

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Cheryl Beck  
15815 Bowden Ave  
Morgan Hill, CA 95037

Owner of site (name and address):

Cheryl Beck; 15065 Bowden Ave, Morgan Hill, CA 95037

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 10 LOT SZ: 67 X 48

Zoning District Classification: \_\_\_\_\_ Washburn Residential District (WR)

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? \_\_\_\_\_ 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:

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 rezoning to allow for 2 distinct households.

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

The property is already served with city services such as utilities and public transportation. It improves neighborhood and public welfare by creating additional affordable housing in an existing property





11/27/22

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. 8<sup>th</sup> 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.

*2 - 1 bedroom Units  
2 parking spaces stacked.*

Sincerely,

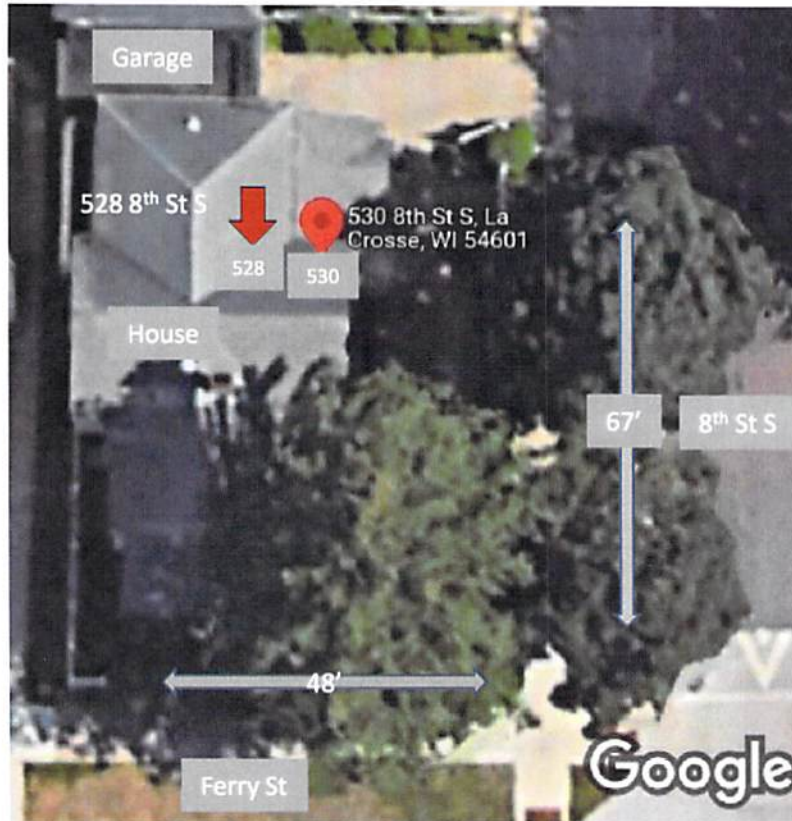
Cheryl Beck





# 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 8<sup>th</sup> St S is the downstairs unit
- 528 8<sup>th</sup> 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

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

**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:

COPY

#47

This Space Reserved for Recording

17-30070-040

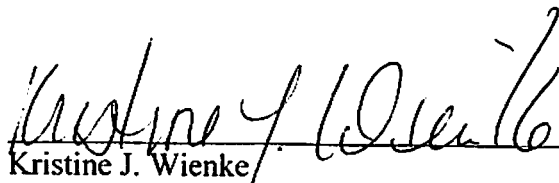
Parcel Identification Number

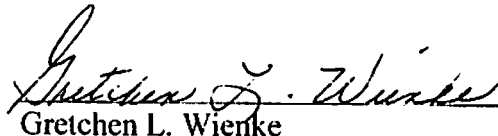
The South 67 feet of Lot 6, EXCEPT the West 12 feet, all in Block 10 of Steven's Addition to the City of La Crosse, La Crosse County, Wisconsin.

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.

  
\_\_\_\_\_  
Kristine J. Wienke

  
\_\_\_\_\_  
Gretchen L. Wienke

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

  
\_\_\_\_\_  
Kevin J. Roop  
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: Current  
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:

Name	Relation	Mailing Address	City	State	Zip Code
CHERYL A BECK	Owner	15065 BOWDEN AVE	MORGAN HILL	CA	95037

## 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	OLDER DUPLEX	

## Lottery Tax Information: