

TND - General

18-0685

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

BRIAN D. BENSON
326 WEST AVE N.
LA CROSSE, WI.

Owner of site (name and address):

BRIAN D. BENSON
326 WEST AVE. NO.
LA CROSSE, WI.

Address of subject premises:

1114 & 1120 FIFTH AVE. SO.

Tax Parcel No.:

17-30092-40 & 17-30092-30

Legal Description:

SEE ATTACHED

Zoning District Classification:

1120 - R1 , 1114 RS

Proposed Zoning Classification:

TND GENERAL

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:

1120 - SINGLE FAMILY

1114 - 12 UNIT APT. BUILDING

Property is Proposed to be Used For:

2 APT BUILDING - EXISTING 12 UNIT APTS.

NEW 11 UNIT APTS.

Proposed Rezoning is Necessary Because (Detailed Answer):

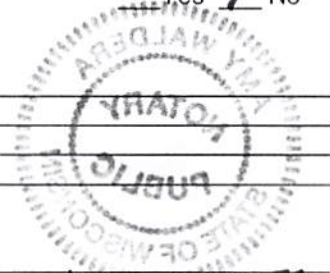
R1 CANNOT SUPPORT MULTI-FAMILY

EXISTING ZONING DOES NOT ALLOW 2 BUILDINGS

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

REPLACES A BLIGHTED PROPERTY & UPGRADES

AN EXISTING BUILDING



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

PROVIDES AFFORDABLE HOUSING IN AN AREA
THE CITY HAS EARMARKED.

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.

Brian D. Benson
(signature)

608 782-3776 5/4/2018
(telephone) (date)

BRIAN@BensonMANAGEMENT.COM
(email)

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

Personally appeared before me this 4th day of May, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



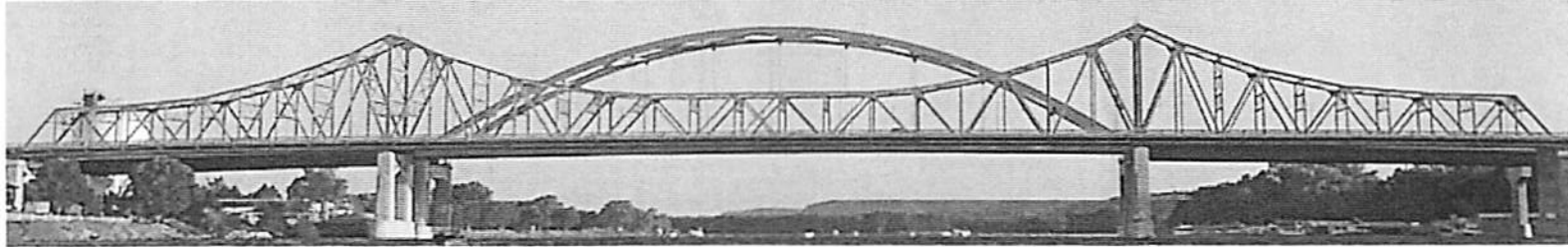
Amy Waldera
Notary Public
My Commission Expires: 1/25/22

Payment Amount: 700.00
6108 - BENSON MANAGEMENT, INC.
004904-0017 Courtney... 05/04/2018 04:55PM
General Billing - 156353 - 2018

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

Review was made on the 4th day of May, 2018.

Signed: [Signature] 020 Jason Gilman
Director of Planning & Development



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

1120 5TH AVE S LA CROSSE

[Print View](#)

Parcel:	17-30092-30	Internal ID:	31662
Municipality:	City of La Crosse	Record Status:	Current

Parcel Information:

Parcel:	17-30092-30
Internal ID:	31662
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.197
Township: ⓘ	15
Range: ⓘ	07
Section: ⓘ	06
Qtr: ⓘ	SE-SE

Legal Description:

BURNS ADDITION LOT 8 BLOCK 7 LOT SZ: 50 X 172

Property Addresses:

<u>Street Address</u>	<u>City/(Postal)</u>
1120 5TH AVE S	LA CROSSE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
BRIAN D BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575
BARBARA A BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SINGLE FAMILY

Lottery Tax Information 

Lottery Credits Claimed: 0

Lottery Credit Application Date:

La Crosse County Land Records Information
(Ver: 2017.11.16.0)

Site Disclaimer



(2 of 15)

Tax Parcel Information:

Tax Parcel Number	17-30092-40
Tax District Description	City of La Crosse
School District Code	2849
School District Description	LA CROSSE SCHOOL
Site Address	1114 5TH AVE S
Site City	LA CROSSE
Site State	WI
Site Zip	54601
Property Description	BURNS ADDITION LOT 9 & LOT 10 EX N 30FT 6IN BLOCK 7 LOT SZ: 69.5 X 172
First Owner Name	BRIAN D BENSON
Second Owner Name	BARBARA A BENSON
Third Owner Name	
Postal Address	326 WEST AVE N
Postal City	LA CROSSE
Postal State	WI
Postal Zip	54601
Assessed Land Value	41,300.00
Assessed Improvement Value	185,000.00
Assessed Total Value	226,300.00

[Zoom to](#)

USDA FSA, DigitalGlobe, GeoEye, CNES/



43.8009249 -91.2506271 Degrees