



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

April 4, 2017

Memo

To: Judiciary and Administrative Committee

From: Jason Gilman, Director of Planning and Development

RE: Viner Rezoning, Item 17-0269

Dear J&A Members:

The Planning Commission has recommended the above petitioned item be denied due largely to concerns over the rezoning of Parcel C to industrial, one of the four petitioned parcels, which happens to have infrastructure located on it that supports the 5 unit housing project at the end of Buchner Place.

In speaking with the Attorney's office, the J&A committee has the option to divide the question and allow the rezoning of parcels A, B and D, which will allow the owners to close on the sale of these three parcels.

Parcel C can be denied as an option, allowing the new owner to petition the City for a residential zoning, supporting the existing 5 unit, or reconfiguring the subdivision and zoning to better match existing land use conditions.

A map is attached for your reference.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION  
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT  
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER  
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR  
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN  
KEVIN CLEMENTS, HOUSING SPECIALIST  
ALAN PAULSON, HOUSING REHABILITATION SPECIALIST

PARCEL A

PLAT OF SURVEY

Part of Lots 2 and 3, and of Lot 4, of Block 70, part of Section 30, T16N-R7W, of...

Continuation of the southeast corner of Section 30, T16N-R7W, of Section 30...

Notes, including along the east line of Lot 2, S 0°20'52" E 27.36 feet...

Notes, including along the east line of Lot 3, S 0°20'52" E 27.36 feet...

Notes, including along the east line of Lot 4, S 0°20'52" E 27.36 feet...

Notes, including along the east line of Lot 5, S 0°20'52" E 27.36 feet...

Notes, including along the east line of Lot 6, S 0°20'52" E 27.36 feet...

Notes, including along the east line of Lot 7, S 0°20'52" E 27.36 feet...

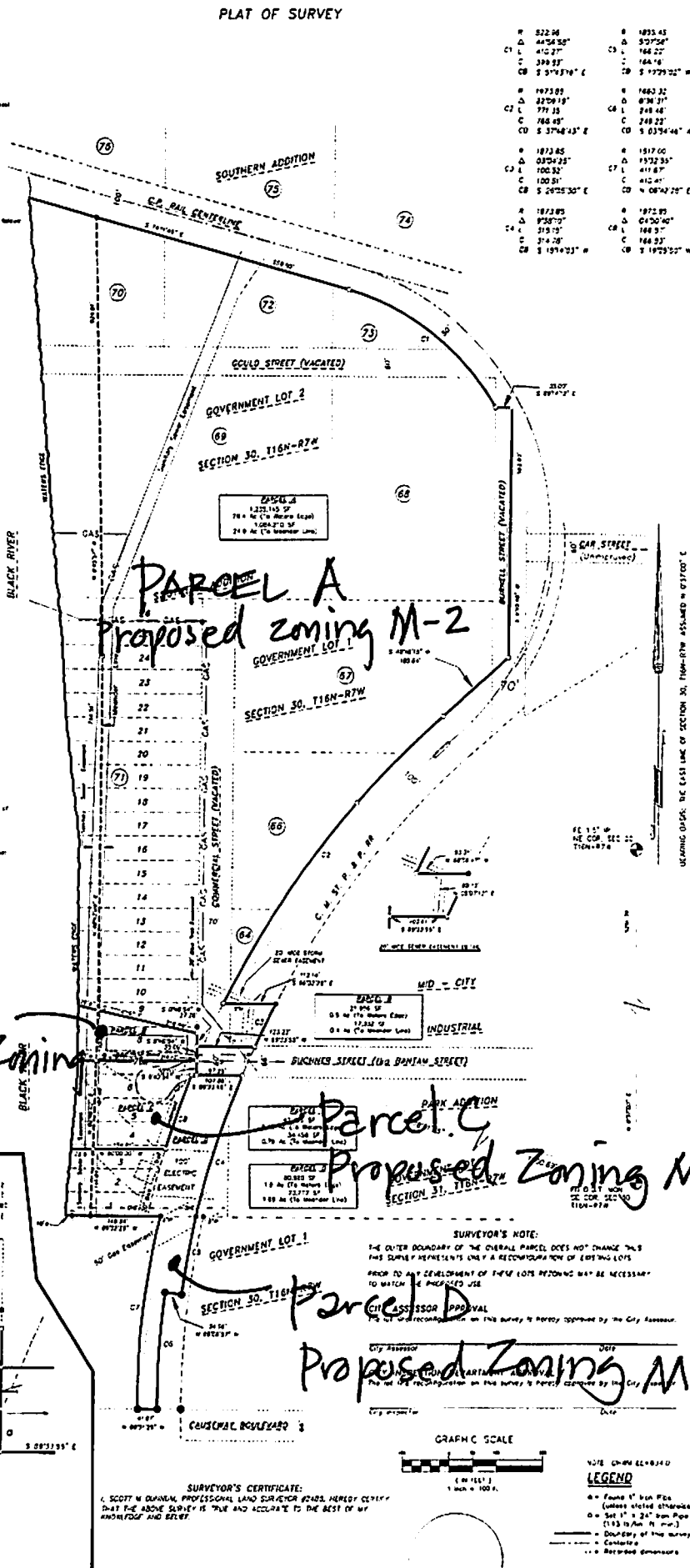
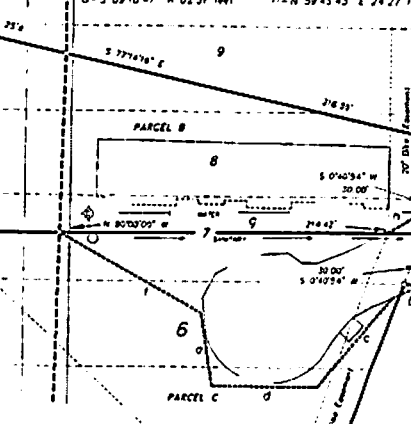


Table with bearings and distances for various survey points.

Parcel A Proposed zoning M-2
Parcel B Proposed zoning R-5
Parcel C Proposed zoning M-2
Parcel D Proposed zoning M-2

SURVEYOR'S NOTE: THE OUTER BOUNDARY OF THE OVERALL PARCEL DOES NOT CHANGE THIS SURVEY REPRESENTS ONLY A RECOMPARISON OF EXISTING LOTS...

LEGEND
- = Town V. 11th P.M.
- = 1/2" = 1' Scale
- = Boundary of the survey
- = Contour
- = Recorded Easement

SURVEYOR'S CERTIFICATE: I, SCOTT M. DUNHAM, PROFESSIONAL LAND SURVEYOR #2403, HEREBY CERTIFY THAT THE ABOVE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR: SCOTT M. DUNHAM, P.L.S. #2403, 2710 WASHINGTON ST., LACROSSE, WI 54601. OWNER: WHEAT FLOUR LIMITED PARTNERSHIP, WANDA UNLER, 67185 WISCONSIN AVENUE, LACROSSE, WI 54601.

REV 1-08-12
REV 1-31-12
REV 11-20-18
REV 11-20-18
REV 11-20-18