

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Mathias Harter; 2850 Larson Street; LaCrosse, WI 54603

Owner of site (name and address):

Hoeschler Family Trust
1131 Main Street Onalaska WI 54650

Address of subject premises:

2500 County Rd 55; LaCrosse, WI 54603

Tax Parcel No.:

17-10254-78

Legal Description:

See attached

Zoning District Classification:

R-5 - Multiple Dwelling

Proposed Zoning Classification:

M2 - Heavy Industrial

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 Lot

Property is Proposed to be Used For:

Heavy Industrial - Details Undetermined



Proposed Rezoning is Necessary Because (Detailed Answer):

Majority of parcel is zoned Heavy Industrial; portion of the property is zoned Multiple Dwelling; Heavy Industrial zoning is needed for whole property for future improvement use.

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

All surrounding property in City of LaCrosse is already zoned Heavy Industrial.

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

Proposed rezoning is directly in line with City's Long Range Comprehensive Plan Goals because Economic Development Plan Element of Confluence acknowledges there is very little land available for new industrial development within the City and objective is to proactively seek out raw land for development of new industrial sites.
~~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.

Martin Hartner

(signature)

608-304-0845

(telephone)

2-4-22

(date)

mwharter@harters.net

(email)

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

Personally appeared before me this 4th day of February, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Nick Brown

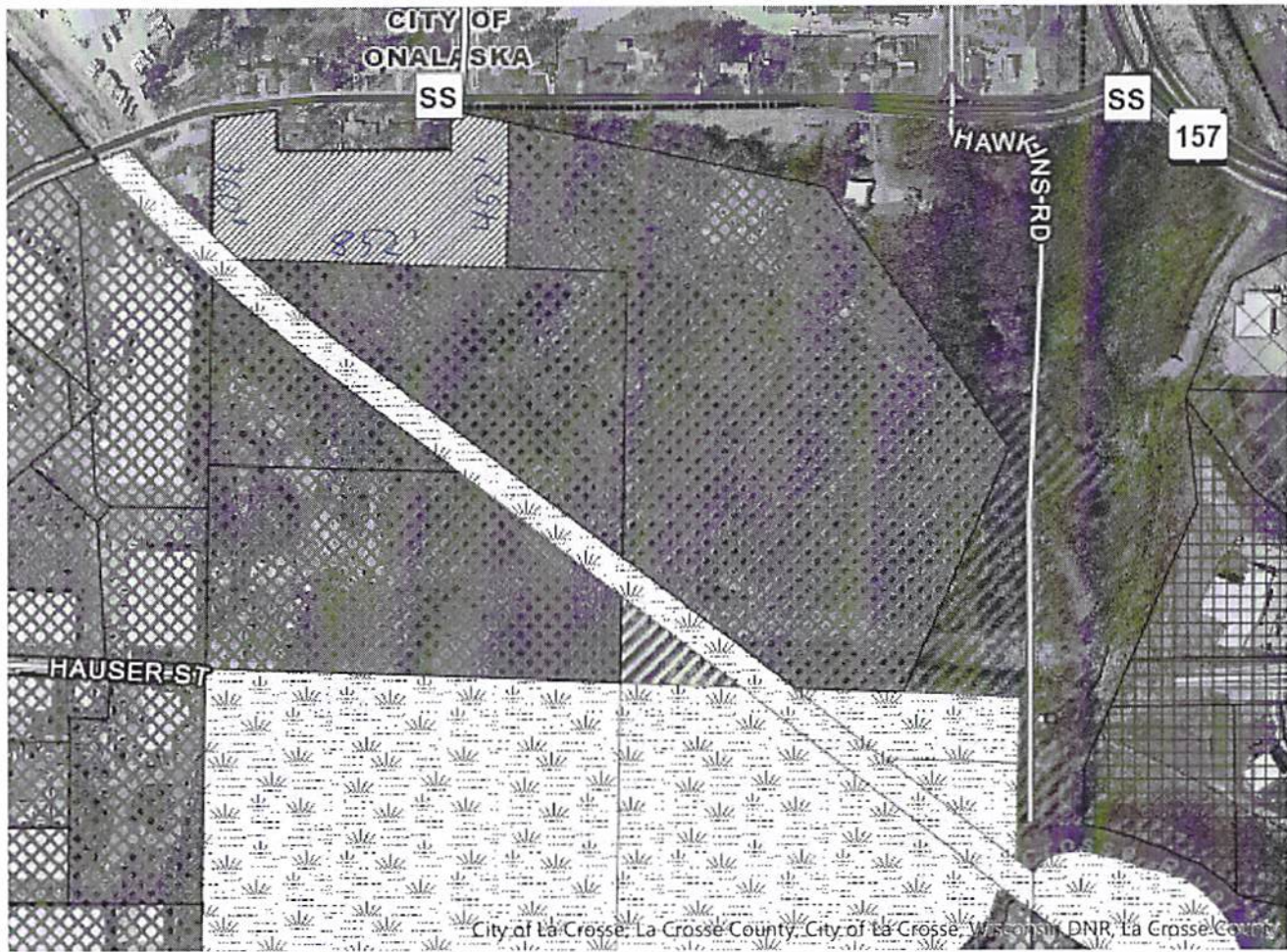
Notary Public

My Commission Expires: 8-11-2024

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

Review was made on the 4th day of February, 2022.

Signed: Chris Kihn OBO Andrea Trane
Director of Planning & Development



No buildings exist on the property and no immediate buildings or improvements are proposed.

2500 COUNTY ROAD SS LA CROSSE

Parcel: 17-10254-78
Internal ID: 26738
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 47.456
Township: 16
Range: 07
Section: 16

Abbreviated Legal Description:

PRT SEC 16-16-7 COM SE COR SE-NE N88D19M54SW 442.16FT TO POB N88D19M54SW 326.76FT N52D29M34SW 691.73FT N1D2M23SE 916.33FT TO CNTR OF NE1/4 N88D7M2SW 1238.89FT N46D27M8SW 114.13FT N1D7M59SE 384.44FT N85D42M10SE 196.82FT S0D45M15SE 131.62FT N89D16M20SE 559.96FT N0D43M40SW 121.55FT S82D53M42SE 586.41FT S73D28M40SE 625FT S34D3M33SE 1028.94FT S21D13M32SW 832.84FT TO POB 47.456 AC LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
2500 COUNTY ROAD SS	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUCRETIA H JESSE	Owner	5055 COLFAX AVE S	MINNEAPOLIS	MN	55419
D ERIC WHEELER TRUST OF 2012	Owner	W5251 KNOBLOCH RD	LA CROSSE	WI	54601
VIRGINIA L WHEELER TRUST OF 2012	Owner	W5251 KNOBLOCH RD	LA CROSSE	WI	54601
JOHN G HOESCHLER REVOCABLE TRUST	Owner				
JAMES W HOESCHLER REVOCABLE TRUST	Owner				

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N
0033	La Crosse TIF 13	N

Additional Information:

Code	Description	Taxation District
2020+	VOTING SUPERVISOR	2020+ Supervisor District 2
2020+	VOTING WARDS	2020+ Ward 4
Use	VACANT LOT	

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:


Tax Information:

AFFIDAVIT

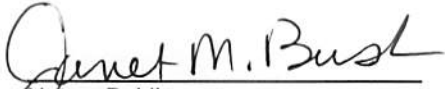
STATE OF Wisconsin
COUNTY OF La Crosse)^{ss}

The undersigned, Janet M. Bush, being duly sworn states:

1. That the undersigned is an adult resident of the City of Hayward, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2500 City Rd. 55, La Crosse, WI 54601
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner
Jay F. Hoeschler
Hoeschler Family Interest

Subscribed and sworn to before me this 3rd day of February, 2022.


Notary Public
My Commission expires 6/29/22

