

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Elizabeth Hutcheson  
1527 Loomis St  
La Crosse, WI 54601

Owner of site (name and address):

Elizabeth Hutcheson  
1527 Loomis St  
La Crosse, WI 54601

Address of subject premises:

1527 Loomis St  
La Crosse, WI 54601

Tax Parcel No.:

017010147090

Legal Description:

Spier & Canterbury 1st Lot 1

Zoning District Classification:

R1 - Single Family

Proposed Zoning Classification:

R2 - Residence

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:

~~1~~ - single-family home

Property is Proposed to be Used For:

~~1~~ - Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

Property was originally used as a duplex. It has 2 electric meters and different heating and cooling systems. Home is currently for sale and there has been difficulty selling as a single-family due to layout.

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

Currently there are duplex units across the street and in back alleyway. This has been well-cared for and had a good history in the past.

CITY OF LA CROSSE, WI

General Billing - 141647 - 2016

003189-0103 Amber W. 10/12/2016 10:26AM

186550 - HUTCHESON, ELIZABETH

Payment Amount: 450.00

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

it is the highest and best use for this property. It will enable possibilities for families to live in a nice neighborhood with walkable distance to schools a boys & girls club

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.

Elizabeth Hutcherson

(signature)

608-782-3487

(telephone)

10-07-16

(date)

elizabethhutcherson@yahoo.com

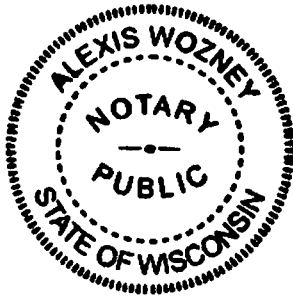
(email)

STATE OF WISCONSIN )

) ss.

COUNTY OF LA CROSSE )

Personally appeared before me this 07 day of October, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney

Notary Public Alexis Wozney

My Commission Expires: 06/14/2020

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

Review was made on the 7<sup>th</sup> day of October, 2016

Signed:

[Signature] Senior Planner  
Director of Planning & Development



STATE OF MISSOURI  
PUBLIC MOTION

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**October 7, 2016**

**Letter of Intent  
Application for Rezone**

**1527 Loomis St.,  
La Crosse, WI 54601**

**To Whom it May Concern:**

**I'm proposing that my current home, which I purchased 10 years ago as a duplex, be converted back to R2 zoning. It was used as a duplex for the 20 years previous from the person who sold it to me. Prior to that I am unaware of its use. I did not use it as a duplex for the last 10 years, so it has lost it's grandfathered state and is currently zoned as R1.**

**I am in the process of selling and am having a difficult time due to the layout of the home being more of a 2-family setup.**

**I have reached out to my neighbors proposing that I am working on the efforts of getting this re-zoned and they are in favor of the decision. There are currently R2 properties across the street and in my back alley.**

**By permitting the property to revert back to R2 this could allow for all types of families to owner-occupy a home in a nice neighborhood within walking distance of schools. It could also provide a source of income for them.**

**Thank you for your consideration.**

**Elizabeth Hutcheson  
1-608-782-3487**



## Full Report

Property Location : 1527 Loomis ST

## Owner:

Hutcheson Elizabeth  
1527 Loomis ST  
La Crosse, WI 54603-2254

Owner Occupied: Yes

Property Address:  
1527 Loomis ST  
La Crosse, WI 54603-2254

Map with:  
MapQuest  
Google Maps

County: La Crosse  
Taxed by: City Of La Crosse  
Taxkey # 017010147090

## Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2015	Residential	\$ 16,700	\$ 73,300	\$ 90,000	0.000 -	0.160	0.937156002
2014	Residential	\$ 16,700	\$ 73,300	\$ 90,000	0.000 -	0.160	0.956124557
2013	Residential	\$ 16,700	\$ 73,300	\$ 90,000	0.000 -	0.160	0.983502763
2012	Residential	\$ 16,700	\$ 73,300	\$ 90,000	0.000 -	0.160	0.986122240
2011	Residential	\$ 16,700	\$ 73,300	\$ 90,000	16.580 †	0.160	0.986336072
2010	Residential	\$ 16,700	\$ 60,500	\$ 77,200	0.000 -	0.160	0.962257051
2009	Residential	\$ 16,700	\$ 60,500	\$ 77,200	0.000 -	0.160	0.944698070
2008	Residential	\$ 16,700	\$ 60,500	\$ 77,200	0.000 -	0.160	0.938026538
2007	Residential	\$ 16,700	\$ 60,500	\$ 77,200	2.523 †	0.160	0.904062385

## Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2015	\$2,621.46	\$80.38	\$129.85	\$2,411.23				\$2,411.23
2014	\$2,613.32	\$80.72	\$136.61	\$2,395.99				\$2,395.99
2013	\$2,691.87	\$82.52	\$140.55	\$2,468.80				\$2,468.80
2012	\$2,590.57	\$80.08	\$111.63	\$2,398.86				\$2,398.86
2011	\$2,590.88	\$82.81	\$109.60	\$2,398.47				\$2,398.47
2010	\$2,258.69	\$84.59	\$106.66	\$2,067.44				\$2,067.44
2009	\$2,194.11	\$80.37	\$91.69	\$2,022.05				\$2,022.05
2008	\$2,144.96	\$41.58	\$95.96	\$2,007.42				\$2,007.42
2007	\$2,159.96		\$105.87	\$2,054.09				\$2,054.09

## Assessor

Building Square Feet : 1495	Year Built : 1900	Township :
Bedrooms : 3	Year Remodeled :	Range :
Full Baths : 2	Effective Year Built : 1967	Section :
Half Baths :	Air Conditioning : Yes	Quarter :
Total Rooms : 8	Fireplace :	Pool :
Number of Stories : 2.00	Number of Units : 1	Attic :
Building Type : Colonial		Basement : Crawl
Exterior Wall : Vinyl		Heat : Warm Air
Exterior Condition :		Garage :
Land Use :		School District : 2849 La Crosse
Zoning :		Historic Designation :

## Legal Description

Spier &amp; Canterbury 1ST Lot 1

## Sales

Conveyance Date : 6/30/2006	Date Recorded : 8/3/2006	Value/Sale Price : \$ 90,900.00
Grantor Name : Jorgenson Steven J And Sandra E		Transfer Fee : \$ 272.70
Grantee Name : Hutcheson Elizabeth		Document# : 1455300
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	



[Parcel Search](#) | [Permit Search](#)

**1527 LOOMIS ST LA CROSSE**

[Print View](#)

Parcel: 17-10147-90 Internal ID: 25463  
Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-10147-90  
Internal ID: 25463  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.162  
Township: 16  
Range: 07  
Section: 20  
Qtr: NW-SE

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

**Legal Description:**

SPIER & CANTERBURY 1ST LOT 17 BLOCK 9 LOT SZ: 50.42 X 140

**Property Addresses:**

<u>Street Address</u>	<u>City(Postal)</u>
1527 LOOMIS ST	LA CROSSE

**Owners/Associations:**

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
ELIZABETH HUTCHESON	Owner	1527 LOOMIS ST	LA CROSSE	WI	54603-2254

**Districts:**

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information**

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 5
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

**Lottery Tax Information**

Lottery Credits Claimed: 1 on 10/27/1999  
Lottery Credit Application Date: 8/26/1999