

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse (Bernard Lenz, Utilities Director)  
400 La Crosse Street  
La Crosse, WI 54601

Owner of site (name and address):

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

Address of subject premises:

2825 George Street

Tax Parcel No.: 17-10261-40

Legal Description: PRT NW-SE COM NE COR W 140.6FT ALG 1/4 1/4 LN TO INTER WLY LN  
GEORGE ST & POB SWLY 60FT NWLY 40FT M/L TO CURVE BEING SELY R/  
W LN OF I-90 NELY ALG CURVE 43FT M/L TO INTER 1/4 1/4 LN E 31.3FT TO  
WLY LN GEORGE ST & POB LOT SZ: 1520 SF

Zoning District Classification: C1-Local Business

Proposed Zoning Classification: C2-Commercial

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

SEE ATTACHED FOR COMPLETED FLOODPROOFING CERTIFICATE

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:

The site currently houses a stormwater lift station. The purpose of a stormwater lift station is to collect and convey all surface water within the drainage basin, and to discharge it to a point upstream to where it can flow by gravity. This prevents flooding of properties within the drainage basin.

Property is Proposed to be Used For:

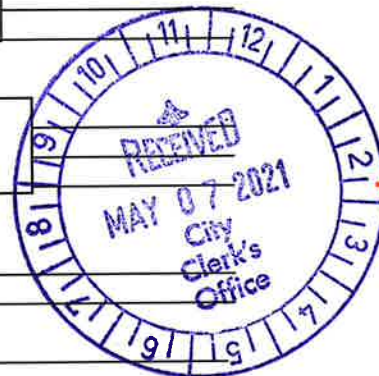
The site is proposed to continue to be a stormwater lift station to protect the surrounding area from flooding. The existing lift station is being upgraded in capacity to provide further protection from larger storm events.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary to be able to meet the rear yard setback for the new building. The current rear yard setback for the existing building is roughly 9-feet. The new building, which will remain the same size, has a proposed setback of 13-feet, which does not meet the requirements of C1 which is 20-feet. If rezoned to C-2, the new building will meet the required 10-foot setback from the rear lot line.

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

We believe this rezoning will not be detrimental to the neighborhood or public welfare because this station has been at this location since 1965, and this project only enhances the protection of the surrounding neighborhood from flooding. This new designation will allow the new building to meet current setback regulations.



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

In reviewing the future land use on the City of La Crosse Online Mapping, the future land use is designated as COM-Commercial. Rezoning to C2-Commercial appears to align with the City's future long range plan.

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 3rd day of November, 1965.

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.



[Handwritten Signature]
(signature)

(telephone)

5/7/2021
(date)

(email)

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

Personally appeared before me this 7th day of May, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Handwritten Signature: Sondra Craig]
Notary Public
My Commission Expires: 11/11/2021

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

**LEGAL DESCRIPTION FROM LA CROSSE COUNTY GIS**

**2825 GEORGE ST LA CROSSE**

Parcel: 17-10261-40  
Internal ID: 26830  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.033  
Township: 16  
Range: 07  
Section: 17

**Abbreviated Legal Description:**

PRT NW-SE COM NE COR W 140.6FT ALG 1/4 1/4 LN TO INTER WLY LN GEORGE ST & POB SWLY 60FT NWLY 40FT M/L TO CURVE BEING SELY R/W LN OF I-90 NELY ALG CURVE 43FT M/L TO INTER 1/4 1/4 LN E 31.3FT TO WLY LN GEORGE ST & POB LOT SZ: 1520 SF

**Property Addresses:**

Street Address	City(Postal)
2825 GEORGE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1	
2012 + VOTING WARDS	2012+ Ward 1	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
Lottery Credit Application Date:

**Tax Information:**

**Billing Information:**

Bill Number: 0  
Billed To:

CITY OF LACROSSE  
 400 LA CROSSE ST  
 LA CROSSE WI 54601

Total Tax: 0.00  
 Payments Sch. 0.00  
 7-31-2021 0.00

**Tax Details:**

	Land Val.:	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	0	0	0	Mill Rate	0.000000000
Fair Market:	0	0	0	School Credit:	0.00
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
	Credits:				
			First Dollar Credit:	0.00	
			Lottery Credit:	0.00	
	Additional Charges:				
			Special Assessment:	0.00	
			Special Charges:	0.00	
			Spccial Delinquent:	0.00	
			Managed Forest:	0.00	
			Private Forest:	0.00	
			Total Woodlands:	0.00	
			Grand Total:	0.00	

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	C
			Totals:	\$ 0		

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
X4	Other (Churches,Schools,Roads,etc)	2020	1.000	0	0	0	3/25/1998

**Deed Information:**

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
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**Outstanding Taxes**

There are no outstanding taxes for this property.

**Permits Information:**

Municipality: City of La Crosse  
 Property Address: 2825 GEORGE ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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## History Information:

### Parent Parcel(s)

There are no parent parcels for this property.

### Child Parcel(s)

There are no child parcels for this property.

### FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

BUILDING OWNER'S NAME  City of La Crosse	<b>FOR INSURANCE COMPANY USE</b>  POLICY NUMBER   COMPANY NAIC NUMBER	
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER  2825 George Street		
OTHER DESCRIPTION (Lot and Block Numbers, etc.)  Tax Parcel No. 17-10261-40		
CITY      La Crosse	STATEWI	Zip Code 54603

**SECTION I – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zones, Use Depth)
555562	0251	D	January 6, 2012	AE	643.82

Indicate elevation datum used for Base Flood Elevation shown above:  NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

**SECTION II – FLOODPROOFED ELEVATION CERTIFICATION (By a Registered Professional Land Surveyor, Engineer, or Architect)**

All elevations must be based on finished construction.

**Floodproofing Elevation Information:**

Building is floodproofed to an elevation of 646 . 00 feet (In Puerto Rico only: \_\_\_\_\_ . \_\_\_\_\_ meters).

NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

(Elevation datum used must be the same as that used for the Base Flood Elevation.)

Height of floodproofing on the building above the lowest adjacent grade is 3.5 feet (In Puerto Rico only: \_\_\_\_\_ meters).

**For Unnumbered A Zones Only:**

Highest adjacent (finished) grade next to the building (HAG) \_\_\_\_\_ . \_\_\_\_\_ feet (In Puerto Rico only: \_\_\_\_\_ . \_\_\_\_\_ meters).

NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

(NOTE: For insurance rating purposes, the building's floodproofed design elevation must be at least 1 foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium. See the Instructions section for information on documentation that must accompany this certificate if being submitted for flood insurance rating purposes.)

## FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

**Non-Residential Floodproofed Elevation Information Certification:**

Section II certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information

*I certify that the information in Section II on this Certificate represents a true and accurate interpretation and determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

CERTIFIER'S NAME Andrew Constant	LICENSE NUMBER (or Affix Seal) 47190			
TITLE Professional Engineer	COMPANY NAME Strand Associates, Inc.			
ADDRESS 910 West Wingra Drive	CITY Madison	STATE Wisconsin	ZIP CODE 53715	
SIGNATURE 	DATE May 3, 2021	PHONE +1 (608) 251-4843		

**SECTION III – FLOODPROOFED CERTIFICATION (By a Registered Professional Engineer or Architect)**

**Non-Residential Floodproofed Construction Certification:**

*I certify the structure, based upon development and/or review of the design, specifications, as-built drawings for construction and physical inspection, has been designed and constructed in accordance with the accepted standards of practice (ASCE 24-05, ASCE 24-14 or their equivalent) and any alterations also meet those standards and the following provisions.*

The structure, together with attendant utilities and sanitary facilities is watertight to the floodproofed design elevation indicated above, is substantially impermeable to the passage of water, and shall perform in accordance with the 44 Code of Federal Regulations (44 CFR 60.3(c)(3)).

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

*I certify that the information in Section III on this certificate represents a true and accurate determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

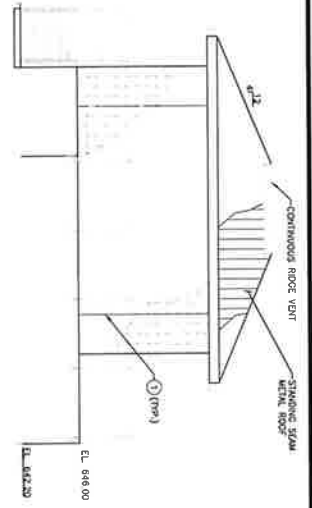
CERTIFIER'S NAME Andrew Constant	LICENSE NUMBER (or Affix Seal) 47190			
TITLE Professional Engineer	COMPANY NAME Strand Associates, Inc.			
ADDRESS 910 West Wingra Drive	CITY Madison	STATE Wisconsin	ZIP CODE 53715	
SIGNATURE 	DATE May 3, 2021	PHONE +1 (608) 251-4843		

Copy all pages of this Floodproofing Certificate and all attachments for 1) community official, 2) insurance agent/company, and 3) building owner.



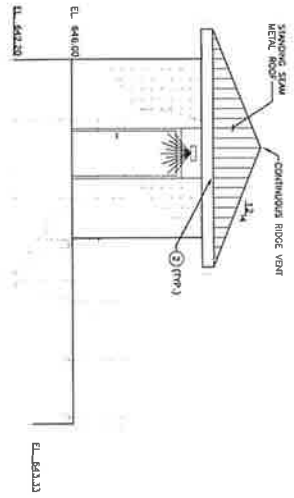






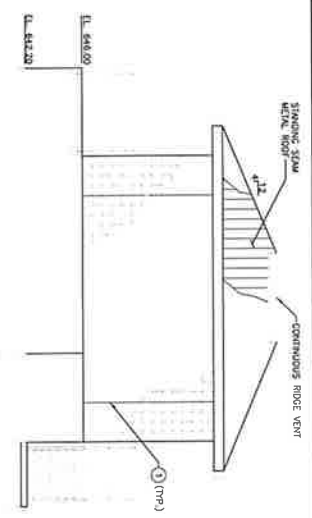
NORTH ELEVATION

EL. 821.00



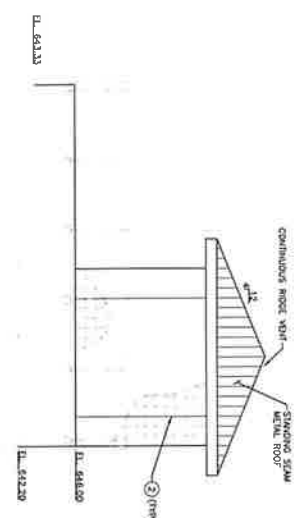
EAST ELEVATION

EL. 821.00



SOUTH ELEVATION

EL. 821.00



WEST ELEVATION

EL. 821.00

- GENERAL NOTES:
1. SEE DRAWING 2-ASIM1.01 FOR GENERAL NOTES.
  2. PROVIDE SMOOTH FACE BLOCK AT AND ABOVE SOPS/PI.

- KEY NOTES:
- (1) WASHNER CONTROL JOINT TYPE 3 (100-250000)
  - (2) WASHNER CONTROL JOINT TYPE 1 (100-250000)

NO.	REVISIONS	DATE:
1	EDA REVIEW	10/26/2011

**TAYLOR STREET LIFT STATION ELEVATIONS**

2020 EDA STORM WATER LIFT STATIONS  
CITY OF LACROSSE  
LA CROSSE, WISCONSIN

JOB NO. 4834401  
PROJECT MGR. PAUL DRAB  
SHEET 14  
2-ASIM2.01

**STRAND ASSOCIATES**