

20-0257

PETITION FOR CHANGE TO ZONING
CITY OF LACROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

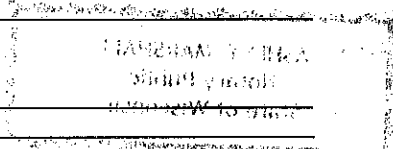
OLD #15 DEVELOPMENT, LLC - MARCUS ZETTLER - MEMBER
1609 MISSISSIPPI STREET
LACROSSE, WI 54601

Owner of site (name and address):

CITY OF LACROSSE
400 LA CROSSE ST.
LACROSSE, WI 54601

Address of subject premises:

1222 DEANON STREET



Tax Parcel No.: 17-30046-10

Legal Description: LOT 17 IN BLOCK 8 OF SOUTHSIDE ADDITION TO THE CITY OF LACROSSE
LACROSSE COUNTY, WI

PDD/TND: General Specific General & Specific

Zoning District Classification: TND-GENERAL

Proposed Zoning Classification: TND-SPECIFIC

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 SOUTHSIDE SENIOR CENTER

Payment Amount: 700.00

197172-ZETTLER, MARCUS
08032-0056 Courtney... 02/07/2020 03:59PM

Property is Proposed to be Used For: OPTION A - MIXED USE WITH (2) DWELLING UNITS

City of La Crosse, WI
Annual Billing - 170414 - 2020

OPTION B - MIXED USE NO DWELLING UNITS

Proposed Rezoning is Necessary Because (Detailed Answer):
THE BEST USE OF THIS PROPERTY WOULD BE MIXED USE (COMMERCIAL & RESIDENTIAL).
THE STRUCTURE IS CURRENTLY GOING THRU THE PROCESS TO BECOME A
HISTORICAL STRUCTURE, REZONING WILL HELP PRESERVE THE BUILDING.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
UP UNTIL A FEW MONTHS AGO THE STRUCTURE WAS USED AS A SENIOR CENTER.
(COMMERCIAL & OFFICE SPACE) THE NEIGHBORHOOD HAS A MIX OF RESIDENTIAL & COMMERCIAL
USES. THERE IS A COMMERCIAL STRUCTURE DIRECTLY TO THE WEST AND A SINGLE
FAMILY HOME TO THE EAST. THE NEIGHBORHOOD ALSO CONTAINS RESIDENTIAL
RENTAL PROPERTIES.

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

~~WHILE THIS ZONING IS NOT CONSISTENT WITH THE FUTURE LAND USE MAP, IT WILL OFFER MORE FLEXIBILITY IN ITS FUTURE USES THAT WILL ENSURE PROTECTION AND REUSE OF A HISTORIC BUILDING, WHICH IS A PRIMARY OBJECTIVE OF THE 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 _____.

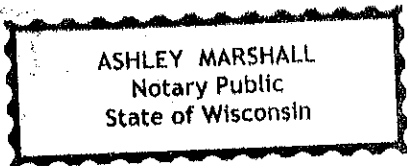
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Trinity Kabat
(signature)

608 789-7500
(telephone)

02/07/2020
(date)

KabatT@cityoflacrosse.org
(email)



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

Personally appeared before me this 7 day of February, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ashley Marshall
Notary Public
My Commission Expires: 12-5-22

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 7th day of February, 2020.

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