



September 3, 2020

City of La Crosse
Attn: City Clerk's Office
400 La Crosse Street
La Crosse, WI 54601

Dear Sir or Madam,

Please find enclosed: the Petition for Amendment of Zoning District Boundaries, the fee of \$450 made payable to the City Treasurer, and six (6) 8 ½ x 11" plans showing existing and approximate proposed conditions for the properties of 1305, 1321, and 1415 St. James Street.

Please note that on the petition, the question, "Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?" is marked "No." As there is not sufficient room on the petition for explanations, Planning staff advised us to address this question in the cover letter. The rezoning for the property at 1415 St. James Street *is* consistent with the Future Land Use Map of the Comprehensive Plan. The rezoning for the properties at 1305 and 1321 St. James Street is not consistent with the Future Land Use Map, however the *uses* of the properties will remain as they are (community center and school) and those uses are supportive to the future land uses of the neighborhood.

The Housing Authority of the City of La Crosse (property owner) is requesting the rezoning of the above properties (1305 and 1321 St. James Street to Commercial and 1415 St. James Street to Light Industrial) and will also be submitting the Certified Survey Map Submittal on September 14 to reset the boundaries of the three listed properties so that the existing structures and associated parking and playgrounds, are conforming within the property lines.

If you have any questions about the rezoning submittal, I can be reached at 781-3110 or catherineg@paragon-assoc.biz and Steve Schauf, the owner's representative, can be reached at 782-2264 ext. 228 or SSchauf@lacrossehousing.org. Thank you for your consideration of the petition.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Geister".

Cathy Geister

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Housing Authority of the City of La Crosse
1307 Badger Street
La Crosse, WI 54601

Owner of site (name and address):

Housing Authority of the City of La Crosse
1307 Badger Street
La Crosse, WI 54601

Address of subject premises:

1305 St. James Street, 1321 St. James Street, 1415 St. James Street

Tax Parcel No.: 17-10300-390 (1305), 17-0300-395 (1321), 17-10690-130 (1415)

Legal Description: See attached. Certified Survey Map submittal will also be made to reset the boundary lines of the parcels so that all structures and associated parking and playgrounds are conforming within the property lines.

Zoning District Classification: R5 - Multiple Dwelling (all three parcels)

Proposed Zoning Classification: C2 - Commercial (1305/1321); M1 - Light Industrial (1415)

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:

1305 - Boys and Girls Club (community center)
1321 - Margaret Annett Head Start (school)
1415 - La Crosse Housing Authority Maintenance Shop

Property is Proposed to be Used For:

All three properties are proposed to have the same uses, with an addition proposed for the maintenance shop.

Proposed Rezoning is Necessary Because (Detailed Answer):

The community center and school (1305/1321) are permitted uses, but rezoning to commercial will provide better flexibility for those uses. The maintenance shop is a nonconforming use and in order to add a needed addition, rezoning is required.

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

Rezoning will not be detrimental to the neighborhood or public welfare, as the current uses for all of the properties provide needed and beneficial services to the surrounding neighborhoods, and will remain the same.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Proposed rezoning of M1 is the Future Land Use for 1415 St. James Street. Future Land Use for 1305/1321 is Medium/High Density Housing. As the current and proposed uses provide educational and recreational opportunities for the neighborhood, a Commercial zoning change would not be detrimental to the Long Range Comprehensive Plan Goals.

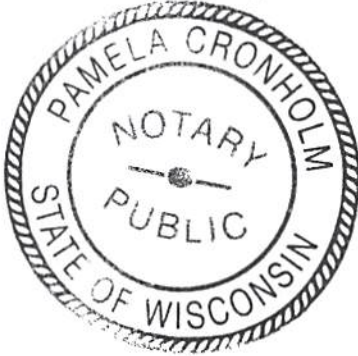
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 30th day of AUGUST, 1957.

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.

Stan Szy EXECUTIVE DIRECTOR
(signature)
608-782-2264 9/2/2020
(telephone) (date)
SSCHAUF@LACROSSEHOUSING.ORG
(email)

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

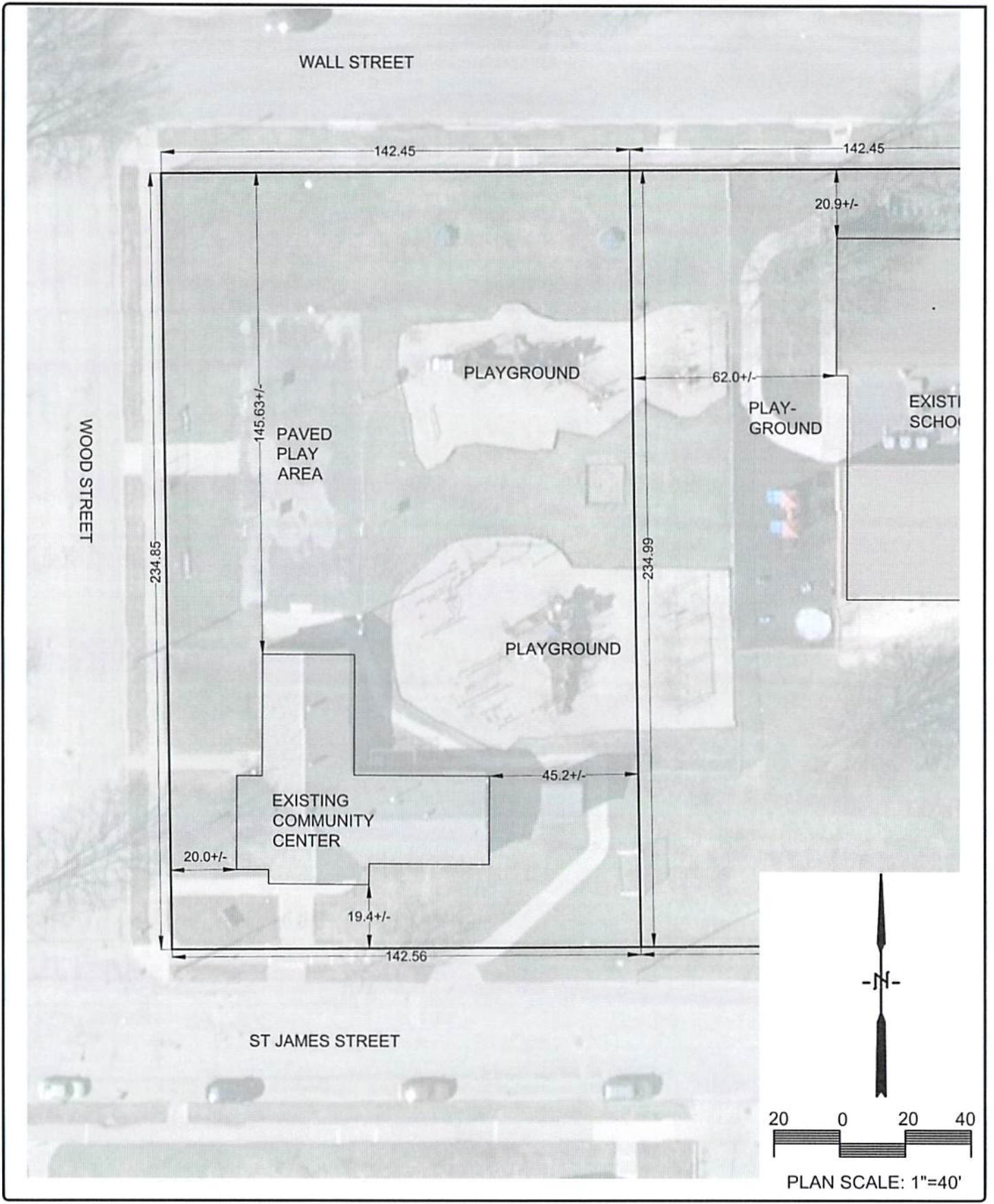
Personally appeared before me this 2nd day of Sept, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Pamela Cronholm
Notary Public
My Commission Expires: 8/6/2023

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

Review was made on the 3rd day of September, 2020.
Signed: Anchee Tran
Director of Planning & Development

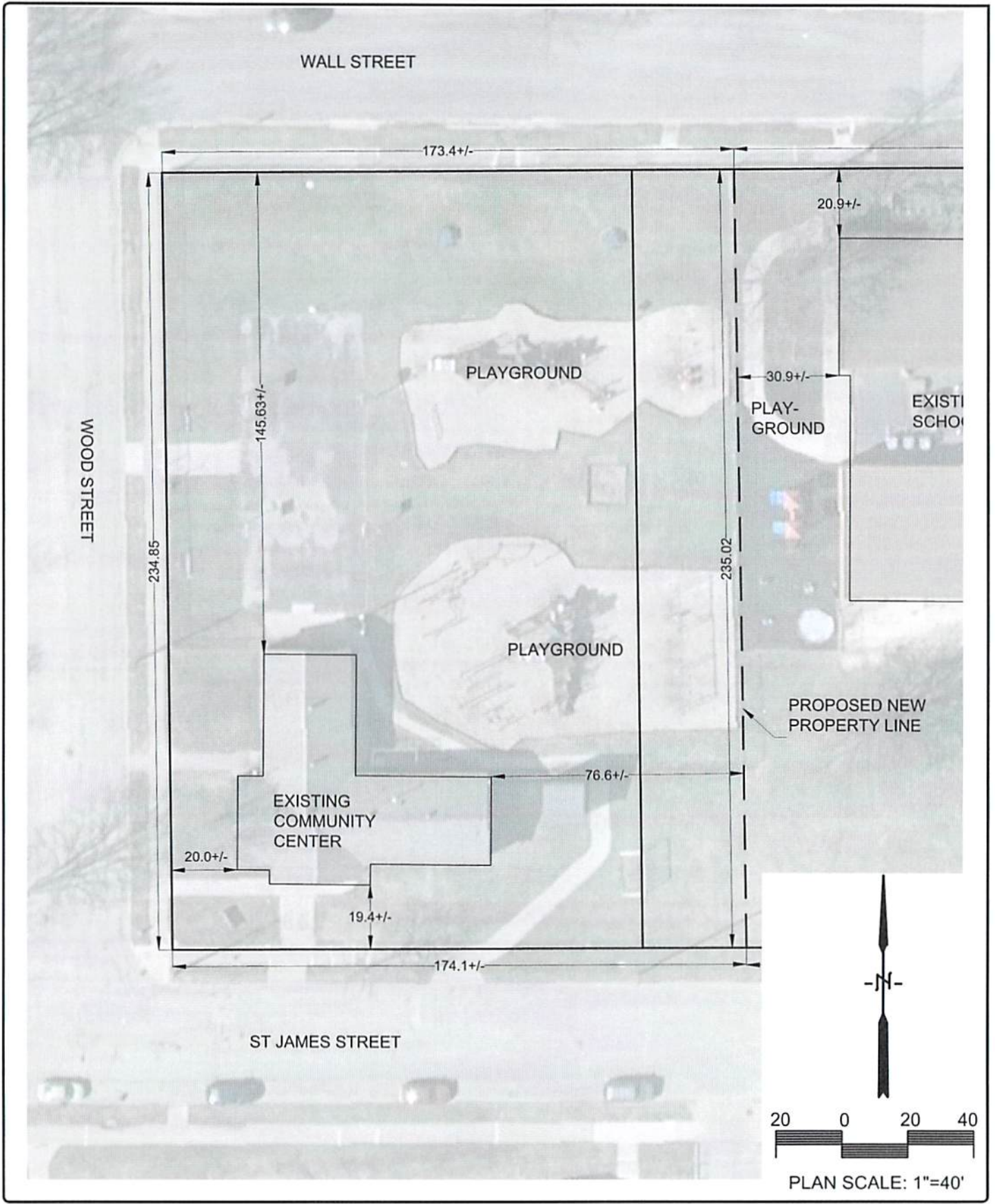


LA CROSSE HOUSING AUTHORITY
 1305 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 EXISTING CONDITIONS MAP

DATE: 09/03/20

PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
 632 COPELAND AVENUE · LA CROSSE, WI 54603
 Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

C1.0

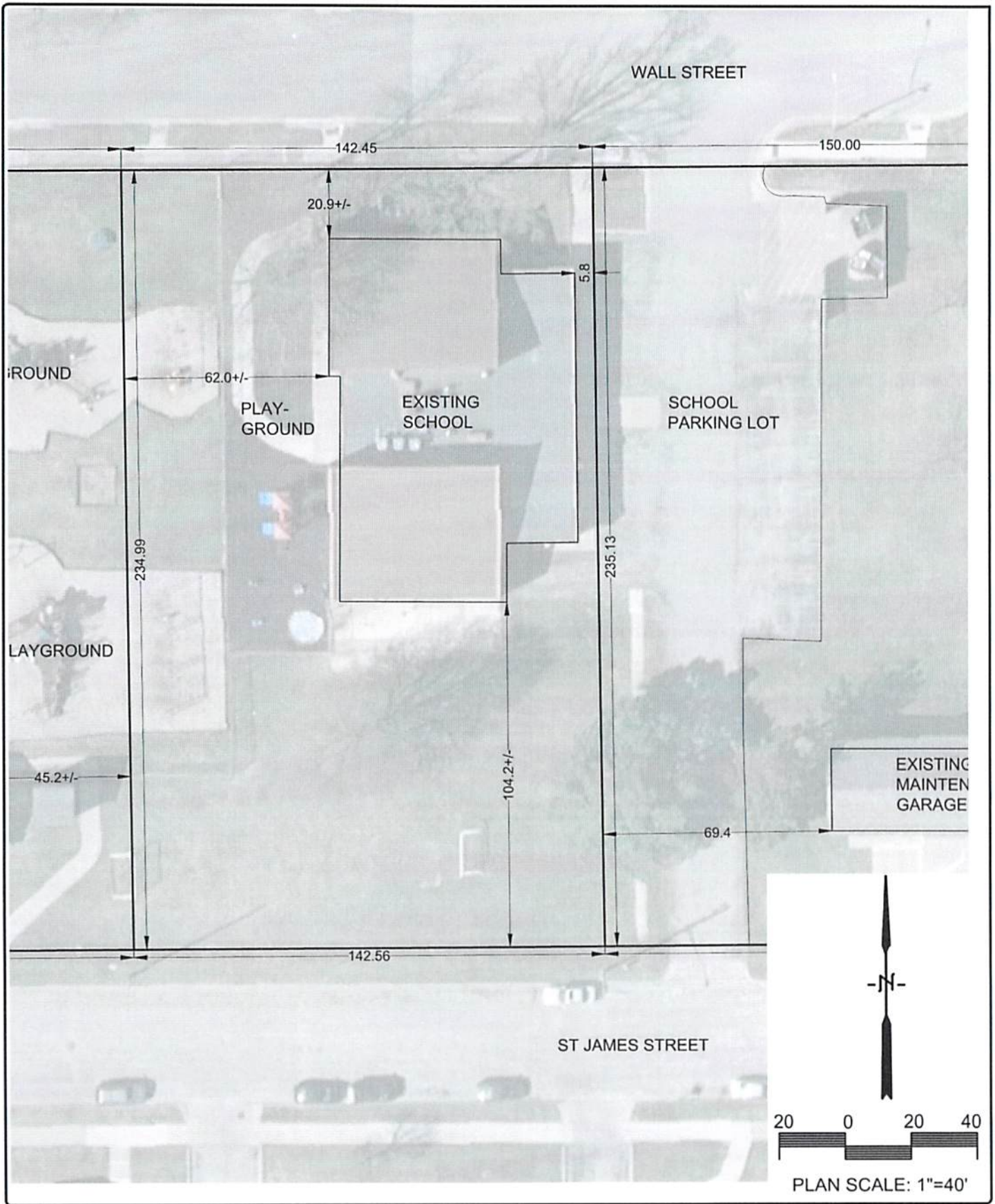


LA CROSSE HOUSING AUTHORITY
 1305 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 PROPOSED PROPERTY CHANGES

DATE: 09/03/20

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C1.1

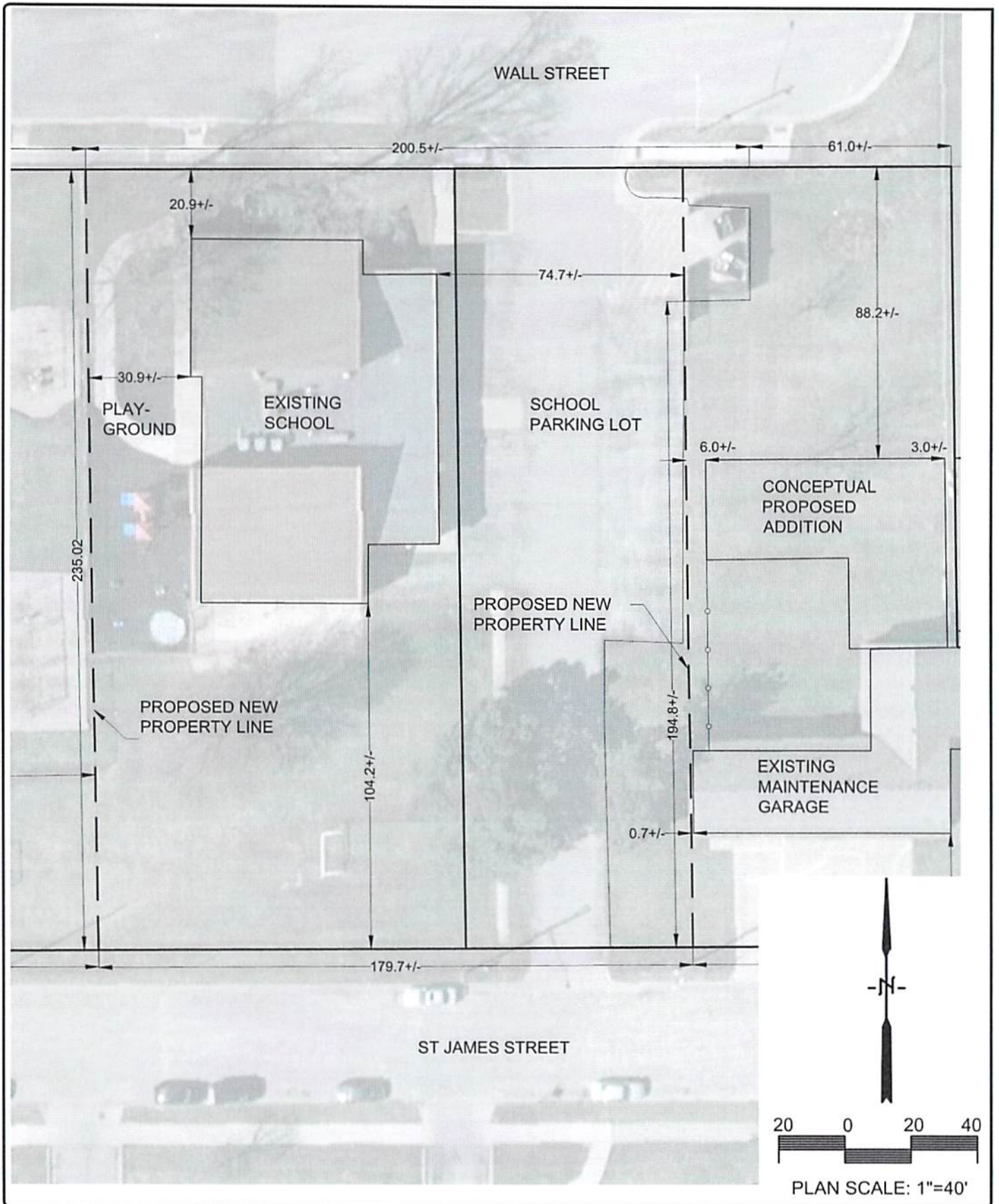


LA CROSSE HOUSING AUTHORITY
 1321 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 EXISTING CONDITIONS MAP

DATE: 09/03/20

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LA CROSSE HOUSING AUTHORITY
 1321 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 PROPOSED PROPERTY CHANGES

DATE: 09/03/20

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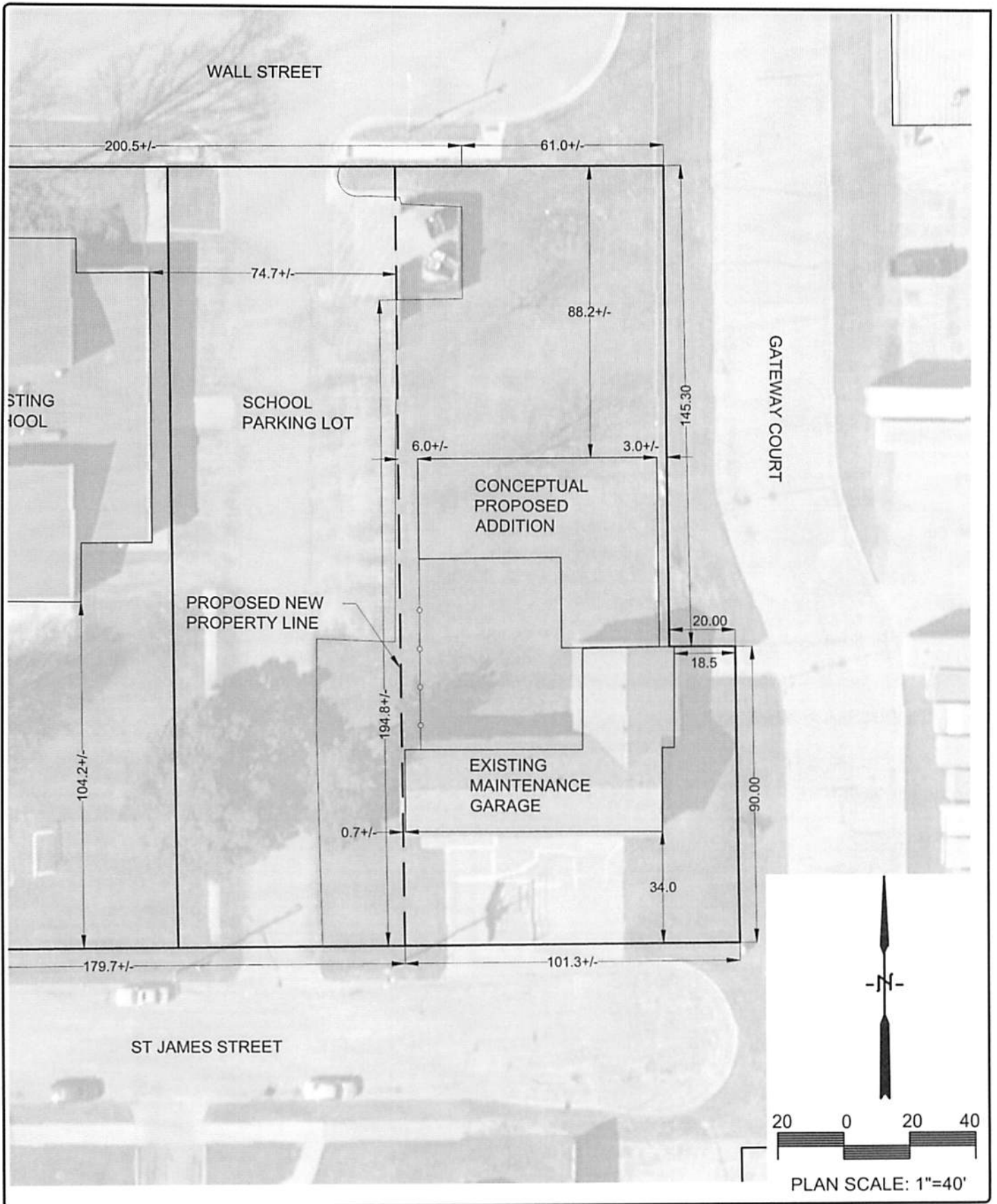


LA CROSSE HOUSING AUTHORITY
 1415 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 EXISTING CONDITIONS MAP

DATE: 09/03/20

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LA CROSSE HOUSING AUTHORITY
 1415 ST. JAMES STREET
 LA CROSSE, WISCONSIN
 PROPOSED PROPERTY CHANGES

DATE: 09/03/20

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