Habitat for Humanity®
La Crosse Area

August 23, 2019

To Whom It May Concern:

Habitat for Humanity La Crosse Area is requesting a zoning amendment for 957 Hood Street to change the classification from C1-local business to A1-single family.

This property was donated to Habitat La Crosse, and we took ownership of the property on July 31st of this year. Habitat would like to demolish the existing structure and construct a single-family, stick-built home on the parcel. This home will be the first home constructed as part of our "Habitat for Heroes" Veterans Program. This home will be built for a local, low-income veteran and their family. We will be working with local veterans to assist with the construction of this home. It will be a home built for a veteran by veterans.

In addition to removing the existing structure, Habitat will also be replacing the sanitary sewer lateral and installing new curb and gutter along the Hood Street side of the property.

If the zoning amendment is approved, the City of La Crosse will be providing $60,000 in Community Development Block Grant (CDBG) funding for demolition and homeowner downpayment assistance.

We are excited about this project and our continued partnership with the City of La Crosse.

Thank you for your consideration,

Sincerely,

Kahya Fox
Executive Director

3181 Berlin Drive • La Crosse, WI, 54601 • Phone: 608.785.2373 • www.habitatlacrosse.org • info@habitatlacrosse.org

CITY OF LA CROSSE, WI
General Billing - 167563 - 2019
007116-0049 Katie Ko... 08/23/2019 03:20PM
6368 - HABITAT FOR HUMANITY

Payment Amount: 450.00

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): Habitat for Humanity La Crosse Area
3181 Berlin Drive
La Crosse, WI 54601

Owner of site (name and address): Habitat for Humanity La Crosse Area
3181 Berlin Drive
La Crosse, WI 54601

Address of subject premises: 957 Hood Street
La Crosse, WI 54601

Tax Parcel No.: 17-30023-40

Legal Description: The East 3.2 feet of the South 79.0 feet of Lot Nineteen (19) and all of Lot Twenty (20), EXCEPT the North 65.7 feet thereof, in Block Eight (8) of Simonton's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: C1 – Local Business

Proposed Zoning Classification: R1 – Single Family

Is the property located in a floodway/floodplain zoning district? ___ Yes x No

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? x Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? x Yes ___ No

Property is Presently Used For:
Property has been vacant and not in use for many years.

Property is Proposed to be Used For:

Redevelopment into a single-family, owner-occupied home specifically for a low-income veteran and their family. Priority will be given to a disabled veteran. Home will be fully accessible.

Proposed Rezoning is Necessary Because (Detailed Answer):
Present structure is blighted and unoccupied. Redevelopment for single-family housing expands affordable homeownership in the City of La Crosse. It will also increase the tax-base for the City.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Redevelopment of single-family housing fits with the exhisting structures in the neighborhood.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Development of affordable, owner-occupied housing is in perfect alignment with the City's Comp plan. Removing blighted structures is also in alignment with the plan. Redevelopment of this property also fits with the goals set forth in the Analysis of Impediments to Fait Housing Choice report.

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 31st ***day of*** July, 2019.

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)

608-785-2373 (telephone)

8/22/19 (date)

exdirector@habitatlacrosse.org (email)

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

Personally appeared before me this 22 day of August, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ashley Marshall

Notary Public
My Commission Expires: 12-5-22

ASHLEY MARSHALL
Notary Public
State of Wisconsin

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

Review was made on the 22nd day of August, 2019.

Signed: , Senior Planner.
Director of Planning & Development

ASHLEY MARSHALL
Notary Public
State of Wisconsin

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Habitat for Humanity La Crosse Area, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 957 Hood Street.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

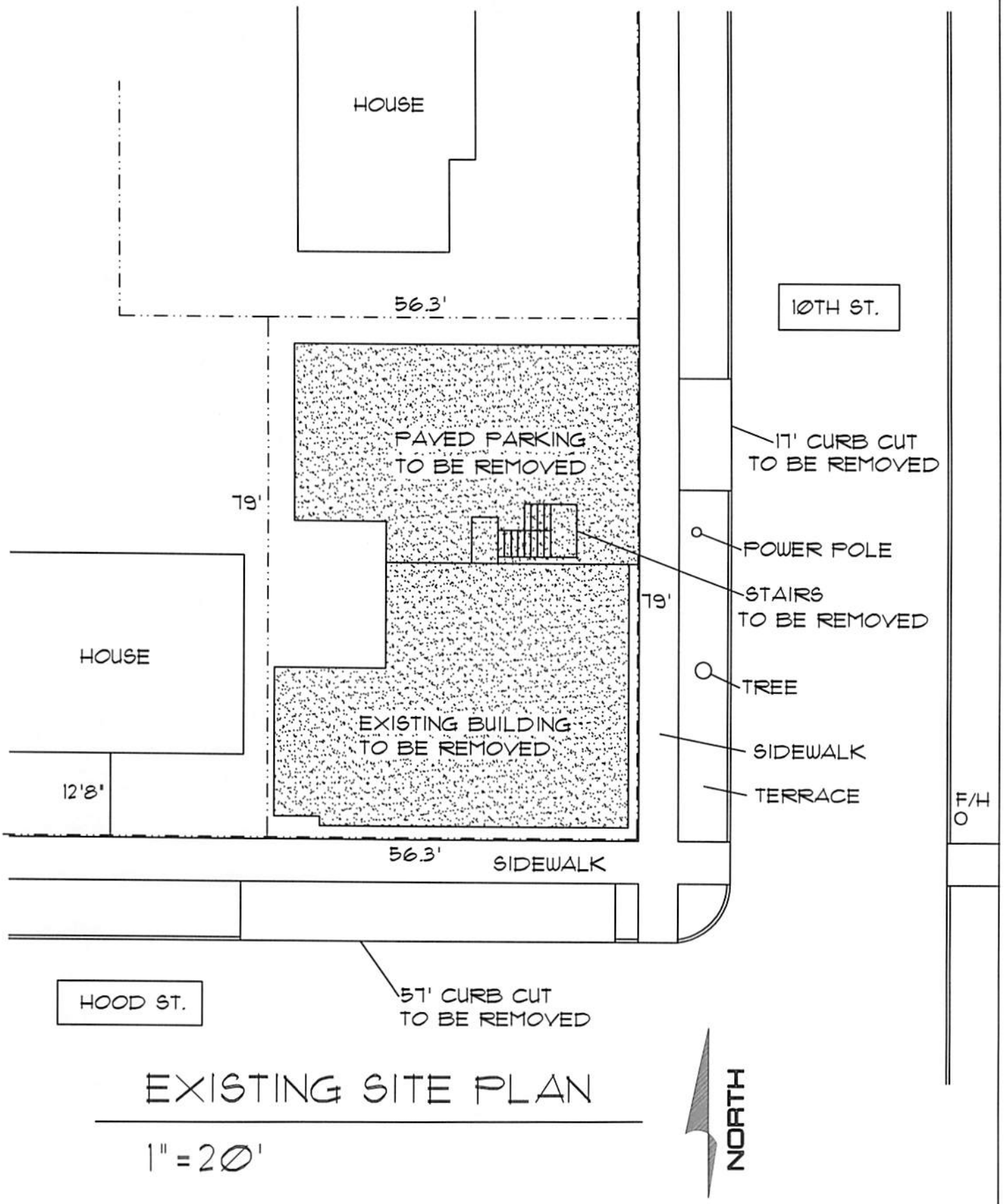
Property Owner

Subscribed and sworn to before me this 22 day of Aug, 2019

Ashley Marshall
Notary Public
My Commission expires 12-5-22

ASHLEY MARSHALL
Notary Public
State of Wisconsin

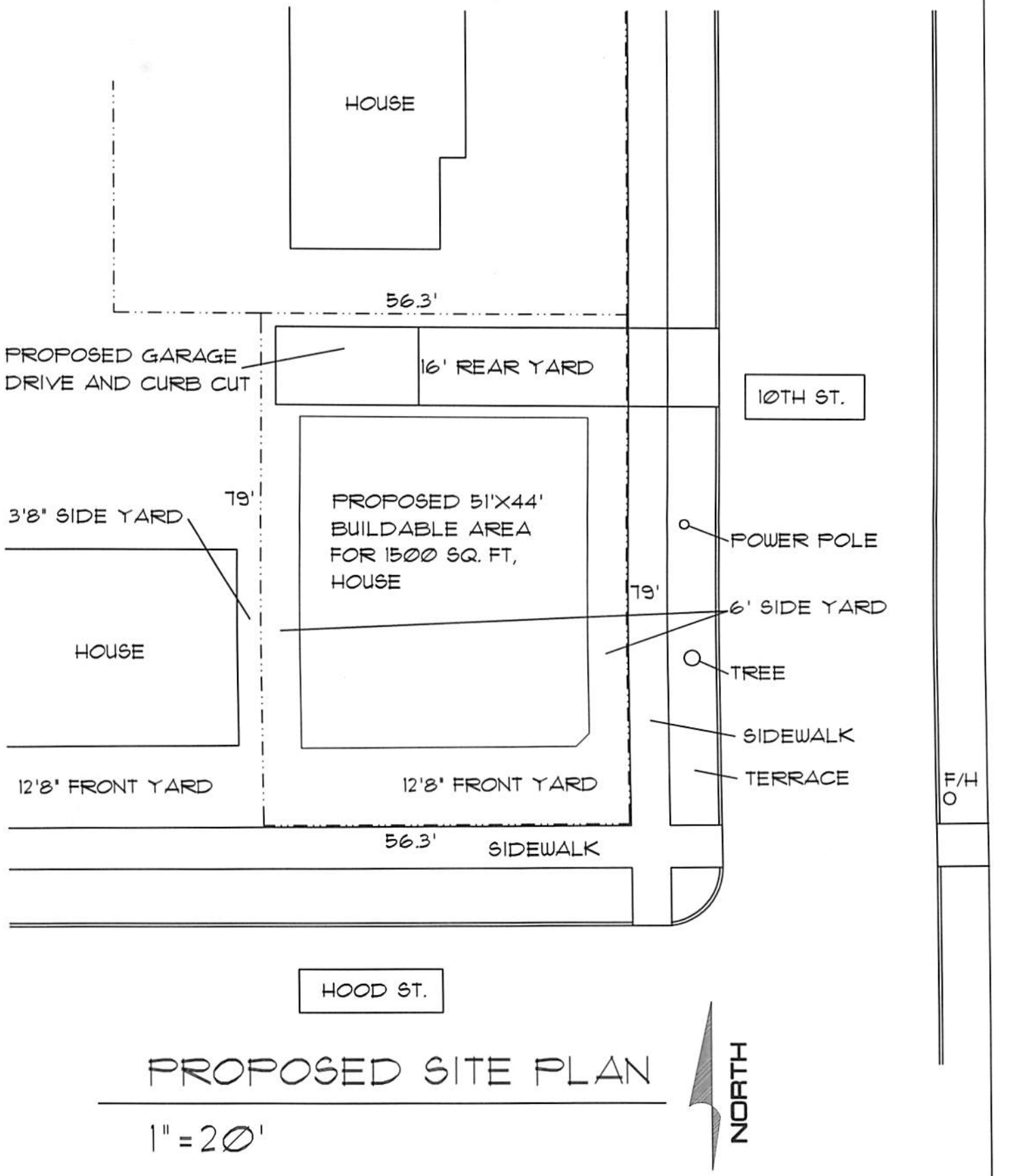
ASHLEY MARSHALL
Notary Public
State of Wisconsin



EXISTING SITE PLAN

1" = 20'

8/16/19	Veteran House Single Family Home 957 Hood St. La Crosse, WI 54601	Habitat for Humanity 3181 Berlin Dr. La Crosse, WI 54601	1 of 2



PROPOSED SITE PLAN

1" = 20'

8/16/19	Veteran House Single Family Home 957 Hood St. La Crosse, WI 54601	Habitat for Humanity 3181 Berlin Dr. La Crosse, WI 54601	2 OF 2