

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Gundersen City of La Crosse Development Corporation
1900 South Avenue
La Crosse, WI 54601

Owner of site (name and address):

Gundersen City of La Crosse Development Corporation
1900 South Avenue
La Crosse, WI 54601

Address of subject premises:

1305 7th St S
La Crosse, WI 54601

Tax Parcel No.: 17-30012-70

Legal Description: E.S. SMITH'S ADDITION LOTS 158, 159, 172 BLOCK 15 LOT
SZ: 105.50 X 139 +/- (TENNIS COURTS)

Zoning District Classification: PS - Public and Semi-Public

Proposed Zoning Classification: TND - Traditional Neighborhood Development - General

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:
Vacant. Former tennis courts.

Property is Proposed to be Used For:
Mult-family, mixed-use development

Proposed Rezoning is Necessary Because (Detailed Answer):
Consistency with adjacent property to combine lots for development.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Neighboring properties are a mix of zoning - R-1, C-2, PDD, TND

CITY OF LA CROSSE, WI

General Billing - 161706 - 2018

005582-0085 Courtney... 11/01/2018 03:54PM

193221 - NEIGHBORHOOD DEVELOPMENT CORP.....

Payment Amount: 450.00

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Long range goals are to increase housing options and neighborhood revitalization. The proposed project is intended to address both of these goals.

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 18th day of July, 2018.

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.

Louis Moore

(signature)

775-6809

(telephone)

11/1/18

(date)

(email)

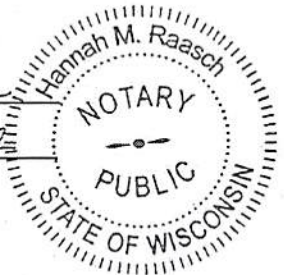
STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this 1st day of November, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hannah M. Raasch
Notary Public
My Commission Expires: July 12, 2021



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

Review was made on the 1st day of November, 2018

Signed: *[Signature]*
Director of Planning & Development

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Amy Moore

(signature)

775-6809

(telephone)

11/1/18

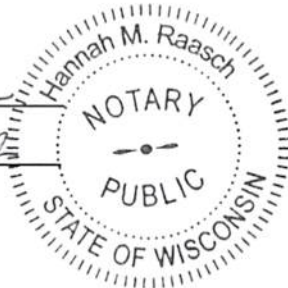
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COUNTY OF LA CROSSE)

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Notary Public
My Commission Expires: July 12, 2022



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Review was made on the _____ day of _____, 20__.

Signed: _____
Director of Planning & Development



GRAND RIVER • GREAT CITY
La Crosse • Wisconsin
PLANNING AND DEVELOPMENT



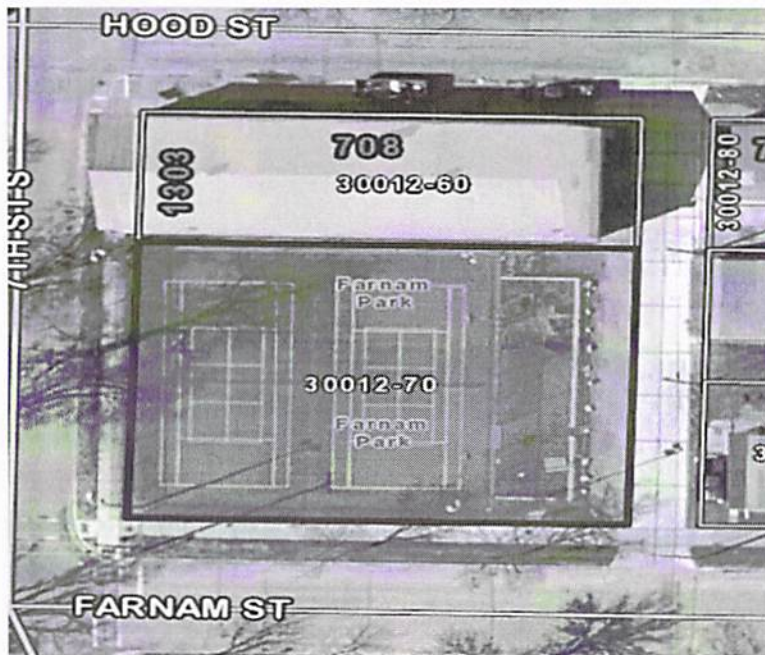
400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

October 5, 2018

Re: Rezoning application of parcel #17-30012-70

Dear Members of the Common Council,

Parcel #17-30012-70 is 138.8' x 105.2' (0.337 acres). The parcel previously had two tennis courts which have since been excavated.



Farnam Park was transferred to the Gundersen City of La Crosse Neighborhood Development Corporation (JDC) via resolution #17-1159. The adjunct property at 708 Hood St was purchased by the JDC and a conditional use permit for demolition of the existing structure was granted via resolution 18-0363 by the council 4/12/18, and demolition has since been completed. The proposed plan is to combine the two lots for a mixed-use, multi-family development. A request for Expressions of Interest and a Request for Proposals was sent and responses were evaluated by the JDC.

In order for the two parcels to be combined for the development, they must have the same zoning, hence the request to rezone this property from Public/Semi-Public to Traditional Neighborhood Development – General.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAM COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST



[Parcel Search](#) | [Permit Search](#)

1305 7TH ST S LA CROSSE

Print View

Parcel: 17-30012-70 Internal ID: 30754
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30012-70
 Internal ID: 30754
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.337
 Township: 15
 Range: 07
 Section: 05
 Qtr: SW-SW

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

E.S. SMITH'S ADDITION LOTS 158, 159 & 172 BLOCK 15 LOT SZ: 105.50 X 139 +/- (TENNIS COURT)

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
1305 7TH ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
GUNDERSEN/CITY OF LACROSSE NEIGHBORHOOD DEVELOP	Owner	1900 SOUTH AVE	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



City of La Crosse
 400 La Crosse Street
 La Crosse, WI 54601-3396
 http://www.cityoflacrosse.org

INVOICE

Invoice Date	Invoice No.
11/01/2018	161706
Customer Number	
193221	
Invoice Total Due	
\$450.00	
Due Date	
11/11/2018	

NEIGHBORHOOD DEVELOPMENT CORPORATION
 1836 SOUTH AVE
 LA CROSSE, WI 54601

Due upon receipt

1305 7TH ST S



City of Lacrosse

Invoice Date 11/01/2018 Invoice Number 161706

Description	Quantity	Price	UOM	Original Bill	Adjustment	Paid	Amount Due
220 LICENSES PETITION FOR REZONING	1.00	\$450.00	EACH	\$450.00	\$0.00	\$0.00	\$450.00
Invoice Total:							\$450.00

Payment Amount: 450.00

CITY OF LA CROSSE, WI
 General Billing - 161706 - 2018
 00582-0085 Courtney... 11/01/2018 03:54PM
 193221 - NEIGHBORHOOD DEVELOPMENT CORP...

PLEASE MAKE CHECKS PAYABLE TO: CITY TREASURER
 MAIL TO: CITY OF LA CROSSE TREASURER 400 LA CROSSE ST LA CROSSE, WI 54601