

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse
400 La Crosse Street, La Crosse, WI 54601

Owner of site (name and address):

City of La Crosse
400 La Crosse Street, La Crosse, WI 54601

Address of subject premises:

Green Bay Street, La Crosse, WI 54601

Tax Parcel No.:

17-50781-420

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

Outlot 1 of the Navy Reserve Addition located in the Southeast Quarter of the Northwest Quarter, Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification:

R1-Single Family

Proposed Zoning Classification:

PS-Public/Semi-Public

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:

Vacant/Proposed future site of navy reserve memorial

Property is Proposed to be Used For:

Property is intended to be split into two parcels as depicted in the attached CSM. Southern parcel will still be used for a future memorial & additional emergency access for the adjacent fire station. The northern parcel could be sold per required processes. Interest has been expressed by the adjacent housing development for a community garden.

Proposed Rezoning is Necessary Because (Detailed Answer):

Property cannot be split per current zoning of R1-Single family as it would not meet the minimum square foot requirement for new lots under this zoning classification. The future owner of the northern parcel would be responsible for rezoning it in the future if needed.

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

Proposed rezoning is consistent with the surrounding zoning. The proposed uses are consistent with current and adjacent uses.

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

Proposed uses are consistent with the adjacent uses.

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)

608-789-7500

(telephone)

12/18/24

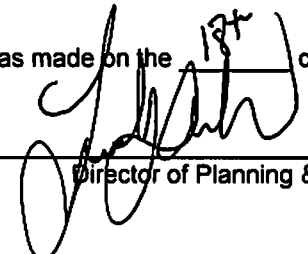
(date)

reynoldsm@cityoflacrosse.org

(email)

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

Review was made on the 18th day of December, 2024.

Signed:  _____
Director of Planning & Development

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1 OF THE NAVY RESERVE ADDITION LOCATED IN THE SE 1/4 OF THE NW 1/4, SECTION 9, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

NW CORNER
SEC 9 T15N R7W
ON MANHOLE COVER
ESTABLISHED FROM TIES

N 1/4 CORNER
SEC 9 T15N R7W
BERNSTEN NAIL

N 89°55'54" E
2672.67'

GREEN BAY STREET

33'
33'

1/4" REBAR

S 11°43'16" W
1389.83'

1/4" IRON BAR

1/4" REBAR
(DISTURBED)

(S 89°55'56" E)
S 89°50'49" E 30.00'

1" IRON BAR

OUTLOT 2
7190 SQ FT

4.1' +/-

LOT 2

REPLAT OF PART OF NAVY RESERVE ADDITION

COLORADO COURT-OUTLOT 3
EDGE OF CONCRETE

OUTLOT 1 - NAVY RESERVE ADDITION

DEDICATION TO PUBLIC AS NAVY RESERVE MEMORIAL
REMOVED FROM OUTLOT 1 PER DOC. NO. 1820859

EDGE OF ASPHALT

C.S.M. VOL. 17 PG. 43 D.N. 1691596
LOT 1

- 1 -

- 8 -

- 9 -

- 10 -

(N 00°13'24" E 300.00')
N 00°13'50" E 299.98'

1/4" REBAR
(DISTURBED)

10' UTILITY/DRAINAGE
EASEMENT (EXISTING)

OUTLOT 4

S 00°15'04" W 300.10'
(S 00°13'24" W 300.06')

240.10'

FIRE STATION - GARAGE

- 4 -

- 5 -

NOTE: OUTLOT 3 RETAINS THE MEMORIAL DESIGNATION

3/4" IRON BAR

1" IRON PIPE
(UNDER WALK)

OUTLOT 3
1794 SQ FT

N 89°37'18" W 29.91'

1/2" IRON PIPE

5' POLE LINE EASEMENT
(EXISTING)

- 6 -

HYDE AVENUE

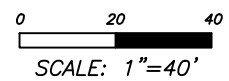
ASPHALT
1" IRON PIPE

N 89°37'18" W 29.89'
(N 89°51'46" W 30.00')

VERCHOTAS ADDITION
LOT 44

LEGEND

- FOUND PLSS MONUMENT
- SET 3/4" X 18" REBAR (1.50 LBS/LIN FT)
- FOUND 2" IRON PIPE
- FOUND MONUMENT AS NOTED
- UTILITY POLE



BEARING REFERENCE: GRID NORTH WITH THE NORTH LINE OF THE NW 1/4 OF SECTION 9 BEARING N89°55'54"E, DETERMINED BY GPS OBSERVATION OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1 OF THE NAVY RESERVE ADDITION LOCATED IN
THE SE ¼ OF THE NW ¼, SECTION 9, T15N, R7W,
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jay M. Crandall, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Outlot 1 of the Navy Reserve Addition located in the Southeast ¼ of the Northwest ¼ of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Commencing at the North ¼ corner of said Section 9; thence South 11°43'16" West, 1391.83' to the Point of Beginning;
thence South 00°15'04" West, 300.10';
thence North 89°37'18" West, 29.89';
thence North 00°13'50" East, 299.98';
thence South 89°50'49" East, 30.00' to the Point of Beginning.

Said parcel contains 8,984 square feet, more or less.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, land division, and map at the direction of the City of La Crosse, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of AE-7 and s. 236.34 of the Wisconsin Statutes and the subdivision ordinances of the City of La Crosse in surveying, dividing and mapping the same. I further certify that this survey has been prepared under my direction and control and this information is correct to the best of my knowledge and belief.

Jay M. Crandall, PLS 2975 Date
2545 13th Place South
La Crosse, WI 54601

CITY OF LA CROSSE APPROVAL

The City of La Crosse hereby approves this Certified Survey Map.

City Clerk Date