

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - Housing Rehab
400 La Crosse St

Owner of site (name and address):

City of La Crosse - Housing Rehab
400 La Crosse St

Address of subject premises:

515 9th St S

Tax Parcel No.: 17-30064-90

Legal Description: See Exhibit "A"

Zoning District Classification: ^{WR-} Washburn Residential

Proposed Zoning Classification: R1 - Single Family

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:

Vacant Lot

Property is Proposed to be Used For:

re configure the adjacent lots (parcel 17-30064-100 and 17-30064-80)

Proposed Rezoning is Necessary Because (Detailed Answer):

In order to restructure the lots, they all need to be zoned the same. The adjacent lots are both zoned R1.

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

Housing Rehab would like to list the vacant parcel next to it for owner occupied single family dwelling. The current configuration of lot 513 9th St is not appealing for someone to buy and build new construction.

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

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 23 day of June, 2015.

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.

Don Reinhardt Tristy Kelt
(signature) 12-01-15
608-789-7360 11/25/15
(telephone) (date)
reinhardt@cityoflacrosse.org
(email)

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

Personally appeared before me this 25th day of NOVEMBER, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.


[Signature]
Notary Public
My Commission Expires: 3-13-18

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

Review was made on the 19th day of November, 2015.
Signed: [Signature] Senior Planner, Director of Planning & Development

EXHIBIT "A"

File No.: **2658808**

Policy No.: **2658808**

That part of Lot Three (3) in Block Two (2) of Steven's Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 3, Thence North 89° 52' 14" East along the South line thereof 140.30 feet to the Southeast corner of said Lot 3; thence North 00° 02' 51" West along the East line of said Lot 3, a distance of 33.00 feet; thence South 89° 52' 14" West parallel with said South line of Lot 3, a distance of 79.27 feet to a point North 89° 52' 14" East 61.00 feet from the West line of said Lot; thence South 00° 02' 51" East 4.9 feet; thence South 89° 52' 14" West 3.7 feet; thence South 00° 02' 51" East 6.1 feet; thence South 89° 52' 14" West 57.3 feet to the West line of said Lot 3; thence South along said West line 22.00 feet to the point of beginning.

APN: 17-30064-090



PLANNING AND DEVELOPMENT

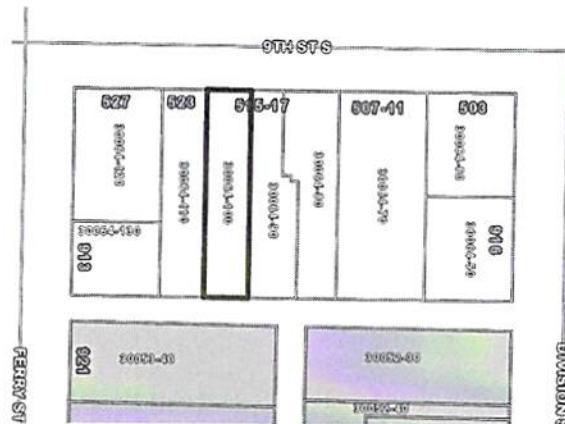
400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

November 17, 2015

The City of La Crosse currently owns three lots on the 500 block of 9th St. The Dept of Planning and Development would like to restructure the parcels so that the three become two.

- 521 9th St (Parcel 17-30064-100) proposing to become 37x140
- 515 9th St S (Parcel 17-30064-90)
- 513 9th St S (Parcel 17-30064-80) proposing to become approximately 52x140

We are proposing to divide parcel 17-30064-90, taking 7ft from the southwest side of the lot continuing through to the southeast side of the lot, adding the land to parcel 17-30064-100. The remaining portion of parcel 17-30064-90 will become parcel 17-30064-80.



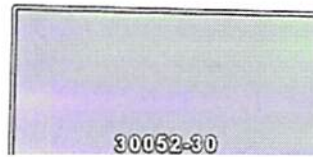
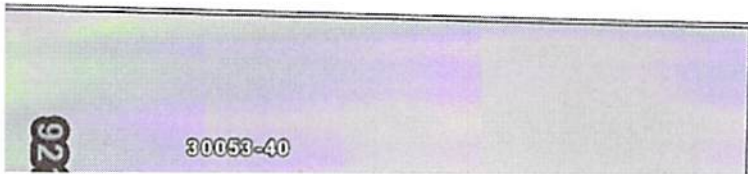
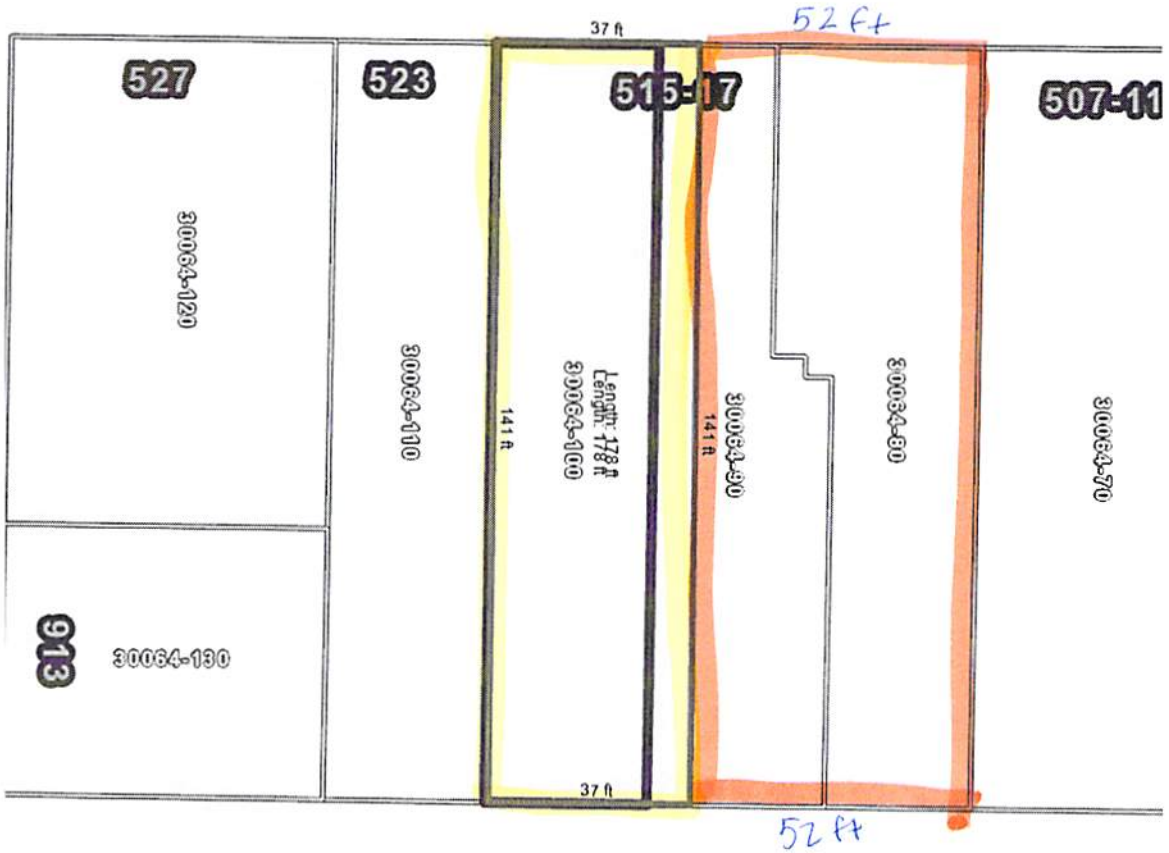
Respectfully,

Dawn Reinhart
Federal Programs Accounting Technician

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
AMY M. PETERSON, AICP, PLANNING & ECONOMIC DEVELOPMENT ADMINISTRATOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT

CAROLINE NEILSEN, COMMUNITY DEVELOPMENT ADMINISTRATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
ALAN PAULSON, HOUSING SPECIALIST
VACANT, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
DAWN REINHART, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN

9TH ST S





Setback of 513 9th St



Tax Parcel Boundary



Setback from Road

The setback is approximately 14 ft feet from the edge of the tax parcel. The setback from the road is approximately 29 ft.



Created by: Michael Williams, 2015
Source: City of La Crosse