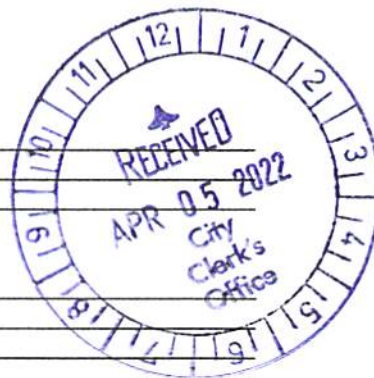


PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):
Dan Pabst

1914 Nakomis Ave, La Crosse WI 54603

Owner of site (name and address):

Susan Brooks

PE Rentals LLC
1107 Kane St
LaCrosse, WI 54603

Address of subject premises:

818 Gould St

La Crosse, WI 54602

Tax Parcel No.: 17-10050-10

Legal Description: SOUTH EASTERN ADDITION W 73FT LOTS 13 & 14 BLOCK 12 LOT SZ: 73 X 100

Zoning District Classification: R5 - Multiple Dwellings

Proposed Zoning Classification: Light Industrial - MI

Is the property located in a floodway/floodplain zoning district? Yes No

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Vacant Property

Property is Proposed to be Used For:

Personal storage/work space

Proposed Rezoning is Necessary Because (Detailed Answer):

Current lot has been vacant for a long period. The only building that can be placed in this space without adding a lot of fill is an uninhabited building.

In order to place the building that the owner intends rezoning is necessary.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Current lot is vacant with little aesthetic value and occasionally collects debris. Rezoning will allow for a building to be placed on the land which the owner will take care of and add to the tax revenue of the city.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Land is vacant with little hope of securing a residential building because of the additional costs incurred to raise the land and the current low value of the surrounding homes. Allowing this rezone will allow the city to increase the value of this property and do away with a property that has traditionally been blighted.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 4th day of April, 2022.

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 petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Dan To Jankes

Slm 4/15/22

(signature)

608 630 4371

(telephone)

3/29/2022

(date)

pabstdan@gmail.com

(email)

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this 5 day of April, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sydnie Martin
Notary Public
My Commission Expires: 12/14/2024

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

Review was made on the 13th day of April, 2022.

Signed:

[Signature]
Director of Planning & Development

818 Gould St Rezoning

The current property at 818 Gould St is a vacant lot. This lot resides in the flood plain in the neighborhood directly west of the La Crosse Menards. Because of the flood plain status no inhabited building can be built upon this property without significantly raising the land. Due to the location of the lot it does not appear that anyone has been interested in making the financial investment to raise that property to build a residential home. Thus this land has always sat vacant. On a recent trip to the site beer bottles and cigarette butts were found scattered about.

I have engaged with the seller of this property (PE Rentals; owned by Nathan and Susan Brooks) to purchase this property contingent on the ability to place a 40ft by 60ft metal building for personal storage on the land. PE Rentals also owns the adjacent property to this land at 829 Gould St, they are in favor of this rezone.

Allowing for this rezone would improve the area of the neighborhood placing a permanent structure on the lot, having an owner that will keep it clean and tidy, and increase tax revenue for the city.

Attached to this document are pictures of the existing lot, maps of the lot, and drawings of the proposed building.

Current Pictures of 818 Gould St





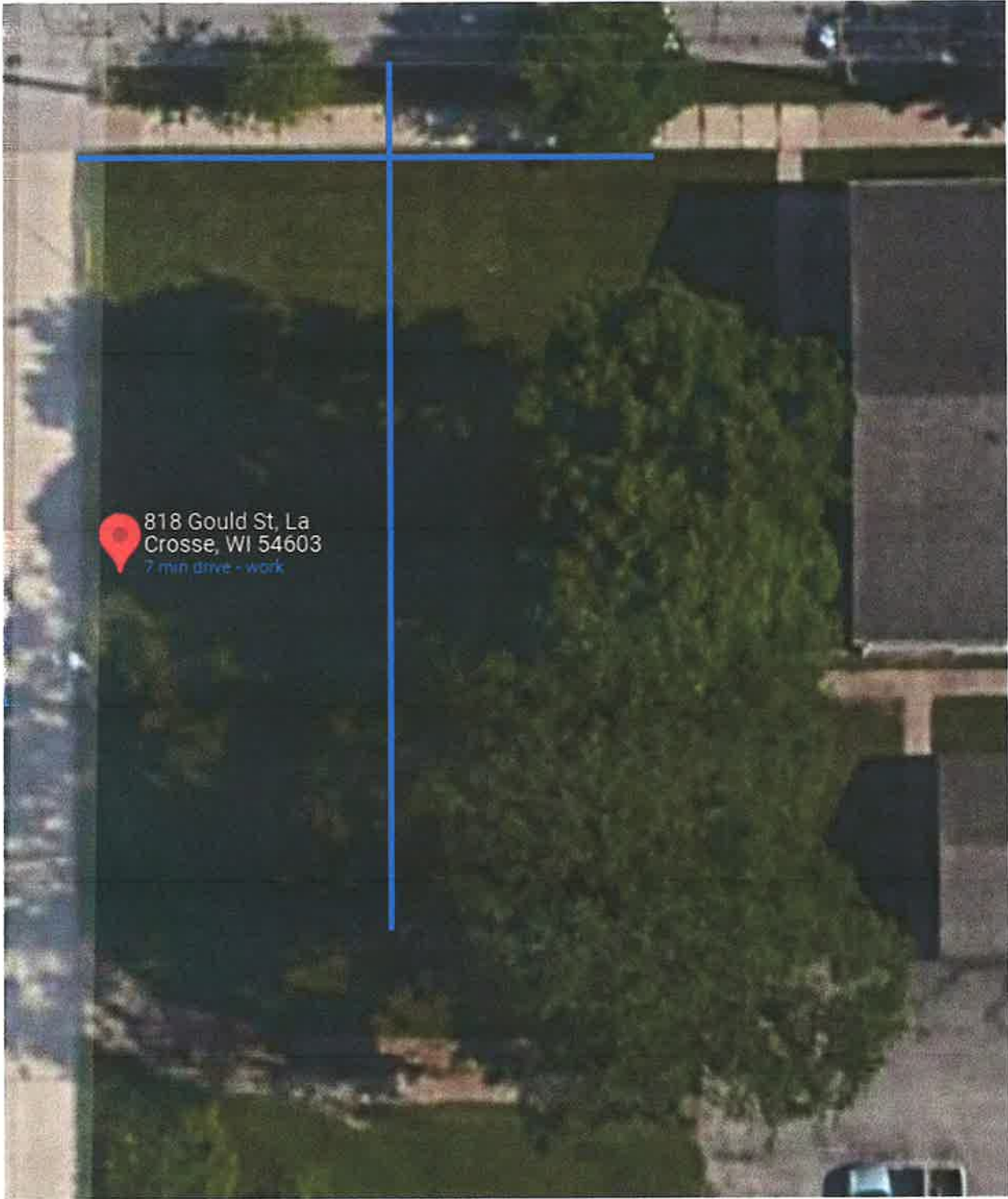
Satellite Image



Tax Parcel Map

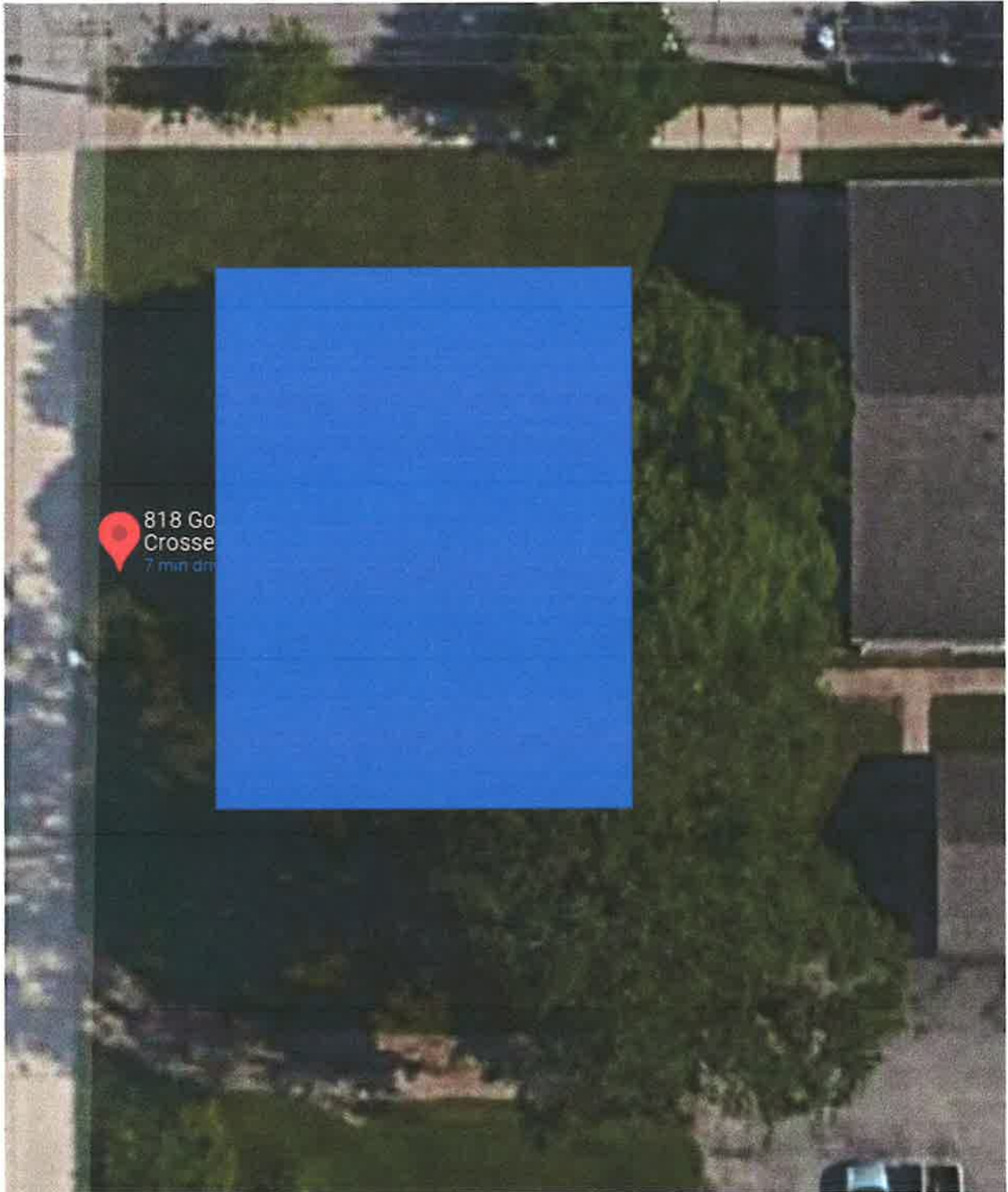


Lot Dimension



Lot is 100ft by 70ft.

Proposed Building Footprint



Proposed Building Drawings

