

OBJECTION TO  
AMENDMENT OF ZONING DISTRICT BOUNDARIES

I hereby object to the amendment to the Zoning Code by the transfer of the following described land:

411/415 13th ST. South LACrosse, WI 54601  
17-30188 -030 MADISON COURT S 1/2 LOT 3 + ALL LOTS  
Subj to private Alley over E 10ft.

from the R-1 District to the R-2 District.

I object for the following reason(s): WE HAVE ATTACHED A TYPED OUT  
FORM AS WE DID NOT HAVE ENOUGH LINES TO WRITE  
OUT OUR REASONING

\* SEE ATTACHED \* →

I further certify that I am the owner of the following described lands (include legal description from tax bill):

417 13th ST South LACrosse, WI 54601  
17-30188 -40 MADISON COURT Lot 5 + N 14.86ft of Lot 6  
Subj to private Alley over E 10ft - Lot size 57.59 X 137

57.59 ft. frontage on 13th St South Street

ft. frontage on \_\_\_\_\_ Street



[Signature]  
Signature of Objector (in presence of Notary)

417 13th ST. South  
LACrosse, WI 54601

Address

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

Personally appeared before me this 1 day of November, 2015, the above named  
\_\_\_\_\_ to me known to be the person who  
executed the foregoing instrument and acknowledged the same.

Vicki A. Gilbertson Vicki A. Gilbertson  
Notary Public

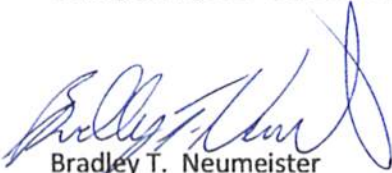
My Commission Expires: 11-13-16

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted.

We purchased our home in February of 2008, knowing that ours and the other 2 non-conforming properties on the 400 block of 13<sup>th</sup> St. South had had the rental portions vacated, which meant the whole street was finally back to a true single family street. After an extensive and very costly renovation, we moved in May of 2009. The 411/415 property was recently sold as a single family property. We are hoping to keep it that way per the following:

- 1) Parking, vandalism and noise goes hand in hand with more people living on this quiet south La Crosse St.
- 2) Within a block radius there are currently several non-conforming duplexes which are zoned R-1 and R-3 and 1 property zoned R-4 none are zoned R-2.
- 3) Within the above locations there are:
  - a. A registered sex offender living with his parents
  - b. A sex offender, not signed on the lease, living with his niece who thankfully got evicted for not paying rent
  - c. A heroin overdose and multiple calls to the cops for high activity
  - d. Sam Lestina of 1317 Madison arrested charged w/ conspiracy to commit delivery of methamphetamine
- 4) Concern of Spot Zoning causing the unnecessary need for the City to defend its position on this.
- 5) The City currently owns and is tearing down a legal conforming duplex at 214-216 24<sup>th</sup> St South, which is also right next to a grade school.
- 6) Checked with some local realtors, and should our neighbors or ourselves choose to sell our property, we will definitely suffer a substantial depreciation with having an R-2 zoning in close proximity.

While property values are always a concern, above all the safety of all of our neighbors, their children, the local Cathedral and Aquinas school children and our own children are the biggest reasons to keep the property as a single family R-1 zoning. There are plenty of properties that could be purchased that are already in conformity of local ordinances and this one is not the one to choose to add to that group. With all due respect to all parties and City officials involved, please consider that the request for a zoning change be denied. We have lived in multiple areas and we Love our location here on 13<sup>th</sup> St.



Bradley T. Neumeister



Erica R. Neumeister

30173-100

918,400

30107-1	171,500
30107-2	261,500
30107-3	261,500
30107-4	171,500

R-2 off street  
 R-2 - how many people  
 = the walls -  
 R-2 - the accessibility

30177-20

104,300

30177-100	141,600
30177-120	153,100

Lil house being used now  
 R-1 = 3 now Family next

30177-10

688,700

30108-20	182,500
30108-30	223,500
30108-40	181,700
30108-50	157,000

**R-2??**  
 157,000  
 currently R-2  
 1st lot

13TH STS

30184-10	418	30184-21	418	30184-22	418	30188-61	34,700	30188-70	119,000
30184-50	574,800	30184-40	154,300	30184-30	Chuck	30177-41	139,800	30177-30	174,600
30184-60	574,800	30184-50	154,300	30184-40	154,300	30177-30	174,600	30177-20	179,400

WEST AVE S 35

MADISON ST

30179-10	133
30179-20	133
30179-30	133

30170-20	125,500
30170-10	125,500
30170-30	125,500
30178-60	145,500
30178-70	190,200
30178-80	181,900

30019-120	R-4
30019-130	R-4
30019-20	R-4

Number [ ]

els [ ]

[ ]

R-1

R-1

R-1

R-1

R-3

R-3

R-3

R-3

R-3

R-1

R-3  
R-3  
R-3



R-3:35

one with R-1

R-1 R-1

# City of La Crosse Online Mapping

## Legend

### Zoning

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RESIDENTIAL
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTIPLE
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD - PLANNED DEVELOPMENT
-  TND - TRADITIONAL NEIGHBORHOOD DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC AND SEMI-PUBLIC

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**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the proposed change in the zoning ordinance hereinafter set forth. Such public hearing will be held at **7:30 p.m. on Tuesday, November 3, 2015** in the Council Chambers in the City Hall in the City of La Crosse, La Crosse County, Wisconsin.

The City Plan Commission of the City of La Crosse will meet to consider such ordinance on **Monday, November 2, 2015 at 4:00 p.m.** in the 3<sup>rd</sup> Floor Conference Room in City Hall and final action will be determined by the Common Council on **Thursday, November 12, 2015 at 7:30 p.m.**, both in the Council Chambers in the City Hall in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the Office of the City Clerk.

Such proposed change set forth in the ordinance now pending before the Common Council of the City of La Crosse is as follows:

***AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Single Family District to the Residence District.***

***Address: 411/415 13th St. S.***

***Proposed Use: Owner-occupied duplex.***

***Proposed Rezoning is Necessary Because: Current zoning does not allow a duplex. The property is currently structured as a duplex but zoned single family.***

Said property is further described as follows:

***17-30188-030  
MADISON COURT S1/2 LOT 3 & ALL LOT 4 SUBJ TO PRIVATE ALLEY OVER E 10FT***

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, 2<sup>nd</sup> floor City Hall, between the hours of 8:30 a.m. and 5:00 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org).

Dated this 9<sup>th</sup> day of October, 2015.

Teri Lehrke, City Clerk  
City of La Crosse

*You are receiving notice because you have the following property located within 200 feet of the subject address above.*

**17-30188-40 417 13TH ST S  
BRADLEY T, ERICA NEUMEISTER**