PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
Kratt Lumber Co.
1714 16th Street South
La Crosse, WI 54601

Owner of site (name and address):
Kratt Lumber Co.
1714 16th Street South
La Crosse, WI. 54601

Address of subject premises:
1720 16th Street South
La Crosse, WI 54601

Tax Parcel No.: 17-50005-70

Legal Description: Sexauers addiion Lot 67
Lot Size 49.25x113.10

Zoning District Classification: R1- Single Family

Proposed Zoning Classification: M1-Light Industrial

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? ___ Yes x No

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

Property is Presently Used For:
Parking Lot for Kratt Lumber

Property is Proposed to be Used For:
proposed garage or retail office space

Proposed Rezoning is Necessary Because (Detailed Answer):
We would like to combine this parcel with 1714 16th street for the redevelopment of our entire property. The current facilities have been in use since the 1940s and we would like to update them.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The current use has been a parking lot for Kratt Lumber since 1948. No house has ever been put on it. Every neighbor touching either parcel built with the lumberyard already in existance. Kratt Lumber was the original anchor to this neighborhood and revitalizing it would improve all aspects of the property.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The property in question has never had a house on it. Kratt Lumber purchased it in 1948 with no houses around the subject address. It has been used as a parking lot since 1948. Changing the zoning would allow Kratt Lumber to better utilize the property and increase the tax base.

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 _____ day of _____, 1948.

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)

608-788-2600 (telephone) 6/2/2021 (date)

torgerude@hotmail.com (email)

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

Personally appeared before me this 3rd day of June, 2021, 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: 6/14/22

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

Review was made on the 4th day of June, 2021

Signed: Planning Admin
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

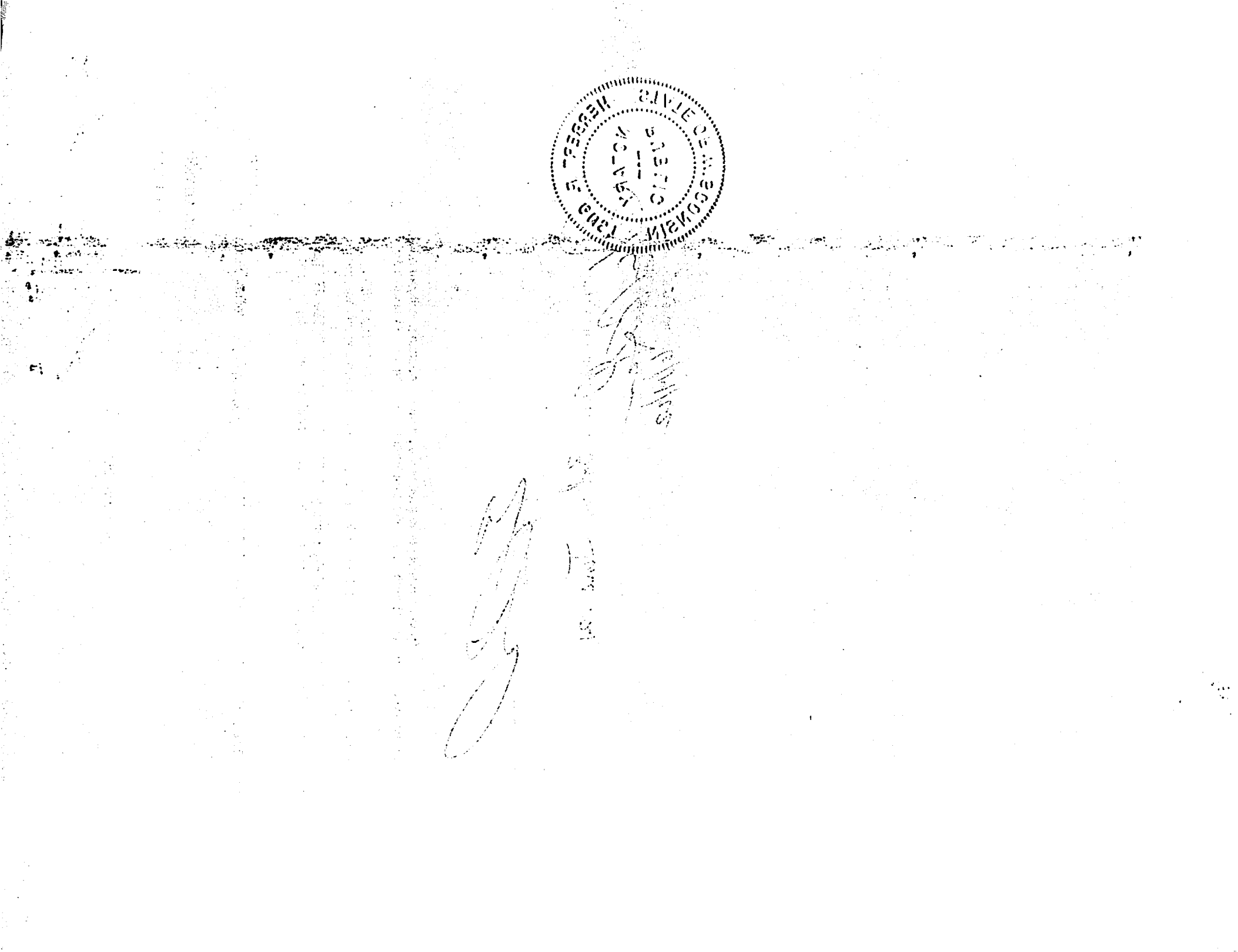
The undersigned, Kratt Lumber Co., being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1720 16th Street South.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner

Subscribed and sworn to before me this 3rd day of June, 2021

Notary Public
My Commission expires 6/14/22



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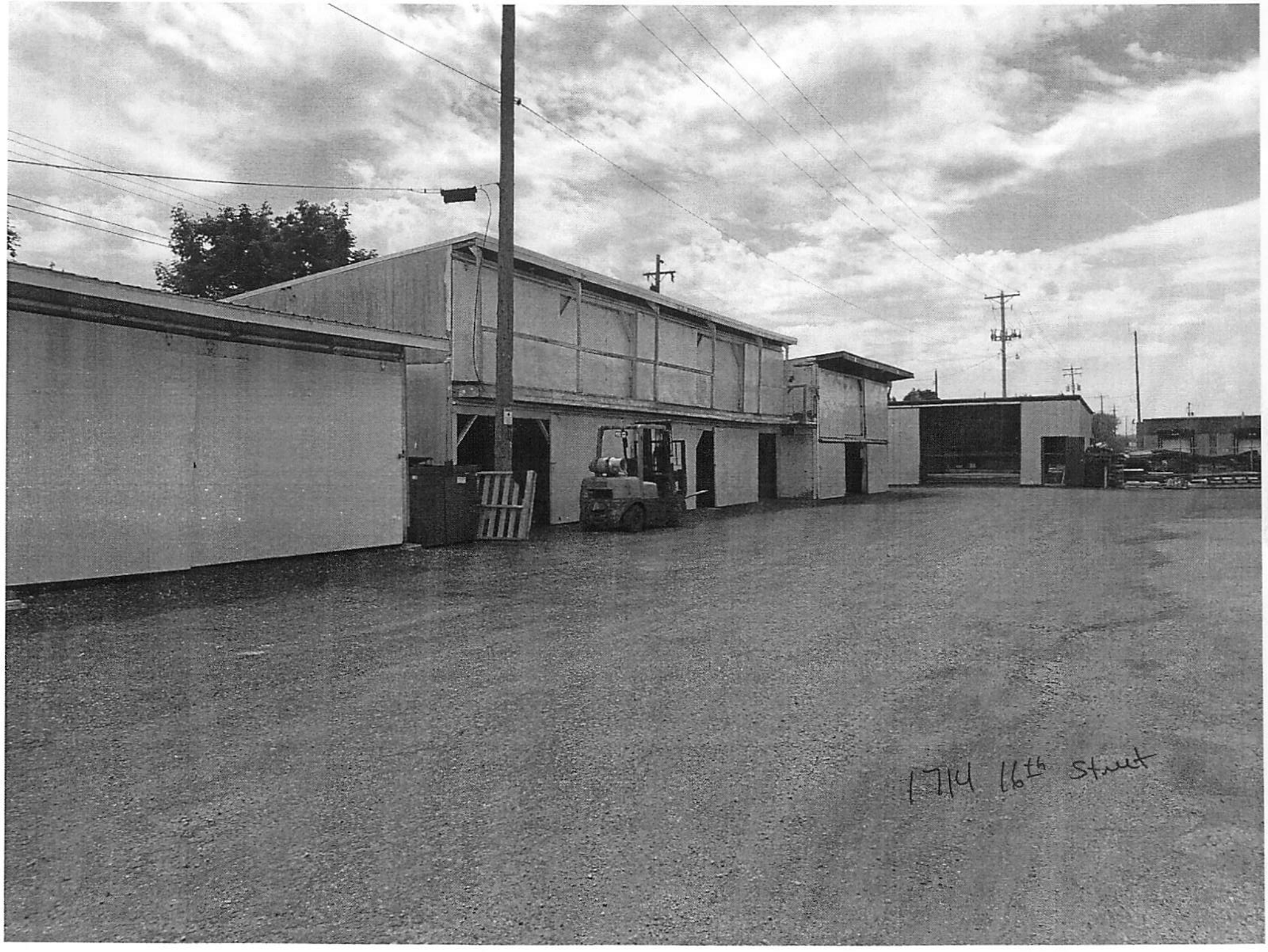
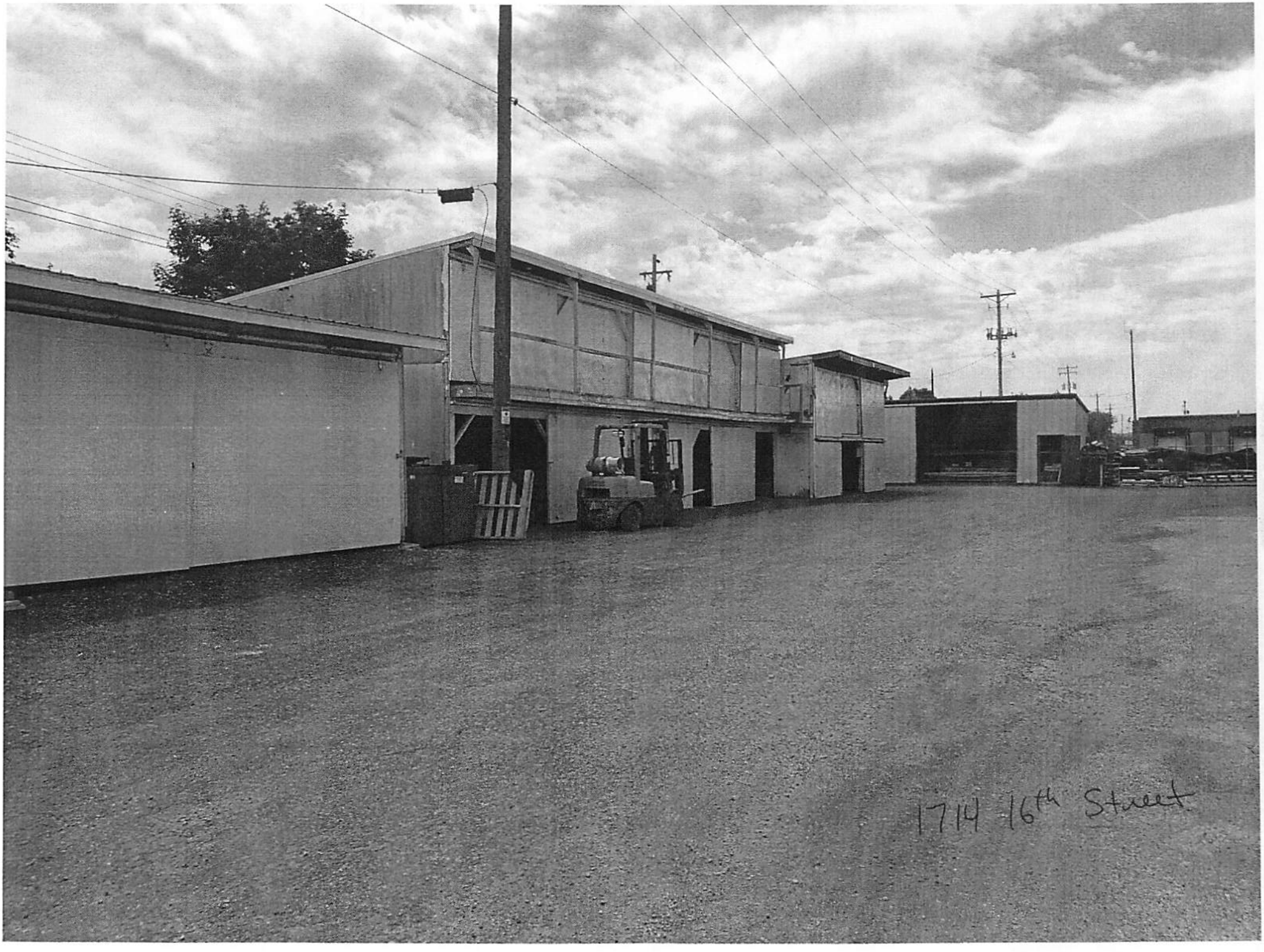
16th Street

1714 16th Street

1714 16th Street


1714 16th Street


1714 16th Street

La Crosse County Interactive Map Viewer

Maps Home

10m

40ft

43.7936064 -91.2327127 Degrees

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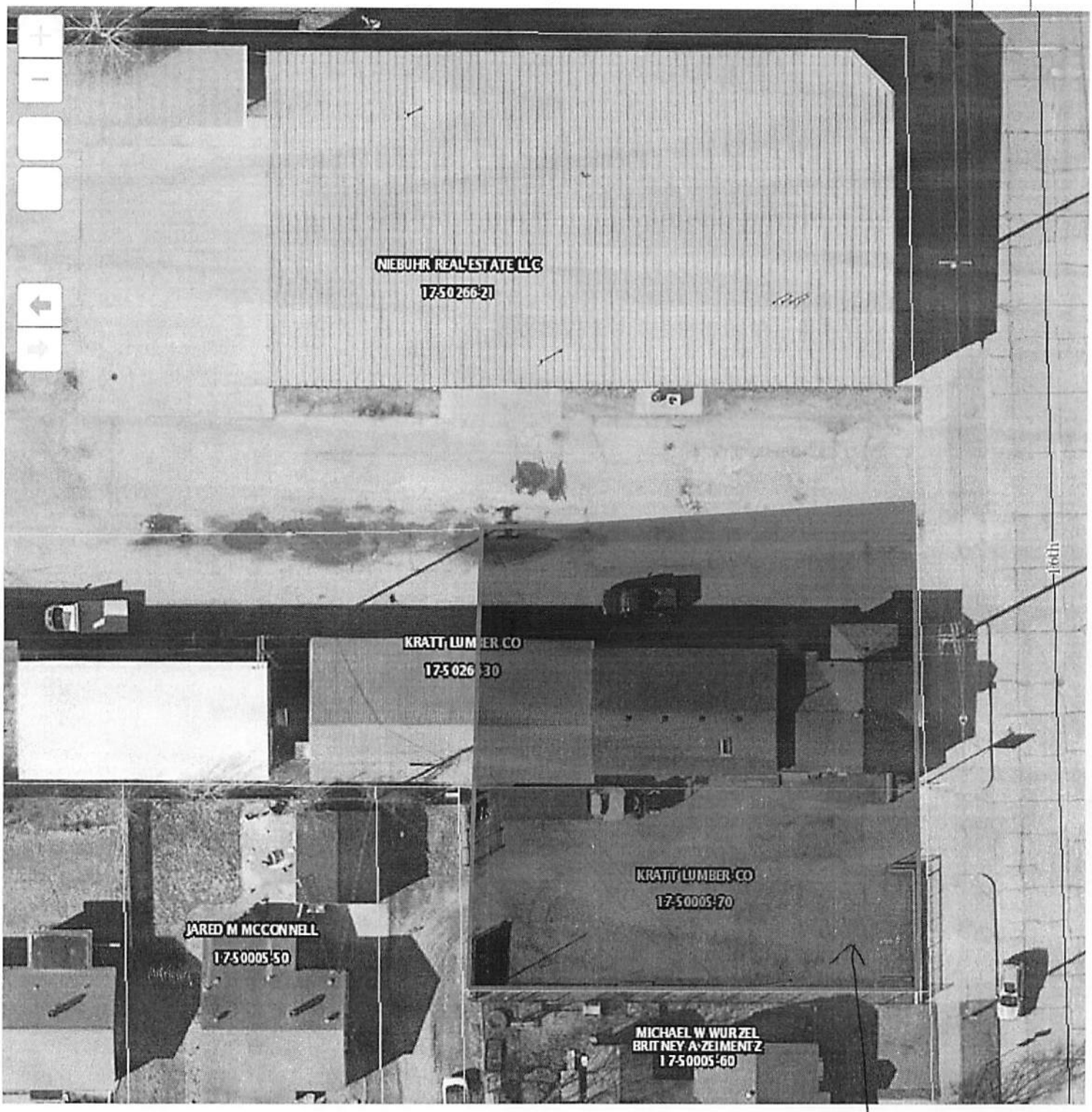
La Crosse County Interactive Map Viewer

Maps Home



where building size on this lot

10m

40ft

43.7935357 -91.2324042 Degrees

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