

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):

City of LaCrosse 400 LaCrosse St, LaCrosse WI 54601

Owner of site (name and address):

City of LaCrosse 400 LaCrosse St, LaCrosse WI 54601

Address of subject premises:

812/814 7th St S

Tax Parcel No.:

17-3027-110, Portion of

Legal Description:

See Attached

Zoning District Classification:

R11 - Single Family

Proposed Zoning Classification:

WR - Washburn Residential

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 consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

Vacant Land and Residential

Property is Proposed to be Used For:

Combining to adjacent properties to help improve curb appeal of multi-family dwelling and to prepare vacant lot for future construction of Habitat Home

Proposed Rezoning is Necessary Because (Detailed Answer):

In order for adjacent properties to combine they need the same zoning.

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

Improvement of parking situation at multi-family dwelling and construction of new home will improve the overall value of the neighborhood.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

This is Neighborhood Revitalization

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 12th day of FEBRUARY, 2014.

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.

Trinity Kehl

(signature)

(608)789-7500

(telephone)

02/12/2014

(date)

Kabatt@cityoflacrosse.org

(email)

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

Personally appeared before me this 12th day of February, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Heidi Larson

Heidi S Larson

Notary Public

My Commission Expires: December 11, 2016

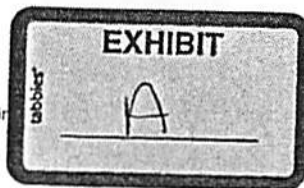
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 12th day of February, 2014

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kuehl

Part of Lots 73 and 74 In Block 11 of Lord and Rodolf's Addition to the Village, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Lot 74; thence South $01^{\circ} 13' 34''$ West 3.5 feet along the East line of said Lot 74 and the West right of way line of South 7th Street; thence North $88^{\circ} 59' 02''$ West 88.79 feet to the point of beginning of this description; thence continue North $88^{\circ} 59' 02''$ West 52.27 feet to the West line of said Lot 74; thence North $01^{\circ} 12' 41''$ East 17.5 feet; thence South $88^{\circ} 59' 02''$ East 52.27 feet; thence South $01^{\circ} 13' 03''$ West 17.5 feet to the point of beginning.

APN: 17-30127-110



WINNEBAGO STREET

Plat of Surv

6

9

52.28' 141.09' M (140.33'P)

(92')

88.81' (88.33')

LOT 72

183.20'

66'

LOT 73

52.27' (92') 141.06' M S 88°59'02" E (140.33'P)

88.79' (88.33')

17.50' (14') PARCEL C 915 SQ. FT. 0.02 ACRES

17.50' (14') PARCEL A 1,554 SQ. FT. 0.04 ACRES

LOT 74

PARCEL B 8,117 SQ. FT. 0.19 ACRES

BLOCK 11

N 01°12'41" E 57.53'

N 88°58'15" W

141.04' (140.33')

S 01°13'34" W 57.57'

N 88°59'02" W 141.06'

88.79'

20' ALLEY

LORD

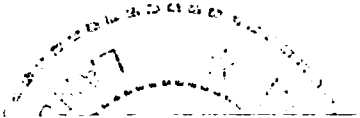
&

RODOLF'S ADDITION

LOT 75

7TH STREET

3



PARCEL A LEGAL DESCRIPTION

Part of Lots 73 and 74, in Block 11 of Lord and Rodolf's Addition located in part of the NW 1/4 - SW 1/4, Section 5, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of said Lot 74; thence S 01°13'34" W 3.50 feet, along the east line of said Lot 74 and the west right-of-way line of South 7th Street to the point of beginning:
thence N 88°59'02" W 88.79 feet;
thence N 01°13'03" E 17.50 feet;
thence S 88°59'02" E 88.79 feet to the east line of said Lot 73 and the west right-of-way line of South 7th Street;
thence S 01°13'34" W 17.50 feet to the point of beginning.

Subject to any easements, covenants or restrictions of record.

PARCEL B LEGAL DESCRIPTION

Part of Lot 74, in Block 11 of Lord and Rodolf's Addition, located in part of the NW 1/4 - SW 1/4, Section 5, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of said Lot 74; thence S 01°13'34" W 3.50 feet, along the east line of said Lot 74 and the west right-of-way line of South 7th Street to the point of beginning:
thence, continuing along said right-of-way line, S 01°13'34" W 57.57 feet to the southeast corner of said Lot 74;
thence N 88°58'15" W 141.04 feet to the southwest corner thereof;
thence N 01°12'41" E 57.53 feet;
thence S 88°59'02" E 141.06 feet to the point of beginning.

Subject to any easements, covenants or restrictions of record.

PARCEL C LEGAL DESCRIPTION

Part of Lots 73 and 74, in Block 11 of Lord and Rodolf's Addition located in part of the NW 1/4 - SW 1/4, Section 5, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of said Lot 74; thence S 01°13'34" W 3.50 feet, along the east line of said Lot 74 and the west right-of-way line of South 7th Street; thence N 88°59'02" W 88.79 feet to the point of beginning:
thence, continuing N 88°59'02" W 52.27 feet to the west line of said Lot 74;
thence N 01°12'41" E 17.50 feet;
thence S 88°59'02" E 52.27 feet;
thence S 01°13'03" W 17.50 feet to the point of beginning.

Subject to any easements, covenants or restrictions of record.

GRAPHIC SCALE



(IN FEET)
1 Inch = 30 ft.

LEGEND

- - Found Iron Pipe
- - Set 3/4" X 30" Iron Bar (1.50 lb./lin. ft.)
- - Boundary of this survey
- - - - - Centerline
- () - Recorded dimensions
- [] - Distance block corner to occupied addition line
- x-x-x- - Fence line

I SCOTT M. DUNNUM, REGISTERED LAND SURVEYOR #2485 HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL SHOWN HEREON AND THAT THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott M. Dunnum
SCOTT M. DUNNUM EDF# 2013-020 MISC.

12/16/13
SURVEYED
SCOTT M. DUNNUM
REGISTERED LAND SURVEYOR
LA CROSSE, WISCONSIN