September 23rd, 2015
Megan Bisson
415 13th St S
La Crosse WI 54601
(760)420-6353

To whom it may concern;

I am writing you today to petition for a rezoning of my property at 415 13th St. S, La Crosse, WI 54601 and 411 13th St. S, La Crosse WI 54601. This property is currently structured as a duplex (but zoned as a single family). Our hope is to convert the property back to an R2/duplex zoning so we may continue to use the property as a duplex. As a duplex, my husband and I will continue to live in the upstairs unit and rent out the lower unit for additional income. The additional income will help offset our mortgage and enable us to put money back into the home for improvements and restorations.

Having the property as a duplex will give us the financial means to help restore the property and ensure it remains in working order. The property is within the Cass/King historic district and we hope to maintain its historic charm.

We have spoken with David Krump, District 6 city council member, and many of our neighbors who do not have a problem with the proposed zoning changes. We chose this location and property because we love the central location and style of the house. I am a nurse and plan to get a job at The Mayo Clinic, which would be just a short bike or walk away. Additionally, we chose this location because the school district is good for our two boys.

Thank you for you consideration,

Megan Bisson

Megan Bisson

CITY OF LA CROSSE, WI
General Billing - 130323 - 2015
0032 Paula G. 09/30/2015 09:37AM
176735 - BISSON, JAMES
Payment Amount: 350.00

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
James and Megan Bisson

Owner of site (name and address):
James and Megan Bisson

Address of subject premises:
415 13th St. S La Crosse WI 54601 and 411 13th St. S La Crosse WI 54601

Tax Parcel No.: 17-30188-030

Legal Description:
Please see attachment

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - Residence

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

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? ___ Yes X No

Is the Rezoning consistent with the policies of the Comprehensive Plan? ___ Yes X No

Property is Presently Used For:
Single family residence

Property is Proposed to be Used For:
Owner occupied duplex

Proposed Rezoning is Necessary Because (Detailed Answer):
My husband and I are moving to La Crosse so I can attend the University of La Crosse WI to become a nurse anesthetist. We chose this house for several reasons. First I hope to work at The Mayo Clinic, which is walking distance from the house. Additionally the house is near UW-L and is in good school district for our children. Lastly, we are asking for the rezoning for financial reasons. with the income from the rental, we will be able to restore the home and continually make necessary improvements.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
We plan to be owner occupied and will be able to look after the property and ensure the renters will not be disruptive to the neighborhood. Additionally, as mentioned above, we plan to use the money we collect from rent to help improve the property and restore the house to keep its historic value.

Chapter 115, Article II, Division 3 of the La Crosse Municipal Code
(Rev. 08/2014)

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

The rezoning will not be detrimental to the City's Comprehensive Plan goals because we intend to keep the property true to its historic roots and maintain the property. Having the additional funds provided by the rental income will allow us to continually improve the property and ensure it will not fall into disrepair.

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 23rd ***day of*** September, 2015.

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.

Megan Bisson

(signature)

760-420-6353 (telephone)

09/23/2015 (date)

meganbisson@yahoo.com (email)

STATE OF ~~WISCONSIN~~ CALIFORNIA)

) ss.

COUNTY OF ~~LA CROSSE~~ ORANGE)

Personally appeared before me this 25 day of SEPTEMBER, 20 15, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NICOLAS LOVRIC
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2039376
ORANGE COUNTY
My Comm. Exp. September 25, 2017

Notary Public

My Commission Expires: SEPT 25, 2017

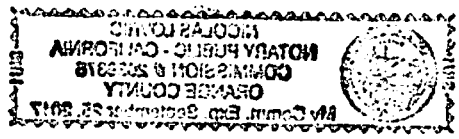
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 29th day of September, 2015.

Signed: Senior Planner.

Director of Planning & Development

Chapter 115, Article II, Division 3 of the La Crosse Municipal Code
(Rev. 08/2014)


NICOLAS LOVATO
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2078318
ORANGE COUNTY
My Comm. Exp. September 25, 2017

415 13th St S

September 23, 2015

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

ESRI, ArcGIS Online

* South 1/2 of Lot 3 & all of Lot 4 of Madison Ct
An addition to the city of La Crosse, La Crosse County, Wisconsin

La Crosse County Tax Parcel Viewer

Search 415 13TH ST S

Parcel ID	Address	Owner Name
17-30188-30	415 13TH ST S	MEGAN G BISSON
17-50031-60	2415 13TH ST S	ARIA M STONE
17-30188-30	415 13TH ST S	MEGAN G BISSON
17-50031-60	2415 13TH ST S	ARIA M STONE

415 13TH ST S

Tax Parcel ID (Click Link To View Details):	17-30188-30
Property Address:	415 13TH ST S
Municipality:	City of La Crosse
School District:	LA CROSSE SCHOOL
Owner Name:	MEGAN G BISSON
Owner Name:	JAMES Z BISSON
Owner Name:	N/A
Owner Name:	N/A
Assessment Class	Residential
Assessed Land:	$ 41,500

Property | Neighborhood | Broadband

411 13TH ST S LA CROSSE

Parcel:	17-30188-30
Internal ID:	32783
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.200
Township:	15
Range:	07
Section:	05
Qtr:	SW-NE

Abbreviated Legal Description:

MADISON COURT S1/2 LOT 3 & ALL LOT 4 SUBJ TO PRIVATE ALLEY OVER E 10FT LOT SZ: 63.64 X 137 (2 HOUSES ON 1 LOT)

Property Addresses:

Street Address	City(Postal)
411 13TH ST S	LA CROSSE
415 13TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
MEGAN G BISSON		19653 ORVIENTO DR	TRABUCO CANYON	CA	92679
JAMES Z BISSON		19653 ORVIENTO DR	TRABUCO CANYON	CA	92679

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 8	
2012 + VOTING WARDS	2012+ Ward 13	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	2 HOUSES ON 1 LOT	

Lottery Tax Information:

Lottery Credits Claimed:	1 on 10/27/1999
Lottery Credit Application Date:	8/26/1999

Tax Information:

Billing Information:

Bill Number: 8068

Billed To: LISA COLLEEN EDWARDS
411 13TH ST S
LA CROSSE WI 54601

Total Tax: 4415.21

Payments Sch.

1-31-2015	1093.70
3-31-2015	1107.17
5-31-2015	1107.17
7-31-2015	1107.17

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.956124557
Assessed:	41500	113800	155300	Mill Rate	0.029036821
Fair Market:	43400	119000	162400	School Credit:	285.62

Taxing Jurisdiction:	2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN	$ 26.6300	$ 27.5000	3.3000
La Crosse County	$ 587.0300	$ 596.5300	1.6000
Local Municipality	$ 1900.6500	$ 1900.6500	0.0000
LA CROSSE SCHOOL	$ 1741.1500	$ 1726.6500	-0.8000
WTC	$ 389.5200	$ 258.0900	-33.7000

Credits:	
First Dollar Credit:	80.72
Lottery Credit:	136.61
Additional Charges:	
Special Assessment:	13.06
Special Charges:	0.00
Special Delinquent:	110.06
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	4415.21

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date

Payment to County	8/21/2015	10920	0	$ 4878.82	8/2015
			Totals:	$ 4878.82	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2014	0.000	41500	113800	155300	4/21/2011

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
742	368	966851	9/11/1985	Quit Claim Deed
891	553	1050201	4/26/1991	AFFIDAVIT
891	555	0	12/17/1997	
1103	677	1141202	10/17/1995	Warranty Deed
0	0	1382973	1/6/2004	Warranty Deed
0	0	1652626	3/3/2015	Quit Claim Deed
0	0	1662220	8/26/2015	TRUSTEE DEED

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 411 13TH ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity

History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.