



100 N. 6th St. Suite A  
La Crosse, Wisconsin 54601

Phone (608) 782-4488  
Fax (608) 782-4478

City Planning Department  
Attn: Tim Acklin  
400 La Crosse Street  
La Crosse, WI 54601

Mr. Acklin:

Please find attached, the Conditional Use Permit Application, payment, legal description, and topographic site map for removal of the existing multifamily building at 915 Main Street. This property is part of a larger site that is going through the process of rezoning to Traditional Neighborhood Development. The Rezoning Petition and General Development Plan were approved by the Common Council in January of this year. We anticipate having our final Design Standards review with City staff in the next several weeks and to submit for the Specific Comprehensive Development Plan within the next several months. Construction of the project is expected to start by April 2025, with substantial completion by June 2026. The demolition of the existing building is the first step in this process and will enable the project to be completed in a timely manner.

If you should have any questions, please feel free to reach out to me at (608)782-4375.

Thank you for your assistance.

Sincerely,

Paul Gerrard

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Gerrard Development, LLC  
100 6th Street North, Suite A, La Crosse, WI 54601

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

Gerrard Staff 4, LLC Esperanza Tres Rios, LLC  
100 6th St. North, Suite A, La Crosse, WI 54601

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): <sup>907 & 919</sup> 915<sup>907 & 919</sup>Main Street; 927 Main Street; 117 10th Street North <sup>& 115</sup>

Tax Parcel Number(s): 17-20204-100; 17-20204-120; 17-20204-110

Legal Description (must be a recordable legal description; see Requirements): \_\_\_\_\_  
See attached

Zoning District Classification: TND - General

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 X

Description of subject site and **CURRENT** use: \_\_\_\_\_

The site contains a multifamily building that is now uninhabited.

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

The purpose of the Conditional Use Permit is to obtain a Demolition Permit to remove the existing building prior to any future development.

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

**\* If the proposed use is defined in Sec. 115-347(6)(c)**

\_\_\_\_\_ (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\_\_

or

\_\_\_\_\_ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

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 notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a **parking lot**: \_\_\_\_\_

Check here if proposed operation or use will be **green space**:  X

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

**CERTIFICATION:** I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature] (signature) 11-8-24 (date)

608-782-4375 (telephone) (email) Paul@GERKARD.com  
Paul@GERKARD.com

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

Personally appeared before me this 8<sup>th</sup> day of November, 2024, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Janna Erickson  
Notary Public  
My Commission Expires: April 10, 2028



Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 11<sup>th</sup> day of November, 2024.

Signed: [Signature] Planning Manager  
Director of Planning & Development

**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Paul A. GARRARD, being duly  
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE,  
State of Wisconsin.

2. That the undersigned is a/the legal owner of the property located at:  
915, 927, Main Street 117 10<sup>th</sup> Street LaCrosse  
(address of subject parcel for Conditional Use) WI 54601

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.

[Signature]  
Property Owner

Subscribed and sworn to before me this 8<sup>th</sup> day of November, 2024.

Janna Erickson [Signature]

Notary Public  
My Commission expires April 10, 2028.

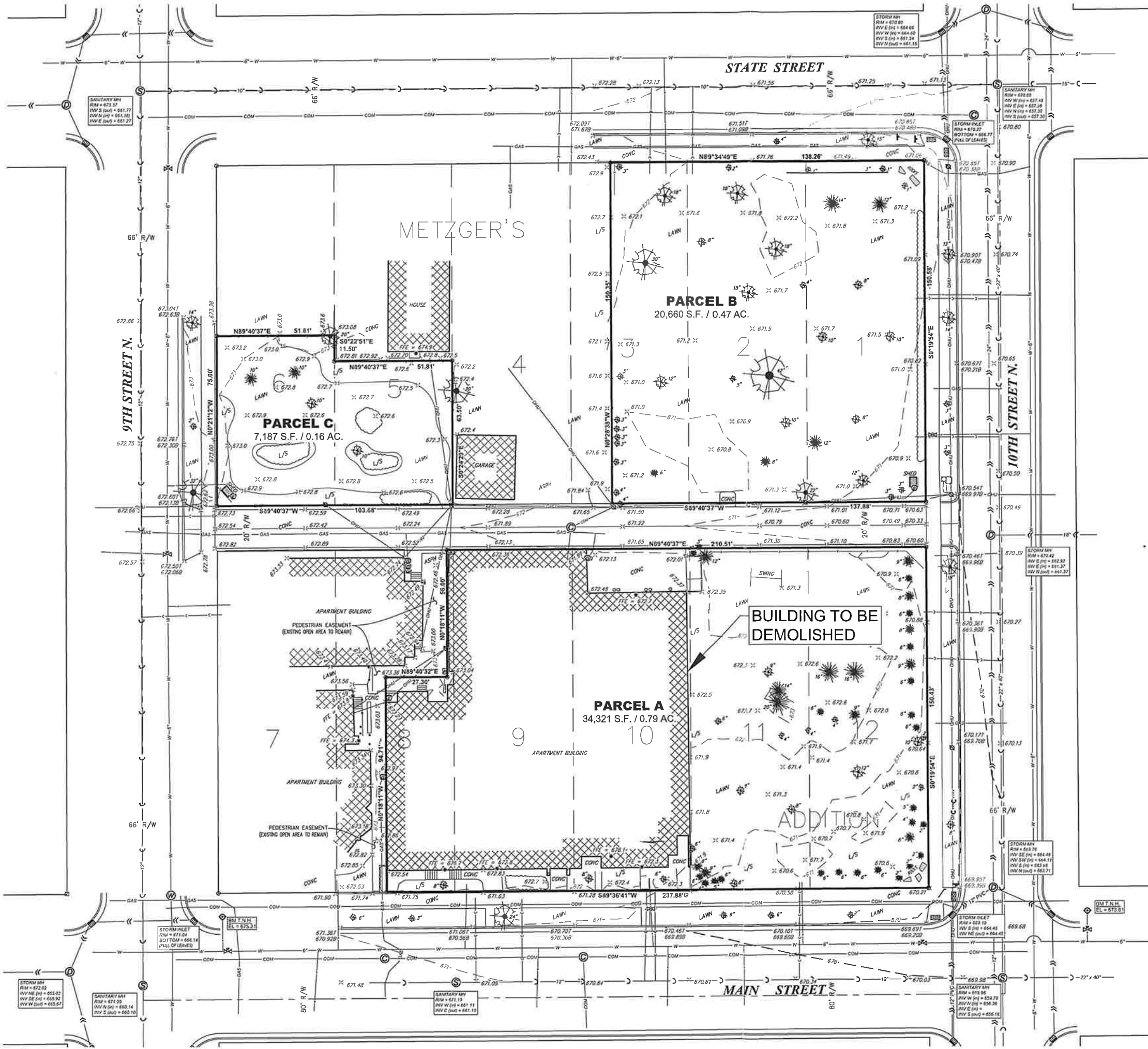


Legal Description for: 915 Main Street, 927 Main Street, 117 10<sup>th</sup> Avenue South

ALL OF LOT 9, LOT 10, LOT 11, LOT 12 AND PART OF LOT 8 OF METZGERS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87° 53'57"E, 1345.00 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZGERS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE N89° 36'41"E, 73.49 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE N00° 18'11"W, 94.71 FEET; THENCE N89° 40'32"E, 27.30 FEET; THENCE N00° 18'11"W, 56.00 FEET TO THE NORTH LINE OF LOT 8; THENCE N89° 40'37"E, 210.51 ALONG THE NORTH LINE OF LOT 8-12 TO THE NORTHEAST CORNER OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH; THENCE S00° 19'54"E, 150.43 FEET ALONG THE EAST LINE OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH TO THE SOUTHEAST CORNER OF LOT 12 AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89° 36'41"W, 237.88 FEET ALONG THE SOUTH LINE OF LOTS 8-12 AND NORTH RIGHT-OF-WAY OF MAIN STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34,283 SQ.FT.±



**C001 GENERAL NOTES**

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES, DIAL 811 OR (800) 242-8511
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ANY AND ALL PARTIES UTILIZING VERTICAL DATUM SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES RESULTING THEREFROM.
- THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF GERRARD DEVELOPMENT, LLC AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EASEMENTS THAT ARE SHOWN ARE BASED ON DOCUMENTS FROM OUR FILES, AND MAY OR MAY NOT HAVE BEEN VACATED. OTHER EASEMENTS MAY EXIST ON THE PROPERTY SURVEYED.
- THIS DOCUMENT IS BEING FURNISHED TO GERRARD DEVELOPMENT, LLC IN THE FORM OF AN AUTOCAD DRAWING. THE PURPOSE OF THE AUTOCAD DRAWING IS FOR USE WITHIN THE AUTOCAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTOCAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

**C001 LEGEND**

**EXISTING TOPOGRAPHY**

- 7.0 --- CONTOUR MAJOR
- 7.0 --- CONTOUR MINOR
- X 709.77 SPOT ELEVATION
- X 709.501 SPOT ELEVATION
- X 709.059 TOP / BOTTOM CURB OR WALL
- CONFERRUS TREE, SIZE NOTED
- DECIDUOUS TREE, SIZE NOTED
- BOLLARD
- SINGLE POST SIGN
- TACTILE MAT (ADA)
- FENCE

**EXISTING UTILITIES**

- SANITARY SEWER
- STORM SEWER
- WATERMAIN / SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- GAS
- UNSPECIFIED COMMUNICATION LINE

**UTILITIES**

- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- DOWNSPOUT
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP
- COMMUNICATIONS MANHOLE
- GAS METER
- ELECTRIC METER
- AIR CONDITIONER
- UTILITY POLE
- GUY ANCHOR
- UNKNOWN PEDESTAL
- UNKNOWN PULLBOX

REVISIONS	BY

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING  
 632 COPELAND AVENUE · LA CROSSE, WI 54603  
 Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Assoc.biz

PREPARED FOR:  
**GERRARD CORP.**

**HAVEN ON MAIN**  
 915-927 MAIN STREET  
 LA CROSSE, WISCONSIN  
 TOPOGRAPHIC SITE MAP

DRAWN: C.G.  
 PROJECT No: 23-109  
 DATE: 11/07/2024  
 SCALE: 1"=20'  
 CAD FILE: 23-109 Gerrard HOM 10 CUP Application.DWG  
 SHEET: **C001**

