

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

19-1157

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - Dawn Reinhardt, Planning + Development
400 LaCrosse St, LaCrosse WI 54601

Owner of site (name and address):

Same as above

Address of subject premises:

1109 St James St and 901 George St

Tax Parcel No.:

17-10069-61 + 17-10069-71

Legal Description:

Certified Survey Map No. 139 Vol 17 Lot 1 Document #1719592 and Certified Survey Map No. 139 Volume 17 Lot 2 Document #1719592

Zoning District Classification:

PD - Planned Development - General

Proposed Zoning Classification:

PS - Public / Semi-public

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:

Kane St Gardens - Prior to City's Acquisition the property was used for SFD

Property is Proposed to be Used For:

Kane St Gardens

Proposed Rezoning is Necessary Because (Detailed Answer):

To combine the lots with 900 Kane St, 903 Kane St and 913 Kane St.

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

The use of the property is for the Kane St Gardens which is an asset to the City of LaCrosse and the Neighborhood.

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

These parcels are located 5-7 ft below base flood elevation. Redevelopment of the parcels could have an adverse effect on the neighbors unless preventative measures were in place. Unfortunately these measures are not cost effective.

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 29 day of November, 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.

Timothy Kabat

(signature) Timothy Kabat, Mayor

608 789 7360

(telephone)

(date)

reinhardt@cityoflacrosse.org

(email)

STATE OF WISCONSIN)

) ss.

COUNTY OF LA CROSSE)

Personally appeared before me this 2nd day of August, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

William Egan

Notary Public

My Commission Expires: 6/23/21

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

Review was made on the 31st day of July, 2019.

Signed:

Jeff Aghajanian Senior planner
Director of Planning & Development



GRAND RIVER • GREAT CITY
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PLANNING AND DEVELOPMENT
400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512



Memorandum

From: Dawn Reinhart – Planning & Development

Date: July 29, 2019

Re: Petition to change zoning on 1109 St James St and 901 George St

Tax Parcel: 17-10069-61 Property Dimensions: 128' x 66' or .195 acres

Parcel Legal Description: Certified Survey Map No. 139 Volume 17 Lot 2 Document No 1719592

Tax Parcel: 17-10069-71 Property Dimensions: Approx. 157' x 66' or .239 acres

Parcel Legal Description: Certified Survey map no 139 Volume 17 Lot 1 Document No 1719592

Existing Conditions: There is a garage on 1109 St James St that the Hunger Task Force uses to store equipment for the Kane Street Gardens. 901 George St is vacant land. Both parcels are in the floodplain and are approximately 5-7ft below base flood elevation.

Location of buildings: The garage on 1109 St James St is located approximately 13ft from the North property line, 21ft from the East property line, 33ft from the South property line and 112ft from the West property line. St. James St. separates the properties from any other structure

Proposed Property Improvements: Properties will be leased to the Hunger Task Force to operate the Kane St Gardens. Improvements will consist of grading, black dirt, mulch and other materials to prepare the property to expand the Kane Street Gardens. The garage on 1109 St James St will remain in place, which the Hunger Task Force will maintain. The existing service door will be replaced with a metal door.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
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JACK ZABROWSKI, ASSOCIATE PLANNER
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TARA FITZGERALD, PROGRAM COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

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