Mississippt St.  (d) Witnebago St.  (e) Witnebago St.  (e) Witnebago St.  (f) University of Mississippt St.  (e) Witnebago St.  (f) University of Mississippt St.  (f) Universi	### Grove St	### Grove St
## Grove St   Comparable Sale 1   Comparable Sale 3   Crosse   Cro	Grove St.  Genove	Comparable Sale 1
Grove St   Comparable Sale 1	### Grows St.    Comparable Sale 1	### Grove St
Grove St   Comparable Sale 1	## Growe St	### Grows St
Grove St   Comparable Sale 1	## Growe St	### Grows St
Grove St   Comparable Sale 1	## Growe St	### Grows St
Grove St	Growe St	### Growe St
Growe St.  (a) University of Market St.  (b) 1.0908  (c) 1.0908  (c) 1.0908  (d) 1.0908  (e) Wisconsist St.  (f) Market St.  (f) Market St.  (g) Winnebago St.  (h) Market St.	Grove St.  Grove St.  Grove St.  Grove St.  Grow St.  Gr	Comparable Sale 1
Growe St.  (a) Misconsin-La (Crosse entail Sale 1 (1431 vine st. of smiles BE (1431 vi	Grove St.  Growe St.  Grows St.	61-0908  (a)
Grove St.  Grove St.  Grove St.  A 145 Consolar-La  Chass St.  Cha	Grove St	61-0908  (a) Wisconsin-La Crosse  (b) Wisconsin-La Crosse  (c) Crosse  (c) Crosse  (d) Crosse  (e) Crosse  (e) Crosse  (f) Crosse  (f) Crosse  (g) Main St  (h) State St
600-0908  Grove St.  Wilsconsin-La  Crosse  Wisconsin-La  Crosse  Wisconsin-La  Crosse  Wisconsin-La  Crosse  Cross St.  Cass	Grove St.  Grove St.  Grove St.  A st. of months and in the St.  A st. of miles NE  Crosse  St. of the St.  A st. of the St.  Main St.  Crosse  Crosse  Crosse  St. of the St.  Main St.  Crosse  Crosse  St. of the St.  Main St.  Crosse  Crosse  St. of the St.  Main St.  Crosse  St. of the St.  St. of the S	600-0908  Grove St  A 15 consist of Comparable Sale 1  A 2 0.05 miles Se  Philo St  A 1431 Vine St  A 2 0.05 miles Se  Philo St  A 2 0.05 miles Se  Bluff  A 3 1431 Vine St  A 4 14 14 Vine St  A 4 14 14 Vine St  A 14 14 14 Vine St  A 14 14 14 14 14 Vine St  A 14 14 14 14 14 14 14 14 14 14 14 14 14
Onliversity of Comparable Sale 1	Grove St.  Grove St.  Grove St.  Grows St.  A st. o.	610-0908  Grove St  (a)  (b)  (c)  (c)  (c)  (c)  (c)  (d)  (d)  (d
Grove St	Growe St.  Growe St.  Grows St.	600-6908  Grove St  A 1431 Vine St  A 2 0.05 miles NE  Part St  A 2 0.05 miles NE  Part St  A 3 1431 Vine St  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  Comparable Sale 3  Comparable Sale 3  A 1431 Vine St  Bluff  A 1431 Vine St  Bluff  Comparable Sale 3  Compar
### Grows St	Growe St.	Growe St
## Comparable Sale 1    Comparable Sale 3	Grove St.  Grows St.	### Growe St
### Growe St	Grove St.  Growe St.  Grows St.  A to style St.  Grows St.  A to style St.  Grows St.  A to style St.  A to st	### Growe St
### Grows \$1    Comparable Sale 1	Grove St	Growe St  Growe St  Wisconsin-La  Crosse  Cros
### Grows St.    Comparable Sale 1	Grove St.  Growe St.  Growe St.  A 143 Wine St.  A 202 Pine St32 8th St.  A 203 Pine St32 8th St.  A 204 Pine St32 P	Grove St  (a)  (b)  (c)  (c)  (c)  (c)  (d)  (d)  (d)  (e)  (d)  (e)  (e)  (e
### Grows 51    Comparable Sale 1	Growe St.  Grows St.	Grove St  Grove St  Grove St  Wisconsin-La  Crosse  Cr
### Grows St	Growe St Gro	Growe St.  Growe St.  Grosse  Wisconsin-La  Crosse  Crosse  Wisconsin-La  Crosse  Cros
### Grows St.   Comparable Sale 1   Comparable Sale 3   Comparable	### Comparable Sale 1    Comparable Sale 3	Growe St.  Grosse St.  Grosse St.  A st. grown parable Sale 1  A st. grown parable Sale 1  Comparable Sale 3  Comparable Sale 3
### Comparable Sale 1    Comparable Sale 3	Comparable Sale 1  Comparable Sale 3  N 15 construction  N 2 to 500 Pine Strate	601-0908  The Street St
### Comparable Sale 1    University of Misconsin	### Comparable Sale 1    Comparable Sale 3	Comparable Sale 1  To Sale State Sta
### Comparable Sale 1    Comparable Sale 3	Comparable Sale 1  Comparable Sale 3  N 15 construction  N 2 to 500 Pine Strate	601-0908  The Street St
Second State	601-0908  (a) Crosse  (b) Crosse  (c) Crosse  (c) Crosse  (d) Crosse  (e) Crosse  (e) Crosse  (f) Cros	601-0908  (a) Wilsconsin-La Crosse  (b) Crosse  (c) Crosse  (c) Crosse  (d) Crosse  (e) Crosse  (e) Crosse  (e) Crosse  (f) Cr
### State St	Comparable Sale 1  Comparable Sale 3  Crosse	601-0908  The State Stat
### State 51   Wisconsin-La	Consparable Sale 1  Consparable Sale 3  Crosse  Consparable Sale 3  Crosse  Consparable Sale 3  Consparabl	Comparable Sale 1  Comparable Sale 3  A 2 0.05 miles NE  Price St
## State 54	Comparable Sale 1  Comparable Sale 3  Crosse  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3  Comparab	Comparable Sale 1  Comparable Sale 3  A 455 miles NE  A 500 miles NE  A 1431 Vine St  Comparable Sale 3  Comparable Sal
## Wisconsin-La Crosse    Comparable Sale 1	Crosse  Crosse  Crosse  Crosse  Comparable Sale 1  Comparable Sale 3  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3  Com	Comparable Sale 1  Comparable Sale 3  Comparable Sa
## Comparable Sale 1    Crosse	Comparable Sale 1  Crosse  Cro	### Comparable Sale 1    Comparable Sale 3
Comparable Sale 1  Crosse  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3  Crosse  Comparable Sale 3	Comparable Sale 1  Comparable Sale 3  Cass St	Comparable Sale 1  Crosse  Crosse  Crosse  Crosse  Cromparable Sale 3  Comparable Sale 3
Comparable Sale 1  Crosse  Comparable Sale 3  Comparable Sale 3  Comparable Sale 3  Crosse  Comparable Sale 3  Crosses  Comp	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Crosse  Comparable Sale 1  Crosse  Comparable Sale 3  A to 902 Pine 80328 9th St N  A to 0.05 miles NE  A to 0.05 miles NE  A to 902 Pine 80328 9th St N  A to 0.05 miles NE  A to 0.05 miles SE  A to 0.05 miles SE  A to 902 Pine 80328 9th St N  A
Crosse  Comparable Sale 1  Comparable Sale 3  Compa	Cronsse Comparable Sale 1  Comparable Sale 1  Comparable Sale 3  A 1431 Vine St	Crosse  Comparable Sale 1  Comparable Sale 3  Compa
Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  Comparable Sa
Comparable Sale 1  Comparable Sale 3  Comparable Sa	A to the St    Comparable Sale 1  Comparable Sale 3  Comparable Sale 3	Comparable Sale 1  A 1431 Vine St  A 0.55 miles NE  A 1431 Vine St  A 0.55 miles SE  A 1431 Vine St  B 1441 Vine St  A 1541 Vi
Comparable Sale 1  14431 Vine St  14441 Vine St  14411 Vine St  14441 Vine St  14	A 15 Winnebago St Mississippi	Comparable Sale 1  Comparable Sale 3  A 15 miles NE  Did5 miles SE  Na 1431 Vine St  Na 1431 Vine St  Na 1431 Vine St  Did5 miles NE  Na 1431 Vine St  Did5 miles NE  Na 15 miles NE  Did5
Comparable Sale 1  Comparable Sale 3  A 0.05 miles N  Phre St  Main St  Mai	Comparable Sale 1  A to 902 Pine St328 9th StN  A to 903 Pine St3  A state St  A s	Comparable Sale 1  Comparable Sale 3  Nation St Name S
Comparable Sale 1  1431 Vine St  0.05 miles NE  Pure St  Nine St	A comparable Sale 1  I 431 Vine St O.05 miles SE  Pine St O.05 miles	A state St wind Comparable Sale 3  N set Substance St wind St
Comparable Sale 1  Comparable Sale 3  A 1431 Vine St	Comparable Sale 1  Comparable Sale 3  A 505 miles NE  Prive St  A 505 miles SE  A 505 miles SE  A 605 miles SE  A 1431 Vine St  B 1441  B 1441	Comparable Sale 1  A so 902 Pine St328 9th St N  A so 902 Pine St N  A so 90
Comparable Sale 1  Comparable Sale 3  A 1431 Vine St	Comparable Sale 1  Comparable Sale 3  A 0.05 miles NE  Prive St  A 0.05 miles NE  Prive St  A 0.05 miles St  B 0.05 miles St	Comparable Sale 1  Comparable Sale 1  L431 Vine St  0.05 miles SE  Nine St
Comparable Sale 1  Comparable Sale 3  Comparable Sale 3  L431 Vine St  L	Comparable Sale 1  Comparable Sale 3  A 0.05 miles NE  Pine St  A 0.05 miles NE  Pine St  A 0.05 miles NE  Pine St  A 0.05 miles SE  Biluff  Biluff  A 124 434 534 534 534 534 534 534 534 534 53	Comparable Sale 1  Comparable Sale 3  Comparable Sale 1  Comparable Sale 3  Comparable Sa
Comparable Sale 1  Comparable Sale 3  N 15 miles NE  No 05 mil	Comparable Sale 1  Comparable Sale 3  Comparable Sa	Comparable Sale 1  Comparable Sale 3  A 1431 Vine St
Comparable Sale 1  Comparable Sale 3  Comparable Sa	A state St    Nameron Ave    Nather St    Nameron Ave    Namer St    Comparable Sale 3    Namer St    Namer St    Namer St    Namer St    Namer St    Namer St    Comparable Sale 3    Namer St    Namer	A total Sale 3  No Comparable Sale 3  No State St
A 15 miles SE  A 15 m	A state St	Comparable Sale 2
1431 Vine St	A State St Main St Market	1431 Vine St
1431 Vine St   1432 St   1432 St   1433 Vine St	A State St Anne St Ann	A State St Anne St Ann
1431 Vine St   1431	A 0.05 miles NE Nine St A 0.05 miles Ni	A State St Wine St And



GIRBEN SPACE PLAN FAR 314/320-322 BTH ST. NORTH



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