

17-0269

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Viner Family Limited Partnership  
W5185 Keil Coulee Road  
LaCrosse, WI 54601-2933

Owner of site (name and address):

same as above

Address of subject premises:

1.3.5.7.9 Buchner Place, 101 Buchner Place, 103 Buchner Place

Tax Parcel No.: 17-10036-40, 17-10035-120, 17-10036-80, 17-10036,80

Legal Description: See attached map. Parcel A,B,C,D

Zoning District Classification: M2-Heavy Industrial, R5-Multiple Dwelling

Proposed Zoning Classification: Parcel A: M2-Hvy.Ind; B: R5-Multi Dwell; C: M2-Hvy.Ind. D: M2-Hvy Ind

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 consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

Multiple Family Dwelling. General Industrial. Commercial. Wetlands 450.00 Payment Amount

175433 - VINER FAMILY LIMITED PARTNERSH

Property is Proposed to be Used For:

Multiple Family Dwelling. Industrial. Commercial. Wetlands General Billing - 145816 - 2017  
003515-0052 Mark P. 02/28/2017 01:47PM

CITY OF LA CROSSE, WI

Proposed Rezoning is Necessary Because (Detailed Answer):

All parcels need to be compatible zoning in order to submit the survey map. which reconfigures the lot parcel lines.

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

The zoning will fit the intended usage of the property

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

The comprehensive plan is zoned for commercial usage and shows general industry, which the property currently is being used for.

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.

Randy Lanei  
(signature)

6087812382 2-28-17  
(telephone) (date)

RKRV @ Charter.net  
(email)

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

Personally appeared before me this 28<sup>th</sup> day of February, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sondra Craig  
Notary Public Sondra Craig  
My Commission Expires: 11/11/2017

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 28<sup>th</sup> day of February, 2017.

Signed: [Signature] Senior Planner  
Director of Planning & Development

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

February 27, 2017

Dear City of La Crosse Planning Commission;

Please find the rezoning petition and a survey map for 1,3,5,7,9,101 and 103 Buchner Place, LaCrosse, WI, property owned by the Viner Family Limited Partnership.

Since our father's passing and the court ordered request to sell the property, we had engaged a surveyor and had been counseled with the city's planners, on a regular basis, to come up with a map that would make the property more attractive to a buyer and more saleable for the Viner family. The attached survey map is a mutual product of our efforts. We had been unsuccessful trying to sell all of the parcels as one offering in the past.

The property is consistent with the Comprehensive Plan in that it is adjacent to an industrial area and is zoned heavy industrial. The Comprehensive Plan states that this area is zoned for commercial usage.

Parcel A is zoned heavy industrial ,M2. The parcel has wetlands (original survey map shows this as a platted city street) with the main usage being industrial storage and concrete recycling. This usage will not change. This is consistent with the Comprehensive Plan as it is zoned for commercial usage. We are not asking for any change of zoning for this parcel.

Parcel B was originally included in Parcel A and was zoned heavy industrial. Parcel B is where the multi-family housing unit is located. We are requesting that this parcel would be made a R5 Multi-Family zoning. This is consistent with the Comprehensive Plan as it is zoned for commercial usage.

Parcel C and D are zoned heavy industrial, M2. This is consistent to the current usage and the general industry usage with adjacent parcels. The comprehensive plan is zoned for commercial usage. We are not asking for any change of zoning for these parcels.

We sincerely appreciate your attention and commitment to the matter at hand. We do have accepted offers on all of the parcels, according to the outline of the survey map. We are expecting to close with the buyers immediately upon the city's final acceptance.

Sincerely,

  
Randy Viner