PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):	+	ON E	N 3 0	202
15045 Boulden Ave		2	City	_
margan Hill , CA 95037		13	Clerk	
Owner of site (name and address): Cheryl Beck; 15065 Bowden Ave, Morgan Hill, CA 95037		W.Z.	7/18	<u> </u>
Address of subject premises: 530 8th St S, La Crosse, WI 54601				_
Tax Parcel No.: 17-30070-40				
Legal Description: STEVENS ADDITION S 67FT OF LOT 6 EX W	12FT BLOCK 1	IO LOT S	Z: 67 X 4	8
Zoning District Classification:	Washburn Res	sidential [District (V	//R)
Proposed Zoning Classification: R2- 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?	ë	Yes	✓ No)
Is the Rezoning consistent with Future Land Use Map of the Compre	hensive Plan?	✓ Yes	No	l
Is the Rezoning consistent with the policies of the Comprehensive Pl	an?	✓Yes	No)
Property is Presently Used For: Property is unoccupied				
				_
Property is Proposed to be Used For: Rental as 2 unit duplex				_
Proposed Rezoning is Necessary Because (Detailed Answer): The property is currently zoned for a single household. Need rezon	ning to allow for	2 distinct	househo	olds.
Proposed Rezoning will not be Detrimental to the Neighborhood of Answer): The property is already served with city services such as utilities at neighborhood and public welfare by creating additional affordable.	nd public transpo	oration. I	t improve	

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals Objectives, Actions and Policies Because (Detailed Answer): The rezoning is consistent with long range goals by adding safe affordable residential housing requiring naddition of city or public services.
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 <u>13th</u> day of October , 2008 .
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) 608/786-1494 Mc-Day 11-30-22 (telephone) 606 WIENKELAX@ 9mail - 20M (email)
(email)
STATE OF WISCONSIN)
) ss. COUNTY OF LA CROSSE)
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, <u>BEFORE FILING,</u> HAVE PETITION REVIEWED AND INFORMATION VERIFIEI BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Review was made on the 30th day of November, 20 22.
Director of Planning & Development

AFFIDAVIT

The State of California)

S.S.

County of Santa Clara

- I, Cheryl Beck, of Morgan Hill, in Santa Clara County, California, being duly sworn state under oath that:
- 1. I am the owner of 528 8th St S in the city of La Crosse Wisconsin.
- **2.** My brother, Robert Wienke residing at W5106 County Road B, La Crosse Wisconsin is my authorized agent in the matter of the petition to rezone the property at 530 8th St S in the city Of La Crosse Wisconsin.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME this 11/28/2022, by Cheryl Beck, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Seal)

NOTARY PUBLIC

My Commission expires: Nou 3, 2023

(Signature)

Cheryl Beck

ANAHITA ZIATABARI
Notary Public - California
Santa Clara County
Commission # 2311407
My Comm. Expires Nov 3, 2023

To Whom It May Concern:

My name is Cheryl Beck; I'm 67 years old and was born and raised in La Crosse, but currently reside in Morgan Hill, California. I am the owner of a duplex property in La Crosse located at 528-530 S. 8th Street. The property sits on a corner lot across from Lincoln Middle School. Prior to my ownership this duplex was owned by my mother and younger sister and before that my Grandmother. It's been in the family for a long time.

During my ownership I have made many upgrades to the property using local contractors; improvements such as electrical, plumbing, flooring, interior paint & tile, exterior paint & trim, new appliances, etc. This brings me to my dilemma.

After a long and drawn out period of vacancy while working on this property I have just learned that the building has lost its "duplex" status and is now zoned as a "single-family" unit. The current tax bill refers to it as Older Duplex as it has been for decades; however the Zoning Dept is showing single-family. I've learned the entire neighborhood is zoned single-family but most properties in that area are duplex or multi-plex under the grandfather clause. I have a perspective buyer for the property but they need the "duplex" zoning in order to fit their portfolio of over 20 rental units.

My petition to the City is asking for rezoning of this property back to duplex like it has been for many, many years. This will allow the property to continue as safe, well maintained, older affordable housing units in the Washburn neighborhood, which again is mostly duplex/multi-unit rental properties.

My brother Robert (Bob) Wienke, is very familiar with the property and will be representing me locally, along with his Attorney Galen Pittman from Pittman & Pittman Law Offices.

Thank you for your consideration.

Sincerely,

Cheryl Beck

2 - I bedroom Units 2 perkins species Stacked.

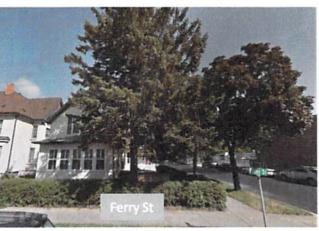


REZONING PETITION EXHIBIT

- Lot Size: 67'x48'
- · The property is in good condition available and ready for habitation
- No building/property improvements are proposed
- 530 8th St S is the downstairs unit
- 528 8th St S is the upstairs unit
- · Each unit has its own separate entrance







DOCUMENT NO.

RETURN ADDRESS:

Attorney Kevin J. Roop

Hale, Skemp, Hanson, Skemp & Sleik

P. O. Box 1927

La Crosse, WI 54602-1927

WARRANTY DEED

THIS DEED is made between Kristine J. Wienke and Gretchen L. Wienke ("GRANTORS"), and Cheryl A. Beck, a married person, and Gretchen L. Wienke, a single person, as joint tenants with right of survivorship ("GRANTEES").

GRANTORS, for a valuable consideration, convey and warrant to GRANTEES the following described real estate in La Crosse County, State of Wisconsin:

1511174

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 10/13/2008 02:49PM

REC FEE: 11.00 TRANSFER FEE: 141.30 EXEMPT #:

PAGES: 1

COPY

This Space Reserved for Recording

17-30070-040

Parcel Identification Number

The South 67 feet of Lot 6, EXCEPT the West 12 feet, all in Block 10 of Steven's Addition to the City of La Crosse, La Crosse County, Wisconsin.

This is homestead property.

Exception to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general and special taxes levied in the year of closing.

Dated this 9th day of October, 2008.

ristine J. Wienke

Gretchen I Wienke

Signatures of Kristine J. Wienke and Gretchen L. Wienke authenticated this 9th day of October, 2008.

Kevin I Roon

TITLE: MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY Attorney Kevin J. Roop Hale, Skemp, Hanson, Skemp & Sleik P. O. Box 1927 La Crosse, WI 54602-1927

530 8TH ST S LA CROSSE

Parcel: 17-30070-40

Internal ID: 31404

Municipality: City of La Crosse

Record Status:

On Current Tax Roll:
Yes

Total Acreage:
0.074

Township:
15

Range:
07

Section:
05

Abbreviated Legal Description:

STEVENS ADDITION S 67FT OF LOT 6 EX W 12FT BLOCK 10 LOT SZ: 67 X 48

Property Addresses:

Street Address City(Postal)
530 8TH ST S LA CROSSE

Owners/Associations:

NameRelationMailing AddressCityStateZip CodeCHERYL A BECKOwner15065 BOWDEN AVEMORGAN HILLCA95037

Districts:

Code Description Taxation District

2849 LA CROSSE SCHOOL Y
3 Book 3 N

Additional Information:

Code Description Taxation District

2020+ VOTING SUPERVISOR 2020+ Supervisor District 9
2020+ VOTING WARDS 2020+ Ward 14

Use 2020+ VOTING WARDS 2020+ Ward 14
Use OLDER DUPLEX

Lottery Tax Information: