

#103479
*400

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

DUPLICATE RECEIVED

CITY CLERK/LICENSED
LAND SURVEYOR
COURTESY OF THE CITY OF LA CROSSE

Petitioner (name and address):
Kevin and Connie Peter
645 Sportsmans Valley Rd. Lutescent MN 55947

Owner of site (name and address):
Kevin and Connie Peter
645 Sportsmans Valley Rd. Lutescent MN 55947

Address of subject premises:
714 Cass Street Lacrosse, WI 54601

Tax Parcel No.: 17-30072-30

Legal Description: Stevens Addition Lot 8 Block 11

PDD/TND: General Specific General & Specific

Zoning District Classification: TND - General

Proposed Zoning Classification: TND - Specific

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For: VACANT

Property is Proposed to be Used For:
A rental Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):
The property was listed for sale from April of 2009 to May of 2012 with very little interest for purchase or rental as currently zoned. As a commercial property the challenge is it has no Cass Street access which indeed creates a problem for customers entering/exiting and parking.

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

There are a number of other residential property(s) that surround 714 Cass, to include right next door and behind it as well.

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

It offers a convenient location for housing that does not interfere with any future plans of the cities zoning projects

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 1st day of SEPTEMBER, 1999.

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.

[Signature]
(signature)

608-738-4585
(telephone)

03-11-13
(date)

CODDIE.PETER@THEULTIMATEPALON.COM
(email)

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

Personally appeared before me this 11th day of March, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jodi L. Schell
Notary Public

My Commission Expires: 3-17-13

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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 11th day of March, 2013.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kirch.

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse)^{ss}

The undersigned, Kevin Peter, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CRESSENT, State of MINNESOTA
2. That the undersigned is (one of the) legal owner(s) of the property located at 714 CASS ST.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Subscribed and sworn to before me
this 11th day of March, 20 13

Opdi L. Schell
Notary Public
My Commission expires 3-17-13

Kevin & Connie Peter
645 Sportsman's Valley Road
La Crescent, MN 55947
608.738.4888 (Connie) or 608.738.4585 (Kevin)
connie.peter@theultimatesalon.com

March 9, 2013

City of La Crosse
ATTN: Common Council
La Crosse, WI

Dear Common Council,

Please accept this letter as our request of a proposed rezoning for the following property:

714 Cass Street La Crosse, WI 54601/Tax Parcel No., 17-30072-30/Stevens Addition Lot 8 Block 11

The property is currently zoned **C2 Commercial**, and the requested zone is **R2 Residence**. We purchased the adjacent property, 720 Cass Street in February 1995 from its original owner, whom also was at that time the current owner of 714 Cass as well. From the time we purchased 720 Cass it was also our intention to eventually purchase 714 Cass, as the properties shared a parking lot. The additional parking space as well as easier exit access for 720 Cass, proved to be a great asset for our business staff and customers. When we purchased 714 Cass in 2000, it had been used as a duplex/ rental property for many years, and was represented to us as being approved to do so. It was not until we placed both properties on the market for sale in April of 2010, that we discovered 714 Cass was zoned commercial, not R2 Residence, and that was the way it needed to be listed.

After 24 months of being actively listed for sale on the real estate market we finally sold the 720 Cass property, but unfortunately were unable to also move the 714 Cass property. The largest challenge we have had with selling 714 Cass is the fact that it has no Cass Street access, and its only entrance/exit is from the alley. This is very uninviting for any commercial business to draw customers. Now we have the added challenge of addressing the future renovation of the Cass and 7th streets construction project scheduled for the Spring of 2015. How would any business find that construction challenge at all inviting to relocate to the 714 Cass property.


We are once again asking for your consideration to assist us in approving the rezoning of the 714 Cass property, as we also did in the Fall of 2011, so we may rent it as a duplex. Currently the property is sitting vacant and with the approved rezone it could provide living accommodations for 6-7 college students, with off street parking and easy access to any of our (3) colleges in La Crosse. It is conveniently

located at a city bus stop as well as easy walking /biking distance to many local downtown businesses and the public library. It is also our request that you consider waiving the fee we were again required to submit for this 2nd rezoning as we did indeed pay it once already in the fall of 2011 when our initial rezoning request for this same property was unfortunately denied.

Our long term goal is to see this historic property maintain its presence in La Crosse, and once again become used as it was in the beginning of its creation, a home.

Thank you for consideration. We look forward to hearing from you.

Sincerely,



Kevin and Connie Peter

ALLEY

Parking
10x

Outdoor
GARDEN
AREA

ENTRANCE
#1
↓

ENTRANCE
#2
←

FENCE

Back
Porch

CLOSET

DINING
LIVING

KITCHEN

BATH

GARDEN
AREA

KITCHEN

DINING

BATH

BR

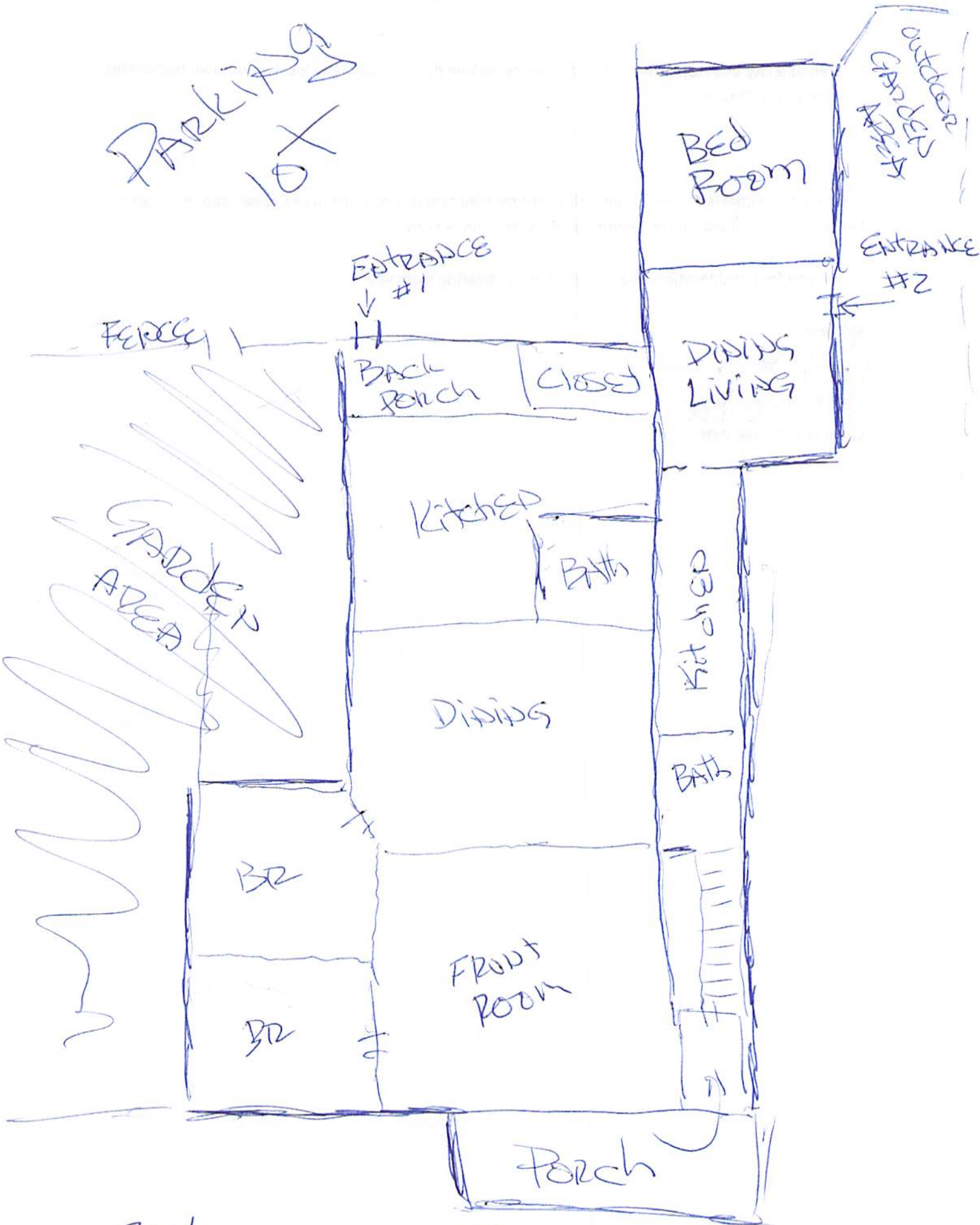
FRONT
ROOM

BR

Porch

714

CASS ST

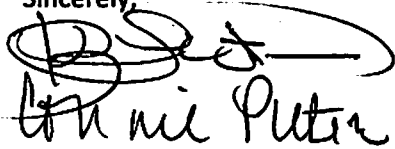


located at a city bus stop as well as easy walking /biking distance to many local downtown businesses and the public library,

Our long term goal is to see this historic property maintain its presence in La Crosse, and once again become used as it was in the beginning of its creation, a home.

Thank you for consideration. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin and Connie Peter". The signature is written in a cursive style with a large, stylized initial "K" and "C".

Kevin and Connie Peter