

**PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE
AMENDMENT OF ZONING DISTRICT BOUNDARIES**

Petitioner (name and address):

**Dayle A. Schechter
117 North 8th Street, La Crosse, Wisconsin 54601
and
Ohmstraat 3-1
1098 SR Amsterdam
The Netherlands**

Owner of site (name and address):

Same as above

Address of subject premises:

117 North 8th Street, La Crosse, Wisconsin 54601

Tax Parcel No.: 17-20166

Legal Description: see attached

Zoning District Classification: C2-Commercial

Proposed Zoning Classification: R6-Special Multiple

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

Is the property/structure listed on the local register of historic places? No

Is the Rezoning consistent with the Future Land Use Map of the Comprehensive Plan? Yes

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes

Property is Presently Used For: Residential

Property is Proposed to be Used For: Residential

Proposed Rezoning is Necessary Because (Detailed Answer):

Currently, it is not permissible for there to be a residential use on the ground floor of a building zoned commercial. Since the departure of the last business tenants (attorneys) who used the front of the upstairs of the building for their offices and the library/conference room on the first floor to meet some of their clients, the actual use has been at odds with the zoning category applied to it. At all times however, there has been a residential use in the rest of the downstairs of the building, and in the back part of the upstairs of the building.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because

(Detailed Answer):

There is no change in the actual use of the building. It has in fact been used as a dwelling for well over 30 years. In 1984 when the current owner took possession, it was inhabited by 6 male tech school students on the first floor, and 6 female tech school students on the 2nd floor. Many people have stopped past over the years and told us about how their kids lived there when they were students, or former students stopped past saying that they previously lived there while in school. The properties to the east and northeast and north of the building are, likewise, in use as multiple dwelling units.

Sec. 15.34 of Code of Ordinances, City of La Crosse

Rev. 10/13

CITY OF LA CROSSE, WI
General Billing - 119384 - 2014
000973-0118 Paula G. 08/08/2014 11:20AM
59065 - DAYLE ANNE SCHECHTER JAMES H M

Payment Amount: 350.00

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 27th day of November, 1984.

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.

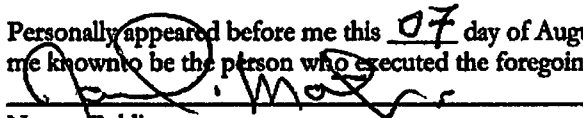

(signature)

10-1-31 20-6638067-07 Aug, 2014
(telephone) (date)

watch your language@gmail.com
(email)

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

Personally appeared before me this 07 day of August, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public
My Commission is permanent.

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

Review was made on the 8th day of August, 2014

Signed: 
Director of Planning & Development

on behalf of Larry Knick

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, DAYLE SCHECHTER, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 117 North 8th Street, La Crosse.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Dayle Schechter

Subscribed and sworn to before me
this 16 day of August, 2024
[Signature]
Notary Public
My Commission is permanent.

August 8, 2014

Dear Mr. Acklin and the City of La Crosse,

Please accept our letter in support of the accompanying petition for rezoning of the property located at 117 N. 8th in the City of La Crosse, from the status of commercial (C2) to multiple residence (Special R6). We also thank you for bringing this matter to our attention.

We understand from you that under the current zoning category that it is not permissible for there to be a residential use on the ground floor of the building. In point, there has been a residential tenancy on the ground of that building throughout the time of our ownership (since 1984), and it was in residential use when we purchased it.

Since the departure of our last business tenants (attorneys) who used the front of the upstairs of the building for their offices and the library/conference room on the first floor to meet with clients, the actual use has been at odds with the zoning category applied to it. At all times throughout, there has been a residential use in the rest of the downstairs of the building, and in the back part of the upstairs of the building.

We believe that the proposed rezoning will not be detrimental to the neighborhood or public Welfare. The neighbors will not be detrimentally affected by the zoning change. While the proposed zoning category allows for 5 persons per unit, the actual property, as it is has been configured since we renovated the property in 1985, provides for two residential units, one allowing two persons, and the other allowing a maximum of perhaps four individuals. The rezoning will certainly not intensify the residential occupancy of the property. Our reconstruction of the house in 1985 reduced the intensity of the pre-existing residential use. When we took possession, it was inhabited by 6 male students on the first floor, and 6 female students on the 2nd floor in a boarding-house style arrangement. Our renewal of the property installed two proper residential units with distinct facilities for each unit. We understand that the adjacent properties to the east and northeast and north of the building are, likewise, in use as multiple dwelling units.

We thank you again for the opportunity to present our petition and hope that our request is successful.

Sincerely yours,



Dayle A. Schechter



James H. Mathis

LICENSES CLERK
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE WI 54601

CUSTOMER INVOICE INVOICE
NUMBER DATE NUMBER
59065 08/08/2014 119384

FOR/LOCATION
DAYLE ANNE SCHECHTER JAMES H MATHIS GALLREZONING - 117 8TH ST N
AMSTERDAM
THE NETHERLANDS,

DESCRIPTION	ORIG BILL	ADJUSTED	PAID	AMOUNT DUE
220 LICENSES PETITION FOR REZONING QTY 1.00 @ 350.00 PER EACH	350.00	.00	.00	350.00

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INVOICE TOTAL DUE 350.00

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