

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

RICK HALL
1633 ADAMS STREET
LACROSSE, WI 54601

Owner of site (name and address):

FIRST PRESBYTERIAN CHURCH
233 WEST AVENUE, S., LACROSSE, WI 54601

Address of subject premises:

⁽²²³⁾
233 WEST AVENUE, S., LACROSSE, WI 54601

Tax Parcel No.:

17-20102-40

Legal Description (must be a recordable legal description; see Requirements):

SEE ATTACHED.

Zoning District Classification:

R2 - Residential

Proposed Zoning Classification:

R1 - Single-family 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:

SUNDAY WORSHIP SERVICES, MEETING & GATHERING SPACES FOR MEMBERS OF THE CONGREGATION TO SUPPORT VARIOUS MISSIONS OF THE CHURCH & COMMUNITY ORGANIZATIONS THAT NEED SPACE FOR VARIOUS ACTIVITIES

Property is Proposed to be Used For:

THERE WILL BE NO CHANGE IN THE USE OF THE EXISTING PROPERTY

Proposed Rezoning is Necessary Because (Detailed Answer):

BOTH PARCELS ARE USED FOR THE SAME PURPOSE. THE LINE THAT DIVIDES BOTH PARCELS IS DOWN THE MIDDLE OF THE CHURCH SANCTUARY. THIS IS SIMPLY COMBINING BOTH PARCELS.

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

USE OF THE PROPERTY WILL NOT CHANGE & THEREFORE WILL NOT BE DETRIMENTAL TO THE NEIGHBORHOOD OR PUBLIC WELFARE.

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

PROPERTY WILL CONTINUE TO BE USED IN THE SAME MANNER & WILL NOT BE DETRIMENTAL TO THIS PLAN.



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.

(signature)

(telephone)

(date)

(email)

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

Review was made on the 3rd day of June, 2024

Signed: _____

[Signature] Plan Manager
Director of Planning & Development

AFFIDAVIT

STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

The undersigned, RICK HALL, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 233 WEST AVENUE, S, LA CROSSE, WI 54601
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Rick Hall
Property Owner

Subscribed and sworn to before me this 13th day of MAY, 2024

Amy English
Notary Public
My Commission expires 5-14-25



IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the County Court of said county, at the City of La Crosse, in said County, this 25th day of April, A.D. 1927.

John Costley
County Judge.

Recorded April 25, 1927 at 4:05 P.M.



The Cargill Securities Company)
to) Warrant Deed
First Presbyterian Church)

THE CARGILL SECURITIES COMPANY, a corporation organized under the laws of the State of Minnesota, Grantor, hereby conveys and warrants to the FIRST PRESBYTERIAN CHURCH of La Crosse, Wisconsin, Grantee, for the sum of One (\$1.00) Dollar and other good and sufficient consideration, the following pieces and parcels of land lying and being in the County of La Crosse and State of Wisconsin, to wit:-

All that part of Lot number Two (2) some times called Block number Two (2) of the Second Plat of Mons Anderson's Addition to the City of La Crosse lying West of the Center line of Thirteenth Street extended South from Page's Addition, except the North One Hundred Fifty (150) feet thereof and the East Fifteen (15) feet thereof. Also that part of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section Five (5), Township Fifteen (15) Range Seven (7) West, described as follows:-

Commencing at a point Thirty-three (33) feet North and Forty (40) feet East of the Southwest corner of the above described tract, it being the Southwest corner of Lot or Block Three (3) of the Second plat of Mons Anderson's Addition to the City of La Crosse, thence North on the East line of Twelfth Street two hundred fourteen and five-tenths (214.5) feet to the center line of alley between Lots number Two (2) and Three (3) of the said Second Plat of Mons Anderson's Addition to La Crosse, (said alley having been heretofore vacated), thence East along the center line of said alley Three Hundred Sixty-four and fifty-six hundredths (364.56) feet to the center line of Thirteenth Street in Page's Addition to La Crosse extended to Cass Street in a direct line across said Lots Two (2) and Three (3), thence South on the center line of Thirteenth Street extended as aforesaid, Two Hundred Fifteen and eighty-seven hundredths (215.87) feet to the South line of said lot or block Three (3), thence West on the South line of said lot or block Three (3) and the North line of Cass Street Three Hundred Seventy-five (375) feet to the place of beginning.

IN WITNESS WHEREOF, the said Cargill Securities Company has caused these presents to be executed by its Vice President and Secretary and its corporate seal to be affixed this 22nd day of April, 1927.

Signed, sealed and delivered
IN PRESENCE OF

CARGILL SECURITIES COMPANY,

B.E. Young

By A.S. Cargill (SEAL)
Vice President

F.J. Hays

By Cargill MacMillan (SEAL)
Secretary

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss



On this 22nd day of April, 1927, before me appeared A.S. Cargill and Cargill MacMillan to me personally known, who, being by me duly sworn, did say that they are the Vice President and Secretary respectively of the Cargill Securities Company, and that the seal affixed to the above instrument is the corporate seal of the said company and that said instrument was signed and sealed in behalf of said company by authority of its Board of Directors, and said Vice President and Secretary acknowledged said instrument to be the free act and deed of said corporation.

B.A. Young
Notary Public,
Hennepin County,
Minnesota.

B.A. Young
Notary Public, Hennepin County, Minn.
My commission expires Aug. 9th, 1930.
My commission expires _____

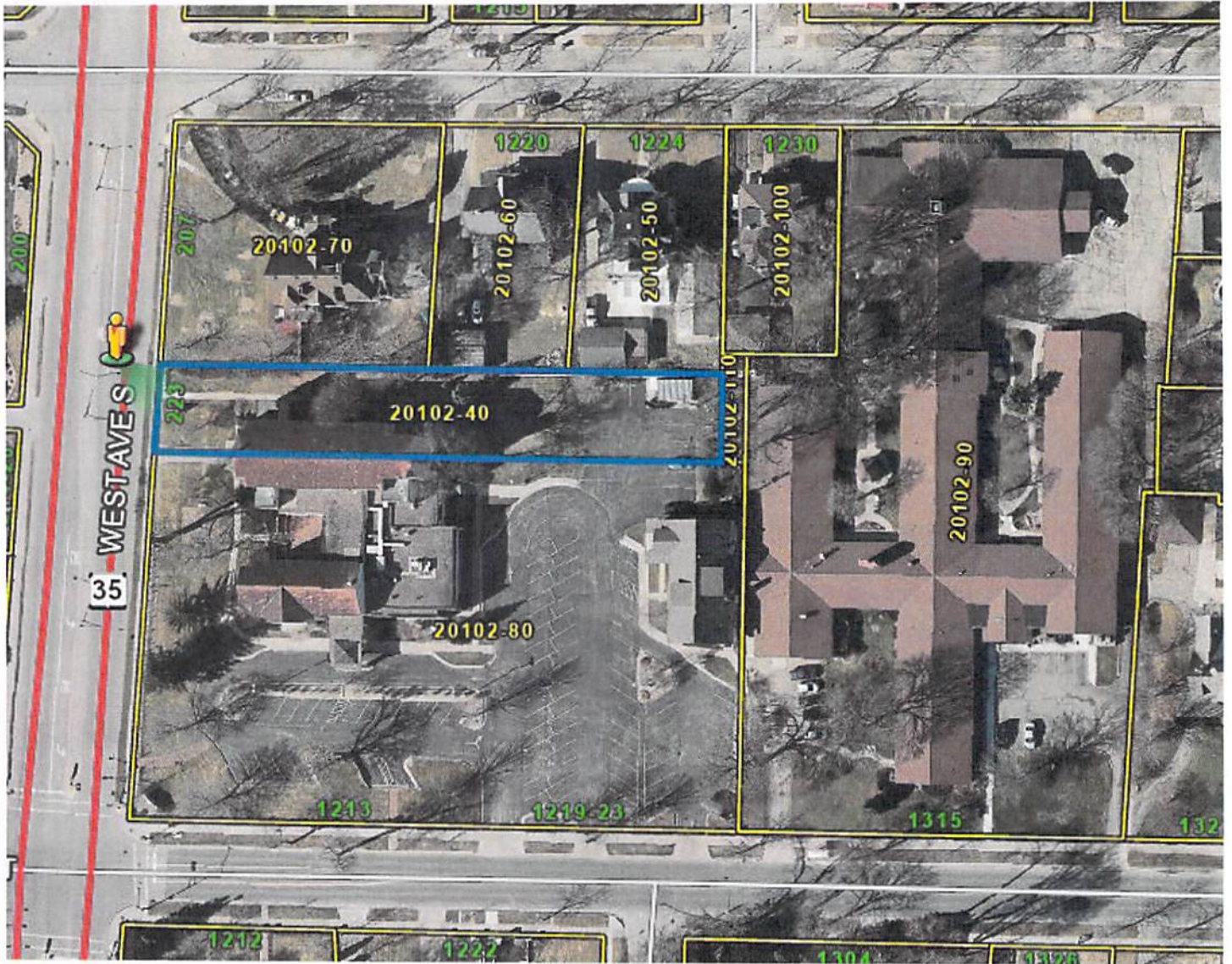


Recorded April 25, 1927, at 4:30 P.M.

Martha Kneesel)
to) Affidavit
The Public)

State of Wisconsin) ss
La Crosse County)

Martha Kneesel being first duly sworn deposes and says that on the 25th day of March, A.D. 1922, she made, executed and delivered a warranty deed of Lot Number Eleven (11) Block Number six (6) of the South-eastern Addition to North La Crosse to Math Laschitz and Theresia Laschitz, his wife, that the person who prepared said deed wrote said deed wrote her name in as grantor "Margaret Kneesel" and she signed said deed as Martha Kneesel. That said deed was recorded in Vol 144 of Deeds on page 463 in the office of the Register of Deeds in and for the County of La Crosse, Wisconsin. That writing her name in said deed "Margaret Kneesel" as grantor was a mistake and should have been written "Martha Kneesel". Affiant further says that she is the identical party who executed said deed and that her correct name is Martha Kneesel.



Take Care,

Shannon L. Neumann | City Assessor

Chief City Assessor

City of La Crosse Assessor's Office

[400 La Crosse St. 54601](https://www.cityoflacrosse.org/400-La-Crosse-St-54601)

608-789-7525 Main | 608-789-7544 Office

neumanns@cityoflacrosse.org

donna@firstpreslax.org

From: Brad Dinsmoor <brad@firstpreslax.org>
Sent: Tuesday, February 6, 2024 2:17 PM
To: Donna Schneider
Subject: Fwd: First Presbyterian Church parcel map

Sent from my iPhone

----- Forwarded message -----

From: Neumann, Shannon <Neumanns@cityoflacrosse.org>
Date: Tue, Feb 6, 2024 at 10:45 AM
Subject: First Presbyterian Church parcel map
To: BRAD@FIRSTPRESLAX.ORG <BRAD@firstpreslax.org>