

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

DUPLICATE RECEIPT

AMENDMENT OF ZONING DISTRICT BOUNDARIES

CITY CLERK/LICENSES
PG306399378 001 130205
2/05/13 2:36PM PAID

0872
300.00

Petitioner (name and address):

Western Technical College
400 7th STREET North, LaCrosse, WI 54601

Owner of site (name and address):

Hillview Greenhouse Lift Center, Inc.
737 24th STREET North, LaCrosse, WI 54601

Address of subject premises:

737 24th STREET North ; 747 24th STREET North ; 749 24th STREET North - all in city of LaCrosse, WI

Tax Parcel No.: 17-20041-80 ; 17-20041-70 ; 17-20041-60

Legal Description: Lots 57, 58, 59, 60, and 61 to the Plat of Hillview
Place Addition to the city of LaCrosse, LaCrosse County, Wisconsin.

Zoning District Classification: C1 - Local Business

Proposed Zoning Classification: (R-1) 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 Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Commercial ; 737 24th ST N. - Retail ; 747 24th ST N. - Warehouse/Storage ; 749 24th
ST N. - Unit (office)

Property is Proposed to be Used For:

Construction & Occupancy of Single Family Energy Efficient Residential Homes. Petitioner
intends on having the parcels re-zoned for the purpose of having four (4)
lots (50') made out of the three parcels.

Proposed Rezoning is Necessary Because (Detailed Answer):

The above referenced parcels are zoned commercial and do not allow for the
construction of single family homes. If the parcels are rezoned to residential (R-1), petitioner/owner
can construct single family residential homes. Petitioner also is obtaining a survey
of the parcels and intends to have four (4) separate lots (50') out of the three parcels.

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

The above referenced parcels are zoned commercial and are surrounded by (R-1)
residential. Re-zoning lots will provide lots back to residential
restoring the neighborhood.

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

The above referenced parcels are zoned commercial and surrounded by (R-1) residential. ~~rezoning would be detrimental to the city's plan goals, objectives and action by rezoning neighborhood back to (R-1) residential.~~ Rezoning would be detrimental to the city's plan goals, objectives and action by rezoning neighborhood back to (R-1) residential.

The undersigned depose and state that I/ve am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 2nd day of July, 2008.

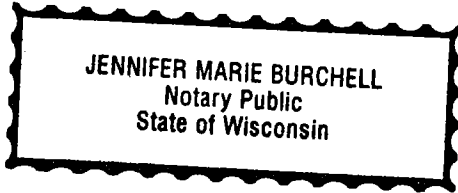
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

refer inquiries to
Michael Pieper
WTC
792-6243

Vicki Miller
(signature)
608-786-0338 2/1/13
(telephone) (date)
vicki@vsm5.com
(email)

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

Personally appeared before me this 1 day of Feb, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jennifer Marie Burchell
Notary Public
My Commission Expires: 2/22/2015

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

Review was made on the 5th day of February, 2013.

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



State Bar of Wisconsin Form 2 - 2003

WARRANTY DEED

Document Number

Document Name

1505595

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 07/02/2008 04:05PM

REC FEE: 11.00 TRANSFER FEE: 645.00 EXEMPT #:

PAGES: 1

THIS DEED, made between Joel D. Olson and Jean M. Pintz-Olson, husband and wife ("Grantor," whether one or more), and Hillview Greenhouse Life Center, Inc., a Wisconsin corporation ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 57, 58, 59, 60 and 61 to the Plat of Hillview Place Addition to the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address

Hillview Greenhouse Life Center, Inc. 737-747-749 24th Street North La Crosse, WI 54601

17-20041-60, 17-20041-70 17-20041-80

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Exceptions to warranties:

Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2008.

Dated 6-30-08

Signatures of Joel D. Olson and Jean M. Pintz-Olson with seals.

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY: Peter H. Ames, POLACEK & AMES, S.C. 1540 Heritage Blvd., West Salem, WI

STATE OF WISCONSIN

La Crosse COUNTY ss. Personally came before me on 6-30-08 the above-named Joel D. Olson and Jean M. Pintz-Olson to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission (is permanent) (expires: 8-31-08)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 2-2003

*Type name below signatures.

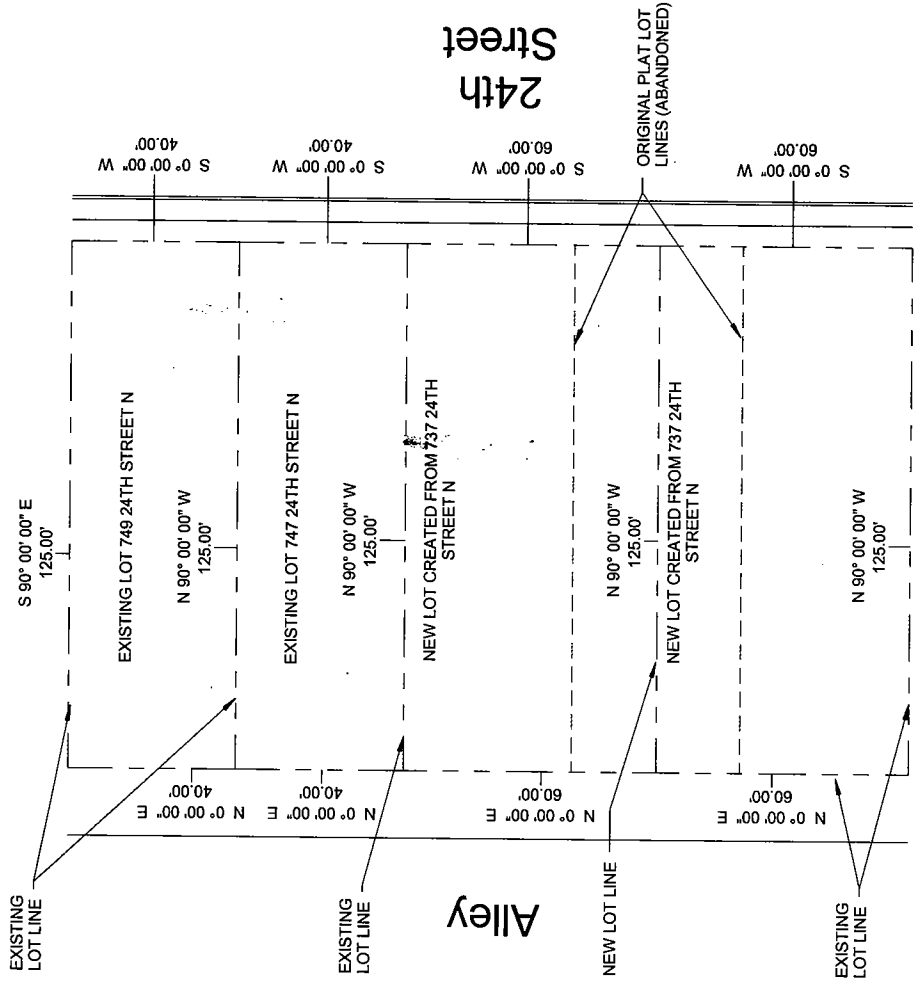
Polacek, Field & Ames SC PO Box 328, Wisconsin Dells WI 53965-0328 Polacek, Field & Ames, S.C.

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48036 www.zipform.com

Phone: (608) 254-1823

Fax: (608) 254-1824

Dep. Title - 0



1 Site
 1" = 30'-0"

WTC		SITE PLAN	
North 24th Street		Project number	614116
		Date	31 JAN 2013
		Drawn by	CLASS
		Checked by	LAA
		Scale	1" = 30'-0"
			C101

January 30, 2013

TO: La Crosse City Council

RE: Old Hillview Green House Property - Amendment of Zoning District Boundaries

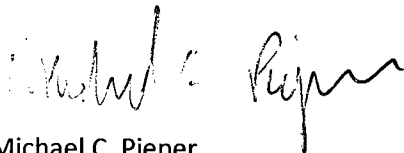
Currently the Hillview Green House Property is zoned commercial, C 1 – Local Business, and is a “commercial island” in a residential (detached single family) neighborhood. Western is requesting that zoning be amended to R-1 Residential, which would match the existing zoning of the neighboring properties.

Western intends to build 4-5 single family homes on the re-zoned property. The planning, construction and completed homes will provide educational opportunities for our students, area contractors and community members. Finally the new single family homes will be sold.

Western will work cooperatively with the City of La Crosse during all phases of this project. Restoring the residential neighborhood will help the City meet its long range comprehensive plan goals, objectives, actions and policies.

Thank you for considering this request. If you have any questions or comments please feel free to contact me.

Respectfully,



Michael C. Pieper
Western Technical College
400 N 7th Street
La Crosse, WI 54602
608-785-9120
pieperm@westerntc.edu