

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Commonwealth Development Corporation of America, Attn Tyler Sheeran
2501 Parmenter Street, Middleton, WI 53562

Owner of site (name and address):

School District of La Crosse, Attn Patricia Sprang
807 East Ave S, La Crosse, WI 54601

Address of subject premises:

510 9th Street S
La Crosse, WI 54601

Tax Parcel No.:

67-30068-20

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

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 of Stevens Addition to La Crosse. Also the vacated North-South alley ri
See attached deed.

PDD/TND: General Specific General & Specific

Zoning District Classification:

PS (Public / Semi-Public)

Proposed Zoning Classification:

Planned Development District - 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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Vacant, former public middle school

Property is Proposed to be Used For:

51 units of rental housing including 1, 2, and 3 bedroom units, with onsite resident amenities and a community service space to be utilized by a local non-profit agency providing services to residents and the greater community.

Proposed Rezoning is Necessary Because (Detailed Answer):

Per planning staff, incorporation of space for local non-profit service provider necessitates a PDD. Zoning specifications regarding building placement and use may not align with the historic preservation/adaptive reuse of an existing historic landmark: parking, setbacks, and related.

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

Allowing the facility to be rezoned will effectively enable preservation of an important historical feature of the neighborhood while providing high quality housing with on-site professional management, and will eliminate potential blighted vacant land.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, PATRICIA SPRANG, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 510 9th Street S, La Crosse.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Patricia Sprang
Property Owner

Subscribed and sworn to before me this 25th day of July, 2024

Laura J. Steigerwald
Notary Public
My Commission expires 8/26/2027

OCT 16 1984

RECORDED
AT 1:00 P. M.
CHARLES R WHALEY, JR
REGISTER OF DEEDS
La Crosse County, Wis

RETURN TO

THIS INDENTURE, Made by City of La Crosse, a municipal corporation

a Corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, grantor of La Crosse County, Wisconsin, hereby quit-claims to School District of La Crosse, a unified school district organized and existing under Chapter 120, Subchapter III, Wisconsin Statutes

of La Crosse County, Wisconsin, for the sum of One Dollar and Other Good and Valuable Consideration

the following tract of land in La Crosse County, State of Wisconsin; For legal description of the premises being conveyed, see Exhibit A which is attached hereto and made a part hereof.

It is expressly intended and agreed by and between the parties hereto that:

All public and private utilities presently located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument provided, however, that no such utility or its agents, servants, employees or equipment shall in any way unreasonably disturb the possession or use of said property by the Grantee or its agents, employees, successors, or assigns.

These covenants, burdens and restrictions shall run with the land and shall forever bind Grantee, its successors and assigns.

Fee Exempt 77.25(2), Wisconsin Statutes.

In Witness Whereof, the said grantor has caused these presents to be signed by Patrick Zielke, Mayor and countersigned by Aubrey Kroner, City Clerk at La Crosse Wisconsin, and its corporate seal to be hereunto affixed, this 16 day of October, A. D. 1984

SIGNED AND SEALED IN PRESENCE OF

CITY OF LA CROSSE, WISCONSIN

Patrick Zielke Corporate Name

Patrick Zielke, Mayor SECRETARY

COUNTERSIGNED Aubrey Kroner SECRETARY

Aubrey Kroner, City Clerk

STATE OF WISCONSIN, } ss.
La Crosse County }

Personally came before me, this 16 day of October, A. D. 1984 Patrick Zielke, Mayor and Aubrey Kroner, City Clerk Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

This instrument drafted by

JOHN K. PLANAGAN, SPECIAL COUNSEL

CITY OF LA CROSSE



Patrick L. Houlihan
Notary Public La Crosse County, Wis.

My Commission Expires (In) Permanent

DESCRIPTION OF LOGAN SENIOR HIGH SCHOOL

Land located in the SE $\frac{1}{4}$ of Section 20, Township 16 North, Range 7 West, in the City and County of La Crosse, Wisconsin, described as follows: Part of the West one-half of the SE $\frac{1}{4}$ of said Section, described as follows: Lots 6 to 22, both inclusive, of Block 13 of the First Addition to Spier and Canterbury's Addition and such portions of Prospect Street, the East one-half of Loomis Street, and the alley in Block 13 of said plat (as said streets and alley were formerly laid out used, but now vacated) as abut on the lots and land above described, except: the right-of-way of the Chicago, Burlington and Quincy Railroad; portions of said lots and land lying west of said right-of-way; and part of Block 13, vacated Loomis Street, and the alley in said Block 13, more particularly described as follows: Commencing at a point on the North line of Logan Street 36.08 feet East of the Easterly right-of-way of the Chicago, Burlington and Quincy Railroad, thence East along said North line of Logan Street 292.37 feet; thence North at right angles to Logan Street 80 feet; thence West and parallel to Logan Street 238.92 feet to a point 36.08 feet East of said Easterly right-of-way; thence Southwesterly and parallel to said Easterly right-of-way 96.22 feet to the place of beginning.

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section, described as follows: Lots 8, 9, 10 and 11 of Block 19 of the First Addition to Spier and Canterbury's Addition and such portions of Prospect Street and Sill Street (as said streets were formerly laid out and used, but now vacated) as abut on the lots and land above described, except the right-of-way of the Chicago, Burlington and Quincy Railroad and portions of said lots and land lying West of said right-of-way.

That part of the West one-half of the Southeast one-quarter of said Section, hereinafter described, which lies North of the North line of Logan Street, extending East, as said street was formerly laid out and used, but now vacated, described as follows: Commencing at the Southeast corner of the intersection of Prospect and Sill Streets, thence East on the South line of Sill Street 140 feet; thence South parallel to and 140 feet distant from the East line of Prospect Street, as formerly laid out and used but now vacated, and Prospect Street, extended, to the Northerly line of the right-of-way of the Chicago, Milwaukee and St. Paul Railway Company; thence Southwesterly along the Northerly line of said right-of-way to a point in the East line of said Prospect Street, extended; thence North to the place of beginning, together with such portions of Prospect and Sill Streets (as said streets were formerly laid out and used, but now vacated) as abut on the land above described, excepting, any portion of Logan Street, as formerly laid out and used, but now vacated, but including the right to use said vacated Logan Street as a right-of-way and the right to pass and re-pass to and from the lands described herein.

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 16, Range 7 lying westerly of the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and North of the North line of Logan Street, extended.

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ described as follows: Commencing at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ as a place of beginning; thence south along the east line of said forty to the north line of Logan Street extended east; thence West on the north line of Logan Street 30 feet; thence north to the intersection of the

north line of said forty; thence east along said line 30 feet to the place of beginning.

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 16, Range 7 commencing on the south line of Gillette Street 642.2 feet west of the east line of said forty; thence south 175 feet to the place of beginning; thence east 330 feet; thence south to the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; thence southwesterly along said right-of-way to the south line of said forty; thence west to the west line of said forty; thence north to the north line of Sill Street extended east; thence east to a point 107 feet east of the southeast corner of Block 19 of the First Addition to Spier and Canterbury's Addition to the City of La Crosse; thence north 80 feet more or less to a point where a line running southeasterly and at right angles to the center line of the track of the C. B. & Q. Railroad as now located a distance 207 feet from said centerline will intersect; thence northeasterly on a line parallel with the center line of said railroad track to a point 200 feet south of the south line of Gillette Street; thence east 440 feet more or less to a point 642.2 feet west of the east line of said forty; thence north 25 feet to the place of beginning.

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 16, Range 7, Beginning at the southeast corner of said forty; thence north along the east line of the forty to the north line of Sill Street extended east; thence West 30 feet to the southeast corner of Block 19 of the First Addition to Spier and Canterbury's Addition to the City of La Crosse; thence south to the south line of said forty; thence east 30 feet to the place of beginning.

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 16 North, Range 7 West, in the City and County of La Crosse, described as follows: Commencing on the South line of Gillette Street a distance of 642.2 feet West of the East line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence continuing West on the South line of Gillette Street a distance of 200 feet to the point of beginning; thence South 1 $^{\circ}$ 0' East a distance of 200 feet; thence West a distance of 223 feet to a point 200 feet South of the South line of Gillette Street and 207 feet distant from and at right angles to the centerline of the C. B. & Q. right-of-way line; thence Northeasterly to a point on the South line of Gillette Street 90 feet West of the point of beginning; thence East 90 feet to the point of beginning, excepting the following described lands which are to be retained by the City of La Crosse for highway and related purposes, to-wit:

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows: Commencing at the East Quarter corner of said Section 20; thence South 00 $^{\circ}$ 23' 10" East, along the East line of said Section 20, 648.06 feet to the South line of Gillette Street; thence West, along said South line of Gillette Street, 842.20 feet to the point of beginning; thence South 01 $^{\circ}$ 00' 00" East, 200.00 feet; thence East 200.00 feet; thence North 1 $^{\circ}$ 00' 00" West, 25.00 feet; thence East 330.00 feet; thence South 01 $^{\circ}$ 00' 00" East, 325.00 feet; thence North 64 $^{\circ}$ 41' 55" West, 807.36 feet; thence North 33 $^{\circ}$ 09' 30" East, 185.00 feet to the South line of Gillette Street; thence East along said South line, 90.00 feet to the point of beginning. Contains 3.0124 acres.

EXHIBIT A

DESCRIPTION OF HOGAN SCHOOL

Lots 67, 68, 69, 70, 71, 72, 73, 74, 75 and 76 in Block 8 of Salzer Terrace, a Subdivision in the City of La Crosse; All of Hogan School Subdivision to the City of La Crosse; All of the right-of-way of the Chicago, Burlington and Quincy Railroad Company between the South line of Market Street and the North line of Mississippi Street, being part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 15 North, Range 7 West, the above described right-of-way adjoining the Hogan School Grounds; That portion of Winnebago Street which lies between the North line of Hogan School Subdivision and the South line of Block 8 of Salzer Terrace and between the Westerly extensions of said North and South lines to the Westerly line of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company.

All of the East-West alley located in Block 8 of Salzer's Terrace Addition, also being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: a 20 foot alley located in Block 8 of Salzer's Terrace Addition abutting the South line of Lots 67, 68, 69, 70 and 71 and abutting the North line of Lots 72, 73, 74, 75 and 76.

DESCRIPTION OF EMERSON SCHOOL

Part of the Northwest Quarter of the Southwest Quarter and Part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South $89^{\circ} 49' 30''$ West along the South line of said Quarter - Quarter, 350.59 feet to the point of beginning also known as Point "A"; thence North $8^{\circ} 09' 30''$ East, 460.69 feet; thence North $88^{\circ} 06' 30''$ East, 270.04 feet to a point known as Point "B"; thence South $1^{\circ} 53' 30''$ East, 232.25 feet to the Northwesternly line of Campbell Road; thence South $48^{\circ} 25' 30''$ West along said Northwesternly line 474.15 feet to the Northerly line of Pine Street; thence North $8^{\circ} 11' 06''$ East, 82.67 feet to the point of beginning; also an access Easement described as follows: Beginning at Point "B" of above-described parcel; thence North $1^{\circ} 53' 30''$ West, 145.00 feet; thence South $88^{\circ} 06' 30''$ West, 20.00 feet; thence South $1^{\circ} 53' 30''$ East, 145.00 feet; thence North $88^{\circ} 06' 30''$ East, 20.00 feet to the point of beginning.

Above described parcel subject to a Utility Easement described as follows: Beginning at the Point of Beginning and Point "A" of above-described parcel; thence North $8^{\circ} 09' 30''$ East, 65.00 feet; thence South $40^{\circ} 58' 27''$ East, 123.28 feet to the Northwesternly line of Campbell Road; thence South $48^{\circ} 25' 30''$ West along said Northwesternly line 80.00 feet; thence North $8^{\circ} 11' 06''$ East, 82.67 feet to the point of beginning.

DESCRIPTION OF LOGAN JUNIOR HIGH

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 in Block 3 and Lots 1, 2, 3, 4, and 5 in Block 4 of P. S. Davidson's Addition to the City of La Crosse.

Lots 1, 2, 3, 4, and 5 in Block 5 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and all in Block 14 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse.

That part of vacated Logan Street lying between Avon and Liberty Streets.

The vacated 20 foot alley, being the South 20 feet of said Lot 5 in Block 4 of P. S. Davidson's Addition to the City of La Crosse.

The vacated 20 foot alley lying between Lots 1 through 5 in Block 4 of P. S. Davidson's Addition to City of La Crosse and Lots 1 through 5 in Block 5 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse.

The vacated 20 foot alley between Block 3 of P. S. Davidson's Addition to the City of La Crosse and Block 14 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse, subject to easements in vacated streets and alleys.

DESCRIPTION OF LINCOLN SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 of Stevens Addition to La Crosse.

Also the vacated North-South alley running through said Block 7.

EXHIBIT A

DESCRIPTION OF HARRY SPENCE SCHOOL

Part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the center of said Section 9; thence Westerly along the North line of said Northeast Quarter of the Southwest Quarter, 700.00 feet to the West line of 22nd Street extended North; thence Southerly along said West line of 22nd Street and West line extended 683.00 feet to the Southerly line of Bennett Street and the point of beginning; thence continuing along the West line of 22nd Street, South $2^{\circ} 30'$ East, 130.10 feet to the beginning of a curve; thence 264.46 feet along the Arc of said curve concave to the Northeast with a radius of 170.00 feet and a chord of 238.59 feet, bearing South $47^{\circ} 04'$ East to the end of said curve; thence North $88^{\circ} 22'$ East along the Southerly line of 22nd Street 112.56 feet to the Westerly line of 23rd Street; thence South $2^{\circ} 30'$ East along said Westerly line of 23rd Street 197.51 feet; thence South $88^{\circ} 22'$ West, 653.21 feet to a point 200.00 feet East of the East line of 21st Place; thence North $2^{\circ} 35'$ West along a line parallel to and 200.00 feet normal distance East of said East line of 21st Place, 495.07 feet to the Southerly line of Bennett Street; thence North $88^{\circ} 22'$ East along said Southerly line 373.92 feet to the point of beginning.

EXHIBIT A

DESCRIPTION OF ROOSEVELT SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 3 of Losey's Addition to La Crosse, together with the vacated alley in said Block 3.

Also that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 16 North of Range 7 West, City of La Crosse, described as follows: Commencing at a point which is 413 feet East and 33 feet South of the Northwest corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said poing being on the South right-of-way line of Palace Street and the East right-of-way line of Wood Street; thence South along said East right-of-way line 240.13 feet to a point on the North line of Lot 14 in Block 3 of said Losey's Addition; thence East along said North line 191.4 feet to the Southwest corner of Lot 6 in Block 3 of said Losey's Addition; thence North 240.13 feet to the South right-of-way line of Palace Street; thence West along said South right-of-way line 191.4 feet to the point of beginning.

EXHIBIT A

DESCRIPTION OF STATE ROAD SCHOOL

Part of the East $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 15 North of Range 7 West, Town of Shelby, described as follows: Commencing at the Northeast corner of said East $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South $60^{\circ} 50'$ East along the East line thereof 761.8 feet and the point of beginning of this description: Thence continuing South $60^{\circ} 50'$ East along said East line 790 feet to an iron pipe; thence South $58^{\circ} 19'$ West 672.5 feet to an iron pipe; thence North $25^{\circ} 11'$ West 431.1 feet to an iron pipe; thence North $39^{\circ} 08'$ East 698.0 feet to an iron pipe; thence North $37^{\circ} 31'$ East 184.96 feet to an iron pipe; thence North $61^{\circ} 19'$ East 123.3 feet to the point of beginning.

Subject to a drainage easement over the Westerly 80 feet thereof. Subject also to an easement in favor of Sanitary District No. Two, Town of Shelby.

EXHIBIT A

DESCRIPTION OF MEDARY SITE

Lot 1 of Eastbrook, an addition to the Town of Medary.

EXHIBIT A

DESCRIPTION OF SUMMIT SCHOOL

Part of Government Lot 9 (being the Fractional West $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying East of French Slough) of Section 19, Township 16 North of Range 7 West, Town of Campbell, described as follows: Commencing at the Northeast corner of the NW $\frac{1}{4}$ of said Section 19; thence West along the North line thereof 1312 feet more or less to the 1/16 corner; thence South 4° 30' East 519 feet and the point of beginning of this description: Thence continuing South 4° 30' East 556 feet; thence South 81° 45' West 762.87 feet to the Easterly right-of-way line of the highway; thence North 17° 02' West along said Easterly right-of-way line 561.35 feet; thence North 81° 45' East 848.9 feet to the point of beginning, subject to an easement dated May 11, 1972. Recorded May 26, 1972. Volume 516 of Records, page 209. City of La Crosse, Wisconsin, a municipal corporation by Mayor and Clerk to Town of Campbell.

EXHIBIT

DESCRIPTION OF LONGFELLOW SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 6; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 9 of H. L. Taylor's Addition to the City of La Crosse, together with that portion of vacated 20th Street lying between said Block 6 and Block 9 and together with the vacated alley in said Block 6 and Block 9.

EXHIBIT A

DESCRIPTION OF HAMILTON SCHOOL

Lots 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, and 84 and the vacated alley in Block 7 of E. S. Smith's Addition to La Crosse.

EXHIBIT A

DESCRIPTION OF CENTRAL HIGH SCHOOL

A parcel of land 20 foot in width located in Lots 1, 2, 3, 4, and 5 in Block 5 of Fairview Addition to the Town of Shelby now City of La Crosse, La Crosse County, Wisconsin, with a centerline described as follows:

Beginning at a point 18.75 feet Southerly of the extended Northerly line of Travis Street on the Easterly line of Strong Avenue also being the Westerly line of said Lot 1; thence Easterly parallel to said Northerly line of Travis Street extended, 338 feet more or less to the Easterly line of said Lot 5 and point of termination.

A parcel of land 20 foot in width located in Lot 1 and public playground in Block 3 of Fairview Addition to the Town of Shelby now City of La Crosse, La Crosse County, Wisconsin, lying 6 foot North and 14 foot South of the following described line: Beginning at a point on the Westerly line of said Lot 1, 6 foot Southerly of the Northwest corner of said Lot 1; thence Easterly parallel to the Northerly line of said Lot 1 and public playground, 170 feet more or less to a manhole; thence Southeasterly 20 feet more or less to the Southwesterly right-of-way line of State Road (S.T.H. #33) and the point of termination.

EXHIBIT A

DESCRIPTION OF HINTGEN SCHOOL

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 15 North of Range 7 West, City of La Crosse, described as follows: Beginning at a point 25 feet East of the Northwest corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, said point being on the East right-of-way line of 28th Street; thence East along the North line thereof 996.4 feet to the Westerly right-of-way line of the Chicago, Burlington and Quincy Railroad right-of-way; thence Southeasterly along said Westerly right-of-way line 357.45 feet; thence West 1077.9 feet to a point on the Easterly right-of-way line of 28th Street; thence North along said East right-of-way line 350 feet to the point of beginning.

EXHIBIT A

DESCRIPTION OF FRANKLIN SCHOOL

The South $\frac{1}{2}$ of Lot 10 and all of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Block 15 of Second Addition to P. S. Davidson Addition to La Crosse.

EXHIBIT A

DESCRIPTION OF JEFFERSON SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block 18 of North La Crosse now in the City of La Crosse.

Also the vacated North-South alley lying in said Block 18.

EXHIBIT A