

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): Brian Benson
326 West Ave. No., LaCrosse

Owner of site (name and address): Brian Benson
326 West Ave. No., LaCrosse

Address of subject premises: 1023⁻¹⁰²⁵ Caledonia St.

Tax Parcel No.: 17-10006-140

Legal Description: ORIGINAL PLAT NORTH LACROSSE
LOT 5 BLOCK 13
EX W SET TRN FOR ALLEY IN RESL
DOC NO. 1381906

Zoning District Classification: C-1 Local Business

Proposed Zoning Classification: R-5, ~~Multi-Family~~ - Multiple Dwelling

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: Residential Duplex

Property is Proposed to be Used For: Residential 4-Plex
Plan supplied is similar to what is
being proposed

Proposed Rezoning is Necessary Because (Detailed Answer):
Local Business does not allow a
4 unit residential building.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The neighborhood has a mixed use of
multi family & commercial already. The lot
also abuts a R-5 zoning area presently.

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

A marginal duplex that has outlived its life expectancy shall be replaced with a new structure that has more street appeal & provide addition tax base.

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.

See Affidavit for signature page.

(signature)

(telephone) _____ (date)

(email)

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

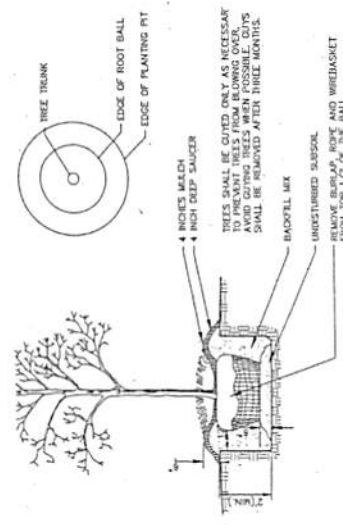
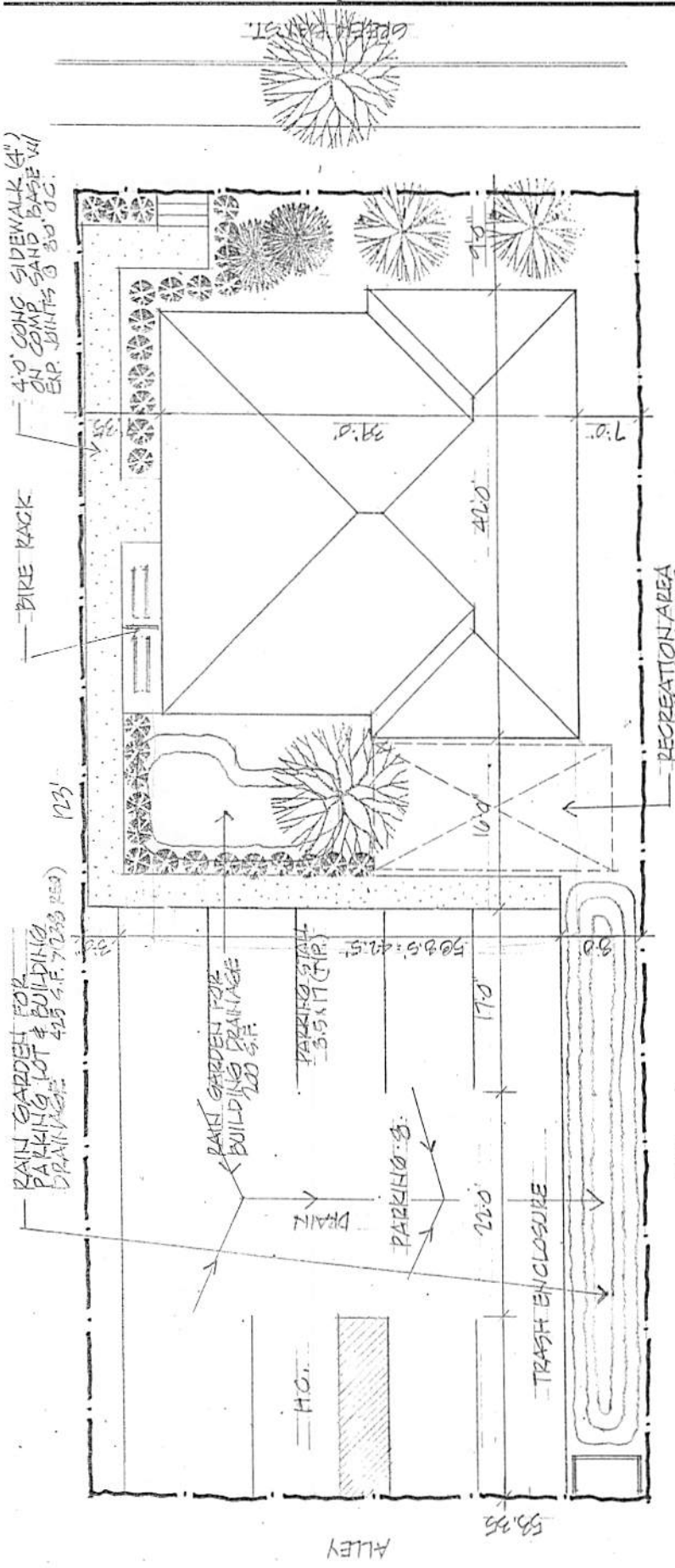
Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

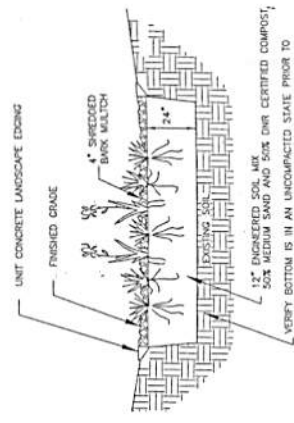
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 2nd day of October, 2015.

Signed: [Signature], Senior planner, Director of Planning & Development



TREE PLANTING DETAIL - ALL TREES
NO SCALE



RAIN GARDEN DETAIL
NO SCALE

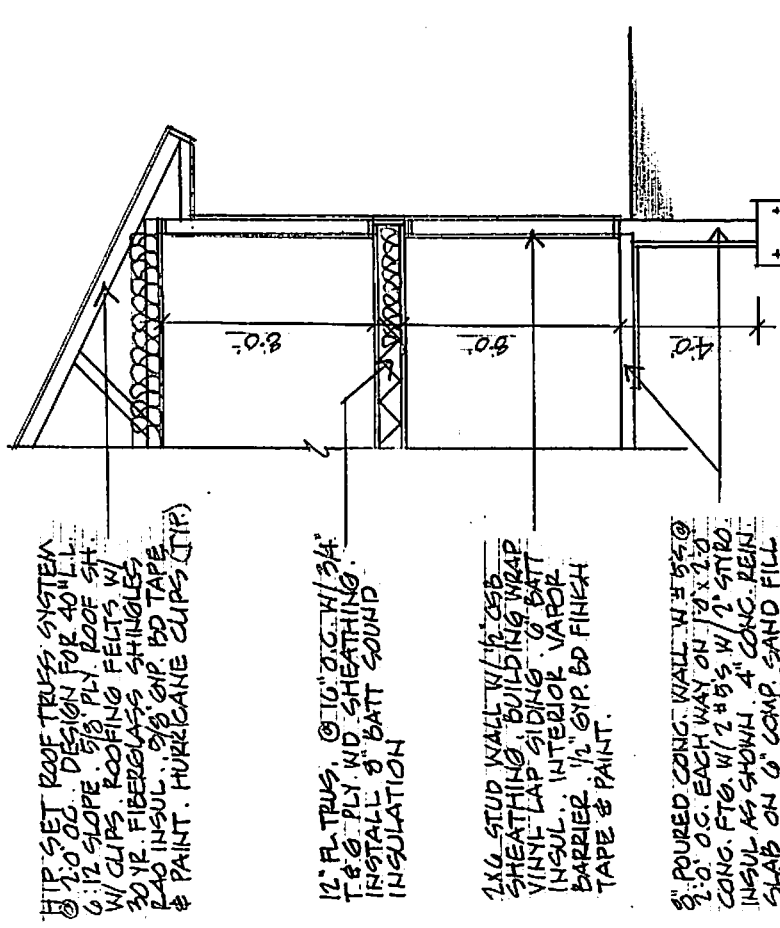


1" = 10'0"

- NOTES:
- APARTMENT BLDG. - 4.2 BR. UNITS
 - LOT AREA - 123 X 53.5 = 6580 S.F.
 - 10% COVER = 987 S.F. REQ. < 1190 S.F. ACTUAL
 - REC. AREA REQ. - 2005 FT² x 66% = 300 S.F.
 - LANDSCAPE REQ. - 1477 S.F. = 600 : 1+
 - 1 BLDG TREE, 1 SHADE TREE
 - 2 ORNAMENTAL TREES, 30 SHRUBS
 - SIZE & SPECIES OF LANDSCAPE TO MEET CITY STANDARDS.
 - ALL UNPAVED AREAS TO BE TODDED.
 - EROSION CONTROL TO MEET CITY OF LA CROSSE STANDARDS

KAUSH 4-PLEX
 1301 GREEN BAY ST
 LA CROSSE, WI.

AA



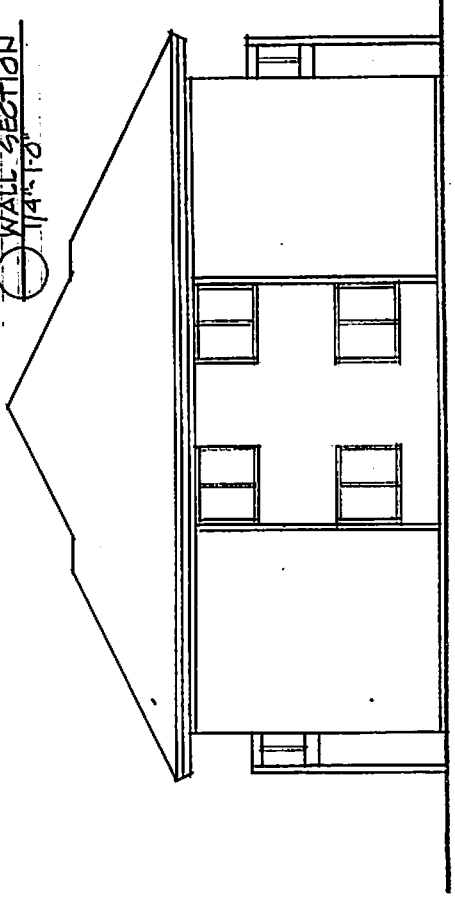
HIP SET ROOF TRUSS SYSTEM
 @ 2'-0" O.C. DESIGN FOR 40" LL
 6:12 SLOPE. 5/8" PLY ROOF SH
 W/ CLIPS. ROOFING FELTS W/
 30 YR. FIBERGLASS SHINGLES
 2" INSUL. @ 8" O.C. 1/2" GYP. BOARD TAPE
 & PAINT. HURRICANE CLIPS (IF)

12" R. TRUS. @ 10" O.C. W/ 3/4"
 T & G PLY. W.D. SHEATHING.
 INSTALL 8" BATT SOUND
 INSULATION

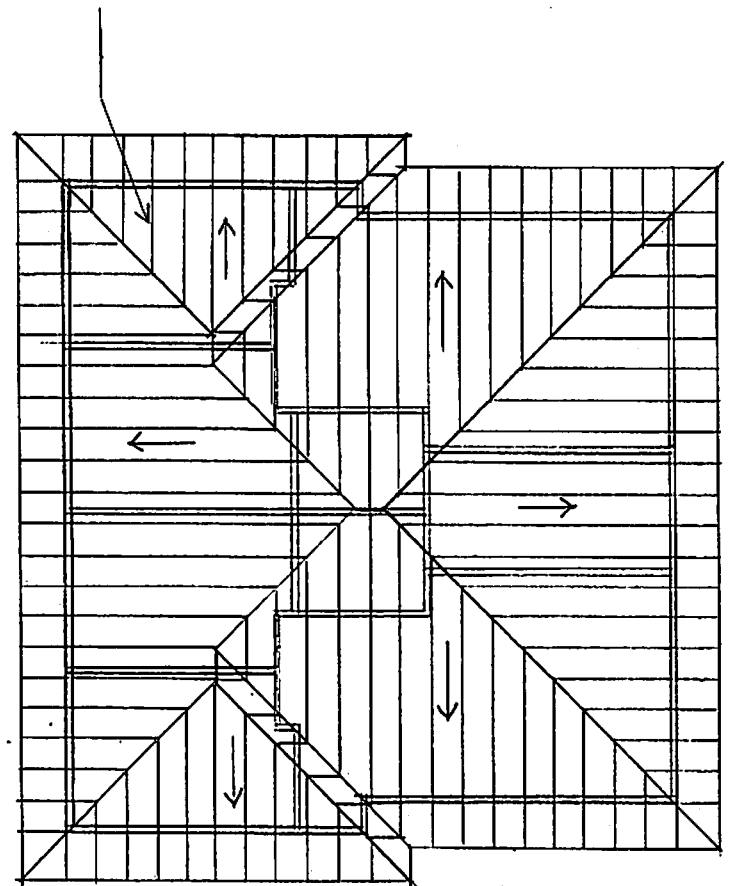
2x6 STUD WALL W/ 1/2" OSB
 SHEATHING. BUILDING WRAP
 VINYL LAP SIDING. 8" BATT
 INSUL. INTERIOR. VAPOR
 BARRIER. 1/2" GYP. BOARD FINISH
 TAPE & PAINT.

8" POURED CONC. WALL. W/ #5 @
 2'-0" O.C. EACH WAY ON 12" x 24"
 CONC. FTG. W/ 2" BS W/ 2" STRO
 INSUL AS SHOWN. 4" CONC. REIN.
 SLAB ON 8" COMP. SAND FILL
 W/ VAPOR BARRIER.

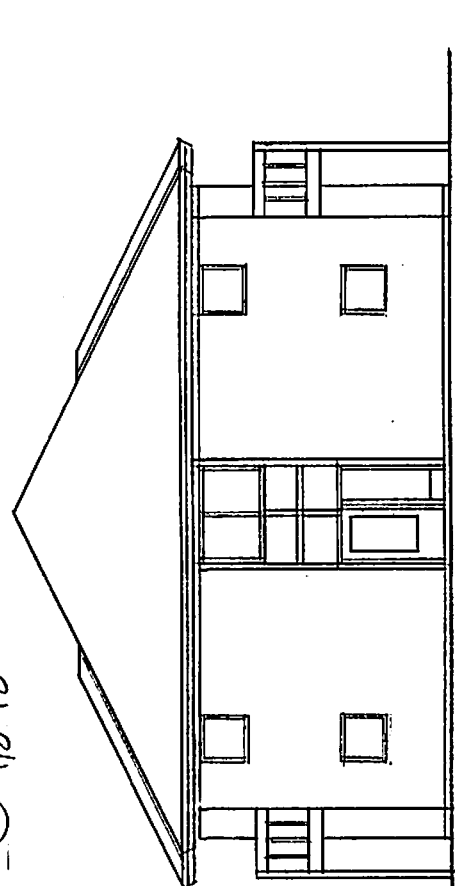
WALL SECTION
 1/4" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"



ROOF FRAMING PLAN
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"