

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

17-0918

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Todd Mandel, 225 15th Street South, La Crosse, WI 54601
on behalf of the La Crosse Community Housing Development Organization, Inc.

Owner of site (name and address):

La Crosse Community Housing Development Organization, Inc.
225 15th Street, La Crosse, WI 54601

Address of subject premises:

1002 5th Avenue South, La Crosse, WI

Tax Parcel No.: 17-30090-40

Legal Description: Burns Addition, East 86 feet of North 1/2 Lot 13 and East 86 feet of Lot 14,
Block 4. Lot size 73.5 x 86 feet

PDD/TND: General Specific x General & Specific

Zoning District Classification: R-4

Proposed Zoning Classification: Planned Development District

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

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

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

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

Property is Presently Used For:
Previously a single family rental unit was present. Currently lot is vacant as house was torn down
due to condition.

Property is Proposed to be Used For:
Owner-occupied twindo

Proposed Rezoning is Necessary Because (Detailed Answer):
The rezoning to a PDD allows for a twindo to be constructed under the exemption in multi-family
development guidelines for zero lot line twindows.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Currently the lot is vacant, but previously was occupied by a low-quality rental. This rezoning will allow
the construction of two high-quality units that will be owner-occupied. This is part of the larger
redevelopment strategy that is redeveloping the northwest and southwest corners of the intersection.

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

The rezoning will allow a project that increases the number of homeowners in the city and in the neighborhood. It will also allow for redevelopment of a troubled street corner. It will increase assessed value by 533%.


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 12 day of

August, 2016.

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.

CITY OF LA CROSSE, WI
General Billing - 150130 - 2017
003838-0039 Rachel H... 07/06/2017 09:28AM
176141 - LACROSSE CCOMMUNITY HOUSING D...

Payment Amount: 700.00

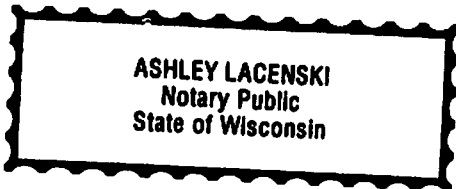

(signature)

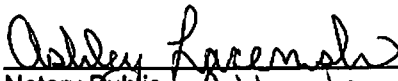
608 633 1496 (telephone) 7/6/17 (date)

todd.mandil@conleecorp.org (email)

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

Personally appeared before me this 6th day of July, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.




Notary Public Ashley LACENSKI
My Commission Expires May 25, 2018

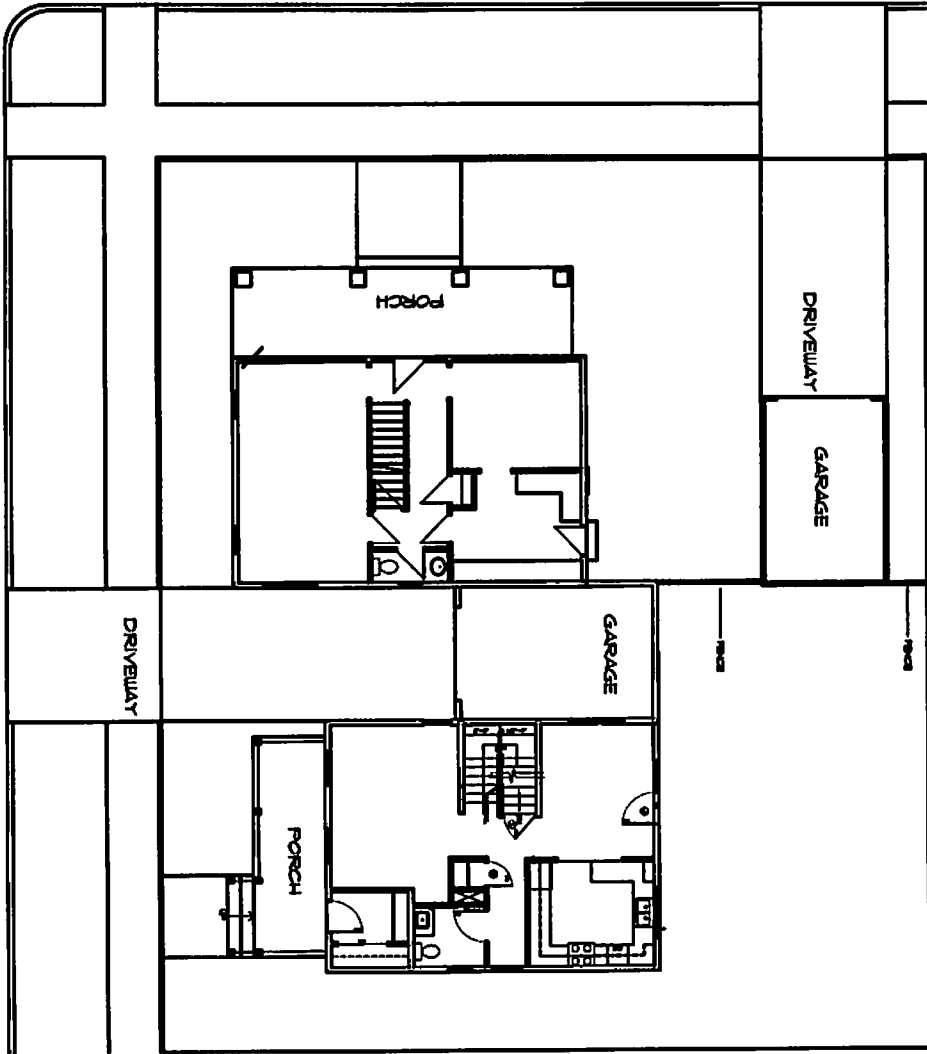
At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 6 day of July, 2017.

Signed: 
Director of Planning & Development

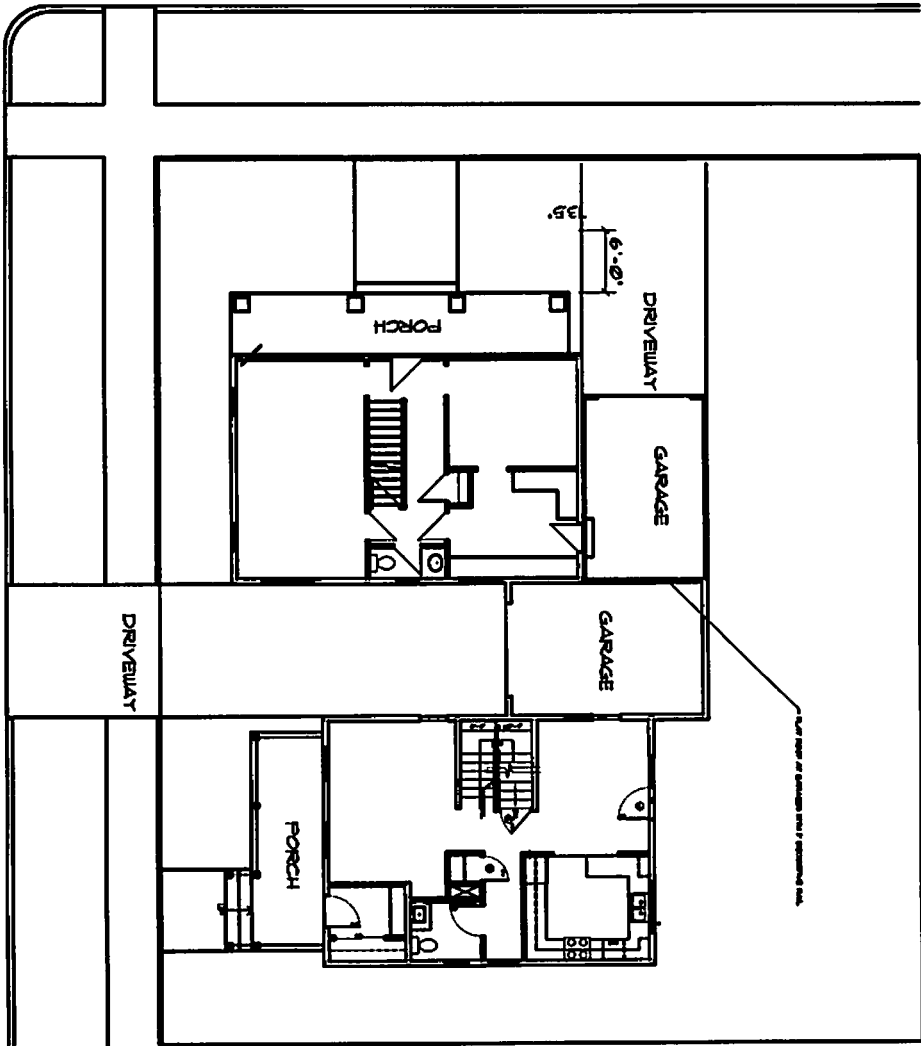
5TH ST.



MISSISSIPPI ST.

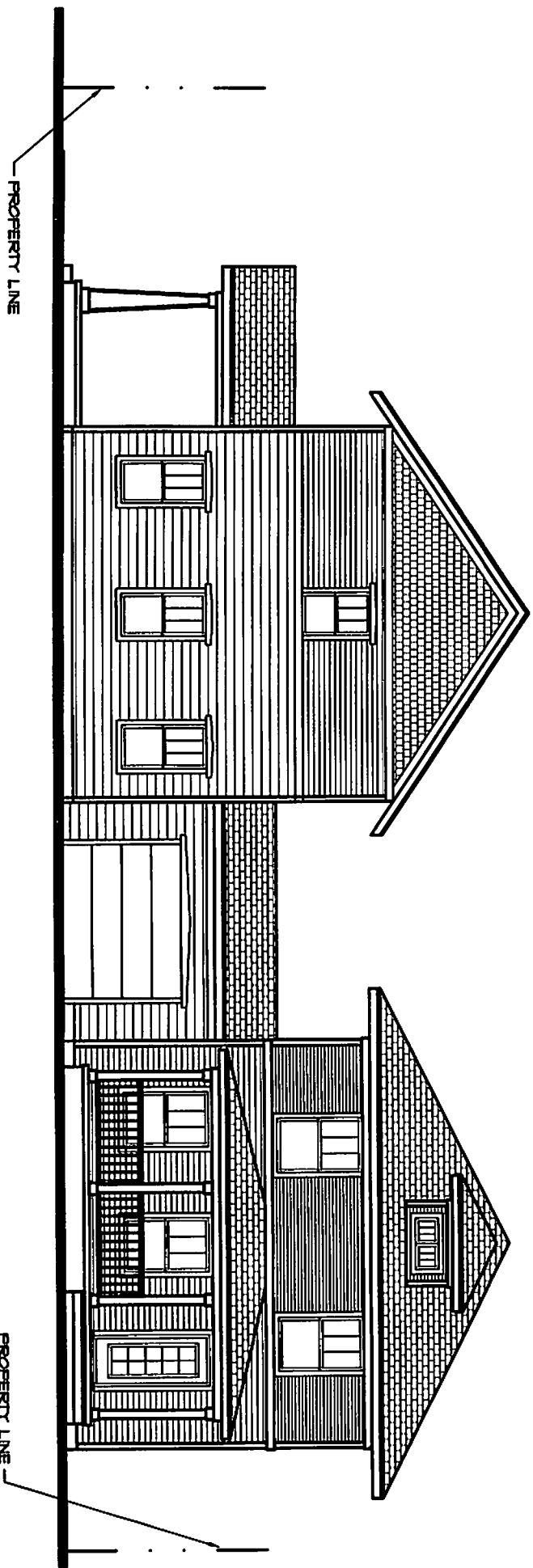
DATE PLAN OPTION 1
2024 10 10 10 10

5TH ST.

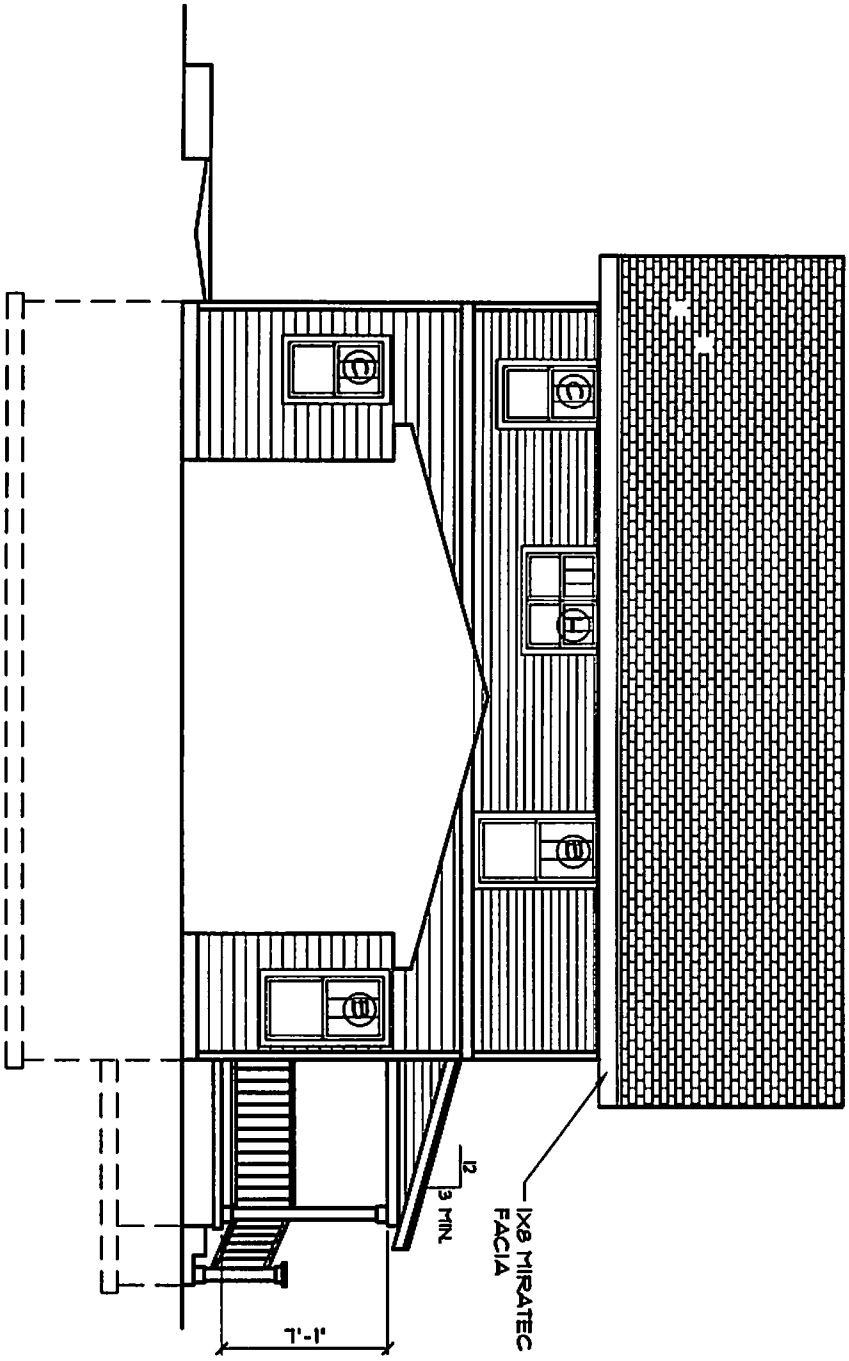


M1991991P1 9T.

⊖ SITE PLAN OPTION 1
SCALE 1/8" = 1'-0"

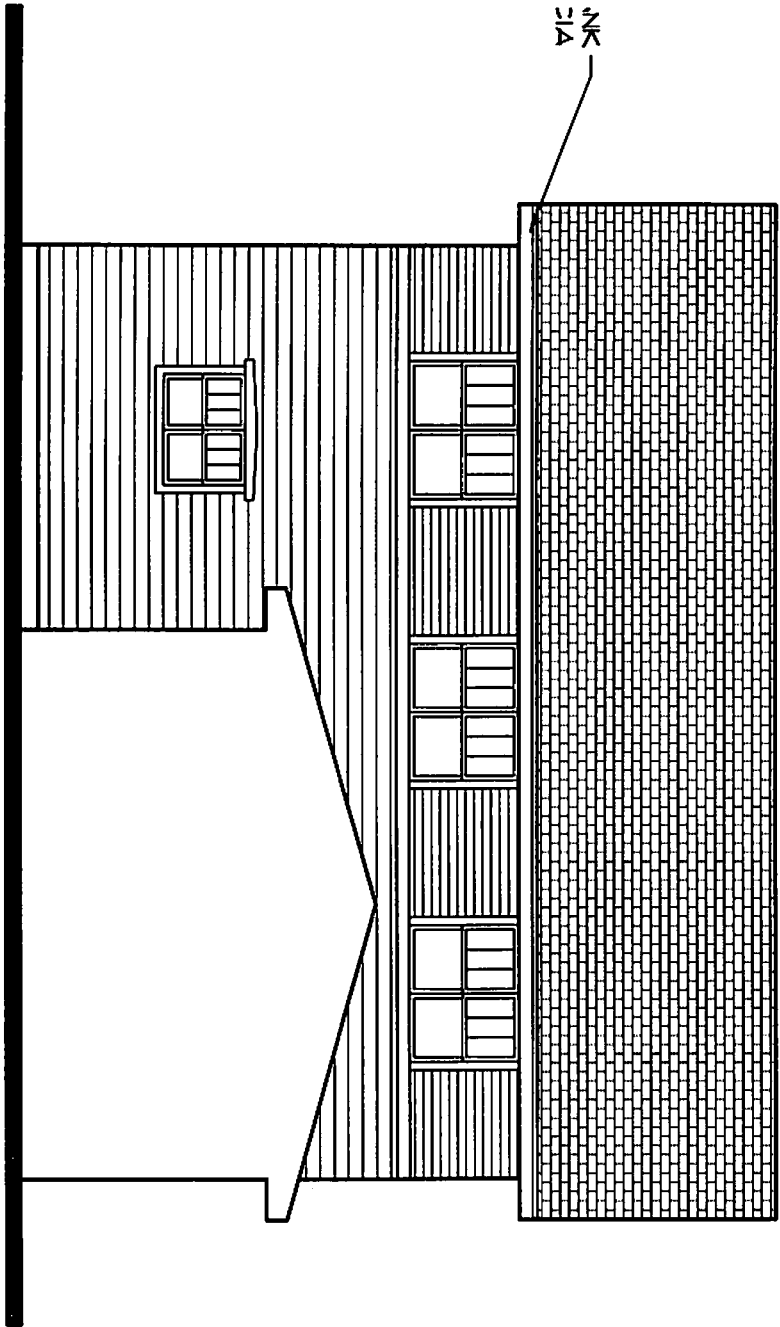


PROPOSED FRONT 5TH ST. ELEVATION
SCALE 3/8" = 1'-0"



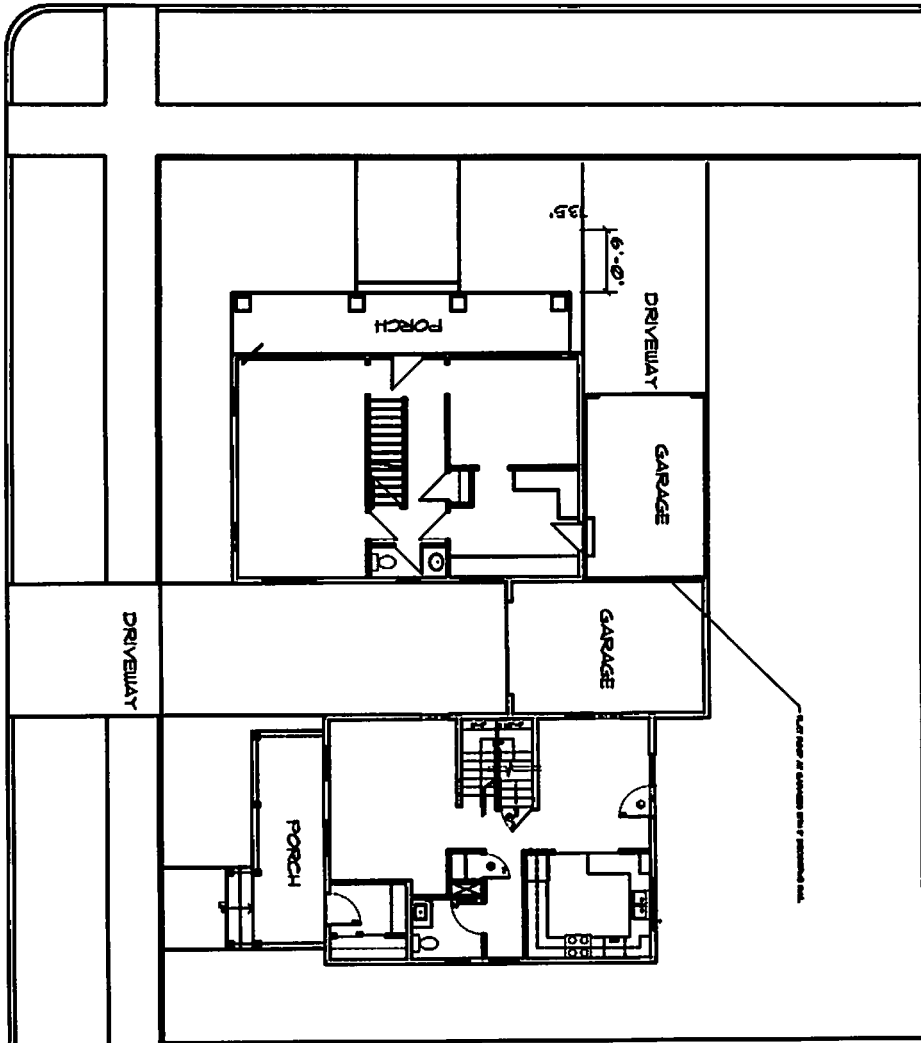
LEFT ELEVATION

SCALE 3/16" = 1'-0"



REAR (NORTH) ELEVATION
SCALE 1/8" = 1'-0"

9TH ST.



MISSISSIPPI ST.



CERTIFIED SURVEY MAP NO. _____

East 86' of the North 1/2 of Lot 13, East 88' of Lot 14,
Block 4, Burns Add., City of La Crosse, La Crosse County, WI
Located in part of the NE-SE, Section 6, T15N-R7W

