

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

William Breidel - 526 OAK AVE SOUTH
ONALASKA WI 54650

Owner of site (name and address):

William Breidel - 526 OAK AVE SOUTH
ONALASKA WI 54650

Address of subject premises:

790-732 15th ST S.

Tax Parcel No.: 17-30217-30

Legal Description: E S B U.A.L Addition Lot 12 & That PART NE-SE 5-15-7 LYG
W OF 15th S E8F Lot 12 Ex Com SW Cor Lot 12 N ALG Lot LN
40 FT TO POB E 1.2 FT N 20 FT W 1.2 FT S 20 FT TO POB Block K
Lot Size 60 x 140

Zoning District Classification: R-1 Single Family

Proposed Zoning Classification: R-2 Duplex Residence

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:

Single Family use

Property is Proposed to be Used For:

Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

Property is still a duplex with ~~only~~ 2 ~~apartments~~ apartments
Last owner had the children living in upper unit with no means
of getting to them without leaving their apt and walking around to the other.
There is no way to physically convert the Bldg. ~~to~~ to a workable single family dwelling.

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

There are currently duplexes on the same block on Market St. - There
is a 4 plex across the street to the SE and across the st to the south
has duplexes also - I am currently surrounded by multi-family dwelling.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

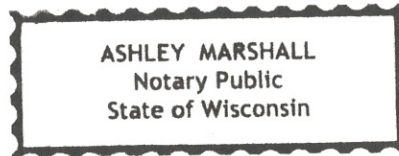
The undersigned, William Breidel, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 730-732 15th St. 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.

William Breidel
Property Owner

Subscribed and sworn to before me this 7 day of June, 2019.

Ashley Marshall
Notary Public
My Commission expires 12-5-2022
Ashley Marshall



Electronic Real Estate Transfer Receipt



5LREG

Wisconsin Department of Revenue Instructions

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

La Crosse County Register of Deeds, 212 N 6TH ST, RM 1400, LA CROSSE, WI 54601-3227

- This receipt page and a transfer fee of \$300.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **5LREG**. Filed June 7, 2019, 12:28 PM - **La Crosse County**. Conveyance date **2019-06-07**.

Value transferred	\$100,000	Transfer fee	\$300.00
Value subject to fee	\$100,000	Fee exemption number	

Grantors	Byrne, Michael E; Byrne, Elena M
Grantees	Breidel, William M
Tax bill address	William M Breidel, 526 Oak Avenue South, Onalaska, Wisconsin 54650
Property Location	730-732 15th Street South (City of La Crosse)
Parcels	17-30217-030
Legal description	Lot 12 in Block K of E.S.B. Vail's Addition, City of La Crosse, La Crosse County, Wisconsin AND all that part of the NE ¼ of the SE ¼ of Section 5, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, lying West of the Wes

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

Grantee responsibilities: Grantees assert that this property is not a primary residence.

Preparer	Attorney Darla A. Krzoska, 608-783-9265, deeds@newcastletitle.us
Grantor agent	
Grantee agent	

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org.

Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

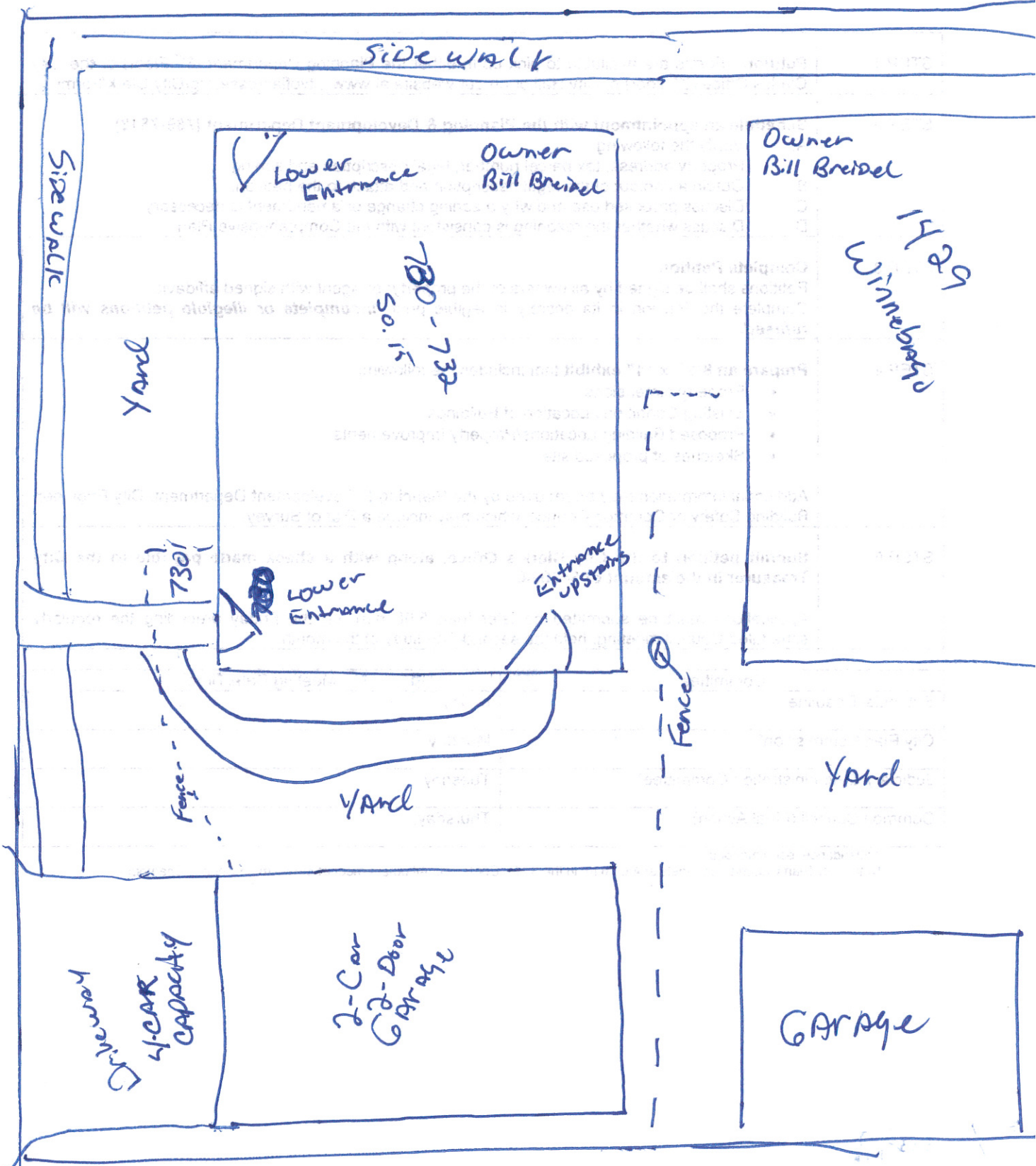
Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.; improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code.

Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

Winnebago ST

15th ST. South



Owner Bill Breidel

1429 Winnebago

Side walk

Yard

Lower Entrance

Owner Bill Breidel

730-732 So. 15

Lower Entrance

Entrance upstairs

730

Fence

Yard

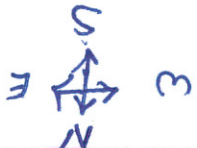
Fence

Yard

2-Car 2-Door Garage

Garage

Alley



After speaking with Mr. Ackland at The City Hall, we looked on the zoning map and the north side of the block I am on is R-2 Duplexes, and across the street to the south was Duplexes and kitty corner to the SE. is a stucco 4 unit. So I am not trying to change ~~anything~~ ^{anything} to the neighborhood that hasn't been taking place all along.

In the old pictures of the house from 1968 you can see about the only changes that have been made to this house has been removing the front porch and adding stucco over the brick. It would be a shame to wreck the beauty of the old house.

As far as the property to the west that sits near the property line goes 1429 Winnebago. - I am the owner of that property so it would not disrupt my tenants to have it back to duplex again.

There is adequate parking on the property (off-street) and the garage is split with 2 separate garage doors. This is a corner lot so it won't affect any other residence with parking issues.

I Thank you for your time

Bill Brewster

I Am asking to change the zoning @ 730 - 732 5015th To R-2 Residence. The Property HAS Always been a Duplex. When Bill Bennett owned the property he did not rent the upstairs unit the last few years of his life. When Micheal & Elena Byrnes owned the property they did not make any changes to the property other than a fence and removal of second electrical meter. They lived there approximately 3-4 years and the whole time there their 2 oldest children had to leave the lower apt and walk around the house to utilize the bedrooms upstairs. It is not structurally a 1 family home. I've enclosed some pictures showing some of the components of the house in its duplexed state currently.

- ① Shows The Entrance TO The 2 Apt.s 730 goes upstairs and 732 is main level.
- ② main level kitchen
- ③ Upper Level kitchen
- ④ Lower Level Electrical Panel
- ⑤ Upper Level Electrical Panel
- ⑥ upper level water shut-off valves
- ⑦ Water meter with means of ~~installing~~ installing 2 water meters
- ⑧ 1968 Pictures of The Property.
- ⑨ 1968 Pics.

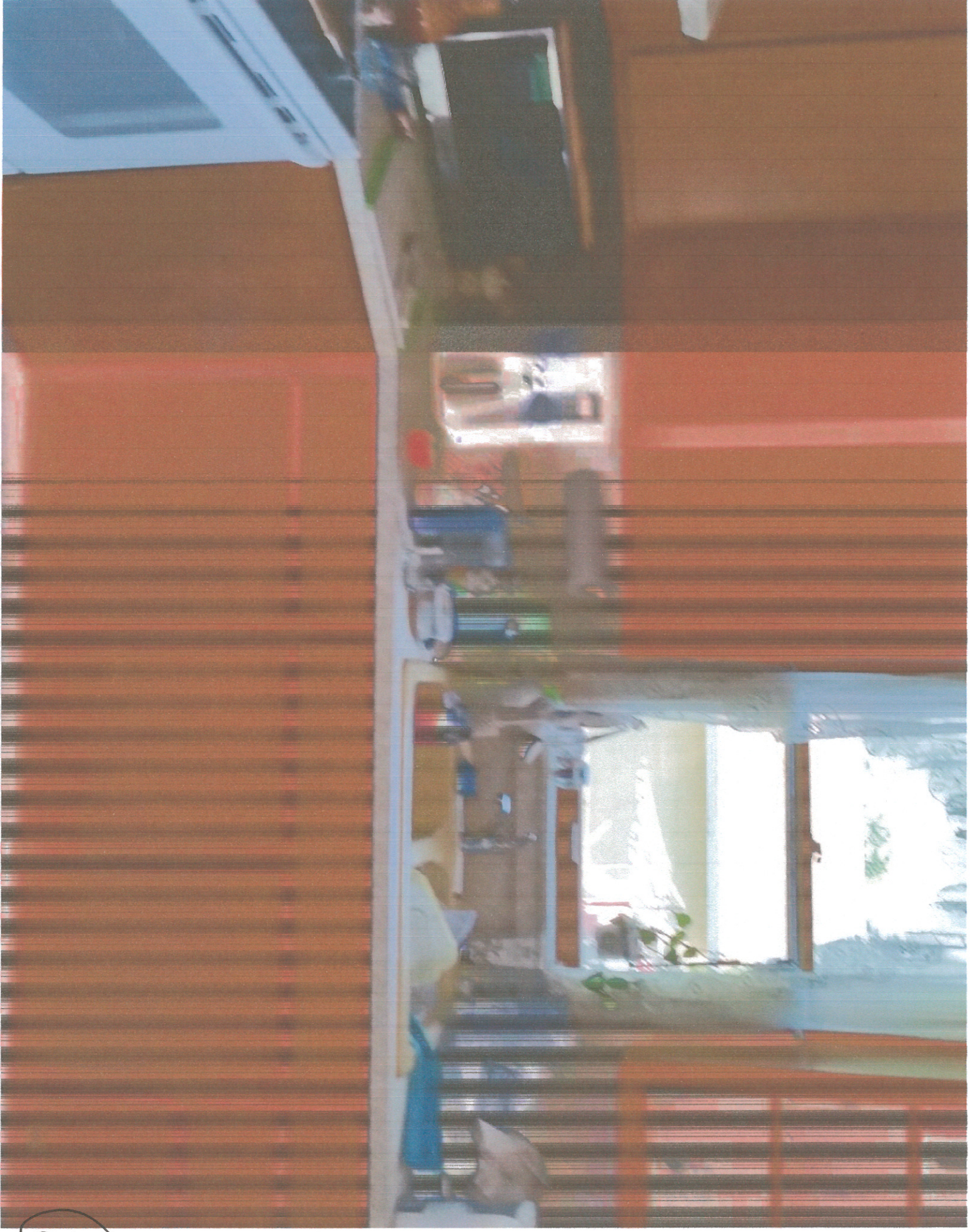


732

BEWARE
of DOGS

730

1



20



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14





15



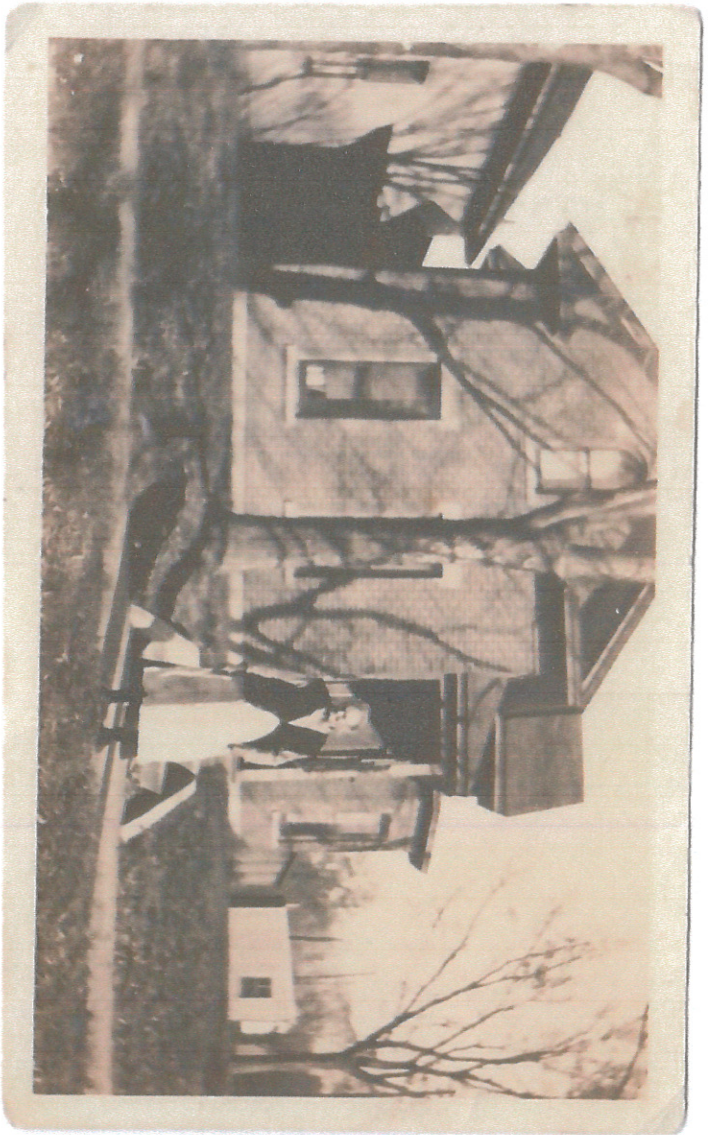
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