

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

School District of La Crosse - Joe Ledvina, Director of Facilities

Owner of site (name and address):

School District of La Crosse

Address of subject premises:

807 East Avenue South -1739 Winnabago, 803 East Ave

Tax Parcel No.: 17-50241-70, 17-50250-60, 17-30230-120, 17-50250-61, 17-30206-010

Legal Description (must be a recordable legal description; see Requirements):

SEE ATTACHED

Zoning District Classification: R2 - Residence Zone

Proposed Zoning Classification: Public & Semi Public Zone -PS

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:

School District of La Crosse - Hogan Administration Center Building

Property is Proposed to be Used For:

School District of La Crosse - New Elementary School Building

Proposed Rezoning is Necessary Because (Detailed Answer):

The existing zoning regulations for the parcel limit the usable space that is needed for the new proposed elementary school building and hinder the developmental needs.

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

Proposed rezoning will allow for a new elementary school building to be constructed and better serve the surrounding community.

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

Proposed rezoning will better align with current and future use of the parcel in conjunction with the Long Range Comprehensive Plan goals and objectives in diversifying land uses within the City, particularly the Public and Semi-Public Zone to better serve surrounding neighborhoods.

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 _____ day of _____, _____.

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.



(signature)

608-789-7627

(telephone)

4-28-25

(date)

jledvina@tacrossesd.org

(email)

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

Review was made on the 1st day of May, 2025.

Signed: 

Director of Planning & Development

LEGAL DESCRIPTION FOR PROPOSED NEW ELEMENTARY SCHOOL SITE:

Being all of Block 8 of Salzer Terrace, a part of the vacated right-of-way of Winnebago Street, a part of the abandoned right-of-way of the former Green Bay and Western Railroad, and a part of the Hogan School Subdivision, located in part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Commencing at the West 1/4 corner of Section 4, Township 15 North, Range 7 West; thence S 03°02'11" W along the West line of the Southwest 1/4 of said Section 4, 196.31 feet; thence S 88°58'36" E, 25.77 feet to the intersection of the East right-of-way line of East Avenue South and the South right-of-way line of Market Street, said point also being the point of beginning (POB) of the parcel to be described. Thence continuing N 88°58'36" E along said South right-of-way line of Market Street and the North line of Block 8 of Salzer Terrace, 250.19 feet to the Northeast corner of said Block 8 and the intersection of said South right-of-way line and the West right-of-way line of 19th Street South; thence S 00°32'59" W along the East line of said Block 8, the East line of the vacated right-of-way of Winnebago Street, the East line of the vacated alley within Block 8, the East line of the Hogan School Subdivision and said West right-of-way line of 19th Street South, 670.76 feet to the Southeast corner of said Hogan School Subdivision and the intersection of said West right-of-way line and the North right-of-way line of Mississippi Street; thence S 88°57'30" W along the South line of said Hogan School Subdivision and said North right-of-way line, 279.07 feet to the intersection of said North right-of-way line and the East right-of-way line of East Avenue South; thence N 03°00'40" E along said East right-of-way line, 672.26 feet to the point of beginning.



SCHOOL DISTRICT OF LA CROSSE

807 East Avenue South • La Crosse, WI 54601 • 608.789.7628 • Fax: 608.789.7604

April 28, 2025

Dear City Council,

Thank you for considering our petition to rezone the Hogan Administrative site. This project is supported by our community and will dramatically improve our school district and the City.

The School District of La Crosse evaluated the future of our elementary schools starting in February 2023 with the development of a Facility Advisory Committee (FAC). The FAC was a citizen-based group that served in an advisory capacity to the administration and School Board. The FAC made a recommendation to the school board in November of 2023 after eight months of deliberation on how to address the various challenges the school district was facing.

The school board took up the FAC recommendation in January of 2024 and examined a number of ways to accomplish the committee's intent. Ultimately, the school board voted to go to referendum to consolidate three elementary school buildings (Emerson, Spence, and Hintgen) while putting on an addition to State Road Elementary and building a new elementary school at the Hogan Administration site. The goal of this strategy was to minimize the negative impact of closing school buildings by keeping students and staff together as much as possible and choosing sites that maintained the neighborhood accessibility of our elementary schools.

After seven months of outreach to include over 20 community meetings, two district-wide mailings, and extensive media coverage, the community voted 60% in favor of the referendum, a clear mandate from our community to move forward.

This project addresses the long-standing challenges our school faces including declining enrollment, aging buildings, and deficit budgets. This project will take four aging buildings offline and consolidate into two newer buildings. Our average building capacity will rise significantly, resulting in a higher utilization rate and more efficient operations. We will be able to maintain the culture and connectedness of our school community through this plan and keep schools in neighborhoods ensuring our schools are accessible, community assets.

This project will greatly enhance the School District and City of La Crosse. Thank you in advance for your support.

Sincerely,

Aaron J. J. Engel, Ph.D.
Superintendent