

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

CARL N. BARNES  
W. 5596 STATE ROAD HWY 33  
LA CROSSE, WI 54601

Owner of site (name and address):

JANE & LORNA BARNES

Address of subject premises:

1541 WOOD ST.  
LA CROSSE, WI 54601

Tax Parcel No.:

17-10139-10

Legal Description:

SPIER + CANTERBURY Lot 20 Block 2 lotsz: 50 X 140

Zoning District Classification:

R1 - Single Family

Proposed Zoning Classification:

R3 - SPECIAL RESIDENCE

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:

SINGLE DWELLING RENTAL

Property is Proposed to be Used For:

MULTIPLE FAMILY RENTAL

Proposed Rezoning is Necessary Because (Detailed Answer):

- TO RESTORE TO ITS ORIGINAL TRI-PLEX CONDITION
- INCREASE VALUE OF THE PROPERTY

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

THIS IS A QUALITY, STABLE NEIGHBORHOOD THAT SHOULD ATTRACT THE SAME TYPE OF TENANT. THERE ARE ALSO SIMILAR ZONING CLASSIFICATIONS WITHIN A SMALL RADIUS

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

WERE RESTORING AN EXISTING RESIDENCE FOR WHAT IT WAS  
INTENDED (MULTIPLE DWELLING)

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 9<sup>th</sup> day of JAN., 2014.

CITY OF LA CROSSE, WI

General Billing - 145074 - 2017

003488-0180 I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner)

57753 - CARL 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.

Payment Amount: 450.00

Carl N. Barnes

(signature)

608-780-2093

(telephone)

2/15/17

(date)

CNTBARNES@CHARTER.NET

(email)

STATE OF WISCONSIN )

COUNTY OF LA CROSSE )

) ss.

Personally appeared before me this 15<sup>th</sup> day of February, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sondra Craig

Notary Public

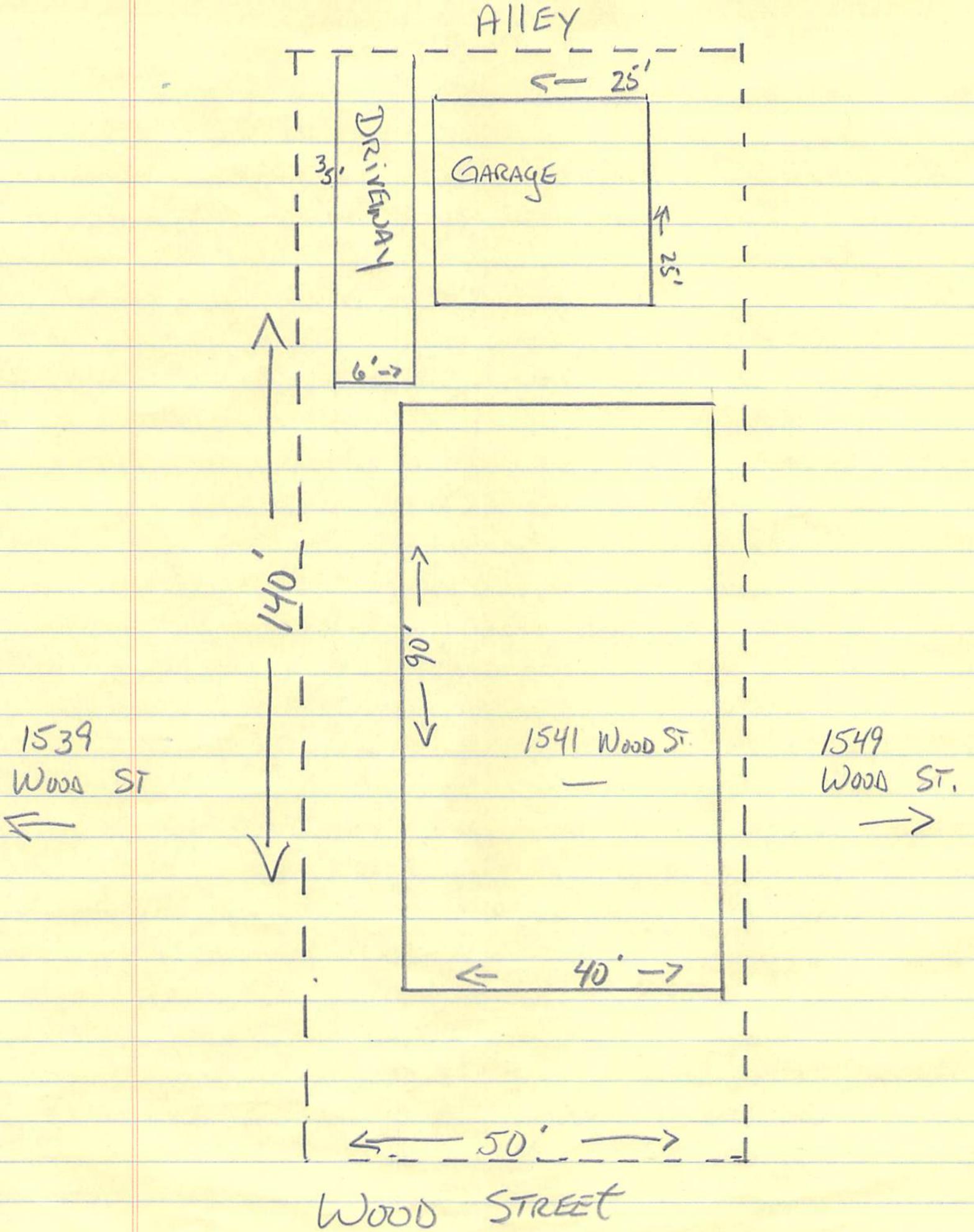
My Commission Expires: 11/11/2017

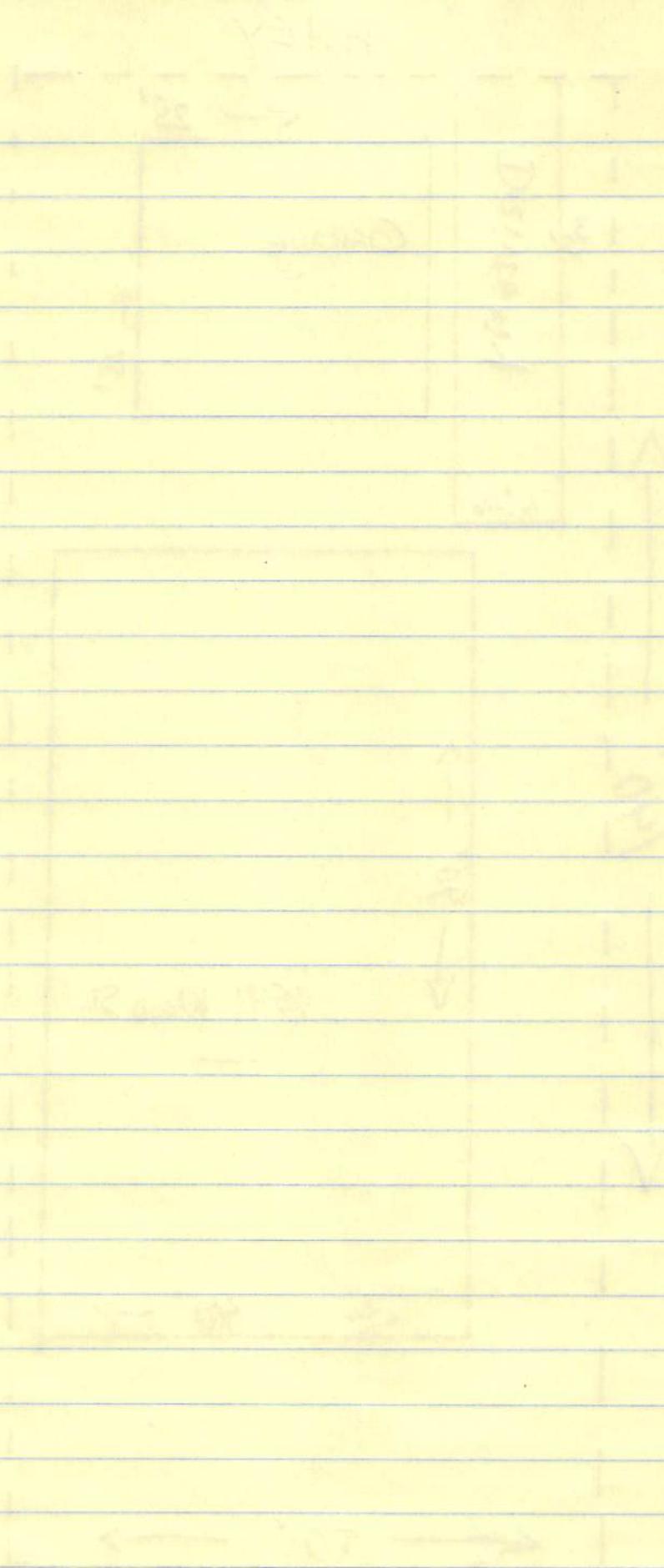
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 15<sup>th</sup> day of February, 2017.

Signed:

[Signature] Senior Planner  
Director of Planning & Development





# Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1541 Wood Street City La Crosse State WI Zip Code 54603  
 Borrower Barnes, Carl Owner of Public Record Barnes, Ronald County La Crosse  
 Legal Description Spier & Canterbury Lot 20 Block 2 Lot SZ: 50 X 140  
 Assessor's Parcel # 17-10139-10 Tax Year 2012 R.E. Taxes \$ 2,898.55  
 Neighborhood Name Northside La Crosse Map Reference 017010209010 Census Tract 14.01  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ None  PUD HOA \$ N/A  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) For asset valuation purposes  
 Lender/Client Barnes, Carl Address W5596 State Road 33, La Crosse, WI 54601  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). Physical interior inspection, MLS, and public records.

**SUBJECT**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. This appraisal has been done to determine value of home if sold. There are not any known agreements that would have an effect on this appraisal.

Contract Price \$ TBD Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s) Public Record  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. None Known There are no known concessions.

**CONTRACT**

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	88 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	48	Low 60	Multi-Family	2 %
Neighborhood Boundaries	The neighborhood is bounded to the West by Hwy 53, to the South by Monitor St, to the East by The Main line railroad track, and North by George St.			165	High 130	Commercial	5 %
Neighborhood Description	The subject is located in an mature subdivision on the Northside of La Crosse. Homes in the area are well maintained, and are compatible with each other. The subject neighborhood has good proximity to shopping, employment, schools, healthcare, and other amenities.			95	Pred. 75	Other	%

**NEIGHBORHOOD**

Market Conditions (including support for the above conclusions) Land record data, MLS statistics, and sale and resale data of properties in the neighborhood support increasing property values. MLS records indicate a narrow list/sell ratio and typical marketing time of 30 to 90 days. It is becoming increasingly common for sellers to absorb at least some of the buyers closing costs. Conventional financing is readily available at

Dimensions 50x140 Area 7,000 Sq.Ft. Shape Rectangular View Typical urban view  
 Specific Zoning Classification Residential Zoning Description Residential  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe Use as a personal residence is the Highest and Best use of the subject.

Utilities Public Other (describe) Public Other Off-site Improvements - Type Public Private  
 Electricity  100 amp fuse Water  Municipal Street Asphalt   
 Gas  Natural Gas Sanitary Sewer  Municipal Alley Concrete   
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone Zone C FEMA Map # 555562 0005 B FEMA Map Date 9/15/1985  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 There are no apparent adverse easements, encroachments, or environmental conditions known that would have an affect on the continued marketability of the subject.

**SITE**

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Stone/Gd	Floors	Carpet/Vinyl/Avg
# of Stories Two	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Frame/Slate/Avg	Walls	Plaster/Paneling/Av
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 968 sq.ft.	Roof Surface	Metal/Avg	Trim/Finish	wood/staingrade/Av
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish Unfinished %	Gutters & Downspouts	Seamless/Avg	Bath Floor	Vinyl/Avg
Design (Style) 2 Story	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung/Avg	Bath Wainscot	Fiberglass/Avg
Year Built 1889	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30 Years	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	Driveway	# of Cars 3
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) #	Driveway Surface	Asphalt
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Natural Gas	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence Rear	Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio <input checked="" type="checkbox"/> Porch 3 season	Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other Window	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in

**IMPROVEMENTS**

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)

Finished area above grade contains: 11 Rooms 6 Bedrooms 3.0 Bath(s) 2,848 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). The home is a large two story. It appears that it was once used as a tri-plex. It has three kitchens, and three baths. There is a 24'x24' detached garage, and 4 enclosed porches.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Maintenance on the subject has been average. The subject is in average condition compared to properties of similar age. Periodic updates have reduced the economic age to less than its actual age.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
 No functional or physical inadequacies were apparent upon inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe  
 Yes the property conforms well to the area.