

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):

Not owner
Karl Schilling, (Ben Sprain)

Owner of site (name and address):

Karl Schilling
PO. BOX 2132

Address of subject premises:

La Cross, WI
2200, 204, 2222,

Tax Parcel No.:

10274-10, 10274-80, 10273-70, 10273-60, 10273-50 102-74-20

Legal Description:

SEE ATTACHMENTS

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 9396
TX404391419 001 130911
9/11/13 2:11PM PAID 300.00

Zoning District Classification:

M1 - Light Industrial

Proposed Zoning Classification:

R5 - Multiple Dwelling

Is the property located in a floodway/floodplain zoning district?

Yes No *Very small lot and section none building area if any.*

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 land with two small rental houses

Property is Proposed to be Used For:

Duplex multi family buildings, Duplexes will be build on existing lots,

7 lots, 7 duplexes

Proposed Rezoning is Necessary Because (Detailed Answer):

land is vacant and has no use now

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

The property will only help the neighborhood and public, Roads should be up graded

Dve July 5th 2013. / Tim
REZONING PETITION INSTRUCTIONS

3rd Floor

STEP 1	Petition. Forms are available to pick up in either the Planning Department on 3 rd Floor or the City Clerk's Office on 2 nd floor of City Hall or on our website at www.cityoflacrosse.org —City Clerk—Forms.
STEP 2	Schedule an appointment with the Planning & Development Department (789-7512). A. Verify the following: Property address, tax parcel number, legal description and zoning. B. Obtain a printout of the legal description and attach to the petition. C. Discuss proposed use and why a zoning change or amendment is necessary. D. Discuss whether the rezoning is consistent with the Comprehensive Plan.
STEP 3	Complete Petition. Petitions shall be signed by all owners of the property; or agent with signed affidavit. Complete the Petition in its entirety in legible print; <i>incomplete or illegible petitions will be refused.</i>
STEP 4	Prepare an 8½" x 11" exhibit that includes the following: <ul style="list-style-type: none"> • Property dimensions. • Existing Conditions/Location of Buildings. • Proposed Building Locations/Property Improvements. • Sketches of proposed site. <p>Additional information may be required by the Planning & Development Department, City Engineer, Building & Inspections Department or Common Council; which may include a Plat of Survey.</p>
STEP 5	Submit petition to the City Clerk's Office, along with a check made payable to the City Treasurer in the amount of \$300.00. Applications must be submitted no later than 5:00 p.m. on the Friday preceding the regularly scheduled Council meeting, held the second Thursday of the month.

Committee	Meeting Date/Time
Submittal Deadline	Friday,
City Plan Commission*	Monday,
Judiciary & Administration Committee*	Tuesday,
Committee of the Whole*	Tuesday,
Common Council (Final Action)	Thursday,

* attendance recommended.

Note: City Plan Commission meets at 4:00 p.m. in the 3rd Fl. Conf. Rm. All other committees meet at 7:30 p.m. in Council Chambers on 1st Fl.

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

I Don't believe there is any future plans for this piece of property.

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 3rd day of July, 2009.

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]
(signature)

608 317-4481 9/6/13
(telephone) (date)

Kschilling@schillingupply.com
(email)

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

Personally appeared before me this 6th day of September, 2013, 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: 7-27-14

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

Review was made on the 6th day of September, 2013

Signed: [Signature], Director of Planning & Development

AFFIDAVIT

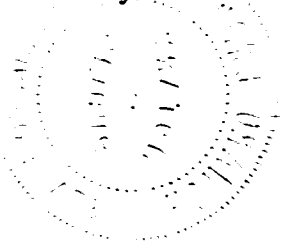
STATE OF)
) ss
COUNTY OF)

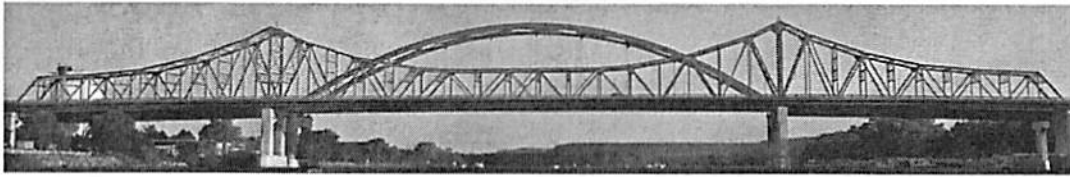
The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of _____, State of _____.
2. That the undersigned is (one of the) legal owner(s) of the property located at _____.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Subscribed and sworn to before me
this _____ day of _____, 20__.

Notary Public
My Commission expires _____.




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

2204 AVON ST LA CROSSE



Parcel: 17-10273-80 Internal ID: 26944
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10273-80
 Internal ID: 26944
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.119
 Township: 16
 Range: 07
 Section: 20
 Qtr: NE-NW

[Parcel](#)[Taxes](#)[Outstanding Taxes](#)[Assessments](#)[Deeds](#)[Permits](#)[History](#)[Maps](#)**Abbreviated Legal Description:**

PRT NE-NW SEC 20-16-7 DUBRAKS ADDN UNREC LOT 21 COM 188.1 FT E OF NW COR
 NE-NW S32D23MW 250FT TO POB S57D37ME 140FT S32D23MW 40FT N57D37MW
 140FT N32D23ME 40FT TO POB EX SELY 10FT FOR RD IN V252 P548

Property Addresses:

Street Address	City(Postal)
2204 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

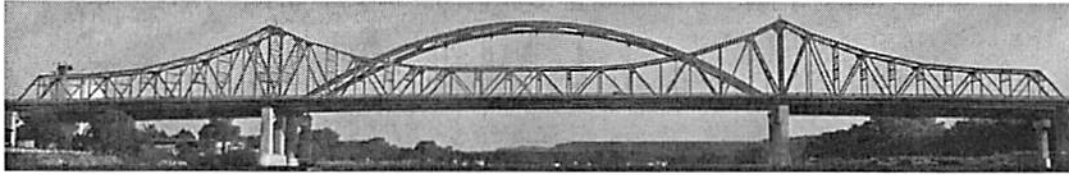
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



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

2204 AVON ST LA CROSSE

Print View

Parcel: 17-10273-60 Internal ID: 26942
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10273-60
Internal ID: 26942
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.239
Township: 16
Range: 07
Section: 20
Qtr: NE-NW

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History
Maps

Abbreviated Legal Description:

PRT NE-NW SEC 20-16-7 DUBRAKS ADDN UNREC LOTS 18 & 19 COM 188.1FT E OF NW COR NE-NW S32D23MW 130FT TO POB S57D37ME 140FT S32D23MW 80FT N57D37MW 140FT N32D23ME 80FT TO POB EX SELY 10FT FOR RD IN V252 P548

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
2204 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

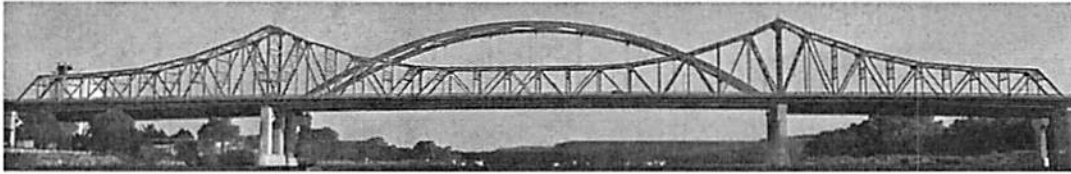
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:


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

2204 AVON ST LA CROSSE

Print View

Parcel: 17-10273-70 Internal ID: 26943
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10273-70
 Internal ID: 26943
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.119
 Township: 16
 Range: 07
 Section: 20
 Qtr: NE-NW

[Parcel](#)[Taxes](#)[Outstanding Taxes](#)[Assessments](#)[Deeds](#)[Permits](#)[History](#)[Maps](#)**Abbreviated Legal Description:**

PRT NE-NW SEC 20-16-7 DUBRAKS ADDN UNREC LOT 20 COM 188.1FT E OF NW COR
 NE-NW S32D23MW 210FT TO POB S57D37ME 140FT S32D23MW 40FT N57D37MW
 140FT N32D23ME 40FT TO POB EX SELY 10FT FOR RD IN V252 P548

Property Addresses:

Street Address	City(Postal)
2204 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

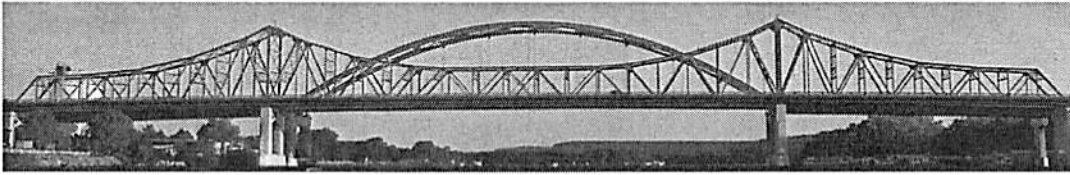
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:


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

2222 AVON ST LA CROSSE

Print View

Parcel: 17-10273-50 Internal ID: 26941
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10273-50
 Internal ID: 26941
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.119
 Township: 16
 Range: 07
 Section: 20
 Qtr: NE-NW

[Parcel](#)[Taxes](#)[Outstanding Taxes](#)[Assessments](#)[Deeds](#)[Permits](#)[History](#)[Maps](#)**Abbreviated Legal Description:**

NE-NW COM 188.1FT E OF NW COR NE-NW S32D23MW 90FT TO POB S57D37ME 140FT S34D23MW 40FT N57D37MW 140FT N32D23ME 40FT TO POB LOT 17 DUBRAKS ADDN UNREC EX SELY 10FT FOR RD IN V252 P545

Property Addresses:

Street Address	City(Postal)
2222 AVON ST	LA CROSSE
2224 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:


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

2204 AVON ST LA CROSSE

Print View

Parcel: 17-10274-10 Internal ID: 26945
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10274-10
 Internal ID: 26945
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.119
 Township: 16
 Range: 07
 Section: 20
 Qtr: NE-NW

[Parcel](#)[Taxes](#)[Outstanding Taxes](#)[Assessments](#)[Deeds](#)[Permits](#)[History](#)[Maps](#)**Abbreviated Legal Description:**

PRT NE-NW SEC 20-16-7 DUBRAKS ADDN UNREC LOT 22 COM INTER N R/W LN HAYES ST EXTD W & W LN NE-NW N 155.5 FT S57D37ME 13.3FT TO POB N32D23ME 40FT S57D37ME 140FT S32D23MW 40FT N57D37MW 140FT TO POB EX SELY 10FT FOR RD IN V252 P548

Property Addresses:

Street Address	City/Postal
2204 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

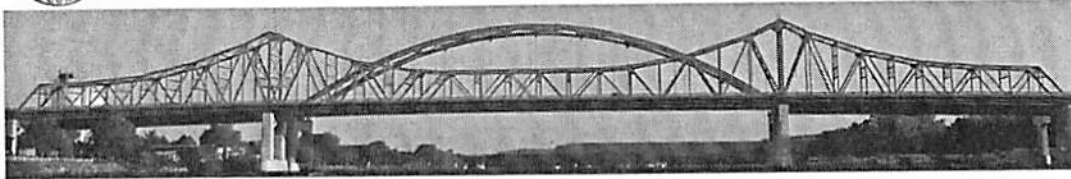
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



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

2200 AVON ST LA CROSSE

Print View

Parcel: 17-10274-20 Internal ID: 26946
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10274-20
 Internal ID: 26946
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.255
 Township: 16
 Range: 07
 Section: 20
 Qtr: NE-NW

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

Abbreviated Legal Description:

PRT NE-NW SEC 20-16-7 DUBRAKS ADDN UNREC LOT 23 BEG INTER N R/W LN HAYES ST EXTD W & W LN NE-NW N 155.5 FT S57D37ME 153.3FT S32D23MW TO N R/W LN HAYES ST W 81.8 FT TO POB EX SELY 10FT FOR RD IN V252 P548 & EX S 15FT FOR RD IN V1185 P704

Property Addresses:

Street Address	City (Postal)
2200 AVON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
KARL J SCHILLING	Owner	PO BOX 2132	LA CROSSE	WI	54602-2132

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

La Crosse County GIS

Home Refresh Print Aerial Photo Selection Layer: Current Parcel Trans %: 60

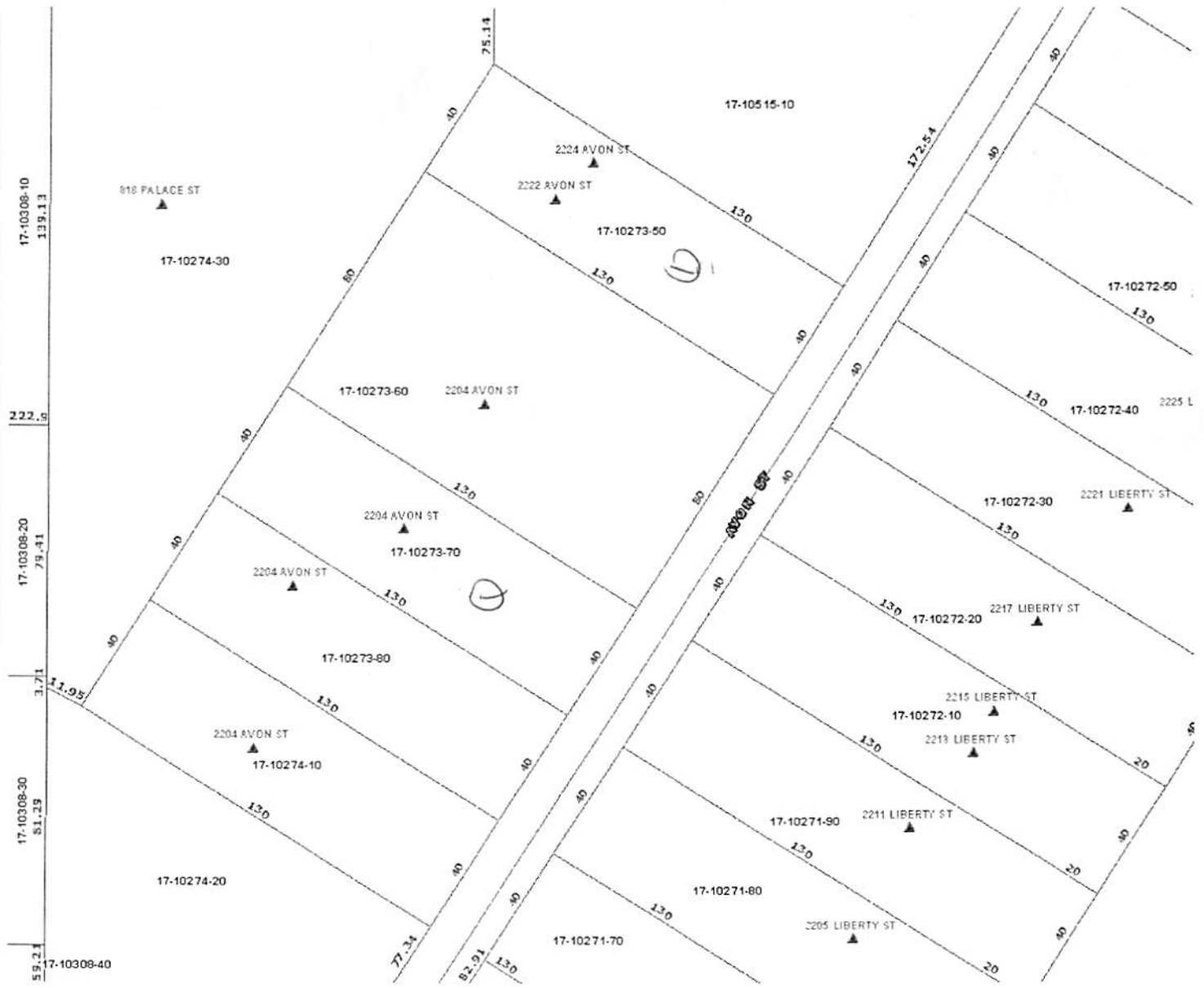
Search

Property Address Search
Owner Name Search
Public Land Survey Search
Tax Parcel Search
Query
Search Results

Map Controls

Map Contents
<input checked="" type="checkbox"/> Land Records
<input checked="" type="checkbox"/> LABELS ON/OFF GROUP
<input type="checkbox"/> Addresses(House # & Rt)
<input type="checkbox"/> Arcs(Dimensions Label)
<input type="checkbox"/> Current Parcels(Tax ID)
<input type="checkbox"/> Taxable Parcels as of J.
<input checked="" type="checkbox"/> ANNOTATION GROUP
<input checked="" type="checkbox"/> ADMINISTRATIVE GROUP
<input checked="" type="checkbox"/> PARCEL FRAMEWORK GROUP
Navigation
Overview
Legend
Buffer Settings
Direct Print

[Land Records Information site](#)
[Provide Feedback](#)



Aplex R2-zoning
 houses R1 -
 R5 - multi-family

plan development - Traditional zoning

M2 R3 (R5)



10191-20
2301
10197-10

2238
10193-70
2232
10193-80
2230
10193-90
2226
10193-100
2220
10193-110
2218
10193-120
2212
10193-130
2204
10194-90
2202
10194-80

1018
10192-140
2233
10193-10
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2221
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2219
10193-50
2211
10193-60
1019
10194-70

910
10196-50
2139
10195-10
2135

2138
10197-110
2134

2137
10196-60
2135

Karl schilling
PO Box 2132
LaCrosse WI
September 5 2013

Dear LaCrosse City Council and board members

I am coming to you with this petition to rezone my property on Avon street in the city of La Crosse for no other reason to develop and build new residential multi-family dwellings. I have owned this property for several years and have thought of many possibilities for this property. It is zoned light industrial which opens the door to many possibilities, which I considered in my future development plans. But after reviewing the land and area which the property lays. I strongly believe this is the best option for this particular piece of land. I hope you give this R5 re zoning some good thought which I have done as well and you agree that it would be the best result for the city of lacrosse and the surrounding neighbors.

Sincerely,

Karl Schilling
owner