

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Aaron Wickesberg for Lopez V Inc.  
Reliant Real Estate Services  
720 Cass Street - La Crosse, WI 54601

Owner of site (name and address):

Lopez V Inc.  
4343 Mariah Drive S  
La Crosse, WI 54601

Address of subject premises:

432 Division St & 608 5th Ave S Ave S  
La Crosse, WI 54601

Tax Parcel No.: 17-30117-40 & 17-30117-50

Legal Description: Stoddard & Levys Addition Lot 6 Ex W 40FT & N 11 1/2FT  
Lot 7 Block 18 Lot Sz: Irr  
Stoddard & Levys Addition Lot 7 Ex N 11 1/2FT Block 18  
Lot Sz: 48 1/2 X 169.5

Zoning District Classification: Commercial District

*C2 - Commercial*

Proposed Zoning Classification: Multi Family District R-5

*R5 - Multiple Dwelling*

- 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:  
Office Space - Currently Vacant

Property is Proposed to be Used For:  
12-Unit Apartment Building

Proposed Rezoning is Necessary Because (Detailed Answer):

Current structure is functionally obsolescent. The split level design is not ADA complaint. Demand for office space is virtually non-existent in this location as evidenced by the vacancy rates over the past 10 years.

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

New, affordable rental housing stock in this neighborhood will help attract young professionals to the Washburn Neighborhood Residential District.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
This zoning change will help foster the City's Long Range Comprehensive Plan by providing medium to high density housing in an underperforming location.

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 29th day of January, 2021.

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.

Aaron Wing

(signature)

(608) 782-4100

(telephone)

29 JAN 2021

(date)

aaron@rellantres.com

(email)

STATE OF WISCONSIN )

) ss.

COUNTY OF LA CROSSE )

Personally appeared before me this 29 day of January, 2021 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Allison Gehr

Notary Public

My Commission Expires:

3/30/2029

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

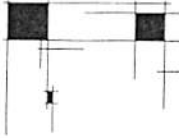
Review was made on the 29 day of January, 2021.

Signed:

Andrea Trane

Director of Planning & Development





5<sup>th</sup> Avenue Design

504 5TH AVENUE S.  
LA CROSSE, WI 54601  
TEL 608.784.9083

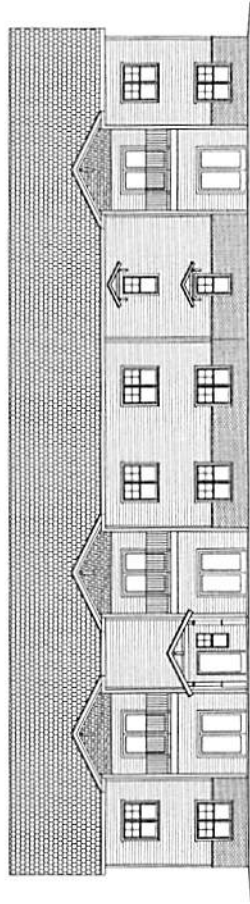
FIRST FLOOR PLAN  
NORTH EXTERIOR ELEVATION

DATE: 03/22/11  
DRAWN BY: AWT  
CHECKED BY:  
REVISIONS:

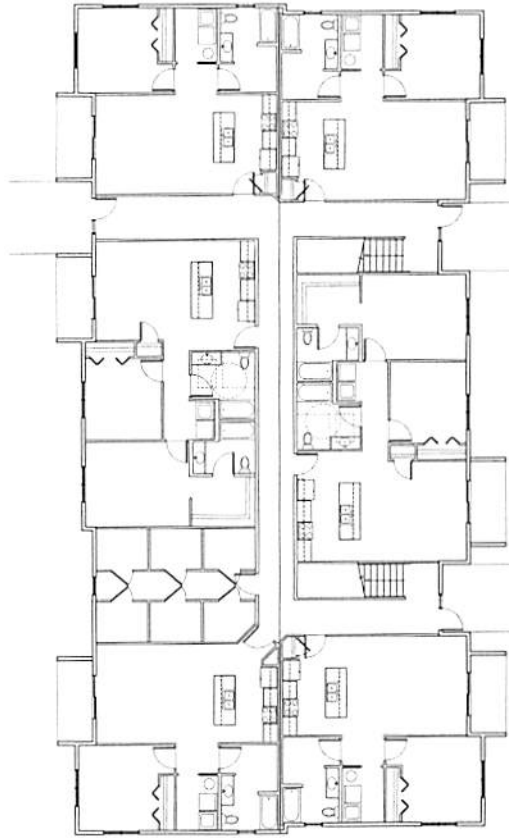
12 UNIT  
APARTMENT  
COMPLEX

432 DIVISION STREET  
LA CROSSE, WI

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⊕ NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

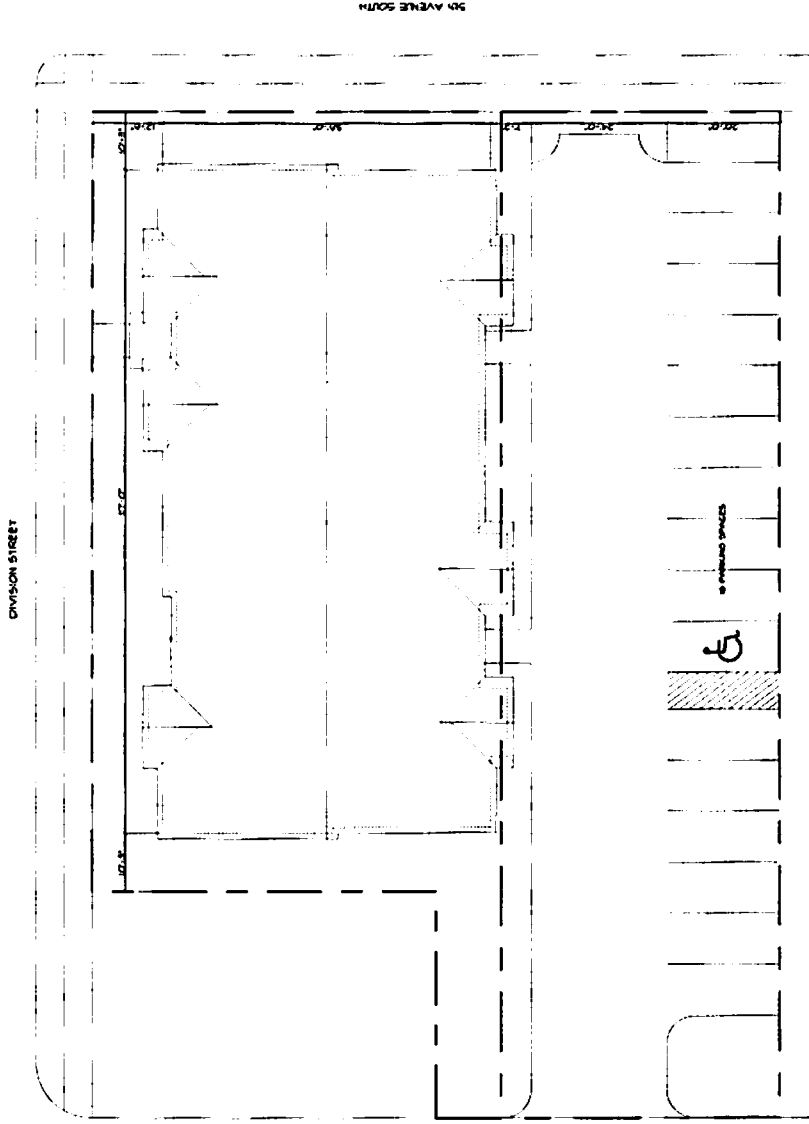


⊕ FIRST FLOOR PLAN  
1/8" = 1'-0"

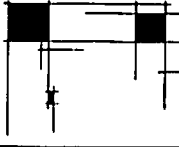


# DIVISION STREET APARTMENTS

12 UNIT APARTMENT COMPLEX  
432 DIVISION STREET  
LA CROSSE, WISCONSIN 54601



⊕ SITE PLAN  
1" = 8'-0"



5<sup>th</sup>  
Avenue  
Design

104 5TH AVENUE S.  
LA CROSSE, WI 54601  
TEL 608.784.9083

SITE PLAN

Date: 08.28.11  
Checked By: JAV  
Drawn By: JAV  
Revised:

12 UNIT  
APARTMENT  
COMPLEX

432 DIVISION STREET  
LA CROSSE, WI

TI