

November 2, 2018

City Planning Department
City of La Crosse
400 North 4th Street
La Crosse, WI 54601

RE: Conditional Use Permit for 1010 Vine Street, La Crosse, Wisconsin

Dear Mr. Acklin:

Attached is a Conditional Use Permit Application from 10th and Vine, LLC, by Peter Gerrard. This is the last property to be acquired as part of this development. If you recall, the adjoining properties were already removed over the past 2 years. The last building, with an address of 1016, 1018, 1020 Vine Street is a tri-plex that will be removed in the summer of 2019, when the lease expires.

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 and has been upgraded to include the recreational space and all parking on-site, versus an offsite location. We could not come to an agreement to create a shared parking area, to reduce the amount of surface lots in this neighborhood.

As the updated plan shows, using only the existing lands and removing the buildings, it will allow for 20 units, with 53 parking stalls.

The purpose of this conditional use permit is to remove the property at 1010 Vine Street. The property was last used as a single family home, but has been vacant since the death of the prior owner.

The adjoining properties are owned by Peter Gerard. Those not owned by Mr. Gerrard are all multi-person rental housing.

City Planning Department

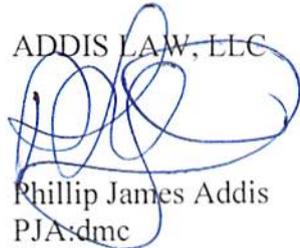
Page 2.

November 2, 2018

The demolition of the vacant buildings 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,

ADDIS LAW, LLC



Phillip James Addis

PJA:dmc

Enclosures

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

10th & Vine, LLC 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: 1010 Vine St.

Tax Parcel No.: 17-20193-070

Legal Description:

Lot 175 Block 17 of Allen Overbaugh & Peters Burns Addition to the City of La Crosse

County of La Crosse

Zoning District Classification:

RS - Multiple Dwelling

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 356

(If the use is defined in 115-347(6)(c)(1) or (2), see "*" below.)

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

Description of subject site and **current** use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Vacant building, to be removed in 2018

Description of **proposed** site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

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

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

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

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

Number of **current** off-street parking spaces: not applicable

Number of **proposed** off-street parking spaces: 53 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.

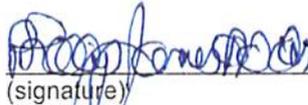
In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of 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 \$ 82,500 current FMV.

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)

11-02-2018

(date)

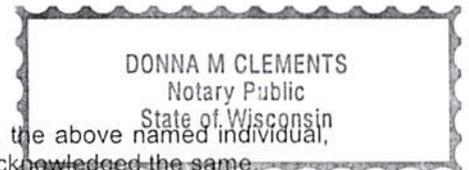
608-784-1355

(telephone)

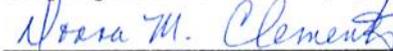
paddis@addislaw.com

(email)

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



Personally appeared before me this 2nd day of November, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

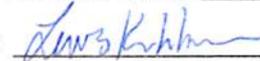


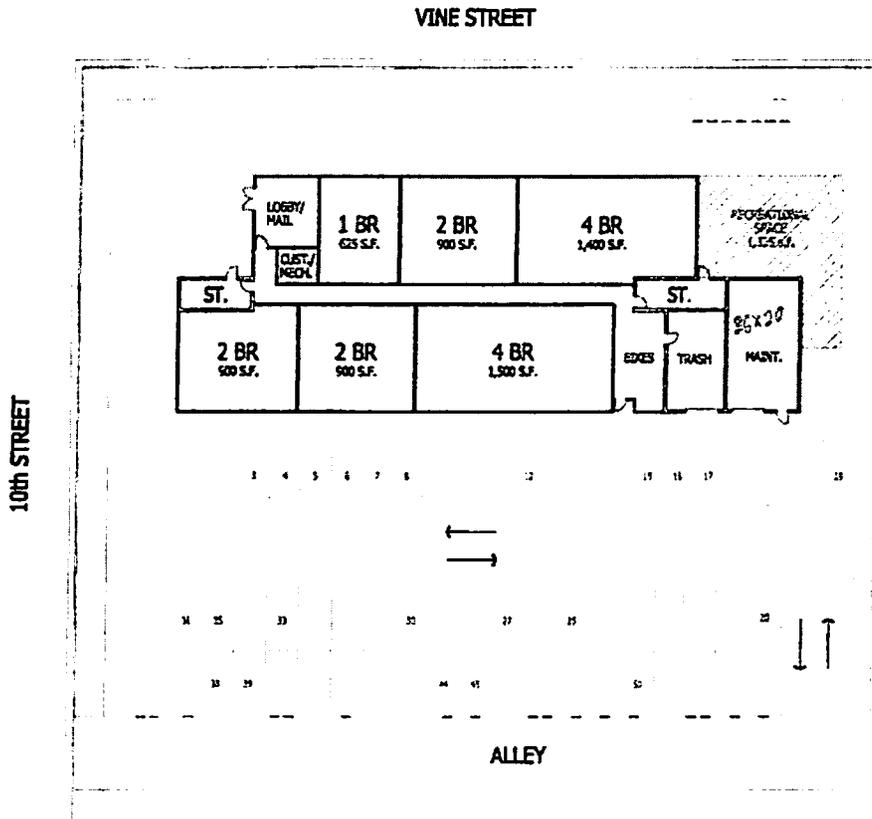
Notary Public

My Commission Expires: 3-22-2019

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

Review was made on the 2nd day of November, 2018.

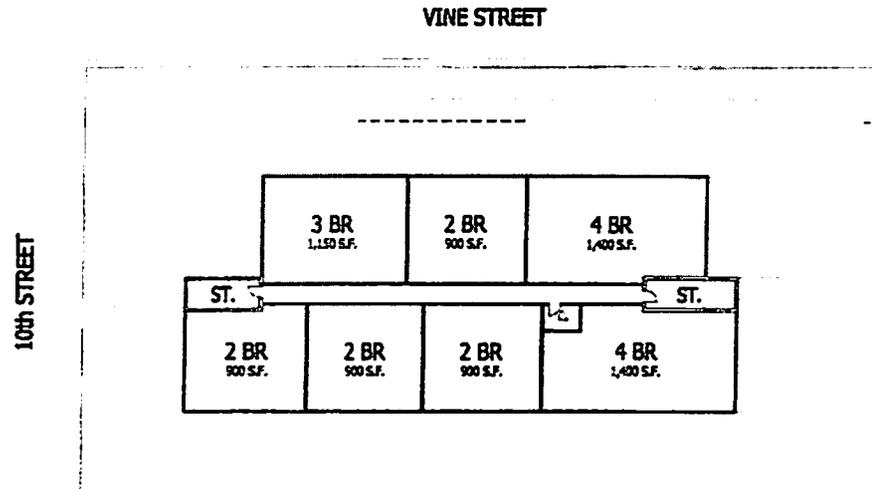
Signed:  OBO Jason Gilman
Director of Planning & Development



1 FLOOR 1, SCHEMATIC BUILDING PLAN
9,800 SQUARE FEET - SCALE $\frac{1}{32}'' = 1'-0''$

28,000 TOTAL SQUARE FEET

MAY 25, 2018



2-3 FLOORS 2-3, SCHEMATIC BUILDING PLAN
9,100 SQUARE FEET - SCALE $\frac{1}{32}'' = 1'-0''$

Residential Units:	1 one bedroom	(1)
	11 two bedroom	(22)
	2 three bedroom	(6)
	6 four bedroom	(24)
	20 units	
	53 bedrooms	

Total Parking Stalls: 53 parking stalls



WARRANTY DEED

THIS DEED made between Scott Jungen, a married person ("Grantor," whether one or more), and 10th & Vine, LLC ("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 Crosse County, State of Wisconsin ("Property"):

Lot 175 of Block 17 of Allen Overbaugh & Peter Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

RECORDED ON
08/28/2018 08:51AM
REC FEE: \$30.00
TRANSFER FEE: \$300.00
EXEMPT #:
PAGES: 1

** The above recording information verifies that this document has been electronically recorded and returned to the submitter.**

Name and Return Address
New Castle Title
750 North 3rd Street, Suite B
La Crosse, WI 54601

17-20193-070
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: August 24, 2018

Scott Jungen
Scott Jungen

AUTHENTICATION

Signature(s) of _____

authenticated on this ___ day of _____, 20__.

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

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
Dawn Flaherty
Notary Public
8/24/2018

Personally came before me on 8-24, 2018 the above-named Scott Jungen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dawn Flaherty
Print Name: DAWN FLAHERTY
Notary Public, State of Wisconsin
My Commission Expires: 3/10/22

Dawn Flaherty
Notary Public
State of Wisconsin

1010 VINE ST LA CROSSE

Parcel: 17-20193-70
 Internal ID: 29746
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.195
 Township: 16
 Range: 07
 Section: 32
 Qtr: SE-SW

Abbreviated Legal Description:

ALLEN OVERBAUGH & PETER BURNS ADDITION LOT 175 BLOCK 17 LOT SZ: 51 11/12X163.08

Property Addresses:

Street Address	City(Postal)
1010 VINE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
10TH & VINE LLC	Owner	420 5TH AVE S	LA CROSSE	WI	54601

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	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed: 1 on 10/27/1999
 Lottery Credit Application Date: 8/26/1999

Tax Information:**Billing Information:**

Bill Number: 5443
 Billed To: SCOTT JUNGEN

(LE) BEVERLY JUNGEN
 1010 VINE ST
 LA CROSSE WI 54601-3474

Total Tax: 2520.32
 Payments Sch.

1-31-2018	768.11
3-31-2018	584.07
5-31-2018	584.07
7-31-2018	584.07

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.863914979
Assessed:	21600	61300	82900	Mill Rate	0.029127112
Fair Market:	25000	71000	96000	School Credit:	183.26
Taxing Jurisdiction:			2016 Net Tax	2017 Net Tax	% of Change
STATE OF WISCONSIN			\$ 14.8100	\$ 0.0000	-100.0000
La Crosse County			\$ 319.7200	\$ 339.8200	6.3000
Local Municipality			\$ 983.1100	\$ 1001.7600	1.9000
LA CROSSE SCHOOL			\$ 873.1800	\$ 925.6900	6.0000
WTC			\$ 136.8900	\$ 147.3700	7.7000
	Credits:				
		First Dollar Credit:		78.39	
		Lottery Credit:		137.18	
	Additional Charges:				
		Special Assessment:		0.00	
		Special Charges:		0.00	
		Special Delinquent:		321.25	
		Managed Forest:		0.00	
		Private Forest:		0.00	
		Total Woodlands:		0.00	
		Grand Total:		2520.32	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/18/2018	656038	0	\$ 1352.18	1/2018
Payment to Local Municipality	5/24/2018	688713	0	\$ 584.07	5/2018
Payment to Local Municipality	7/24/2018	699584	0	\$ 584.07	7/2018
			Totals:	\$ 2520.32	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2017	0.000	21600	61300	82900	4/21/2017

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
562	672	848202	6/11/1975	WD PRIOR 9-1-81

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1418170	4/8/2005	Quit Claim Deed
0	0	1715428	8/27/2018	HT110
0	0	1715451	8/28/2018	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 1010 VINE ST

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

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.