

February 5, 2021

City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: 1212 3rd Street S.

I am requesting a rezoning of my building at 1212-1216 3rd Street South. The parcel is currently zoned M-1, Light Industrial, and I am requesting a C-2, Commercial zoning.

I would like to add an additional residential apartment to the existing building. The building is currently partially occupied with a Guitar Repair Shop in the south lower level office. There is currently an apartment above that office space. The north lower office space is temporarily being used for storage. I would like to add a second floor apartment above that space. A preliminary copy of the plans are attached hereto. This rezoning would allow me to create needed residential space and also allow to update the overall appearance of the building.

According to the inspection department, a rezoning will be required to allow for this use. Current use of the building will not change.

Off street parking is currently provided for the existing apartment on the south side of the building. There is room for 3 parking stalls currently. An additional five stalls can be provided along the north end of the building. There is currently an easement for access across the lot on the north (which I also own).

If you have any questions, please call me at 608-780-8783.

Thanks,



Fred Hilby



PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

FRED HILAY
2325 KRAUSE ROAD
OMAHA, WI 54650

Owner of site (name and address):

SAME AS ABOVE

Address of subject premises:

1212 3RD ST. S., 1214 & 1216

Tax Parcel No.: 17-30093-110

Legal Description:

Zoning District Classification: M-1 LIGHT INDUSTRIAL

Proposed Zoning Classification: C2 COMMERCIAL

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:

CURRENTLY OFFICE/INSTRUMENT REPAIR ON GROUND LEVEL, RESIDENTIAL
APARTMENT ABOVE INSTRUMENT REPAIR.

Property is Proposed to be Used For:

SAME AS ABOVE w/ ADDITION OF RESIDENTIAL APARTMENT
ABOVE OFFICE SPACE.

Proposed Rezoning is Necessary Because (Detailed Answer):

CURRENT ZONING DOES NOT ALLOW FOR ADDITION OF RESIDENTIAL

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

DOES NOT CHANGE CURRENT USE OF BUILDING, ALLOWS FOR
PROPERTY UPDATE TO HELP WITH CURB APPEAL

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

USE REMAINS SAME AS CURRENT.

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 22 day of NOVEMBER, 2005.

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)

(608) 782-3433

(telephone)

2/5/21

(date)

philby@laxengineering.com

(email)

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires: _____

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

Review was made on the _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

DOCUMENT NUMBER

WARRANTY DEED

1437391

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 11/22/2005 02:00PM

REC FEE: 15.00 TRANSFER FEE: 807.00 EXEMPT #:

PAGES: 3

Robert K. Lotz

conveys and warrants to

Frederick J. Hilby and Paula J. Hilby,

husband and wife, as survivorship marital property,

Return to:

Fred & Paula Hilby 2325 Krause Rd. Onalaska WI 54650

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-30093-110

That part of Block 9 of Burns Addition to the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said Block 9; thence North along the East line thereof, being also the West right-of-way line of South 3rd street, 50.00 feet to the point of beginning of this description; Thence continuing North along said East line 150 feet; thence West 80 feet to the Northeasterly right-of-way line of the Burlington Northern Railroad; thence Southeasterly along said Northeasterly right-of-way line to the point of beginning. TOGETHER WITH a non- exclusive easement as described in Document No. 1406118 for ingress and egress over the East 20 feet of the property located in Block 9 of Burns Addition to the City of LaCrosse, LaCrosse County, Wisconsin, as described in the Warranty Deed recorded on January 30, 1998, in Volume 1218 of Records, page 428, as Document No. 1189204.

This is not homestead property. (is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2005.

Dated this 15th day of November, 2005.

(SEAL)

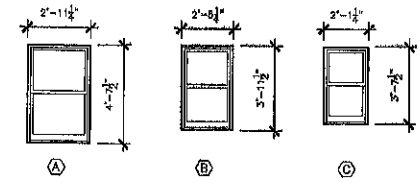
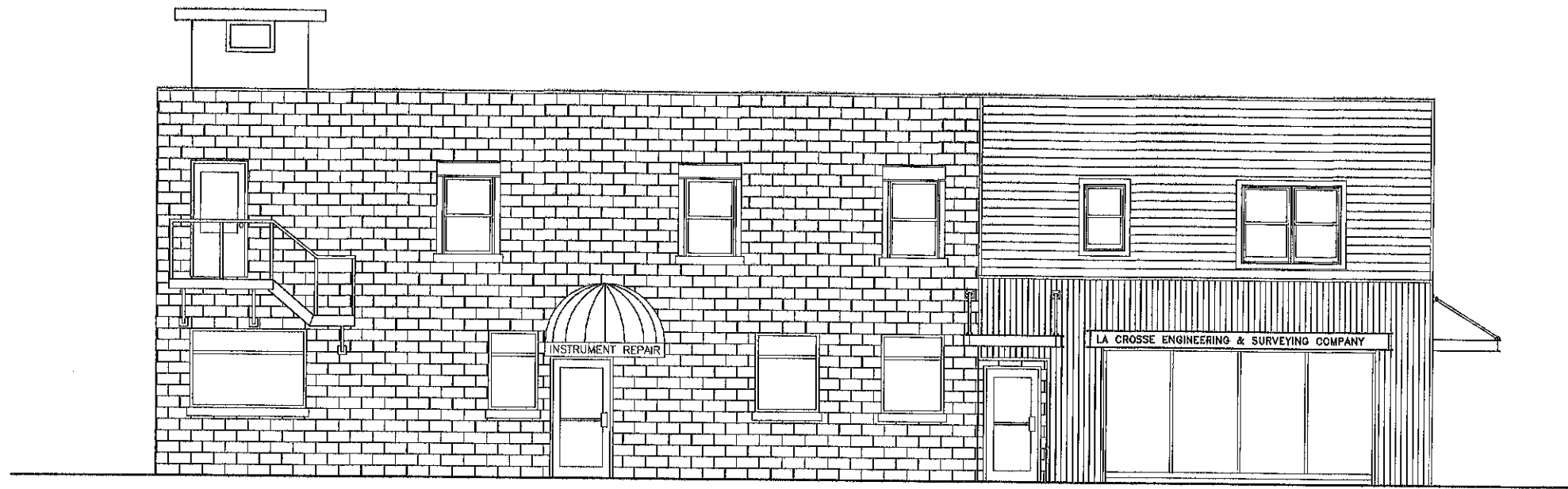
Robert K. Lotz (SEAL)

* (SEAL)

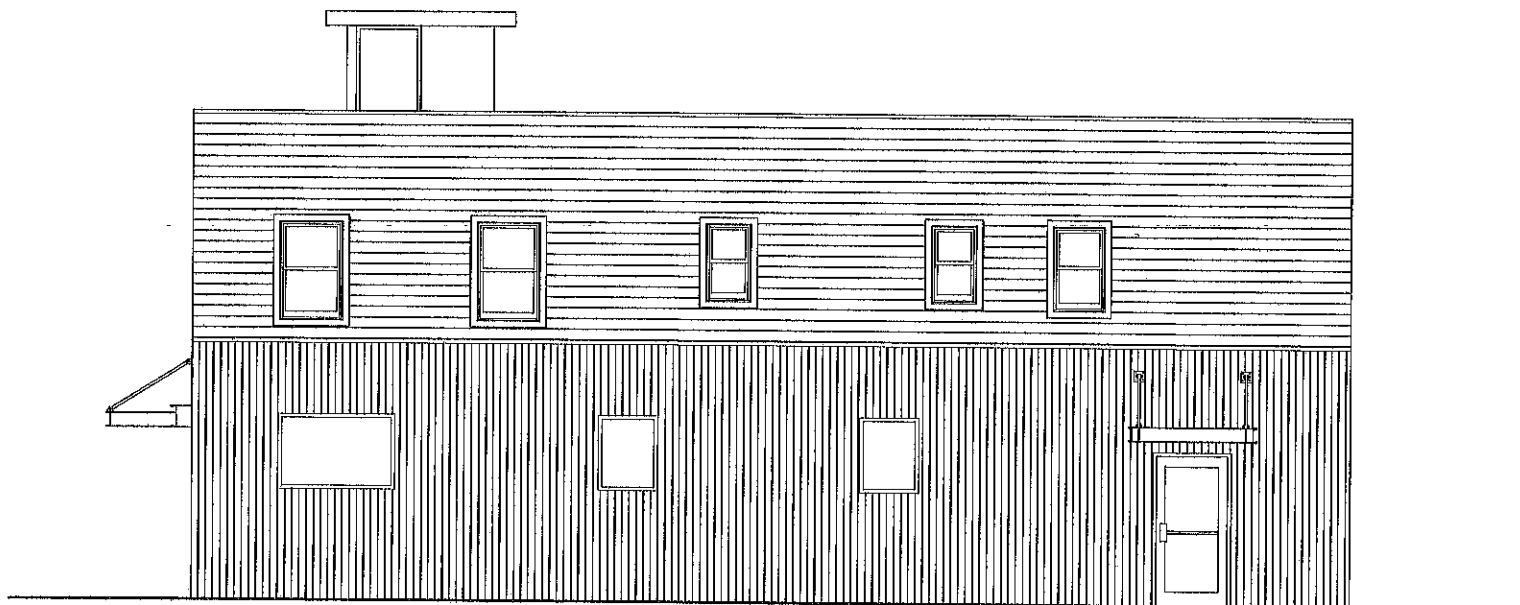
* Robert K. Lotz (SEAL)

* (SEAL)

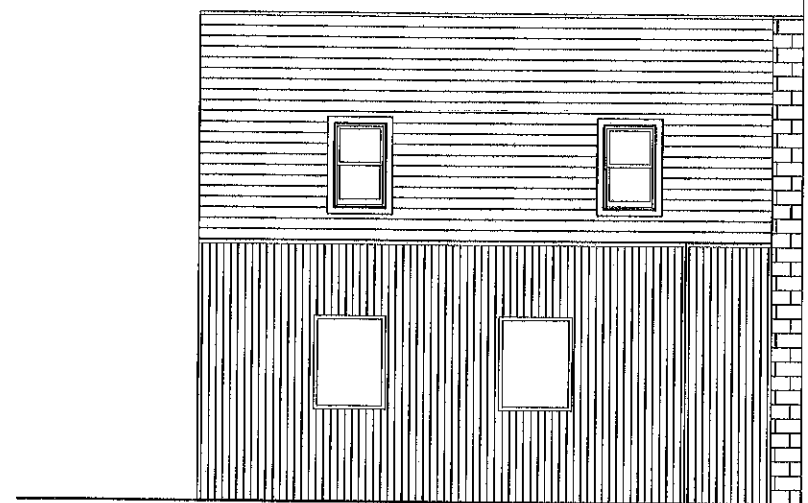
* (SEAL)



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

CONSTRUCTION
EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(608) 784-0290

LA CROSSE ENGINEERING & SURVEYING COMPANY
1212 SOUTH 3RD STREET
LA CROSSE, WISCONSIN 54601

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS, AND OTHER INFORMATION ON THE SEALS AND STAMPS OF THE ENGINEER ARE TRUE AND CORRECT AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE: _____
SCALE: _____
DRAWN BY: _____

THIS DRAWING IS AND WILL REMAIN THE PROPERTY OF THE ENGINEER AND ANY REPRODUCTION OR USE FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

JOB # 18024

SEPT 27, 2018

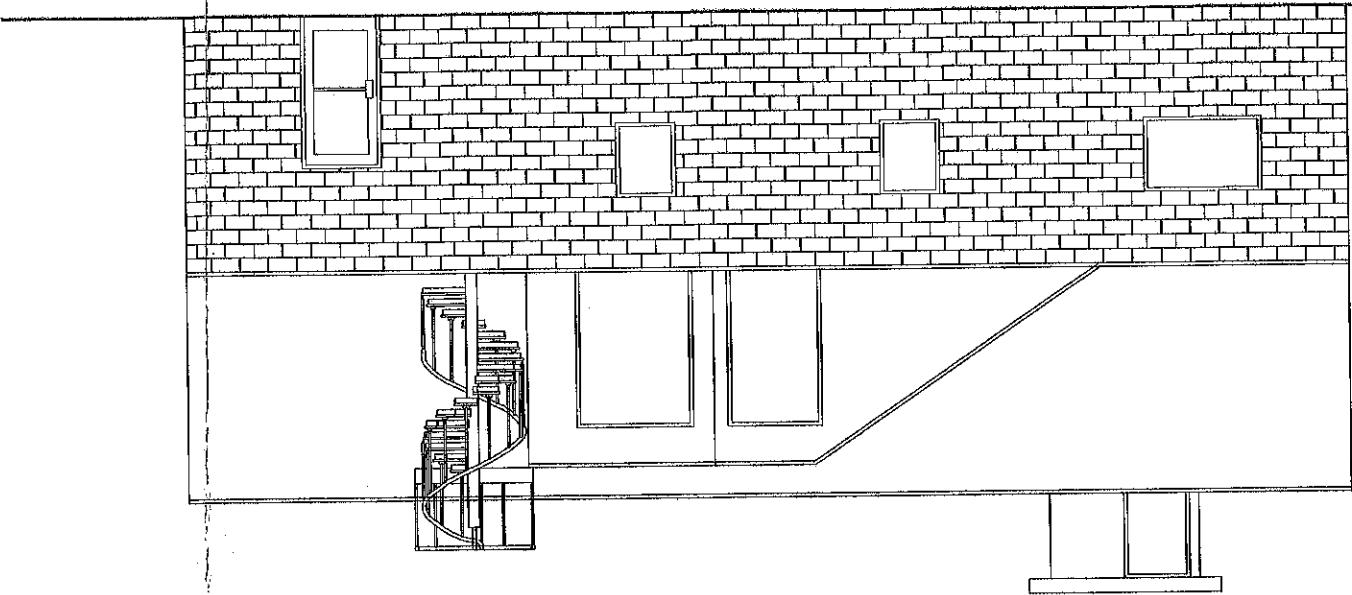
REVISIONS

PLOT 1/4"=1'-0"

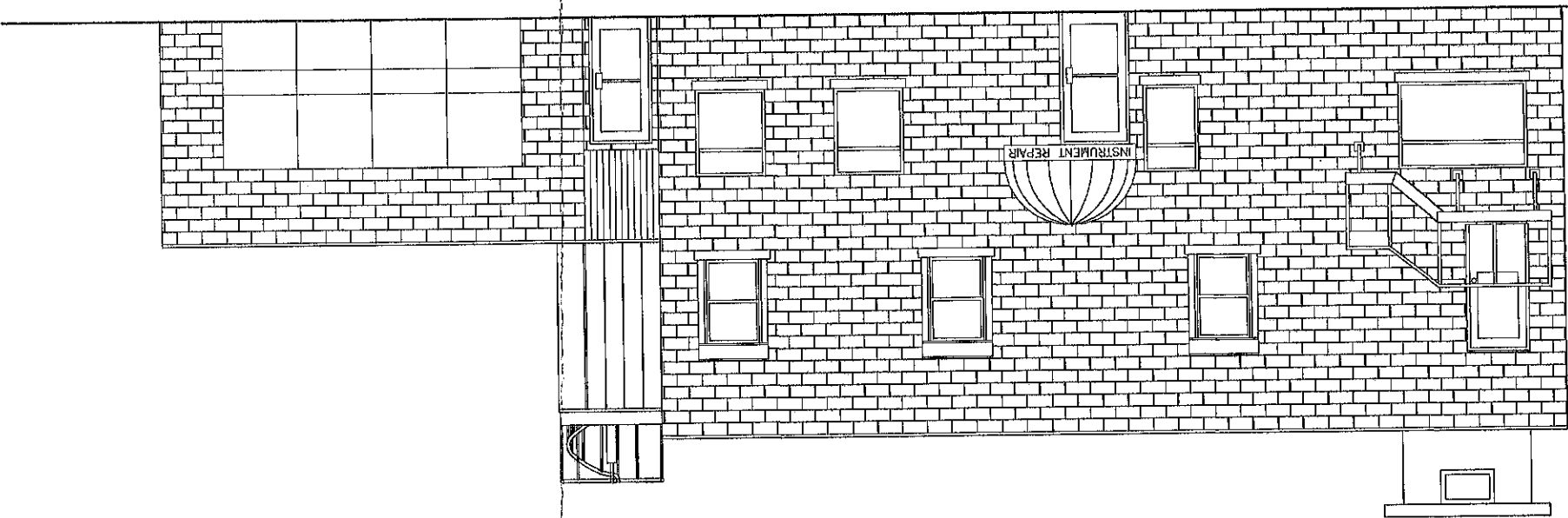
PROPOSED ELEVATIONS

A201

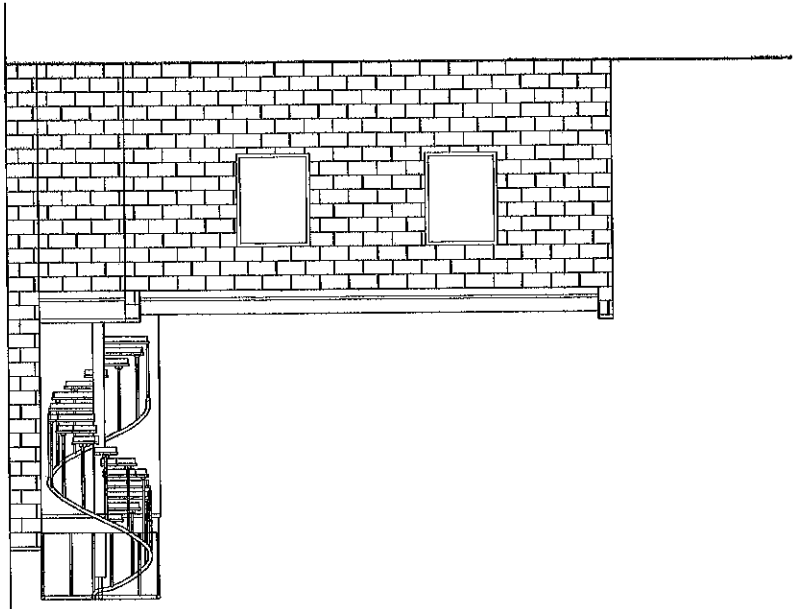
1/4" = 1'-0"
1 EXISTING NORTH ELEVATION



1/4" = 1'-0"
3 EXISTING EAST ELEVATION



1/4" = 1'-0"
2 PARTIAL EXISTING WEST ELEVATION



A200

EXISTING
ELEVATIONS

Floor 1/4"=1'-0"

REVISIONS

SEPT 27, 2018

JOB # 18024

THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION OF ANY STRUCTURE OR
EQUIPMENT WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT. THE
ARCHITECT'S OFFICE SHALL BE RESPONSIBLE
FOR THE ACCURACY OF THE INFORMATION
CONTAINED HEREON AND SHALL NOT BE
RESPONSIBLE FOR ANY ERRORS OR
OMISSIONS IN THIS DRAWING OR FOR
ANY DAMAGE TO PERSONS OR PROPERTY
RESULTING FROM THE USE OF THIS
DRAWING.

DATE

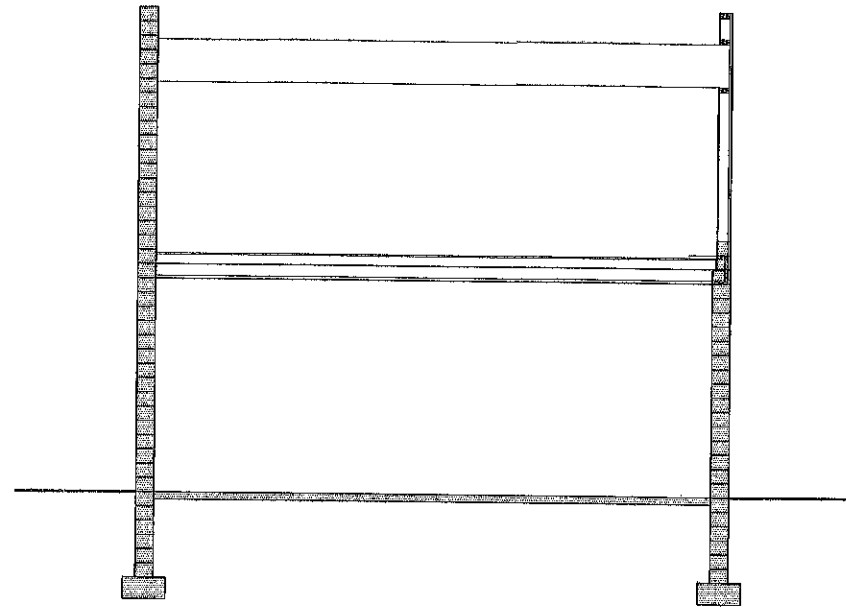
BY

FOR

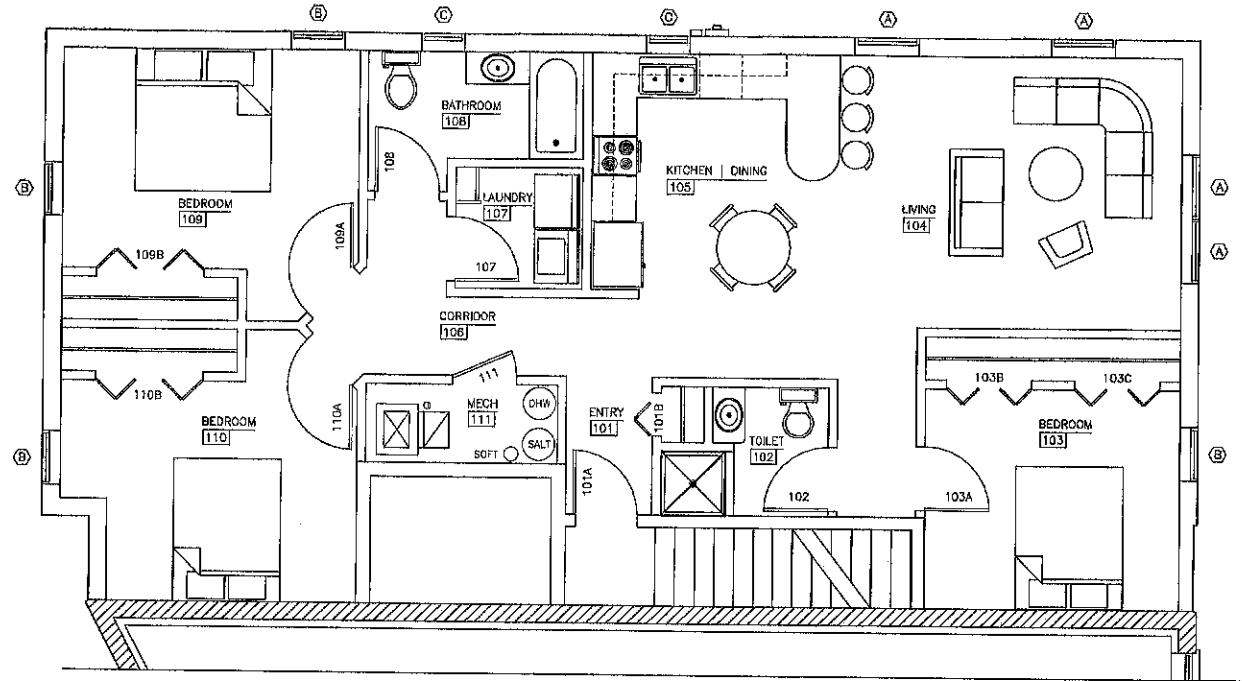
1. THESE COLORS ARE NOT TO BE
USED FOR CONSTRUCTION OF ANY
STRUCTURE OR EQUIPMENT WITHOUT
THE WRITTEN CONSENT OF THE
ARCHITECT.

LA CROSSE ENGINEERING & SURVEYING COMPANY
1212 SOUTH 3RD STREET
LA CROSSE, WISCONSIN 54601

CONSTRUCTION
EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(908) 784-9250



1 BUILDING SECTION
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0" 1428 SF

CONSTRUCTION
EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(608) 784-9290

LA CROSSE ENGINEERING & SURVEYING COMPANY
1212 SOUTH 3RD STREET
LA CROSSE, WISCONSIN 54601

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS OR DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly licensed professional engineer under the laws of the state of WI.

SCALE: _____

SITE: _____

REVISIONS: _____

THIS DRAWING IS THE SOLE PROPERTY OF THE ENGINEER AND ANY REPRODUCTION OR USE OF ANY PARTS HEREOF WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

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SEPT 27, 2018

REVISIONS

PLOT 1/4"=1'-0"

SECOND FLOOR PLAN
BUILDING SECTION

A101

